

URBANA WELFARE ASSOCIATION

(A Representative Body of Urbana Flat Owners)

Minutes of Meeting- MoM No. 11

Date- 11th February, 2023

Venue: Club Urbana B1, Conference Hall

S. No	Details	Action By
1.	<p><u>Opening of the meeting:</u> <u>FIRST SESSION:</u></p> <p>KKN in his introductory address said that our main target was to form the RWA during this current tenure. Sanjeev Nandwani Ji and Capt. Ghosh were in the sub-committee since last year. Upon prolonged efforts by the Association formation sub-committee, led by Sanjeev Nandwani ji, the draft 'Form A' has been received. Now the moment has arrived for which we were eagerly waiting. Members applauded for the sincere efforts placed by the team. KKN requested Nandwani Ji to commence his audiovisual presentation before the house.</p> <p>Sanjeev Nandwani ji in his introductory speech said that undertaking of the whole process is based on West Bengal Apartment Owners Act. UWA MC given the mandate to this sub-committee to carry out the process as nominated committee members we are involved in the process of formation of RWA. He emphasised that this is a very important document and once it is finalised it cannot be changed or modify so easily. Hence this vital document 'Form A' should get wide acceptance.</p> <p>Mr. Nandwani presented the main 'Form A' and elaborated all major points incorporated in this documents including all the annexure. A fruitful and lengthy discussion took place and most of the members took part in it. Major points surfaced as follows:</p> <ul style="list-style-type: none">• The area in the opposite side of the peripheral road around Towers, from the outer edge of road till boundary, including all service/installations thereon e.g. Gas bank, landscaping, Visitors' parking etc. should also be included in the Tower periphery area. Accordingly the boundary walls on North and East side should be part of Tower periphery and on south side, it should extend till the outer edge roads of 'A' Avenue in the Bungalow side.• The following drawings devised from the Urbana master plan, on the eastern boundary wall of fifth segment i.e. near the Bungalow circle to be revised to truly align with the master plan. Drawing No. URB/ASCN/001/2023 DT. 15.12.2022 Drawing No. URB/ASCN-1/002/2023 DT. 03.01.2023• Description of Property – Nature of Interest of the Owner/Owners in the property, leasehold interest for 99 years with successive renewal of lease property is not precise and varies that from the Deed of Assignment. To be aligned.• Description of the common areas that are got to be assigned to the Federation	

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Water supply arrangements, Internal drainage network, Plumbing network including various water preservers both domestic as well as flash water.

It was resolved that once the above mentioned issues are amicably settled down and appropriate modifications are done, then the hard copy of the documents will be available for UWA members only for their personal view at UWA office for a particular time slot for few days. The documents will not be posted in whatsapp group to comply with the request of BNRI to maintain confidentiality since BNRI as our promoter is supposed to conduct the formalities to form the RWA.

Members highly appreciated the members of the subcommittee headed by Mr. Nandwani Ji.

SECOND SESSION – FORMAL MC MEETING:

President KKN opened the meeting by welcoming the participating members.

- KKN expressed his sincere thanks to SJ and Utsav Khaitan and the team for organising "Sports Carnival" so elegantly. Huge participation from the residents made the event a grand success. It was a full day event which was managed and executed in a professional way. Members applauded for the sincere efforts by the team.
- KKN appreciated the organisers for conducting 'Republic Day' and 'Saraswai Puja' smoothly. KKN highlighted that community lunch as part of Sarawati Puja was attended by 700+ residents.
- KKN acknowledged the excellent job carried out by AC of collecting outstanding amounts on account of Durga Puja Advertisements. Though it was quite a tough job, very smoothly AC was able to get all amounts. All members applauded for his efforts. The house recorded that all revenue booked for Durga Puja are now received and those not receivable at all have been written off as 'Bad Debts'
- UWA Souvenir – KKN expressed his satisfaction for completion of much waited UWA souvenir. The team headed by Mrs. Anindita Mukherjee did an excellent job. All minor corrections which were notified are being carried out, post which it will be sent for printing. KKN requested SC to follow up with the Souvenir subcommittee to ensure quick completion of the task.

In this context SC stated that an amount of approx 1 lac is still outstanding being the balance payment due to the caterer who supplied the food at Bijoya Dashami get together. There was a mixed opinion by the members. No decision was reached for settlement of this due.

