

उत्तराखण्ड सर्विसेस हाऊसिंग एसोसिएशन, देहरादून

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USHA SOCIETY

Sahastradhara Road, Dehradun, Uttarakhand

Minutes of Executive Committee Meeting held on 9th September 2026 at Club House, USHA Colony

The Executive Committee (EC) meeting was held on 9th September 2026 and following agenda items were discussed and the decisions taken are as follows:
Members Present:

- * Sh. Ram Singh Meena - President
- * Dr. Samir Sinha - Vice President
- * Sh. Nitesh Jha - Secretary
- * Dr. Mohit Gera - Treasurer
- * Smt. Romita Arora - Executive Member
- * Sh. Amit Sinha - Executive Member
- * Sh. Ravinath Raman - Executive Member
- * Sh. L. N. Pant - Invited Member

1. Addition of the Name of Spouse in Share Certificate

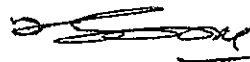
So far 21 Affidavits have been received from the members for getting the addition of the name of their Spouse in "Share Certificate". It was decided to give yet another opportunity to the members and time of one month be given for submission of the Affidavits for getting the addition of the name of their Spouse in "Share Certificate" / Nominee. A WhatsApp message to this effect needs to be posted in the USHA Group along with the 'Format' and the date by which the affidavit needs to be submitted.

2. Street Lights

In view of USHA Colony now being part of Nagar Nigam, it was decided to approach Nagar Nigam for taking over the maintenance of street lights of USHA Colony. It was further decided to request Nagar Nigam to follow a hybrid design (Combination of Electric and Solar lights) to ensure that at least some lights operate in the event of electric failure.

3. Security Audit (Examination) of Boundary Wall

Dr. Mohit Gera and Dr. Samir Sinha were reminded to oversee the detailed audit (Examination) of the Boundary by a Civil Engineer and the Estate Manager and submit their report so that further action of strengthening the security of the colony be taken up.


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4. Issues pertaining to three private plots in USHA & Delineation of Park 7

An effort was made to delineate the Private Plot on 5 th September 2026 in presence of all the parties concerned by the local 'Patwari'. However, only the three dimensions of the Private Plot could be measured. It was decided to carry out the delineation of the Private Plot along with the Park no. 7 again with the use of proper equipment/gadgets and in presence of all concerned parties.

5. Traffic Management

Dr. Mohit Gera and Dr. Samir Sinha have been reminded to submit the draft advisory to the USHA EC which could be issued to the members of USHA colony for proper parking of their cars.

6. Committee to Examine Financial Implication of the Plot Registration

The Committee of Sh. L. N. Pant, Smt. Romita Arora, Sh. Ravinath Raman and Dr. Mohit Gera submitted their report in the form of a 'draft letter' for sending the same to a qualified and reputed Chartered Accountant specialized in the matters of Property Taxation. The draft letter was accepted by the EC for sending it to the CA. During the discussion, Sh. Ravinath Raman flagged important issues pertaining to the Revenue Act which need to be addressed by USHA before deciding on the Registration of Plots by the individual members. Sh. Ravinath Raman was requested to submit a self-contained note in this regard so the matter could be deliberated in the next meeting.

7. Police Verification of House Helps

A request be sent to the local police officials to organise a special 'Camp' in USHA Colony for carrying out Police verification of all the House Helps of the Colony. Sh. Pathak shall enquire on the required documents and inform all the House Helps to ensure the availability of the documents on the day of the Camp.

8. Engagement of a Mali for Parks No. 5 and 6

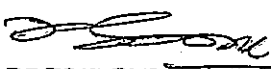
In view of upcoming of Parks 7 and 8, it was decided that the 'Mali' to be engaged for Parks 5 and 6 may also maintain Parks 7 and 8. It was decided that the job of maintaining Parks 5,6,7 & 8 be assigned to a separate 'Mali' who shall be responsible for maintenance and upkeep of these four parks in best form. The likely expenditure on this account is likely to be Rs. 20,000/- per month.

