



Kendriya Vihar II Apartment Owner's Association
Reg. No. 000712019 of 2019
under West Bengal Apartment Ownership Act, 1972

MINUTES OF MEETING

Special General Meeting

21st March 2021

Kendriya Vihar II Apartment Owner's Association
Central Park, Kendriya Vihar Phase – II, Kolkata - 51



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Special General Meeting – 21st March 2021
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Board of Managers:

Office Bearers		
President	Shri Tapas Kumar Chakravarty	3162
Vice President	Shri Madhusudan Chatterjee	4762
Secretary	Shri Parikshit Basu	3411
Jt. Secretary	Shri Tapas Karmakar	4221
Treasurer	Shri Biswanath Nayak	3441
Asst. Treasurer	Shri Tapan Kanti Mandal	3516

Block Responsibility	Name	Intercom
A1	Dr. Goutam Mukherjee	1156
B1	Shri Subhasis Basu	2133
B2	Shri Saubhik Pan	2231
B3	Shri Niroj Kumar Sinha	2346
B4	Shri Bibhas Chandra Das	2253
B5	Shri Debabrata Adak	2516
C1	Shri Tapas Kumar Chakravarty	3162
C2	Shri Syed Kaiwan Jah	3321
C3	Shri Rama Ranjan Pati	3366
C4	Shri Biswanath Nayak	3441
C5	Shri Tapan Kanti Mandal	3516
D1	Shri Sanjib Koner	1152
D2	Shri Tapas Karmakar	4221
D3	Shri Anil Kumar Sinha	4353
D4	Dr. Md. Haroon Rashid	4452
D5	Shri Nitin Nishant	4522
D6	Shri Sahadeb Hazra	4612
D7	Shri Madhusudan Chatterjee	4762
D8	Shri Ahi Bhushan Chakravorty	4223
D9	Shri Suman Deb Barman	4222
N/A	Shri Nayan Mukhopadhyay	3433
	Shri Pradip Bhadra	2341
	Shri Subrata Saha	3323
	Shri Parikshit Basu	3411

Members may reach board of managers through google group email id: kv2k-bom@googlegroups.com



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Date: 21st March 2021

Scheduled Time: 2:00 P.M

Venue: Central Park, Kendriya Vihar Phase II, Kolkata

The Special General Meeting of Kendriya Vihar II Apartment Owner's Association (KVIAAOA) was scheduled to be held on 14th March 2021 (Sunday). However, since the number of participants were only 84, the quorum (193 participants) was not fulfilled and the meeting had to be adjourned to the next Sunday (21st March 2021) as required under the provision of the WBAO Act, 1972. Accordingly, the meeting was rescheduled to 21st March 2021 at 2:00 PM. No quorum was necessary for this meeting. The registration of attendance for the meeting started at 1:00 PM.

The meeting finally started at 2:30 PM as it took some time for the registration queue to clear off. There were in total 118 members who attended the SGM. Hand notes were distributed among all members with Welcome Message from The President, Meeting Agenda, and briefings on each of the agenda items.

A. Welcome Message by The President AOA KV2K.

The meeting started with The AOA President welcoming all the members and offered his greetings. The speech of President is here under.

“On behalf of all members of the BoM KVIAAOA, I, Tapas Kumar Chakravarty as its President do heartily welcome all our members to this Special General Meeting today. I am thankful to all of you for joining us either in person or on-line on this important occasion. You are aware that the whole of the year 2020 witnessed growing covid-19 menace with practically no respite in terms of normalcy in life. As a result, neither the Special meeting of the Association immediately upon election of the office-bearers of the BOM, nor the Annual General Meeting of the Association scheduled in May each year, could be held during 2020. At one stage, we even approached the Competent Authority under West Bengal Apartment Ownership Act, 1972 for grant of permission for on-line meeting as a special case, given the extraordinary circumstances, but that special dispensation was probably not possible in the absence of necessary provisions in the extant bye-laws. Anyway, with the easing of the situation and gradual restoration of normalcy, we could, in the long last, convene this Special General Meeting in keeping with the guidelines of MHA as per their order NO. 40-3/2020 of 27/01/2021 whereby social/cultural gatherings etc. have been permitted outside of the Containment zones. This meeting is thus obviously subject to general safety guidelines with the participating members following the usual self-precautionary measures like use of facemask, maintenance of social distancing and so on.

2. Referring to the rule position, byelaw 4(5) of the West Bengal Apartment Ownership Byelaws, 1974 authorizes holding of the Special General Meeting by the Board. The relevant byelaw reads as under:- ‘On requisition of two-thirds members of an Association or of the Board or as required under these bye-laws, special general meeting of such an Association may be held as often as necessary to consider all or any of the subjects specified to be the business of the Annual General Meeting or any other business of general importance in the interest of the Association and within the scope of the Act and these bye-laws.’

As provided under the aforesaid byelaw and cited in the Meeting Notice dated 15/02/2021 specifying the agenda-items for the meeting therein, the required quorum for the meeting would be 193, total membership being 579 as against 582. Further, as per the provisions laid down there-under, the various issues shall be decided by the majority of members present and voting, the President having a second or casting vote in the event of equality of votes. Voting shall be by show of hands and votes must be cast in person. The decisions in the meeting are to be taken in the form of resolution, which shall be binding on the Board & all members of the Association.



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3. I am quite hopeful that, this Special General Meeting would be a great success in every true sense. With the exchange of views, flow of constructive ideas and collective deliberations in a friendly and democratic environment, all important and urgent issues will be conveniently sorted out and new avenues would open up for the steady and unhindered progress of our beautiful residential complex which is the sweet Home to all of us. Since the meeting is adjourned from last week, therefore it needs no quorum today and therefore can start straightaway. I once again thank and congratulate our respected members on their kind participation and request our Secretary for placing the Annual Report of the Board.”

- A.Q.1** Mr. Janendra Chandra Roy (D5-201) said that he does not have any knowledge of the identity of the office bearers. He also said that the meeting notes should have been distributed before the actual meeting so that he can read through it before discussing the matter.
- A.Q.2** KVIAOA Secretary acknowledged and said that his point is noted.
- A.Q.3** KVIAOA President added wherever there are items for approval / disapproval in the agenda, such items are not dependent on the meeting notes, but shall be deliberated and views shall be exchanged before arriving to any decision.
- A.Q.4** KVIAOA Secretary added that the contents of the meeting note have been already circulated over online platforms through newsletter and other email communication, such communications are collated into the meeting note.
- A.Q.5** Dr. Gouranga Kar [D7-102] said that this is our society and society mean harmonious and peaceful living. So whatever drawback and limitations we have, may be discussed, and clarified step by step and corrective actions may be taken. This is the platform for such deliberation and for the interest of time after president's message, secretary's report may be placed followed by treasurer's report. Post these agendas the members may proffer their comments on different matters.
- A.Q.6** Dr. Amit Kumar Sen (D7-402) said the office bearers may introduce themselves since there have been no formal introduction by face after election due to COVID-19 situation.

President, Secretary, Jt. Secretary, Treasurer and Assistant Treasurer of the association introduced themselves to the members. KVIAOA Secretary informed the members that the Vice President could not attend the meeting as he has taken COVID vaccine a day before. The secretary then placed the annual report of the board to the General Body.

B. Secretary's Report

Secretary's Message – “At the very beginning, I, on behalf of the Board of Managers would like to take this opportunity to welcome you all in the Special General Meeting, 2021. Thanks to all members who have made time out of their busy schedule to join this very important event. I would also like to extend my thanks to the managers for their co-operation and valuable suggestions for running the affairs of the association. Without their support and guidance, the effort would have been complex and herculean.

A year is stolen from the calendar in the form of COVID-19. Life almost came to a standstill, and sometimes it felt so hopeless and fateful. But as always, we have overcome such difficulty unitedly and with cooperation from all members of KV2K, we have successfully restricted the spread of the virus to the minimum in our campus. My sincere thanks to all residents of KV2K for taking so much hardship to keep our boundaries little affected. As promised, we had lot of plans but lost 1 year in the process. The board though continue to meet electronically and then physically but in absence of the parent body i.e. The General Body, the board had to wait for the final nod in all new frontiers. It is a pleasure that finally we have met and in the moment of exchanging our views, towards one common goal, for a better & prosperous KV2K.” The KVIAOA secretary presented his report to the members as follows: -



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B.1 Taking Over

B.1.1 From 2nd Ad-hoc AOA

First Board has completed handover of following items from 2nd ADHOC AOA by first week of March

- (a) Maps, Plans & Blueprints, Technical Diagrams
- (b) Documents and Certificates
- (c) Functional & Legal Documents, Different Registers and Logbooks
- (d) Contracts and Tenders, Work orders & Correspondence
- (e) PAN, TAN, Bank Cheque Book, Different User ID & Password, Different Keys
- (f) Fixed Deposit, Petty Cash, Bank Accounts & Balance, Assets & Liabilities
- (g) Audit Reports, IT Returns, Expense Statements, TDS Receipts, MMC Receipts from previous financial years
- (h) Misc. communications, documents, and files

B.1.2 From CGEWHO

CGEWHO has transferred the balance AOA fund to the amount of INR 2,20,63,160 to the association. As directed by AGM 2017, whereby MMC was introduced from 1st April 2017 with the view of preserving "AOA Fund" as the corpus / reserve fund, the aforesaid amount as received from the CGEWHO, shall be treated as AOA Corpus fund / Reserve fund.

B.1.3 Pending Documents

As per association record, following items were requested to be handed over to the board by CGEWHO as these were never handed over to 1st or 2nd ADHOC AOA.

