

ENGINEERS COOPERATIVE HOUSING SOCIETY

Sangjani, Sector D-18, Islamabad

Phones: 051-2566082, 5392723

No. ECHS/4/5/30th AGM/02/2013
February 2013

To:- _____
(All Allottee Members of ECHS)

Copy to: The Circle Registrar,
ICT, Cooperative Societies Department,
F-8 Markaz, Islamabad

Subject:- **Minutes of 30th Annual General Meeting – ECHS**

Dear Sir,

1. 30th Annual General Meeting of Engineers Cooperative Housing Society, Islamabad was held at 1140 hours on Sunday the 09th December, 2012 at AWT Mess (Blue Lagoon) Rawalpindi. The meeting could not commence at the scheduled time of 1100 hours due to non completion of quorum. The meeting started with the recitation from the Holy Quraan by Engr Lt Col Ghulam Kabeer Khan (Retd) (ECHS -15255). President ECHS Engr Maj Gen Sabih Uddin Bokhari, HI(M), SJ (Retd) was in Chair.

2. **Attendance** Approximately 271 members attended the meeting. Quite a few members attended the meeting with their families. Regrets were received from 10 members. The participants were provided following documents before start of the meeting:-

- a. Agenda Points for 30th AGM
- b. Annual Audit Reports 2010-2011 and 2011-2012.
- c. Revised Budgets 2010-2011 and 2011-2012.
- d. Proposed Budgets 2012-2013 and 2013-2014.

In addition, ECHS Layout Plan for Residential and Commercial Plots provisionally approved by CDA was displayed for the information of the members.

3. Engr Lt Col Mansoor Ahmed, TI(M), (Retd), General Manager (Admin) ECHS performed the duties of Stage Secretary. He welcomed the participants of the meeting on behalf of the President, Honorary Secretary and members of Managing Committee ECHS.

4. **Welcome Address by the President ECHS**. The President ECHS Engr Maj Gen Sabih Uddin Bokhari, HI(M), SJ (Retd) warmly welcomed all the members and their families and also the honourable guests including Lt Gen Tahir Mahmood Qazi, HI(M) (Retd),

Engr Major General Munawar Ahmed Solehria, Engr Major General Muhammad Rafique Sabir, Engr Major General Hidayat Ullah Khan Niazi, HI(M), SJ, (Retd), Engr Major General Farrukh Javaid HI (M), (Retd) and Mr Muhammad Nasim Javaid, Director MVHS (D-17) to the 30th Annual General Meeting. He appreciated that many of the members had traveled over long distances and put themselves into a fair amount of inconvenience to grace the occasion. President thanked all the participants for attending the meeting. The President highlighted following points in his welcome address:-



30th AGM in progress on 9th December 2012



Members attending the 30th AGM

- a. **Direct Approach to the Society from GT Road.** The President specifically mentioned that a very important aspect about which each member is deeply concerned, is a direct access to the society from GT road. Our worthy members will certainly feel delighted and encouraged to know that by the grace of Almighty Allah, the efforts put in by the Management Committee have yielded positive results. Management ECHS has been successful in achieving not only a better but a standard linkage of the society with GT road through MVHS (D-17) because 2nd carriageway of this approach road has also been recently carpeted by MVHS.

President thanked the management of MVHS who realizing the problems of users without differentiating amongst the users of neighbouring society, took positive steps and helped out in providing solution to this particular problem of access to the society direct from GT road. Appreciating the gesture by the management MVHS, the President expected that this cooperation will continue in future as well to settle the common problems faced by the neighboring societies.

Besides establishing linkage with GT road, damaged portions of roads inside the ECHS causing inconvenience to visitor members have also been repaired. Such measures have helped in building confidence amongst members in particular and public in general. That is why, within a short span of time after construction of link road, real estate value of plots in ECHS have considerably increased and is expected to further improve which is of-course a very healthy indication and should be a source of satisfaction for the worthy members. However, management ECHS is not satisfied with these achievements and is continually striving for still better and direct linkage of society's North Avenue with GT road through sectoral (D-17) road of MVHS. Said efforts are expected to yield results during the year 2013 when project of interchange and widening / up gradation of Sangjani-Paswal road comes on ground.

