



URBANITIES SPEAK

UWA, NEWSLETTER

1st Issue, August, 2019



SANJIV KUMAR GANERIWALA
President

Office Bearers Of URBANA WELFARE ASSOCIATION

2019-20



KISHOR NADHANI
VICE PRESIDENT 1



NIKHIL KOTHARI
VICE PRESIDENT 2



GOPA BHABANI
SECRETARY



SANJU THAKAR
JOINT SECRETARY



SHYAM SONIKA
TREASURER



HEMANT LODHA
JOINT SECRETARY 1



ANAMIKA CHOWDHURY
JOINT TREASURER 1



ANIL KR. AGARWAL
JOINT TREASURER 2



DEB KISHORE GUPTA
COMMITTEE MEMBER



ANINDA PALIT
COMMITTEE MEMBER



NIDHI GOENKA
COMMITTEE MEMBER



ANAND CHAND
COMMITTEE MEMBER



RENU SAHARIA
COMMITTEE MEMBER



SHUKLA DAS
COMMITTEE MEMBER



KANAD MITRA
COMMITTEE MEMBER



RAJIV CHOUDHURY
COMMITTEE MEMBER



PRADIP SINHA
COMMITTEE MEMBER



RACHNA BANERJEE
COMMITTEE MEMBER



KOHINOOR MANDAL
COMMITTEE MEMBER



SURAJ BHANDARI,
COMMITTEE MEMBER



VIVEK BINANI
COMMITTEE MEMBER



SANTOSH MISHRA
COMMITTEE MEMBER



MEELAN GUPTA
COMMITTEE MEMBER



SUJOY CHATTARAJ
COMMITTEE MEMBER



ARINDAM SIL
ADVISOR



SUTHIRTHA BHATTACHARYA
ADVISOR

President's Note

I am humbled, honoured and privileged to assume the role of President of Urbana Welfare Association for the year 2019-20.

Your support and belief in our team has been immense strength and we urge to channel our energies in a positive direction.

Urbana Welfare Association endeavors to achieve its mission and vision by developing a strong management structure, gradually putting in place its process and procedure to mobilize Urbanites to support its projects and different other campaigns and initiatives.

We have started our new term with full of energy and enthusiasm. We have only good intentions for improving our living in our beloved Urbana. To achieve it and for further collaboration with all the Urbanites we have roped in several members and they are grouped into separate sub committees. The members of the Managing Committee of Urbana Welfare Association is regularly interacting with the members of these sub committees to bring in tangible improvement within Urbana.

In this context, I would also like to mention the crucial role played by the Tower Captains and their team of volunteers. The Tower Captains are the first point of contact for all Urbanities. They are our eyes and ears. The Managing Committee of the Urbana Welfare Association deeply appreciates the effort taken by the Tower Captains.

We know our beloved Urbana is probably the best place to stay in this city but I strongly believe that there is tremendous scope for improvements. The Managing Committee strongly believes that to achieve it more participation is required from all the Urbanities. I pledge to promote and advocate more reforms so that we can reach out to our members. In this context, I would also request everyone to be a member of Urbana Welfare Association. Your membership will enhance the value of this association.

Having said this, I am also aware that there are several issues which need to be addressed immediately. With continued support of our members, I am confident that we will be steadfast in addressing the pressing challenges. We urge Urbanites to strengthen our hands to create 'a ray of hope and way forward'.

Please contact me or any members of the executive committee with suggestions. I look forward to engaging with all of you in serving our society.

I would also like to ask all of our members to consider volunteering and helping us to further develop our Society. There are many ways you can volunteer. Please send me your comments and suggestions for strengthening of Urbana Welfare Association.

– SANJIV KUMAR GANERIWALA
sanjiv.ganeriwala@maheshwaree.com

The Tower Captains



Captains of Tower 1



Captains of Tower 7



Captain of Tower 5



Captains of Tower 6



Captains of Tower 2



MIC/Core Committee of Tower 6



MIC/Core Committee and Captains of Tower 1



MIC/Core Committee of Tower 7



Tower	Tower Captains	Housekeeping MIC	Safety & Security MIC	Waste Segregation MIC	Fire Safety Co-ordinator
1	Shalu Agarwal Neha Manek	Ruchi Roongta	Amita Chand	Mitu Singhal	Jyoti Kumar
2	Mridula Jalan Sunita Mundra	Nidhi Patni Rupali Mundra	Shruti Maheshwari	Nidhi Arora	Sushil Khaitan
3	Mamta Agrawal Nilu Agrawal	Shilpa Manpuria	Alka Agrawal Mamta Arawal	Rachna Sonika	Archita Jhunjhunwala Nilu Agrawal
4	Suruchi Chowdary Madhumita Mukhopadhyay	Sweety Shetty Anshu Bery	Silpi Roy	Mamta Goel	Arumita Nandy (Mukherjee)
5	Mahesh Thakar Sapna Prakash	Khurshid Indoriwala	Sony Sinha	Sweta Nema	Sisir Chakraborty, Sanjay Sugar, Bhahmomoy Bose
6	Ekta Rana Shweta Gupta	Heidi Vimal Anushree Sharma	R S Khetan Sujit Bhattacharya	Sheetal Agrawal	Raja Saraogi
7	Proteeti Mallick Ashmita Gupta	Debjani Mukherjee Debdatta Nandwani	Ankit Gupta Dhwani	Khrubukar Kariappa	Swapan Chandra Yasser Ahmad
MENTOR/CONVENOR		RUCHI ROONGTA	NIDHI GOENKA	ARTI DEOSKAR	JYOTI KUMAR