B.1.3.1 Administrative

- Individual Registered Sale / Conveyance Deed of the land of the project (Copy of Original)
- Sale / Conveyance deeds in respect of all Dwelling Units / Apartments (Photocopy)
- Sale / Mortgage / Encumbrance information in respect of all Dwelling Units / Apartments (Photocopy)
- Soil Test Report before project construction
- Level book / details before earth filling in the entire complex
- Environment clearance certificate for project, borewells, DG set etc.
- Contract agreement with CESC Kolkata for installation of eight Transformers within the campus
- Contract agreement with CESC Kolkata for transfer of project land (located at corner of the property) for installation of CESC Substation
- Technical specifications of Fire Fighting system including electric motor, diesel engine, jockey pump etc.
- Invoices, Warranties and Manuals for all Assets – Lift, Generator, Transformer, Pumps, STP, Pump Motors etc.
- NOC from Central Ground Water Board for 4 borewells in the campus
- NOC for transfer of ownership of different utility connections (Electricity, Lift etc.) from CGEWHO / P. S. Group Realty Ltd. to Kendriya Vihar II Apartment Owner's Association, Kolkata.

B.1.3.2 Electrical

- Electrical Wiring including Earthing Points of the common areas / facilities – As Built diagram.
- Electrical Wiring in respect of different buildings / flats. Earthing pit positions, earthing systems and connections of all installations, buildings – As Built diagram.
- Lightning protection – As Built diagram.



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- Drawing for Intercom–cum–telephone / TV Cable Lines – As Built diagram.

B.1.3.3 Firefighting

- Complete firefighting system – As Built diagram.

B.1.3.4 Civil

- Site Plan – As Built diagram.
- Structural drawings of all 21 buildings – As Built diagram.
- Detailed diagram of boundary wall in all sections – As Built diagram.

B.1.3.5 Plumbing

- Water Supply Pipelines and Junction Points – As Built diagram.
- Detailed diagram of storm water drains – As Built diagram.
- Pipeline riser details showing tapping points of individual building – As Built diagram.
- Kitchen and toilet sump pipelines : Water, Wastewater, Sewerage – As Built diagram.
- Rainwater harvesting Pipe Layout – As Built diagram.
- All overhead tank – As Built diagram.

B.2 Disaster Management

B.2.1 COVID Measures

Different measures were taken to arrest spread of COVID-19 inside the campus. Board appreciate all residents to lend their support to the cause.

B.2.1.A Sanitization

During peak COVID period, board has taken sanitization drive using alcoholic sanitizer through professional service provider. Since the cost was not sustainable to continue weekly, board planned for regular sanitization with sodium hypochlorite solution (50 x 2 Liters) as per recommendation of MHA through internal staff. Lifts were also sanitized using alcohol-based sanitizer or Dettol solution during this period.

B.2.1.B Mandatory Checking

Following precautions were taken during peak COVID period

- (a) Temperature checking was made mandatory to enter KV2K premises
- (b) Hand washing was made mandatory to enter KV2K premises
- (c) Mask was made mandatory to enter KV2K premises

B.2.1.C COVID Alert

Board kept the members informed over different online platforms about all cases within / periphery of KV2K as and when such incident came to knowledge of the board.

B.2.2 AAMPHAAN Measures

The damage from super cyclone AAMPHAAN had been huge but we have recovered from such damage with resilience. The services were restored at the quickest possible time and KV2K Employees played a vital role in the restoration. Thanks to their perseverance.

- (a) KV2K suffered massive damage. Entire UGR-II went under water damaging all motors and pumps.
- (b) 22 lift motor room doors were completely damaged. One lift door sensor was damaged.
- (c) Almost all lift shafts were waterlogged.
- (d) DG Sets were damaged.



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- (e) Boundary walls and the fencing coil wires are damaged in few places.
- (f) Total restoration cost till date is approximately 3.7 Lakhs. Boundary walls rectification will take around 30,000 as estimated pushing the cost further to 4 Lakhs.

B.3 MMC Status

Board has taken over an asset of INR 65 Lakh from 2nd Ad-hoc AOA as Sundry debtors of which approximately INR 26 Lakhs have been recovered till date. MMC status have been published and circulated at regular interval over different platforms and on the website of KV2K. Members having pending MMC from April 2017 or anytime thereafter have been notified collectively as well as individually as per the resolution of AGM 2018. BOM is unable to accept any MMC payment from February 2020 onwards without clearance of MMC dues with reference to crucial date 01/04/2017 as per resolution of AGM 2017. Members having pending MMC is requested to clear off their dues at the earliest.

B.4 Service

B.4.1 Service Continuation Measures

Maintenance of the campus, & uninterrupted service has been the highest priority of the board. Following are the status of different areas for uninterrupted service.

- (a) **Employee Strength** – Total staff strength stands at 35 (Internal – 8; External – 27)
 - i. Housekeeping -> 6 [provided by RSSS]
 - ii. Security -> 20 (5 + 5 + 10) [provided by RSSS]
 - iii. Electrician -> 1 [provided by Das Electric]
 - iv. Plumbers -> 2 [AOA Direct employees]
 - v. Gardeners -> 4 [AOA Direct employees]
 - vi. Office Admin -> 1 [AOA Direct employees]
 - vii. Supervisor -> 1 [AOA Direct employees]
- (b) **Borewell** – Two borewells are functional now and two are damaged beyond repair probably due to settlement of the upper layer of the soil. Notice inviting tender for two other borewells was floated and tender awarded to the eligible vendor, work to commence soon.
- (c) **STP** – STP is repaired by inhouse staff under supervision of Technical Committee and operating twice a day for 2-4 hours each depending on load. STP is emptied out and cleaned through municipality and third-party. Slags generated from the STP is being used for gardening.
- (d) **UGR Pumps** – Two sets of pumps & motors were damaged during AAMPHAAN. These pumps & motors have been repaired and preventive maintenance have been done for other sets of pumps and motors. Logbooks have been prepared to monitor the health and usage of the pumps. Technical Committee members occasionally monitor the Logbooks.
- (e) **Streetlights** – All streetlights are functional. Building and parking lights are being repaired / replaced as and when required.
- (f) **Water Pipeline** – Water pipelines which broke down due to sinking of roadways & buildings have been repaired.
- (g) **Drainage Pipeline** – All drainage pipelines have been regularly cleaned.
- (h) **Brush Cutter** – One brush cutter is serviced and in use.



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- (i) **Lifts** – All batteries of the lifts have been replaced with new ones. The lift AMC has been renewed with the lift manufacturer.
- (j) **Water Body Cleaning** – Water Bodies are cleaned at regular interval. Fishes released in all the water bodies to keep them free of mosquito larvae are also being looked after.
- (k) **Roof Cleaning** – All roofs are cleaned at regular interval along with other parts of the building.
- (l) **Intercom AMC** – The intercom AMC has been renewed.
- (m) **ATS** – Almost all ATS are in working state now. One ATS needs repairing.
- (n) **VAT Cleaning** – VAT is cleaned regularly by NDDM municipality. The municipality has claimed an amount of INR 12,000/month from FY 2017 onwards till 2020. Board has finally settled the payment @ INR 6,000/month. A total of INR 2,40,000 has been paid @50% discount against demand of INR 4,80,000
- (o) **ACB Maintenance** – Preventive maintenance of ACB switches have been done through L&T and Havells for the first time since inception.
- (p) **Electrical Panel Maintenance** – Maintenance of all electrical panels in STP, UGRs, DG Room have been done with proper wiring and tagging by inhouse staff under the monitoring of Technical Committee.
- (q) **Cleaning of Tanks** – UGR and OHR tanks have been cleaned. All direct pipelines running downward from OHR are also cleaned in parallel.
- (r) **Tools for maintenance** – Few electrical and plumbing equipment has been procured to support day to day maintenance requirement.
- (s) **Security Tendering** – Security Tendering has been completed. The procurement committee is now in the process of finalizing the vendor.

B.4.2 Service Readiness Measures

- (a) **Firefighting System** – DG Set, Pumps & motors including Jockey Pump and Pipelines have been repaired. All Firefighting tools and equipment have been serviced and kept in working state through regular monitoring and periodic running. The Logbook is maintained to capture vital statistics of the entire set. Technical Committee members occasionally monitor Logbooks. Board has floated notice inviting tender for procurement of firefighting equipment as per recommendation of Fire Department, Govt. of West Bengal, and AMC of the entire Firefighting system.
- (b) **DG Set** – DG Set is in auto mode and manually being test run once a week to keep it in working condition. Logbook is maintained to capture vital statistics of the set and batteries. Technical Committee members occasionally monitor the Logbook.
- (c) **CESC Transformers** – CESC has been reminded to initiate preparation of substation on the KV2K land given for the purpose. CESC is also intimated to install the transformers within KV2K for which finance is already available with them.

B.4.3 Service Enhancement Measures

Many initiatives have been taken by the board for convenience and enhanced experience of the members. To mention a few, the below have been arranged at different point in time as opportunity stroked or requirement felt.

- (a) **MyGate App** – For the convenience of members, Board has introduced MyGate App to register & track complaints from the comfort of their home. The members are also requested to provide satisfaction rating & job / employee feedback against the ticket. Board Members have access to all complaints for monitoring. After a discussion with MyGate they have introduced VOIP calling features and residents can



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call others without the knowledge of their phone numbers. It has other features like seamless approval of visitors, communications, amenity bookings, MMC payments etc. It is also now being used for tracking employee attendance since fingerprint scanner is currently not in use. The final approval of MyGate app is kept as an agenda item of this general meeting.