- b. **Construction of Interchange on Motorway (M-1).** AWT is working on construction of interchange on motorway (M-I) which shall facilitate all societies in the vicinity. NHA had previously agreed for construction of interchange on "Self Finance Basis" but subsequent efforts to obtain permission for construction on "Self Execution Basis" to keep the cost of construction within limits have also yielded positively. This has been possible

with the efforts of one of our worthy members, Ex Chairman NHA, Engr Major General Farrukh Javaid (Retd). President thanked the General Officer on behalf of management ECHS. It was intimated that Joint Venture agreement amongst societies in the vicinity of Interchange has been concluded, joint account opened in the Bank of Punjab, Project Director has been appointed and preparation of Design and tender documents is in progress.

- c. **Sangjani -Paswal Road.** ECHS main entrance is planned on Sangjani-Paswal road in its NW direction. This road was continuously deteriorating and needed attention because it serves as approach to proposed Sangjani Interchange also. Due to un-precedented rains resulting into devastating effects of floods in 2010, all development funds for the year 2010-2011 were diverted to re-habilitation of flood affectees. Therefore, up-gradation of Sangjani-Paswal road also had to be planned on “Self Help Basis” as a joint venture by AWT, ECHS and VCHS. Accordingly Joint agreement between the affected Societies has been concluded and the work has commenced on 19th Nov 2012. Project is scheduled to complete in Six months time.
- d. **Development Works.** Although more than 70% development works in Sector M have been completed but unfortunately the works are stuck up at present due to litigation problem with the contractor. However, with a view to economizing on expenditures and completing the scheme expeditiously, development works of external electrification in sector M are in progress on “Self execution basis” and planned to be completed by June 2013. Similarly, efforts are in hand to procure and store major components of balance external electrification in sectors A-K from IESCO to save the members from extra burden of escalation.
- e. **Sui Gas.** Sui Gas pipe network in sector A-K has been completed, connected to main 6’’ dia supply line at AWT’s entrance, Town boundary Station (TBS) has been installed at the start of the pipe network in ECHS and is in the final stages for energization. President suggested the residents to apply to the Sui Gas Department for providing “Meter Connections” as the same consumes substantial time due to prioritization in “provision of connections” by the department.

- f. **Parks in ECHS.** With a view to making ECHS green and worth living place, Management is paying special attention towards extensive tree plantation in its 1st phase. Members will be satisfied to know that extensive Pine and Alestonia trees have been planted in Parks/Green Areas of sectors D, F and K of the society. The survival rate, particularly of Pines, is very encouraging. Besides this, all Boulevards and 60 feet wide roads of the society have been planted with various types of shady trees. Certainly these efforts will help in improving the environment and making the society most attractive and livable place.
- g. **NOC from EPA.** This will be a matter of pleasure and satisfaction for all the members that management of ECHS has been successful in obtaining NOC for Environmental Protection from EPA, the department of Environmental Protection, Govt of the Punjab.
- h. **Security Measures.** Increased development activities in the society have confronted the management with increased security problems which are being addressed by adopting increased security measures. Steps taken by the management have improved the degree of confidence of members who have been encouraged to start constructing their houses in the society. Seven houses have been completed and families are residing there, while another ten houses are under construction and quite a few are in the planning stage.
- j. **Development of Infrastructure of Commercial Areas.** In order to enhance habitation of the society, development of infrastructure of sectoral commercial areas has also been taken in hand which is progressing well towards its completion during 2nd quarter of the year 2013.
- k. **Construction of Jamia Masjid, Primary School and Commercial Plaza.** Contracts for construction of Jamia Masjid and Primary School have been concluded. Commercial plaza in the main Commercial site has also been planned. It is a matter of pride to mention the fact that management of ECHS has decided to build the Masjid out of “interest free funds”. To materialize this mission, a separate “Masjid Fund Account” has been opened in Meezan Bank. Besides contribution by the worthy members as Masjid fund, donations have also been requested from the members by writing them letters. Worthy members are once again requested to donate for the construction of Jamia Masjid.

