

**USHA Society**

**Sahastradhara Road, Dehradun**

**Minutes of Executive Committee Meeting Held on 7<sup>th</sup> March, 2021**

The following Members were present:

1. Sri N. Ravi Shanker 2. Sri Anand Bardhan 3. Sri Ajay Joshi 4. Sri Samir Sinha

1. The EC expressed satisfaction that the STP established in the colony by M/S High-Tech Envo Systems, Kanwali Road, Dehradun has been commissioned. Close watch needs to be kept on the functioning of this plant in the coming months so that its output can be optimized. All EC members were requested to monitor the same.

2. During this meeting, two members, Sri P.D.Raturi and Sri H.C.Joshi have submitted a letter signed by 10 members of the society, raising the issue of registration of plots in the society in the name of its members. Copies of this letter have been shared with the EC members and the EC will consider this carefully before considering an appropriate response to the same.

3. The Hon. Secretary raised the issue regarding various Whatsapp messages received from Sri C.S. Napalchyal, Associate Member, Plot No. 98.EC, which have already been shared by him with the EC. These primarily refer to the following:

- a) The Associate Member has paid a Development Fee of Rs 3.82 lakh on 15/10/2018 to the Society as per EC Minutes dated 4<sup>th</sup> August, 2018.
- b) Further, the MDDA has issued a demand for Rs 2.62744 lakh as Development Fee for his plot to the Associate Member.
- c) The Associate Member has also requested for a breakup of the Rs 3.82 lakh deposited by him to USHA as Development Fee.



- d) The Associate Member feels that he should not be depositing Development Fee twice and that the EC should refund him the amount deposited to USHA as Development Fee.

4. After detailed deliberations, the following points were brought to fore:

- a. All land of the society is "owned" by the society and the interest of the members is as shareholders of the society.
- b. When the society was constituted, the initial contribution from each member was utilized towards the following costs:
  - i. Cost of land including registration in favour of the society.
  - ii. Cost towards conversion of land use.
  - iii. Cost towards approval of layout etc.
- c. In addition, a consolidated sum of rupees 3.82 lacs as then calculated was also paid by each member as an additional cost towards development of various common infrastructure such as roads, parks, sewage electricity lines etc. within the society.
- d. Further, any additional cost including towards approval of maps etc. for building of houses on individual plots has been borne by the respective members themselves.
- e. The question of the three private plots enclosed within in the society land was discussed in in 2010 and in 2011 all three persons including Dr. Rakesh Kumar wrote to the then President USHA acknowledging that they agree to pay the development charges as paid by members of the USHA society as also the annual maintenance charges as applicable. They also agreed that despite not being members of the society they would abide with all the rules and regulations of the society.
- f. These sums as agreed upon were duly paid by two of these persons in 2012 itself. For some reasons this process could not be completed in the case of Dr Rakesh Kumar. Sri C.S. Napalchyal who has subsequently bought this piece of land from Dr Rakesh



Kumar was, on his request made an associate member of the society on extension of the same terms and conditions as was applicable to Dr Rakesh Kumar.

- g. It is to be noted that though the payment of the Developmental Charge and AMC to the society had become applicable from 2012 itself and were duly paid in that year itself by the other two persons so similarly placed, the EC has taken a lenient view in case of Sri C.S. Napalchyal and did not raise any demands of interest or back payment on him.
- h. It is further stated that since an associate member will continue to use the infrastructure as developed within the society, it is only appropriate that he / she make similar payments towards the creation and maintenance and upgradation of such infrastructure within the society atleast at par with other members. It would be pertinent to point out that at present the society is investing a large sum of money to extend civic amenities such as sewer line to the plots of the three associate members and link them to the sewage treatment plant of the colony.
- i. It is further pointed out that by virtue of the fact that associate members are registered owners of their respective parcels of land, they are individually liable for payment of any land related charges/cess/taxes etc. as may be payable under any rules or acts of the government or its agencies from time to time.

For the above considered reasons, the request of the Associate Member Sri C.S. Napalchyal for refund of development charges paid by him to the society are not tenable and cannot be accepted.

The EC requested the Hon. Secretary to kindly apprise the Associate Member accordingly.




5. The EC also took on record the email message dated 1<sup>st</sup> March, 2021 from our Associate Member, Smt. Kiran Sharma on the map layout submitted by her. The Hon. Secretary apprised the members that norms for members have already been shared with her. The EC reiterated that the normative standards for construction within the society have been laid down by the members themselves and it is expected of each member to adhere to the same.

6. The proposed agenda for the upcoming AGM was discussed. It was pointed out that an Agenda for the 16<sup>th</sup> AGM was already agreed upon and circulated earlier on 11<sup>th</sup> June, 2020. It was resolved to rework the same, in light of the latest developments and finalise it at the earliest so that members can be duly apprised of the same. Hon. Secretary was requested to do the needful in this regard.

7. Hon. Secretary apprised that the Uttarakhand Power Corporation has agreed to convert the overhead 11 KVA power lines in the colony into underground lines using trenchless technology, for which some cutting needs to be done at select locations within the colony. After discussions with the President, permission for the same has been issued to the Uttarakhand Power Corporation on 22<sup>nd</sup> February, 2021.


The meeting ended with a Vote of Thanks to all present.

Dated 7<sup>th</sup> March 2021

  
(Samir Sinha)  
**SECRETARY (Honorary)**  
**EXECUTIVE COMMITTEE**  
USHA COLONY  
SAHASTRADHARA ROAD  
DEHRADUN

A copy of this may be placed on the USHA website for kind information and necessary action for all members.

Dated 7<sup>th</sup> March 2021

  
(Samir Sinha)  
**SECRETARY (Honorary)**  
**EXECUTIVE COMMITTEE**  
USHA COLONY  
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