- (b) **KV2K Website** – KV2K website has been renovated and made more informative. New sections have been included in the website like Grievance Redressal Form and Market Place for selling / renting of flats in KV2K website
- (c) **Market Place** – Vegetable market is being operated through Sufal Bangla franchisee thrice a week and Non-Veg market through Haringhata Meat once a week. One grocery shop is being operated by Sufal Bangla franchisee for some time but may not continue as it could not generate demand as expected.
- (d) **Numbering of lighting points** – Lighting points of each building is being numbered for easy identification so that residents can easily identify the points and register their complaints.
- (e) **Mobile ATM Van** – HDFC bank provided Mobile ATM Van Service during the peak period of pandemic but discontinued thereafter. Board is now persuading Bank of Baroda with help from few residents for installation of one ATM
- (f) **Pest Control** – Pest Control has been done periodically to counter reptiles and pests' ingress.

B.5 Statutory Obligations fulfilled

- (a) **Lift License** – Lift running licenses have been renewed annually as per expiry date of such license for all lifts
- (b) **Fire NOC** – NOC from Fire Department, GoWB has been renewed and shall remain valid for 3 years
- (c) **Property Tax** – Property Tax for KV2K has been paid for the FY 2020 – 2021
- (d) **IT Return** – IT Return has been filed for FY 2019 – 20.
- (e) **TDS Submission** – TDS Return has been filed till FY 2019 – 20
- (f) **Accounts Audit** – The account has been audited by “Kalpana Kalyani & Associates” as per EGM mandate held on 7th July 2019. Since this year, no such meeting was possible, Board engaged the same vendor for the audit and the report has been submitted to competent authority as required under West Bengal Apartment Ownership Act, 1972.

B.6 Action Taken Report (ATR) on proposals from last general meeting

B.6.1 Plans implemented

Following are the plans which were discussed in the earlier AGMs and the board has acted upon as mandated by the General Body.

(a) AOA Fund

As proposed in AGM 2017 AOA Fund has been invested in multiple FD accounts [8 x 25,00,000 and 1 x 20,63,160] in two nationalized banks [UCO Bank & Bank of Baroda].

(b) KV2K Hoarding

The AGM 2019 proposal to have KV2K hoardings on both sides of the complex has been implemented. Bright colorful hoardings have been installed on B1 and D9 blocks.

(c) Speed Limit Sign

As proposed in AGM 2019, speed limit signs have been installed in 3 points. Security personnel have been instructed to warn all drivers to maintain speed limit in the complex.



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(d) Anti-Termite Treatment

As proposed in AGM 2019 to take measures against termite infestation, Board has taken up the matter with CGEWHO. All common areas have been treated by the vendor engaged by CGEWHO. Individual DUs are being treated nowadays.

(e) Employee's Salary Review

Employees have been rewarded as proposed in AGM 2019. Annual Performance Review is being introduced and the employees have been graded as per their performance and salary review awarded based on the gradings to encourage motivated employees to perform better.

B.6.2 Plans in progress

(a) Water Treatment Plant

Provision for Water Treatment Plant (WTP) was proposed in AGM 2019. The proposal has been worked upon for placing in front of the general body and it is an agenda of this meeting.

(b) Building Maintenance

Proposal for Building Maintenance has been worked upon for placing in front of the general body and it is an agenda of this meeting.

(c) Property Insurance

Post AAMPHAAN proposal for insurance of the property has been worked upon for placing in front of the general body and it is an agenda of this meeting.

(d) Lift in community hall

Provision for lift in community center was proposed in AGM 2019. The proposal has been worked upon and ready. However, the proposal is kept outside of this meeting agenda to make rooms for other priority issues and may be placed in coming general meetings.

(e) Upgrading community center

Provision for AC in community center was proposed in AGM 2019. The proposal has been worked upon and ready. Alongside proposals for installation of ventilation system in the toilets and industrial chimney in the kitchen in CC have been also worked upon. However, these proposals are kept outside of this meeting agenda to make rooms for other priority issues and may be placed in coming general meetings.

B.6.3 Ideas and Development

(a) Fireproof & Waterproof Safe

Board has procured one Godrej fireproof and waterproof safe for AOA office for safekeeping of technical and functional documents, certificates, petty cash, other important documents etc.

(b) Procurement of mobile pump

Board has procured one mobile pump for the day to day activities which has been of big use during AAMPHAAN crisis to clear water logging from UGR2.

(c) Racks from scrap materials

Racks have been prepared from scrap metals of previous KV2K hoarding which is now being used in store.

(d) Lighting of the park in between the D Blocks

Proper lighting of the D Block circle park has been arranged.



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(e) Replacement of Lift Motor Room Doors

22 lift motor room doors have been replaced by iron doors. These doors were damaged during AAMPHAAN.

(f) Door seal for lift shafts

Door seals have been installed at the lift entrance in the ground floor of all blocks

(g) Drainage connection at UGRs

Direct connection from UGR to the drains are removed. It was the cause of flooding of UGR 2 as the back flow preventing valve failed.

(h) Installation of Float Valve in all Overhead Tanks

Float valves have been installed in 3 OHT till dates. Board has plans to install these float valves gradually considering the increased water pressure with such installations.

After placing his report to the forum, KVIAOA Secretary opened the forum for taking questions

B.Q. Q & A on Secretary's Report

- B.Q.1** Mr. Samir Kundu (C4-302) stated that around 24% members are not paying maintenance. He asked from general notice & individual notice, what are the other action taken in this regard by BoM?
- B.Q.2** KVIAOA Secretary replied that apart from these notices, no other actions have been initiated till date. However, in the last individual notice, it has been mentioned that the services may be stopped if the pending payments are not made.
- B.Q.3** Mr. S. Kundu asked why any other action has not been initiated?
- B.Q.4** KVIAOA Secretary answered that the objective of the actions initiated by Board is not to penalize anyone but settle the matter amicably. BoM has discussed this in many board meetings, and it was decided that the non-paying members should be given enough opportunity and time to pay off their dues. Finally, members have gathered here today to find an amicable solution which shall be accepted by all members both MC payers and MC non-payers.
- B.Q.5** Mr. N. C Ghosh (C5-601) put forward two points
- a. For the provision of the borewell, NOC is required from Ground Water Resource Board
 - b. For MMC non-payers the MMC payers are suffering.
- B.Q.6** KVIAOA Secretary acknowledged that NOC from Ground Water Resource Board is necessary for any borewell. KVIAOA Secretary requested to park the MMC non-payer issue to be discussed at a later stage as it is kept as a separate agenda item in this meeting.
- B.Q.7** Dr. Deepak Sen (D1-204) asked if Surface Water Connection can be brought into the society.
- B.Q.8** KVIAOA Secretary replied that he and Mr. Saubhik Pan approached the local councilor who is also the chairman of NDDM for the surface water connection for the complex, however the chairman could not assure any connectivity in near future due to lack of capacity. Also, one online application was made in the e-district portal which was also rejected. The junior engineer called and informed that bulk water connection is not being provided through online portal. He added that the municipality agreed to provide half inch ferrule connection 2 in numbers for the entire complex which would have been negligible against the actual requirement. And a payment of INR 12,000 would have been required for these two connections every year, however considering the volume of requirement and the volume to be delivered, the issue was not persuaded further.
- B.Q.9** Dr. D. Sen asked if any other alternatives may have been explored?



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- B.Q.10** KVIAOA Secretary replied that the Societies in South Kolkata have stopped using borewells as per the CMC order. For this reason, they had a discussion with NDDM chairman before making a CAPEX for Water Treatment Plant if surface water can be managed from the NDDM municipality for the complex but not much fruitful has been heard. Apart from above, there are options to visit other places to get bulk connection for the complex but due to COVID situation much cannot be done. Once the situation settles down, such possibilities can be explored further.
- B.Q.11** Mr. Madan Mohan Mukherjee (D8-201) stated that he has given four emails & letters to the President, BoM copying the other board members, however he has not received any reply.
- B.Q.12** KVIAOA Secretary replied that he has already been intimated about the community center booking process by the office admin when he visited the office for the purpose so his questions are already answered, and he may follow process for the booking. However, since the emails were not directed towards the Secretary, he cannot reply further on it. He added to stick to the agenda and the queries may kindly be on the Secretary's report so that the meeting can proceed.
- B.Q.13** KVIAOA Treasurer requested to stick to the agenda and put up queries / comments on Secretary's report.
- B.Q.14** Mrs. Seema Saha (D1-304) appreciated the board members for the service provided even during peak COVID period. She added that there would be problems, and this is a society and we should cooperate with the board members. She further added that the quality of the security staff is not up to the mark and it would be good if the standard of the security staff can be improved and the educations qualification should be good who can handle MyGate application. She further asked about the setup of the water distribution system.
- B.Q.15** KVIAOA Secretary replied that there are 4 borewells and 2 UGRs. 2 borewells are connected to each UGR to lift water from borewells to the UGRs. Again, from each UGR two pumps are connected to lift the water to the overhead tanks which are run alternately to keep all machines functional. The UGRs are also interconnected. Since running on only two borewells is risky, Board is therefore expediting the commencement of the other two borewell works.
- B.Q.16** Mrs. S. Saha asked about the Lift running License NOC as she did not find updated certificate in D1 lift.
- B.Q.17** KVIAOA Secretary replied that the NOC is updated, and the same has been displayed. The certificate in D1 lifts shall be rechecked and the updated NOC shall be displayed.
- B.Q.18** Dr. G. Kar said that the source and quality of the drinking water is very important issue. Dependency on borewell needs to be eliminated as it is going to touch the arsenic layer shortly. The entire Indo-Gangetic plain is going to be affected from this development so steps should be taken for surface water connection at the earliest. He further added that the pending document from CGEWHO is a major concern and without these documents the survival of the society itself would be impacted. He asked how these documents are to be collected and if any hindrance faced by the board.
- B.Q.19** KVIAOA President replied that it has been vigorously persuaded by the board and letters have been written to CGEWHO copying the concerned ministry and the board is quite hopeful that the ministry will persuade CGEWHO to handover these documents to KVIAOA.
- B.Q.20** Dr. G. Kar further stated that the AOA Fund received from CGEWHO have been fixed under FD scheme and it would be beneficial if such details may be given in tables along with the audited statement.
- B.Q.21** KVIAOA President replied that the point is noted.
- B.Q.22** KVIAOA Treasurer added that such details would be available with the audited statement in due time.
- B.Q.23** Dr. G. Kar expressed his concern for not having the firefighting diagram with the association.



