

**ENGINEERS COOPERATIVE HOUSING SOCIETY**

**Sangjani, Sector D-18, Islamabad**

**Phones: 051-2229751-6**

No. ECHS/4/5/31<sup>st</sup> AGM/10/2015  
October 2015

To:- \_\_\_\_\_  
(All Allottee Members of ECHS)

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

Subject:- **Minutes of 31<sup>st</sup> Annual General Body Meeting (AGM) – ECHS (D-18), Sangjani, Islamabad**

Dear Member,

1. 31<sup>st</sup> Annual General Body Meeting (AGM) of Engineers Cooperative Housing Society, Islamabad was held on Sunday the September 13<sup>th</sup>, 2015 at AWT Mess (Blue Lagoon) Rawalpindi. The meeting commenced at 1145 hours after the members settled in, to enable formal commencement of proceedings. President ECHS Engr Maj Gen Viqar Ul Haq Khan Khalid, HI (M), (Retd) was in Chair. The meeting started with the recitation from the Holy Quraan .

2. **Attendance** 285 members signed their arrival and attended the meeting. Families were invited and some members attended the meeting with families. Regrets were received from 18 members. Participants were sent documents by post. Besides, following documents were also available for consultation of members on chairs during the proceedings:-

- a. Agenda Points for 31<sup>st</sup> AGM
- b. Annual Audit Reports 2012-2013 and 2013-2014.
- c. Revised Budget 2012-2013 & Actual Budgets 2013-14 and 2014-2015.
- d. Proposed Budget 2015-16.
- e. Amendments and additions in construction Bye-laws of the society.

Lot of information was displayed on billboards to enable honorable guests for better orientation. It included Layout Plan for Residential and Commercial Plots provisionally approved by CDA, duly marked with latest developments showing multiple entries / exits. Photographs showing landscape of Park in Sector “G” and constructed houses in the society were also displayed.

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 Managing Committee ECHS.

4. **Welcome Address by the President ECHS**. President ECHS warmly welcomed all the participants specially the senior members including Lt Gen Syed Shujaat Hussain, HI(M), T Bt, (Retd) and Engr Major General Hidayat Ullah Khan Niazi, HI(M), SJ, (Retd). He appreciated that many of the members had traveled over long distances putting them into an inconvenience to grace the occasion. President thanked all the participants for attending the meeting. The chair explained the circumstances of holding the AGM after 2012 due to legal issues. Election of ex-management was scheduled on 29 May 2012 which could not take place due to unavoidable reasons upto 20<sup>th</sup> November 2014. Elections of present management were held on 24 Jan 2015 followed by a notification issued by Circle Registrar, Cooperative Societies Department Islamabad on 4 February 2015. Afterward, Special Investigative Audit for the period from 26 February 2012 to 28 February 2015 of ex management ECHS was finalized in August 2015. Therefore 31<sup>st</sup> AGM was scheduled to be held on 13 September 2015. He added that “By the Grace of Almighty ALLAH”, the Society has developed manifold. President further informed that detailed briefing on development works will be given by his Team Members, however he covered following information in his opening address:-



**Welcome Address by the President ECHS in Progress**

- a. **Direct Approach to the Society from GT Road through MVHS D-17.** The President highlighted the importance of direct access to North Avenue of the society from GT Road through MVHS. He added that efforts put in by the Management Committee have yielded positive results in achieving additional linkage of the society with GT Road. Main hurdle confronted through land lord enroute has been eliminated and it is now hoped that remaining matter will be resolved shortly.
- b. **Construction of Interchange on Motorway (M-1).** More than 80% work has been completed. Unfortunately this project was politicized due to which NHA withdrew it's NOC for construction. After concerted efforts we are hopeful that NOC will be re-issued shortly so that remaining work is completed. We are also thankful to the AWT officials for their efforts in this regard.
- c. **Sangjani -Paswal Road.** The work on Joint Venture Project of Sangjani – Paswal Road had commenced on Nov 19, 2012. The said project has been completed with the joint efforts of AWT, VCHS and ECHS and provides yet another approach to ECHS.
- d. **Approach from Sector M to Tarnol-Fateh Jang Road through HECHS (Gulshan-e-Sehat).** The President apprised the August house that the Society has obtained access through Gulshan-e-Sehat Society to Tarnol-Fateh Jang Road. In this way Society has managed an additional approach for which we are thankful to the Management HECHS.
- e. **Development Works - Sector M.** The President informed the house that Civil and electric works in Sector “M” have almost been completed which were delayed due to litigation with the Contractor.
- f. **Overall Development of Society.** The President apprised the house that members of the management committee are doing their best for the betterment of Society and in this regard they are in contact with the officials of different departments i.e IESCO, Sui Gas, Revenue Department, Tehsil & District Administration, Sandemar Dam and local land owners. You will be glad to know that Sui Gas facility is available in the Society from Sector A to K and the residents are benefitting from this facility. We are trying to provide a peaceful and ideal living environments to the members of the Society. Therefore, with a view to making ECHS green and worth living place,

