

उत्तराखण्ड सर्विसेस हाऊसिंग एसोसिएशन, देहरादून

ई-मेल: secyushadoon.08@gmail.com

सहस्रधारा रोड, देहरादून-01352607608

वेबसाइट: www.ushadoon.org.in

Past Presidents Indu Kumar Pande , NS Napalchayal, Subhas Joshi, N Ravi

Shanker , my colleagues on the EC , Vice President Anand Bardhan, General Secretary Ajay Joshi , EC members Anju Rana, Ravinath Raman and Deepankar , Ladies and Gentlemen, friends who are present here physically, and those who have joined us online . Welcome to what may be a 'stormy GBM' , but I am confident that we shall weather the storm , and as the name of our society - USHA indicates , it may herald the beginning of a new dawn .

This is the first Special General Body of USHA. This also mark a transition on how we take our decisions as the society grows. For the last seventeen years , we have taken our decisions on the basis of an informal consensus , which worked well when there were fewer houses , the space was abundant and the pressure on common resources was not very high . However , today we have reached the stage where we are likely to face 'the tragedy of the commons' if we do not evolve rules for our interaction with each other . For the past seventeen years ,we have followed the spirit of USHA, but now it is time to follow both the letter and the spirt – and that is why this AGM has been convened that we take a clear look at the proposed changes in the Articles of association.

Let me repeat : unlike decision that have been taken in the past this one is going to be contentious. Perhaps this is inevitable. As societies and communities grow, differences of opinion , as well as of differences of interests will come to the fore . Even societies like the one created by Sri Aurobindo and the Mother at Auroville face this existential crisis once the organization has grown beyond a certain level – in fact there have been expulsions court cases and much worse .

However , having said that, let me state that by and large the overwhelming majority of members have followed the norms. The two or three odd exceptions also have a point – they were never specifically told that they were doing something violative of the norms of the society . The extant rules talked of a society architect , but just after the society was approved, we discontinued with our architect . This is a historic anomaly, for which the present , and all the previous ECs have to take conjoint responsibility . But just because we have erred in the past does not give us the alibi to continue to do so in the future . We have made mistakes, we acknowledge them, and now seek your support in transcending them .

I mentioned this to set the context, it is not odd that we have different opinions. In the initial years, houses were constructed as-per an informal understanding and advisory – which was , in the strict legal sense of the term not binding. Even now, we will not be able to look into every possible contingency – for example the height of the plinth , which ought to have some semblance with houses on the left and the right .

These are issues which have to be resolved among neighbours and this calls for an attitude of trust and confidence building amongst us .

With respect to the proposed amendments , there are some on which I believe we will have a consensus – like changing the name from Uttaranchal to Uttarakhand , the change of address from FRDC block to our current location, the value of the share certificate as well as the mode of election . However , on the contentious issues of building by-laws , and norms for renting and rules for disqualification , at the end of this meeting ,there will be some who will feel that their position has been vindicated, and other I'll feel aggrieved . But whatever the decision ,we have to take it in our stride , and find ways and means to ensure that we retain our position as the finest housing estate in the country run on principle of mutual co-operation.

Before I close , let me reiterate the objectives the EC has set for itself , and also the procedure for the conduct of today's meeting .

First, everyone must give his/her opinion as to what course the society should take with respect to its future . In deciding this, we must make a distinction between what is permissible under MDDA and what is desirable . Everything that is permissible may not be desirable, and the society has the competence and capability to make rules for its self-governance . The three member committee of Mr Sameer Sinha , Mr Goel and Mr Nautiyal have given us a set of recommendations which have been shared on the what's app. This is an example of how we plan to self regulate .

Second , that even if the decision is not palatable to all, but we are still a society of like-minded people , more like minded than in any other living space - and if I may say , we are an extended family. Just as families live through all kinds of crisis , and overcome them , we will also emerge from this crisis. Let there be no personal animus amongst us – for in the course of our discussions today, voices may be raised, and viewpoints may be contested.

Thirdly, before taking a decision today, we should remember that what we decide today will have a deep impact on our society . If we decide that we will not self-regulate ourselves , and allow ourselves to be guided by whatever the government norms provide, then we have to factor that government policy also encourages home stays for tourists . Do we decide to stop at G+1 +attic, or 2+1 +attic , with or without a sloping roof as initially envisaged.

Now, with regard to the conduct of the meeting. Each and every member who wishes to speak will get an opportunity to speak , and the ITDA has booked the time for the online conferencing till 9.30 pm . I propose that we limit our address less than five minutes each . At the end of four minutes our EC member Raman will ring the bell, which should be an indication that the member may complete his/her point . At the end of the meeting , we will ask each person to record his/her vote in favour , or against the

building bye laws/any amendment that is proposed Today our discussion will be limited to the proposed changes , which have already been circulated . But we can meet as often as we wish to for even when there are contentious issues , there is nothing that we cannot resolve if we have trust, good will and regard for each other .



President

USHA