

Minutes of General Body Meeting(GBM) of Kendriya Vihar Phase-II Apartment Owners' Welfare Association (KVAOWA II) held at 10 A.M on 3rd August 2019 in the Community Hall of Kendriya Vihar, Bhubaneswar

- 1. The General Body Meeting (GBM) of KVAOWA II was held at 10 A.M on 3rd August 2019 in the community hall of the Kendriya Vihar (K.V.) Sh. M.K. Maity, Dy. Director (Admin II) of the CGEWHO HQrs presided over the meeting. Due to lack of quorum, Mr. Maity adjourned the meeting to 11 A.M and the meeting began exactly at 11 A.M.**
- 2. The list of participants is attached.**
- 3. Shri. Maity, opening the discussion, explained the background of the GBM. It was stated that the main purpose of the GBM was to form an Ad hoc Committee of the beneficiaries of KV-II, Bhubaneswar, so that CGEWHO could transfer the property of KV-II to the association of beneficiaries who would manage their affairs & activities through a system of elected body. He stated that CGEWHO had announced the election process; however, only six representatives were elected unopposed, as against the requirement of 15 representatives covering 15 blocks in the KV II campus. He requested that since it is a General Body Meeting, the beneficiaries could decide one of the elected members of Ad hoc Committee to preside over the meeting. Accordingly, he read out the names of the elected representatives who took their chairs in the Dias. Thereafter, he handed over the floor to the elected representatives, who among themselves decided that Sh. Brahmananda Brahma, the representative of D4 block would preside over the GBM.**
- 4. Sh. Brahma, while welcoming the participants in the meeting stated that first of all, before the election of the office bearers and other representatives, it would be good to listen to the problems faced by the residents who have been staying in the campus for couple of months now and also from others who have taken possession, so that the elected office bearers of**

Ad hoc Committee would be given responsibilities to address those problems. He also requested that the problems related to the complex could be noted down by the officials of CGEWHO and project management team so as to solve the problems in time bound manner. He said that highlights of problem and solution there to would be Agenda no. 1.

- 5. Secondly, he stated that on the meeting of the beneficiaries and core group on 23rd March 2019 presided by Shri. B. Mahapatra, elected member of PMC, the issue as to whether there would be a common association for KV-I and KV-II was debated. After long discussion, the majority view was that KV-II would go for a separate association. In that meeting having decided on that, the issue of drafting memorandum of association and Bye Laws came up. While it was pointed out that as per the CGEWHO guidelines, the Ad hoc Committee is to prepare the Bye Laws, and memorandum of association, it was decided after due consideration, that drafting of Bye Laws is a very technical matter; not all could do it. Therefore only those who have experience in the Govt. be given responsibility of drafting Byelaws and draft may be placed before the General Body for adoption after it is circulated to the members. Accordingly two members were given responsibilities to draft Bye laws – Shri. B. Brahma & Shri. Panchanan Dash. Sh. Brahma stated that the copy of the Bye Laws, so drafted was circulated to all the members including CGEWHO, and Webcast seeking comments and suggestions. Thus, it was stated that the consideration and adoption of Bye Laws will be Agenda no. II, and the election of office bearers will be Agenda no. III.**

- 6. Accordingly three Agenda were placed for consideration:-**

- (i) Highlights of Problems faced by Residents and others;**
- (ii) Consideration and Adoption of Bye Laws;**
- (iii) Election of Office Bearers and Representatives of blocks, where no nominations were received.**

The deliberations of General Body were as given bellow:-

Agenda no. I - Highlights of problems- Security issue

7. It was highlighted that the present arrangement of security at the gate point and in campus as a whole with collapsed boundary wall is awful. The security guards allow anybody to enter the campus and meticulously do not maintain any register of visitors. It was felt that the guards need to be given training about the manner in which they should perform duty as Security Guards. It was decided that Sh. Jaganath Patra and Sh. S. Biswal be given responsibility to train them and carry out random security checks from time to time.

i. (Act: Sh. Jagannath Patro & Sh. S. Biswal)

8. Condition of Road during rain

It was highlighted that the condition of approach road from NH to about half way has become very pathetic with full of pits on the road. The road needs repair immediately. It was mentioned that during February, Sh. Brahma, Sh. Mahapatra and Sh. Azam had met Tahasildar, Jatni regarding transfer of land rights to Govt. of Odisha. All the documents have since been transferred to Tahasildar, Jatni and Bhubaneswar. They had agreed to notify it by 15th March but due to election, it could not be done. It was decided that there is a needs to pursue the matter to get it done. Once it becomes a Govt. land, road could be built by department of Rural development. Sh. B. Mahapatra & Sh. Azam were given the responsibility to pursue the matter with the Tahasildar, Jatni & Bhubaneswar.