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- B.Q.24** KVIAOA Secretary replied that it is not with the association and the board is following up CGEWHO to hand it over to KVIAOA. He further added that there are also many diagrams and plans which have been provided by CGEWHO, but these diagrams and plans are not prepared as built but as planned which is causing inconvenience / expenses during maintenance of such amenities.
- B.Q.25** Dr. G. Kar then raised his concern on MMC and said that such matter should be settled amicably instead of taking it to legal arena. He further added if an advisory board can be formed in this matter and the matter can be deliberated by this advisory board.
- B.Q.26** KVIAOA Secretary & Treasurer requested to raise this point during the MMC related agenda item.
- B.Q.27** Mr. Mukunda Kumar Roy (A1-106) appreciated the board for upkeep of the complex. He then added that it would be good (a) if medical camp can be organized for COVID vaccination for the older people. (b) anti-mosquito treatment can be done in the campus through NDDM. (c) few direction boards can be fixed in few places along the route to KV2K.
- B.Q.28** Mr. Biswapriya Majumdar (C2-504) pointed out that there are huge areas on the terrace of the buildings lying vacant and the same can be used for solar power generation. It would also help the residents of the top floors to cool down and the overall electricity bills to come down.
- B.Q.29** KVIAOA Secretary replied that it is under discussion for quite some time and the board has done some work on it and collected quotation from different vendors. But keeping other priority issues in view, board has purposefully decided not to put it in the proposal this time since it involved huge CAPEX.
- B.Q.30** Dr. Pranab Kumar Tarafdar (C4-404) pointed out that the WTP installment may be futile keeping in mind that in near future Govt. may ban drawing underground water.
- B.Q.31** KVIAOA Secretary replied that these comments may be parked for the WTP agenda item.
- B.Q.32** Dr. P. K. Tarafdar asked about the major activities taken up by the board apart from the routine jobs mentioned in the Secretary's report. He further added that he is not finding the board to have done any activity on the Water Treatment Plant.
- B.Q.33** KVIAOA Secretary replied that all the activities mentioned in the Secretary's report is what the board has performed so far. Any other major activities like WTP needs approval of General Body as these are major capital expenditure.
- B.Q.34** Mr. Raghunandan Biswas (D4-404) greeted all managers and members. MMC is a major issue and difference of opinion must be sorted out. He requested the board to allow the MMC non-paying members to speak out the reason for not paying the MMC.
- B.Q.35** KVIAOA Secretary replied that everybody can speak here, there is no question of stopping anyone from speaking out.
- B.Q.36** Mr. R. N. Biswas raised concern about intercom connectivity as it is sometimes becoming one-way causing inconvenience for the owners. He added that the MyGate app is very useful but for people not having smartphone, if their family members may be allowed to use the app.
- B.Q.37** KVIAOA Secretary replied that it is already present and family members can use the app. Since it is put up as a proposal in this meeting, if it is approved, he will support Mr. R. N. Biswas with the details.
- B.Q.38** Mr. R. N. Biswas asked Salary Review of the employees of AOA or third party may be considered. Also drinking water provision and toilet provision for the employees may be explored. He added that the lighting at D Block park is very good but the approach to the park from west, north and south side to the park needs improvement.
- B.Q.39** KVIAOA Secretary replied that his point is noted.



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- B.Q.40** Mr. Sourav Pandey (C4-601) thanked the board for using technology like MyGate app and for webcasting the meeting. He asked that the MyGate app has options for opinion poll and if the same can be used for voting.
- B.Q.41** KVIAOA Secretary replied that as per The Act and The Byelaws the voting has to be done in person so MyGate cannot be used for that purpose however opinion poll can be hold over MyGate if proposal for MyGate is approved in this meeting. He further proposed to have a fitness center in the complex
- B.Q.42** KVIAOA Secretary requested to place his proposal in the miscellaneous section of the meeting.

The house then moved to the next agenda which was Audit Report for 2019 – 20 and post facto approval of the Budget for Financial Year 2020 – 2021.

C. Audit Report (2019 – 2020) & Budget for post-facto approval (2020 – 2021)

The KVIAOA Treasurer greeted all managers and members present in the meeting and read out the auditor's reports for the financial year 2019 – 2020 prepared by Kalpana Kalyani & Associates. He then placed the balance sheet and the Statement of Income and Expenditure Statement Account for the year ended 31st March 2020 followed by the budget for Financial Year 2020 – 2021 for post facto approval since the budget could not be placed in front of the general body in due time for the pandemic situation.

BALANCE SHEET as at 31st March, 2020					
	Amount (Rs.)	Amount (Rs.)		Amount (Rs.)	Amount (Rs.)
Liabilities			Assets		
Capital Account			Fixed Assets		
Capital Fund	66,66,790.78		Bio Metric Attendance	10,625.00	
Add: Excess of Income over expenditure	12,85,223.35		Brush Cutter Machinery A/C	20,288.00	
Less: Income Tax for FY 2018-19	(3,924.00)	79,48,090.13	C.C.TV & NVR System	1,95,363.00	
			Computer	13,001.00	
			Equipment	29,357.00	
			Furniture & Fixture	28,028.00	
			Kirloskar 2 H.P. Pump	8,586.00	
			Kirloskar Water Pump DB-80.26	83,252.00	
			Sound Box	7,492.00	3,95,992.00
Current Liabilities			Current Assets		
Advance Received from Flat Owners	9,82,426.00		Fixed Deposit with UCO Bank	12,03,748.00	
TDS Payable	2,844.00		Sundry Debtors	65,59,039.00	
Unidentified Received from Flat Owners	27,930.00		TDS Deducted on F.D. (F.Y. 19-20)	6,971.00	
Sundry Creditors	91,325.00		Cash in Hand	18,756.00	
Security Deposit Community Hall	26,350.00		Bank Account	9,36,222.13	87,24,736.13
Security Deposit for RSSS Security Service	41,763.00	11,72,638.00			
		91,20,728.13			91,20,728.13



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Statement of Income and Expenditure Statement Account for the year ended 31st March 2020					
Particulars	Details (Rs)	Amount (Rs)	Particulars	Details (Rs)	Amount (Rs)
Security Service Charge	4,517,355.00		Direct Income		
AOA registration Fees	1,000.00		Maintenance Charge A Block	298,080.00	
Audit Expenses	877.00		Maintenance Charge B Block	2,321,280.00	
Bank Charges	1,717.65		Maintenance Charge C Block	3,479,040.00	
Cleaning Charges	54,430.00		Maintenance Charge D Block	4,229,280.00	10,327,680.00
Conveyance Charges	20,878.00				
Depreciation	54,253.00		Indirect Income		
Diesel Oil Expenses	47,474.00		Community Hall Booking 1st Floor	32,500.00	
Electricity Charges	2,277,480.00		Community Hall Booking 2nd Floor	7,500.00	
Intercom AMC	47,200.00		Community Hall Booking Ground Floor	105,000.00	
election Expenses	41,250.00		Community Hall Electricity Charges	16,940.00	
Website Maintenance	20,001.00		Community Hall Guest Room Booking	12,500.00	
Legal Expenses	41,140.00		CC Security Deposit Forfeit	4,000.00	
Lift AMC	824,112.00		Interest on FD	69,704.00	
Medical Expenses	120.00		Interest on IT Refund	43.00	
Meeting Expenses	30,594.00		Late Payment Charges	233,399.00	481,586.00
Miscellaneous Expenses	23,961.00				
Mobil Oil	2,229.00				
Penalty & Late Fees	280.00				
Petrol Oil	9,610.00				
Postage & Telegram	10,900.00				
Printing & Stationery	18,392.00				
Professional Charges	3,220.00				
Property Tax	20,464.00				
Rebate Allowed	110,651.00				
Repair & Maintenance	354,526.00				
Salary & Wages	943,493.00				
Telephone Charges	11,185.00				
Transport Charges	4,450.00				
Videography & Projector	11,800.00				
Audit Fees	19,000.00	9,524,042.65			
Expense Income over Expense		1,285,223.35			
Total		10,809,266.00			10,809,266.00



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Budget for FY 2020 – 21 Post-facto Approval

- Budget for fiscal year 2020 – 21 has changed on few heads but overall expense figure remains same as of FY 2019 – 20.
- MC for each block type remains unchanged for the fiscal year 2020 – 21

Sl. No.	Details	Yearly Cost	Monthly Cost
1	Security Services	4000000	334000
2	Electricity	2250000	200000
3	AMC	1200000	N/A
4	Staff Salary	1000000	83334
5	COVID Sanitization	60000	5000
6	Tax + Fees	400000	12000
7	Maintenance + Repair + Procurement	650000	54000
8	AAMPHAAN Damage	400000	N/A
9	Miscellaneous	400000	33000
Total		10360000	

The floor was then opened to Q & A on Audit Report for 2019 – 20 and the proposed Budget for Financial Year 2020 – 2021.