Management is paying special attention towards extensive tree plantation. In the current season approximately 6000 new plants have been planted in the Society and we have taken appropriate arrangements in hand to look after the plants. Moreover, society has developed a Park in sector H along Ali Mardan Boulevard where playing & amusement facilities for children are also placed. The society has constructed a shed near office complex for storage. With the increase in habitation we are facing security problems for which we have taken some steps towards safety of Society's infrastructure and its residents as well. It is a matter of proud to mention that trust of the members in Society's management is increasing every passing day and as a result house construction activity is gradually increasing. Upto now 44 house plans have been submitted by Members in the society office for approval. Out of these, 39 members have been provided with approved house plans whereas 36 Members have started construction and out of these, 18 members have completed their houses and are residing there. Moreover, five members have obtained possession of their plots in Sector M as well. To boost construction activity further, the Society has started development of commercial areas. For the facilitation of the residents, the management of society has decided to construct commercial block in the main commercial area (Sector – J). Keeping in view the members present and future requirement, construction of Jamia Mosque has been under taken whereas construction of school has been completed and building handed over to Roots Millennium School System through an agreement which will provide quality education to the ECHS residents and other societies in the area. With the best possible efforts, Management ECHS is trying to further improve the development of the society and in this regard we expect due cooperation from our members. The President apprised that most of the projects included in the development plan 2011-16 have already started and will be completed soon whereas work on remaining projects will start shortly. He added that as a result of all such efforts, market price of society's residential and commercial plots has increased substantially which after completion of Interchange and Direct Access from GT Road, will increase manifold. The President further added that by providing all the necessities and facilities, ECHS will become a beautiful and livable society. He then requested the Honorary Secretary to

brief the August House. Before handing over proceeding of AGM to the honorary secretary, President again thanked all participants for taking the trouble to attend this annual event.



**Members attending the 31<sup>st</sup> AGM**

5. **Address by Honorary Secretary ECHS.** Engr Brig Muhammad Asif Khurshid, SI(M) (Retd), Honorary Secretary ECHS could not attend 31<sup>ST</sup>AGM due to his illness. Therefore, Vice President ECHS addressed the August house on behalf of Honorary Secretary and welcomed honourable members on this auspicious occasion. Vice President / Acting Secretary ECHS expressed his concern by apprising the house that members of society did not take interest in the society’s affairs which is evident from the recent election for the Management Committee held on 24 January 2015 as it was quite difficult to assemble even Nine Members for the present Management Committee. Thereafter, annual report was presented by Vice President / Acting Secretary who then requested the house to offer Fateha for the departed souls.

- a. **Fateha for Departed Souls.** Following members had departed during the period between the last and present AGM for whom the house was requested to offer Fateha:-

<u>S/No</u>	<u>Name of Late Members</u>	<u>ECHS NO</u>
(1)	Engr Javed Ahmed	ECHS-15144

(2)	Engr Abdul Sattar Choudhary	ECHS-259
(3)	Mrs Nasreen Nasir Ahmed	ECHS-10135
(4)	Engr Makhdoom Hussain	ECHS-4632
(5)	Engr Muneer Ahmed Mirza	ECHS-1469
(6)	Engr Ijaz Masroor	ECHS-1447
(7)	Engr Hamid Javed	ECHS-1246
(8)	Engr Masood Akhtar	ECHS-1083
(9)	Engr Capt Tufail Muhammad	ECHS-33
(10)	Engr Ch. Haider Ali	ECHS-CCM/36
(11)	Engr Abdul Haleem Choudhary	ECHS-1601
(12)	Engr Ch. Muhammad Sadiq	ECHS-1028
(13)	Mrs Aamna Qadir Khan	ECHS-2601
(14)	Mr Muhammad Ashraf	ECHS-2425
(15)	Mrs Rubeena Sherin Tariq	ECHS-4526
(16)	Engr Maj Tughral Shah Khan	ECHS-169
(17)	Engr Nasir Hussain Shah	ECHS-895
(18)	Engr Kausar Nasreen	ECHS-1777
(19)	Engr Saleem Beg	ECHS-1283
(20)	Mrs Farzana Viqar	ECHS-2544
(21)	Engr Mian Mansoor Ahmed	ECHS-354
(22)	Engr Yousaf Raza	ECHS-32
(23)	Engr Muhammad Naeem Arshad	ECHS-4920
(24)	Engr Muhammad Abdul Matin	ECHS-1229

- b. **Minutes of 30<sup>th</sup> Annual General Body Meeting (AGM) Held on December 09, 2012.** The 30<sup>th</sup> AGM was held in AWT Mess (Blue Lagoon) on December 09, 2012. The meeting commenced with recitation of Holy Quran on completion of Quorum in accordance with ECHS Bye-Laws (Bye-Law no 26) i.e 250 members for 2,000 and above members. This was

followed by an update to the August house by the President & Acting Honorary Secretary. Acting Secretary 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 (22) 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 had already been taken in hand whose details would be covered by the Chairman Technical Committee. Response by members in remitting Additional Development Charges was very encouraging.