URBANA WELFARE ASSOCIATION

List of Committee for 2019-20

COMMITTEE	CHAIRMAN	CO-CHAIRMAN	COORDINATOR
SPORTS	<i>Ritesh Singh</i>	<i>Vivek Tripathy</i>	<i>Suraj Bhandari</i>
CLUB EVENT & ACTIVITY	<i>Aninda Palit</i>	<i>Basant Goenka</i>	<i>Nikhil Kothari</i>
CAM CHARGES	<i>Kishor Kr. Nadhani</i>	<i>Anand Saraf</i>	<i>Shyam Sonika</i>
TECHNICAL	<i>Uday S Mukherjee</i>	<i>Ashesh Paul</i>	<i>Santosh Mishra</i>
SOFTWARE	<i>Makeish Thakar</i>	<i>Vineet Bansal</i>	<i>Vivek Banani</i>
DIGITISATION	<i>Pradip Sinha</i>	<i>Naresh Agarwal</i>	<i>Subhas Tulsian</i>
HEALTH SERVICES	<i>Dr. Deb Kishore Gupta</i>	<i>Dr. Moon Chatteraj</i>	<i>Mrs. Mitu Singhal</i> <i>Mrs. Amita chand</i>
MUNICIPAL AFFAIRS	<i>Anjan Bhabani</i>		
MEMBERSHIP DRIVE	<i>Sanju Thakar</i>	<i>Rahul Jha</i>	<i>Shankar Gupta</i>
MOSQUITO MENACE	<i>Prabir Pal</i>	<i>Rajiv Choudhary</i>	<i>Anthony Khatchaturian</i>
PR & COMMUNICATION	<i>Kohinoor Mandal</i>	<i>Kanad Mitra</i>	<i>Sanju Thakar</i>
SAFETY & SECURITY	<i>Nidhi Goenka</i>	<i>Anthony Khatchaturian</i>	<i>Ehta Rana</i>
OWNER/TENANT	<i>Shukla Das</i>	<i>Ehta Rana</i>	
CLEAN URBANA	<i>Dr. Sumanta Dutta</i>	<i>Alok Bery</i>	<i>Anil Agarwal</i>

COMMITTEE	CHAIRMAN	JT. CO-CHAIRMEN	JT. COORDINATOR
SOCIAL SERVICE	<i>Amrita Moitra</i>	<i>Renu Sakaria</i> <i>Jayanta Guha</i>	<i>Mahua Sur Roy</i> <i>Alka Agarwal</i>
ENVIRONMENT	<i>Mamta Agarwal</i>	<i>Sujoy Chatteraj</i> <i>Jayanta Guha</i>	<i>Arti Deoskar</i> <i>Sandip Kumar</i>

YOUTH
COMMITTEE
JT. CHAIRMEN
Raja Saraogi
Ashok Killa

MUSICAL WORKSHOP IN A WEEK SUMMER VACATION 2019



THE YOUTH OF URBANA
IN ASSOCIATION WITH
UWA
PRESENT



UWA

FINESSE'19



UWA
SOCIAL
WORK



UWA ORGANISED UIDAI CAMP





A UWA initiative
in association with Club Urbana

Dance workshop with
TANUSREE SHANKAR

June 9, 2019
4:00-5:30 pm
Fees Rs.1600 per person
Venue: Club Urbana

Registration to be
completed by June 3rd, 2019
Whatsapp Tiash Sinha 9836617032






Fire Safety

Mission -To ensure the highest fire safety standards by following a three point agenda:

1. Regularise the maintenance and upkeep of fire alarm panels, fire fighting apparatus etc in our premises .
2. Meet the Fire safety team BNRI and understand their knowledge proficiency in FFE and preparedness in case of fire / any emergency.
3. Check the fire plan, meet fire consultants with BNRI, discuss our points and ask them to give us the emergency evacuation plan n execute the fire drill.

What we have achieved so far.

1. Checked the fire plans and maintenance records of fire alarm, pumps and some fire fighting equipment .
2. It has been noted that the FFE is sophisticated. What is lacking is their maintenance.
3. The fire officer has been given 7 days to rectify the fire alarm panels and ensure the sprinklers are in readiness for use.
4. Routine check of FFE asap. (BNRI to co ordinate with Siemens)
5. Mr Bose and I will go for a round of daily checks with the fire officer.
6. Have sent a message to Col Nandy giving him a feedback of our observations . He has thanked me for the same and agreed to organise a meeting with the fire consultants at the earliest .

The way ahead

1. With the help of fire consultants, get the emergency evacuation plan made .
2. With the help of tower captains / fire safety co ordinators help in spreading awareness on fire drill n Do's and Dont's of fire (as drafted by fire consultants)
3. Conduct the fire drill tower wise in presence of fire consultants one during each weekend or as advised by them .

Our job as STF team is to facilitate the fire drill, the onus of conducting the same is with BNRI n fire consultants .

