

# URBANA WELFARE ASSOCIATION

(A Representative Body of Urbana Flat Owners)

URBANA

## Minutes of Meeting- MoM No. 09

Date- 28<sup>th</sup> November, 2022

Venue: Club Urbana B1, Conference Hall

S. No	Details	Action By
1.	<p><u>Opening of the meeting:</u></p> <p>President KKN opened the meeting by welcoming the participating members.</p> <p>The house observed 2 minutes silence in memory of deceased Mother-in-Law of our Treasurer Shri Sunil Kumar Singhanian, and prayed to the Almighty to grant peace to the departed soul and courage and strength to the bereaved family to bear the loss.</p>	
2.	<p><u>Blood Camp at Urbana:</u></p> <p>President stated that a Blood Donation camp was proposed on 17<sup>th</sup> September 2022 by Akhil Bhartiya Terapanth Yuvak Parishad (ABTYP) as part of Mega Blood Donation Camp. When the Camp was being considered, GRD had proposed that instead of doing the camp in tie-up with ABTYP, Lions Club of Urbana in association with UWA will be organising it. However, the proposed Blood Donation Camp has not been organised yet and he requested GRD to take initiative and organise the Blood Donation Camp by Lions Club, preferably on 11 Dec'22 in association with UWA and HGRD confirmed.</p>	Gopi Ram Dhuwalia
3.	<p><u>Children Carnival on 4<sup>th</sup> Dec at Urbana</u></p> <p>Proposal from Kangaroo Kids International School, Kasba for organising Children Carnival at Urbana on 4<sup>th</sup> Dec was discussed. SC stated that they had organised the same event in 2020 in Urbana in T6 community hall, and explained house about program flow. There were mixed reactions to the proposal, with majority opposing the proposal of involving outsiders, it was turned down.</p>	
4.	<p><u>Felicitation of participants of cultural event at Durga Puja/ Deep Utsav &amp; Sponsors of Utsav</u></p> <p>SC informed the house that Utsav committee had received 200 gifts from Emami out of which 145 are currently available. He proposed the participants of Cultural Events at Durga Pujo/ Deep Utsav as well Sponsors for Durga Puja, also all the Committee Members of UWA 2022 be felicitated.</p> <p>10<sup>th</sup> Dec date has been agreed to organise the event for felicitations, it will be organised at B1 of Urbana Club from 5PM, Tea and Light snacks will be served.</p>	
5.	<p><u>Realisation of Outstanding Dues against Utsav sponsorship and finalisation of Vendors Bills</u></p> <p>In a Treasurer's absence, KKN shared with Utsav Convener SC, a list Debtors as on 25/11/22 amounting to appx 21.50 Lacs and impressed upon him to expedite realisation, he added that payment for ensuring events like X-Mas and New Year are also to be made.</p> <p>It appeared, some vendors seem to have charged higher for certain items at Durga Puja, SC agreed such possibilities and assured that he will scrutinise all vendors Bills thoroughly for quantity as well rate and thereafter final negotiation will be done to arrive at final Bill amount of vendors. Abhishek Jalan also pointed that one vendor has not deposited GST against Bills already paid to them, so they need to deposit GST first. Further, they should clear the site Pandal areas in all respect as it has been more than 5 weeks since Kali Puja. So, agreed that vendors payment can be made only after final checking and negotiation of rates, subject to deposit of GST and available of funds (upon realisation from Debtors).</p>	

