

(Newsletter – Dec 2020)

1. From Vice President's Desk

(Mr. Gaurav Bajpai)



SWA has completed **Four** months of tenure. Except for past one month, SWA has held one meeting per week, since its inception, to discuss on various burning issues & its solution for society.

Most issues do not see quick resolution from SWA due to funds crunch. And, when funds are available, the issues in priority are addressed. I request residents to be slightly co-operative with fund raising events that SWA organizes. It indirectly helps all of us when funds are used for society issues resolution.

Some highlights of the recent activities –

- Laying of PNG line discussed with various stakeholders, ultimately coming to a close where M/s Adani Gas Limited (AGL) agreed to bear the cost of laying pipelines, repair/ restoration of tiles, stones, flooring, garden, common wall and internal roads, built up surface etc which gets damaged while installing various equipment/s. If all goes as per plan, residents would be able to start using PNG in 6-9 months from today.
- Stray dogs & monkey menace. The issue has been taken up with authorities & Joint Commissioner of MCF, Fbd has assured action on stray dog issue soon. Residents need to be aware that only Immunization & Vaccination of stray dogs can be done. It is illegal to move stray dogs from its place or territory.
- HSRP camp was organized within Savana premises. Approximately, 500 residents benefited from this camp. Total registrations of 398 stickers and 112 HSRP were done in 2 days of the camp.
- SWA continues to discuss Electricity issue with RPS as well as DHBVN personnel. We are optimistic & receiving some positive vibes that RPS is trying its best to sort electricity issue for Savana residents.
- SWA membership drive has been kick-started, led by SWA Secretary, Mr. Rajeev Khurana. Residents are requested to join in record numbers as it strengthens the representation of governing body & strengthens resolution of society issues, with inclusive participation of members in democratic way.
- Security team is also working on 'Smart Savana app' that can be game changer for our society. It can be one stop where multiple issues of society can be managed e.g. parking mgmt., visitor mgmt., vendor mgmt., complain mgmt., notifications etc. The work is in-progress.
- RPS has notified SWA that it would be working on setting up boundary between Savana & central mall.
- HRERA order has been much in favour of Savana residents. RPS has filed two appeals against HRERA orders in appellate authority, HREA-T. Collegium members approved advocate fee who would contest the appeals on behalf of SWA.

Have a happy, prosperous & safe new year 2021!

2. From Finance Controller's Desk (Mr. Akashdeep Patel)



A huge society like ours, which is one of its kind in Faridabad, presents its own set of challenges & simultaneously offers a huge opportunity as well to SWA. I firmly believe that solutions to the issues of our society can be found through inclusive participation of residents & with mindset, "I am society".

SWA-3, soon after its formation, formed functional committees led by EMs. At beginning, all functional committees jointly inspected the respective resources and infrastructures available in the premises, prepared reports and action plan and now are constantly following up with RPS, CH and JLL to achieve the objectives. It won't be exaggeration if we say that all functional committees are doing fairly well under given circumstances. SWA's efforts on some fronts have yielded results and are visible to everyone. However, there are certain issues on which even after putting in extra efforts, haven't achieved anything significant.

*Apart from top priorities listed by SWA (Electricity, Water connection, PNG connection, Basement issues, etc), we are also trying hard to get few neglected but essential things (**viz. development of green belt at gate no.1, repair of approach road at gate no. 4, installation of street lights on approach roads, open gym, ATM machine within our premises**) right in place with the help of concerned authorities. Under the able leadership of Mr. A D Sahu, SWA is leaving no stone unturned to achieve the objectives of SWA-3.*

***Housekeeping committee** is doing exceptionally well. It has motivated the housekeeping staffs through award and recognition schemes that has indirectly helped in improving the cleanliness in all corners of the society.*

***Commercial committee** too has been fairly successful in generating necessary funds to meet the expenses towards lawyer fees, vehicle sticker's charges, vaccination/sterilization of stray dogs etc. Commercial rates are widely published via this newsletter & residents are also welcome to publicize their business, if any.*