9. Laying of Kota Stone/Tiles on the Kacha floor outside Usha Colony building housing SBI & Vow Cafe

The matter was approved in the last EC meeting and Sh. Pathak was advised to seek quotations for allotment of work.

10. Some observations regarding improvements in Clubhouse, Gazebo & Kitchen, Gym and surrounding area

All the observations were accepted by the EC (Copy of the Observations enclosed as Annexure-I).


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11. Celebration of Dussehra in USHA Colony.

It was decided that henceforth the USHA EC will organize for the 'Ravana Effigy' and will also host the contributory dinner instead of the Ladies Club. The Ladies Club however will carry out the other arrangements such as organizing the cultural program, decorations etc. Dr. Mohit Gera informed that Rs. 20,000/- would be the likely expenditure on account of procurement of professional effigy and its transportation & installation. The EC approved the likely expenditure of Rs. 20,000/-.

12. Use of Clubhouse Lawn and surrounding area by the families and children of House helps.

It was decided to expedite the development of Park 8 so that the same be utilized by the families and children of House helps.

13. Issues regarding construction of House by members of USHA.

The agenda could not be taken up. Agenda items taken up with the approval of Chair.

14. Increase in the Remuneration of Security Guards

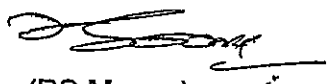
Presently the Security Guards are being paid monthly remuneration of Rs. 16,000/- and in view of their essential duty and the demand, the EC decided that the remuneration may be enhanced by Rs. 1000/- monthly every year.

15. Nuisance created by the Pet Animals kept by the members in USHA Colony

The matter was discussed and EC expressed its serious concern on repeated occurrence of incidences of nuisance such as pet animal's 'Waste/Pooh' found in the common areas, and on the roads of the Colony. It was unanimously decided to formulate rules in this regard which will have to be strictly followed by all Pet Animal Owners in letter and spirit.

Conclusion

The EC reaffirmed its commitment for acting in the best interest of the members of USHA Colony. The meeting concluded with vote of thanks to the chair.


(RS Meena)
President
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The minutes shall be uploaded to the USHA website for wider circulation.

Some observations regarding improvements in Clubhouse, Gazebo & Kitchen, Gym and surrounding area for the kind consideration of the EC.
10th August 2026

1. Clubhouse

- a. Issue of leakage of Rain Water- Though there are plans for a larger club house, the issue of leakage needs to be addressed at the earliest. Even the ladies club get-together yesterday also faced this challenge. Laying out of a Tin Sheet cover on the roof seems to be the effective solution as the existing cement sheets may not be effectively water proofed.
- b. Wooden stage (16' x 16') planks are getting worn out and are also coming out. They need to be replaced with the plank tiles.
- c. Audio-Visual system needs to be made fully functional.
- d. 4 round tables and 6 table cloths are also required.

2. Gazebo and Kitchen

- a. Gazebo's structure is fine but needs up gradation to look beautiful. This can be done by painting and up gradation of lighting.
- b. Kitchen also needs a facelift by painting and better lighting.

3. Gym

- a. Gym also faces leakage during rains and leakage spots need to be fixed.
- b. Two more fans (Low noise & wall fixed or pedestal) are also required.
- c. The 4 yoga mats (Ordinary) need to be replaced. These mats are not for individuals but for all those who come to use Gym for warming up and cooling off.

4. Surrounding Areas

- a. Pathak Ji informed that "Black and white strips" on both sides of main entrance road (up to round-about) are painted once in every two years. The painting is due this year. This also includes stone wall painting towards Sahastaradhara Heights as well as painting of kitchen bricks on the front.
- b. The unauthorized usage of Clubhouse Lawn and Open Gym still continues by the House helps and their children and EC need to take effective measures now.

5. Miscellaneous

- a. Ladies have requested to procure a 'Jhula' which can be got fabricated by USHA to be utilized by them as and when required.
- b. This year's Dussehra can be celebrated by ordering a proper Ravan effigy.

Submitted by Dr. Mohit Gera, Treasurer on 10th August 2026


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