i. (Act: Sh. B.Mahapatra & Sh. Azam)

9. Garbage Collection & Cleaning of Corridors

While about 200 beneficiaries have taken possession, some beneficiaries stay in the campus. Two Safai Karmacharies have been engaged for collection of garbage and sweeping of the corridors. However, it was felt that these activities need a regular monitoring to ensure that people engaged do their job efficiently. Sh. R.N. Tripathy was given the responsibility of monitoring the cleanness of campus.

i. (Act: Sh. R.N. Tripathy)

10. Change of Postal Address

The Postal Identification Number (PIN) of Kendriya Vihar, Bhubaneswar is currently 752054, which refers to district of Puri. However, the area comes under Tamando police station having PIN of 751028. Because of this arrangement, there is invariably delay in postal delivery. Sh. D. Turwar, who is from Postal & Telecom Accounts Service voluntarily took the responsibility to do the needful for change of the postal address of KV having PIN 751028.

i. (Act: Sh. Dekhu Turwar)

11. Overflow of Water from Overhead Tank

The floating valves of the overhead tanks in some tanks are damaged as a result, water overflows from tanks. Sh. Azam agreed to replace the floating valves. Sh. Brahma volunteered to give a compliance report to Ad hoc Committee, after physically checking all the tanks fitted with floating valves .

i. (Act: Sh. Brahma & Sh. Azam)

12. It was highlighted that the water tank need cleaning on regular basis to improve water quality. It was decided that as a matter of regular maintenance, cleaning of water tank may be done twice a year regularly in the month of September/October and in March/April. Similarly water harvesting system should be service in the month of May positively before the rainy season.

13. Monitoring of Vehicles at Gate Point

Currently, vehicles, coming from outside are not checked by the Security Guards. It has been noticed the guards allow every vehicle without checking to enter the campus. It was therefore decided that KV-I & KV-II vehicles should have stickers with the house no on it. Those who remain outside of campus should be given sticker so that when they come, their vehicle is allowed. For all other vehicles without sticker, the guards should stop at gate point and keep record of owner/driver, his mobile no and the house to be visited, prior to their entry. Sh. B. Mahapatra would arrange the sticker

immediately and issue. He will also take up with KVI to follow such practice.

i. (Act: Sh. B. Mahapatra)

14. Sh. Jagannath Patra & Sh. S. Biswal were given charge to monitor the compliance of compulsory use of sticker on vehicle of KVI & KVII during their random check.

i. (Act: Sh. Jagannath Patro & Sh. S. Biswal)

15. It was also decided that when the gate is renovated, an automatic gate barrier should be fixed so that the security guard could allow entry of cars with stickers. CGEWHO would be requested to provide a barrier at the gate point.

i. (Act: Shri. B. Mahapatra & Sh. Azam)

16. Fencing & Boundary Wall

The collapsed boundary wall of KV-II during Cyclone FANI has been rebuilt while KV-I portion, it is yet to be repaired/rebuilt. Since KVI management has not repaired/rebuilt the collapsed wall, and that continuously poses security risk for KV-II, it was requested to Mr. Maity to repair/rebuild the collapsed boundary wall of KV-I, he agreed to do it.

i. (Act: CGEWHO & Sh. Azam)

17. Issue regarding STP

There are two STPs with common collection tank for treatment in KVI & KVII. Alternative arrangement will have to be made by the Ad hoc Committee, in consultation with the KV-I management, as to how the two plants should run and how the running expenses be shared by KV-I & KV-II.

i. (Act: Sh. J. Patro & Sh. B. Mahapatra)

18. The issue of covering top portion of STP came up. As already decided on 23rd March' 2019 meeting, the covering of STP should be like a pagoda, with four direction open to allow light and air. CGEWHO has agreed to do it. Mr. Maity confirmed in this regard.

i. (Act: Sh. Azam)

19. Smell & Sound coming from STP and its Management

It was observed that sound coming from STP could be minimised to a certain level but cannot be eliminated altogether, as motor would run for treatment of water. Similarly, through application of solvent, the smell emanating from STP could be minimised. It was decided that the Ad hoc Committee would monitor this arrangement regularly.

i. (Act: Sh. B. Mahapatra)

20. Tree Plantation Around STP

Currently some trees have been planted around STP, which are growing. However, it was decided that during the current rainy season, some more plants should be planted to make the area look like a green belt and that the sound and smell from STP is further reduced.

i. (Act: Sh. B. Mahapatra)

21. C Block Kitchen Design

It was observed, the issue of design of C block kitchen outlet was widely publicised recently in WhatsApp group. During discussion, three different views came up – those who are staying in their house opined that it was bad looking; however they renovated and changed the outlet according to their taste. Some who are yet to stay in the house expressed that it is defective design. However no suggestion came on what should be done to satisfy all. Thirdly, from CGEWHO contractor side it was stated that concealed outlet design was made for phase I, however as people continued to stay and solid waste getting chocked the outlet pipe over the time, many had to go for breaking the cement cover and made it open. He stated that in order to overcome the problem faced by the resident of Phase I, the phase II design was kept open. In view of this, it was decided that it could be left to the individual household to change/modify or keep as it is, according to their own taste and preference, as majority have expressed no objection to it.

