

(Newsletter – Feb 2021)

1. From President's Desk

(*Mr. Akhileshwar Dayal Sahu*)



SWA-3 has completed half (6 months) of its tenure. It is time to review as to what we have achieved & what we can achieve more in next few months. Here are some highlights.

Major works –

1. **Basement issue:**

Water logging or sewer line release issue in basement has been addressed to an extent. Few pipelines were laid & some bottlenecks rectified. With that, amount of sewerage disposal in basement has reduced when compared to earlier times. With HUDA sewerage connection to society line becoming operational anytime now, the backflow or release of sewer water within society or use of tankers should stop permanently.

We still have some action items that team is working upon like shed on the entrance exit slopes, stoppage of rainwater entering into basement, separation of rainwater harvesting line & sewer lines, so on.

2. **Electricity connection:**

We have run pillar to post for this issue but have not received good response from either authorities or builder. Despite builder assuring that it is working hard to get additional electricity load in March itself, we have raised the Electricity issue in HRERA against builder. We are in constant touch with RPS and perusing them for earliest supply of Electricity in society, since summer is on threshold. During discussion I was informed that within the month of March 21, partial electricity supply shall be obtained.

3. **Incomplete Infrastructure:**

Despite promises by builder, we have not seen handover of club pool yet. However, we have undertaken the development of allotted sports area, all by ourselves, so that Savana kids may start using same. This task is ongoing.

4. **Smart Savana App:**

Consequent upon approval accorded by Collegium for implementation of in-house Smart Savana App in society. Agreement has been signed between SWA & Service Provider for Rollout of Smart Savana App. I have huge expectation from this app in managing affairs of huge society like ours. I hope residents would accept & appreciate it.

5. **HRERA case:**

Our HRERA case has been going-on in our favor. Recently, the appeals of builder were dismissed by appellate tribunal. We must understand that legal cases do take long but at same time safeguards resident rights & pressurizes builder.

6. **CAM Handover (Soft Services only):**

We have received quotations from professional agencies who can audit & present minute details to arrive at CAM figure. CAM Handover team is working on this. Also, as per HRERA order, for CAM handover order, SWA needs 2/3rd allottees (1600+ approx.) as its members. So, request residents to

apply for membership of SWA. Our team are giving their best effort to achieve the required members, but success of drive depends upon support from residents. My request to you all, please support

7. **PNG:**

RPS has shared society drawings with Adani (AGL). Adani is expected to lay pipeline soon and also expected to call residents to apply for connection soon.

8. **ATM:**

ATM setup has been approved. The area has been identified within central park. Bank has shown interest & we are working on this front. I would like to thank Mr. Sharad Tiwari, Mrs. Nitu & Mr. Puneet for providing support in the establishment of ATM in society. Residents should be able to use ATM services soon.

9. **ISSUES RELATED WITH POSSESSION OFFERED TO NEW TOWERS:**

The occupation certificate of four towers involving towers T11, T12, T12A&T14 was provided vide your OC Memo No. ZP-181-Vol II/SD(DK)/2017/3882 dated 21 Jun 2017 and for towers B1, B2, B3 & B4 vide OC Memo No. 21817 dated 07 Oct 2016. But the conditions of residents living in these towers are miserable. In order to address issues at its highest level, a committee with lead initiative of Mr. Tarun Jindal and effected tower representatives have been framed and they have started working.

Minor works -

1. Both, General Body meeting & Collegium meeting have been held twice, till date. Members used the opportunity to raise queries.
2. LED lights have been setup in all three parks – Central park, Pahari park, T8 Park.
3. Sterilization & vaccination of stray dogs.
4. Issue of various guidelines like Rental guidelines, Pets guidelines, Commercial rate list, etc.
5. Sports tournaments were held, Badminton & Box cricket.
6. Cultural events like Republic day & Lohri celebrated.
7. Various camps organized like HSRP, Aadhaar etc.

Tasks ongoing/ahead -

1. Further improvement in Basement.
2. PNG line.
3. ATM setup.
4. Parking management & stickers distribution.
5. Extra benches in parks.