- l. **Sign Boards and Guide Map.** Essential sign posting along boulevards and main roads and installation of guide map adjacent to office building has been done for guidance of visiting members.
 - m. **Clearance of Dues.** President said towards close of his address that while the present Management Committee will strive to do its job with more zeal and enthusiasm for the benefit of the society, he would request the honourable members to equally realize their responsibility towards the society by paying their dues in time. President intimated that there are millions of rupees outstanding against the members. He emphasized that no cooperative society can function and flourish without timely payment of the dues. Therefore, members who have outstanding amounts against them must clear their dues as soon as possible.
5. In the end, President thanked all participants for taking the trouble to attend this annual event.



Members attending the 30th AGM



30th AGM in Progress

6. **Address by Honorary Secretary ECHS.** Engr Brig Muhammad Asif Khurshid, SI(M) (Retd), Honorary Secretary ECHS could not attend 30th AGM due to illness. Therefore, Engr Brig Syed Abrar Hussain, SI(M), (Retd), Treasurer ECHS, addressed the AGM on behalf of Honorary Secretary and welcomed honourable members on this auspicious occasion of 30th AGM of Engineers Cooperative Housing Society, Islamabad. Thereafter, annual report was presented by Engr Brig Syed Abrar Hussain, SI (M), (Retd), Treasurer ECHS. Prior to this, acting secretary ECHS requested the house to offer Fateha for the departed souls.

- a. **Fateha for Departed Souls.** Following members had departed for whom the house was requested to offer Fateha:-

<u>S.No</u>	<u>Membership No</u>	<u>Name</u>	<u>Date of Death</u>
(1)	507	Engr Col (Retd) Inayat Elahi	17-Sep-2011
(2)	1136	Engr Brig Muhammad Shafi Ejaz, (Retd)	Oct 2010
(3)	895	Engr Nasir Hussain Shah	27 Jan 2004
(4)	855	Engr Pir Muhammad Qureshi	27 July 2004
(5)	667	Engr Prof. I.H Shah	
(6)	259	Engr Abdus Sattar Chaudhri	23 Jan 2009
(7)	273	Engr. Lt Col Muhammad Yasin	4 Feb 2012
(8)	2238	Brig Syed Inayat Hussain	3 Feb 1998

(9)	2425	Mr. Muhammad Ashraf	
(10)	1447	Engr Ezaz Masrur	6 Jan 1996
(11)	2116	Engr Major Iftikhar Ali	
(12)	4920	Engr. Lt Col M. Naeem Irshad	

b. **Minutes of 29th Annual General Body Meeting (AGM) Held on 17th April**

2011. The 29th Annual General Body Meeting (AGM) was held in AWT Mess (Blue Lagoon) on 17th April 2011 at 1135 hours. The meeting commenced when the Quorum was completed in accordance with ECHS Bye-Laws (Bye-Law no 26) i.e 250 members for 2,000 and above members. AGM commenced with recitation of Holy Quran following by an update by the President, Honorary Secretary, Treasurer, Chairman Technical Committee and briefing by a co-opted member Engr Brig Syed Abrar Hussain, SI(M), (Retd). General Body was intimated regarding access through neighboring housing society, link with interchange on Motorway (M-I) through AWT Housing Society, update on development works being executed in ECHS including plantation / development of parks, salient features of Development Plan 2011-16 and levy of additional development charges. A total of (17) points were raised by honourable members which were replied comprehensively by the President ECHS and the Management. Honourable members would be glad to learn that a large number of projects included in ECHS Development Plan 2011-16 have been taken in hand whose details are being covered by the Chairman Technical Committee. Response by members in remitting of Additional Development Charges is very encouraging.