**Approval of Minutes of 30<sup>th</sup> AGM** Vice President / Acting Secretary ECHS informed the house that no worth mentioning observation was received on the minutes of 30<sup>th</sup> Annual General Meeting, which had been dispatched to all the members vide ECHS letter No. 4/5/30<sup>th</sup> AGM/02/2013/ECHS dated February 27, 2013. Approval of minutes was proposed by Engr Asif Iqbal, (ECHS-1800) and seconded by Engr Brig Liaqat Ali (Retd), (ECHS 802). The minutes were thus 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 2012-13 and 2013-14 have been carried out by two different firms; one based at Lahore and the other at Islamabad. Special / Investigative Audit for the period of three years (26 February 2012 to 28 February 2015) by a Tax Consultant Firm based at Rawalpindi has also been completed in August 2015.
  - d. **Availability of Area Under Litigation.** Most of the Litigated areas in ECHS have been taken over in recent past and development works in these areas are in hand.
6. **Briefing by the Chairman Technical Committee.** Engr Brig Zahid Munir SI(M), (Retd), Chairman Technical Committee informed the house about latest developments taking place in Engineers Cooperative Housing Society. He also intimated the house that

development project of the housing society was spanned into two phases. The 1<sup>st</sup> phase comprised development of Sector A to K of the society which forms major part of ECHS and 2<sup>nd</sup> phase included development of Sector ‘M’ and North Commercial Area which was added later and its development commenced on 01 July 2008. Development was supposed to be completed by 30 June 2010 i.e in a period of 2 years but due to litigation with the contractor, development of Sector ‘M’ and North Commercial Area got late. Chairman Technical Committee hoped that development works will be completed by December 2015. Afterward, Engr Brig Zahid Munir SI(M), (Retd), Chairman Technical Committee presented the latest status of various development activities in hand for 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. Road works in Commercial Areas of Sector A & B and A & K have been completed whereas road works in Commercial Areas of Sector J & F are in progress. These roads will have Double Treated Surface (DST) completed upto December 2015. Present progress of roads in Sector ‘M’ is 96 %.
- b. **Surface Drainage**. More than 80% works on stone masonry drains, RCC and stone masonry culverts has been completed and balance works will be completed by end of this year i.e 2015.
- c. **Sewerage Network**. 85% works in Sector M have been completed. Balance works will be completed by December 2015.
- d. **Water Supply**. 45% work of water supply in Sector M, has been completed and in North Commercial Area it will be completed by end of this year.
- e. **Electrification of Sector ‘M’**. This work has been completed on “Self Execution Basis”. Moreover, electrical network of Sector – M is being energized shortly. You will be glad to know that two electric connections for under construction houses in Sector “M” have also been provided.
- f. **Suigas Net Work**. Laying of Suigas network on “deposit work basis” by SNGPL in Sector A to K has been completed. 18 x Families residing in Sector A to K have been provided suigas connections. Efforts to provide suigas network in Sector M have started and will be completed by end of this year. Besides major development works mentioned earlier, number of miscellaneous projects have either been completed during the current year or



they are in progress which on completion will add manifold towards up-lifting the Engineers Cooperative Housing Society and these are as under:-

- g. **Approach to ECHS Through MVHS.** An alternate road link with East Avenue of ECHS through MVHS existing double road near their office block has been established. This has given a new life to the society and lot of construction activity is expected to be generated in near future.
- h. **Traffic Painting of Kerb Stones Along Boulevards / Main Roads.** Kerb stones of Main Boulevard and other category II Road have been painted with yellow and black paint to facilitate the traffic and provide “Better Out Look”.
- j. **Plantations.** Various trees, approximately 6000 in numbers in different sectors, mostly Pines, Neem, Dharek and Silver Oak and other 15 kind of trees have been planted and protected with steel cages. Thus number of plants in the society have crossed the overall number of 19000. Besides this, development of Hill Park of Sector “G” as per Master Plan has been taken in hand for landscaping of this park. Design Directorate of E-in-C Branch of GHQ was approached for the purpose and Madam Kokab who is expert in this field has carried out visit of the site area of Hill Park. Further more, society has established its own nursery from which plants can be supplied as and when needed.
- k. **Improvement of Office Complex.** To facilitate the members, Sixteen Car Parking Sheds have been constructed along office boundary wall.
- l. **Sign Boards.** To facilitate worthy members and uplift the Society, sign boards on all main roads and streets have been erected. Guide Map on main gate of ECHS Office Complex to facilitate the members has also been erected.
- m. **Street Lights.** Contract for installation of street lights on 18<sup>th</sup> Avenue, Ali Mardan Boulevard, Al-Bairuni Road, Ridge Road, Khawarzami Road and Sector A Street-5 (Lane-1) was awarded to M/s Shaheen Enterprises which has been completed. Besides this, additional poles foundation have been constructed on Main Roads and cable laid so that street lights can be installed on required basis.
- n. **Installation of Solar Lights.** An agreement with M/s AGEKO (Pvt) Ltd has been signed for installation of Hundred Solar lights. Fifty foundations have been completed and Thirty One Solar lights have been installed. Further work has been stopped due to technical problems confronted in connection

with their performance. Efforts are in progress to further improve the performance of installed solar lights.