Jyoti Kumar - Coordinator



Digitisation

1. Website development & Updation.

- a) Telephone directory for vendors updated on website.
- b) Website banner displayed for revenue generation.
- c) Website updating for FMC/Milestone/UWA achievements.
- d) Renewal of UWA website and maintenance.
- e) Implementation of website protected by SSL.

2. Visual display phone implementation.

- Already installed and manual/demonstration shared by Mr. Raja Saraogi .

3. ADDA App implementation by BNRI & UWA.

- ADDA demonstration done and to be implemented with full features.

4. LFD screen displays at all towers and club and implementation with BNRI & UWA .

- a) All notice board to be converted into digital notice boards.
- b) LFD has been ordered and will be installed very soon.
- c) Setup of office responsible for posting regular notices and daily advertisements.
- d) Training by Samsung for Digital TV.
- e) Revenue generation from these LFD TVs through vendor advertisements.

5. Live show on Facebook and updation.

- a) All future events of UWA to be covered through Facebook live /offline.

6. Instagram implementation by Digital team

- a) Instagram to be implemented for all event updations

7. Big Basket /Spencers vending machine implementation.

8. Coke & Pepsi vending machine implementation.

9. Help all the UWA & UUC committee for digital promotions.

10. Insertion of doctors' list.

11. Insertion of teachers' list.

12. Aadhaar camp as per requirement.

13. Reliance & Hathway implementation.

14. Digital vendors' promotional rate for UWA, UUC, & BNRI.

15. Projector for all UWA meetings.

Pradip Kumar Sinha – Chairman

Naresh Agarwal – Co-Chairman

Subhas Tulsian – Coordinator



Mosquito

The Urbana campus is more susceptible to a Mosquito menace, and the related health risks, than most other complexes due to its proximity to the East Kolkata Wetlands. In addition to this, the campus has municipal drains on its western (frontal), northern (near T1-4) and eastern (rear boundary wall) sides. The combination of both results in our extreme harassment by not just Mosquitos during the peak August-March months. After identifying the on and off campus threats, our team spoke with several pest control experts and sought their advice. We then liaised with the Kolkata Municipal Corporation and the Irrigation & Waterways Department, Govt of West Bengal and carried out a joint inspection with them. Their suspicions matched ours. Letters have been sent to the Municipal Commissioner Khalil Ahmed IAS and Irrigation & Waterways Minister Suvendhu Adhikari, backed up with political and administrative support from key Urbana residents. The letters, circulated in each tower's Whatsapp group, have asked the individuals to carry out works to reduce our exposure to Mosquitos and related diseases.

The drain to our north is choked where it meets the TP Canal, which runs in front of Urbana on a north-south axis. The TP Canal itself is slow moving due to garbage being dumped in it. Two smaller, sub surface, drains come down from the EM Bypass from Ruby to the TP Canal along Anandapur Road below the shops on both sides, these drains are also choked and emptying garbage into the TP Canal.

The solutions are as follows:

- TP Canal to be cleaned and beautified
- Anandapur Road drains to be cleaned and repaired, along with the pavements
- Drain to our north will also be cleaned and beautified, the latter phase wise.
- 1500 garbage bins to be donated by Urbana for the streets nearby to prevent garbage from being thrown in the drains.

UWA is also exploring the affordability of ramping up on and off campus Mosquito control measures. It is envisaged that the benefits of the off-campus measures may not be felt this year but certainly from next year onwards. It will be at an additional cost but our health remains paramount. One aspect of Mosquito control that will be phased out is Fogging. It has been banned in western countries as well as by the KMC (albeit for large scale use) due to the grave health risks. Fogging only chases Mosquitos away and has an effective time of around 10 minutes.

Rajiv Choudhary – Chairman
Anthony Khatchaturian – Co-Chairman



Security

Due to Urbana being a large complex of some 65 acres, 7 existing towers, a bungalow area, office complex and construction site, the security dynamics are challenging. It is estimated that there are over 1000 staff alone on the complex during office hours, this includes domestic staff, fit out workers, UFM staff and construction workers.

Aside from them, there is a steady but voluminous in and out flow of several vendors and delivery staff. The ability to control the access, on site monitoring and egress of these people, as well as the residents themselves is quite possible but hinges on higher disciplinary standards from our residents and, crucially, financing.

The UWA Security team has been exploring various active and passive options, such as RFID based ID cards which don't need proactive swiping but can be read passively, making tracking easier. This, however, will rely upon our residents being mindful enough to always carry the card with them, even when on campus, allowing monitoring systems to be able to accurately point out who is where during an emergency.

An example is fire – as of now, we have no way of telling who is in any given tower. If the ID card systems are used, we can tell the fire brigade who is on which floor with pinpoint accuracy. All of this, as usual, relies on human discipline and a high level of awareness and cooperation from our residents. Other app-based systems are also being tested.

Our immediate recommendations have been:

- Radio communications systems (Walkie-Talkies) for all security staff: this is being implemented
- ID card system for all residents and staff: options being assessed
- Total CCTV coverage: feasibility being assessed
- Monitoring of the speed of vehicles on campus: systems being assessed
- First Aid & Disaster Management training for staff and residents: feasibility being assessed
- First Aid Kits for all tower and clubhouse: Vendors being spoken to.