Approval of Minutes of 29th AGM Engr Brig Syed Abrar Hussain, SI(M), (Retd), Treasurer ECHS informed the house that no observation was received on the Minutes of 29th Annual General Meeting, which had been dispatched to all the members vide ECHS letter NO. 4/5/29th AGM/05/2011/ECHS dated 25th May 2011. However, some points regarding discussion in the 29th AGM and some suggestions had been received from five members which shall be discussed during the open house discussion. The house was then requested to approve the minutes of 29th AGM held on 17th April 2011. Approval of minutes was proposed by Engr Brig Waris Hussain Rizvi (Retd),

(ECHS-4815) and seconded by Engr Brig Liaqat Ali (Retd), (ECHS 802) and thus the minutes were approved by the house.

- c. **Audit Reports – ECHS.** Audit of ECHS for each financial year is a regular feature and Auditing Firm for the purpose is detailed by the Department of Circle Registrar Co-operative Housing Societies Islamabad. Audits of ECHS for the years 2010-11 and 2011-12 have been carried out by two different firms; one based at Lahore and the other in Islamabad. Special / Investigative Audit for the period of three years (2009 to 2012) by a Tax Consultant Firm based in Rawalpindi is also in progress and is likely to be completed shortly.
- d. **Availability of Area Under Litigation.** A small area in sector E of ECHS has been taken over in recent past where development works are likely to be completed shortly. As a result of settlement of this litigation, about 25 residential plots have become available in the area.
- e. **Development of Parks.** Special emphasis has been laid on plantation in ECHS; plants have been planted on the periphery of the society, medians of roads and at the round-about. Parks planned in ECHS master plan are also being developed. In the first phase trees have been planted in parks of Sector D, F and K. Subsequent development of parks / green areas is planned in second phase once the planted trees grow up to desired level.



Development works for services in Main Commercial Area



Completed and under construction Houses in ECHS

7. **Briefing by the Chairman Technical Committee.** Engr Brig Zahid Munir SI(M), (Retd), Chairman Technical Committee presented the present status of various development activities in hand for the information of worthy members as under:-

- a. **Road Works.** Except works in North Commercial Area which are in progress, road work has almost been completed. Whereas, the road works of Commercial Areas i.e A and B, A and K, J, F and 'E' Sector are in progress. These completed roads will be black topped during the current season. Present progress of roads in Sector 'M' is 96 %.
- b. **Surface Drainage.** More than 80% works of stone masonry / PCC drains, RCC and stone masonry culverts have been completed.
- c. **Sewerage Network.** 30% works in Sector 'M' have been completed so far, whereas pace of progress for balance works will substantially increase on completion of other activities.
- d. **Water Supply.** 30% works in Sector 'M' as well as in North Commercial Area have been completed.
- e. **Electrification of Sector 'M'.** 40% works on self execution basis approved by IESCO have been completed and the remaining works are likely to be completed by end June 2013.
- f. **Suigas Net Work.** Execution on laying of Suigas net work on "deposit work basis" by SNGPL is in progress. External Suigas pipe line upto Main Entrance

of ECHS has been laid and connected with Town Boundary Station (TBS) installed within the ECHS premises. Hopefully, the connection from TBS to the ECHS residents will be completed within a month or two.

- g. **Approach to ECHS through MVHS (D-17).** Has been completed.
- h. **Main Gate at Entrance of ECHS at Sangjani – Paswal Road.** Has been completed.
- j. **Painting of Kerb Stones Along Boulevards/Main Roads.** Kerb stones of Main Boulevard and other category II Roads have been painted with yellow and black paint to facilitate the traffic and provide “uplifted out look”.
- k. **Development of Green Areas/Parks.** Two parks have been developed in Sector D and K. 4721 trees in various sectors, mostly Pines, and Alestonia have been planted. These planted trees have also been protected with barbed wire fence and steel tree guards.
- l. **Construction of Boundary Wall and Allied Works Around Office Complex.** 90% work has been completed and remaining work is likely to be completed by end of April 2013.
- m. **Construction of Living Accommodation for Single Staff.** The work has been completed and accommodation has been occupied by the ECHS staff employees.
- n. **Sign Boards.** For guidance of our respectable members as well as the visitors, sign boards on major roads have been fixed. A guide map has also been fixed in front of ECHS Office Complex.
- o. **Street Lights.** The work for installation of street lights on Main Boulevard; 18th Avenue and a street where houses have been constructed has commenced on 04 Dec 2012 and is planned to be completed in six months time.
- p. **Primary School.** The Contract for construction of School has been awarded to M/s Allah Dad Construction Company on 5 Dec 2012 with completion date as 7 March 2014 at the cost of Rs. 83.342 Millions to facilitate the children of the residents of ECHS with education.
- q. **Jamia Masjid.** The contract for construction of Jamia Masjid has been awarded to M/s Unique Construction Company on 5 Dec 2012 with completion date as 7 March 2014 at the cost of Rs. 60.014 Millions.

