



# PRAKASH DEEP FLAT OWNERS WELFARE SOCIETY (REGD.)

11<sup>TH</sup> FLOOR, PRAKASHDEEP BUILDING NO.7, TOLSTOY MARG, NEW DELHI-110001.

## **NOTICE FOR HOLDING EXTRA ORDINARY GENERAL MEETING OF THE GENERAL BODY MEMBERS OF THE SOCIETY**

RWA/NOTICE/2019-20/001

Dt. 15.04.2019

To,

All the Flat Owners  
Prakash Deep Building.

Dear Sir/Madam,

We have the pleasure to Call Flat Owners Extraordinary General Meeting of RWA Prakash Deep Flat Owners Welfare Society (Regd.) 11<sup>th</sup> Floor, Prakash Deep Building, No.7, Tolstoy Marg, New Delhi-110 001,

**Meeting will be held on 01<sup>st</sup> June 2019 at 11.30 A.M. on the 2<sup>nd</sup> Floor Conference room at The Hans Hotel, 15 Barakhamba Road, Connaught Place, New Delhi- 110001, (Near Barakhamba Red Light).** All Members are requested to attend to discuss the building issues as per the attached Agenda.

### **Following forthcoming projects needs to be approved by Flat Owner Members:**

#### **(I) Building structural Rehabilitation/Repair/ Interior/ Renovation Work**

- Rehabilitation and Repair of Building (Exterior and interior).
- Terrace parapet walls urgent repair and rehabilitation.
- O/H water tank water proofing work.
- Terrace water proofing work.
- Tre-mix (VDF) Flooring in UB car parking.
- Replacement of MS window frame with UPVC or SS or Aluminum based powder coated Frame. Although entire building window frame needs to be replaced but at this stage, Main Stairs Window Frame needs immediate replacement.

#### **(II) Upgrading Fire Fighting System.**

- Fire retardant/puff doors for all electrical shaft needs to be replaced, almost 52 Nos. shaft.
- Fire alarm, PA & Talk Back system to be upgrade/ replaced.
- Replacement of main riser Fire pipe lines.

**(III) Other building issues to be discussed.**

- Face lifting of building front and back Facade.
- Replacement and upgrading of Communication cables of all telecom operators.
- Replacement of 4+1 Generator sets with the latest approved fuel operated DG Sets like CNG or PNG
- Renovation of all floor lift lobbies.
- 3 Rain water harvesting pits as per NGT guidelines.
- New submersible pump boring for raw water storage.

Society would like to request all the Hon'ble members to collectively take the decision or suggest how to generate the additional fund to undertake the above mentioned major works.

Any other issues as may be pointed out during meeting may also be discussed.

In view of the above it has been necessitated that an Extra Ordinary General Meeting be called to discuss & decide aforesaid various issues & further course of action, copy of the explanatory note is enclosed. Members are requested to be present & give their valuable suggestions.

A copy of Minutes of Annual General Meeting held on 16<sup>th</sup> March 2019 has been uploaded in the website of the society for members' review.

Closure of EGM to be followed by serving a Buffet Lunch at the Hotel Restaurant located at 2<sup>nd</sup> Floor.

Thanking you,

Enc: As above

Note: If Any Reason, Flat Owners are not able to attend meeting personally and would like to send their proxy to attend the meeting. Kindly send authority letter with the proxy.

## **Explanatory Note for EGM**

In the AGM held on 16<sup>th</sup> March 2019, the Executive Committee Members presented the status report of the condition of the building along with the presentation by an independent structural engineer. The General Body members present were moved and voiced concern at the dilapidated condition of the building.

The executive committee then presented to the general body members its plan for strengthening of the building structure and the estimates for these activities. Majority of the members were in agreement of the Executive Committee's recommendation, but a few members had their reservations. It was also felt by some members that although it was the general body meeting but the attendance was thin and according to few members, was not representative of the consent of all the members.

Hence the Executive Committee in consultation with all present members decided to represent the matter to the members with more additional information and call an EGM specially for discussing and deciding about the ways and methods to strengthen the structure of the building and upgrade it to a fully compliant commercial building. The members are requested to be present in person at the proposed EGM to raise their concern as well as contribute in the finding the ways and solution in funding the required money for the project.

For Prakash Deep Flat Owners Welfare Society

Secretary

Place: New Delhi  
Date: 15<sup>th</sup> April, 2019