

SANDEEP VIHAR (AWHO) WELFARE & MAINT SOCIETY, GHS-79
SECTOR 20, PANCHKULA

MINUTES OF THE MANAGING COMMITTEE MEETING HELD ON 27th Nov 2016

Attendance

1. Meeting of Managing Committee was held on 27th Nov 2016 and it was attended by 08 (eight) out of total 11 (eleven) members.

Agenda

2. a) To discuss the matter with regard to Internal Roads' Repair;
- a) To discuss the activation and progress since made in Fire-fighting system;
- b) To deliberate upon desirability of harnessing/using solar energy; and
- c) Any other point(s) with the permission of the Chair.

Deliberations

3. Repairing of Roads. The President Col SK Chauhan (Retd) after welcoming the members straightway started from the burning issue of the necessity of undertaking the job of repairing the internal roads as the same has been lying pending since long. He apprised the House that present Managing Committee in the absence of any handing/taking notes from the previous main functionaries of the Management viz ex-President and Ex-Treasurer, took pains to start from the scratch and could address some of the glaring issues except the repairs to roads as yet. Sh. Subhash C Pathania General Secretary and Lt Col Kulwant Singh, Treasurer also joined the President on this issue and explained to the House that tenders were recently called from the local Vendors in this regard but there was only one tender and hence tenders were again floated on 22nd Nov 2016 by adding some more such addressees whilst discreetly clarifying the specifications of the job. Col Kulwant Singh apprised the House that Office Bearers have threadbare discussed this matter with experts/civil engs and the nature of job involves three alternatives viz :-

- a) either to remove the existing loose material from the damaged roads manually and to do Butimen-Concrete resurfacing in patches. But it has drawbacks of repaired roads looking like scary/pie-bald (Chit-kubry) with durability of 2-3 years only as the water-logging spoils the material and moreover the entire butimen surfaced road, to overcome chit-kurbra appearance, would cost Rs. 20.00-25.00 lakh – costly affair.
- b) or to remove the existing surface of the road with Hammer/Chiselling manually with minimum depth of 2" to 3" and relaying the surface with new CC mix of 3" to 4" with durability of 20-25 yrs but having draw-backs like too much labour cost, damage to foundation etc. Alternatively relaying on whole of the existing surface with 3" to 4" thickness - will raise the level of road which shall lead to water-logging in the adjoining lower levels and level of main-holes need to be raised – again a very costly affair overall. Similarly, the paver bound surface would be costly as well as become un-even very shortly and would require frequent adjustments.
- c) or to carry out the repairs by employing skilled labour under the supervision of own members/civil engineers by procuring certain implements – road cutting machine, hammers, chisels, tasla, kassi, cement concrete mix(for local filling & thin layer on road surface)/bitumen for joints etc as this method shall be cost effective besides the tools once purchased shall be a permanent asset to be used in future also as and when required.

Col Rajinder Singh averred that patch-work shall look shabby and shall spoil the sheen. Col VR Rampal and Hav Ashok Bali suggested that sufficient labour should be employed so that the whole work is carried out in one go. After further deliberating on various aspects of the matter, all members unanimously resolved that Society should go in for alternative No. 3. c) above.

4. Granite re-fixing on walls. Col Subash C Joshi apprised the House that Sh. Rajesh Malick Contractor has been doing excellent job of re-fixing the granite tiles on the walls and he has since completed it in 4 (four) blocks. The members felt that speed of repair is a bit slow and therefore he should be encouraged to expedite the same.

5. Card-cum-Kitty Room. Col S K Chauhan, President informed the House that the Restaurant Contractor has requested for opening up Card Room for his use at times to avail of the facility while organizing birthday etc parties as the restaurant area sometimes falls short for such events. But Col VR Rampal and Col Rajinder Singh averred that such parties shall spoil the walls, curtains, sofas etc and thereby consequential repairs/renovation at short intervals shall involve much of the expenditure. The house therefore rejected this request/proposal.

6. Water-shortage The President informed the House that of late there has been shortage in water-supply from the side of HUDA (P&H) to our Society and therefore opined that repair of over-head water tanks/float balls has to be carried out besides the ayas/residents need to be apprised that water should be rationally consumed.

7. Shortage of oil in Transformers It has been observed that there had been abnormal shortage due to leakage/theft of oil in the Transformers probably whilst carrying out repairs by the Vendor's mechanic last time during May 2015. The House therefore advised the Electricity in-charge to get the repairs and oil changing process carried out strictly under his own supervision all the times in future.