***Basement Committee** has regularly inspected basement along with JLL staff to improve the upkeep of basement, replacement of malfunctioned tube lights and removal of dark zones, identification of tower no. through stenciling, installation of exit signage boards, keeping drains dry through regular pumping with the help of 11 no. of 3 HP pumps installed in sumps, repair of damaged precast drain covers etc. Builder has been also requested to provide sheet covers on all exit and entry ramps before onset of next monsoon. Because of the faulty design of drainage system, surface runoff from entire central park reaching the basement and making it water logged during monsoon is a perennial problem for us. Until external drainage system is completed by HUDA, pumping out of basement water to sewerage network is the only plausible solution. Recharge/rejuvenation of water harvesting pits which are probably clogged is also in discussion.*

*Getting inspiration from the 'Fit India' Initiative of our beloved prime minister, **Sports committee** organized two big sporting events (Savana Badminton League and Savana Box cricket league). The cricket tournament saw children, ladies, senior residents & adults come together to enjoy the tournament & gave platform to residents to interact and develop bonding with each other. I was personally touched when few senior residents approached me & expressed their happiness with the cricket tournament & wanted more 😊. Sports committee shall continue to organize many such events viz. Cyclothon, Kho-Kho, indoor games etc. for its residents.*

With this, I would like to close by wishing all Savana residents a very happy, healthy, peaceful and prosperous new year. May health, happiness and good times greet you each day of the year 2021. May this New Year bring more peace, harmony and development in Savana.

Warm Regards,

3. Collegium Meeting



The first collegium meeting of SWA-3 was held on 27-Dec (Sun) at central park.

Good length of discussion ensued among collegium members & SWA President & Secretary, on the agendas of meeting.

Minimum Quorum requirement was 40% (as per Byelaws clause 14). During meeting, 57% Quorum achieved (i.e. 65 members) and 02 proposals as per Agendas got approved successfully.

Agenda of Meeting:

1. Approval for Implementation of Security Application
2. HRERA Update and Next Action (Complaint no 1089 of 2018 – SWA Vs RPS) – BUDGET APPROVAL
3. BUDGET APPROVAL – Parking Management Activities

Minutes of Meeting:

1. Approval for Implementation of Security Application
 - a. Proposal couldn't be placed for approval due to unavoidable circumstances
2. HRERA Update and Next Action (Complaint no 1089 of 2018 – SWA Vs RPS) – BUDGET APPROVAL
 - a. Proposal was put on Table for approval of Collegium.
 - b. Based on clarifications by President, Proposal was approved with consent of 100%-member present.
3. BUDGET APPROVAL – Parking Management Activities
 - a. Proposal was put on Table for approval of Collegium.
 - b. Based on clarifications by President, Proposal was approved with consent of 98.5%-member present.

ATTENDANCE DETAILS - TOWER WISE Tower	Members Registered	Member present	%age participation
T1	6	6	100.0%
T2	6	2	33.3%
T3	6	2	33.3%
T4	7	6	85.7%
T5	6	2	33.3%
T6	6	2	33.3%
T7	7	1	14.3%
T8	6	0	0.0%
T9	7	7	100.0%
T10	7	4	57.1%
T11	7	5	71.4%

T12	6	3	50.0%
T12A	2	1	50.0%
T14	1	0	0.0%
B1	3	2	66.7%
B2	3	2	66.7%
B3	3	1	33.3%
B4	0	0	NA
B5	3	3	100.0%
B6	3	3	100.0%
B7	3	3	100.0%
B8	3	2	66.7%
B9	3	2	66.7%
B10	2	1	50.0%
B11	2	1	50.0%
B12	3	3	100.0%
B12A	3	1	33.3%
TOTAL	114	65	57.0%

Few pics from collegium meeting -



4. Cricket Tournament



Cricket tournament, a first of its kind, was held within Savana premises. An overwhelming participation of residents was seen from young to old. Overall, the tournament saw 34 cricket teams participating in the tournament. The teams were formed Tower wise. Senior residents, ladies & children also participated enthusiastically. Approximately, 15+ ladies, 50+ children, 15+ sr. residents, 15+ JLL/CH staff & 200+ adults participated.