- o. **Construction of Primary School.** Contract for construction of Primary School in Sector H was awarded to M/s Allah Dad Khan Construction Company at the cost of Rs 83 Millions. By the grace of ALLAH, construction work of School has been completed and classes have been started on September 01, 2015. To facilitate the children, two Play Grounds in adjacent area are under construction and 75% works have been completed. Further more, to provide rain water harvesting to some area of the society, work on construction of RCC Water Storage Tank (capacity one Lac gallons) is in progress. To keep the future requirements of school in mind, construction of hostel near commercial area of Sector H is under consideration.
- p. **Water Filtration Plant.** A Water Filtration Plant has been installed near Jamia Masjid (under construction) at the cost of about one million to provide pure drinking water to the residents of the society.
- q. **Commercial Plaza.** Previously construction of Commercial Plaza on Plot No. 165 & 166 was planned at the cost of Rs 17.3 Million. Later, construction of small plaza was reviewed and it has been decided that “The Mall” on sixteen plots (one unit plaza) in Main Commercial Site in Sector “J” will be constructed. For this purpose, M/s ACES has been nominated as consultant for preparation of design and completion of other formalities. Further more, 2 x Members have started work for construction of 2 x commercial plazas at Site- I (Sector A & K) and Main Commercial (MC) in Sector J.
- r. **Sangjani Interchange.** More than 80% work on the subject project has been completed and remaining work inside the Motorway fence will be completed on reissuance of NOC from NHA as previous NOC issued by NHA had been withdrawn. However, it is hoped that this project will be completed by end of this year.
- s. **Widening of Sangjani - Paswal Road.** By the grace of ALLAH Almighty, this project has been completed and Sangjani road will provide good linkage with Sangjani Interchange.
- t. **Linkage of Road with Gulshan-e-Sehat Housing Society in Sector M.** Forty feet wide road of Sector M has been converted into sixty feet and has been linked with sixty feet wide road of Gulshan-e-Sehat (HECHS) which

provide access to Tarnol - Fateh Jang Road (Near Nogazi Baba). By having this link road society has been linked with another / alternate approach to GT Road.

- u. **RCC Precast Boundary Wall.** To protect the residents and property of the society against various hazards, construction of RCC precast boundary wall prepared from pre-fabricated plank and columns has been started along Paswal road. This project is at initial stage and so far 10% progress has been achieved. It is hoped that this project will be completed by end of December 2015. Further more, barbed wire boundary wall on 18<sup>th</sup> Avenue from MVHS Plaza to Primary School has been constructed.
- v. **Development along Ali Mardan Boulevard.** To widen the service road on both sides of boulevard, footpaths have been removed from previous locations and re-constructed on drain. This will uplift the society and its estate value will further enhance.
- w. **PTCL Network in ECHS.** Under ground copper cable from distribution box in MVHS has been laid for installation of 100 x PTCL Connections at the cost of 1.3 Millions (deposit work) and residents are benefiting from this service. Moreover, fiber cable has been laid along Al-Bairuni Road and 18<sup>th</sup> Avenue. Due to this development, a large facility will be provided to the residents of own society in future.
- x. **Separate Supply of 11 KV Feeder to ECHS.** Fazaia Housing Scheme on Fateh Jang Road was provided electric supply through 11 KV Feeder from 220 KV Sangjani Grid Station. You will be pleased to know that Fazaia Housing Scheme has been shifted on the load of 132 KV Tarnol Grid Station whereas 11 KV Feeder from Sangjnai Grid Station has been reserved for ECHS.
- y. **Tube Well Number-3 Made Operational.** To further improve the water network of the society, Tube Well No. 3 which already existed has been made fully operational so that sufficient water is available to meet the society's requirement.
- z. **Amendment & Addition in Construction Bye-Laws of Society.** Various amendments and additions in Construction Bye-Laws on residential and commercial buildings of Society to facilitate the members (revised copy of Construction Bye-Laws attached) were presented before the house and copies

of said amendment & addition were also provided to the Members during the session of AGM for deliberation which were unanimously approved by the house.

7. **Briefing by the Treasurer.** Engr Lt Col Tahir Pervaiz Dar, TI (M), (Retd), Treasurer ECHS could not attend 31<sup>ST</sup> AGM being on Leave Ex Pakistan. Therefore, Engr Brig Zahid Munir, SI(M), (Retd), Chairman Technical Committee briefed following to the house:-

