

BARIDHARA DOHS PARISHAD
DHAKA CANTONMENT

PROCEEDINGS OF THE 6TH ANNUAL GENERAL MEETING
HELD ON FRIDAY THE 19TH FEB 2010 AT 3.30 P.M.
AT BARIDHARA SCHOLARS' INSTITUTION

1. Present: 73 members as recorded in the attendance list were present in the meeting.
2. Brig Gen Enayet Hussain, psc (Retd), the President of Baridhara DOHS Parishad, presided over the meeting.
3. As the quorum for holding the meeting was present the President called the meeting to order and commenced the meeting.
4. At the very outset, Hafez Md Akhter Hossain recited the verses from the holy Quoran.

Item - 1: Welcome address by the President:

5. The President of Parishad delivered his welcome address as under:

Respected Members, Assalamu Alaikum,

On behalf of all members of the Executive Committee I welcome you all to the 6th Annual general Meeting of the Association and convey our gratefulness for sparing your valuable time to attend the meeting. I am hopeful that we shall be benefited from your valuable advice and meaningful suggestions.

Respective office bearers shall deal with their respective subjects deliberately and the Secretary shall present the report of the year.

I would like to start with certain statistics which may help as ready reference for our subsequent discussions.

Till date 567 regular and irregular plots have been allotted in Baridhara DOHS. Constructions have been completed in 536 Plots, 21 Plots are under construction and 10 Plots are awaiting construction.

As on 31st January 2010 roughly 3,500 families are residing in the DOHS and 275 offices are functioning in the area. There are 3,000 in house vehicles being used by the residents and business houses. In addition many vehicles visit the DOHS as clients of business houses, guests and visitors. At the same time many vehicles use our road as thoroughfare. As such our main road has become very busy and causing unbearable sufferings to the residents. Though efforts are being made using various options to manage the traffic; yet the outcome remains below our expectations.

I am sure you will agree with me that we are to some extent better off on security aspects in relation to other areas. But we are not at all complacent, rather all efforts will be made to improve it further. Here I would like to mention that commercial activities definitely multiply security hazard of the area. It could be ideal if we could avoid all kinds of commercial use of our area or at least abide by the policy guidelines issued on the subject by the authority.

Social and community life is a very important aspect of any residential area. I would like to thank all those conscious residents who have assisted for better living with their kind advice, participation and cooperation. This aspect needs total commitment and participation of all residents and I would request you all to extend your valuable advice, co-operation and participation for overall improvement of the living condition even at the cost of petty personal inconveniences. I am sure there are numerous problems and I assure you that we shall try our best to remove and reduce the inconveniences as much possible with your co-operation and participation.

I would earnestly request our members while considering any issue; one should take into account its effects on others. At times personal inconveniences have to be accepted for greater community benefits.

I have requested all respected members to avoid renting out space for commercial use, at least under unavoidable circumstances restrict commercial renting within prescribed limit. Commercial use beyond allowable limit may invite commercial rate of utility bills, and once these utility bills are made commercial then reverting it back to residential rate is a very cumbersome lengthy process. I would request all respected members to take this aspect seriously.

Regarding the utility services of our area i.e electricity, gas, water, telephone, Cable TV, internet and such others, we did not face major problem. Minor problems are there and we have intimate co-ordination with the respective authorities. I shall request our respected members to take into considerations the existing constraints at national level about gas, electricity and water.

I would like to express my gratitude to the previous Executive Committee and Sub-Committees for their devoted effort for improvement of the living conditions of DOHS. The present Executive Committee did not change any policy matters. We have tried our best to continue the existing policies, and add little here and there only for better service.

I must thank all the existing Sub-Committees for their dedicated service to the society. I take all the responsibilities where we have failed to come up to your expectations and all the achievements are due to the hard work of the members of the Executive Committee and Sub-Committees and kind advice, co-operation and generous participation from members and residents.

Certain important aspects like traffic management construction of the Convention Centre, mosque and overall beautification of the area I shall deal while discussing the points received from the members.

Now the Secretary shall briefly present the activities of the year. You have already received the copy of report prepared by the Treasurer and Member Sy & Admin which shall be deliberated upon immediately after Secretary's presentation.

After that we shall deal with the points received from the members. Hope for a lively and fruitful deliberation in the hours to come. Thank you very much for your patient hearing. Allah Hafeez."

