

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

MINUTES OF MEETING OF THE MANAGING COMMITTEE HELD ON 08 MARCH 2019

Attendance

1. The meeting of Managing Committee was held on 08 Mar 2019 and was attended by all eleven members to deliberate on the following agenda.

Agenda

2. (a) Finalise date for holding of General Body Meeting and Agenda for the same.
- (b) Review the projects undertaken during the past 18 months.
- (c) Discuss future projects.

Discussions

3. The President complimented the members of the Management on completion of 18 months in Office and reviewed the Projects which have been completed by the Team, during the last 18 months. He observed that, there had been a tremendous backlog of issues required to be tackled, which had been more or less completed. He pointed out that herculean efforts had to be made to ensure compliance with the requirement of the Registrar of Societies as well as to regularize the observations raised by the Income Tax Department regarding our Returns and Discrepancies in TDS recoveries. He observed that the Society had made tremendous efforts in digitization of records and henceforth all information would be available when required. The following projects were still under execution.

- (a) Painting of kerb side cast stones.
- (b) Restoration and painting of surface of sports complex.

4. He observed that there were still some pending projects which would be taken up in the coming year :-

- (a) Repair of broken / damaged slabs for covers of underground junction points.
- (b) Repair and painting of Cement Grill of Pipe Shafts.
- (c) Repair and painting of letter boxes.
- (d) Repair and painting of the fencing in front of the Society.
- (e) Replacement of the remaining Controllers and Drives progressively as per requirement.
- (f) Rehabilitation of the Roof Top Fire Fighting System.
- (g) Filling of earth / sand in the children's play pits.
- (h) Electronic Boom Barrier at Gate No 3.
- (j) Painting of Lifts.

5. The list of completed projects is placed at Appendix 'A'.

6. Col N S Malhan suggested that the tiling of the Islands inside the blocks along the same lines as the outside corners be considered. It was decided to examine feasibility of the same.

Holding of GBM

7. The President proposed that the Budget GBM be held on 22 Mar at 11 AM. In the event of incomplete Quorum, the Adjourned GBM to be held on 23 March and Re-adjourned GBM on 24 March at the same time. The proposal was unanimously agreed to.

Sanctions to be sought from General Body

8. The President observed that sanction of the General Body was required for following expenditures:-

(a) The CCTV Camera System was breaking down frequently resulting in large recurring expenditure. A proposal for AMC had been made by the vendor and after negation and amount of Rs 99,000 per annum had been arrived at.

(b) The VCB in front of Gate No 1 had got damaged and was now beyond economical repair. Quotations were asked for the same after contacting the OEM, Ms Siemens. The competitive quotation was from their authorized dealer for Rs 4.22 lakhs plus GST.

9. The President observed that while payment of Society Charges was made by all members for the previous half year, ending on 30 Sep 2018, there were still defaulters during the current half year, who, in spite of numerous digital notices had still not cleared their dues. He suggested that approval of the House be obtained to enforce provisions of Para 45 of the Society Bye Laws.

Points for Members

10. Col N S Malhan suggested that a system be introduced of regular periodic meetings of the Management. The proposal was unanimously agreed to and it was decided that such meetings would be held on the first Tuesday of every month at 10.30 AM.

11. There being no other points, the meeting was declared closed.

Date : Mar 2019

(Lt Col Rohit Mittal, Retd)
General Secretary

**PROJECTS UNDERTAKEN BY THE MANAGEMENT FROM
13 AUG 2017 TILL DATE**

Repairs and Maint

1. Repair of grit wash
2. Patchwork repair of roads.
3. Tiling of corner islands.
4. Filling up of sunken islands.
5. Repair and painting of boundary walls.
6. Restraints placed on leaning wall towards Peer Muchhalla near under ground water storage tank to prevent collapse and reverse damage.
7. Painting of Gates, Electric Junction Boxes, Open Parking, Community Centre and Office Complex
8. Painting of Grill of Sports Complex.
9. Black and yellow painting of cement cast stones.
10. Repair and painting of children's parks.
11. Repair of perennial water problem in D4 and E1 Blocks. No complaints of water or electricity at all.
12. Damaged transformer repaired. Other electrical crisis overcome being overcome on war footing.
13. Overhauling of tube well.
14. Restoration of the defunct Music Plaza.
15. Cleaning of Storm Water Drains and Sewerage Pipes.
16. Overhauling and repair of all Sub Stations, Pump House Generator and Water Pumps.

