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# PROCEEDING BOOK

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## THE SARV MANGAL CO-OPERATIVE HOUSE BUILDING SOCIETY LTD.

Regd. Office : Sarv Mangal Society, Phase-2, Lohgarh Road, Zirakpur - 140603

Web : [www.sarvmangalsocietyzirkpur.com](http://www.sarvmangalsocietyzirkpur.com)

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(Registered under Punjab Co-Operative Societies Act 1961) Regd. No. 948

**Ashok Arora**  
President  
9914342345

**Atul Kumar Chaubey**  
Secretary  
9814001246

Ref. No.: SMS/... 49

Dated: 02.01.2024

### SPECIAL MEETING WITH PHASE -1 MEMBERS

The Executive Committee in its meeting held on 17.12.2023 and decided to hold a special meeting with member's of Phase 1 to discuss the problems being phased by them and also to discuss the way-out to solve the problems. The venue and other details are given hereunder:-

**DATE OF MEETING:** 14.01.2024 (SUNDAY)

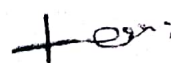
**TIME TO START MEETING:** 3 P.M

**VENUE:** OPPOSITE HOUSE NO 37, SARV MANGAL SOCIETY COMPLEX, PHASE -1, ZIRAKPUR-140603

#### AGENDA OF METING

ITEM NO	AGENDA
1	Welcome address by the President.
2	To discuss about the water logging problem in the society and the way to solve this problem.
3	To appraise the members about the reasons for non-installation of gate and further course of action in this regard and to appraise about 14 Biswa Society Land status.
4	To appraise the members about the planning and decision of the Executive for installation of Solar light & swings in the newly developed Park.
5	To take the opinion of the member's of Phase 1 regarding separation of Phase 1 & 2 in the light of complaints made to the registrar that management is not taking care of Phase 1 and also a few members raised demand for this.
6	To discuss about the tenant charges in Phase 1 as is being implemented in Phase 2.
7	To apprise the members that present maintenances charges of Rs 200/- per month were implemented in 2013. Keeping in view of inflation during this long period and increase in cost etc, the Executive committee already proposed to raise it to Rs 300/- per month from Rs 200/- p.m from 01.04.2023. This will be implemented after approval of the General House.
8	To discuss about other problems being phased by Phase1 members.
9	Any other item with the permission of chair.

Place: Zirakpur  
Dated: 31.12.2023

  
President

  
Secretary

Copy to: All concerned

NOTE: TEA & SNACKS WILL BE SERVED AFTER THE MEETING



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The meeting with members of Phase I was presided by Mr. Atul Kumar Arora, President of Society. The following matter were discussed.

### AGENDA ITEM I

#### Welcome address by President

President of the Society welcome all the members and resident attending the meeting. He also Congratulate the members and resident on the occasion of Makar Sankranti.

President also brought to the notice that one of our Executive member Mr. P. Chandra is not available today and not attending meeting due to sudden demise of his son, Mr. Rohit Das aged about 34 years. He further requested the members etc to stand up for 2 minutes and pray for the departed soul with three Prayers of Shanti Path.

After the President address Mr. Atul Kumar Chobey, Secretary of the Society read over the next Agenda Item.

### AGENDA ITEM 2

#### "WATER LOGGING PROBLEM IN THE SOCIETY"

Secretary told the house that it has already come to the notice of the Executive that in Phase there is great problem in the Society with regard to the logging of Rain Water. The same was also noticed during the last rain when it was very difficult to the resident



to come out from their houses even for many days. The water entered in some of the houses.

It was further told that at that time Mr. M.C. Patheja who is a retired as Executive Engineer from PWD was requested to visit in society to check the reasons of accumulation of this type of water in the society.

Mr Ashok Arora, with Patheja di visited the society and noticed that there is no outflow system of water. Moreover the area of the society became low lying area. All the water from other areas and also from main road comes to the society. Even sewer overflow due to this and sewer waste also comes in water and also in houses.

It was appraise that Mr Patheja di suggested to outflow this water in ground by constructing wells in the ground as is already built in phase 2 at the time of development of this phase. or other method as to be suggested by technical team to which needs to be consulted.

Secretary also brought to the notice that when work will be done than there may be small pits are required and it may be at any place as to be suggested by the technical team and resident need to cooperate and allow to built small size manhole outside their houses and same trap may also damage.

Some resident also suggested that



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Besides the rain water, the other water like washing of veranda, cars etc can also be seen on daily basis to accumulate on road. This must be kept in mind while doing this work.

