SHIVALIKA CO-OPERATIVE GROUP HOUSING SOCIETY LTD

Regd.Off: - PLOT NO-16, SECTOR -9, DWARKA NEW DELHI-110077 (Ph. No. 011-40544972)
Regn.No. - 983(GH)

1st NOVEMBER 2026

WE THANK YOU FOR ALL YOUR SUPPORT

Dear Members,

We thank you for all your support and guidance to enable us make Shivalika a better and happy place to live **for all the 110 families**. It is important to share and list down all the small initiatives which resulted in a much **safer & happier Shivalika CGHS**.

1. Statutory Financial Audit: Completion of **pending Financial Audits** of 2021-22 & 2022-23 immediately on taking charge from the Administrator in January 2024 pending since March 2021. The **financial Audits for 2023-24, 24-25 & 25-26 have been completed much before the deadline without any penalties** for the first time at Shivalika CGHS.
2. Fire Protection Equipment: **Restoration of the Fire Fighting System** at Shivalika which was completely dysfunctional and non-existent and NOC acquired for a period of 5 years up to May 2030 from Delhi Fire Services.
3. All fire extinguishers in the premises are being checked and refilled as recommended during the **regular Fire Audits**, ensuring compliance with safety norms and readiness in case of emergencies.
4. **Lift Licenses** were pending for 2021 onwards which were updated immediately on taking charge in January 2024 on priority and since then these are now regularised and updated up to May 2027.
5. **Elevator Upgrade** with ARD (Automatic Rescue Device) Facility
6. **Facelift of lift lobbies.**
7. **Shades installed** over the Lift Room and Lift Lobbies.
8. New **Electrical fittings and fuses** with Exhaust Fans installed in the Lift Control Rooms.
9. Installation Of **Intercom (Speaker Phones) & IP Camera** In Lifts.
10. STRUCTURAL AUDIT RECOMMENDATIONS REVIEWED and accordingly **Shaft Restoration completed successfully** with Old and worn-out Water tank inlet pipes replaced. Old and worn-out Ring Pipe Lines on rooftops replaced
11. **BSES Direct Electricity Connections** (conversion of single point meter to multi point individual meter from BSES) completed leading to huge savings to all the residents of Shivalika CGHS.



12. **Electrical Audit**: Post a detailed Electrical Audit & physical inspection, the Panel restoration was initiated which involved Replacement of MNX 110 Contractor, AMF Panel rewiring, MCB, Selector Switch, MCCB Channel and replacement of under voltage Relay. The same has been successfully completed in June 2026
13. Servicing of **OLD Transformer & HT Panels** also completed.
14. **Electrical Audit of Flats Internal wiring** was discussed during the GBM on the 29th of March 2026 & the AGM on the 20th Sept 2026 too when we had advised all those residents who haven't ever changed the internal wiring to get the same checked and conduct a comprehensive assessment of their electrical consumption for the safety of all as a responsible resident of a Cooperative Society
15. All dark spots identified & covered with **additional Halogen Lights** across the peripheries at Shivalika CGHS keeping in mind the **Safety & Security of its residents**.
16. **DJB Direct Water Supply** to Shivalika Residents: Laying of a new Water Pipe line was initiated in May 2024 which has resulted in much cleaner and direct supply from DJB with **improved TDS levels** from that of 1700 in the past to now around 300 thereby leading to a much healthier and long life of all the appliances and the residents too.
17. An **innovative solution named Waltr Application installed** on all the Overhead Tanks to monitor water levels thereby ensuing zero wastage of water and much reduced power consumption owing to the Real time updates.
18. **MY Gate Migration is successfully complete** from ADDA with effect from the 1st of July 2026 as discussed during the GBM on the 29th of March 2026 as this is a much cost effective an innovative comprehensive solution designed to enhance Gate Management and overall Security Performance successfully installed at the Society.
19. **My Gate Security Patrol**: Another recent feature which has been activated at Shivalika CGHS is that night Security patrols are being managed and monitored daily through the 'My Gate' app, enhancing the effectiveness and accountability of security personnel within the Society.
20. **Installation of additional 30 IP Cameras** across all strategic points and peripheries for adequate CCTV coverage leading to the safety and security of residents of Shivalika CGHS.
21. Installation of affordable, reliable and sustainable **Solar System at Shivalika** has already been successfully completed with the installation of 44 KW Capacity Solar System in the Society in the first phase (the first such effort in this direction under PM Surya Ghar Muft Bijli Yojana). The Net Metering is complete and the generation of Power has commenced leading to huge savings.
22. DIESEL GENSET WITH RECD: **Conversion/Upgradation of DG Set at Shivalika** with RETROFIT EMISSION CONTROL DEVICE: (RECD) is a device that reduces harmful emissions from diesel generators (DG sets)
23. Major **Repairs of the Damaged and Disfigured Stilt Area** along with Guard Rooms & Society Office.