Lifts

1. ARDs installed in all 39 Lifts.
2. Controllers and Drives replaced in 03 Lifts. Thrifty Block in progress.
3. Floor mats of all lifts replaced.

Firefighting

1. All hand-held fire extinguishers have been charged.
2. Outdoor firefighting system made fully functional.

Lawns and Gardens

1. Blooming with minimal expenditure.
2. Filling of low-lying patches in all lawns.

Guest Rooms

1. Guest Rooms repaired and being monitored after occupancy. Increased occupancy taking place.

CCTV System

1. Defunct CCTV Cameras System repaired and upgraded to cover remaining gaps. AMC negotiated and under completion.

Security

1. Considerable improvement over the previous state. Parking system tightened up but entry could not be strictly controlled.
2. Changed security agency, but did not live up to promises during trial period. Hence reverted.
3. Now introducing technology to facilitate compliance by security staff.

Traffic Management

1. Opening of Second Entry gate with Electronic Boom Barrier.
2. Installation of RFID System at second entry gate.
3. Installation of curved reflective mirrors.
4. Increase in number of clamps for parking management.
5. Installation Electronic Boom Barrier Gate No. 2.

Sanitation

1. Additional outdoor dust bins procured.

Beautification

1. Notice Boards in all blocks replaced.
2. Replacement of Society Name Boards free of cost.
3. Cleaning up of roof passages substantially successful.
4. Reduction of storage and obsolete items in Parking Areas successful as per involvement of Block IC.

Social

1. Introduced central functions on Independence Day and Republic Day.

Facilitation

1. Filling up of forms for ECHS Cards
2. Filling up of Forms for New Veterans cards.

3. Filing of Income Tax Returns.

Digitisation

1. Capturing of all data pertaining to Flats including ownership from the beginning.
2. Unity Living – Platform for maintaining updated record of payment of Society dues as well as direct payment into society account. Also lodging of repair complaints.
3. All is Well – Security App with other features under introduction.
4. Biometric attendance for staff.
5. Streamlining of Tally System for accounts.
6. Use of Social Media – WhatsApp and Google Groups for wider interaction and quicker dissemination of information.
7. Bulk SMS System introduced.

Income Tax

1. All pending observations on old IT Returns have been resolved and refunds obtained.
2. Notices regarding TDS defaults and penalties from as long back from 2011 have been resolved, in spite of inadequate documents available.
3. Changeover to present CA has been a very positive move.

Registrar of Societies

1. Compiled and uploaded details of 556 members on an inefficient platform.
2. Annual Returns for last year approved and for this year already filed.
3. Compliant in all respects with their requirements.
4. Case taken up to reduce the Quorum for our Society in view of the special status of majority members not in living.

Case Against HUDA

1. Case filed in Feb 2018 within a span of three weeks after resolution by the GBM.
2. 131 RTIs filed with HUDA and TCP seeking information for bolstering our case. Many admissions received. 27 Second Appeals filed with CIC Haryana for non-provision of information. Regularly attending the hearings.

3. Rejoinder of over 500 pages filed on 31 Jan 2019.
4. Last hearing on 06 March 2019 at Punjab and Haryana High Court. Set for Final Arguments for 22 Aug 2019. Arguments for Lawyer and Synopsis for Judges under preparation.

Revenue Generation

1. Increase in number of rooms let out.
2. Increase in number of Canopies etc.
3. Upward revision of rentals of shops.
4. Coupled with saving, no expenses claimed on account of all the trips to Delhi, HUDA, CIC or High Court or for typing of the Court Case and Rejoinders.

Difficult Issues Tackled

1. Collection of 3rd LEC.
2. Amendment of Society Bye laws.
3. Attempted out of court settlement with AWHO.
4. Introduction of Intercom Facility

Involvement of Members in Decision Making

1. 08 Meetings of the General Body held in 18 months.