8. Repair of Islands The President informed the House that there had been abnormal growth of weeds/plants at turning points/islands and therefore public had been objecting the same as it was prone to accidents. As such the pruning exercise has been resorted to at sharp-turns with the hope that new growth/sprouting shall be given fascinating shape subsequently. Likewise boundary walls of the islands shall also be got repaired suitably. Col Subash C Joshi and Hav Ashok Bali regretted that mercy-less cutting of plants by the Malis has spelt doom for such decorative plants and therefore be immediately stopped. The House, therefore, resolved that there should be careful pruning of plants with a view to check the shabby growth, hindrance/illusion at turning points besides lending grace to the ambience.

9. Repair of Fire-fighting water tanks Col SK Chauhan, President informed that inspite of cement coating done twice, a test check of FF system was carried out and it was observed that 3 (three) FF water tanks are still leaking. These tanks are being got repaired afresh and a Board of Officers has been constituted to suggest measures to further streamline/improve the fire-fighting system in the Complex.

10. Stores' room management The President informed the House that certain dismantled items/material are lying/dumped haphazardly in the store room while some of the items like lightening conductor patties, fire-fighting pipes etc can be put into use with minor repairs. The House suggested that iron racks of suitable height/number be purchased and useable/worthwhile material be stacked properly in the store-room after disposing off the unserviceable items under the supervision of a BOO.

11 Introduction of Solar system. Col SK Chauhan, President apprised the House that a team of Haryana Renewable Energy Deptt (HAREDA) officials has visited our office and explained the merits of solar system costing Rs. 1.00 crore (with a life span of 25 years appx) to meet the electricity consumption need in r/o our society's common facilities. They explained that bank loan @ 11% can be arranged by them for us and the total investment cost + interest burden can be recovered (after making allowance of subsidy by the Govt) within a period of 5 to 6 years owing to very lesser electricity/solar power monthly usage bill as compared to existing Rs. 2.70 lakhs average monthly elect bill. The facility of solar system can also be extended to the desirous households at their own cost and exp on similar norms. The house desired that all general members may give serious thought to this proposal and furnish their detailed suggestions by e-mail/in-writing to the society office for consideration of the Mgt.

12. Monthly Elect Bill. The President informed to the House that electricity bill for common facilities for the current month has drastically come down to Rs. 2.05 lakh owing to the austerity measures adopted by the Management while the theft of elect has been checked properly and frequent repairs of electricity gadgets/lines have been meticulously got carried out by the Elect-in-charge Col SK Chauhan and H/Capt GC Bhatt. The MC members admired their initiative with cheers. The MC Members also praised Col VR Rampal for his dedication and timely help in making required purchases of electricity material as well as that for water-pump house of our Society.

13. Removal of luggage from the under-stilts/common areas All members of the Managing Committee felt concerned with this problem as a number of requests, announcements and public notices have not yielded the desired results as yet. Col Subash C Joshi, Col Rajinder Singh and Hav Ashok Bali suggested that stringent measures (by getting the luggage removed at owners cost) may be resorted to by the Management so that at least no inflammable luggage be found stored under the stilts/common areas. However, for the time being, iron boxes may be allowed to be stored in the car garage area of the respective owner; and others may pay the rent @ Rs. 300/- per month (on approval by the Management) for one slot of common space (CS) equivalent to a small car parking area for storing locked steel/iron boxes only. The House unanimously approved these proposals.

14. Refund of TDS /Submission of Reply to the queries raised by CA The General Secretary – Sh. Subhash C Pathania informed the House that the long pending issue of filing IT Returns was resolved recently which has resulted in satisfactorily acknowledging our compliance by the IT Deptt as is evident from the fact that IT Deptt has refunded to us TDS worth Rs. 1,09,010/- through its Cheque No. 335085 dt 20.10.2016 in r/o the fin yr 2014-15 (Assessment Year 2015-16). The aforesaid achievement speaks volumes of the seriousness and efficacy of the present Management in correctly preparing the year-wise final accounts of the Society with the tacit support/ co-operation of the dedicated team. The General Secretary and the Treasurer Lt Col Kulwant Singh also informed the House that reply to queries raised by Society's Chartered Accountant during Jan 2015, have now been submitted to the CA so that the latter may furnish the detailed investigation report at the earliest.

15. Enhancement of Staff Salary The General Secretary Sh. Subhash C Pathania proposed that salary of certain staff members (excluding malis) has not been enhanced for a pety long time and it may therefore be enhanced by an amount of Rs. 500/- per month uniformly and that of Office Supvr from Rs. 11,000/- to Rs. 12,000/- pm. The House unanimously resolved to approve this suggestion effecting the increase from 1st Nov 2016 (viz. wef the salary of Nov 2016).

16. There being no other point for discussion, meeting ended with a vote of thanks to the Chair.

File No. SVRWS-9/GHS-79/MCM-2016-17
Dated : 29th November 2016

Sd/- x x x
(Subhash C. Pathania)
General Secretary

Sd/- x x x
(Col S K Chauhan, Retd)
President – the Chairman