

## **NOTICE FOR AGM**

NOTICE is hereby given that the 12<sup>th</sup> Annual General Meeting of members of Uttarakhand Services Housing Association will be held on **Saturday 07, November, 2015 at 5.00 pm. at USHA society complex, Sahashtradhara Road Dehradun** to transact the following Agenda points.

The meeting shall be followed by dinner. All members are requested to attend with spouses.

1. Welcome and presentation of ATR by President.
2. Presentation of Annual Report by Secretary.
3. Presentation of Treasurer's Report by Shri LM Pant, Vice President.
4. Approval of Annual Accounts & Balance Sheet.
5. To consider and ratify the decisions of the Executive Committee.
6. To increase the transfer fee from Rs. 5 lakhs to Rs. 10 lakhs.
7. To empower the EC to take decisions for smooth running of the society with respect to the following:
  - (a) Building norms for construction of houses;
  - (b) Renting of houses for residential purposes only.
  - (c) Penalty for violation of orders/directions of EC/AGM.
8. To give approval for the following:
  - (a) Erection of mobile telephone tower inside the colony premises;
  - (b) Carpeting of roads with a layer of bitumen;
  - (c) Welfare fund for temporary workers;
  - (d) Opening of SBI Branch with ATM / Locker facilities near the entrance.
9. Strengthening the security by reinforcing the boundary wall with concertina wire, employing a Security Agency and if required, by collecting Rs. One lakh per member.  
**(Proposed by Shri PD Raturi).**
10. To complete construction of houses in vacant plots by next AGM as per MDDA norms and realisation of penalty for non-compliance.
11. To elect a chairperson and 2 members for a term of 3 years to constitute an Arbitration Council in terms of Sec-48 of USRCS Act-2003 and article-15 of AoA (Article of Association).
12. Any other issue with the permission of Chair.
13. Election of office bearers for 2015-16.
14. Vote of thanks by Secretary.

**Date: October 11, 2015**

**Place: Dehradun**

**-sd-**

**(S.P. Subudhi)**

Honorary Secretary

Uttaranchal Services Housing Association,  
Dehradun

E mail: [secyusha09@gmail.com](mailto:secyusha09@gmail.com)

Website: [ushadoon.org](http://ushadoon.org)

Contact No +91 9927403837

(H.S. Negi)

## **AGM 2015**

### **Agenda point no. 7**

#### **(a) Building norms for houses**

Members wanting to construct a house shall conform to the norms of the Society, as laid down by the Executive Committee, from time to time. The norms may be regarding the front elevation, constructed area, side / front / rear open spaces, garage / servant quarter, rain water harvesting, maintenance of common outside areas etc as deemed necessary for proper up keep of the colony, All members must strictly follow the following procedure:-

- (i) Every member wanting to construct a house must submit a detailed map/ building plan prepared by a registered architect to the Executive Committee, which will examine the proposed map in the light of norms prescribed. The Executive Committee can also obtain technical opinion, if required, and can order necessary changes. The member concerned shall make these changes and submit the revised map/building plan.
- (ii) The Executive Committee after due scrutiny shall forward the proposed map/building plan to the prescribed authority and keep a copy in the society office.
- (iii) Thereafter, the concerned member shall get the map/plan approved by the prescribed authority (MDDA) within 03 months and the attested copy of the approved plan must be deposited in the society office.
- (iv) The member concerned can thereafter start construction strictly as per approved design / plan.
- (v) During the construction, it shall be the responsibility of the member to ensure that construction material is not dumped on roads, labourers do not cause any nuisance to others and any directions issued by Executive Committee are strictly followed.

The Executive Committee shall have full authority to inspect the construction activities and any deviation from the final approved plan will be reported to the authority (MDDA). In such matters, the Executive Committee may also suo motto initiate action against the defaulting member by issuing a show cause notice and thereafter take such action as Executive Committee may deem fit. These may include stopping all further construction by not permitting entry of construction material, labour etc. inside the society premises, imposing fine on the member or any other action. A factual report in such matters will be put up before the next AGM.

(b). **Renting of houses**

No member shall put his plot or house or both for any other use (such as Coaching Centre, Godown, Store, School, Office, Orphanage, Guest-House of non-government entity, Party office etc.) except for his personal residence. However a member can rent out his house for residential purpose only after obtaining written approval of the EC. The tenant should be a non- political, non-controversial person with no criminal background and possess a good character. Proper police verification as per law must be done and report submitted to the EC by the owner before consideration of his request by the committee. It shall be the duty of the member concerned to ensure that the tenant strictly obeys the norms prescribed by the EC/AGM and the owner will be solely responsible for the actions of the tenant. A copy of the rental agreement shall be submitted by the member to the Secretary at the time of obtaining approval of the EC as mentioned above. Both the owner and the tenant shall obey all directions of the EC.

(c). **Penalty for violation of orders/directions of EC/AGM**

The EC is authorized to prescribe such norms as deemed necessary for smooth running of the society and it shall be the duty of each member to adhere to the norms and directions of the EC.

If any member (or his tenant) violates the prescribed norms or orders of the EC/AGM or any provision of Article of Association/bye-laws (such as encroachment on society land, any temporary/permanent construction on land outside his plot, disrupting the supply of water/electricity, choking/blocking sewerage lines, throwing garbage, grass, debris outside his house/plot, keeping more than the permissible number of pets, allowing his pets to dirty parks/roads or roam outside his house without leash/chain, damaging roads or other property of the society etc.) such member will be dealt as follows:-

- (1) The member/tenant concerned will be issued a show cause notice by the Honorary Secretary and directed to stop the violation within 24 hours. In cases of dog bite, the dog should be removed from the society campus at once and the EC will take such action as required in the larger interest of the community.
- (2) If such violation continues even after this period, the Secretary/EC shall be authorized to physically stop it and the cost, if any, will be recoverable from the member concerned.
- (3) If such violation continues thereafter too, the EC can levy penalty or fine at the minimum rate of Rs.500/-per day. This fine shall be included in the amount due to the society by the concerned member and will be recoverable as dues by the society.