



URBANA WELFARE ASSOCIATION

(A Representative Body of Urbana Flat Owners)

225 CENTER POINT, 21 HEMANT BASU SARANI, KOLKATA - 700001

Email : info@urbanawa.com & ufocm@googlegroups.com

Website : www.urbanawa.com

Facebook Link : <https://www.facebook.com/groups/Urbanawelfare/>

URBANA WELFARE ASSOCIATION 2018-19

WELFARE REPORT

1. Maintenance Issues :

- Water problem –Replacement of clogged existing metal pipes by Pipe by non clogged type non metallic pipes.
Status: Complete.
- Complete. Enhancement of WTP as per Ion Exchange recommendations.
Status: Complete. Water quality improved drastically.
- Modification of windows.
Status: Majority of defective window modifications Completed. Rest of the balance work under progress.
- Air Conditioner Service & Maintenance
Status: Agreement done, many residents are made agreement with AIRCON .
- Introduction of 6 seated Golf Carts.
Status: implemented.
- **Mosquito Control**
Fogging is going on a daily basis. Although it has reduced mosquitoes at the ground level, higher floors are still experiencing problems. It was proposed to fog the higher floors as well. This will be considered but was not assured right now. It was also suggested to avoid fogging during the evening playtime of children.
ii)There is a machine called “Mosquito Magnet” installed in club. As communicated this is a highly advanced technology costing one lac approx. [Mosquito Magnet® traps work by converting propane into to carbon dioxide (CO2) and then emitting a precise combination of heat, moisture, and a secondary attractant to draw mosquitoes into a vacuum.
This patented Counter Flow™ Technology mimics the exhaled air of humans and other warm-blooded animals that mosquitoes rely on to find their host. Female mosquitoes are sucked into the trap and into a net, where they quickly dehydrate and die – usually within 24 hours.]
Around 20 machines have already been installed.



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Use of Guppy fish to effectively control mosquitoes in stagnant water is already in place.

- **Rats** are a big menace. They enter through utility area, chimney ducts and pipe line also.
Rat control: Orion pest control PVT LTD is presently taking care of this.
- Full checking of Fire Safety Equipments in all Towers.
Status: Complete.
- Fire Drill for Residents.
Status: On going
- Better Regulation of Guest Car Parking Areas in front of each Tower and Proper Maintenance of Basement Car Parking Areas.
- Sitting arrangements and drinking water arrangements could be made in Drivers' room located in each tower.
- Proper Lighting Arrangements in Central Lawn and other area
- Proper Road & Tower Signage
Status: Tower signage complete.
- Permanent Concreting of North East Corner where DurgaPuja is celebrated
Status: Complete.

2. Security Issues :

- Security Alarm System in Lifts
Status: Complete
- Security Camera Enhancement
Status: Main gate area completed other areas are on progress.
- CCTV Camera in Lifts
Status: Tower 4 Completed other towers will be completed by end March
- Movement and regulation of Domestic staff. Issuing of Identity Card process has been streamlined.
Status: Rules made and implemented

3. Resident Issues :

- Aadhar Camp



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Status: 200+ (new/ change of address) addhar card applied and received the same.

- Voter ID Camp

Status: Two Camping done, Voter card of 1st camp (16th and 17th September) received and distributed. Total 348+ voter ID form submitted to Authority.

In the second camp as held on 17th February, 128 applications were received.

- KMC Property Tax Issues

Status: Ongoing as and when required

- **Maids Issue**

Standardization of maids salary could be implemented, inside Urbana Complex. Rules and systems have been developed for employing or terminating maids.

4.Stray Dog Issue :

This is a major issue which has troubled and divided the community since long. We are committed to solve the issue and bring a sense of security among the residents so that they can move around the complex without fear of being attacked by stray dogs. One can already see a marked improvement.

5.Club Operation & Maintenance Issues :

Improvement of Club Infrastructure especially the Air-conditioning , Water quality of the Pools and the sports and Gym facilities were of prime concern. With our persuasion and active cooperation of FMC & BNRI the following has been achieved :

STATUS

- Cleaning & maintenance of the Club Infinity Pool & Heated Swimming Pool had taken place during the year and the water quality is being regularly monitored
- The Gymnasium Equipment has been upgraded
- Augmentation of the Air-conditioning system in the Club Banquet Hall is Complete.
- The carpeted flooring of the Banquet already replaced with Vitrified Floor tiles.