22. CCTV, PEBX, GYM, Solar Light, Culvert etc.

Mr. Maity informed that CGEWHO has agreed to provide the above facilities for KV-II. In this regard, he informed that the proposals are in the advance stage of implementation. Regarding Culvert, it was mentioned that the cement road will be completed from culvert to the gate point.

i. (Act: Sh. Azam)

23. RERA Registration

It was informed by Sh. Maity that when RERA came into operation in Odisha, CGEWGO HQRS. applied to register KV-II. However, in spite of their best efforts it could not get register. He informed that CGEWHO may get registration no from RERA Odisha within a month or so.

24. Handing Over of Common Area to Ad hoc Committee

Mr. Maity mentioned that once the Ad hoc Committee is formed, the CGEWHO will process the paper for handing over the common area and assets to the Ad hoc Committee. However, he mentioned that there are several activities that the Ad hoc Committee will have to complete before the transfer is materialised, such as registration of AOA, allotment of PAN, TAN, & GST, opening of Bank Account by AOA etc. In view of the above, the following decisions were taken :

(i) The Ad hoc Committee will open an account in a public sector Bank nearest to the complex within 15 days time in the name of AOA.

i. (Act: President, General Secretary & Treasurer)

(ii) The President and Secretary were authorised to file application for registration of AOA under Societies Registration Act 1860 and amendments there to by Odisha Govt. The formalities will have to be completed in month's time. The Bye Laws and Regulations which are part of Memorandum & Association will have to be registered together and thereafter a declaration will have to be filed before the Competent Authority of

Odisha Govt. in compliance to the provisions of the Odisha Apartment Owners' Association Act 1982.

i. (Act: President/General Secretary)

(iii) Once the certificate of registration is received or prior to that, if legally tenable, President & Secretary are authorised to apply for PAN, TAN & GST no of the AOA for submission to CGEWHO for transfer of common area and assets.

i. (Act: President/General Secretary)

(iv) A mobile number may be obtained from mobile operator in the name of AOA for operational point of view as OTP based transactions have been made compulsory.

i. (Act: President & General Secretary)

(v) An email ID is to be created in the name of AOA.

i. (Act: President/General Secretary)

(vi) An website is to be designed immediately for KV-II AOA. Dr. Jagannath Mishra was designated as Member (IT) for all matters relating to WEBSITE.

i. (Act: Dr. Jagannath Mishra)

25. Coordination with Phase I Management

(i) The General Body set up a committee consisting of President, Vice President, General Secretary, Jt. Secretary & Treasurer to interact and coordinate all matters with KV-I Management so as to ensure a smooth functioning of KV-II AOA.

(ii) Regarding management of common assets like security at gate point, STP, Community Centre and Shops, Mr. Maity suggested that both the management committees should meet and amicably decide as to how smoothly the responsibilities could be shared. In the event, no consensus emerged, CGEWHO Head Quarters may be approached.

i. (Act: Coordination Committee)

26. AGENDA II Memorandum of Association, Byelaws, Rules and Regulations

The General Body, after taking into consideration the suggestions given by the members resolved to adopt the Memorandum of Association, Byelaws, Rules and Regulations for the Association, which were circulated among the beneficiaries and copy web cast by CGEWHO in their website.

AGENDA III - Election

27. The General Body elected the following office bearers & representatives as given bellow:

SL NO	NAME OF THE BENEFICIARIES	ELECTED TO REPRESENT BLOCK NO	DESIGNATION OF AD HOC COMMITTEE	ELECTION
1	Sh. Niranjan Rout	B-12	Joint Secretary	11.07.2019 as member unopposed and on 03.08.2019 as Joint Secretary
2	Sh. Suresh Ch. Das	B-9	Member	11.07.2019 as member unopposed
3	Sh. N. K. Pal	C-6	Member	11.07.2019 as member unopposed
4	Sh. Panchanan Dash	D-5	President	11.07.2019 as member unopposed and on 03.08.2019 as President
5	Sh. Bansidhar Mahapatra	D-7	General Secretary	11.07.2019 as member unopposed and on 03.08.2019 as General Secy
6	Sh. Brahmananda Brahma	D-4	Member	11.07.2019 as member unopposed
7	Sh. J.J Patra	D-6	Member	03.08.2019 as member
8	Sh. Jagannath Patro	C-5	Vice President	03.08.2019 as member and Vice President
9	Sh. Rabindranath Tripathy	C-7	Treasurer	03.08.2019 as member and Treasurer
10	Sh. B.K. Pradhan	C-8	Member	03.08.2019 as member