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	All Vendor Bills are part of Accounts maintained at UWA office. All concerned are advised to contact Suraj for the same.	
6.	<p><u>Valves for Oxygen cylinder at Medical Room</u></p> <p>KKN raised concern that while 4 Oxygen cylinder were given by Lions Club but there is just one valve at Medical room as against 4 cylinders. Recently there was double medical emergency at Urbana both requiring Oxygen cylinder, while cylinder was available but due to availability of just 1 valve, cylinder could be utilised by one party only. Abhishek Jalan updated that Lions Club had bought 4 sets of valves and he will look for the rest 3 set and handover at Medical Room. KKN suggested, in case the same is not traceable, then at least 2 more sets of valves be procured immediately and the fund that was taken out of Donation Box be utilised first and any shortfall will be met by UWA from its fund. KKN also requested YPM to ensure the Medical Box Donation Box collection be deposited with Treasurer and any expenses related to Medical Room be met from there first.</p>	Abhishek Jalan
7.	<p><u>Unsolicited Post by Committee Member in UWA Groups</u></p> <p>Despite unanimous decision that no committee member will make any direct post in any UWA group, one senior committee member made a suo motto unsolicited post in UWA Grp 2 quoting incorrect financial data about Creditors which did not show UWA Committee in good light. Members are again reminded not to make any post on their own and concerned member is being advised not to repeat in future as there has been similar instances by him in past too.</p> <p>Further, all members agreed that if any member has any issues/ concerns/ subject matter etc, they should post in committee group only.</p>	
8.	<p><u>Submission of Diwali-Deep Utsav Account</u></p> <p>Diwali and Deep Utsav account were presented by Co-convener RS and the same was approved by the committee unanimously. To summarise it, there is a credit balance of Rs 1.79 Lacs, 0.50 Lacs is receivable and Rs 2.0 lacs is payable, thus final credit balance will Rs 0.29 lacs, this amount will be used for payment of electricity bill of UFM, if any.</p>	
9.	<p><u>Entry to Deep Utsav and New year events without entry ticket</u></p> <p>AJ referred to queries by few residents with regards to not having free entry to UWA members to Deep Utsav those who have paid subscription of Rs 6000.</p> <p>RG explained that</p> <p>(a) It has been very clearly mentioned in the details shared with all during subscription collection drive that which events are included in the amount and for which event additional contribution will have to be given.</p> <p>(b) Msg of 5<sup>th</sup>/6<sup>th</sup> August 2022 has been reproduced here again, which clearly states that Deep Utsav and New year program will be on the basis of contribution (shown in BOLD)</p> <p>*UWA UTSAV 2022-23*</p> <p>The UWA Utsav Committee takes pleasure in announcing the initiation of preparations for the forthcoming festival season.</p>	

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The Utsav Committee and its sub committees have been formed. Large number of residents have shown their interest in participating in various events during Durga pujo.

The committee has booked idols for Ganesh Chaturthi, Durga Puja, Laxmi Puja, Kali Puja and Saraswati Puja.

\*Khuti Puja will be held on Sunday, 7th August 2022 morning at North-east corner - All are welcome\*

It has been decided by UWA that a contribution of Rs. 5085 + GST @18%, totalling to Rs 6000/flat will be requested from each resident.

This contribution is to celebrate the following festivals:

1. Khuti Puja
2. Ganesh Chaturthi
3. Mahalaya
4. Durga Puja
5. Laxmi Puja
6. Kali Puja
7. Diwali
8. Christmas
9. Lohri
10. Saraswati Puja
11. Holi
12. Poila Baisakh

**Like past, UWA will also organise following events on a contributory basis:**

1. Deep Utsav
2. New Years Eve

We sincerely request to pay Rs. 6000/- (Rs 5085 towards contribution + GST @18% Rs 915) to the bank account details mentioned below, with your Tower & Flat number mentioned in the transaction description.

\*Bank Account details\*

Name of Account: Urbana Welfare Association A/c No.: 10170000917157 Account Type: Current Account Bank Name:

Bandhan Bank Branch Name: Kalikapur

IFSC: BDBL0001736

Pls mention Tower No. and Flat No. while making online transfer of contributions.

Those who wish to pay by cheque and cash, please send your cheque and cash to your TCs or Contribution collection sub committee and they will provide you money receipts for the same. A counter will be there at Khuti Puja mandap where you can pay.

We request your kind cooperation in helping us make the celebrations a success. We shall try our level best to bring back happy times while ensuring all necessary safeguards.

With warm regards

UWA UTSAV Team

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10	<p><u>Nomination of Convener for X-mas day event</u></p> <p>Mr Ankit Chowdhary was nominated as convener for Christmas function and UWA allocated Rs 1.00 lac as budget for the same.</p>	
11	<p><u>Nomination of Team for New Year event</u></p> <p>Following team has been nominated for New Year Event</p> <p>Mentor                      Mr Nikhil Kothari  Convener                     Mr Rajesh Singhal  Co-convener                Mr. Abhishek Jalan  Committee Members      Mr. Anil Jhunhunwala, Mr Rahul Jha</p> <p>UWA contribution for the event will be Rs 6.00 lacs</p>	
12	<p><u>Updation of Accounts</u></p> <p>Anil Jhunhunwala was requested to go through the Accounts records and ensure complete documentation as per Guidelines and full compliance with Income Tax rules/Act, This must be done before we pass to Stat. Auditors and Compliance team. President KKN requested an update once done. Stat Audit till 30/11/22 also sought to be done by the Auditor.</p> <p>Further, Abhishek Jalan is also requested to ensure GST and TDS matters fully compliant and update President</p>	
13	<p><u>Implementation of MyGate and RFID</u></p> <p>MH updated the committee on implementation status of Mygate and plan for implementation of RFID. Further, house felt that based on experience and response of residents during implementation of MyGate, its is essential that security committee put out complete note sheet with visual tour of MyGate and RFID in the forthcoming Newsletter, for the benefit of residents and smooth implementation of both with 100% coverage.</p>	
14	<p><u>Parking of Bicycles and Bikes at Peripheral Road of Urbana</u></p> <p>In order to keep Fire Tender passage path free from any hindrance, parking restrictions duly pointed out by Fire safety team of state during their inspection, parking of Bicycles and Bikes of UFM staff and Residents supports staff at tower peripheral was stopped. UFM was of the opinion that all parking to be done at Pandal area (Cemented portion), which has been strongly objected to and declined by UWA.</p> <p>Thus, following is suggested by UWA to UFM:</p> <ol style="list-style-type: none"> <li>1) All cycles/ bikes/ cars etc. of UFM staff / UFM associate staff shall be parked at UFM parking in B1/B2 specifically designated and demarcated by UFM</li> <li>2) Cycles of domestic staff to be parked at designated cycle stand of respective Tower. In case of stand is full, staff has to park at the parking slot of respective flat owner.</li> <li>3) Bikes of domestics/ support/ driver staff to be parked at designated parking of respective flat owner.</li> <li>4) UFM to designate parking slot for two wheelers in front of tower 2 and tower 6 (on the other side of</li> </ol>	