- r. **Water Purification Plant.** For providing filtered / purified water to the residents of ECHS, a Small Water Purification Plant is being installed in the premises with estimated cost to Rs. 1.00 Million. The work is likely to complete within three months.
- s. **Storage Shed.** A storage shed in the vicinity of ECHS Office Complex is being constructed for storage of transformers, electric cables and other miscellaneous tools and plants etc with an approximate cost of Rs. 1.065 Million.
- t. **Commercial Plaza.** A Commercial Plaza to be constructed in the premises of Main Commercial Area Sector 'J' has been approved by the ECHS Management. M/s Abbasy & Associates were assigned design and preparation of tender documents to award the contract at the earliest with a view to facilitating the residents of ECHS. Tender Documents and Engineer's Estimate amounting to Rs.17.323 Millions have been prepared by the Consultant. The contract shall be awarded shortly after issuing/opening of tenders.
- u. **Sangjani - Paswal Road.** The widening / up-gradation of Sangjani – Paswal Road at the cost of Rs. 15.00 Millions is in progress.
- v. **Interchange.** The construction of Sangjani Interchange at Motorway M-1 as a Joint Venture Project is likely to start shortly at the estimated cost of Rs. 213.75 Millions.
8. **Briefing by the Treasurer Engr Brig Syed Abrar Hussain, SI(M), (Retd).**
- a. **Audit Report 2010-11 and 2011-12** The treasurer Engr Brig Syed Abrar Hussain, SI(M), (Retd) briefed on Audit Reports for the years 2010-11 and 2011-12. Copies of the final Audit Reports were provided to the members before commencement of the proceedings of the AGM for their consultation and comments. The Treasurer informed the house that audit was conducted by M/S Tahir Siddiqui & Co based at Lahore and Faisal Latif & Co based at Islamabad. Audit teams did not raise any significant observation in the Financial Statements, Balance Sheet and Income and Expenditure Accounts. Audit teams agreed with the maintenance of Books of Accounts of ECHS which shows a true and fair picture of state of affairs of the Society. The house approved the audit reports.

- b. **Revised Budget 2010-11 and 2011-12.** Taking into account all pros and cons, the budget for the year 2010-11 and 2011-12 was revised. Copies of revised budgets were placed with the members prior to commencement of the meeting. Treasurer briefed the house and highlighted salients of revised Budget 2010-11 and 2011-12 for approval. Engr Brig Muhammad Khalid Sohail Cheema, (Retd), (ECHS-4023) proposed and Engr. Illahi B. Sheikh (ECHS-1737) seconded. The revised budgets for the years 2010-11 and 2011-12 were approved by the house.
- c. **Proposed Budget 2012-13 and 2013-14** Engr Brig Syed Abrar Hussain, SI(M), (Retd), Treasurer ECHS highlighted the need of proposed Budget for the years 2012-13 and 2013-14 and requested the house to accord approval. The same was proposed by Engr Brig Muhammad Khalid Sohail Cheema, (Retd), (ECHS-4023) and seconded by Engr. Illahi B. Sheikh (ECHS-1737). The house approved the proposed budgets for the years 2012-2013 and 2013-2014.

