

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

**MINUTES OF THE MANAGEMENT COMMITTEE MEETING**  
**: 04 JAN 2021**

1. A meeting of the Management Committee was held on 04 Jan 2021. Six members were present.

**Discussion and Decisions**

**Progress on CWP against HUDA on 3<sup>rd</sup> LEC.**

2. The General Secretary reminded members that it was recorded in the final judgment of our CWP against HUDA that HUDA had agreed to examine all issues raised by us and to recalculate enhancements based on the policy letter dated 21 Aug 2019. (Three Judges Report). The court in the orders had directed Respondent No. 3 (CCF) to complete action within three months. CCF had issued an order restricted to only one issue of retrospective merger of sectors in May 2020 and mentioned that other issues would be addressed by Administrator, Panchkula. In spite of two reminders, Administrator, Panchkula had not taken any further action to resolve the remaining issues or to carry out the committed recalculation.

3. It was then decided to issue a notice for Non-Compliance with Court Orders to HUDA. The issue was examined by a new Counsel, who observed that the order passed was specific to Respondent No. 3 (CCF). He advised that we approach the Hon'ble Court to modify the order and make Respondent No. 1 (CA, HUDA) responsible for implementation.

4. Accordingly, our CM has been filed and accepted. Date of listing is awaited.

**AMC for Maintenance of Electricity Sub Stations**

5. AMC for maintenance of all Electricity Sub Stations has been concluded from 01 Jan 2021, as approved by the MCM of 11 Oct 2020.

**Parking of Cars**

6. It was observed that there has been marked improvement in the correct parking of cars after the advisories were issued and clamping measures implemented.

7. All residents are requested to park only in their allotted parking and ensure that their guests park in the Guest Parking. Adequate advisories having been issued already, the society shall not be responsible for any inconvenience caused due to clamping, without notice of wrongly parked of vehicles.

### **Smooth Inflow of Vehicular Traffic**

8. Smooth flow of traffic and security checking at Gate No. 1 is being hampered by vehicles of resident who do not use the Automatic Boom Barrier for entry.

9. Such residents pressurize the security staff to permit entry on the basis of the vintage society stickers which have been discarded since 2018.

10. It is reiterated that all residents are required to affix RFID Tags on their vehicles and use the Automatic Boom Barrier. Security staff have been instructed to make physical entry of all vehicles which use the outdated society tags.

11. All residents are required to get the RFID Tags affixed on their vehicles by 15 Jan 2021.

### **Renting of Shop**

12. The following modalities for renting out the single room shop which has now become available, were approved: -

(a) Shop to be let out only to members.

(b) The new shop not to carry out trade akin to any of the existing ones.

(c) The trade carried out from the shop must be of utility to residents of Sandeep Vihar and restricted to residents of Sandeep Vihar.

(d) Rental for the shop will be Rs 8,000/- pm plus GST. Electricity charges to be paid on actual metered consumption.

(e) Utility of the trade proposed to be carried out, for residents of Sandeep Vihar, as determined by the Managing Committee.

(f) Other factors remaining the same, priority will be given to Veer Naris.

(g) In case of tie between applicants, the issue will be decided by a draw of lots.

### **Review of Performance of Security Agency**



13. The poor performance of the security agency, in terms of quality of guards and providing requisite numbers was discussed. It was intimated that the agency has been given a period of one month till 31 Jan 2021 to show improvement.

14. The proposal to under take the security under aegis of the society, as well as changing the agency were discussed.

15. It was decided to observe the performance of the agency till 31 Jan 2021 and thereafter, explore the option of changing the agency or managing security under society arrangements.

### **Payment of Maintenance Charges by AWHO**

16. It was observed that AWHO has been paying constant rate of Maintenance Charges since long. It was decided to amend the Maintenance Charges based on plinth area, as done for the flats.

Date : 07 Jan 2021  (Col R S Rathee)(R)  (Brig D K Mohan)(R)  
President General Secretary