We hope to see many more changes being implemented which will enhance our safety on the campus within the next few months. We seek your involvement and support in making this possible.

Nidhi Goenka – Chairman
Anthony Khatchaturian – Co-Chairman
Ekta Rana – Coordinator



OBJECTIVES

- Structured and step-by-step approach for optimum utilization of resources
- Run parallel streams of 'Deep Impact' focus programs and 'Engagement' focus programs
- Work on identified focus areas
- Education for underprivileged
- Welfare programs for Urbana support /domestic help
- Women's health & hygiene
- Engage with local slums / neighbourhood areas
- Encourage 'sense of giving' amongst Urbanites through direct involvement in projects / initiatives
- Ensure most programs are self-sufficient or funded by voluntary contributions



PROGRAMME INITIATED

HappyShare

Clothes Distribution

Educare

AnandaUtsav

HappyShare Programme launched

- **Date:** 6th July 2019
- **Place of visit:** Hope Foundation School, Kasba
- **Brief details on event:**
 - Celebrating birthdays of Urbanites amongst underprivileged children or elderly people in old-age homes.
 - 1st HappyShare celebrated with 52 kids from Hope Foundation at Kasba. 10 Urbanites participated in the event
 - Voluntary contribution from Urbanites of Rs 11,200 spent on cakes, stationeries, chips and chocolates. A surplus of Rs 6,400 to be utilised for Anand Utsav
 - More details in HappyShare Framework document

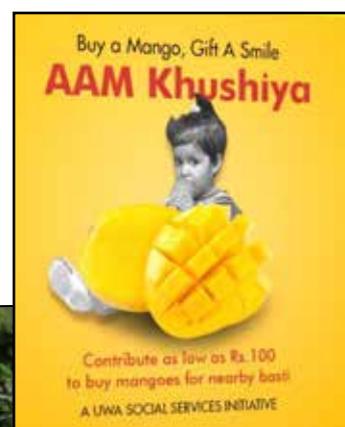
Current status / Plans:

- HappyShare August scheduled for 17th August at Universal Smiles, Anandapur
- Planning for lining up schools / slums / NGOs for the next 3 months
- **Financials** :Budget of INR 7,000 for each event –to be raised through voluntary contributions from Urbanites
- **Support Required:** Voluntary contributions from Urbanites each month

Project Leads : Purba Bhattacharyya,
Tanima Mallick, Alka Agarwal

CLOTHES DISTRIBUTION

- **Date:** 14th June 2019
- **Place of visit:** Rajdanga slum
- **Brief details on event:** Old clothes collected from Urbanites, fruits and fruit juices were distributed amongst approximately 85 children and women



- **Current status / Plans:** New clothes to be distributed in Sept 2019 on the occasion of upcoming Durga Pujo
- **Financials:** Voluntary donation of clothes by fellow Urbanites.
- **Support Required:** Voluntary contributions for September and future distribution drives

Project Leads : Renu Saharia & Sanju Thakar

EDUCARE

Educare Programme initiated in June 2019

- **Brief details of program:** Sponsoring education for children (Class VIII and above) of Urbana support staff through direct connect with sponsor. Details in EducareFramework Document
 - **Milestones covered:**
 - Overall coverage -351 support staff. Basic data collected for 88 respondents
 - Need Assessment completed –face to face meeting with 22 support staff. Based on inputs received 3 categories of beneficiaries identified for sponsorships
 - Sponsorship request floated –20 beneficiaries selected for 1stphase. As on 31st July, 14 sponsors covering 15 beneficiaries have confirmed
 - Each donor to be directly linked with the beneficiary
 - **Financials:**
 - Budget -Rs 4.2 lakhs for Phase 1 beneficiaries
 - Source–Voluntary sponsorship from fellow Urbanites
 - **Current status / Next steps:**
 - Sponsorship confirmation in progress –target date for closure 10th August
 - Event for handing over 1st cheque to beneficiary to be scheduled for 2nd week of August
 - Launch 2nd phase –based on need assessment
 - **Support Required:**
 - Help in mobilizing sponsorship for 20 beneficiaries
- Programme Leads : Mahua Sur Ray, Jayanta Guha

ANANDAUTSAV



- **Date:** 27th July 2019
- **Brief details of event:** Birthday celebration of our support staff. In this event we celebrated with 13 of our support staff who had celebrated their birthdays in the month of July. Cake cutting, snacks and soft drinks were served amongst participants. Birthday gifts handed over to all

birthday celebrating support staff. Total Expense of the event was Rs 2800.

