

Minutes of EC Meeting of 01/10/22

The Civil Services Co-operative Housing Society was registered on 10th January, 2003. Smt Sushma Singh, was the first President of the Society and Shri D K Pandey became the first Secretary of the Society. Department of Revenue and Land Reforms vide letter no 3046 dtd 6th August, 2004 informed that as per the decision of the State Govt. a total of 78.32 acres of land of gair majarua nature belonging to plot no. 34,35 and 724 of khata no. 267, thana no. 60 of mauja Sanga under Kanke circle was transferred to the Society on payment of 1,46,85,000/-.

A GBM of the Society was called on 2nd September, 2004 in which the following decisions were taken:-

- a) To take possession of the land**
- b) To appoint a consultant for planning, etc.**
- c) To authorise the Executive Committee to negotiate with those raiyyats whose land fell within the periphery of Society land in order to arrive at a reasonable price for purchase of these land.**

A meeting of the EC was held on 9th and 14th November, 2004 under the Chairmanship of Shri R S Sharma, who by then had become the President of the Society. The choice for consultant was narrowed down to Ms Chadda and The Creators by the EC. The EC was also informed that the President, the Secretary and the Treasurer had visited the site to negotiate with the raiyyats. The raiyyats were offered the same rate at which the Society purchased the above land or they were also offered the possibility of exchange of land with Society.

In the meeting of EC on 25th February, 2005, The Creators was appointed the consultant for the project.

The proceedings of the EC held on 16th August, 2005 indicate that pillaring had been done and land given to the Society was identified. The consultant was asked to mark 240 plots of equal size on the plot. It was also decided to allocate the plots through lottery.

A GBM was held on 7th March, 2006 in which the progress till then was reviewed and it was decided that a new EC will be elected in the next GBM.

In the EC meetings on 4th January and 16th January, 2007 the modalities for conducting the lottery were decided.

In the GBM held on 10th February, 2007 at the site, the process for allotment of land via lottery was completed.

In the GBM on 17th September, 2007 the new EC (eleven members) was elected. Shri R S Sharma was elected as the President, Shri D K Pandey as the Secretary and Shri P C Mishra as the Treasurer.

In the meeting of EC on 19th December, 2008, the rate for registration of land to be paid by allottees at 6,700/- was finalised.

In the EC meeting held on 30th July, 2009, Shri S K Choudhary was elected as Officiating President.

An emergency EC meeting was called for in view of W.P. (PIL) No. 385/2010 filed by Shri Vishal Kumar Singh against providing GM land to Society by Govt. Shri Rajiv Ranjan was hired as an Advocate on behalf of the Society.

In the GBM held on 21st August, 2010 it was decided that work should be started after the case was closed. A new EC was also elected. Shri A K Sarkar was elected as President, Shri Ajay Kumar Singh (IPS) as Secretary and Shri Dinesh Kumar as Treasurer.

In the EC meeting on 26th March, 2011, it was decided to elect Shri A K Rastogi as Secretary in place of Shri A K Singh as he was proceeding on Central Deputation.

In the GBM on 27th September, 2013, a new EC was elected with Shri Vinod Kumar Agarwal as President, Shri A K Rastogi as Secretary and Shri Rajiv Lochan Bukshi as Treasurer. The work remained suspended due to pending PIL.

In the EC meeting held on 12th September, 2014, Shri N N Pandey was elected as President in lieu of Shri Vinod Agarwal proceeding on Central deputation. It was also decided to nominate Shri Vimal Kirti Singh as the advocate for the Society.

In the EC on 21st May, 2015, at the request of the President Shri N N Pandey, Shri D K Pandey took over as President of the Society.

The Hon'ble High Court of Jharkhand disposed the writ in favour of Society in April, 2016. Shri Vimal Kirti Singh was instrumental in getting this relief.

In EC held on 24th May, 2016 it was decided to get the agreement of land with the Govt. registered.

As per the proceedings of EC on 16th August, 2016 the process of preparation and signature of individual deeds started.

As per proceedings of EC on 10th August, 2017, 196 members had got their plots registered and 44 more were in the process of doing so.

In the AGM held on 2nd September, 2017, the process for selecting contractor for building the boundary wall was started.

In the GBM on 24th February, 2018, it was decided to award the work of construction of boundary wall to M/S Eqqus Estate (P) Ltd at Rs 5,39,44,859.85 on L1 basis. The cost per member came to Rs 2,24,770/-.

The progress of the project was reviewed on 25th December, 2018 in the EC. It was found that a) some raiyyats were objecting to the construction of boundary as their land fell within our premises, b) it was also found that on re-measurement of Society land, some plots were falling outside the actual land allocated to the Society. It was decided to refer these matters to the GBM.

A GBM was held on 25th December itself, which was attended by 18 members. It was informed that about 40 plots were getting affected after re-measurement. The GBM decided to ask the developer to reallocate the plots by reducing the common area and road width so that most plots could be adjusted. The GBM unanimously decided to deal positively if some plot size still got altered after all exigencies were exhausted.

In the EC on 5th July, 2019, it was informed that the construction of boundary wall was on and there could be a possibility of realignment of some plots after the boundary wall was constructed.

The pandemic struck in March, 2020.

