

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

MINUTES OF THE MANAGEMENT MEETING : 23 JUL 2019

1. A meeting of the Management Committee was held on 23 Jul 2019. Eight members were present.

Point No 1 – Rationalisation of WhatsApp Groups

2. The General Secretary stated that the Society presently has three WhatsApp Groups, two websites and one Google Group. Some members had observed that this resulted in duplication and triplication of information and waste of time in dealing with all the media channels.

3. It was decided to rationalise the WhatsApp Groups of the Society by reducing the three groups to only two groups. “Sandeep Vihar Notice Board” will carry information for the Members living within the Campus and “Sandeep Vihar Outliving” will convey information to outstation members. Members desirous of bringing any point to the notice of the management may forward the same directly to Society WhatsApp No 9463746255

Point No 2 – Rectification of Earthing of Lighting Conductors

4. The President informed that the state of earthing of all lighting conductors had been checked. It was found that earthing parameters of the majority of blocks was well outside the stipulated safety range. Furthermore, five blocks did not have lighting rods on the roofs and in three blocks the connecting strips were incomplete as reading was Nil.

5. He intimated that the Board of Officers for making the earthing system safe had called for quotation and the proceedings were complete.

6. It was decided that in view of the safety requirement, the project be prioritised for completion at the earliest feasible.

Point No 3 – Provision of Shelter for Generators

7. The President informed that in continuation of an earlier discussion, quotations had been called for construction of a shelter over our most valuable asset – the Generators. The quotations received varied from Rs 1.2 lakhs to Rs 1.7 lakhs and had thus been rejected.

8. It was decided to simplify the design of the shed, akin to the one of the transformers and seek fresh quotations.



Point No 4 - Effect of Fund State on the Implementation of Projects

9. The President informed in addition to the above, the following projects had been planned and quotations received: -

- (a) Repair and machine grinding and polishing of Red Stone Flooring in all blocks.
- (b) Repair and painting of grills of water shafts in all blocks.
- (c) Repair and painting of letter boxes and cubicles. (Partially commenced)
- (d) Painting of lifts.
- (e) Fitting of Red Stone on berms inside all blocks.
- (f) Repair / replacement of broken manhole covers.

10. However, the projects were held up due to limitation of funds. He informed that the annual revenue of the Society varied between Rs 1.5 and 1.6 crores. Out of this, about Rs 1.15 crores was utilised for inescapable standing expenses like Staff Salary, Conservancy, Security, Electricity Bill/Water Bill, Diesel cost, AMC of Lifts etc. This left an average of Rs 4.00 lakhs for all other expenditures – revenue and capital, from routine repair and maintenance to office expenses as well as planned capital projects. During the current financial year, Capital expenditure of Rs 34.80 lakhs had been approved by the General Body for Purchase of VCB (Rs 4.70 lakhs), Refurbishing of Lifts (Rs 20.00 Lakhs) and Fire Fighting System (Phase 3) (Rs 10.10 lakhs).

11. Out of the above, revenue expenditure head had been substantially utilised with repair and painting of boundary wall, overhauling and servicing of generators and maintenance of Sports Complex etc. Out of the Capital Expenditure, VCB had been ordered and was under delivery. Some lifts had been overhauled. Work was on to complete the serviceability of the Fire Fighting System. However, due to the increase of scope in the planned expenditure for firefighting which had resulted from the inspection by Fire Inspector on the complaint of Lt Col J S Jeryal, the expenditure on firefighting would see a quantum increase. This would be met by reducing the budgetary expenditure on refurbishing of lifts in the current financial year.

12. He further pointed out that the expenditure of the society had been impacted by 18% GST on all services and purchases, while the revenue income had reduced due to payment of 18% GST (except on society charges) as per latest rules.

13. For actual expenditure, the funds would become available after collection of Society Charges for next six months in Sep 2019. The remaining projects would be prioritised and started at that time.



14. He highlighted that our Society charges were way lower than other Societies including, Societies smaller than us, where Rs 2,500/- was the minimum.

Point No 5 - Rain Water Harvesting

15. The President opined that Rain Water Harvesting was a very laudable project. However, its implementation in a fully constructed society was not very easy. He informed that he along with a few other members of the management had carried out a detailed examination of then existing drainage layout and were working on formulation of a plan.

16. At this stage, Col H S Ahuja (D3/401) had volunteered to have a project report worked out. He had contacted all the concerned departments of the central and state government. After extensive research, he had contacted a reputed architect retired from the Ground Water Department who had visited the society. He was working on a project report which would be placed before the next GBM for further action.

Point No 6 - Meetings of the Management

17. The General Secretary reminded that it had been decided that MCM Meetings would be held on the first Tuesday of the month and for which no notice would be given. A Special meeting, like the present one did not cancel the planned monthly meeting.

Point No 7 - Writ Petition Against HUDA

18. The President informed that the Writ petition against HUDA was slated for hearing on 22 Aug 2019. Final arguments for the same were under preparation by the Legal Sub Committee.

Point No 8 - Air Conditioning of the Community Hall

19. It was suggested that as and when funds became available, the Community Hall should be air conditioned. It was decided to place the issue before the next GBM for approval.

Date : 24 Jul 2019



Rohit Mittal
(Lt Col Rohit Mittal, Retd)
General Secretary