C.Q Q & A on Audit Report (2019 – 20) & Proposed Budget (FY 2020 – 21)

- C.Q.1** Dr. G. Kar commented that the financial year is almost over.
- C.Q.2** KVIIAOA Treasurer replied that the actual expenses have been taken till February 2021 and anticipated expenses for March 2021 have been taken to prepare the budget figure. However actual expenses for the full financial year 2020 – 21 cannot be given at this stage until the financial year ends.
- C.Q.3** At this point, Mr. Debasish Mitra (D7-204) submitted a memorandum to the president and said that few members are of opinion that the board has not set the agenda following the WBAO Byelaws 1974, therefore he along with some of his companions are walking out of the meeting in protest against Agenda item No. 3 the “Audit Report (2019 – 2020), Agenda item no. 5 “General approval of resolutions adopted in the earlier GBMs” and Agenda item no. 6 “MMC Realization from April 2017”.
- C.Q.4** KVIIAOA Treasurer requested him to place their grievances in front of the General Body instead of walking out. He added that after a long time, the general body has gathered, and the platform may be used to settle all matters amicably.
- C.Q.5** Few other members personally requested them to stay back and share their concerns for the knowledge of the majority and sort out the issues amicably however such requests were declined.

The house proceedings were disrupted at this juncture for 10 minutes with other members insisting that they should attend the meeting for the betterment of the society instead of walking out. However, following members preferred to walk out of the meeting. The meeting resumed after 10 minutes.

Mr. Debashis Mitra (D7-204)	Mr. Kishore Kumar Kejriwal (D6-103)	Mr. Goutam Kumar Munian (A1-404)
Dr. Alope Kumar Barman (C4-403)	Mr. Deepalok Deb (B4-502)	Mr. Madan Mohan Mukherjee (D8-201)
Mr. Paresh Nath Mandal (D3-102)	Mr. Bijoy Kumar Bose (D7-104)	Mr. Prasanta Kumar Das (C2-601)
Mr. Subhasis Das (A1-306)	Mr. Pranav Kumar Sarkar (D7-103)	Mr. Kaviraj Sahu (C5-603)
Mr. Asok Kumar Ghosh (C2-301)	Mr. Deepak Kumar Saha (C3-601)	



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- C.Q.6** Mr. Narayan Chandra Ghosh (C5-601) asked the reason behind reduction in security services charges.
- C.Q.7** KVIAOA Assistant Treasurer answered that there is a reduction in number of heads of security personnel with the implementation of MyGate App and the reduction portrayed is for the same reason. He added that the board is working on plans to absorb housekeeping staffs into the direct payroll of KVIAOA which will cause further savings around 2.5 to 3 lakhs.
- C.Q.8** Mr. Samir Kundu (C4-302) asked if MyGate App should not be considered as replacement for security personnel. But Mygate needs to be handled by security personnel only. So, what is the rationale behind the decision of reducing the number of security personnel. Also, since security is a major issue, the number of personnel should be reduced with the approval of General Body.
- C.Q.9** KVIAOA Secretary answered that during the COVID situation, BoM was compelled to continue with 5 security personnel during the day and 5 at night who stay in the locality. In parallel, BoM started using the MyGate App. Once the COVID situation improved, BoM continued with the same number of guards instead of going back to pre-COVID head counts as all visitors were tracked digitally.
- C.Q.10** Mr. S. Kundu proposed to the general body not to reduce headcount of security and use MyGate in parallel.
- C.Q.11** Mr. Subhas Chandra Roy (C4-406) said that the audit report from the pre-registration phase should be separate from the audit report of post-registration phase of the association.
- C.Q.12** KVIAOA Secretary replied that the government changes but that does not mean separate audit reports to be prepared by each government. Also, the takeover has been done by the board from 2nd Ad-hoc AOA, [As per decision of KVIAOA SGM – 1st December 2019] therefore it is the duty of the board to place the audit report on entirety. He further added that the same audit report has been shared with the CA under WBAO Act 1972 as per the provision on the Act.
- C.Q.13** KVIAOA Treasurer replied that the association was formed in 2015, then reelected on 2017, registered on 2019 and the board was elected on 2020, so it is a continuous process and should be considered as perpetual entity and this system is adopted everywhere. The board has adopted the assets and liabilities of the association undergoing registration and may be compared to a situation like pre-independence and post-independence India where all assets, liabilities, acts, laws, byelaws are being inherited.
- C.Q.14** Mr. Achintya Kumar Hazra (D7-403) said that this is our complex and we should work together for the betterment of the complex and the only desire is to live peacefully. He added that we should pull our strength together and make an example before others. He then added that there are few suggestions to curtail down the expenditure so that the same money can be used for the development of the complex. He then invited Dr. Gouranga Kar to proffer few ideas where curtailments can be made.
- C.Q.15** Dr. G. Kar thanked Mr. A. K. Hazra and said that it is now realized by everybody that we must have a harmonious way of living and it is very important to have a peaceful and non-expensive life. He then suggested to form few core specialized committees from the managers as well as other members of the complex with specialized knowledge, like Electricity Management Committee, Other Asset Management Committee, Security and Cleaners Management Committee, Lift Management committee etc. He then asked for the reason behind increment in security service charges from 35 lakhs to 45 lakhs.
- C.Q.16** Mr. Rajesh Kumar (C3-101) who was the treasurer of Executive Committee of 2nd Ad-hoc AOA replied that the security service charges include the housekeeping services and the reason for the increase was that the rates were hiked as per the State Minimum Wages Act and a new contract was signed accordingly.
- C.Q.17** Mrs. Arundhati Mukherjee (C1-105) should arrange for grievance redressal cell and it should be available in the portal and the grievance should be redressed in a time bound manner. She further added if some



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regular activities can be arranged in the community center where people can participate, and thus cordial environment may be harbored.

- C.Q.18** Mr. Krishna Kamal Gangopadhyay (D2-501) submitted that scratches are made on the cars and if some security personnel may be deployed to monitor the vehicles.
- C.Q.19** Mr. S. Pandey submitted that he strongly agrees to the concept of core committees on different aspect and that would help in optimizing the cost in different areas. He further asked about the actual revenue realized by the association.
- C.Q.20** KVIIAOA Secretary replied that the audit report was published almost 6 months back and these details are available in the audit statement.
- C.Q.21** Mr. S. Pandey said that this is a catastrophe in making and though notionally we are rich, but it is not the case in actual and action is warranted in this respect at the earliest.
- C.Q.22** KVIIAOA President said that the suggestion to form subcommittees is welcome, however if such suggestion may be submitted in writing with detail modalities, the board can discuss such issues and act.
- C.Q.23** Mr. S. Pandey said technology should be used more and board should collect proposals from different members for discussion and that would help in optimization of resources.
- C.Q.24** Dr. G. Kar said that Board has the power to form subcommittees and need not to be discussed in general meeting.
- C.Q.25** KVIIAOA Secretary said that let the suggestion be noted and discussed in the board meeting and come up with the modalities of forming the subcommittees.
- C.Q.26** Mr. Buddha Deb Das (C5-304) said that he has some suggestion to bring down the overall expenditure of the society.
- a. Bring down number of lights after 9:00 PM will bring down the electricity expenses.
 - b. Solar Power with net metering would help to bring down the electricity charges drastically
 - c. Maintenance of lift can be done through a qualified junior engineer instead of having AMC and that would bring down the cost of maintenance of the lifts as well as the other electric equipment.
 - d. Fix few AC in the Community center and the Guest rooms in the community center and the same can be given on rent basis to external entities to earn revenue.
 - e. Construction of the proposed over bridge would be unique in Kolkata and it would escalate the price of each dwelling unit by 10-15 lakhs
 - f. If parking space can be allocated to the members who are not having any parking, the association can earn Rs. 2-3 crores out of it.
- C.Q.27** Mrs. S. Saha objected to the last proposal (f) stating that open area should not be used.
- C.Q.28** KVIIAOA Secretary thanked Mr. B. D. Das for his proposal and requested to hold on to the rest of his proposals if any for Miscellaneous section and urged the floor to concentrate on the running agenda item.

C.R.1 Since there were no more questions, KVIIAOA Secretary brought the motion to the house for approval of the audit report of 2019 – 20 and the budget proposal for 2020 – 21. The house approved the audit report of 2019 – 20 and budget proposal for 2020 – 21 by raising hand.



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The house then moved to the next agenda which was General Approval of Resolutions consciously adopted in the earlier General Meetings. KVIAOA Secretary requested KVIAOA President to conduct this part of the meeting.

D. General Approval of Resolutions consciously adopted in the earlier General Meetings

KVIAOA President informed that during AGM 2017 and AGM 2018 few resolutions were taken as follows.

- D.1 The construction of service road should be pursued with all the concerned agencies namely NHAI, CGEWHO, NDDM, etc. in a coordinated way and the BoM is following the same.
- D.2 The maintenance charge shall be effective from the month of April 2017. The President then briefed the general body of the historical background of starting of the MMC when CGEWHO asked the Ad-hoc AOA to make its own payment arrangement since it has failed to register the association within stipulated time. The AGM 2017 decided to start the MMC effective from April 2017 keeping in view that the corpus fund is fast depleting and CGEWHO was not ready to continue payment on behalf of AOA and urged AOA to make its own payment arrangement. However few members started non-cooperation and started to term all activities of the association as illegal though they understand that it was the only available option in front of the AOA at that point in time. Few of these members offered to pay MMC from February 2020 to the board, however board could not accept such part payment as it has no authority to overrule AGM 2017 decision as it is not a decision of the board and it is a mere implementer only. He further added that the board has collected 25 lakhs out of 65 lakhs from the unpaid asset as sundry debtors which was taken over by the board. The board is following laid down procedure after consulting the AOA advocate to recover the money from the debtors however it is taking some time and he tendered the apology on behalf of the board for such delay. He further added that these members are finally being made aware recently that KVIAOA will be compelled to withdraw their services in a phased manner as they cannot enjoy the benefits like the paying members. He finally concluded with a note that MMC is a created crisis and not an actual crisis and the SGM must take a conscious decision on the subject.