• **Current status / Plans:**



- AnandaUtsav to be organized last Sunday of every month
 - **Financials:**
 - Budget : Average estimated budget of Rs 5,000 / month for each event
 - Source : Surplus from HappyShare event + additional contributions
 - **Support Required:**
 - voluntary contributions from Urbanites
- Project Leads : Mahua Sur Roy, Ajay Choudhury

FUTURE PROGRAMME

- Spoken English lessons
- Stationery Collection drive
- Women's hygiene awareness
- Blood Group Database
- Medical / General Insurance for support staff / domestic help

UPCOMING PROJECTS

- Creation of blood donors database for Urbanites– Project leads : Renu S, Mamta A
- Sustainable Menstrual hygiene awareness programs and distribution of sanitary pads Project leads: Sanjina G, Jayanta G
- Medical / General Insurance for support staff Project Leads - Sourav R, Renu S

PROGRAMME – CONCEPT STAGE

- Spoken English for underprivileged children / young adults – local slum area around Urbana – Jayanta G
- Beta Padhao Beti Bachao–Jayanta G
- Stationery Collection drive –Sanjiv G
- Setting up kiosks for maths/English –Sanjiv G
- Organ donation drive –Renu S

Amrita Moitra – Chairman
Renu Saharia, Jayanta Guha – JT. Co-Chairmen
Mahua Sur Roy, Alka Agarwal – JT. Coordinators



Health



Cancer Awareness by Dr. Sumanta Dutta



Nutritional Awareness by Tiash Sinha



Health Check-up Camp



Orthopaedic Talk by Dr. Bishal Bhagat

New initiatives:

1. Procurement/arrangement of basic tools/instruments- BP machine, weighing scale, patient sitting chairs, wheel chairs, stretcher etc.
2. Medical clinic is fully functional with 17 slots run by 8 Consultants. Few more consultants/physicians will join from September 2019.
3. Strengthening of medical helpline number and follow-up. Dedicated coordinator is available who is helping with appointments and emergency contacts.
4. Physiotherapists are now available daily with a nominal charge.
5. Three awareness programs were organized.
6. One free health check-up camp was organized (in association with AMRI Hospitals and Kolkata Neurospine Clinic) with Orthopedic Health Talk.
7. Tie-up was renewed with AMRI for discounted hospital and diagnostic services.

In the pipeline:

1. Highly equipped first aid boxes will be procured and will be kept in each tower.
2. Automatic electronic defibrillator (AED) will be procured.
3. Specialized training will be given for Basic life support (BLS) and first aid by authorized training bodies. A pool will be created from interested Urbanites.
4. Awareness programme will be organized on "Organ donation".
5. Blood donation camp will be organized.
6. Heightened dengue awareness campaign will be launched and all possible preventive measures will be ensured.
7. Vaccine clinic will be set up within the existing medical room for ready availability of necessary vaccines. Awareness will be spread.

Dr. Deb kishore Gupta – Chairman

Dr. Moon Chattaraj – Co-Chairman

Mrs. Mitu Singhal, Mrs. Amita chand – Coordinators



PR & Comm

Objective:

To regularly keep in touch with the Urbanities.



Role:

The role of this committee is to ensure that whatever initiatives that are taken up by the Urbana Welfare Association should be conveyed to the residents properly and in the fastest possible manner.

Activity:

The publication of this newsletter, US (Urbanities Speak), is the end product of a series of the efforts taken up by the committee. We had asked for names for this publication and this name was suggested by a fellow Urbanite. Since the formation of the new body, this committee has tried to collect and collate all major activities of our welfare association. It wishes to capture the mood of Urbana in this publication.

Future Initiative:

This committee wishes to carry on this work and hopes to come out with similar publication at a more regular frequency. The content can be either in the digital or print format. The sole aim of this committee is to function as bridge between the UWA and the residents.

Kohinoor Mandal – Chairman

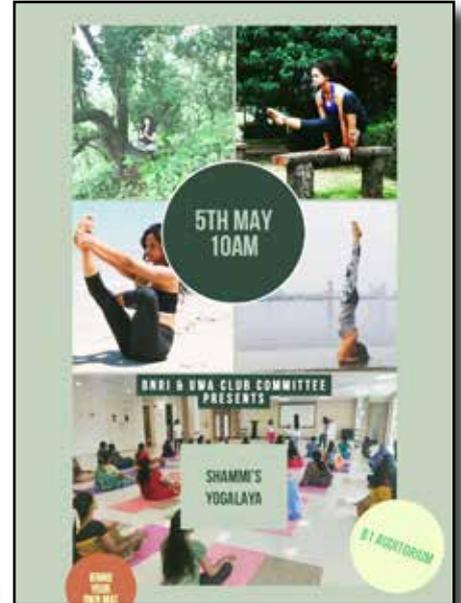
Kanad Mitra – Co-Chairman

Sanju Thakar – Coordinator



Club Event & Activity

On May 5, a Yoga session was held at the B1 auditorium where more than 40 participated. The session by held under the instruction of Shammi Gupta, yoga acharya from Mumbai, .



Young Urbanities who had cleared their board examinations in 2019 were felicitated along with their mothers on May 12.. Chief guest was educationist Ms Amita Prasad, director of Indus Valley. The programme ended on a superb note with illusionist, Nilesh Kasat mesmerizing the audience both young and old.





A UWA initiative with Club Urbana
Urbana Saturday Evening DEBATE

“ Artificial Intelligence will be at loggerheads with mankind's existence ”

INVITING PARTICIPANTS
 1 Adult Team for the topic
 VS
 1 Team of + 2 till College Level Students against the topic

MODERATOR: DR KUNAL SARKAR
 22 June 2019 | 7:00 PM
 B1 Auditorium

CONTACT
 Dr Anubika Das 9830204027 | Suchsmita Mukherjee 84209 94732

LIVE IPL BEST OF BEST

RIVALRY MI VS CSK

ROHIT DHONI

12 th May, 8 PM onwards
 at B1 , Auditorium

Watch it on the big screen



It's time for some LADY SAUGHTER BABA-BETA FUN!