- a. **Audit Report 2012-13 and 2013-14.** The Chairman Technical Committee Engr Brig Zahid Munir, SI(M), (Retd) briefed the house on Audit Reports for the years 2012-13 and 2013-14. Copies of the final Audit Reports were provided to the members before commencement of the proceedings of the AGM for their consultation and comments. Engr Brig Zahid Munir, 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 Sheets 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 2012-13 and Actual Budgets 2013-14 & 2014-15.** Taking into account all pros and cons, the budgets for the year 2012-13, 2013-14 and 2014-15 were revised. Copies of revised budgets were placed with the members prior to commencement of the meeting. Engr Brig Zahid Munir briefed the house and highlighted salients of revised Budget 2012-13 and Actual Budgets 2013-14 & 2014-15 for approval. Engr Syed Mehdi Jamal, (ECHS-5010) proposed and Engr Brig Liaqat Ali (ECHS-802) seconded. The revised and actual budgets for the years 2012-13, 2013-14 and 2014-15 respectively were approved by the house.
- c. **Proposed Budget 2015-16** Engr Brig Zahid Munir, SI (M), (Retd), Chairman Technical Committee ECHS highlighted the need of proposed Budget for the years 2015-16 and requested the house to accord approval. Engr Syed Mehdi Jamal, (ECHS-5010) proposed and Engr Brig Liaqat Ali (ECHS-802) seconded. The house approved the proposed budget for the year 2015-16.

8. **Briefing by Chief Executive Roots Millennium Schools, Ch Faisal Mushtaq** Chief Executive Roots Millennium Schools, Ch Faisal Mushtaq was invited by the Vice President / Acting Secretary ECHS to brief the house about their schooling system. Ch Faisal Mushtaq briefed the house in detail regarding curriculum of the school and special concessions extended to the residents of the ECHS in fee structure of the school.

9. **Discussions and Decisions on the Points with the Permission of the Chair.** The President ECHS Engr. Maj Gen Viqar Ul Haq Khan Khalid, (HI), (M) (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**

- a. Engr Ch. Manzoor Hussain (ECHS-1473) raised the point that minutes of Meetings, Circulars and general correspondence be done through email. He added after getting the opinion from members, printed correspondence need to be reduced.
- b. Construction of Septic tank is superfluous in presence of the sewerage treatment plant to be constructed as per the master plan.

**Decision / Reply**

- a. Through Minutes of 31<sup>st</sup> AGM the Members will be requested to intimate email address. According to ECHS Bye-Law No. 24 correspondence through hard copy is mandatory. However, case will be referred to Circle Registrar, Cooperative Societies ICT Islamabad for guidance and inclusion in agenda of next AGM.
- b. As per ECHS Construction Bye-Law No. 46 construction of Septic Tank is mandatory and should continue as such in view of the fact that construction of septic tank by members reduces the burden over Sewerage Treatment Plant. Moreover, in the process of development of housing societies, construction of Sewerage Treatment Plant (STP) is normally under taken at later stage of development due to various reasons including involvement of NOCs, habitation of society and economy in operation & maintenance of sewerage plant.

**Point – 2**

- a. Engr Muhammad Nawaz Akhtar (ECHS-1809) asked the Management ECHS if they will allow him to install wind project in Hill Park of the society.
- b. Soil testing for construction purpose be discontinued.
- c. Data for contesting elections be given to interested members.
- d. Particulars of plot neighbourers be provided to members when demanded.

**Decision / Reply**

- a. The member was asked to brief the management on wind energy later on date and time to be fixed by the member as per his convenience. The member was also offered by President ECHS to be co-opted for the Management.
- b. In this regard President ECHS informed the house that Soil Testing is very essential for the construction to avoid losses at later stages due to settlement of land etc.
- c. Only once member's particulars will be provided. However further contact will be made at your own.
- d. The point was not agreed due to its negative implications.

**Point – 3** Maqbool Ahmed Khawaja (ECHS-1783) raised the point that construction of Septic Tank should not be mandatory.

**Decision / Reply** Engr Brig Zahid Munir replied that on construction of Septic Tank we have received two different points of view. The same will be studied and will be considered in next AGM.

**Point – 4**

- a. Engr Illahi Bakhsh Sheikh (ECHS-1737) raised the point that set back of 15 ft at front of plot is too much and it should be reduced to 10 ft.
- b. Escalation charges should not be levied.
- c. **Levy of Security Charges**. Security charges have been levied since 2010 whereas Security Guards have been employed later on.

**Decision / Reply**

- a. President ECHS informed that one Kanal plot in ECHS has area of 600 Square yards whereas plots of other societies have area of 500 square yards. Therefore, in order to have better esthetic view of houses in the society 15 ft set back at front is justified. The point was not agreed to.
- b. The issue of escalation charges has been discussed in number of AGMs and is closed issue.
- c. Security charges have been imposed since 2010 where as Security guards were employed ever since taking over possession of land purchased during early nineties.

**Point No 5** Mr. Zeeshan Saeed ECHS-10723 raised the point that the ECHS security staff is quite insufficient and in case of need / emergency never respond. Last

year dacoity in our house took place and we suffered loss of Rs 25 Lac.

**Decision / Reply** For the betterment of Security, Construction of boundary wall is in progress and the management has also hired services of private Security Company.

**Point No 6.** Engr Lt Col Tanvir Mojiz (ECHS-35) raised the point that he is living in the society for the last two years and has observed that pace of construction of houses in the society is slow. The Member therefore suggested that plot non utilization charges be levied to enhance habitation in the society.