Before the tournament commenced, there were mixed reactions from residents. While few residents favored the tournament within premises, few others opposed using park for tournament esp. for adults.

Sports committee ensured good regulation of the cricket match. Live feed was broadcast on youtube. Live score was updated on CricHeroes app. Matches were mostly conducted past evening when park was less used during winter. Flood lights were also arranged.

Many residents esp. senior residents have reached out to sports committee team & expressed wish to conduct more such sports tournaments.

Special Thanks to Deepanshu Pant, Saurabh Singh, Vikas Uppal, Ravindra & others for making the event successful!





5. HRERA case update



- HRERA case with complaint no. 1089/2018 was filed in year 2018 by SWA-2 with HRERA, Panchkula, Haryana. Parties to the case are – Savana Welfare association v/s RPS Infrastructure Limited.
- Details of the case can be searched & viewed online - <https://haryanarera.gov.in/assistancecontrol/searchcaseopen>

Complaint Details : Complaint Authority:RERA-PKL Complaint No: 1089 Complaint Year: 2018					
Complaint-ID	Complainant Name	Respondent Name	Self/ Adv Name	Status	Next Date
RERA-PKL-1089-2018	SAVANA WELFARE ASSOCIATION	RPS INFRASTRUCTURE LIMITED	RAHUL RATHORE	PENDING	02-Feb-2021

- Next hearing of HRERA case is on **02-Feb-2021**.
- Latest development is that RPS has filed two appeals against HRERA orders in next appellate authority i.e. HRERA-Tribunal (HRERA-T) –
 - H-REAT-403-2020 against 10th hearing order of HRERA
 - H-REAT-404-2020 against 12th/13th hearing order of HRERA
- Next hearing of both appeals is **08-Jan-2021**.

Appeal Details : Appeal Authority:H-REAT Appeal No: 403 Appeal Year: 2020					
Appeal-ID	Appellant Name	Respondent Name	Self/ Adv Name	Status	Next Date
H-REAT-403-2020	RPS INFRASTRUCTURE LIMITED	SAVANA WELFARE ASSOCIATION	MANPREET KAUR KHURANA	PENDING	08-Jan-2021

Appeal Details : Appeal Authority:H-REAT Appeal No: 404 Appeal Year: 2020					
Appeal-ID	Appellant Name	Respondent Name	Self/ Adv Name	Status	Next Date
H-REAT-404-2020	RPS INFRASTRUCTURE LIMITED	SAVANA WELFARE ASSOCIATION	MANPREET KHURANA	PENDING	08-Jan-2021

- Till date, HRERA court has issued following orders -
 - RPS to deposit IFMS amount in 15 days after uploading of the order.
 - RPS to submit details of gensets purchase, their capacity and cost of purchase.
 - RPS to complete gym, swimming pool & club in next 3 months' time.
 - RPS to submit STP provisions, capacity and functional status.
 - RPS to form RWA & handover maintenance to the elected RWA.

6. SWA Updates

SWA meeting updates:

Brief updates from SWA G-21 in-house meetings –

- Proposal & approval of in-house developed Savana security app implementation on trial basis.
- Discussed Tenant guidelines.
- Parking issues; proposal & approval of vehicle stickers for 2-wheelers & 4-wheelers.
- Discussed timings of Gate-4 opening/closure.
- Discussion on membership drive.
- Discussion on Electricity, Plaster issues & Cricket tournament.

Other Updates:

05-Dec	Gate-4 timings updated; Morning (7 – 11 am) & evening (4 - 10 pm)
06-Dec	Membership drive (new & Renewal) announced.
06-Dec	Basement committee inspects basement along with JLL/CH; Issues apprised.
08-Dec	JLL shares new helpdesk numbers; M: 7669064514; L:0129-2983277
10-Dec	SWA writes letter to CH on “CAM Takeover process & various Pending Issues”, vide Ref: SWA/061/2020
10-Dec	SWA writes letter to DC on “Poor maintenance by CH”, vide Ref: SWA/062/2020
13-Dec	Invitation for 1 st collegium meeting sent out, vide Ref: SWA/INT/051/2020
22-Dec	Gate-4 opened from 7 am – 10 pm.
26-Dec	HSRP camp organized.
27-Dec	<ul style="list-style-type: none">• HSRP camp organized.• Collegium meeting held.
31-Dec	SWA shares PNG connection update with residents via email.