FATHERS DAY SPLASH!

CONTACT

Urbana Club Banquet

Father's Day was celebrated on June 16. To beat heat, Urbanite duo of father and child participated in the aqua Olympics in the blue waters of the club edge pool. Popcorn and candyfloss added to the merriment.

AN URBANA CLUB & UWA INITIATIVE

TARAMANDAL

A MULTILINGUAL INTIMATE THEATRE IN TWO ACTS
 SERVED WITH FOOD TO FEED THY SOUL
 Adapted & Directed by Abhrajit Sen
 PERFORMED AND PRODUCED BY : WHOLE 9 YARDS

19TH MAY | URBANA CLUB BANQUET | 7:00 PM

MUSIC BY ADIL RASHID, DIBYAKAMAL MITRA, MEKATTHI BANERJEE & BANITA RAY

#TEACOFFEEALES

An Urbana Club & UWA Initiative

TARAMANDAL

A multilingual intimate theatre
 served with food to feed thy soul.
 Produced and Performed by Whole 9 Yards

Date: 19 May, 2019
 Time: 7:00 pm
 Venue: Urbana Club Banquet

Genre - Intimate Theatre (Musical Theatre) (Musical & Theatre) (Contemporary Theatre)
 Runtime - 2 hours 15 minutes (with an interval)
 Language - Multilingual

Original Play: Neel Chaudhuri | Choreography: Neel
 Adapted, Designed & Directed: Abhrajit Sen

Entry Pass: Rs 100 per ticket
 First come First Serve Basis
 Please be seated by 7:00 PM

Children of Urbana participated in a theatre workshop that was held in end May. It was great to see the little Urbanites doing the workshop for 4 days and finally all the effort bought to fruit in their last day of performance of JUNGLE BOOK.

A dance workshop by Tanushree Shankar was held on June 9. It was just a hour long event which though made our ladies stretch to the fullest but left an indelible mark of the grace and symphony of her dance form.

Food and art, hot kathi rolls with a brilliant song and dance musical performance at our Club Urbana Banquets. This young theatre group left the audience spellbound with their contemporary style of musical play.

Aninda Palit – Chairman
 Basant Goenka – Co-Chairman
 Nikhil kothari – Coordinator



Owner & Tenant

Recommendation

1. Empanelment of property brokers and related issues :

- Empanelment of brokers who have a minimum turnover of Rs. 50 Lakh a year and submit last two years income tax returns.
- Proposed brokerage : Empanelled broker entitled to 1 month rent each from the owner and the tenant or 1 month rent to be shared by owner & tenant.

2. Validation of tenants

- Copy of agreement with relevant documents for all tenants to be forwarded to UWA by BNRI and Police verification formalities to be complete before moving in for all tenants.

3. Adherence to Rules & regulations

- For a smooth process of moving-in and moving -out of tenants in Urbana and in line with the existing systems a Standard Operating Procedure (SOP) has to be strictly followed.

4. Participation in social and cultural events

- All residents irrespective of Owner or Tenant can be part of any sub-committee under UWA and UUC.

5. Suggestions / Concern areas

- Welcome kit with all important contact numbers for office bearers , facility management, Tower Captains, various vendors, list of Rules & Regulations of the Society etc. to be handed over to all residents by concerned Tower Captains and overall familiarization.
- Issuance of Club entry cards to tenants . Modalities to to be finalized if any owner (residing in Kolkata) also wishes to be a member of the club,.
- The moving-in and moving-out charges to UWA on rentals (to be finalized).
- Intimation of guests staying over for more than one week .
- Methods to regulate entry of any brokers / vendors etc. during functions organized in Urbana without any entry charges
- All owners to be member of UWA

Shukla Das – Chairman
Ekta Rana – Co-Chairman



Upcoming Sports Events

AUGUST 2019

Aug 17: Karate Demo Session

SENSEI DIPAK KUMAR SHAW

Chief Coach & All India Representative of World JKF Goju-kai/Takuji-Kenbukan Association

- Open to all
- Location – To be mutually decided
- Duration – 1 hour
- Time – 4pm to 5pm
- Charges – Free for all. Residents need to enroll before.

Aug 29: Soccer Camp with Jamshid Nassiri

(Schedule is subject to weather and coach availability)

- Age Category : 6 to 10
- Divided into age groups (if we get enough registrations)
- Location – Football Field
- Duration – 1 hr 30 mins
- Time – 4pm to 5.30pm
- Charges – Free for all. Residents need to enroll before.

SEPTEMBER 2019

Sept 1: Tennis Clinic with Gary O Brien

GARY O BRIEN (TENNIS): He is currently the Development Officer of Bengal Tennis Association.