D.Q Q&A on General Approval of Resolutions consciously adopted in the earlier General Meeting

- D.Q.1 Dr. P. K. Tarafdar asked why the cheques deposited for payment from February 2020 onwards were not used to adjust the amount from April 2017
- D.Q.2 KVIAOA Secretary replied that the board written back to these members that they are supposed to pay from April 2017 and their payment receipts before February 2020 are not available with the association so they may either forward their payment receipt for updating association records or allow the board to adjust their payment from April 2017 which they denied so board had to return their cheques.
- D.Q.3 Mr. S. Pandey suggested to have a core committee to have a discussion with the members who are not paying and come up with an action plan in a time bound manner.
- D.Q.4 KVIAOA Secretary replied that it is a good suggestion but personally he believes that it would not bear any result as the opportunity to place any grievances / ideas in front of the general members is lost purposefully so he doubts if such committee can fulfil any purpose.
- D.Q.5 KVIAOA President said that such committee may be formed but whatever the modalities may be suggested by the general body and board has no reservation against such suggestion.
- D.Q.6 KVIAOA Secretary told that the proceeding of the meeting is diverted and requested the member to come back to the actual agenda item. He requested KVIAOA President to continue the ongoing agenda item.



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D.Q.7 Mr. Lal Shyam Jha (D9-502) requested the general body to approve the resolution as passed in 2017 AGM that the payment of MMC should remain applicable from April 2017 and all members should pay the MMC from the same date along with the applicable interest.

D.R.1 **KVIAOA Secretary accordingly placed the resolution that the MMC shall remain applicable from April 2017 and all members should pay MMC from the same date along with applicable interest and the resolution was passed by the members by raising their hand.**

D.Q.8 Dr. D. Sen said that the words “unregistered association” should be replaced with words “Association progressing registration” which was accepted.

D.Q.9 KVIAOA President said that the 2nd AOA Executive Committee members were implicated in a money suit at individual capacity in absence of the legal identity of the association having registration in progress while implementing the decision of AGM-2017. The association shall defend the money suit and bear the expense. Accordingly, BoM is bearing the expenses.

D.R.2 **KVIAOA Secretary placed the resolution that the association shall defend the money suit against the 2nd Ad-hoc EC members and bear the expense. The resolution was passed by the members by raising their hand.**

D.Q.10 Dr. A. K. Sen said that since it is an AGM decision therefore it is already binding on the members and the same is accepted by KVIAOA President.

D.Q.11 Mr. A. K. Hazra said that the decision may be verified once with the AOA advocate.

D.Q.12 KVIAOA Treasurer replied that all such issues are always being discussed with the advocate.

The house then moved to the next agenda “MMC Realization from April 2017”.

E. MMC Realization from April 2017

As per the latest MMC- payment-status Notice dated 11/03/2021, the details are:

- Members making payment from April 2017 on regular basis => 445
- Members yet to start payment from April 2017 => 56
- Members made part payment for some months from April 2017 & then discontinued subsequently => 81

Earlier, Two more Notices were published showing the MMC payment status on 14/09/2020 and on 17/10/2020 for general awareness and support from the members having unpaid MMC dues from 01/04/2017, the crucial date decided for MMC collection from members by the General Body Meeting held on 26/02/2017.

In parallel with MMC payment status notices shown above, Two General Notices were also issued on 21/09/2020 and 28/10/2020 respectively with fervent appeal to the concerned members for clearing their MMC dues as applicable from 01/04/2017 or any date subsequent to 01/04/2017 in the case of any part payments made so far.

The process of sending individual letters / notices also started as the next procedural step in this direction as per AGM 2018 Resolution. Three reminders have so far been issued individually, the latest being the one written on 01/02/2021. In this third reminder, concerned members have been duly informed of BOM's decision regarding stoppage of various services & facilities in the event of their failure to clear the MMC dues as applicable with reference to 01/04/2017.



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All concerned informed through notification dated 12/02/2021, that BOM is unable to accept any MMC payment from February 2021 onwards without clearance of MMC dues with reference to crucial date 01/04/2017 as per resolution of AGM 2017.

Above are the usual procedural steps taken within the authority of the BOM in compliance with AGM 2017 & AGM 2018 Resolution and any step further beyond, shall be taken depending upon the circumstances or as per the mandate of this SGM.

Since KVIAOA President has already conveyed the history of the MMC and detailed action items taken by the Board in the matter to the member as under point **D.2**, so the forum was opened for discussion.

E.Q. Q & A on MMC Realization from April 2017

- E.Q.1** Mr. S. Pandey asked the timeframe by which postal notice shall be sent, legal notice shall be sent and filing civil suit may be filed as people cannot wait for indefinite period.
- E.Q.2** AOA Treasurer informed the body that even on the day, the board has collected an amount of 1 lakh 5 thousand from the nonpaying members starting from April 2017. So already there is a pressure on the nonpaying members to clear their dues at the earliest and the board is quite hopeful that more nonpaying members will come forward to clear their dues.
- E.Q.3** KVIAOA President said that defining specific period is a bit difficult to come up with timeframe straight away as actions cannot be initiated overnight.
- E.Q.4** Dr. P. K. Tarafdar said that it is as long drawn process and immediately some solution must be made, and he requested the board to take concrete decision even if it is to go for legal aspect.
- E.Q.5** KVIAOA Treasurer said that already 3 notices have been served and in the last notice it has been notified that the services will be stopped if the pending payments are not done. As it is understood that we cannot fight with the non-paying members and the board must proceed within the legal framework. The board is trying its level best to recover the dues with all the limitations it has.
- E.Q.6** Mr. R. N. Biswas told that going for legal redressal is fine but not to stop service of all members.
- E.Q.7** KVIAOA Treasurer said that members should be rest assured that the service will continue unhindered for the members who are regularly paying MMC.

E.R.1 **KVIAOA Secretary placed the resolution for approval that the BoM can take all necessary steps for the realization of unpaid MMC and the resolution was passed by the members by raising their hand.**

- E.Q.8** Mr. S. Kundu requested the general body to setup deadlines of 3 months and 6 months for sending legal notices and filing civil suit respectively.
- E.Q.9** The general members preferred the decision to rest with the board.
- E.Q.10** KVIAOA Secretary told that once we go into legal battle, it will take longer time for remedy so we would move into that direction when all other options are completely exhausted.
- E.Q.11** Dr. P. K. Tarafdar said that the board has proposed to curtail the essential service to the nonpayers so if the board is considering cutting of the water services as the same is not permissible as per the verdict of the honorable Supreme Court of India.
- E.Q.12** KVIAOA President and Treasurer replied that no such action will be taken which is beyond legal framework.
- E.Q.13** Mr. M. K. Roy asked if the nonpaying members are being intimidated that they cannot sell or rent out their flats if their dues are not clear.



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E.Q.14 KVIAOA President replied that such provision is already there.

The house then moved to the next agenda “KVIAOA Byelaws”.

F. KVIAOA Byelaws

KVIAOA President set out the context of the proposed byelaws as follows:

With the registration of the association under the "West Bengal Apartment Ownership Act, 1972", the model byelaws under the act known as "West Bengal Apartment Ownership Bye-laws, 1974" have been implicitly applicable to Kendriya Vihar II Apartment Owner's Association. As informed earlier, the proposed byelaws of Kendriya Vihar II Apartment Owner's Association has been already distributed over electronic medium and is segregated into two Chapters.

Chapter A is the model byelaws under West Bengal Apartment Ownership Act, 1972 and generally known as “West Bengal Apartment Ownership Bye-laws, 1974”. Any changes in the model byelaws framed by the Competent Authority with the prior approval of the State Government shall be effective as notified by the Competent Authority and shall be applicable to Kendriya Vihar II Apartment Owner's Association. Chapter - A is prone to amendment as and when such amendment to the model byelaws is notified by the competent authority under the West Bengal Apartment Ownership Act, 1972.

Chapter B is the extension of the model byelaws defined in Chapter A where the board of managers has tried to proffer tangible action items in clear terms to avoid ambiguity for smooth administration of the society. This section may be amended only after passing resolution in the general meeting of the association or under the instruction of the competent authorities.

The proposed penal interests in Chapter - B are to deter certain activities within the KV2K premises for the convenience of the owners and not to provide a source of earning to the association.

KVIAOA President further added that the model byelaws under West Bengal Apartment Ownership Byelaws, 1974 are defined in broader terms and the Chapter-B of the proposed byelaws is the extension of the model bye laws where more specifics are being proposed detailing the broader terms to address the need of KVIAOA. Chapter – A is the model bye laws commonly known as West Bengal Apartment Ownership Byelaws, 1974 whereas Chapter – B is the customization to suit the need of KV2K. He reiterated that the provision of penalty in the byelaws is not to earn any profit but to keep the common area clean, safe and sound for the residents.

F.Q Q & A on proposed KVIAOA Byelaws

F.Q.1 KVIAOA Secretary told that firstly the byelaws have been circulated 2 weeks back and hoped that all members have received the same. Secondly, the board has received comments from few members on the byelaws and requested those members to brief their observations to the forum for further discussion.

F.Q.2 Mr. S. Kundu appreciated the Byelaws and then shared following feedback with the forum.

- a) Chapter B, Section 9 – Renting of common area – If common area has to be rented, byelaws should specifically mention that 65% of the area shall remain as open space as specified by CGEWHO during sale of the apartment.
- b) Chapter B, Section 1. A) – Entry / Exit to the Premises – Apart from family members, include any person residing with the owner.
- c) Chapter B, Section 1. A) - Common Areas & Common Facilities – Since the no. of children are very less external visitor may be allowed to enter the premises to enjoy the central park.