It was decided that the Committee will try their best to solve this problem.

### ITEM No 3 of The AGENDA

"Reasons for non-installation of gate, Phase I and further course of action and status of 14 Bldg Land of Society."

Mr Atul Chobey, Secretary apprised the members that gate was got purchased long back for installation but due to some legal problem as was suggested and decomp, the idea to install gate was postponed at that time. It was assured that we will try our best and hoping to install the same before 31.3.2024.

It was brought to the notice of Executive that our phase I is totally not secure and there are chances of theft and it happened in recent past also.

One member suggested that there is need of cameras which can be installed at different level and areas to solve this problem.

This suggestion was very genuine. It was assured that we will look into this matter.



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The House was also apprised that we are in process of collecting documents/ information regarding our 14 Biswa Case. It was also brought to the notice that we have written to the Tehsildar for measurement of our land for Khasra number 155/2. After a lot of labour Kanoongo came and measured land of the area and also land of Laguna Benavast hall but couldn't give any proper demarkation.

It was also brought to the notice of house that 14 Biswa land was measured at the time of last Committee when Mr Dilek Singh who was Executive member was also a party to sign the agreement document and the same document is showing our 14 Biswa land which is covered by boundary wall and now construction is going on in that area. The Executive committee that we are in different process with this regards.

It was brought to our notice that the present way being used to enter in the society is belongs to the Government land i.e. MC land was kept for way long back.

### AGENDA ITEM No 4

APPRAISE MEMBER'S ABOUT DECISION FOR  
INSTALLATION OF SOLAR LIGHTS & SWINGS IN  
SOCIETY PARK

It was brought to the notice of the house that the Executive Committee already taken the decision that in the newly develop park now grass was planted and also plants are installed/planted. Now the grass has come out and the place is



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now ready as a Park. It was decided that there is need of lights in the Park. It was brought to the notice that the street light belongs to the MC, hence no additional light can be placed in the Park by taking connection from the pole. There is no other society light near this area; therefore solar light will be installed and this will need not someone touch to on.

It was further brought to the notice of house that in coming time we will install children swing as well as some items for outdoor gym.

Everyone welcome this decision

### AGENDA ITEMS

#### REGARDING SEPARATION OF PHASE 1 & 2

The Secretary, Mr. Atul Chobey also read this Agenda and clarified in Hindi about this item.

He started with the point that some members have approached for this and he further brought to the knowledge of house that it is a routine matter that some members of Phase I always alleged that the Managing Committee consist of 6 members from Phase II and one from Phase I.

It is always alleged that Phase 2, members don't take care for development of Phase I rather they put energy on development of Phase II.

It was clarified that Phase I was developed earlier than Phase 2. Phase 2 was developed with full planning, like



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Parks, size of plots, Area wise Plots Culting, water logging system. Hence by birth there were basic differences, whereas there was no park in Phase I when it was developed, however, now on sewerage place one Park is developed.

Some members have even Complain to the Registrar regarding this no-development and the Phase I member felt that if the Phase I and Phase 2 are separated they can go for better development as per requirement of Phase I.

Regarding the objection on one member from Phase I, President Mr Ashok Kumar Arora clarified that there is no such provision or any decision that only one member from Phase I can be elected in the Executive Team. He further apprised the House that there are 193 total members Phase I - 43 + Phase 2 (150) hence members from Phase 2 fill the form for Executive Committee in Right number.

It was further clarified, Phase I member even can fill their nomination for all the seven seats or less as they desired.

This issue was very important, hence in the start one member said that he is not in favour of separation, whereas he suggested that there should be a separate Committee of Executive to handle all routine matter, however when there are big decision, then we will go to main Executive. He further said that there should be separate fund to be used for Phase I



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Committee on the basis of their head & right to make expenses.

The other members including Executive member from Phase I was of the opinion that it should be separated as we have to go to Executive for each and every thing.

Every member interested, give his/her opinion.

In the end to make a decision The Secretary told the house, that those who wish to make a separate and independent body should raise their hands. out of the 19 members who are actually enroll as a member in the register only 14 (Fourteen) members raise their hands in favour of Separation.

Then Secretary requested those who are not in favour of Separation should raise their hands and one (1) member raise their his hand.

Out of the 19 members available in the meeting 14 (Fourteen) raised their hands in favour of Separation and one person against this where 5 members were remain silent. Hence the final Score board was as under.

