

My Dear Fellow Residents,

Greetings!! Namaskaar!!

We hope that all are doing good and keeping well. In past one month, some of our fellow residents has desired update from your MC about certain works and clarifications. Although all the updates on works and projects will be apprised to all members in ensuing AGBM, we thought to share some of this managing committee's accompaniments in last 365 days.

A. Infrastructure - Building Repairs and Rejuvenation:

1. Block No. 1: Repairs of sewage pipeline and lift pits of Block no 1, so as to stop rain / waste water holding in front of shops below block no 1;
2. Block No. 3: Laying of sub-pipeline to supply drinking water from Delhi Jal Board pipeline. Earlier only 50% of fresh water supply was available because of less water pressure to block no. 3.
3. Block No. 4: Permanent covering of rat holes in park, near block 4, to avoid any seepage in foundation of block 4 and also close the passage of rats, snakes etc.
4. Block No. 6: Overhaul repairs of emergency backside stairs of Block no 6.
5. Block No. 7: Repairing of both lift pits with waterproofing and stone covering.
6. Block No. 9: Front fasaad repaired with pasting of dana on all balconies in block no 9.
7. Reduction of unwanted electric wires from Meter Room in some blocks.
8. Block No. 16: Extensive repairs undertaken of overhead water tanks, electric meter room and stilt area.
9. Upgradation of 4 New Lifts and Installation of Automatic Rescue Device (ARD System) for enhancing safety in all Old Lifts.
10. Rejuvenation of multipurpose hall where voting for last election was held for society residents electorate.
11. Reduction of unused wire waste on rooftops.
12. Repairs in function parks.
13. Laying down of two new pipelines connected to drain of PWD to avoid of closing of rain water in premises.

B. Administrative Reforms:

1. Launch of society website – www.talagangcghs.com
2. Implementation of Standard Operating Procedures (SOP) for Purchases, General Accounting policies, daily maintenance by staff and renovation of flats.
3. Holding SGBM and AGBM to apprise all members of society about progress and take approvals for further actions.
4. Serving of Show cause notice to Ex-President and ex RO-cum-Administrative officer, on various irregularities observed.
5. With due approval of members in SGBM, an inquiry committee was setup to inquire allegations and irregularities.
6. Enquiry report presented by chairman of the said committee in AGBM thereby leading to approval of members for initiating recovery process.
7. Visitor management - implementation of issuance of visitor card for visitors' vehicles.
8. Selection of block representatives to handle any issue related to each block and get the same resolved at earliest.
9. Start of New helpline number for residents to register their complaints and issues which need general maintenance support from society staff.
10. Renewal of Safety License of all Lifts by Municipal Corporation of Delhi.
11. Efforts made to reduce litigation and save unwarranted costs.

C. Financial Reforms

1. Elimination of charging 25% extra maintenance from residents residing on rent in society.
2. NIL increase in monthly maintenance charges from residents for FY 2024-25 and FY 2025-26.
3. Sharing of quarterly receipts and payments on website for financial transparency.
4. Initiating regular follow-up on Income tax cases pending with income tax Appellate authorities.
5. Reduction in legal cases resulting into old recoveries and saving in huge litigation costs.

Your Managing Committee made all efforts to ensure streamlining of processes in maintenance of our society premises so that residents do not face any issues in using common facilities. There has been no additional burden on members.

D. Cultural Activities:

The residents participated in cultural activities, along with their family members (specially our elderly and children) on following occasions and appreciated efforts of your MC.

1. Independence Day – 15.08.2024

2. Republic Day – 26.01.2025

3. Election Day – 05.02.2025

4. Holi Mangal Milan – 14.03.2025

Nonetheless to mention that the Election day was the biggest success with 90% voter turnout and we, the residents of Neelkanth Society, enjoyed this day as a Neelkanth Festival.

E. New Project:

The Managing Committee was entrusted by members in AGBM, to built new rain-water harvesting system, in compliance to order of NGT and Govt of NCT of Delhi and also to re-built society inner roads using paver blocks. Tenders were floated and bidder was finalized.

However, due to announcement of Delhi Elections, issuance of letter of award of contract was deferred till election results. During election days, Smt. Shobha Vijender Ji visited our society and committed to get this road project executed by PWD, Govt of Delhi.

On successful win of Sh. Vijender Gupta Ji and his selection as Speaker of the Legislative Assembly, the MC, alongwith other residents of society, visited Sh. Vijender Gupta Ji for his nomination as Speaker of Delhi Legislative Assembly. The MC had again requested Sh. Vijender Gupta Ji and Smt. Shobha Vijender Ji, to honor their commitment of getting road constructed by PWD.

MC is waiting their positive response for another 2 weeks' time. In case the MC do not receive any commitment on record, MC will commence construction of rain-water harvesting along with inner roads without any delays so as to complete the project before monsoon.

Regards
Managing Committee