

Sandeep Vihar Newsletter

August 2018

The Society Beautiful

When Team Sandeepans assumed office exactly a year ago, most of us were without any experience of being part of the Management. Without a Handing Taking Over of any kind, it took some time for us to understand the intricacies of Society functioning and the status of assets. It was very obvious that the first priority had to go to amendment of the Society Bye Laws to change over from the Collegium system to General Body System – something which should have happened in 2015. This was done in the earliest possible time frame on 24 Sep 2017.



The next important action required was the resolution of the long festering issue of 3rd LEC payment. Due to past indecision, interest element of 30% had already been added. Efforts were made to convince AWHO to assume its responsibility and arrange for collection and deposit of the 3rd LEC as had been done in the case of 2nd LEC. However, AWHO declined to undertake the exercise due to the fact that, some members had not yet cleared their 2nd LEC dues paid by AWHO. Accordingly, a decision was taken during the AGM on 12 Nov 2017 to collect the dues under arrangements of the Society. This massive exercise was conducted on

Security has been of special concern to us. Entry to the campus, both by vehicle and on foot has been steadily tightened, albeit at some inconvenience to residents.

The installation of the Boom Barrier has helped in ensuring that the Security Staff is free to concentrate on the vehicles other than of residents.

Parking discipline has also been vigorously enforced resulting in improved ambience.

Further improvement of security is on the anvil through introduction of an Intercom facility connecting all Flats and introduction of Biometric verification of regular visitors to the campus instead of Passes.

Co-operation of Members is also solicited to point out any unauthorized person found moving within the Campus.

Donations to the Society

Laptop – Brig D K Mohan

Wheel Chair - Col

Sandeep Nautiyal and Col

Uday Chopra

Wheel Chair – Col V K Seth

Collapsible Stretchers (2)

– Brig K C Sood

Turn me over

a war footing and culminated on 31 Dec 2017. In the interim period, Hon'ble Punjab and Haryana High Court had ordered HUDA to review the enhancement in the case of Jal Vayu Vihar and another Society. It was expected that the outcome would be favourable, and hence, at a Special

Collection of 3rd LEC

Out of 556 members of the Society 439 members honoured the decision of the GBM and deposited their dues. A total amount of Rs 6,79,00,715/- was deposited.

Once the decision was taken to pend payment to HUDA, the amount was deposited in the bank at higher interest rate. Members in urgent need of money were permitted to withdraw their deposits and this was done by 11 members.

The amount still held, as also the interest thereon, will be refunded depending upon the decision given by the Hon'ble Court on our Writ Petition.

GBM on 31 Dec 2017 it was decided to pend payment to HUDA even though there might be some increase in interest element.

While the exercise of collection of 3rd LEC was in progress all the demands were analysed in detail, and, it became obvious that HUDA had been taking us for a ride through various subterfuges like increasing load of Common Areas,

CWP 3226 of 2018

Our Writ Petition seeks redressal on the following major malafide actions of HUDA while calculating all the enhancements till date:-

- Arbitrary increases in Common Areas.
- 3rd Enhancement without any orders from competent legal authority under Land Acquisition Act.
- Delay in implementing awards to add interest at 15 % per annum.
- Arbitrary changes in methods of calculation.
- Illegality of merging Sector 20 (Part 1) and (Part 2) with a view to increasing recovery
- Illegality of the CA,HUDA passing Speaking Orders being a "Judge in his own Cause"

We have also sought refund of extra cost of land amounting to 0.15 acres with interest at 15 % per annum.

Our case has come up for hearing twice, but HUDA has been unable to give a Reply to the issues raised by us. In the last Hearing, the Hon'ble Bench gave HUDA a final chance to submit their Reply before the next Hearing on 9 Oct .

unsubstantiated changes in the size of Common Areas, delaying recovery after Court Judgements

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with the sole aim of adding interest at 15% per annum etc. During the same Special GBM, it was resolved to lodge a Writ Petition against HUDA. Consequently, two meetings were held in Delhi

Simultaneously with the Court case we have been following parallel channels to bolster our case.

A total of 132 RTI Applications have been filed with HUDA to obtain information. Of these, 77 cases are at the First Appeal stage and 7 at the Second Appeal stage. Some very interesting replies have been received.

We requested the good offices of Mr Gyan Chand Gupta, MLA Panchkula to press our demands for removal of the anomalies by HUDA in processing our Enhancements. These efforts have fructified and HUDA has agreed to the four major demands – Common Areas to consist of only Parks and Gardens, Commercial Areas to pay enhancement at a higher rate, total recovery not to exceed the amount paid to original owners and charging of 15% interest per annum on the due amounts. HUDA is expected to issue a Policy Letter on the same within the next few days.

This decision will resolve some of the major issues in our Case and enable us to concentrate on the remaining.

Lifts

The state of Lifts has been a source of persistent concern. The present state has been reached due to the fact that right from the beginning the AMC was given to local vendors, instead of the original manufacturers as a cost saving measure.

Our first action was to request Johnson Lifts to assume the AMC. After checking of the first few Lifts, they expressed their inability to even consider it, till restoration to the original state, at a prohibitive cost. Thereafter, we got the mechanical components of one Lift overhauled. This did not produce satisfaction commensurate with the cost.

We are assured that there is no issue of safety involved since there are adequate built in protection measures. However, the problem mainly arises when the Lifts get stuck due to change over of electric supply. This issue is being overcome by installation of Automatic Rescue Device on ALL Lifts, which will ensure that in case of electricity disruption the Lift comes down to the next Floor.

Simultaneously, defective mechanical assemblies are being changed where required. A facelift by painting and change of flooring is also commencing.

In order to ensure that record of changed parts is properly maintained Log Books have been opened for all the Lifts.