Brig Gen Enayet Hussain, psc (Retd)
President

Item - 2: To confirm the minutes of the 5th AGM held on 20th February 2009:

6. The minutes of the 5th AGM held on 20th February 2009 was circulated to the respected members earlier. The Secretary of the Parishad invited observations/comments on the minutes if any. Brig Gen Mustafizur Rahman, ndu, psc (Retd), House # 300, Lane # 4 wanted to know about the progress on Item-9, Pare – 13a. The Secretary informed the members the Cantt Board have completed the formalities and repair/re-carpeting will start within a month. Since there was no other observation/comment Cdre Shahid Sarwar Nizam, psc (Retd), House # 163, Lane # 1 proposed to pass the minutes and he was seconded by Maj Gen Jiban Kanai Das, ndu, psc (Retd), House # 250, Lane # 3. Therefore, the minutes of the 5th AGM held on 20th February 2009 was confirmed.

Item - 3: To present and adopt the Annual Report of 2009:

7. The Secretary of the Parishad presented the following Annual Report of the year 2009.

“BISMILLA HIR RAHMANIR RAHIM

Respected members,

Assalamu Alaikum

7.1. On behalf of the Executive Committee I would like to present the Annual Report of Baridhara DOHS Parishad for the year 2009.

7.2. At the very outset let us convey our grief and condolence for all those members, spouses and other family members who have passed away since our last Annual General Meeting. We all pray for their eternal peace.

7.3. During the last one year, the Executive Committee has been trying to develop an infrastructure support for a congenial and safe residential environment in this DOHS. This Committee tried to take forward the on going development activities of this DOHS. Some works have been completed and some are in progress. Now, I would like to give a brief rundown about our activities during the year 2009:

Development works done:

7.4. Following development works have been done during the year 2009:

- a. **Convention Centre:** The work is in progress. The contractor has given a hope to complete the works within 2010. The President of the Parishad will give further details.
- b. **Garbage Point:** The work has been completed. We hope our residents are happy with the situation now.
- c. **DOHS Mosque:** Mosque Sub-Committee have installed Air Conditioners in the ground floor with the kind help of some resident/non-residents. We all are grateful to them. Our Musullies were comfortable during the last Ramadan. The Ghat has been completed. Our Aju problem has eased now. The wash room for the dead bodies could not be completed as yet but it will soon be constructed. We have

requested Cantt Board to construct a small house for the Muazzin. The work will start during next fiscal year.

- d. **Traffic problem:** The matter will be discussed in details by the President/Member Sy & Admin.
- e. **Repair works of Lanes:** Most of our respected members are very bitter about the situation. We are presurising the Cantt Board but due to their tender formalities the works are yet to start. All formalities have been completed. Now they will start the repair works.
- f. **Plantation:** We have planted a good number of saplings this year. We are trying our best to keep them alive.
- g. **Observation of Pahela Baishakh:** Pahela Baishakh was observed on 14 April 2009 in a festive manner.
- h. **Observation of Bijoy Dibash:** The day was celebrated in a befitting manner. Painting competition for the children and cultural programme was staged in the Children Park. This year we have plan to observe the Victory day and Pahala Baishakh also. We tried to organize trips to various places but the response being very poor, could no finalize it.
- i. **Arbitration Sub-Committee:** The Arbitration Sub-Committee is making diligent effort to solve the disputes amongst the members, tenants and developers. During this year the Sub-Committee dealt with a good number of cases.

Conclusion:

7.5. These are in nutshell the activities of the Executive Committee during the last year. I thank all the respected members and tenants for their kind cooperation and support in discharging our responsibilities. We hope for same cooperation and support in future too.

Thank you,

Allah Hafez,”

Lt Col M Abdur Rab (Retd)
Secretary

Item - 4. To present and consider the resume by the Member Security & Admin.

8. The Member Security & Admin read out his written resume which was circulated to the members earlier. He highlighted the security problem of this DOHS and his sincere effort to solve those/improve upon. He informed that respected members/residents were very bitter about the traffic problem here. At this stage a long discussion took place on the subject. Brig Gen Mustafizur Rahman, ndu, psc (Retd), House # 300, Lane # 4 came out with his proposal to close the rail gate-transit camp rd for all private transports. Only Armed forces and other law enforcing agencies transports may be allowed. Lt Col Mohd Abdul Khaleq, psc (Retd), House # 304, Lane # 4, Col Mohsin Ahmed Choudhury, psc (Retd), House # 387, Lane # 6, Col Mohd Ahsanullah, psc (Retd), House # 449/6, Lane # 8, Maj Gen Md. Golam Rabbani (Retd), House # 408/1, Lane # 7, Col Emdad Uddin Ahmed (Retd), House # 145, Lane # 1,

Col AKM Rakibul Islam, House # 194, Lane # 2, Brig Gen Solaiman Ahmed, ndc, psc (Retd), House # 284, Lane # 4, took part in the discussion. The President of the Parishad gave the proposal to vote. Majority of the members present raised their hands in favour of the proposal. Thus it was decided that the proposed plan will be tried to ease the traffic problem. ~~It will be tried for two months and a EGM will be held after two months to discuss the out come of this plan.~~