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6. Additional to above ,We have formed the following Sub Committees to look into Various aspects of the Club Activities & Maintenance Issues viz

- **Sports Committee**
 - **Events, Food & Beverage Committee**
 - **Facility Maintenance & Improvement Committee**
- Under these Club Committees UWA have undertaken the following Events& Sporting Activities in the Club during the year :
 - **FINNESE**,a Inter residential Complex sports competition, was held on July 2018. Various sports activities with large participation of residents from several complexes of Kolkata, were held successfully.
 - Screening of Football World Cup Final, was done in Club Urbana auditorium.
 - The sports Committee is very active and under them various Sporting Events have taken place. We have organized Tennis tournament, Cricket, Football & Badminton tournaments, Chess Tournament etc. with active participation and involvement of a large number of enthusiasts. These sporting activities are taking place on a regular basis.
 - The Sawan Mela and various exhibitions held during the year was a novelty and a big draw
 - Various Food Festivals and Events too have been taking place regularly to bring the residents on to a common platform
 - The Club Bar & Restaurant has also now started functioning on a regular basis and the footfall is growing.
 - Flag hoisting program was held on Independence day and on Republic day.
 - The Republic Day Celebrations combined with sporting activities was a full day event enjoyed by all.
 - Karaoke program an Tambola program were held on 16th December and 22th December respectively.



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Medical Activities :

- We have had a Cardiac awareness camp initiated by Dr. Anil Singhi and Medical Consultant of R.N.Tagore Hospital Dr. Joshi, Dr. Mrinalendu Das, Dr. Kuntal Bhattacharya and few other doctors which was highly appreciated by all. We are grateful Dr. Anil Singhi and all the participating doctors.
- Free Health Checking Camps have also been organized from time to time and further camps are being proposed to be held in the very near future.
- Awareness talk for Gynecological problems, along with free MBD estimation. Talk delivered by Dr Archana Sinha of Apollo Hospital.
- Mrs. Sanjina Gupta also held a session on women's health issue.
- We have also opened a Medical Wellness Centre being run by Dr. SudhirKumar, in Tower 1 Medical Room which has filled up a big vacuum in medical care. So far the treatment at the Medical Centre is on Free of Cost Basis. But to have a regular stream of specialist doctors we need to have some of them coming in to see the patients on chargeable basis. Many specialist doctors are willing to come on a regular basis to Urbana Medical camp but not on Free of Cost Basis. Some charges need to be fixed so that we can attract talent and the doctors be allowed to charge their patients.
- Dr. Deb Kishore Gupta, held a vaccination session Flu and Pneumonia on 3rd March.

Charitable Activities:

- 08th October: Distribution of new 150 sarees were done from, fountain area.
- 09th October: 8 Boxes old cloths were distributed, at Hossainpur Free Primary school.
- 12th October: Distribution of cloths at Anadapur Canal Road school.
- 15th October: Cloth , Blanket and mats were distributed to old blind women at Hoglepara Basti, Prince Anwar Shah Road.
- 18th November: Distribution of 100 blankets from fountain area.
- 13th January: Mosquito Net distribution from Tower 2 area and at Anadapur Swami Vivekanada Seva Samity.



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- 04th March: New Sarees and T-shirts for children were distributed at Shiv Mandir in front of URBANA Main Gate.

Old cloths/New Cloths/ New Sarees/ New Blankets/ New Mosquito Nets were donated by Urbanites.

UWA Membership Drive: From 280 members in April 2018, now we have 452 active members as on 28th March 2019.

Utsav Committee :

A separate Utsav Committee has been formed with the sole responsibility to organize 5 Major Festivals. The following Community Puja and celebrations have so far been organized this year :

- PoilaBaisakh
- Durga puja
- Diwali
- X-Mas
- New Year
- Saraswati Puja
- Holi

Each of the above events have this year been celebrated in a manner that has brought out the best in each one of us. All the Urbanites have been truly united and are proud that the present UWA Committee has acted as a glue to bind all residents as one big family and has set an example of what Community Living is all about. We have had a year full of strong bonding and hope and pray this spirit will always prevail in URBANA.

Pradeep Bhatia

Uday Shankar Mukhopadhyay

For URBANA WELFARE ASSOCIATION

President Secretary Treasurer

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