Total Member of Phase I	= 43
Attended Meeting	= 19
Voted in favour of Separation	= 14
Balance Member left	<u>5</u>
Voted against Separation	= 1
Balance Member remain silent	<u>4</u>
Net member voted in favour/ or against	



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Hence decision was in favour of  
Separation.

AGENDA Number 6

### TENANT CHARGES IN PHASE I

The Secretary, Mr Atul Chobey brought to the notice of house that there is no Tenant Charges in Phase I whereas in Phase 2 Tenant Charges are there since 2018. The house was also brought to the notice that all the amenities which are available in the society also is being enjoyed by Tenant and like water and other expenses ~~are~~ also get increase when it is also used by Tenant.

President told the house that when if was introduced if was holding two purposes. (1) With Tenant some expenses of society is increase (2) we can hold a better records of Tenant.

A few members raised query that what would be the charges of Tenant. It was brought to the notice that Presently Maintenance charges from Member is charged @ 300/- PM in Phase 2 and similar charges are taken from Tenant.

But in new proposal to increase in maintenance charges, the Tenant charges were proposed Rs 600/- as per new proposal of members but it was opposed hence it was decided to lower the Tenant charges.

It was brought to the notice it will be



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on the basis of same percentage as for Phase I  
Details will be discussed in meeting  
of Executive

None of the Members was against this  
increase, only one old lady only represented  
that she lives alone in house and paying  
maintenance charges at par with the other  
whereas some tenant have to pay any  
charges, she was apprised that tenant  
should earlier be informed about the  
charges and everywhere such expenses are  
met by tenant separately.

### ITEM NO 8 OF AGENDA

Since this meeting was specifically  
called for knowing the problem of residents  
of Phase I, it was told by the secretary  
that how the resident / Member can solve  
their problems which can be a big help  
for society environment and development.

(a) One member brought to the  
notice of Executive that there is no  
dust bin outer area of the society. The  
resident and tenant through their garbage  
bins and there specially in vacant plots

It was further discussed that some  
time dogs open the garbage dustbins and  
spread the garbage here and there.

It was suggested to fill the  
garbage at few places on a high level  
stand available in the market and hospital  
at many other places.



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(b) One member suggested that the water tank is very old and there is leakage in tank it should be constructed a new in big size as the present was constructed long back.

The suggestion was taken but the Secretary clarified that the present leakage was a small leak. It was also brought to the notice that leakage was got repaired a few months back still it again leakage is there. Mr. Krishnakant was authorized to get it repair and in future when there is any such minor problem may may go for repair and can submit the bill. or will decide in Executive to give some amount for Petty Expenses.

(c) One member brought to the notice of Executive that he is very old person Society water pipe running under his ramp got leakage of water and he is bearing a lot of problem. The pipe piece needs to replace to solve his problem. This was accepted and will be done in due course.

(d) Mr. Bhawar Gupta, who became member nearly two years back is now interested to construct his house is facing problem that the MC is not passing his map. MC is asking for map approved by the MC for Society with stamp of MC. The same is neither available with MC nor with Society. The Society is having a map but they refused to accept as that does not bear the stamp of MC. Moreover the map is showing houses upto house number 41.



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Mr Gupta was told that we will share a copy taken under RTI Act in 2006 showing that our map was approved by Nagar Panchayat and apply the map with this paper.

- (e) One resident of House Number 33 brought to the notice of the Committee that she is residing in their house since long. A few months back some one of some Company had started the construction on the back side of their house. The area of construction is very big and they might be constructing some mall type building. They are digging on the back side of their house with very heavy machinery. As a result of this there are number of long cracks in their house and even some water pipe also damaged and there is great leakage. They approached the Executive in the meeting and requested that their life is in danger and their house may collapse and requested to make a complaint for repair of their house and also stop further construction till their house is repaired and also assurance that they will take care while construction their property. ©

It was decided that we will go to the MC office with complaint in this regard for taking necessary action against the owner/owner.

- (f) On an query for the status of pending transfer/payment of house number



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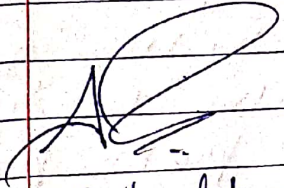
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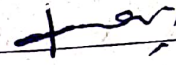
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37 in Phase I

It was brought to the notice that number of times required documents were given to AR Department for passing necessary orders. but still case is pending. Now recently an Inspector of department collected all the details of the case etc and we are hopeful for getting the required orders.



Sanjay Pathan



Ryft