Col. Mohamad Galam Uddin, psc, Thus,

Item - 5: To present and adopt the Income and Expenditure Statement of 2009 and the Balance Sheet as at 31 December 2009:

9. The Treasurer of the Parishad Lt Col Shamsul Islam (Retd) presented the income and expenditure statement of the year 2009 and the Balance Sheet as on 31 Dec 2009. The papers were circulated to the respected members earlier. The Treasurer invited observation/comments in the statement/Balance Sheet. A brief discussion took place. Lt Col Mohd Abdul Khaleq, psc (Retd), House # 304, Lane # 4 enquired as to why an amount was transferred from Mosque fund to the Admin head. The Treasurer explained that in the month of Nov'09 there was shortage of money in Admin head to meet the expenditure for Pay & Allowances of the staff. To avoid with drawal of FDR from the Bank a small amount was transferred from the Mosque fund. The amount was returned after a few days. Maj M Abul Bashar (Retd), House # 486, Lane # 8 observed that the interest of FDR amount for 2009 was not shown in the statement. He was informed by the Treasurer that interest is not shown by the Bank before completing the period. However, if some respected member wants to verify it can be collected from the Bank. After that Maj M Saleh Raheem (Retd), House # 356, Lane # 5 proposed to pass the Balance Sheet and income and expenditure statement for the year 2009 which was seconded by Col Emdad Uddin Ahmed (Retd), House # 145, Lane # 1. It was therefore, passed. It was further decided that an Audit firm will be engaged for yearly Audit of the DOHS Baridhara funds. The six monthly audit will be done by Audit Committee nominated by the Parishad from the respected members. An amount of Tk. 2,000.00 each will be paid to Audit Committee ^{man} as honorarium. The treasurer informed that there are number of shops in this DOHS who are not paying any subscription to the DOHS. It was unanimously decided that an amount of Tk. 1,000.00 per month will be collected from each shops from the month of March 2010. The Treasurer further informed the members that a huge amount of money is out standing as DOHS subscription against House/Flat owner, Tenants and Developer. It was unanimously agreed that strict action should be taken to collect the out standing amount. The defaulter house/flat owners will be denied all Parishad service. Garbage will not be collected from their house/flats. The Treasurer also informed that although it has been informed earlier that DOHS subscription ~~from~~ the tenants to be collected by the house/ flat owners. Some respected members are in doubt about this. It is therefore, again agreed by members present that DOHS subscription of tenants will be collected by respective house/flat owner and paid to the DOHS collectors. A clause in this regard may be included the contract deeds. The Treasurer informed the members present that at present the Parishad can keep an amount of Tk. 10,000.00 as cash in hand to meet the day to day expenditure which is very meagre. He proposed to increase the amount. After a brief discussion it was agreed by all members present. Lt Col Mohd Abdul Khaleq, psc (Retd) proposed to increase the amount as 50,000.00 which was seconded by Maj M Abul Bashar (Retd). Thus it was passed.

Item - 6: To present and adopt proposed Budget for 2010, Audit Report of 2009:

10. The Treasurer placed the proposed Budget for ^{the} 2010 and Audit Report of 2009. It was passed.

Item - 7. To discuss the points received from the members.

11. The following Points have been received from the hon'ble members:

a. **Point: Brig Gen Mustafizur Rahman, ndu, psc (Retd) - House # 300, Lane # 04**

(1) Traffic problem in DOHS Baridhara: Suggesting closing of Rail gate - Transit Camp rd for all vehicles, allowing only 50 Rickshaw in DOHS plying of Mini Bus/Maxis in DOHS.

Decision: The point was discussed and decision taken as mentioned earlier.

b. **Point: Brig Gen Abdul Wahab, psc (Retd) - House # 124, Lane # 01**

(1) Guideline for rent: Apartment rents vary from place to place and flat to flat depending on location and standard of the accommodation. It is time to lay down minimum guide line scale for collusion of Flat rents in our DOHS, both for residential and commercial usage. This could be rent/sft as it is in Gulshan and Baridhara etc.

Decision: The point was discussed. All members present opined that such proposal cannot be implemented.

(2) Maintaining "Class of DOHS Baridhara": It is no denying that for most of us the Flat rentage is a source of "Halal" income and livelihood. Like other business we should strive to upgrade the quality of our environment, security and administration to attract "Good Tenants". Seminar/discussion may be held on actions to be taken to make DOHS Baridhara more demanding and attractive than other areas.

Decision: The point was discussed. All members present opined that such proposal cannot be implemented.

(3) Mina Bazar/Melas in DOHS: It is entertaining and fun gathering to held Mena Bazar/ Mellas an various occasion in DOHS. But it also attracts many undesirable civilian gathering from outside of times come promising security of inmates. Ponder on whether we should allow such routine gathering or restraint?