7. Resident’s Voice

1. “Monkey menace has become life threatening for residents esp. sr. residents & kids. Swift action is needed on this. ” – **Satyajit Deb Roy**,
2. “A Polite Request to SWA 2020-21 for sharing the Progress Made So Far and most important to share THE 3 Months, 6 Months & 9 Months action plan to achieve the set agenda goals.”- **Vikas Gandhi**
3. “Plaster has fallen from upper balcony in 008 series of T1. Today God has saved life of our family. The incident was lifer threatening. But, god may not be always so kind. Requesting CH/JLL/SWA to work on plaster issue.” - **Shashi Ranjan**

4. "CH/JLL is not updating if any sanitization is being carried on in park, as throughout the day these amenities being used by Residents and children nonstop and these must be frequently sanitized." - **Neeraj Sharma**
5. "In basement, quite a number of tube lights are out of order and need to be replaced immediately. Few areas are in complete darkness, would request the team looking after basement to visit it and get the needful done asap." - **Jayant Sinha**
6. "It is cause for concern that cricket tournament is being held at the cost of park beauty" - **Vishnu Sharma**
7. "RPS/CH should clarify how electricity is being managed in society. Why DG units are getting not reflected rightly in the CAM statement" - **Jeetendra Bhalla**
8. "With increase in stray dogs population, dog bite incidents are increasing day by day in RPS. Request SWA/JLL to act on this." - **Vivek Sharma**

8. Note

- ❖ Reach out to your tower EM for more details on happenings within SWA.
- ❖ Reach out to your tower EM for getting your email Id added to rpsavanaresidents@googlegroups.com email group. Regular updates are shared over same. Residents also raise their concerns over same.
- ❖ Resident's voice section in this newsletter has comments usually shared over rpsavanaresidents@googlegroups.com & shared by EMs of Towers.
- ❖ Mr. Animesh Kumar Mishra (T1) (pio.savana@gmail.com) may be reached for feedback or comments about this newsletter.

9. Appendix



Savana Welfare Association
RPS Savana, Sector 88, Faridabad- 121004

Ref: SWA/INT/046/ 2020

Date: 31st Aug 2020

Functional Area of Activities:

Akhileshwar Sahu	Gaurav Bajpai	Naresh Sharma Animesh Mishra	Sumit Bansal Akashdeep Patel	Rajeev Khurana
Basement 1. Akashdeep Patel 2. Hemant Kumar 3. Pankaj Jain	Parking Management 1. M Shridhar 2. Manjit Singh	Security 1. Arvind Tiwari 2. Ashok kajla 3. Vikas Jha	Housekeeping 1. Sweta Singh 2. Animesh Mishra 3. Brind Pal	Electricity & DG 1. SD Adhikary 2. Naveen Goel 3. Pankaj Nagpal
External Lighting, Road, Towers 1. Sohan Pal Saini 2. Deepanshu Pant 3. Yogesh Dureja	Sports 1. Sanjay Pandita 2. Akashdeep Patel 3. Deepanshu Pant	STP, Rain Water Harvesting 1. Naveen Goel 2. Sunil Arora	Commercial 1. Yogesh Dureja 2. Sohan Saini 3. Pankaj Nagpal	Horticulture 1. Dinesh Agrawal 2. Tarun Jindal
	Cultural 1. Dinesh Agrawal 2. Arvind Tiwari 3. M Shridhar			

