



## The Indian Officers' Association

(Regn. No. 2/1909-1910)

No. 69, Thiru Vi. Ka. High Road, Royapettah, Chennai – 600 014

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**Minutes of the Executive Committee Meeting  
held on 25.11.2023, Saturday at 3.30 P.M.**

Venue

**Executive Committee Hall, Centenary Building.**

**MEMBERS PRESENT:**

1	Thiru P.R.Shampath, IAS (R)	President
2	Thiru S.Rathinasabapathi, IPS (R)	Vice President-I
3	Thiru A.Veerapandian	Vice President-II
4	Dr.R.Murthy	General Secretary
5	Thiru D.Krishnamurthi	Joint Secretary
6	Thiru R.Durai	Treasurer
7	Thiru T.Prabakaran	Warden
8	Tmt.A.Kayalvizhi	EC Member(Women)
9	Thiru S.M.Shanmugasundaram	EC Member
10	Thiru R.Dhamodharan	EC Member
11	Thiru. R.Pandiarajan	EC Member
12	Thiru. K.Selvakumar	EC Member
13	Thiru V.Thamilselvam	EC Member
14	Dr. M.C.Sambantham	EC Member

The Executive Committee granted leave of absence to Thiru. A.Manivasakan, EC Member, Thiru. K.N.Murali, EC Member, Dr. K.Muniappan, EC Member as recorded.

**1. Opening Remarks by President.**

The President presided over the Executive Committee Meeting.  
He welcomed all the EC Members present.

**2. Confirmation of the Minutes of the EC Meeting held on 28.10.2023**

Resolved to confirm the minutes of the EC Meeting held on 28.10.2023.

**3. To approve the Statement of Receipts & Payments for the month of October, 2023**

Resolved to approve the Statement of Receipts & Payments for the month of October, 2023

**4. To approve the DCB for the month of October, 2023**

Resolved to approve the DCB for the month of October, 2023

**5. To approve the advance payment to Madurai Seminar to be held in December, 2023**

Resolved to approve the advance payment to Madurai Seminar to be held in December, 2023. Resolved to issue a Cheque for Rs.2,00,000/- (Rupees Two Lakhs Only) towards advance amount for the expenditures to be incurred for conducting the Regional Seminar at Madurai on 30-12-2023.

**6. To review the sub-committees' reports**

- (a) The Executive Committee reviewed the recommendations of special Committee on **Guest Rooms** reservations and resolved the following :
- (i) Members should produce original ID card of IOA or Aadhaar along with Xerox copy.
  - (ii) Spouse and the dependents have also to produce ID. Any one of Aadhaar, Voters id, Passport, Driving licence ... will be accepted ( Xerox copy is needed for records ).
  - (iii) Reservation for Guests will be done on the request of Members either through Email along with their ID attached or through their personal phone in WhatsApp to the IOA phone along with the Member's ID attached. Guests also have to produce ID proof along with Xerox copy. Members who are recommending the guests will be held responsible for their Guests' stay in Guest Rooms.
  - (iv) Concession Rates meant for Life Members, are also applicable to Spouse and dependents. The dependents shall produce their IDs with Xerox copy. Married daughters and married sons or any other relatives of Life Members are not entitled for concession rates.

- (b) The Executive Committee reviewed the recommendations of Sub-Committee on **Security** and resolved the following :
- (i) The General Secretary and the Joint Secretary shall talk to B.Rajasekaran of MSS Powertech corporation , Royapettah and negotiate to accept the rates quoted by the other two security service providers National Security or The Round the clock. If the proposal is not agreed by him, one of the security service providers National Security and The Round the clock can be assigned the job with terms and conditions stipulated by the sub-committee.
  - (ii) Thiru.V.Thamilselvam , EC Member, is included in the Sub-Committee on Security.
- (c) The Executive Committee reviewed the recommendations of **Legal** Sub-Committee and resolved the following :
- (i) IOA agreed for mediation in R.L.T.O.P. No. 644 of 2022 subject to the condition that tenant has to clear the rental arrears in full and then IOA will allow for name transfer as desired by the present tenant.
  - (ii) Despite their post dated cheques clearing their dues, IOA has to file EP in the court cases O.S.No. 6978 of 2022 and O.S.No. 6991 of 2022.
  - (iii) To review the Nizaam Food Court case and the follow-up in the Modfurn court cases shall be expedited.
  - (iv) Filing court cases under Insolvency and Bankruptcy Act for Modfurn cases were discussed in detail. The committee members Tmt. A Kayalvizhi(District Judge ret'd.) and Ms.G.Savithri(District Judge ret'd.) were of the opinion that Modfurn cases cannot be filed again under the above mentioned Act at this stage since both the cases are under trial stage. Therefore a decision was taken that the Modfurn cases need not be filed under the above Act.
- (d) The EC reviewed the reports of **IOA Newsletter** Sub-Committee and resolved the following:
- (i) The first issue of the IOA Newsletter is to be published in January 2024.
  - (ii) The IOA Newsletter is published in Tamil and articles received from Life members in English are also to be accepted.
  - (iii) Willing Life members are requested to send writings/articles to  
**chennaiioa@ gmail.com**

(iv) Thiru. S.M. Shanmugasundaram, EC Member, will be the Editor of the IOA Newsletter and Thiru. Sachidhanandam, L.M.No. 3699, will be Associate Editor of the IOA Newsletter.