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peripheral road) for any exigencies/ longer duration external service provider only.

- 5) One parking slot to be designated and demarcated at each Tower (amongst the guest parking) for two wheelers for service staff such as delivery boys/ urban clap/ medical staff blood collection/ other service providers etc which are for short duration
- 6) Service staff required to park two wheelers for more than one hrs time, will have to park only at parking as stated in point no 5.
- 7) Security staff with parking duty needs to be properly trained, currently, worst of the lot is given parking duty and leads to chaos.

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### Update on Sports

SAI updated that progress on UPL 4.0 is as per plan and he shared schedule of UPL 4.0 in mid-Jan and Khelo Urbana in mid Dec'22.

GRD enquired during IPL Auction why MC members were not invited to which SAI explained that the UPL Auction was done in true professional manner where only Owners, Team Icon and those who were organizing Auction was present which went for pretty long hours. He said that MC Members will be invited at Post-event Gala Dinner as well during Prize distribution.

AJ mentioned that from Utsav sponsorship, 10% is contributed to UWA, so there should be similar treatment for UPL realization also. RG explained that Annual subscription is collected from residents and lions share of it goes to Utsav while Sport does not get single penny from the same. Further, from collection of UPL, multiple sports events are organized including Annual Sports on 26 Jan, Football Frenzy and so on. In case UWA wants to get a pie of it's collection, then first UWA must agree to share a pie from Subscription collection to Sports. Members suggested that let the next UWA committee discuss the pros and cons of it.

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### Party at Pool Side

During our last MC, said subject was discussed and following concerns were expressed:

- 1) Noise Pollution due to loud music after 10PM.
- 2) As party will continue till late night, thus residents will get Dirty deck/ area in the morning hrs
- 3) Nuisance might lead to contaminating swimming pool water with litters/ debris
- 4) Accidental fall or deliberate entry to swimming pool

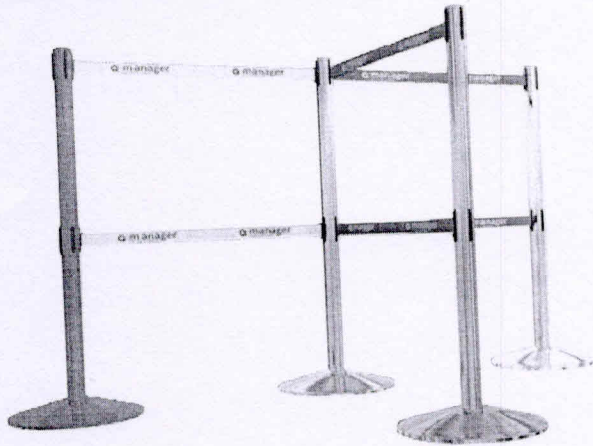
UFM is of opinion that above are issues can be addressed well, thus they have proposed:

- 1) Music permissible time – Outdoor max 10PM and party to wind up by 11 PM.
- 2) They will keep one supervisor and 4 HK staff, which will clean the area completely after party, and by 6 AM whole area will be neat & clean
- 3) They will block swimming pool area, preferably with Q Manager or something similar, there will be a gap of 4 ft between cordon off and pool edge

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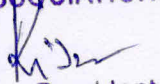


- 4) They will keep 3 security guards to regulate and manage party guests
- 5) Necessary conditions will be inserted into the SOP applicable to guest booking for pool side and other banquet halls.

In view of the above, it has been unanimously agreed that a trial for period of 3 months with Pool side party will be permitted only on Monday evening hrs.

17 Meeting was terminated by President

URBANA WELFARE ASSOCIATION

  
President

URBANA WELFARE ASSOCIATION

  
Secretary -