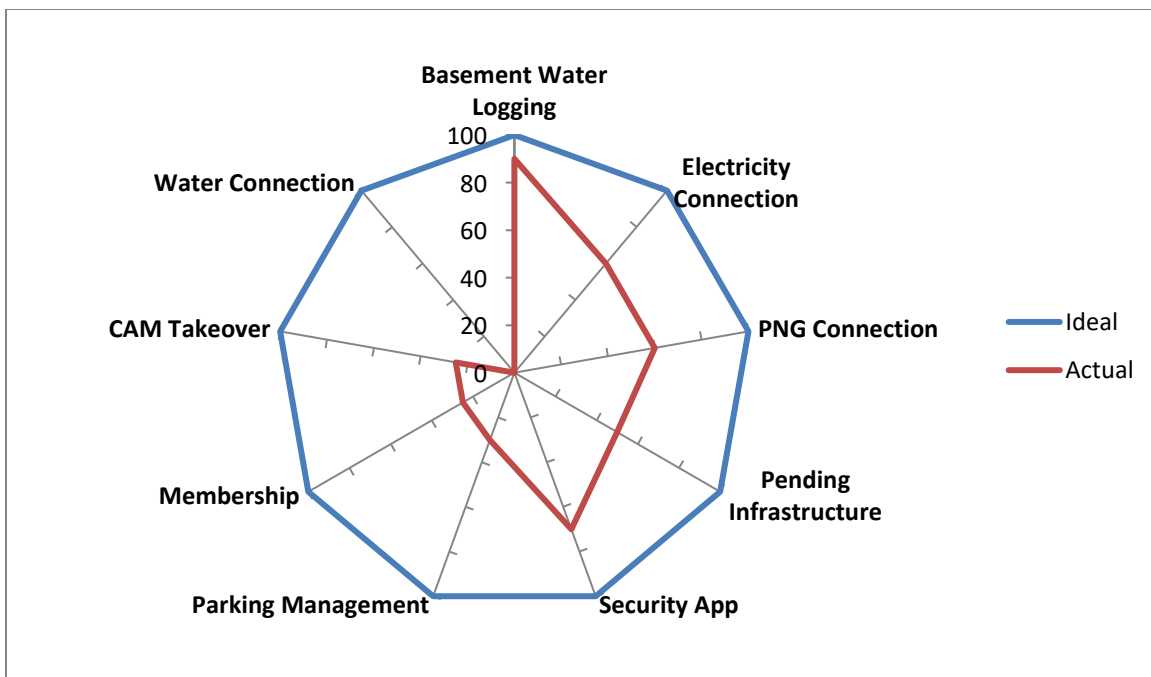
At the end, I would say that a voluntary hand on field is what we appreciate. I am open to all kinds of suggestions coming from any forum like email, WhatsApp etc. Our team extends support wherever possible, but my humble appeal is that apart from raising issues/concerns on various forums, kindly join hands on the ground to oversee the issue resolution implementation.

Also, with covid-19 vaccination started by govt., we are keeping tab if we can setup camp in society for same.

Lastly, I am pleased to showcase our achievement through graphical way.

SWA WHEEL OF SUCCESS

Ideal Vs Actual



Agenda	Benchmark	Achievement Status	Currently Stuck at/ Dependency on
Basement Water Logging	100%	90%	-
Electricity Connection	100%	60%	RPS, However, as per conversation with RPS expected to get partial connection within March21.
PNG Connection	100%	60%	Adani to propose Pipeline layout in SAVANA
Handing over of Pending Infrastructure	100%	50%	-HRERA Court Decision -RPS
Implementation of Security Application	100%	70%	SWA (Security Team)
Parking Management	100%	30%	SWA (Parking management team)
Membership Drive	100%	25%	SAVANA Residents
CAM Takeover	100%	25%	- Membership Drive - HRERA Court Decision - RPS
Water Connection	100%	0%	RPS

I thank residents for their continued support. Stay safe, stay Healthy!

Regards,

2. Lights in Park



RPS Savana society has three parks – Central park, T8 park & Pahari park. These parks were very less illuminated due to less watt lights used on poles around the park. Some areas of park were absolutely dark and were dark spots. Despite repeated requests with Claireheights/JLL, the lightings were not improved. So, SWA decided to install new LED lights in parks with its funds.

Advantages of good light in parks:

1. Increases perception of safety; safe to use at night for joggers/pedestrians.
2. Families would be able use park till late night.
3. Deters unscrupulous activities like drinking, peeing, couples in compromising position etc.
4. Insects, snakes, stray dogs etc. can be spotted easily.
5. Better surveillance of parks by nearby tower residents; also, in case when CCTVs would be setup in future.