**Decision / Reply** Management ECHS responded that levy of non utilization charges will be evaluated and if considered essential, point will be brought forward in agenda for next AGM.

**Points – 7** Engr Col Tariq Sultan (Retd) (ECHS-1250) sent following points by Mail:-

- a. Will like to know the details of EOBI fund being paid out.
- b. Entertainment expenses may be explained.
- c. Minutes of Meetings, Circulars and general correspondence be done through email. After getting the options from members, printed correspondence need to be reduced.

**Decision / Reply**

- a. Approximately Rs 28000/ per month is being paid to EOBI. Registration with EOBI is mandatory under the State's Act – XIV of 1976.
- b. Expenditure is incurred on meetings and entertainment of Members visiting ECHS.
- c. Through minutes of 31<sup>st</sup> AGM, the Members will be requested to intimate their email address. However, such correspondence through Email would necessitate amendment in ECHS Bye-Law No. 24. However, case will be referred to Circle Registrar, Cooperative Societies ICT Islamabad for guidance and inclusion in agenda for next AGM.

**Point – 8** Engr Lt Cdr Riaz Akbar (Retd) (ECHS-2132) sent following points by Mail:-

- a. Is it covered under bye laws about registration for EOBI where expenditure of Rs 911,266/- has been shown in year 2013 where as it is nil in year 2012?

- b. List of Litigation cases was not circulated as per Annexure “H” as members are in doubt whether their plots fall under area of litigation or otherwise. Time line of settlement of cases may please be discussed on September 13, 2015.
- c. What practical measures have been taken to reduce accumulated (deficit) which was Rs 105.24 Million in 2013 and RS 112.09 Million in 2014 as reflected on Balance Sheets as on 30<sup>th</sup> June, 2014.
- d. Water charges were Rs 23,930/- in year 2014 which needs further clarification
- e. Professional charges (Serial 37) and Consultancy Fee (Serial 51) have been proposed Rs One Million in each case in proposed budget 2015-16. This needs further clarification.

**Decision / Reply**

- a. Registration of ECHS with EOBI Department was done during the year 2013 and said registration is mandatory under Government Act – XIV of 1976.
- b. The honourable Member is allotted plot no. G-26 which is free of litigation. Presently only Five Plots are under litigation (4 x Ten Marlas and 1 x One Kanal). Effected Members were given option for exchange of their plots to free of litigation area.
- c. The increasing accumulated deficit is due to deprecation of assets (including civil works). However, cash flow for year 2013 is Rs 6,425,175/- and for the year 2014 is Rs 6,624,097.
- d. Water charges are collected on provision of water connection to residents @ Rs 300 / PM / 1 kanal plot / 10 Marla.
- e. Consultancy fee is being disbursed on regular basis to the consultants associated with the society including M/s PCE and Tax consultant etc. Professional charges are paid to various specialists on obtaining specific services as and when required.

**Point – 9** WG Cdr Faran Ahmed Hameed (ECHS-5050) sent the point by Email that Development of ECHS is very slow. Learn from Bahria Town.

**Decision / Reply** ECHS and Bahria Town both are different entities, the first one is cooperative society whereas Bahria Town is Private Business concern, hence performance of both can not be compared.

**Point – 10** Engr Syed Farhan Ali Hashmi (ECHS-15197) sent the following points by Email:-



- a. G.T Road displays a huge board stating ECHS Sector D-18 Islamabad but till date no NOC could be obtained from CDA and it is still under TMA. Either obtain NOC from CDA or remove sector name.
- b. There is water channel passing through plots in Block K. The map shows the channel to be diverted. Kindly give schedule for the diversion as no progress is seen from the past 15 years despite of launching applications.

**Decision / Reply**

- a. As per Grid System of Islamabad Capital Territory, Sector D-18 is part of ICT but falls under administrative jurisdiction of TMA Taxila. Therefore, display of Society Board mentioning D-18 as Sector of ICT is in order. As far as obtaining NOC from CDA is concerned, it can only be done once Sector D-18 is included in administrative jurisdiction of CDA.
- b. Irrigation water channel has been aligned in Sector A & K and construction of houses is taking place in these Sectors.

**Point – 11** Mr. Shakeel Muhammad Khan has sent the point by Email that Modification of Commercial plot located in Main Commercial Sector J should not be undertaken.

**Decision / Reply** Modification has been supported by majority of members and approved for implementation. However, if a member needs further clarification he may individually visit society office and know the details.

**Point – 12** Brig Muhammad Suleman (Retd) (ECHS-1006) sent the following points by Email as well as through letter:-

- a. ECHS was launched in 1980, registered in 1983 and revived in 1984. More than 30 years have passed, the housing society is still not dev and has failed to deliver. ECHS is requested to inform the honourable members about the reasons for such a delay in development of the society.
- b. During 1986, the cost of land was estimated by ECHS as Rs 10,000 per kanal. In 1987, it was doubled. During 1988, it was increased to Rs 34,000 per kanal. In 1995, additional cost of land of Rs 21,500 per kanal was ordered to be paid by Ballot 1- Members. Whereas, the plots had already been allotted during 1992. ECHS kept this additional cost in its account till date. Out of this amount, only Rs 6,000 were adjusted in Nov 1999 and cost of land was re-evaluated as Rs 40,000 per kanal in 1999. Cost of land was increased by ECHS by 400%. In addition, out of additional cost of Rs 21,500 a sum of Rs 15,500 has not been refunded to

Ballot-1 members till date. Management committee is requested to apprise the honourable members about this gross financial irregularity by ECHS.