**7. Any other Subject with the permission of the Chair.**

- a) Mr. Arun Parthiban of m/s. Sun Phoenix (P) Ltd. was allotted Shop no.116 with area of 270 sq.ft. in the first floor of JPS Complex on 14.11.2023. The rent is fixed at Rs.65/- per sq.ft. amounting to Rs.17,550/- per month. The rent is to be collected every month starting from 01.12.2023. The total amount to be collected is Rs.21,096/- including GST (18%) and Maintenance Charges @ Rs.1.20 per sq.ft. The Security Deposit amount Rs.1,07,244/- was credited in IOA account on 17.11.2023.. The above is placed before the Executive Committee for ratification for the allotment of the shop.

**Resolved** to ratify the allotment of shop No.116 to Mr.Arun Parthiban as per the details : (i) area : 270 sq.ft. ( first floor of JPS Complex). (ii) The rent is fixed at Rs.65/- per sq.ft. amounting to Rs.17,550/- per month. (iii) The Security Deposit amount Rs.1,07,244/-

- b) In the II Floor of the JPS Complex, a vacant space of about 2750 sq.ft, adjacent to Green Trends, has been unoccupied for a long time. Now the vacant space marked as JPS/II-B is allotted to Mr.Amar Ramesh of STUDIO A. The rent is fixed at Rs.35/- per sq.ft. and the monthly rent is Rs.89,950/- (excluding GST and Maintenance). The cooling period for occupation is up to 31<sup>st</sup> December. The monthly Rent commences from 01.01.2024. The Security Deposit amount Rs.5,39,700/- deposited by Mr.Amar Ramesh, was credited in our IOA account on 23.11.2023. The above is placed before the Executive Committee for ratification for the allotment of the shop.

**Resolved** to ratify the allotment of shop No. JPS/II-B to Mr.Amar Ramesh of STUDIO A as per the details : (i) area : 2750 sq.ft. ( II floor of JPS Complex). (ii) The rent is fixed at Rs.35/- per sq.ft. amounting to Rs.89,950/- per month. (iii) The Security Deposit amount Rs.5,39,700/-

- c) Shop No.5 has been occupied by the tenant Mrs.V.K. Annapurna for the last 27 years. She has been a regular tenant except for a few months during COVID pandemic period. Court Case O.S.No.6980/2022 was filed by IOA claiming rental arrears of Rs.2,15,700/- as on 30.04.2022. The case is in the trial stage and yet to be given judgement. Even after filing case, the tenant is regularly paying an additional amount of Rs.10,000/- in addition to regular monthly rental payment. After adjusting 50% of Security Deposit amount, Rs.69,990/- the rental arrears as on 30.04.2022 is reduced to Rs.1,45,710/-. The total amount to be paid by the tenant as of November, 2023 is Rs.1,24,041/-. In this situation, the tenant gave a letter dated 22.11.2023 requesting for out of Court Settlement with a definite proposal. She enclosed 10 cheque leaves for Rs. 10000 each, dated 10<sup>th</sup> of every month starting from 10.12.2023 clearing the entire outstanding amount as of Nov 2023. She has also promised to pay monthly rent regularly without fail in addition to the payment of arrears.

Her request for the out of Court Settlement and continuation of her willingness as a tenant is placed before the Executive Committee for consideration.

**Resolved** to accept her proposal subject to the following conditions

- (i) The Court case shall not be withdrawn till the clearance of her last Cheque dated 10-09-2024.
  - (ii) The Court Case shall be withdrawn as out of court settlement only on clearing all the rental arrears by the tenant.
- d) Furn Planet Interiors India (P) Ltd. is our tenant for the Shop No. 177 in the first Floor of JPS Complex. During COVID pandemic period, he did not pay the monthly rent. As of Nov, 2023, the rental arrears is Rs. 4,92,718. The Interest amount is Rs.1,20,285/-. The total rental arrears is Rs. 6,13,003. He gave two letters dated 06-11-2023 and 24-11-2023 requesting for waiver of interest amount in full. He has also expressed his willingness to hand over the vacant possession of shop to IOA after clearing the entire arrear amount Rs. 4,24,366/- after adjusting the security deposit Rs. 68352/- ( 613003 - 120285 – 68352 = 424366) on or before 30-11-2023. IOA has not filed any court case against him.

His request for the Settlement and his willingness to hand over the shop to IOA before the end of this month, is placed before the Executive Committee for consideration.

**Resolved** to accept his proposal subject to the following conditions

- (i) He has to pay Rs. 4,24,366/- on or before 30-11-2023.
- (ii) He has to hand over the key after clearing the electricity bill.