11	Mrs. Jaishree Panda	B-10	Member	03.08.2019 as member
12	Dr. Jagannath Mishra	B-11	Member (IT)	03.08.2019 as member (IT)
13	Sh. Uma Shankar Mishra	B-13	Member	03.08.2019 as member
14	Sh. J. Rao	B-14	Member	03.08.2019 as member
15	Sh. S. Biswal	B-8	Member	03.08.2019 as member

28. The General Body gave a clap of applause to the newly elected Ad hoc Committee and wished their success in achievement of various targets set by the General Body. The General Body also extended their big hands and thanked to the office of M/O HUA & CGEWHO, the Project Management Committee and all others who were associated in the successful completion of Project KVII.

Sd/-

**(B. Brahma)
(PRESIDING OFFICER)
DATE: 12.08.2019**

Circulation list

- 1. General Body Proceeding Register**
- 2. Notice Board**
- 3. CGEWHO HQRS(Mr. M.K.MAITY)**
- 4. PROJECT MANAGER(Mr. G.AZAM)**
- 5. All Members through Email**
- 6. Executive Body Members for initiating Action**

List of Beneficiaries Present

Date
03/08/2019

FORMATION OF MANAGING COMMITTEE/AOA OF BHUBANESWAR PH-II PROJECT

SL NO	NAME OF THE BENEFICIARY	REGD NO	BLOCK/FLAT NO	PERSON	Signature	No. of persons
1	Niranjan Rout	BSB0197	B12/183	01		
2	Narendra Kumar Pat	BSL0088	C6/93	01		
3	Sarbeswar Biswal	BSC0329	C16/92	01		
4	S.S. MISHRA	-	C18/119	01		
5	B. Mahabalan	-	C7/107	01		
6	R.N. Tripathy	-	C16/86	01		
7	J. PATRA	BSB0641	D-7/108	01		
8	A. C. Parida	BSB0025	B-12/1, B-5	01		
9	Panchanan Dash	DS304	D2/21	01		
10	B. BRAHMA	BSD114	D4/55	01		
11	Ramakanta Sahu	BSC-309	C-7-1117	02		
12	A.T. Ghosh	BSB-0755	D18/11A	01		
13	J.J. PATRA	BSD0761	D-6/84	01		
14	Bijay Kr. Pradhan	BSD0229	D5/67	01		
15	B. Sahu	-	04/60	01		
16	U. S. Misra	BSC0027	C6/95	01		
17	Gouti Acharya	-	D/6/85	01		
18	Dr. Raghunath Pradhan	BSD0246	D5/49	01		
19	A.C. Mahapatra	BSB0154	B13/202	02		
20	Jayashree Panda	BSC067	C-8/1/202	01		
21	Jaganmohan Mishra	BSB0529	D-7/112	01		
22	Saurav Pradhan	DSB0776	B-9/122	01		
23	Shashiram Nayak	BSB0302	B-12/184	02		
24	Bimal Kumar Malapatra	BSB0352	B-14/209	01		
25	Dekha Tiwari	BSB0287	D7/101	01		
26	H.S. Sahu	-	C0/112	01		
27	G. K. Nayak	BSB0067	B-9/143	01		
28	BHARAT KUMBHAR	BSC064	C/115	01		
29	Bishuprasad Chintara	BSB0735	B/10/151	01		
30	Acharya Ku Abuyan	BSB0343	-	01		
31	Sathi Bhuan Chintara	BSB0736	B-8-113	01		
32	M.D. Panigrahi	-	B-5/69	01		
33	Dr. P. Sahoo	-	C3/43	01		
34	K.K. Patra	-	C3/36	01		
35	A.K. Das	-	B7/102	01		
36	S.N. Patra	-	D8/08	01		
37	B.D. SAHU	-	B-1/12	01		
38	B.D. Sahu	-	B/112/7	01		
39	Sricharan Patra	-	C2/25	01		
40	Dharmindra	-	-	01		
41	-	-	-	01		
42	U. Mishra	-	C-4/51	01		
43	-	-	-	01		
44	P.K. Mishra	-	B4/55	01		
45	capt. N.P. PATRA	-	C1/04	01		
46	-	-	-	01		