24. **Transparency**- Regular GBM's are conducted to discuss every possible issue and action every 3-6 months with prior detailed communication. These are recorded, Minuted and the MoM shared with all the Members immediately irrespective whether they have been able to attend or not to keep them well informed on the constructive discussions.
25. In continuing with its Transparent approach, **all Financial Ledgers** of all the major projects undertaken at Shivalika CGHS **and expenses** are being shared regularly with all the members.
26. **Society Website (www.shivalikaapartment.com):** Based on the Audit observations of the last financial year, the Society has developed and launched its official website. This platform will serve as a central hub for information, updates, events. notices, and resources relevant to all members. It enhances transparency and accessibility
27. Open Parking spaces earmarked/painted for **better and organised use of the available parking space with fresh yellow fluorescent lines** REGULATED SPEED LIMITS OF TWO & FOUR WHEELERS by providing **marked speed breakers of improved quality** than those in the past within the Society premises for the safety of the residents at Shivalika CGHS
28. **AC Discharge Pipes** Have Been Initiated on a trial basis.
29. Replacement of old and dangerous **Pit covers** across.
30. Renewal of all the **AMCs of existing equipment renegotiated** at much lesser rates to the extent of 20% thereby leading to huge savings.
31. **TEMPLE;** Separate Pit construction for discharge of Temple Water.
32. **FESTIVAL CELEBRATIONS:** In an effort to build harmony amongst residents at Shivalika all festivals like Janmashtami, Independence Day, Republic Day, Lohri & Holi being celebrated together at SHIVALIKA.
33. Inspite of the Borewell having been sealed on the 16th December 2024, we promptly and pro-actively made alternate arrangements overnight to restore normal water supply without any inconvenience to residents.
34. Major BSES disruption in the Power in February 2025 was resolved within hours with continuous and unhindered back up to the Residents.
35. Green Area Development as **Central Park** is the Face of the Society and hence developed with fresh laying of grass and securing the same with fences which is much greener than in the past.
36. Steel Ladder fitted for Overhead Tanks for easy and safe accessibility.
37. **Overhead tanks and Underground tanks** now being cleaned twice every year instead of only once earlier for better health of the residents at Shivalika
38. Common Toilets lying unused and blocked for ages now restored just near the entrance of Block 7-8
39. **Free Health Check-up camp** organised for Residents regularly.
40. Initiated and Organised **MCD House Tax collection camp** frequently.

All the initiatives taken in the past have been planned to precision **leading to successful execution and completion inspite of huge challenges** and here we would like to make **a special mention of our Supervisor, Mr. PC Sharma and his team** who has been making tireless efforts and coordinating with all stake holders on a day-to-day basis with complete ownership and dedication to make this entire transition a success.

We have adopted a very professional and result oriented approach by setting realistic goals with a clear communication directed towards solving the problem at hand with feedback and adaptation too through a ocnstructive face to face dialogue with members for all the initiatives undertaken.

With all of the above having been in place now, with your support, mandate and guidance, we along with the Advisory team are focused on the **discussions on the feasibility of FAR extension construction** as it must be planned keeping in mind there are no violations of structural safety, fire safety norms and environmental concerns particularly when construction occurs in occupied buildings & DDA approvals. These extensions also have to be planned with no violations on the Unified Building Bye Laws (UBBL), block fire tender access or cause harmful dust/ouise pollution.

As per Rule 105(2)(a) to (f) of Delhi Cooperative Societies Rules, 2007, appointment of Architect, Structural Engineer and Contractor for FAR/redevelopment work must follow proper procedure and alijneef with the seme, **Managing Committee (MC) along with the Advisory Team has initiated the process** of inviting Quotations/EOI from multiple professionals/competent agencies.

We once again thank all the members for their overwhelming active and constructive participation along with support for each of the above **and the important agenda ahead** which has led to a meaningful and conclusive successful execution of each of the above.

We reiterate that our motto has been to **Serve in the Best Interests of the Residents of Shivalika with Complete Ownership, Transparency, Cooperation and Participation of all Residents at Shivalika CGHS** and hence we assure all the Members that the current Managing Committee since having taken charge in January 2024 is committed to adhering to the RCS Guidelines and The Delhi Co-Operative Societies Act in process, practice, spirit and action too.

Thanking you all for your cooperation and **wishing you a very Happy Diwali 2026 praying to God to fulfil all your wishes in wealth, health & happiness in your life.**

NITIN HASEJA	SACHIN AGGARWAL	LOKESH PANDEY	SEEMA HOODA
(PRESIDENT)	(VICE PRESIDENT)	(GEN SECRETARY)	(TREASURER)

BC JOSHI	VINOD JAKHU	Prof.DEBISARKAR	VIKAS YADAV	VIKRAM SHARMA
(ADVISOR)	(ADVISOR)	(ADVISOR)	(ADVISOR)	(ADVISOR)