- c. ECHS had spent a sum of Rs 10 Lac for obtaining NOC from CDA during 1994/95. Till date NOC has not been obtained from CDA. Management Committee is responsible for this financial loss which comes to Rs 300 Million today. Whosoever is responsible for this should be asked to pay the amount or get the NOC from CDA. Honourable members should be informed about this inefficiency on part of the management committee.
- d. During 16<sup>th</sup> AGM held on 14<sup>th</sup> April 1999, it was decided that members of Ballot-1 who had paid development charges earlier than Ballot-2 shall be compensated while calculating the total cost of plot before offering possession of plots to the members. More than 16 years have passed when the said decision was taken. Has the Management Committee completed the calculations in this regard for the information of members.
- e. The Management estimated development charges Rs 1 to 1.5 Lac in 1992. In 2000/01 development charges were estimated to be 2.5 Lac. During the year 2011, development charges were increased from 2.5 to 4.5 Lac for residential plots and for commercial plots it was increased from Rs 4.5 Lac to Rs 10 Lac. Despite increasing the development charges number of times, pace of development is slow and far from satisfactory. ECHS is requested to inform the house, reasons for such a poor planning.
- f. Since the surcharge has to be paid by honourable members at the time of possession of plots. Surcharge deducted by ECHS from the principal amount should be refunded to the honourable members without any further delay

#### **Decision / Reply**

- a. ECHS is fully developed, all utilities i.e Electricity, gas, PTCL Line Fiber Optic, sewerage, water supply, road infrastructure, street lights, play ground, school, Water Filtration Plant etc are available at the Society. 36 houses are under construction whereas 18 families are residing in completed houses.
- b. Rs 10,000 / kanal was received only as an advance for land cost. Rs 34,000/kanal was again an estimated cost. Additional cost of land Rs 21,500/kanal was collected from Ballot - I members. Later on, the cost / kanal was fixed as Rs 40,000 / kanal. Rs 15,000/- were adjusted in other accounts of concerned

members. Statement of account showing state of dues was sent to the members on March 01, 2001. Earlier, intimation was also given on Nov 25, 1999.

- c. At that time CDA was exercising its jurisdictional powers in specified area with reference to Housing Societies, CDA directed the Society to submit Master Plan and supported documents. CDA approved Master Plan of the Society on May 28, 2005. Since society falls under territorial jurisdiction of TMA Taxila therefore papers for obtaining NOC have already been submitted with the concerned authority. Lately it has been informed that NOC will be granted by City Government Rawalpindi or RDA under the latest policy of the Punjab Government.
- d. This point was settled vide minute 15 a (1) of 20<sup>th</sup> AGM held on April 08, 2001 which say; “Engr Noor Hussain Zahid ECHS-1738, proposed that the decision taken in the 16<sup>th</sup> AGM about providing percentage benefit to the members, who paid development charges earlier than the others, should be implemented. It was explained by the President that the said resolution would be implemented after all the members pay the total development charges. The House Agreed”.
- e. All increases in development charges have taken place with approval of AGMs. As far as development of society is concerned, Sectors A to K are developed with availability of all utilities services and it is now a livable society.
- f. All collections including surcharge from members have been collected by the society after approval from AGMs.

**Point – 13** Engr Rafique Ahmad (ECHS-1570) sent the following points through letter:-

- a. **Surcharge**. Decision was taken vide 8, point no. 1, 8, 20 at the 30<sup>th</sup> AGM that converting the surcharge into principal account was reverted and it was also decided that recovery of surcharge at the time of possession or transfer of plot was agreed and approved by the house. However, lack of quorum became an impediment in its implementation. It is requested that this decision may be validated/authenticated for implementation by removing the hurdle of lack of quorum.
- b. **Development Charges**. According to Para 15 of 29<sup>th</sup> AGM, share of each member / 1-K plot was worked out to Rs 200,000/- on the basis of forecast of expenditure amounting to Rs 755.65 Million vide Para 12 and Rs 210 Million for additional development works, para 14. Para 12 including Rs 240 Million for

balance development works. Clarification was sought whether this amount included Rs 116.678 Million outstanding against 307 members / para 11. If my contention is correct, it tantamount to asking other members to share outstanding development charges of Rs 116.678 Million of 307 defaulting members. This is unfair and unjustified. Secondly the remaining development works Rs (240-116.678) Million would pertain to sectors other than “A” to “K” as according to para 5 of 29<sup>th</sup> AGM Sector A to K were developed between 1999-2005 and members of these sectors who cleared all their dues before 2005, Owe no liability to share the cost of remaining development works of other sectors. This sharing is again not justified. As explained in Annex A of my letter dated 05-08-2014, only Rs 310.65 Million are required to be shared by all members of residential plots as against Rs 640.65 million (Para 15). This is almost half of the proposed share. I have already deposited Rs 50,000/- and would deposit the remaining Rs 50,000/- on receipt of decision as concluded above.