Decision: All members were in favour of observance of a few occasions like Pahela Baishakh, Bijoy Dibosh, Shadhinata Dibosh. However, security aspect will be tightened up.

(4) Vacant plot/on going construction: It is high time to attain "Complete look" of DOHS Baridhara. Measure to speed up the unfinished projects may be discussed.

Decision: Only a few Plots are lying vacant. Authority will be approached to pressurize them to complete construction.

c. **Point: Lt Col Akram Hossain (Retd) - House # 508, Lane # 09**

(1) In 2003 I once paid a fine in full for the unauthorized construction of my house to Cantt Board against their demand. In 2009 Cantt Board again shows excess unauthorized construction for my said bldg and ask to pay fine with 5% interest from the back date. It is therefore, requested to take up the case with concerned authority so that affected members do not suffer for the mistake of concerned office.

Decision: The point was discussed. The President informed the members that he is trying to settle such cases. ~~The matter will be solved.~~

d. **Point: Col Emdad Uddin Ahmed (Retd) - House # 145, Lane # 01**

Noisy Road

(1) In the morning and evening there is a long queue of vehicles mostly without sticker is seen. Blowing long horns specially by the Motor Cycles.

Decision: Decision mentioned earlier.

(2) Trucks leaving DOHS at 0130 hrs at night and entering at 0500 hrs in the early morning which is detrimental to health and sleep.

Decision: The matter was discussed. It will be ensured.

(3) Barking of pet dogs at dead night.

Decision: Instructions were issued. We can only issue a reminder.

(4) **Accommodation for Muazzin of DOHS Mosque:** The presence of Muazzin in every prayer is a prime necessity. It has been observed that he attends the prayer during heavy rain and hot summer coming from outside DOHS. Since there is foundation adjacent to Imam's residence, a very low cost two rooms accommodation can be constructed to relieve his suffering.

Decision: We have written to Cantt Board. The work will be taken up in next fiscal year.

e. **Point: Capt (BN) M Nurul Amin, ndc, psc (Retd) - House # 477, Lane # 08**

Observation on subscription by landlord and tenant:

(1) It is seen that officer/ buying house occupying half floor and occupying full floor 2600 sft are paying same amount of DOHS subscription which needs to be reviewed.

Decision: The point was discussed. All members present opined that DOHS subscription is paid per family/office. As such 1300/2600 sft should not be the criteria.

(2) It is difficult to recover subscription amount from tenant 1300 sft and 2600 sft as they give ref for others.

Decision: As above.

(3) It is also observed that number of landlord having office but declaring residence which need to be found out.

Decision: The point was discussed earlier. The President again requested all members of this Parishad to rent out their houses/flats for office/commercial purpose within prescribed limit.

f. **Point: Maj M Abul Bashar (Retd) - House # 486, Lane # 08**

(1) Allowing him to drain out the full water from the pond to catch all the fish.

Decision: The point was discussed. The President informed him that this cannot be allowed. However, on his insistence and also request by Brig Gen Mustafizur Rahman, ndu, psc (Retd), House # 300, Lane # 4, the President informed that Mosque Sub-Committee will give their decision at a later date.

12. Maj Gen A I M Mustafa Reza Noor (Retd), House # 321/4, Lane # 05 raised a point that Garbage cleaner should put on Gum Boots and long Hand Gloves from the medical point of view. He also pointed out that we all should use garbage bags. He further requested the Parishad to improve upon the security of DOHS. He also requested to increase the number of speakers in Mosque.

Decision: He was assured by the President that Gum Boots and Hand Gloves will be provided to the cleaners. The President reminded all members present about the use of garbage bag. A letter will be circulated again in this regard. The President informed the members that we are trying our best to ensure proper security of this DOHS. However, the Committee will try to improve upon further. The President assured the members that number of speakers will be increased in the mosque.

13. Some members raised a point regarding opening of eastern gate near Joarshara Bazar.

Decision: The point was discussed threadbare. It was agreed by all that it will be opened with restriction.

Item - 8. Closing address by the President.

14. As there was no other point the President finally thanked all members present for their active participation and lively discussion in the Annual General Meeting.

15. The meeting then ended with a vote of thank to the chair.

Lt Col M Abdur Rab (Retd)
Secretary

Date: March 2010

Brig Gen Enayet Hussain, psc (Retd)
President

Date: March 2010

Encls:

Annual Report of 2009	-	Anx 'A'
Balance Sheet, Income & Expenditure Statement of 2009	-	Anx 'B'
Proposed Budget – 2010	-	Anx 'C'
Audit Report of 2009	-	Anx 'D'

Distribution:

Action:

All Members of Baridhara DOHS Parishad

Info:

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