Lights in park initiative was led by Mr. Hemant Kumar & Mr. Akashdeep Patel. Special thanks to Mr. Rajiv khurana, Mr. S D Adhikary, Mr. Sohan Saini & other team members.

3. Tenant Guidelines

Tenant Guidelines have been issued by SWA. Same has been shared with JLL for implementation.

Tenant guidelines are created based on SWA byelaws, feedback from different societies, maintenance agency and past learnings. This is continuous process and may have some improvements in future.

Why tenant guidelines are required?

1. We welcome Tenants in our society. We have more than 800 Tenants living in society & so there is need to have guidelines for the tenants. Guidelines are meant for Owners, Tenants & Brokers. These guidelines help in better co-ordination & management of maintenance services. Also, helps in keeping the society safe.
2. It is just an observation that most of the disturbing incidents in the society involve Tenants.
3. Many unit owners don't know who is living in their flat, brokers are handling their property.
4. Brokers are giving units to anyone without having any police verification or background check.
5. Few Tenants are running commercial activities from units which is not allowed & also which is causing inconvenience to fellow residents, like dance, yoga classes, tailoring, saloon etc.
6. Few Tenants own more cars than the allotted parking, resulting in parking issues.
7. Unit is given to one but used by many or altogether different people.

Role of Executive Members /Tower representative / collegium members (in the absence of EM)

1. Introduction with the tenant.
2. Check if the tenant is adhering to the guidelines shared.
3. Make him understand the tower specific rules if any e.g. not throwing garbage from balcony, use service lift when going with pets, tower specific contributions etc.
4. High level check with JLL if unit is ready in terms of leakage/seepage, so that it does not cause damage to common property or neighbors.
5. In case of bachelor or spinster, let tenant know outsiders* are not allowed to stay in the night / or conduct parties.

Frequency :

As per JLL we see approx. 50 shifting in society in a month. ~ 2 per tower. In case EMs are not available they can dedicate the NOC to any of the collegium member.

Guidelines for TENANTS:

1. TO obtain NOC (No Objection Certificate) from Savana SWA.
2. TO submit following with JLL/CH/SWA:
 - a) Copy of the LEASEAGREEMENT.
 - b) Duly filled & signed TENANT INFORMATION SHEET form.
 - c) Duly filled & signed UNDERTAKING by Tenant.
3. TO be aware of Rules for Tenants by SWA; Rights & Duties as Tenant.

Guidelines for OWNERS/BROKERS:

6. TO be responsible or assist Tenant for **police verification** of tenant.

7. TO assist tenant in filling up & submitting requisite documents to JLL/CH/SWA like Tenant Information Sheet, Lease agreement copy etc.
8. NOT to use or allow unit for any **commercial activity**.
9. TO resolve issues or nuisance created by tenants. Even ask for eviction if nuisance is repeated after warnings.
10. TO enquire well about tenant's background like profession, native place etc.
11. TO ensure any leakage inside the unit which can impact common area should be rectified before lending the property.

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Rules for Owners/Tenants:

1. NOC (No Objection Certificate) from SWA(Tower EM / Representative /Collegium) is mandatory:
 - a. Moving in SAVANA
 - b. Leaving out from SAVANA
 - c. Shifting from One Unit to Another Unit within SAVANA
2. No flat, parking slot or a part thereof, can be given on lease or leave and license (L&L) agreement without prior intimation in writing to the SWA of the society, after compliance with such requirements as the SWA may require time to time; SWA reserves the right to restrict such lease or leave and license, in case of any financial pendency on flat, parking slot or a part thereof;
3. No owner is permitted to use / sublet / lease the flat premises for any **commercial activities** like Hostel/ Guest House/ PG/ Godown/ Restaurant/ Call Center etc. at any point of time;
4. **Police verification** of tenants shall be the responsibility of the Flat Owners. The verified copy of police verification and rent agreement must be deposited at SWA office by the Owner.
5. In cities, Paying Guests (PGs) are means of accommodation for Bachelors/Spinsters. Unit owners are advised to avoid Bachelors/Spinsters as tenants.
6. Owners should give prior intimation in writing about details of the tenant, date and time of shifting, so that security can facilitate the entry of their luggage/ vehicle and record it in the register. Service lifts are to be used for shifting of luggage / furniture. Any damage incurred during shifting will be recovered from the owner.
7. Owners/Tenant should compulsorily submit the "Tenant Information Sheet "To the SWA's office.
8. In case of leasing / leave and license agreement involving foreign nationals, relevant police requirements / approvals / registrations should be obtained, and copies furnished to the SWA at the time of application.
9. All lease and license agreements have to be compulsorily registered by the owner and a copy of the same has to be furnished to the SWA. All owners, their families, guests and tenants/lessees should adhere to the detailed club rules that may be applicable at any time.
10. Compliance with any other Government provisions / laws must be adhered to and the responsibility for this lies with the owners. The SWA reserves the right to meet prospective lessees before giving permission. Such permission could be denied at the discretion of the SWA.
11. Owners are requested to adequately instruct tenants / licensees, about the rules & regulations of the SWA, procedure for collecting their vehicle labels/ RFID, etc. before they shift and request them to maintain cordial relations with everyone in the SWA;
12. In case a tenant/lessee is moving out of the building, concerned Owner or his tenant should give at least 30 days' notice to the Maintenance Agency in writing;
13. Vacating tenant or the Owner should clear all dues (water, electricity, etc.), obtain a No-Dues-Certificate and collect the Gate-Pass from the Maintenance Agency office before leaving.
14. Any damage to the property of the society will be the responsibility of the owner;
15. Tenants to give undertaking as required by SWA.

Rights of Tenant:

1. **Lease agreement:** More often than not, a tenant enters into a written and legally binding agreement with the landlord, making him entitled to receive a duplicate copy of the agreement while the owner retains the original. Tenants are considered the associate member of the unit for housing society. Tenants can claim hard copy of byelaws from the SWA after paying predefined charges, soft copy is not chargeable.
2. **Safe and habitable residence:** A tenant should be handed a residence/flat which is clean, secure and well-maintained. If the tenant carries out any repair or restoration during his tenancy, he is expected to be reimbursed by the owner.
3. **Payment receipts:** The tenant should get an acknowledgement or receipt for the deposit, rent or maintenance (if any) that he has paid.
4. **Privacy:** A landlord cannot enter the rented premises as per his whims and fancy. He has to provide a 24-hour notice to the tenant and visit during reasonable hours.
5. **Right to use facilities:** Tenants have right to use common area and facilities. Tenants can have pet subject to following of rules and regulations.
6. **SWA election and meetings:** Tenants do not have right to vote in any decision making of the association. However, they can attend the general body meetings on behalf of and with landlord's permission.

Duties of a Tenant:

1. **SWA byelaws:** Tenants need to abide by the byelaws of the association just like any other resident. The rules and regulations of the society / tower are equally applicable of the tenants just like any other resident.
2. **Pay dues on time:** A tenant is required to pay his monthly rent, light and gas bill, parking charges and any other charges agreed upon in a timely manner.
3. **Maintain cleanliness:** A tenant should take good care of the residence and the society premises, ensuring no damage is caused by him within the apartment/house. If he is responsible for any breakage, such as light fixtures, water heater, etc., he should get it repaired. If something stops functioning by itself or any part of the house is damaged without him having caused it, he should get it repaired and seek reimbursement from the owner.
4. **Follow the rules:** As a conscientious member, you must obtain a copy of the society's byelaws or at least familiarize yourself with the society's membership rules/ code of conduct so as to be in compliance with what is considered acceptable and civilized behavior in collective living.
5. **Refrain from causing nuisance:** A tenant should not cause inconvenience and create a nuisance to neighbors by behaving in a disrespectful way, throwing litter in society premises or strewing garbage outside the apartment, encroaching unentitled space, having big parties inside home, blaring music, loud arguments, drinking in common areas or inside the cars parked inside society premises, smoking in common areas, damaging the common area, lifts lobby etc. In other words, no action of the tenant should warrant a complaint from the other residents.
6. **Access to amenities:** A tenant has complete access to the society's facilities such as parks, gym, swimming pool, common areas, etc., provided the guidelines for use are duly followed. Tenant has to use AC trays in case of window AC.
7. **Guests and visitors:** Tenants have the right to invite guests, family, friends and colleagues over to their apartment. If a family member or some other person not mentioned in the agreement
1. moves in or stays for a longer period, the tenant should inform the landlord if such a requirement was initially agreed upon by both parties.
8. **Parking rights:** The owner's parking slot is given to the tenant to park his/her vehicle. If not, the tenant still has the right to park inside the society premises on rented parking slots only. He/she is not allowed to park on the streets or any other common areas.