Discussions and Decisions on the Points with the Permission of the Chair. The President ECHS Engr. Maj Gen Sabih Uddin Bokhari, (HI) (M), SJ, (Retd) invited questions and queries if any from the house. Members asked / raised various points which were duly responded by the management. Replies / decisions made are appended below:-

Point – 1

Following members raised the point that converting of Surcharge into principal amount is against the decision of 20th AGM, where it was earlier decided that the surcharge shall be payable on taking possession of the plot. As such the surcharge should not be converted as principal amount:-

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|----|-----------------------------------|---|-----------|
| a. | Engr Brig Muhammad Salman, (Retd) | - | ECHS-1006 |
| b. | Engr Zulfiqar Ali | - | ECHS-85 |
| c. | Engr Illahi Bakhsh Sheikh | - | ECHS-1737 |

Decision / Reply

It was explained by Engr Brig Syed Abrar Hussain, SI(M), (Retd) that conversion of surcharge into principal amount was decided by the house in the 28th AGM after due deliberations because the members were not paying their dues and the surcharge, and the development works were being delayed. As such the decision of 20th AGM is no more valid.

However, the decision of 28th AGM regarding converting surcharge into principal amount was reverted as majority of the members voted for the reversion.

Point – 2

Engr Brig Muhammad Salman (Retd) ECHS-1006 raised following points:-

- a. Development works are not satisfactory and are too late.
- b. The Society has no NOC from any authority.
- c. Project of Masjid should be minimized and be under taken in phases to save the funds till increase of population in the society.
- d. Possession of plots has not been offered by the Society as yet.

Decision / Reply

- a. Engr Brig Syed Abrar Hussain, SI(M), (Retd) and Engr Brig Zahid Munir, SI(M), (Retd) briefed the house in detail regarding development and ongoing projects of the society.
- b. The house was informed by the management that layout plan of the Society has been approved by CDA and Zila Council Rawalpindi and as such initial NOC for development of the Society has been conditionally provided. Now Proceedings for issuance of final NOC from TMA Taxila are in process.
- c. After detailed discussion on the subject of Jamia Masjid the house approved the construction of Jamia Masjid as planned.
- d. The house was informed by the management that possession of residential plots situated in Sectors A to K was offered in the year 2006. At present 7 families are residing and another 10 houses are under construction at various stages. Commercial areas are under development and possession of commercial plots will be offered after completion of development works during the year 2013.

Point – 3

Engr Zulfiqar Ali (ECHS 85) raised the point that plots should not be cancelled for non payment of Surcharge once principal amount has been paid by the members.

Decision / Reply

Implication of reversion of decision of 28th AGM will be evaluated before taking any further steps.

Point – 4

Engr. Maj Gen Hidayat Ullah Khan Niazi, HI(M), SJ, (Retd), (ECHS-2306) and Engr Ghulam Sarwar (ECHS-304) raised a point that Jamia Masjid project be minimized according to the requirements of residents. Masjid should rather be constructed in phases or one of the sectoral Masjid be constructed first and then construction of Jamia Masjid be under taken.

Decision / Reply

The point was not agreed by the house and the house approved the construction of Jamia Masjid as planned.

Point – 5

Mr. Shahbaz Ahmed Bhatti (ECHS-10533) raised the point that construction of Jamia Masjid, Primary School and Commercial Plaza be carried out because these facilities are essential for the residents. He announced Rupees One Lac donation for the construction of Jamia Masjid.

Decision / Reply

The house appreciated the good gesture of donation for Jamia Masjid and approved the construction of these projects.

Point – 6

Engr Qazi Abdul Qayyum (ECHS-2237) commenting on the construction Bye-Laws suggested that open spaces on both sides and at the rear of a house on 600 square yards plot should be 5 ft instead of 7 ft as given in the Bye-Laws.

Decision / Reply

The house approved amendment in Construction Bye-Laws of the Society and it was decided that open spaces on both sides shall be minimum 5 feet. However, open space at the rear was maintained as 7 ft.

Point – 7

Professor Tariq Iqbal (ECHS-10544) undertaking construction of house on plot No. 53 in Sector D of ECHS complained that surface drains in front of his house need maintenance / clearance as he has planned to shift to his house shortly.

Decision / Reply

The house informed the member that individual complaints should not be raised in the AGM.

