

**KENDRIYA VIHAR  
APARTMENT OWNERS' ASSOCIATION  
PHASE II, Tomando, Bhubaneswar-751028.**

**MINUTES OF THE 4<sup>th</sup> EXECUTIVE BODY MEETING HELD ON 15<sup>th</sup> DEC- 2019**

The 4<sup>th</sup> Executive body meeting of AOA of Phase-II was held on 15<sup>th</sup> December 2019 at 1800 hours in D-1/102. The following members were attended the meeting.

SL.NO	Name S/Shri	Designation.
1.	P.Dash.	President
2.	J.Patro.	Vice President
3.	B.Mahapatra.	General Secretary
4.	R.N Tripathy	Treasurer
5.	Sarbeswar Biswal.	Member
6.	B. Brahma.	Member
7.	Umashankar Mishra.	Member
8.	Jagannath Mishra.	Member

The meeting was presided by Shri P. Dash, President and the points discussed and the decisions arrived at are as under.

• **Confirmation of proceedings of 3rd meeting of the Executive body:**

Third executive body meeting was held on 29th September 2019 and out of several issues only work on CCTV, EPBX, Solar system and main gate renovation started by the contracting agency.

• **Approval of Expenditure statement from August-19 to November-19.**

The expenditure statement from August 2019 to November 2019 was placed by the treasurer. The expenditure incurred from August-19 to November-19 is Rs.714745.18. Some bills and vouchers were placed for scrutiny and the expenditure was approved by the committee.

• **Briefing by Secretary on the progress of registration of society (i.e.AOA, Ph-II), obtaining of Pan/Tan card and transfer of fund.**

Registration certificate yet to be received from I.G.R, Cuttack for registration of AOA. Follow up action is continuing. Only after getting registered, Pan and Tan can be obtained. After that funds will be transferred.

- **Review of the Progress of Implementation of Projects- CCTV, EPBX and Solar StreetLight etc.**

The vendor started the work for CCTV project and EPBX. For solar system contract has been awarded by the CGEWHO to the same vendor and it is expected he will start the work soon. An Email has been received from Solar Vendor that the Mono-crystalline solar panel for street light is not available in major standard manufacturers like Vikram Adani, Weeryetc; hence in place of mono-crystalline, poly- crystalline panel may be permitted to be installed. In this respect, the following resolution is passed.:

*"In view of the email communication received from the solar vendor that mono-crystalline solar panel for street light is not available with the major standard producers in India, and the fact that the solar project is in advance stage of implementation, Poly Crystalline panel may be permitted to be installed and the price difference between the two can be adjusted by CGEWHO accordingly in the total project cost."*

- **Construction of Control Room for the installation of Equipments of CCTV etc.**

Centrally situated suitable place for the control room has been earmarked in D-4 and a room with Brick basement and glass walls will be constructed in common area of the parking. Some furnitures like Almira, table and standard chairs will be purchased. An expenditure of about Rs.80,000/- is passed for the above.

- **Proposed Swimming Pool.**

Proposed swimming pool along with a project report to be examined and submitted to CGEWHO. The later will be apprised its necessity and enhancement of the beauty of the complex. S/Shri J.Patra, S. Biswal and B. Brahma along with PIC Mr. Ajam were requested to prepare a viable project report

- **Finalisation of equipments for Open Gym in the Park;**

Tenders has been received by the PIC office for open Gym and it will be soon finalized and sent to CGEWHO office for issuing work order.

- **Purchase of one stand by Pump:**

It was decided to purchase one stand by submersible pump for water lifting because of breakdown of two other pumps frequently.

- **Review of Progress of Road repair from Culvert to Gate:**

Although CGEWHO assured to construct a concrete road from culvert to gate and tender has been finalized but no progress has been made so far. It was decided to apprise CGEWHO authorities for starting the work soon.



- **Provision of tap for car wash.**

Not agreed by the majority of members as cleanliness of the complex will be compromised. A tap may be considered near pump house for use of workers gardener, Sweeper etc.

- **Controlling plucking of flowers from garden and Spitting.**

It was decided to put placards depicting no plucking of flowers, no spitting and no horn at different places of the complex.

- **I-Card and Uniform for sweeper and other employed workers.**

In future when number of employee increase, provision of I-card will be decided. Not required now.

- **Flat 121 kitchen floor drain lies above the floor level and in one bath room no proper slope for draining of water. Rectification not yet done although pointed out by the beneficiary. Also in C-5 , toilet exhaust pipe broken, float valves in C-5, 6 and B-8,10,13 to be replaced.**

Already project in charge apprised of the problem and the contractor is replacing float valves. It was decided to request PIC for ensuring better float valves.

- **Status of Approach road, Community hall, Cost Escalation, STP drain, boundary wall, Mosquito net in safety doors.**

There was a meeting with the sub collector by our president and PIC recently for taking the 900 meter road to Govt. book. Sub Collector was apprised of the situation and he assured them to do the needful. Regarding community hall ,inspite of several requests verbal as well as written, Ph-I office bearers are not vacating the Ground Floor of the community centre for Ph-II beneficiaries even after clear cut letter from CGEWHO, New Delhi, allotting ground floor with two shops. CGEWHO agreed to reconstruct the broken part of the boundary wall of Phase-I, only after the solution of community hall problem. STP drain line was under the common road carved by OSHC, which was physically verified by some members long before. Regarding mosquito net in safety doors, PIC already aware of the same.

- **Unusual behaviour at security gate with the relative/friend of Ph-II beneficiary.**

Security guards are under the control of Ph-I. This will be discussed with ph-I office bearers for non-occurrence of such types of incident..

- **Additional locking system in doors leading to balcony (Central sliding).**

It was decided "not required". Individuals may do it.

- **Duct cover on sewerage pipes. Sample fixed in one C-block.**

The then PMC member requested CGEWHO to put such covers on sewerage pipes so that the pipes will not be visible from outside and buildings have a better look. This is a sample

fixed by the contractor. CGEWHO did not agree as it is an extra construction. Later we may try to fix it as the cost is not much.

- **Monthly subscription of Rs.1000/- from the month of January 2020.**

Already one year has been passed since 1<sup>st</sup> possession and as per rule monthly subscription from the beneficiaries is needed for day to day expenditure. Keeping in view the past expenses and as well as future, it was decided to collect a monthly maintenance charge of **Rs.1000/-** from each beneficiary of Ph-II starting from January-2020. All are requested to deposit the money in the following A/C of Ph-II. Further they are requested to inform either by mail, WhatsApp or SMS regarding their deposit. A beneficiary can deposit for more than one month. Late deposit attracts penalty as per by-laws of the Association.

**The Bank A/C Details:**

**A/C No:7378000100026606.**

**IFSC code: PUNB0737800**

**PUNJAB NATIONAL BANK, TAMANDO.**

- **Covering of STP from one side:**

Beneficiaries staying in D-6 and D-7 having balconies facing towards STP are facing unusual sight of the uncleaned/partially cleaned sewerage water. In spite of repeated requests CGEWHO failed to cover it from one side. It was now decided to pursue the matter and if necessary AOA will take the initiative to cover it. The cost is to be worked out.

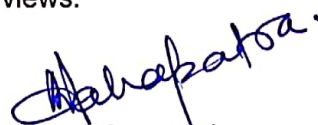
- **Badminton Court and cleaning of flats by water:**

It was decided to have a badminton court for doubles in a suitable place and the flats will be cleaned at least twice in a year with water.

- **Shifting of wash Basin:**

It is not possible now, individuals may do it.

The meeting was ended at around 9 PM after cordial exchange of views.

  
(B.Mahapatra)  
General Secretary.

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