9. **Not to sublet:** A tenant should not abandon the apartment and go missing for long periods (unless it is discussed and approved by the owner beforehand). He is not allowed to sublet the apartment to someone else illegally as most agreement clauses do not allow this. However, if it has been mutually agreed upon between the tenant and the owner (such cases occur rarely), written permission is needed by the owner.

P.S.: SWA is not to intervene or discriminate on the basis of racial, religious, gender or marital status of the tenant.

4. SWA Updates

SWA meeting updates:

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

- Discussed Smart Savana App rollout plan & implementation.
- Discussed & released updated Tenant guidelines.
- Discussed on parking issues & ways to resolve the issues.
- Proposal for Purchase of Sound System (Public address System) approved.
- Proposal to setup lights across parks approved.
- Commercial team discussed Galleria encroachment issue.
- Discussed appointment of SWA office boy as help.
- Discussed temporary Development of Sports Area behind Tower T12.
- Discussed setup of football academy for Savana children.
- Discussed pending infrastructure completion in new Tower (T11, T12, T12A, T14, B1-B3). Mr. Tarun Jindal, T10, EM to form separate team to work exclusively on this.

Other Updates:

02-Feb	SWA issues letter to RPS on electricity issue in RPS Savana, vide SWA/068/2021
03-Feb	Revised Tenant guidelines shared with JLL.
03-Feb	SWA issues advisory to park vehicles at designated places.
04-Feb	SWA requests for CH approval for placing advertisement posters within lift.
07-Feb	Aadhaar camp organized in Savana temporary club.
08-Feb	Development of all the three sports area near T12 is started.
10-Feb	Main road from galleria to gate is cleared of parked cars.
11-Feb	SWA issues advisory again for residents, to park vehicles at designated places.
13-Feb	SWA issues letter to RPS for their support on initiatives like Smart Savana App implementation & parking management, vide SWA/071/2021
16-Feb	Lights put up across three parks – Central park, Pahari park & T8 park.
17-Feb	RPS approves PNG pipeline layout in Savana, shares drawings with AGL (Adani).
20-Feb	Security staff trained on usage of App.
25-Feb	RPS approves ATM setup. SWA approaches residents for ATM setup reference.

5. Resident's Voice

1. "Condition of outer wall is pathetic, plaster is falling-off. Have made numerous complaints with JLL but all in vain." – *Sonvir Singh*
2. "नमस्कार। T8 पार्क में slide के पास जहां slide खतम होती है , मिट्टी डलवाना चाहिए , बिलकुल रिस्की है बच्चों के लिए , ईट दिख रही है, इसी प्रकार यदि झूलों के नीचे भी हो जाय तो बेहतर। कृपया गार्डन टीम को यह संदेश पहुंचा दें।" - *Anonymous*
3. "We, the residents of T-12 tower were offered handover in June 2017 and it has been over 3.5 years since we are waiting for completion of basic things in our towers. If SWA can take steps for completion of these towers on priority." – *Tushar Watts*
4. "Stray dog feeding sites be identified. Should be away from Tower & park areas." – *Amrik*

6. Note

- ❖ Reach out to your tower EM for more details on happenings within SWA.
- ❖ Membership drive will end by 31-Mar. Going ahead, those who obtained SWA membership would be part of rpssavanaresidents@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 rpssavanaresidents@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.

7. 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	₹ 3000 per day
4.	Canopy by corporate/individual with two tables	₹ 5000 per day
5.	Posters on notice boards of towers (for 7 days)	₹ 100/tower or lump sum ₹2000 for all 27 towers
6.	Banner on the interconnections of the buildings/at other prominent locations	₹ 2000 per banner for 7 days.
7.	Display of products by a two-wheeler agency (10'x10' area approx.)	₹ 5000 per day
8.	Display of products by a four-wheeler agency (20'x10' area approx.)	₹ 10000 per day
9.	Display/Sale of products by lifestyle or similar companies on a 20 feet long vehicle	₹7000 per day
10.	Event by an agency in 30'x30' area	₹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.