- Open to all
- Location – Tennis Court
- Duration – To be decided mutually
- Time – To be decided mutually
- Coach Fees – Rs 5,000 + taxes / hour (Participant charges to be decided by Urbana)

Sept 6-7: Age category Basketball Tournament

- Open to all
- Age Categories : U-7, U-11 & U16 (Final call of age categories and format to be decided after registration)
- Location – Basketball Court – Multi Sports Hall
- Time – In the Evening (Exact timing to be mutually decided)
- Charges – 200 per head

Sept 21-22: Age category Badminton Tournament

- Age category – Open
- Only Doubles (Both male and female)
- Time – 6 pm onwards (Exact timings to be mutually decided)
- Charges – (To be decided by later)

Sept 26: Soccer Camp with Jamshid Nassiri

(Schedule is subject to weather and coach availability)

- Age Category : 11 - 14

- Divided into age groups (if we get enough registrations)
- Location – Football Field
- Duration – 1 hr 30 mins
- Time – 4pm to 5.30pm
- Charges – Free for all. Residents need to enroll from before.

Players are advised to carry their own footballs

OCTOBER 2019

Oct 26: Carrom Tournament

- Open to all (participants to get their own bats)
- Age categories and format to be decided depending upon registration
- Location – Indoor games room
- Time – To be decided mutually
- Charges – 100 per head

NOVEMBER 2019

Nov 2 (To be finalized) : Aqua Zumba Demo Session with Zin Ahana

AHANA CHAKRABORTY (ZUMBA)

- Open to all
- Location – Club Pool
- Duration – 45 mins
- Time – 5.30 pm to 6.30 pm
- Coach Fees – Rs.1000 per session (Participant charges to be decided by Urbana)

Nov 3: Fitness Q&A Session with Ranadeep Moitra (Endorphins) (1st Session)

- Open to all
- A Fitness introduction and Q & A session with our Founder, Ranadeep Moitra where he will address various parameters and aspects of fitness, health and wellness and take the residents through the intended plan and approach.
- Location – To be mutually decided
- Time – To be decided mutually
- Duration – 2 hours
- Charges – 50,000 + taxes (This includes 2 more Fitness sessions to happen in September and October) (Participant charges to be decided by Urbana)

Nov 16 : Pool Tournament

- Open to all
- Age categories and format to be decided depending upon registration
- Location – Indoor games room
- Time – To be decided mutually
- Charges – 200 per head

Nov 17 : Kids/Parents Day with Fun Pickle: Based on the American game show, the Fun Pickle Fear Factor contest pushes contestants to overcome their fears in a series of challenging tasks! Overcome your fear of

The Unknown, Darkness, Claustrophobia, Height, Insects and Creepy Crawlies! The challenges demand a great deal of mental and physical strength but it is also means fun. A great opportunity for parents and children to overcome their fears, while engaging in testing team building exercises.

WE WARN YOU: The activities are gruesome and demand tons of courage and determination. The whole activity is extremely invigorating.

The winners will receive exciting rewards and certificates!

- Time – To be decided mutually
- Charges – Rs 30,000 + taxes (Participant charges to be decided by Urbana)
- Add Ons - Zip Lining and/or Net climbing (based on venue), Photographer, Face Painting, Decoration [Add ons will be charged extra]

Nov 30: Table Tennis Tournament

- Open to all (participants to get their own bats)
- Age categories and format to be decided depending upon registration
- Location – Indoor games room
- Time – To be decided mutually
- Charges – 200 per head

DECEMBER 2019

Date to be finalized : Corrective Fitness session with Endorphins (2nd Session)

- Open to all
- Introduction to movement & exercise parameters where 2 senior members will teach primal pattern movement and exercises with special attention to injury prevention. The correct technique and regression/ progression etc will be covered in this section.
- Location – To be mutually decided
- Time – To be decided mutually
- Duration – 2 hours
- Charges – Inclusive of the first fees mentioned

JANUARY 2020

Date to be finalized : Corrective Fitness Session with Endorphins (3rd Session)

- Open to all
- An animal flow workshop with 2 senior instructors. Animal flow movement is a natural flow pattern movement system which involves 3D movement of human joints and promotes mobility and flexibility.
- Location – To be mutually decided
- Time – To be decided mutually
- Duration – 2 hours
- Charges – Inclusive of the first fees mentioned

Ritesh Singh – Chairman
Vivek Tripathy – Co-Chairman
Suraj Bhandari – Coordinator



CAM Charges & Maintenance

CAM Charges

The current Urbana Welfare Association Committee took charge on 24 April'19 evening. The first task thereafter in the late evening was to mail to CEO, UFM not to implement proposed increase of CAM wef 1st May'19 as he had mentioned in his letter dated 29 Mar'19 "CAM will be increased from 2.25 to 2.50 per sft wef 1st May 2019 without any further consideration or delay"

By next noon, UFM CEO replied back "Regarding the CAM, the decision has been taken and I have been tasked to carry out the directions"

Immediately, the matter was escalated to BNRI top authorities asking not to implement any increase till UWA goes through CAM accounts and fully convinced. BNRI finally relented and during meeting on 11 May'19, agreed to share all details for verification and defer increase till 30 June'19.

In last 4 months, Urbanites have saved Rs 33.64 lacs (@8.41 lacs/month) as proposed increase of CAM @25/sft was stalled and being billed at old rate Rs.2.25. sft since May till now.

UFM's combined (summary) statements for Club (incl Restaurant) and Tower maintenance shows deficit. UWA is insisting to maintain separate accounts for Tower maintenance and Club as apparently deficit is primarily for Club (where Power Bill alone is over 15 lacs a month).

