

Delhi Cooperative Group Housing Society Rules

1. Registration Rules

- At least 15 promoter members from different families, each having resided in Delhi for three years or more, are required to apply for registration.
- A Chief Promoter is designated to lead the registration process on behalf of the group.
- A minimum share capital of Rs. 60,000 must be deposited, along with a registration fee of Rs. 2,500.
- Four signed copies of the proposed bye-laws must be submitted with the application.
- The application package must include personal details of all promoter members, a bank certificate confirming the capital deposit, a certificate of land availability, and affidavits from each promoter.
- The Registrar examines the society's financial standing and documentation before approving registration.
- Once registered, the society must commence operations within 180 days.

2. Governance Rules

- A management committee must be elected to oversee the affairs of the society.
- The committee must have between 11 and 19 members and serves a term of five years.
- Core positions include the Chairman (oversees operations and chairs meetings), the Secretary (manages records, communication, and complaints), and the Treasurer (handles finances and maintenance billing).
- Elections are conducted by secret ballot to ensure they are free and fair.
- The society must maintain a democratic structure built on the principles of mutual assistance and self-governance.

3. Allotment and Property Rules

- Flats or plots must be allotted through a transparent lottery system to prevent favouritism.
- Societies must maintain a separate building fund for construction and repair work.
- Property records and documentation must be kept complete, accurate, and regularly updated.
- Buyers' names are entered into land records once the required legal formalities are completed.
- Transfer of shares is regulated to preserve stability within the community.

4. Member Rights

- Every property owner has an equal vote; owners of multiple units are entitled to additional votes.
- Members may inspect society records maintained by the Registrar.
- Members can access shared amenities such as halls and parking for nominal charges.
- Members are entitled to have disputes settled through the arbitration mechanism set out in the Rules.

5. Member Obligations

- Members must pay maintenance and other dues on time; unpaid dues attract interest of up to 15% per annum and can lead to loss of voting rights.
- Members must comply with the society's approved bye-laws at all times.
- The management committee is responsible for ensuring uninterrupted water, electricity, waste disposal, lift, and security services.
- Disputes between members, or between members and the committee, must be resolved through the prescribed arbitration process rather than informally.

6. Amendment and Penalty Rules

- Any change to the society's bye-laws requires approval by a two-thirds majority at a General Body Meeting.
- Approved bye-law amendments must be submitted to the Registrar within two months.
- Penalties apply for violations such as maintaining false records, misusing the term "cooperative," or withholding documents from members.
- Fines for continuing offences may go up to Rs. 500.