- c. **Allotment of Plot No. 137-K:** In the original layout plan, plot no. 171 Sector B-II was allocated to me. In the first revised plan same plot was allocated consequently original layout plan was superseded and lost its significance an the first layout plan became the reference layout plan for future. In the next revised layout plan, plot no. 137-K, was correctly allocated vide your letter (copy enclosed). This plot occupied exactly the same location as it was for my plot in the reference layout plan. However the society later on changed allotment of my plot to 136-K, this is again unfair, please consider to restore allocation of plot No. 137-K.

**Decision / Reply**

- a. Decision taken in the AGMs conforming to Bye-Laws of the Society can not be reverted.
- b. Levy of development charges or additional development charges is done after approval from AGMs. However, member is apprised that in a cooperative setup, decisions are taken in the overall interest of majority of the members and are not based on individual interests.
- c. Point pertains to problem faced by the member individually. Honourable member is requested to visit the ECHS Office at his convenience to resolve his individual problem.

10. **Briefing by the Honourable Member Lt Gen Syed Shujaat Hussain, HI(M), T Bt, (Retd).** President ECHS Engr Maj Gen Viqar Ul Haq Khan Khalid, HI(M), (Retd) invited Honourable Member Lt Gen Syed Shujaat Hussain, HI(M), T Bt, (Retd) to share his views with the august house. Honourable member shared the views as under :-

- a. ECHS is a Cooperative Society, as the very name implies, cooperation is the key word which reflects the essence of its functionality. It has to be a two sided affair in which every one is required to provide a helping hand to ensure its success. Mere criticism will not do.
- b. The progress achieved is commendable in spite of tremendous difficulties and hurdles. For this the credit goes to the members of the present and past Management Committees.
- c. We must express our gratitude and appreciation to them who have worked selflessly in an honorary capacity without any personal gains even at the expense of ignoring their families and other business affairs. We should therefore encourage them and not subject them to harsh and uncalled for treatment.



Briefing by the Honourable Member Lt Gen Syed Shujaat Hussain, HI(M), T Bt, (Retd)

- d. Difference of opinion or divergent views is the right of every one but it should be done in an agreeable manner without causing any acrimony or bad feelings.

- e. As regards introduction of email as an authentic document forthwith, I have some reservations. Keeping in view the possibility of hacking and fraud which has not spared even the most secured software in USA, we need to separate the normal routine correspondence from the most sensitive documents like allotment letters, transfer of plots, financial transactions etc. The emails should be accepted for the former but not for the latter where even the personal presence may be necessary. We must also look into capacity building of the head office of the society.
- f. The implications of the proposal to disclose information of neighbors to the plot owners, without their consent, needs a deeper look. The privacy of the plot owners must be maintained.
- g. Coming onto the overall environmental look of the society, I suggested proper planning and its implementation by experts, for the improvement of landscaping and horticulture in the open spaces. A short visit to IB Society and Bahria Town will be useful.
- h. To attract potential buyers of plots, our Society should offer top class medical, educational, shopping, recreational and secure environment. Establishment of only one Roots College/School will not do.
- j. Water is going to become a major issue in the near future. Total reliance on tube wells will not be wise. Due to over pumping by all the societies in the area, the under ground aquifer will go dry during the dry /drought periods which cannot be predicted due to global weather changes. We must therefore look for alternatives by forcefully pleading our case with the Punjab Govt to allot us our share of water from the near- by dam. Also, we should consider construction of small check dams in surrounding low lying areas and small water channels/nallas to store the rain water during heavy and torrential down-pours, not only to meet our drinking and horticulture requirements but also recharge the ground water. For this, MCE who have a number of PhD faculty in hydrology, may be requested for help.
- k. Coming on to sewerage, only septic tanks will not do. We need to have a central cost effective treatment plant in which the raw sewerage is digested and then split into sludge and affluent. The sludge is subsequently dried in open pits and then utilized as a fertilizer. The affluent part is passed on to the aeration/oxidation tanks, and then recycled for irrigation purposes after

necessary treatment if required. Recycling is a common practice now both in the UK and USA.

- l. Last but not the least, there is a need to have a small permanent/whole time salaried staff who have the necessary expertise, experience, will, and energy to become the work horses of the Society and implement the decisions of the Management at top speed. In my opinion, this is a structural fault in the organization and needs to be corrected. Every thing should not be left to the Chairperson and Secretary.
  - m. As is generally well known, Islamabad is quite vulnerable to earthquakes. The fault line passes right through it. Therefore while deciding on the permissible heights of multistory buildings; special design provisions will have to be made. For this, please consult CDA and NESPAK.
11. **Vote of Thanks for the Ex Management ECHS.** The house passed a vote of thanks for outgoing management for their dedicated commitment to their assignment.

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