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- d) The central park should be maintained with more intensity as this is the only playground and no program of the KV2K residents should be allowed on the park. Byelaws may specifically include the clause that temporary structure can be installed on KV2K land only.
- e) Take the land on lease from PWD
- f) Feeding stray dogs within the campus may be penalized
- g) Common services & Common facilities may be specified in the byelaws
- h) Disposing of the package may be done by the housekeeping staff.
- i) Byelaws should allow Car parking space to be used for carpentry work.
- j) It is proposed that the byelaws may include the clause that no flowering pots may be placed in the common area.

- F.Q.3** KVIAOA Secretary replied on point f) above that the proposal is contrary to law so it cannot be in the byelaws. On point g) he told that common facilities and common services may be included in the byelaws. For disposal of packaging material as mentioned in point h) above, he replied that the same can be handed over to the housekeeping but should not be kept/left in the common area unattended. For point j) he replied that as per model byelaws it is already mentioned that the common areas should only be used for the purpose declared in the Form A, no other clause is required for the same. For the other points, his points are well taken.
- F.Q.4** KVIAOA Secretary then requested Mr. Kedarnath Nag (D6-403) to place his observation in front of the general body.
- F.Q.5** Mr. K. Nag said that he had sent a list of observations to the board and each clause in the Byelaws should be discussed pointwise. He added that it cannot be approved in the general meeting within this very short time frame.
- F.Q.6** KVIAOA Secretary said that it is fine that Mr. Nag has put forward his view however firstly the byelaws have to be adopted in one of the general meetings only and secondly the forum may further decide if it may approve the bye-laws in this general meeting. So, if he has any specific observations, he may kindly share the same with the forum.
- F.Q.7** Mr. K. Nag told that he has many observations on the bye laws.
- F.Q.8** Mr. Rajesh Kumar proposed that the discussion may proceed point wise for approval.
- F.Q.9** Mr. Mukesh Kumar (C2-406) consented to the proposal of Mr. Rajesh Kumar.
- F.Q.10** Mr. N. C. Ghosh appreciated the effort of the board to prepare the byelaws. He then added that firstly penalties amount may not be mentioned in the byelaws, and the penalties be mentioned in qualitative or generalized form which may be amended time to time by the Board or the General Body. Secondly if any BoM member is found to be involved in any irregularities, penalizing such members should be mentioned in the byelaws.
- F.Q.11** KVIAOA Secretary replied that the first point is subject to discussion; however, for the second point, the process is already mentioned in the byelaws under Chapter – A.
- F.Q.12** Mr. M. Kumar said that this may not be a correct way to approve the byelaws. He suggested to follow consultation process and form a committee on the byelaws. This committee will collect feedback from the members and collate the final version of the byelaws in a timebound manner. The byelaws may be further put up in the next general meeting for approval.



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- F.Q.13** Dr. G. Kar appreciated the move of the board to discuss the byelaws and suggested to have a byelaws review committee with few senior members from different domain and the byelaws may be finalized in multiple iterative discussion between the general members, byelaw review committee and the board.
- F.Q.14** Dr. A. K. Sen said that the byelaws 14 days ago and everybody should have gone through the byelaws by this time, so if anyone has any observation, the same may be discussed in this forum and closed and the byelaws can be approved.
- F.Q.15** KVIAOA President also supported the stand and asked why it cannot be approved today. All members have received the byelaws 14 days back so they should be prepared with their observations to be placed to the General Body.
- F.Q.16** Mr. G. Kar said that it is not the correct forum to discuss the matter.
- F.Q.17** KVIAOA Secretary replied that 24 members have discussed and prepared these byelaws, so the proposal here is to add 6 more to the group.
- F.Q.18** Dr. G. Kar said that if it is not done in this manner, the suggestions by the member cannot be incorporated.
- F.Q.19** KVIAOA Secretary replied that the suggestions needed to be noted down and go ahead with the implementation of the byelaws after principally agreeing on the byelaws. He added that no committee or the board has the authority to implement / amend any byelaws apart from the general body, so any amendment needs to be placed in the General Meeting for approval.
- F.Q.20** Dr. G. Kar said that if the exercise would have been done earlier then this general meeting could have approved the byelaws.
- F.Q.21** KVIAOA Secretary replied that this is the first SGM post registration of the association, so this is the first opportunity to the board to place the byelaws.
- F.Q.22** KVIAOA Treasurer said that the byelaws have been circulated two weeks back and few members have come up with good suggestion. Let the byelaws be provisionally implemented and in the next AGM the amendment / review comments may be implemented in the byelaws.
- F.Q.23** Few members objected to this proposal.
- F.Q.24** Dr. A. K. Sen said that those who have objection to the byelaws have already shared their views. He said that if the observations have been brought in this meeting for discussion and approval, then there should not be any more objection. Otherwise the same may be discussed further and the byelaws should be approved by the general body on this date instead of inordinately delaying it. He added that amendments may be made within six months of approval of the byelaws.
- F.Q.25** Mr. Rajesh Kumar said that the concerns raised by the members may be discussed before approval.
- F.Q.26** KVIAOA Secretary said that he has noted down the important and common concerns of the members and he went through the list for the information of the members and the rationale behind the proposals of the board as below:-
- a. On explicitly mentioning the Common / Areas & Common Facilities in the byelaws – This is not required as building wise description of common areas and facilities are mentioned in the Form A. Mentioning it in the byelaws would be redundant information.
 - b. On Enjoying common areas and facilities by visitors – All guests of KV2K are most welcome to enjoy the common areas and facilities, however regular entry only for enjoying common areas and facilities cannot be allowed. This is the proposal made in the byelaws



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- c. On publication of notice for Special General Meeting at least 7 days in advance - This is kept as an option to handle extraordinary situation and may be explicitly mentioned in the byelaws. However, the board should publish the notice as advance as possible like it has been done in the current SGM.
- d. On Notice to be sent in person / over post – It involves huge time, effort, and cost however no guarantee of delivery 7 days in advance. So, board has proposed to publish meeting notices electronically over all platforms.
- e. On Inclusion of Stilt Parking space in the MMC - WBAO Act, 1972 Clause 10 (1) (g); Amendment 2015 has to be referred; Built up area of the property and each apartment, and the percentage of undivided interest in the common areas and facilities appertaining to each apartment and its owner; “apartment” means part of a property having a direct exit to a road, street or highway or to a common area leading to such road, street or highway which together with in undivided interest in the common areas and Facilities forms an independent residential unit, and includes a flat. Amendment Bill 2019 – Explanation – The percentage of undivided interest in the common areas and facilities of an apartment owner shall be the proportion of the built-up area of the apartment to that of the total built-up area of the property in case of an apartment and the proportion of land area to that of the total land area in case of land of the property.
- f. Accordingly, board has proposed MMC on the stilt parking space as the members having stilt parking space have more share to the common area than the members not having the parking as declared in Form A submitted to the CA under WBAO Act, 1972.
- g. On Use of common / stilt area for functions – Board has no authority to allow any events in the stilt parking as per the Model Bye Laws 29. Use of common Areas and Facilities.
- h. On Removal of Penalty / Fine for violation of bye laws – If the provision to levy penalties / fines are removed, the association would be a toothless tiger and cannot handle situation strictly. So, it is required to provide the association with enough power to deal with untoward situation. However, such penalties should be levied with utmost jurisprudence.
- i. On Plantation / Removal of plants – Gardening to be done only by the gardeners. No claim by any owners or their representatives on the plantation in common area. No owner should uproot any plants.
- j. On formation of the Cultural Committee – The responsibility of the board includes as per Model Bye Laws (10) (2) (xiii) improve the conditions of general welfare of the apartment owners, within the scope of the Act and the bye-laws (10) (2) (xv) perform any other duty or discharge any other function as the Association in general meeting may direct under the Act and the bye-laws. It is therefore proposed to continue with the cultural committee as it is a licensed body to perform Durga Puja and hold procession and having one body for one purpose under the direction of the association will stop formation of multiple bodies for same purpose within the premises, rather all events shall be arranged by this committee.
- k. On dissatisfaction with the decision of the majority Managers of the Board, such member may submit his / her appeal to the Association by submitting an application for Appeal to the President of the BoM with a request to place his / her appeal before the next SGM / AGM for redressal – General Body is the highest body and any member can approach the general body for redressal of his grievances even if it is against the Board. KVIAOA President cannot stop any member from approaching the general body fore redressal of his grievances, so such provision is not necessary. However, an agenda item may be kept explicitly for a limited period in all general meetings where any member may place his / her grievances against the board to the General Body.