Feedback from Members indicates that while there may not be total satisfaction, substantial improvement has taken place.

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with MD, AWHO and they were convinced to lend their name to the case. A very strong case was lodged on 14 Feb 2018 in the High Court of Punjab and Haryana. Five other Societies have now tagged themselves to our Case.



Gardens

The stupendous bloom of the Gardens during the last winter remains in everyone's memories. Over 10,000 saplings were planted to achieve the effect. Thereafter the project of hedges along the perimeter was taken up and 400 bushes were planted.

The summer and monsoon season has been used to fill up the low lying areas in the Lawns and Corner Islands, using two Dumper loads of earth. This has helped to remove the bald patches and the lawns will be lush by the coming winters.

Many visitors have complimented on the impact created by the greenery and lawns as soon as one enters the Society.



FINANCIAL MANAGEMENT AND TRANSPARENCY

- Monthly Income and Expenditure State regularly posted on Society website.
- Bank accounts shifted to Kotak Mahindra Bank offering 6% interest on case balances.
- Liquid cash placed in short term Fixed Deposits
- Revenue generation increased by letting out vacant accommodation.
- Changeover of Book Keeping from Single Entry System to Double Entry System
- Internal Audit Boards being carried out periodically
- Annual audit by CA in progress.

Turn me over

MAINTENANCE OF CAMPUS

- Cleaning of Storm Water Drains and Sewage Drains – 18 Trolley Loads of muck removed.
- Stone Tiling of Corner Islands.
- Replacement of missing / broken tiles in Arches and Walking Paths Roof of office / Community Centre
- Spray Painting of Electric Junction Boxes, Benches and Fire Points
- Painting of all Gates and Children's Play Stations.
- Terracotta painting of Corner islands, stones in the Parks and Roof of Community Centre and Office / Club Building.
- Whitewashing of Shopping Complex, Office Complex and six open covered Parkings.
- Repair of broken Grit Wash
- Installation of reflective Mirrors on blind corners.
- Overhauling and repair of all Electric Substations.
- Renovation of Guest Rooms.
- Enhanced monitoring of the work of Sanitation Staff to ensure cleanliness of the Campus.



The Budget GBM was held on 18 March 2018, during which, for the first time, a complete Budget was presented with details of anticipated Income and Expenditure. Precise details of the projects planned were also submitted and approval obtained



Simultaneously, with all this, we had to negotiate various procedural hurdles with the Registrar of Societies. In April 2016, the Haryana Government had made it mandatory to file all Returns and Documents only through the Online Route. The very first submission of the election results was refused to be accepted on this ground.

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The Fire Fighting System of the Society which was never fully functional, even at the time of handing over by AWHO, had become totally defunct. A very detailed assessment was carried out, after which it emerged that the surface level system was not functional due to unserviceability of the Generator in the Pump House

It also emerged that the rooftop system was non-functional due to a variety of reasons ranging from changing of the piping system to by passing of the Fire Storage Tank to unserviceability of the Pumps and other parts. The financial implications of the issue were studied and it was decided to execute the work in two parts – first the surface system this year and then the overhead system, next year.

The surface Fire Fighting system has been made serviceable by repairing the Generator Pump. The hoses, which were stored separately have been affixed at the Fire Points and the system has been tested.

We will shortly conduct a fire practice and request all residents to be present.

It took numerous trips and extensive “liaison” to get the procedure activated. But prior to filing of the mandatory Returns, there was a requirement to upload the personal details of all 556 members. Delay in doing so was resulting in penalty on a daily basis. This extensive exercise was carried out on a war footing and the necessary documentation completed without further financial loss.

GOING DIGITAL

- The Society website “sandeepans.com” created as a repository of all information pertaining to the Society
- Society management website ‘sandeepans.in’ provided by Kotak Mahindra Bank. The website enables storage of all data pertaining to Flats and payments of Society Charges, as well as lodging of maintenance complaints.
- WhatsApp Groups created for In Living and Out Living members to enable everyone to keep abreast of Society issues.
- Google Group created for exchange of information related to the Society.
- Bulk SMS service introduced.



REQUEST TO MEMBERS

- Please walk your Pets outside the Society Campus. Dirtying the Campus entails a Cleaning Charge of Rs 500/-. Defaulters are invited to see the footage on CCTV camera.
- Please park your vehicles in your allotted parking space.
- Please do not let your vehicle lean out of the allotted space.
- Please ensure that your visitors park in the Guest Parking to avoid embarrassment if their vehicle is clamped.
- Do get your RFID Tag and Sticker made, if not yet done. All earlier Tags are now invalid and Security Staff are under directions to verify and record every vehicle entering through the Manual Gate.
- Please do not enter into altercation with the Security Staff. They are following orders. Please speak to the Management if you feel strongly on any issue.

AIRTEL OPTIC FIBRE INTERNET CABLE PROJECT

Airtel has laid underground Fibre Optic Cables through the entire Society and is in the process of installing high speed internet with up to 300 mbps speed in the flats on demand.

They have also provided five free Broadband and telephone connections to the Society – Presidents Office, Clerks Office and the three gates. The connections at the gates will be used to integrate the Boom Barriers and futuristic security devices.

They have also undertaken to provide free lifetime Intercom facility to all the Flats in the Society, irrespective of whether they have an Airtel connection or not, on a one time nominal payment. Modalities are being intimated separately.

When we came to seek your support last year, there was much skepticism about whether we would be able to achieve our promises. We are proud of the fact that we have fulfilled them not partially, or substantially but completely within the first year itself.

This will obviously raise the expectations for the future. We assure you that we will rise to meet them. We have been the recipients of much advice from members. We solicit your active support and involvement in implementing the same.

Team Sandeepans