The next EC was held on 29th October, 2020 under the Presidentship of Shri B B Pradhan (Vice President). It was informed that Raiyyati lands had been found at seven places within the land allocated to the Society. The possibility of computing the cost involved in purchase of these lands and the cost involved in altering the boundary wall to keep these lands outside our premises were discussed. It was decided to take the approval of GBM on this. It was also found that due to faulty measurement of land in the

beginning 48 plots were getting partially/completely affected on re-measurement. It was decided a) to take the consent of partially affected plot members for reallocation of plots or keeping their plots intact with money for lost part being returned, b) to keep the plots of those unaffected as it was, c) to minimise the discomfort to members on reallocation, d) to take steps to recover pending payments from 125 members. It was also decided to hold the GBM on 5th December, 2020 with Google meet link being shared to those members who wanted to join online.

A GBM in hybrid mode was held on 5th December, 2020. & members, viz. B B Pradhan, A K Rastogi, R K Mallick, R L Bukshi, R C Ram, Ashok Kumar and Kamlesh Pandey attended physically, whereas, 19 members, viz. Sushma Singh, A K Rath, Vinod Agarwal, D K Tewatia, Kulwant Singh, Kirti Singh, Deepak Singh, N N Pandey, R K Kataria, Mahendra Prasad, Shashikar Samant, R K Verma, A K Sarkar, Rudranand Prasad, R P Singh, Vaidehi Sharan Mishra, Dinesh Kumar, A T Mishra and C P Kiran attended online.

The GBM was informed about the financial status and the pending payments. It was also informed that total 65 plots in place of 48 plots were getting affected partially or fully on re-measurement. Upon removing 8.20 acres of raiyyati land from the premises and after straightening the road alignment, a total of 96 plots would need re-allocation. Rest 144 plots would remain unaffected. The following decisions were taken unanimously:-

- a) Members against whom payments were pending, were given a fixed timeline to pay,
- b) The members owning the affected 48 plots were given time extension for payment,
- c) The members whose plots were getting affected due to re-alignment were also given time extension to pay,
- d) All plots to be demarcated by RCC pillars
- e) All 96 plots to be re-allocated, ensuring members face minimum problem in registration,
- f) Five Strand Solar powered electric fence to be put up in place of concertina wiring,
- g) Expenditure on additional work to be computed and distributed among all members.

A new EC consisting of 9 members constituted.

In the EC meeting held on 9th January, 2021, Shri B B Pradhan was elected President, Shri A K Rastogi as Secretary and Shri R L Bukshi as the Treasurer. Shri A P Singh was elected Vice President. Routine matters were discussed.

Next EC was held on 3rd July, 2021. The progress of boundary wall construction was reviewed. As per the decisions taken in the GBM held on 5th December, 2020, the developer produced two layout plans for re-allocation of plots. In the first layout, 42 plots out of 96, were kept on original position. 54 plots were to be re-allocated. Rest plots were kept as original. But due to this the serial numbers all became very random and “chouhaddi” of many plots got altered. In the second layout, the road alignment was proper and almost everybody got a frontage of 45 feet road. The serial numbers also were in orderly fashion. The EC ratified the second layout plan.

It was informed that in the first allotment 13 members had larger plots and one member had slightly lesser area plot. It was decided to give 7820 sq ft plots to all and adjust money accordingly.

It was informed that the members who had got their plots registered and now the “chouhaddi” etc. changed, will have to get a Rectification Deed done at a nominal cost of 3100/-.

The members, who had yet not registered their plots, would be facilitated by the Society to do so.

It was informed that the cost of concertina wiring and power fencing were almost same, hence the EC decided to go for power fencing.

EC meetings was held on 8th April, 2022 in which progress of work was reviewed.

The next EC was held on 23rd July, 2022. It was informed that layout plan was ready and allotment letters were ready to be issued. It was discovered that in the original allotment, 70 plots were allocated on raiyyati plots. The re-allotment was done keeping the plot numbers of the members intact. It was decided that the fresh allotment letters would be sent after all members had settled their pending payments or on expiry of the final date for payment, the Society would know how many plots would be cancelled.

A GBM was held on 21st August, 2022 which was attended by 26 members. In the light of the fact that some members had expressed reservations over the re-allotment process and other issues in the WhatsApp group, a detailed note was prepared and posted on the group. That note is again being posted along with the present note.

An EC meeting was held on 1st October, 2022. Taking note of the discussions happening on the WhatsApp group and also discussions held with various members, following points were elaborately focussed on:-

- a) We begin by proposing that the present layout of the plots will be taken as final.**
- b) 16 members have sent written request for re-allocation of their plots due to topographical non-suitability, in compliance with the decision taken in the previous EC meeting. A committee of 5 members led by Shri Sudhir Tripathi was constituted to examine the suitability of the said 16 plots. The report of the committee is still awaited.**

In the last EC meeting, after detailed discussion, the following possible options were out-lined:-

- 1) The land is resurveyed. Only those portions will be demarcated which are level and/or fit for construction and subsequent re-plotting could reduce the area of individual plots from 7820 sq ft to around 6500-6000 sq ft. In this case, the entire expenditure done on surveying, demarcation and outlay till now will have to be written off. Re-registration/rectification charges will be borne by individual member. Reduction in area of plots may satisfy members to a large extent.**
- 2) After receipt of the report of the 5 members committee, out of the 16 plots, for plots which would be found unsuitable, the following remedy can be taken up.**
 - a) A lottery among those affected members can be done to allocate 4 vacant plots.**
 - b) For the rest plots, levelling can be done at the cost of the society for making them suitable for construction, or efforts will be made to identify alternate location within the society premises for these remaining plots.**

- 3) A fresh lottery for re-allocation of all the plots to be done. In this case, the charges for re-registration or rectification of deed, as the case may be, shall be borne by individual members.**

These options will be placed before the next GBM. After approval of any of the above proposals, further course of action will be decided.