

# Anant Cooperative Group Housing Society Limited

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16<sup>th</sup> July 2019

## Minutes of Special General Body Meetings held on 23/06/2019 and 14/07/2019 Regarding Provision of Solar Energy

A Special General Body meeting of Anant CGHS Ltd. as a follow up to the special GBM of 23<sup>rd</sup> June 2019 which was chaired by Sh.M.K. Singh, was held on 14<sup>th</sup> July 2019 at 10 :30 AM to discuss further the proposed project of installation of roof-top solar power panels. Due to lack of quorum the meeting was adjourned by half an hour and the adjourned meeting was held at 11 AM with the available members, under the chairmanship of Shri A S Duggal. The list of participating members can be viewed in the meeting register in the society office.

In the previous meeting held on 23<sup>rd</sup> June, a presentation was made by Shri N K Sharma, Flat No B 202, on the advantages of solar power. He discussed how this green energy is being promoted by the Delhi Govt. in the form of subsidy to the CGHS in Delhi so that such societies can contribute to the national cause by becoming power producers and reduce the burden on the grids which produce thermal power by burning fossil fuels.

Shri Sharma's presentation demonstrated that with the space available on our roof tops, a 60-kw solar power plant can easily be installed. A 60 Kw plant generates on an average about 230 units of energy per day which will fulfill the requirement of our societies' common area electricity consumption. He said that the panels are not dependent on temperature but only on the amount of sunlight. He further apprised the house that the subsidy at present being given by the Delhi Government is likely to be withdrawn by Dec 2019. As such he felt that in order to avail this subsidy the house will have to decide quickly on the issue.

Shri S S Bhatti, the society President, informed the House that he has contacted some Govt empanelled vendors of solar panels and has estimated that a 60 KW plant can be installed at a cost of ₹ 21 lakh. The installation can be completed in a period of three months and with the generation of power immediately thereafter, the benefits will accrue to the society on completion of the installation. This benefit will continuously be enjoyed till the life of the panels which is at present about 25 years. He further informed the house that there are two kinds of models on offer: the CAPEX model and the RESCO or the OPEX model. In the CAPEX model, the customer procures, installs and maintains the system at his own cost meaning thereby that he becomes the absolute owner of the plant. In the RESCO model, the customer provides the space, and the entire cost of procurement, installation and maintenance of the plant is borne by the vendor. The vendor then sells the power generated to the customer at a rate decided through a power purchase agreement between the customer and the vendor. Moreover, the RESCO model is not beneficial in such of the CGHS, where the single point metering is in operation. In such cases, BSES is charging a flat rate of Rs 5.30 per unit, whereas the vendor will charge us @ Rs. 4.66 per unit with the elevated structure which is only feasible for our society resulting

a negligible gain of 0.64 paise per unit only. Further the vender will also have escalation charges @ of 3% per annum. As such in the RESCO model major gains will accrue to the vender rather than to the society. As against the RESCO model, the CAPEX model is more beneficial for us because there will be no escalation of rate for the entire life of the plant. Through a comparative study it has been found that the CAPEX model is more favorable and beneficial. In this model, the maintenance of the plant by the vendor is free for five years. After five years, there would be an AMC @ of 1% of the cost of the plant per annum.

Shri S K Dhaka, Flat No B 502 and Shri Vinay Kumar Sharma, B 302, wanted to know how the structural integrity of the building will be affected by the load of the system. They felt that the load of the system will have a bearing as also the inconvenience to the tenth-floor residents in the form of any seepage/leakage etc. They were also of the view that the entire roof top will become unusable for any other purpose or utility. Mr. Sharma, B 302, felt that in his opinion the investment of such a huge capital in a project that will have negligible benefit to the society is a wasteful expenditure and should not be carried forward. Shri Srivastava of A 203, agreed with Mr. Sharma and said that the project should be dropped entirely. Shri S K Shukla, B 1002, wanted to know how the generation will be affected by winter and rainy or cloudy days. Some other members had queries about the maintenance of the system and its cost.

The President informed the house that many societies in Dwarka have already installed the plant and reaping the benefits of it. Even then he felt that to clarify the doubts of the members, a committee of 4 members be formed which will visit a few of these societies and file a report for the benefit of our members. The following were nominated to be the committee members,

**Shri Chandra Avtar, Shri Vinay Sharma, Shri N K Sharma and Shri Simon Aind.**

The societies selected for the visit were:

1. Fakhruddin Apartment
2. Air India Apartment
3. Kalka Apartment

It was decided by the house that the committee will submit the report to MC and the report shall be discussed in the next SGBM to be decided by the MC.

The terms of reference to the committee were as under: -

- i. Whether installation of Solar Panels on the roof top will render the roofs unusable for any other purpose.
- ii. Whether additional load on the roof shall be a threat to the structure of the building.
- iii. Whether such installations will cause inconvenience to the members Living on the top floor.
- iv. Whether putting panels on the rooftop by raising the structure is feasible.
- v. The committee may visit a few societies in Dwarka where solar panels have been installed and obtain their feedback.

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The three committee members, Sh. N.K. Sharma, Sh. Chander Avtar, Sh. Vinay Kumar visited the three societies of Dwarka on 24<sup>th</sup> June 2019

The societies selected for the visit were:

4. Fakhruddin Apartment
5. Air India Apartment
6. Kalka Apartment

The committee members other than Shri Vinay Sharma, who has submitted a separate report, have opined on each of the aforesaid issues as under.