- KKN mentioned that a seminar was organised on 5th February'23 on 'Union Budget 2023' organised by

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	<p>Urbana CA Forum in association with UWA. It was a very high standard event. Q&A session was very interesting and informative. Good number of residents attended the event. Thanks to SS, SJ and HK for taking this initiative.</p> <p>SS informed that the event was within the budget and well appreciated by the residents.</p>	
2	<p><u>Confirmation of MC Meeting held on 28th November, 2022.</u></p> <p>TKB cited before the house the Minutes of MC meeting which was held on 28th November'22. This was supposed to place for approval in last MC meeting held on 16th January'23 but due to unavoidable reason it was not placed. Members approved the MoM. The document was signed by GS and President.</p> <p><u>Confirmation of MC Meeting held on 16th January, 2023</u></p> <p>TKB placed the Minutes of MC Meeting held on 16th January'23 which was circulated earlier. The House approved the MoM. Signed by KKN & TKB.</p>	
3	<p><u>Nomination of convener for Holi:</u></p> <p>NK proposed the name of RS as the convener and AC as co convener for Holi. It was unanimously approved by the members. NK expressed his concern about the budget allocation done for Holi. Since the number of residents increased in folds more budget allocations should be there to conduct a decent event.</p> <p>Approved budget is Rs.5 Lacks for this event. It was advised by the members that proper attention to be taken to ensure that the event executed within the budget.</p>	
4	<p><u>Update on CAM by Convener:</u></p> <p>KKN pointed out that Since we are approaching towards formation of RWA it is imperative that proper review of CAM accounts to be done asap. Convener HK was advised to the exercise and revert with their findings.</p>	
5	<p><u>Security :</u></p> <p>Security convener PP informed the members that during last few meeting of security subcommittee it was highlighted by UFM the need to increase the manpower of security personals. PP stated that during lockdown period there was a reduction in manpower which is remained vacant. UFM suggested increasing 16 Nos security staff. Justification yet to be received from UFM. HK informed the house that the financial positions of UFM as well as Club are now in satisfactory. He added that there should not be any issues to increase the security staff by 10 Nos. HK will discuss it with the appropriate authority in UFM and will ensure that the sanction gets done. PP also insisted to get around 25-30 Guard rails/road barriers for proper management of traffic within the campus.</p>	
6	<p><u>Proposal to purchase Tables and Chairs for Towers:</u></p> <p>KKN stated that in the year 2018 UWA had provided 25 chairs and 2 tables to each tower. Due to continuous usage of tables, it was noticed that few tables are broken down and beyond use. KKN contacted "Supreme" for getting the quotation. Quotation for each table is Rs.4290/- and chair is Rs. 1198. KKN proposed to procure 9 tables and 10 chairs. Members approved the quotation. Treasurer and Secretary were requested to proceed for the procurement. RG notified that there is a shortage of chairs in Tennis court. RG requested to provide 10 chairs for the Tennis court. Which was approved by the members. It was resolved that 9 Tables and 10 chairs will be procured. Total Amount approved about 51K.</p>	

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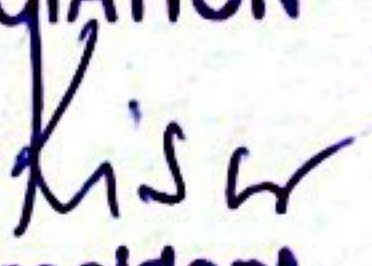
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7	<p><u>Planning for Social Welfare Activities:</u></p> <p>KKN appreciated the last social activity i.e. blanket distribution, it was wholeheartedly appreciated by the receivers as well as the local authorities, widely covered by various media. The impact was praiseworthy. Now we have to plan for decent social services preferably nearby Urbana. A action plan to be prepared. NK, TKB will take the lead with other interested members. KKN proposed an amount between 60K up to 1 lacks could be allocated for this charity work. NK suggested looking into requirement of local Anandapur Free Primary School and few other schools. SC proposed to provide water purifier to Netaji Nagar Girls School. It was agreed to contact schools and obtain requirement and arrange to provide soon.</p>	
8	<p><u>Any Other Matter:</u></p> <ol style="list-style-type: none">1. YPM drew the attention of the members that we are experiencing the hue and cry of the residents for no responding from UWA MC on various messages related to issues pertaining to wellbeing of the residents. This is very bad. We take big silent. From the day one it was decided that GS will be focal point for all postings. TKB stated that initially it was he who was posting all messages. Subsequently all conveners were added in all groups. Event wise postings are being done by the respective conveners. Hence the importance of GS to post was lost. Most of the members took part in this discussion. It was resolved that it will be the discretion of the respective convener to reply/response for the messages posted in various groups. TKB will be posting messages only pertaining to Admin of UWA.2. PS drew the attention of SAI, convener of UPL 4.0 that since very good revenue has been generated from the event there should be contribution to UWA as a good gesture. SAI confirmed that an amount of 2 Lacks shall be transferred to UWA account on account of UPL 4.0. Members applauded for his positive response.	
	<p><u>Closure of meeting:</u></p> <p>The meeting was concluded</p>	

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President

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Secretary