

उत्तराखण्ड सर्विसेस हाऊसिंग एसोसिएशन, देहरादून

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Minutes of 17th AGM as on 07 May 2023, 6PM.

1. The Members of EC welcomed the members of the society.
2. Incidentally the quorum is not complete due to lack of desired number of members in the AGM .So the house is postponed for half an hour.
3. After half an hour the house is called again. With the permission of chair proceedings of AGM have started.(List of the members present is enclosed)
4. The Honorary President welcomed the members and thanked them for their presence.
5. Annual report of the society for the 2022-23 is presented by the honorary secretary and agenda points are put forward for discussion.
6. Treasurer of the society Sh. G.C. Pant presented the account of statement for the year 2021-22 and 2022-23. He also presented the 'Auditors Report' for the year 2021-22, which is already submitted to Income tax department. House accepted the vote on account.
7. House ratified the decisions taken by the E.C. in the year 2022-23.
8. House agreed to increase the AMC by 3% every year which is rounded off to Rs -1000/- .
9. Honorary President requested the house to discuss the agenda points, put forward this year for discussion.
10. Mr. Subhash Joshi put forward the issue of non-adherence of norms already accepted the earlier AGMs, regarding construction of houses.

He also said 3-4 story houses are coming up. So the possibility of commercial use of buildings also cannot be ruled out in future. It's a mandate of bylaws that commercial activity cannot be run in the society.

With the increase in the number of floors, number of vehicles may also increase in future which may lead to parking problem also.

He also mentioned that comparatively the number of tenants is also increasing.

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He also suggested the verification of tenants should be done which has security implications and is binding on the society also.

He also said society has the power of imposing fine / penalty for non-compliance of rules / norms, which may be used as last resort.

11. Mrs. Anju Rana also flagged the issue of non-compliance of norms / rules by the members.

12. Mr. Ravinath Raman suggested that a letter should be written to MDDA for asking help & cooperation for complains of society norms for house building.

13. Honorary secretary appraised the house that the new members, who are making houses, are not submitting the map of houses for records to society. It is accepted that for compliance extreme measure as stopping the trucks carrying building materials to the respective plots may be used.

14. It is resolved again that No commercial activity is permissible in the society. All members should abide by this. The society was made with the resolve that this would be residential premises.

15. To make norms regarding building and use of the house a binding on all the members, bylaws should be amended and for that extra ordinary AGM to be called. This process would be completed in next three months. The extraordinary AGM can be called on line.

16. Once the norms are incorporated in the bylaws we can request the MDDA for compliance/ cooperation with more force and authority.

17. The proposal of realignment of plot No-82,83,84,85 for better management of Vacant society land is placed before house and the house ratified the proposal.

The Honorary Secretary told the house that realignment is done in a way that the above plot shareholders are not adversely affected. In fact the plot area of above mentioned plots has increased a little bit.

18. Some members raised the issue of pets and stray dogs in the society. Regarding stray dogs a letter to Nagar Nigam should be written so that the stray dogs can be removed from the society.

As far as matter of pets is concern, the owners should not leave their pets unattended and should be always on the lease while walking.

19. For smooth flow of traffic in the society a one way plan may be made. Which may be adopted after evaluation.

20. With the increase in the number of residents in the society, parking of vehicles is coming up as a problem. So many vehicles are being parked on the society road. To solve this problem a committee of Mr. V.C Goal, Mr.V.K Nautiyal

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and Mr. Sameer Sinha is proposed. The committee would provide a viable solution/ report to solve the problem.

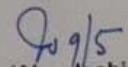
21. It is also accepted that rain harvesting pits should be revived. This would be a humble contribution to recharge the water table.
22. It is also unanimously accepted that regarding playing music etc in the club house/ society the guide lines of Hon. Supreme court should be observed.
23. Club house fee for the members in increased to Rs.2000/- per day, and the club house would not be available for the tenants.
24. If any member wants to use other places/parks for some celebration, it would be charged Rs.10, 000/- per day.
25. Houses accepted the need for refurbishing the society office which is at present not in a good shape.
26. The proposal of installing a fountain opposite the house No.88, the house was not in unison so the proposal is deferred for future.
27. Some members raised the issue of water scarcity / low pressure of water. House accepted that in the case of water scarcity during summer, members constructing houses in the society should be asked to purchase water tankers for construction work.

It is also suggested that Jal Nigam should be requested to install water meters in the individual houses so the misuse of water can be minimized.

28. Regarding reinforcing the boundary wall the house was in unison that it should be constructed on need basis.

- E.C. expressed their heartfelt thanks and obligation to the house for support and cooperation.
- Mr. N.S. Napalchayal, the designate election officer for the election of new E.C. for the society, year 2023-24 is present.
- The house unanimously voted to extend the tenure of the present E.C. for the year 2023-24.
- Three new members Mr. D. Aaron, Mr. Ravinath Raman and Mrs. Anju Rana are also elected/ coopted for the E.C. for the same period.
- New E.C. took up the responsibility of the office/ charge.

Meeting concluded with vote of thanks to the house and the members present.


(Ajay Joshi)
Honorary secretary
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