- a) In Fakhruddin CGHS, they have put small concrete slabs on the roofs and solar panels have been rested on them. In this model roof cannot be used for any other purpose. In Air India CGHS they have used two models i.e. by putting panels on low heights (3feet) as also by raising the structure above 5 feet. Heavy concrete slabs have been put on the roofs resulting heavy load. In Kalka Apartment they have used the roof in a systematic manner and installed Solar Panels at such a height, where regular maintenance can be easily carried out. They have also utilized the space on the overhead water tanks and on top of the lift rooms for installing Solar Panels. If we go with Kalka Apartments Model, roofs can be gainfully utilized for any other use as well. There will be no hindrance in maintenance of pipes laid on the roof.
- b) If we do not raise structure too high, the additional load in our view will not be a threat to the structure of the building and wind load will also be manageable.
- c) Except in Fakhruddin Apartment where members complained of defacement of roofs in other two societies no such complaint was found. We also met one Sh. Jagjeet Singh member living in flat no C-104 top floor of Air India CGHS who confirmed that there is no problem to him after installation of the solar panel. The fear of inconvenience is thus misplaced.
- d) If we raise the structure above 5 to 6 feet, the load will be increased considerably. In our view the space on the top of the water tank and on the lift, rooms can be utilized as has been done in Kalka apartments.
- e) The feedback received from all the three societies as referred above is positive and all of them seem to be satisfied after installation of the system

In the meeting held on 14<sup>th</sup> July 2019, it was informed by the President that three members of the Committee submitted one report while an independent report was submitted by Shri Vinay Sharma purely on the financial aspect and nothing has been mentioned by him about terms of reference entrusted to the committee.

Shri Vinay Sharma read out his report which said there is no benefit to the society and that we should wait for a better model in the future.

Shri Surendra Kumar, A 402, was of the view that we should first decide whether we want to go in for this project at all and the house needs to be informed of the various models available and how they compare with each other.

Shri Manish Pandey A 201 was all in favour of green initiative. He wanted the MC to apprise the house of the long -term benefits to the society especially when one of the committee members has

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President: Surinder Singh Bhatti, Vice President: Manish Pandey, Secretary: Rajesh Mandal

Website: <http://sites.google.com/site/anantcghs1td/>

raised questions in his report. He also said that the aesthetics of the building should be maintained by matching the color schemes of the building and the solar installations.

Shri Saurabh Mishra, A 801, was also supportive of the idea and wanted to know the benefits. Among others, Dr Sachin Mehra (B 103), Shri Subir Sharma (A 1002), Shri S K Sharma (B 201) and Shri Aditya raj (A 701) vociferously supported the cause of green energy and installation of Solar panels in our society.

The President said that a circular was already sent to all the members explaining in detail the capital expenditure involved, ways to meet the expenditure, the operation and maintenance costs, the process of installation and the involvement of BSES at every stage. The benefits that accrue to the society over a period of 25 years was also clearly mentioned in the said circular. It was also explained how the CAPEX model was ideally suited to our society.

The President yet again for the benefit of members explained at length the modalities of the project and countered the report of Shri Sharma with detailed analysis. The President explained to the members that the report submitted by Shri Vinay Sharma is not based on correct appreciation of facts. The undernoted inconsistencies have been observed

- i. Project cost taken by Shri Sharma is Rs 25 lakhs whereas the actual cost is Rs 21 lakhs only.
- ii. Annual maintenance charges have been shown as Rs. 70000/- whereas there will be no cost for the first five years and thereafter there would be AMC @ 1% per annum of the cost of plant.
- iii. Monthly generation has been shown as 3000 units only whereas the actual figures would be around 6000 units per month.
- iv. Delhi government shall provide us the generation-based incentive @ Rs.2/- per unit, which will be a substantial amount, and this has not been taken by Shri Sharma in his report.

The President convinced the house that the project not only has the potential of huge savings for the society but also, we will be doing a great service to the nation by reducing its power burden by becoming private power producers. India is on a path of accelerated growth under the dynamic leadership of our Prime Minister, Shri Narendra Modi Ji and we should aid and assist him in his vision by contributing our bit in the economic development of the country. It's a win-win situation for everyone involved.

So, at the end, the President requested the members to vote by show of hands whether they were in favour of MC's green initiative in the form of solar power plant of CAPEX model. **The House passed the resolution to go in for the solar plant (CAPEX) by raising their hands in support of the proposal.**

Even though the proposal of the management for Capex model was passed by the members, the President for the sake of **complete transparency and fair play, requested the house that he would like to wait for another 15 days before going ahead with the project. During this time, if any member brings in a better proposal which is economical and leads to better efficiency than what has been presented to the house, the same can be considered by the MC.** Such a proposal should however be backed by logic and reliable documents and not based on mere CONJECTURES.

**Ref point discussed on 23<sup>rd</sup> June 2019 SGBM**

. The President raised the issue of misbehavior of Sh. K. M. Mathew (A-103) with Sh. Jagat pal Mali of the society as narrated by him before the house on 23<sup>rd</sup> June 2019. Sh. Jagat Pal explained how Mr. Mathew used abusive language just while he was watering the plants in the park and a few drops of water splashed over his car which was parked enclose proximity to the park. He also advised the house that Mr. Mathew has been making filthy remarks against him for several months for reasons best known to him. Sh. Naresh Kumar, treasurer of the society also complained that Mr. Mathew has misbehaved with him too while he was working in the society office. Mr. Mathew was not present in the house as he has not been attending society meeting for a long time. The house unanimously condemned the conduct of Mr. Mathew and resolved that if such incidents recur, the MC will take serious note of the matter and act against the erring member strictly as per RCS rules.

The meeting ended with a vote of thanks to the chair

  
S S Bhatti

President

Anant CGHS Ltd,

Copy to: --

- 1) All members / residents
- 2) Asstt. Registrar Coop Group Housing Societies Parliament Street