Point – 8

Following members raised the point that surcharge should be paid at the time of possession or transfer of plot and should be frozen on clearance of original dues :-

- | | | |
|---|---|-----------|
| a. Engr Brig Qamar Ul Hassan (Retd) | - | ECHS-1108 |
| b. Engr Col Muhammad Sarfraz, SI(M) (Retd), | - | ECHS-812 |
| c. Engr Zulfiqar Ali | - | ECHS 85 |

Decision / Reply

The decision of 28th AGM on conversion of surcharge into principal amount has already been reverted by the house. However, recovery of surcharge at the time of possession or transfer was agreed and approved by the house.

Point – 9

Engr Brig Qamar Ul Hassan (Retd) (ECHS-1108) suggested that rate of surcharge should be increased upto 2% per month instead of 1% with a view to compelling the members to clear their principal amounts at the earliest.

Decision / Reply

The point was not agreed by the house. It was decided that Surcharge at the rate of 1% per month on the late payment should continue as per previous decision.

Point - 10

Engr Muhammad Ashraf Khalid (ECHS-2150) raised following points:-

- Surcharge in case of late payment of additional development charges be waived off.
- Members should be given rebate on advance payment of additional development charges.

Decision / Reply

Engr Brig Syed Abrar Hussain, SI(M), (Retd) intimated the house that waiving of surcharge shall have adverse implications on development plan 2011-16. However, rebate of 5% on lump sum payment of balance installments of additional development charges was approved by the house.

Point – 11

Engr Sadre Azam (ECHS-4936) raised the point that the rate of levy of additional

development charges on commercial plots is very high in comparison with residential plots. It should be decreased reasonably.

Decision / Reply

Engr Brig Syed Abrar Hussain, SI(M), (Retd) replied that the construction area (Number of floors) permissible for construction in case of commercial plots is more as compared with residential plots and thus the benefit to be accrued is also more than the residential plots. Moreover, market value of commercial plots is much higher as compared with residential plots. Reduction in Additional Development Charges for commercial plots was not agreed by the house.

Point - 12

Engr Lt Col Manzoor Ul Manan (Retd) (ECHS-811) raised the point that Construction of the School be arranged on “Build, Operate and Transfer” (BOT) basis.

Decision / Reply

Engr Maj Gen Sabih Uddin Bokhari, HI(M), SJ (Retd), President ECHS informed the house that in view of prevailing situation no educational institution or any leading schooling system has agreed to construct school on B.O.T basis. House approved the construction of School as planned.

Point – 13

Following members proposed that incentive for construction of first 100 or at least 25 houses be given, with a view to increasing the pace of construction, at the rate of Rs 300,000/ per house. Mr. Muhammad Ashraf also raised a point that in main commercial site (Sector J), permissible number of floors be increased from Ground + 2 to Ground + 4.

- | | | |
|-----------------------|---|------------|
| a. Mr Muhammad Ashraf | - | ECHS-10663 |
| b. Engr Aamir Hussain | - | ECHS-4406 |
| c. Mr. Ghazanfar Ali | - | ECHS-10039 |

Decision / Reply

Engr Maj Gen Sabih Uddin Bokhari, HI(M), SJ (Retd), President ECHS and house did not agree with the proposal. He added that such measures are in fact no incentives for those members who are actually serious in constructing their houses because cost of these incentives is negligible as compared with the present days cost of construction.

Point – 14

Mr. Ghazanfar Ali (ECHS-10039) raised following points:-

- a. Plots Transfer fee should be reduced.

- b. Society has limited the transfer of plots on Saturdays only which is inconvenient to the members. Transfer of plots should be allowed on all working days for convenience of members.

Decision / Reply

Engr Brig Syed Abrar Hussain, SI(M), (Retd) replied that in special / emergent cases, transfers are carried out on other working days also in addition to Saturdays. As far as reducing the transfer fee is concerned, MC will collect the data of transfer fee from other housing societies for comparison and making a decision. The house authorized the MC to decide the rates of transfer fee.

Point – 15

Engr Brig Habib Ur Rehman (Retd) (ECHS-2273) and Engr Lt Col Manzoor Ul Manan (Retd) (ECHS-811) raised following points that :-

- a. Project of Construction of Shopping Plaza should not be undertaken.
- b. Plants in ECHS be saved from Cattle grazing.