On 1st July'19, UWA has asked for higher contribution by Bungalow owners towards CAM and made suggestions for cost curtailing with adoption of more automation.

Chairs at every Tower



For the convenience of residents, UWA has procured 25 fancy chairs and one table for every Tower which Urbanites are truly enjoying. It has brought in a lot of convenience to the residents while important meetings are being held.

Windows



UWA has been rigorously following up BNRI. Recently a signature drive was made to get mass petition signed by 410 residents demanding (a) free rectification of defective windows for next 2 years (b) one cradle for each Tower for regular cleaning of Glass Pane and prompt servicing of window defects. The petition was submitted with BNRI on 7 Aug'19.

Air/Noise Pollution and work at odd hours at Bungalow Plot: A petition has been drafted for signature by most affected residents of Tower 5/6/7 and expected to be submitted with BNRI very soon.

Safety

Upon numerous follow-up, Signages has been placed in the periphery road. UWA has been insisting UFM to demark separate tracks for traffic and pedestrian movement near mist fountain, also place more speed breakers and signages to maintain speed of 20 KMPH.

Pet

Policy has been formulated by UFM and 3 Hygiene pits have been earmarked (near T1, T5 and Club).

Driver Room

Driver Room toilet was in worse shape, now being cleaned 4 times a day. Have asked UFM to have one more Urinal at each Driver room. In few Tower, larger rooms have been assigned for Drivers.

Safe Drinking Water for Support Staff

There was no proper provision of drinking water for support staff as most of the Aqua guard installed at Driver's room was not functioning. Tower team pursued and got the same serviced. Since the quality of water was not par with RO water filters, team insisted UFM to upgrade the existing water filters to RO which they are doing and expected in a week's time. In the meantime, residents at individual level provided bottled water at every Tower for support staff.

Lift Usage



In highrises like ours, lift is the lifeline. A lot of effort was given to ensure that no one is discriminated in the using of the lift and at the same time there is smooth movement of everyone.

For this a Lift Usage Policy has been framed after holding consultation meetings with the residents primarily to ensure that two dedicated lifts are always there for the Residents and their Guests. The policy aims smooth movement of everyone including the support staff, representatives of outside vendors, pets and other delivery men.

Housekeeping



Marked improvement can already be noticed and expected to improve further in coming days. For

first time, Deep cleaning is being done at each floor, Lifts, carpet etc. Mats of all lifts have been replaced. Frequency of Services are monitored, anomalies are noted as per check list. Tower Team is actively monitoring.

UWA has asked UFM to provide Floor cleaning m/c at each Tower for better cleaning.

Quality Services

While containing CAM charges, improvement in maintenance quality was also one of main focus. UWA focused on building energetic team at Tower level and entrusted responsibilities to enthusiastic residents. Besides 2 Tower Captains, specific responsibilities have been entrusted to MIC for (a) Housekeeping, (b) Safety & Security (c) Waste Segregation. One Fire Safety coordinator is also part of the every Tower team now.

Regular meetings take place with UFM teams and SoP have been framed to maintain service quality. SoP for Housekeeping, Pet and Lift usages are already in place. Tower teams do rigorously monitor and ensure

frequency as well quality of service.

Glass pane cleaning: It has already commenced at Tower 1. UWA is insisting to provide more cradle for cleaning at all Towers simultaneously.

Spare Rooms: In every Tower, there are few extra rooms which mostly

littered with scrap materials of UFM. Tower Teams are retrieving these rooms, getting cleans and readying for multiple purposes. All round improvement has been ensured.



Kishor Kr. Nadhani – Chairman

Anand Saraf – Co-Chairman

Shyam Sonika – Coordinator

Urbana Utsav Committee (UUC) 2019 Formed



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Sujoy Chattoraj, Vice President II | Sushanta Mallick, Secretary
Mahua Sur Ray, Jt. Secretary I | Shilpi Chowdhury, Jt. Secretary II
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Dear All

UUC will cover celebration of *8 festivals* during the year 2019-20.

1. Bengali New Year
2. Ganesh Chaturthi
3. Durga Puja/ Khuti Puja/ Laxmi Puja.
4. KaliPuja/Diwali
5. Christmas
6. New Year
7. Saraswati Puja
8. Holi

All subscribers will enjoy the followings.

- Khuti Puja - Breakfast for all.
- Ganesh Chaturthi - Prasad and complimentary HiTea for all.
- Mahalaya complementary Breakfast for all.
- Ashtami - 4 lunch coupons per flat.
- Diwali/Kalipuja : Puja ,Prasad -Dazzling Fireworks show with Snacks and Refreshments. Entitles you to buy subsidized passes to witness and enjoy Deep Utsav at Central Lawn.
- Christmas Eve - fun filled evening with music and other attractions.
- New Year Party - Entitles you to buy subsidized passes for the 31st Night Party at the Central lawn.
- Holi - Music & Rain dance, organic colours.
- Saraswati Puja - subsidized lunch
- Bengali Nababosho* - free entry to a musical program and subsidized food.

Let us enjoy our festivals

Regards

Susanta Mallick
Secretary, UUC

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Debjani Mukherjee
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