- e) Mr. K.Palani of Sri Sulakshna Picture Frames is our tenant of Shop No. 109 in the first Floor of JPS Complex. As of Nov, 2023, as per our records, the rental arrears is Rs.1048739/- This figure is arrived based on the affidavit filed in the court case. The IOA has filed a COURT Case claiming rental arrears of Rs.569090/- as of 30-6-2022. He has paid Rs.2,00,000/- on 02-12-2022. As of Nov' 2023 the balance amount to be paid by him is 5,00,616/-. The IOA has obtained judgment favouring IOA. We also got eviction order and IOA has to file an EP . In the mean time Mr.Palani has expressed his willingness settling the arrear amount in five instalments excluding the damages levied by the Honourable court. In this connection he has handed over post dated cheque leaves clearing the entire amount excluding the damages levied. His request for the Settlement , his willingness to run the shop continuously as tenant and to pay the monthly rent regularly if allowed so, is placed before the Executive Committee for consideration.

**Resolved** to accept his proposal subject to the following conditions.

- (i) The EP shall be filed if any one of the five cheques issued by him is dishonoured.
  - (i) The tenant has to vacate the shop and hand over the vacant possession of the shop to IOA if he does not pay the monthly rent in time and if any of the cheques issued by him is dishonoured.
- f) Mr. U.K. Nigeesh of Cafe Fresh, is our tenant of Shop No. 18 in the Ground Floor of JPS Complex. As of Nov, 2023, as per our records, the rental arrears is Rs. 2,53,478/- This figure is arrived based on the affidavit filed in the court case without damages levied by the Court.. The IOA has filed a COURT Case claiming rental arrears of Rs.3,25,782/- as of 30-6-2022. IOA has obtained Ex-Parte judgment favouring IOA. We got

eviction order and IOA has to file an EP in the Court. Despite the court case, the tenant is regularly paying the monthly rent. In the mean time Mr. U.K.Nigeesh has expressed his willingness to settle the arrear amount excluding the damages levied by the Honourable court. In this connection he has handed over post dated **TWO** cheque leaves clearing the entire amount excluding the damages levied. His request for the Settlement, his willingness to run the shop continuously as tenant and to pay the monthly rent regularly in future if allowed so, is placed before the Executive Committee for consideration.

**Resolved** to accept his proposal subject to the following conditions.

- (ii) The EP shall be filed if any one of the two cheques is dishonoured.
- (iii) The tenant has to vacate the shop and hand over the vacant possession of the shop to IOA if he does not pay the monthly rent in time and if any of the cheques issued by him is dishonoured.

g) COLLECTION OF GST FROM DECEMBER, 2023: In the EC Meeting held on 28.10.2023, the EC has resolved to implement the collection of GST for the Services provided in Canteen and for Guest rooms rent. Accordingly the following proposal is communicated to the Members of Executive Committee to get approval. The proposal is submitted in the EC Meeting (25.11.2023).

Type		Existing Rate (Rs.)	To be Revised Rate (Rs)	18% GST (Rs)	Total amount (Rs)
AC single Bed per day	Member	200	200	36	236
	Guest	950	932	168	1100
Non-AC single Bed per day	Member	50	50	9	59
	Guest	125	169	30	199
Tiffin or Dinner	Member	20	20	1	21*
	Guest	30	30	1.50	31.50
Lunch	Member	25	25	1.25	26.25*
	Guest	35	40	2	42
Tea	Member	5	5	0.25	5.25*
	Guest	10	10	0.50	10.50

\*For the Members, the GST for food items will be paid by IOA.

**Resolved** to collect GST as per the direction of the GST authority with effect from 01.01.2024. For the Members, the GST for food items will be paid by IOA.

**h) NOTE ON THE HAPPENINGS / WORK DONE DURING OCTOBER / NOVEMBER, 2023**

- Dining Hall, Kitchen in the Canteen were cleaned in October, 2023.
- Our Warden, Thiru. T.Prabakaran took initiative to remove grown up plants and other debris on the top floor of JPS Complex, Hostel building and Centenary Building. Further all the trees with extended branches in our campus have been trimmed. The debris in the campus were removed. The EC appreciates our Warden for his efforts.
- Our J.S., Thiru. D.Krishnamurthi has been taking consistent efforts in contacting the tenants. This paved way for the collection of rents in time and also arrears amounts in some cases. Because of his efforts, notices are being sent to defaulters. Our J.S. has traced out Mr.Arun Sekar, a default tenant for the last 2 years and collected the E.B. amount due for more than 1 year. The EC expresses its sincere appreciation to our Joint Secretary.
- All the 15 AC's in the Guest rooms and 11 ACs in the Auditorium were serviced at concessional Rates. Accessories like Tumblers etc. for the Guest rooms have been added. Unused wire chairs and chairs in the Committee hall were repaired.
- Birthday greetings were sent to Life Members (whose date of Birth fall in November 2023). This practice of sending birthday greetings will continue.
- Execution of Rental agreements numbering 30 have been completed.
- One person for House Keeping and a Room Boy were appointed on temporary basis in November, 2023.

The EC **resolved** to record the above note on happenings and works done during October, 2023 and November, 2023. The EC expressed its appreciation.

**Dr. R. Murthy**  
**General Secretary**

**P.R Shampath, IAS (R)**  
**President**