Rajeev Khurana
Secretary

Akhileshwar Dayal Sahu
President

S.No.	Name	Contact no	Tower
OFFICE BEARERS			
1	Mr. Akhileshwar Dayal Sahu, President	88263 55300	T11
2	Mr. Gaurav G Bajpai, Vice President	84680 16999	T7
3	Mr Rajeev Khurana, Secretary	99580 95141	T3
4	Mr. Naresh Kumar Sharma, Joint Secretary	97175 86789	B3
5	Mr. Sumit Bansal, Treasurer	99903 82620	T2
EXECUTIVE MEMBERS			
6	Mr. Mallela Sridhar	96501 23000	B2
7	Mrs. Sweta Singh	80852 12121	B6
8	Mr. Deepanshu Pant	98990 41709	B7
9	Mr. Yogesh Kumar	98739 08452	B8
10	Mr. Naveen Kumar Goel	74289 14902	B9
11	Mr. Arvind Tiwari	99999 14071	B11
12	Mr. Akashdeep Patel, Finance Controller	81058 68496	B12
13	Mr. Animesh Kumar Mishra, PIO	98184 03350	T1
14	Mr. Ashok Kajla	96500 40622	T4
15	Mr. Sohan Pal Saini	99103 33436	T5
16	Mr. Dinesh Kumar Agrawal	97187 51115	T6
17	Mr. Hemant Kumar	99996 67764	T8
18	Mr. Sunil Arora	98116 07645	T9
19	Mr. Tarun Jindal	96434 00675	T10
20	Mr. Srikrishna Das Adhikary	88000 49857	T12
21	Mr. Manjit Singh	70219 12301	T12A
CO-OPTED EXECUTIVE MEMBERS			
22	Mr. Vikas Jha	95409 91704	T14
23	Mr. Brind Pal	98108 01615	B1
24	Mr. Pankaj Nagpal	98182 11183	B5
25	Mr. Pankaj Jain	98100 31754	B10
26	Mr. Sanjay Pandita	98711 99007	B12A

Commercial activity rates

Following commercial rates are applicable for any commercial activity that takes place in the common area of Savana premises.

No.	Activities	Charges applicable
1.	Coaching/training by a Trainer who charges less than or equal to Rs.1000 per candidate.	10% of their total monthly revenue or Rs. 2000/month whichever is higher.
2.	Coaching/training by a Trainer who charges more than Rs.1000 per candidate.	15% of their total monthly revenue or Rs. 2000 whichever is higher.
3.	Canopy by corporate/individual with single table	Rs. 3000 per day
4.	Canopy by corporate/individual with two tables	Rs. 5000 per day
5.	Posters on notice boards of towers (for 7 days)	Rs. 100/tower or lump sum Rs.2000 for all 27 towers
6.	Banner on the interconnections of the buildings/at other prominent locations	Rs. 2000 per banner for 7 days.
7.	Display of products by a two-wheeler agency (10'x10' area approx.)	Rs. 5000 per day
8.	Display of products by a four-wheeler agency (20'x10' area approx.)	Rs. 10000 per day
9.	Display/Sale of products by lifestyle or similar companies on a 20 feet long vehicle	Rs 7000 per day
10.	Event by an agency in 30'x30' area	Rs 10000 per day
11.	Charges applicable to the vendors viz. Kabadi, Gas repair, plants/saplings seller, newspaper vendors etc.	Kabadi – 3000 per month. Gas repair – 2500 per month. Newspapers – NIL. Plant sellers – NIL. Considering pandemic times.

Notes:

- Before start of any commercial event or activity by any resident, a detailed proposal shall come to commercial committee for its evaluation. After receipt of proposal, a scrutiny shall be done by the committee w.r.t. its nature, timing and area required for that activity. **Any activity can be taken up by a resident in the common area of the premises only after NOC of SWA.**
- For weekdays, a discount of 10% shall be offered to the vendors for canopies/vans /events etc.
- A format of NOC shall be prepared by commercial committee.
- A flat discount of 10% shall be offered to the Savana residents for canopy.
- The above rates are liable to change from time to time based on demands.
- Charges for stalls during festival celebrations shall be discussed and decided later.

Mr. Sumit Bansal (9990382620) or Mr. Akashdeep Patel (8105868496) may be reached for query or further detail on this.