

**SANDEEP VIHAR (AWHO) SOCIETY, GHS-79, SECTOR-20, PANCHKULA**  
**MINUTES OF THE MANAGEMENT COMMITTEE MEETING**  
**HELD ON 06 AUG 2024**

1. A meeting of the Management Committee was held on 06 Aug 24 in the Society Office. Nine members were present. One member was indisposed and had intimated his inability to attend.
2. Record of discussion is enumerated below.

Agenda

3. (a) Review of various ongoing works.  
(b) Update on Society issues from members on various past and upcoming events/projects.
4. Brig Parvinder Singh, President, welcomed members present. He asked all members to give an update on the issues being dealt by them.
5. Col H S Ahuja, Gen Secy briefed the members on following important activities conducted after last MCM.
6. Mtgs. Following important mtgs were held/attended:
  - (a) Mtg with MD, AWHO at Delhi, attended by the President & Gen Secy on 10 May 24. Details of this mtg have already been communicated. All pending cases of transfer of property to family members of deceased resident offrs have since been settled.
  - (b) Based on directions of the High Court on 3 LEC, we presented our case to the Administrator HSVP on 27 Jun 24. Brig Parvinder Singh, Brig D K Mohan, Col R S Rathee and Col HS Ahuja attended. The case was presented in its entirety by Brig DK Mohan and the Administrator suggested that another mtg be held to go through the calculations.
  - (c) As a follow up, another meeting was held on 24 Jul 24 understand the calculations. This meeting was attended by Brig DK Mohan and Col HS Ahuja. Brig DK Mohan explained entire calculations to Dy CSA and his team in HSVP Office. This mtg lasted for 1 hr 45 mins and HSVP team was fully satisfied. It was decided that they will do the fresh calculations and will have another mtg before a Speaking Order is issued.

(d) A meeting was arranged with Shri Tarun Gupta, Advocate, to discuss non-compliance of Bye Laws by residents. After going through our Bye laws, he suggested that we should first include penalty clause in our Bye Laws to handle such cases legally. It is proposed to take up the case for discussion in next GBM.

7. Progress of Legal cases.

(a) NCDRC Case – Next hearing is scheduled on 22 Aug 24.

(b) LTDF case by Shri Pushpinder Kalia & others. Case was listed for 02 Aug 24 and has been postponed to 08 Nov 24.

(c) Two cases relating to Audit Report of CA and Elections held for Society in Aug 2023, that were disposed-off by State Registrar have gone to Registrar General. These were listed for 27 Jul 24 and have since been postponed to 10 Oct 24.

8. Works.

(a) Automatic Rescue Device (ARD) has been fixed & tested in 33 out of 39 lifts. Balance 6 lifts will require major overhaul and will cost up to 2.30 lacs each. This can be undertaken on approval in GBM.

(b) After repeated fire incidents in recent past near electricity meter area and non-fitment of TPNs by residents a review of the existing alarm system was carried out. It was found that it is workable if fitted with smoke detectors. It will cost us approx Rs. 3500/- per block. A BOO has since been completed and order placed.

(c) A dry tree near D1 Block that was dangerously tilting has been cut by after approval of Horticulture Dept, for which a Hydra machine was hired.

(d) BOO that was ordered to assess electrical equipment serviceability and future requirement. Proceedings have been received and is under review.

(e) Repairs of Roof Tops and parapets is nearly complete for all Blocks & Office, except community hall. There has been no report of major leakage from anywhere.

(f) During recent rains, there has been damage to grit-wash at 5 different places and same is being repaired.



(g) Earthing system has been installed on all buildings. Some of these need testing for serviceability (due once in 5 yrs). This is being done now.

(h) Kitchen attached to Community Hall is being renovated and we are fixing water line, sewage line and exhaust fan in the kitchen.

(i) All Blocks are being marked with indicator Boards for ease of identification for visitors. These marking boards have been mounted on poles facing Blocks.

9. Following problems/issues need to be attended by all the members of the management: -

(a) Fitment of 2 TPNs per flat as safety measure against fire in meter areas of all Blocks.

(b) Driving of cars and two wheelers by underage children within society premises.

(c) Issue of not picking up of Dog Poop by the pet parents.

10. AGM for the Society is being planned after receipt of Audit report from CA. It is likely to be held in last week Sep or early Oct24. Dates will be finalized once Audit report is studied/ analysed.

11. Col Parveen Ahluwalia, Treasurer brought out that: -

(a) There are problems due to non-adherence/violation of rules by residents while carrying out renovations of their flats. To stop this, it has been decided that a Supervision Committee comprising of minimum two members from Managing Committee along with Supervisor will carry out inspection of flats under renovation on regular interval or as and when reported.

(b) The problem of storage of luggage in stilts parking area is still not getting resolved due to Noncooperation of some residents. This continues to be very serious fire hazard. Almost half of this baggage is scrap.

(c) We carried out clearing of removable baggage 04 Aug 24 in Block No E/15 and nearly 20 boxes and other scrap were removed. This will continue for other Blocks also.

(d) Car parking issue is coming up repeatedly. Presently, tenants are permitted only one car, to be parked in the allotted stilt/OCP/CCP. Due to paucity of Paid Parking these cannot be allotted to them.

(e) The Gym room is being rearranged and unusable equipment will be removed. The rearranged room will be rented out and used for running Art & Craft classes.

12. Capt G C Bhatt brought out that under-ground cables of street lights have gone old and need to be replaced. Cost of total replacement may cost nearly 10 lacs for complete society perimeter. It was discussed that we will handle it once we face the problem and do it in parts.

13. Col Gyan Veer brought out that though it was decided in the GBM to close down the Swimming Pool, we should reconsider to run it after repairs. It was decided that we can discuss it later, may be in GBM.

14. Er A S Negi brought out that there are 2 problems coming in Fire Fighting functioning: -

(a) Some of the water tanks are getting emptied without any apparent leakage. We are trying to locate the fault.

(b) Change of phase in Substation, generally when using generator causes problem with water pumps installed in Blocks. So they do not work till phase is changed back to original.

15. Col Rajeev Khanna brought out that: -

(a) The fencing of the frontage of Society on both sides of Gate 1 need to be changed with better fencing. It was decided that we will work out the details by visiting on ground and then undertake the work.

(b) There is problem of Security at gate No. 2 & 3 at night. We need to raise barbed wire over gates so that no one can jump over them.

16. Col Sameer Bhatia brought out that in view of the requirement of large maintenance and replacement of equipment we should have system of automatically increasing the Society Maint Charges every year by 10% of rates fixed. It was discussed that this decision can be taken only at GBM.

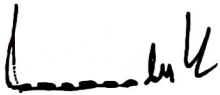
17. Brig Parvinder Singh, President brought out that there was requirement to review the Bye Laws and include Penalty Clause to deal with non-

compliant residents. He also emphasized the requirement of decent behavior/ conduct with each other and society employees.

18. It was informed that Col Parveen Ahluwalia is proceeding on vacation abroad for 50 days. In his absence Jt Secy, Col Rajeev Khanna will officiate as Treasurer in addition to his own duties, as per approved rules.

19. It was informed that Col Uma Trikha has submitted her resignation from the membership of Managing Committee on 14 July 24 due to personal reasons and family compulsions. Same has been accepted after she did not accept the request to continue and go on sabbatical for some time to meet her urgent work/family requirements.

20. The meeting was closed after words of thanks by the President.



Brig Parvinder Singh  
President



Col H S Ahuja  
Gen Secy

10...Aug 2024