Decision / Reply

- a. House did not agree with the point and approved the construction of Shopping Plaza to facilitate the residents and attract the construction activities for early habitation of the society.
- b. President ECHS replied that proper fence to ward off cattle from entering into ECHS has already been erected and security staff has been duly appointed / placed to check the trespassing and cattle grazing. In addition tree guards are also placed around the trees to save them from damage.

Point – 16

Engr Brig Liaqat Ali (Retd) (ECHS 802) raised a point that whenever as a Muslim we develop colonies, we first develop Masjid for prayer. Therefore, Jamia Masjid in ECHS should be constructed as planned.

Decision / Reply

The Point was supported by the majority and construction of Masjid was approved by the house.

Point - 17

Engr Aalam Sher (ECHS-15179) raised the point that AGM could not start till 1140 hours as the quorum was not complete and others had to wait. Now what should be the status of meeting and the decisions being taken at about 1600 hours when meeting is still in progress whereas the quorum has dropped below the required minimum.

Decision / Reply

Engr Brig Syed Abrar Hussain, SI(M), (Retd) replied that when substantial part of the meeting during which approvals are sought and decisions are taken is over then decrease in the quorum as pointed out during “Open House Discussion” should not matter, however rules on the subject shall be checked up and the decision will be taken accordingly. The rule position has been checked up and as per Bye-laws of the society, maintenance of quorum for deciding any matter is necessary (Bye-Laws chapter 3, Para 26). The quorum had actually dropped on commencement of “Open House Discussion”. Since quorum of the AGM had dropped below the minimum i.e 250 members (only 67 members were present at this time) during “Open House Discussion” when members had raised various questions / points therefore decisions taken in 30th AGM during “Open House Discussion” stand null and void.

Point – 18

Engr Col Muhammad Rafique, (Retd) (ECHS 4956) raised a point that additional development charges for commercial plots are much more as compared with residential plots.

Decision / Reply

Engr Brig Syed Abrar Hussain, SI(M), (Retd) replied that since benefit to be accrued in case of commercial plots is much more as compared with residential plots therefore the additional charges for commercial plots are justified.

Point – 19

Engr Amir Hussain (ECHS 4406) raised a point that bill board for ECHS displayed at GT Road (Entrance Gate of MVHS) is too small, it should be replaced with a large size bill board.

Decision / Reply

Engr Brig Syed Abrar Hussain, SI(M), (Retd) replied that in addition to fixing of Bill Board, directional sign boards of ECHS have also been erected along the road from entrance of MVHS (D-17) to ECHS. In the presence of these two types of boards there is no requirement of replacing the sign board with larger size board. Moreover, due to placement of boards of other societies there is a space restriction as well.

Point – 20

Engr Muhammad Irfan Azhar, (ECHS- 4652) raised a point that incentive for waiving off some part of surcharge be given to encourage the members to clear their dues.

Decision / Reply

Point was dropped in the backdrop of approval by the house for reverting the decision of 28th AGM to convert the surcharge into the principal amount.

Point – 21

Engr Mansoor Javaid (ECHS 1771) raised a point that a system for E-mailing for exchange of information between management ECHS and members be established.

Decision / Reply

President ECHS replied that E-mailing of information is being practiced but at a limited scale due to weak wireless signals. However, PTCL authorities have been approached for extending requisite facilities wherein both resident and non resident members shall benefit from telephone and internet facilities.

Point – 22

Mr. Nouman son of Mr. Tariq Saeed Khan (ECHS -10614) presently constructing house on plot No. K-202 intimated that he has already assisted ECHS staff in hosting of web site www.echsisb.com. Now, if he is provided requisite data for development of web site, job will be done through his personal efforts without involving much expenditures.

Decision / Reply

President ECHS thanked Mr. Nouman for his kind gestures and promised to provide him the requisite data in due course of time to proceed further with complete development of Web Site.

The meeting concluded with a closing Address by the president.

Honorary Secretary
(Engr Brig Muhammad Asif Khurshid (Retd))