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- F.Q.27** KVIAOA Secretary completed his submission on the common concerns collected by him from the different members and requested all members to speak up for themselves if he has missed any observations shared by the members.
- F.Q.28** Mr. Rajesh Kumar pointed out that it is proposed that learning driving inside the complex with valid learner's license is not allowed but he felt otherwise
- F.Q.29** Dr. Md. Haroon Rashid said that in BARC Mumbai, few people have lost their lives when one person learning driving inside the premises could not control the car. So, learning cannot be permitted inside the premises.
- F.Q.30** KVIAOA Secretary told that the learning should happen in the special cars build for the purpose. Inside the community with young and old, it may turn out to be fatal to the life of the residents. Learner's may take their car in and out of the complex but learning itself inside the campus cannot be allowed.
- F.Q.31** Mr. Rajesh Kumar proposed to increase the spending limit of the KVIAOA President to INR 1,00,000 to INR 5,00,000 instead of INR 1,000.
- F.Q.32** KVIAOA Secretary told that the amount is kept at the discretionary power of the president may only be used in the time of exigencies where he may not get other board members for consultation. This amount is not for regular expenses and the regular expenses should happen only with the approval of the board.
- F.Q.33** KVIAOA Treasurer said that the amount is really kept at minimum and he proposed that the amount be revised to INR 5,000 only to which the members agreed.
- F.Q.34** KVIAOA President said that the byelaws have been circulated 2 weeks back and KVIAOA Secretary has clarified all points so the byelaws may be approved by the forum.
- F.Q.35** KVIAOA Treasurer said that amendment can be proposed any time for approval in General meeting.
- F.Q.36** Dr. G. Kar submitted that the byelaws may be approved provisionally, and the review committee may meet and discuss to incorporate the suggestion of the members.
- F.Q.37** Dr. A. K. Sen said that the bye laws should be approved formally with a provision that the amendment can be made within next 3 – 6 months and the general body can take up such suggestion for incorporation.
- F.R.1** **KVIAOA Secretary bring the motion to the house for the approval of the byelaws by raising hands. Majority of the members raised their hands and the byelaws were approved.**
- F.Q.38** Mr. K. Nag opposed the motion and said that the byelaws should not be approved in this way and should go through multiple iterations before concluding the final version.
- F.Q.39** KVIAOA Treasurer replied that he may read out his point and his objection may be recorded.
- F.Q.40** Mr. K. Nag demanded that his first point should be read out to the forum.
- F.Q.41** KVIAOA Secretary told that he may feel free to read out his points so that the same may be recorded.
- F.Q.42** Mr. K. Nag said that the byelaws belong to the association not to BoM. Byelaws are rules and regulations and not decisions so each of the byelaws should be discussed in detail before approval and it cannot be finalized in 14 days. The byelaws should be reviewed in an iterative way and finalized as done earlier. He added that for example, the meeting hand notes should have been distributed few days before the actual meeting and this should be set as a standard practice in the byelaws.
- F.Q.43** Mr. Sahadeb Hazra (D6-102) told this opinion belongs to Mr. Nag, however it is not the opinion of the majority and it has been approved by the majority.
- F.Q.44** KVIAOA Treasurer replied that his point has been noted and the forum may move to the next agenda item.



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The house then moved to the next agenda item “Budget for financial year 2021 – 2022”.

G. Budget for financial Year 2021 – 2022

KVIAOA Treasurer then placed the budget for Financial year 2021 – 2022 as follows.

Expense						
	Yearly		Monthly			
Office Expense	180,000		15,000			
Professional Charge	60,000		5,000			
Fire AMC	360,000		30,000			
Lift AMC	1,120,000		93,333			
Intercom AMC	48,000		4,000			
Salary & Wages	1,825,000		152,083			
Security & Housekeeping (RSSS)	3,600,000		300,000			
Cleaning Charges	60,000		5,000			
Sanitization Expenses (Covid-19)	60,000		5,000			
Oil Expenses	72,000		6,000			
Garbage Collection Charges(NDDM)	144,000		12,000			
Property Tax	22,000		1,833			
Gardening Expenses	18,000		1,500			
Repair & Maintenance	720,000		60,000			
Electricity Charges	2,400,000		200,000			
Rebate Allowed	100,000		8,333			
Fire Equipment	350,000		29,167			
Development + Depreciation + Misc. + Late Payment	1,000,000		83,333			
Borewell	1,250,000					
Total	13,389,000		1,011,583			
Source						
	A	B	C	D	SP	
DU#	36	156	192	198	449	
Sq. Ft. / DU	597	1075	1311	1543	135	
Sq. Ft. / Type	21492	167700	251712	305514	60615	
Existing Rate	686.55	1,236.25	1,507.65	1,774.45		
Existing Rate	690	1,240	1,510	1,780		
Proposed Rate (DU)	747	1,344	1,639	1,929		
Proposed Rate (DU + Parking)	915	1,513	1,808	2,098		
Monthly	26,892	209,664	314,688	381,942	75,769	1,008,955
Yearly	322,704	2,515,968	3,776,256	4,583,304	909,228	12,107,460
Collection from Subscription						12,107,460
Fixed Deposit						1,200,000
Cash in Hand						81,540
Total						13,389,000

Existing MMC Rate: 1.15/sq. ft.

Proposed MMC Rate: 1.25 sq. Ft.

Increase Percentage: < 9%

G.Q Q & A on the proposed Budget for financial year 2021 – 2022

G.Q.1 Mr. A. K. Hazra said that the MMC should not be set based on the area of the apartment as the common area is enjoyed by all members equally and the MMC should be equal for all.



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- G.Q.2** KVIAOA Secretary said that as discussed earlier (F.Q.26.e), the MMC is proportional to the percentage of the ownership as per the WBAO Act, 1972 and WBAO Byelaws, 1974. So, the MMC rates shall vary accordingly.
- G.Q.3** Dr. G. Kar said that MMC is for common area maintenance and if it already in the model byelaws then there is no point in discussing the same. Otherwise, the same may be placed to byelaws review committee for further deliberation.
- G.Q.4** KVIAOA Treasurer then read out the proposed hike for each of the DU type and requested the house to approve the budget.
- G.Q.5** Mr. L. S. Jha (D9-502) asked the reason for increase in AMC amount for lift from the earlier expenditure.
- G.Q.6** KVIAOA Jt. Secretary replied that the expense for lift AMC has not changed and is projected same to the previous year. The difference is due to the breakup of payment which was done for 1 quarter and then for 3 quarters.

G.R.1 **KVIAOA Treasurer bring the motion to the house for approval of the Budget 2021 – 22 by raising hands. Majority of the members raised their hands in approval.**

- G.Q.7** Mr. Rajesh Shit (B2-601) submitted that the proposed rate is increased as well as payment has to be made for the stilt parking. So, it would have been good if the parking may be included in MMC calculation from next year if possible.
- G.Q.8** KVIAOA Treasurer said that the parking should be included in the MMC calculation as per The Act and the Model Byelaws.
- G.Q.9** KVIAOA Secretary read out the relevant section from the West Bengal Apartment Ownership Act, 1972 and the West Bengal Apartment Ownership Byelaws, 1974 to explain the MMC calculation strategy under the Act.

“WBAO Byelaws 1974 => Chapter V - Assessment of the share of common expenses. =>

- (1) Every apartment owner of the property shall be assessed with such sum, being his share of the common expenses for the year as may be determined by the Association concerned to defray the common expenses which may include an insurance premium and any repair and reconstruction work in case of hurricane, fire, earthquake or any other kind of hazard or calamity.
- (2) The assessment in clause (1) shall be made pro rata according to the built-up area of the apartment unit as specified in the Declaration in pursuance of the provision of clause (g) of sub-section (1) of section 10.

WBAO Byelaws 1972 => Section 10, sub-section (1) clause (g) =>

built up area of the property and each apartment, and the percentage of undivided interest in the common areas and facilities appertaining to each apartment and its owner.

To clause (g) of sub-section (1) of section 10 of the principal Act, the following explanation shall be added – The West Bengal Apartment Ownership (Amendment) Bill, 2019

Explanation – The percentage of undivided interest in the common areas and facilities of an apartment owner shall be the proportion of the built-up area of the apartment to that of the total built-up area of the property in case of an apartment and the proportion of land area to that of the total land area in case of land of the property.”



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- G.Q.10** KVIAOA Secretary added that in similar fashion the percentage of the owners holding parking space hold more share to the common area than the owners who are not holding parking space and such has been mentioned in the Form A. The MMC calculation is thus based on such share as declared in the Form A.
- G.Q.11** A question came up on the use of interest or a part of the interest accrued from the corpus fund for the regular operations
- G.Q.12** KVIAOA Treasurer said that the interest should be allowed to grow and compound and should be used only during major development or repairing work. He also suggested that every year the association should invest some money in the corpus to beat the inflation.
- G.Q.13** Dr. D. Sen said that the corpus fund should not be used for regular maintenance, it should be used for major maintenance only.
- G.Q.14** Mr. K. Nag said that if the corpus fund is used for maintenance its value would not be appreciated. If the value of corpus fund must be appreciated, the interest should be allowed to be accumulated in the corpus fund only. He added that there is one D type apartment for which CGEWHO has not shared the AOA Fund so association should take action to get the AOA Fund back from CGEWHO for this apartment.
- G.Q.15** KVIAOA Secretary said that the corpus is like a buffer. During exigencies it will serve as buffer to take up major jobs urgently and recoup the corpus fund back in due time.
- G.Q.16** Dr. A. K . Sen submitted that in the budget there should be some provision to repair the concrete road. There are some parking spaces which needs repairing as the entry to the parking is damaged.
- G.Q.17** KVIAOA President said that it is already being taken up with CGEWHO. A video has been prepared considering all the repairing requirement inside the campus and shared it with CGEWHO and the concerned ministry and the board is hopeful that due importance would be given to the matter and the repairing should be undertaken by CGEWHO at any time

G.R.2 KVIAOA Secretary asked to raise their hand if any member is opposing the budget. Only one hand was raised.

The house then moved on to the next agenda – Proposal for MyGate App

H. Proposal for MyGate App

A. Proposal:

- i) Feature to track entry of visitors, vendors, delivery boy, employees, tenants etc. and their approvals electronically.
- ii) Feature to monitor complaints, follow-up, track turnaround time and collect feedback.
- iii) Feature to communicate over VOIP with neighbors without knowing their phone numbers.
- iv) Feature to accept delivery at the gate in absence of residents.
- v) GDPR, ISO 27001 & Proposed Personal Data Protection Bill 2019 compliant and fully encrypted with secure data transmission and storage for all entries and transfers
- vi) Result of the opinion poll held between 30th October 2020 and 7th November 2020.
 - a. In Favor: 74
 - b. Against: 21
 - c. Not counted: 3

B. Estimated Cost:



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- i) Board decided to continue with 5 security personnel in morning and day shift from the previous 6 security personnel with the introduction of the app, since all entities are photographed and details captured digitally while entering / exiting the complex and entry of such entities are allowed only when approved by the owners digitally. It is providing a savings of approximately INR 2,92,000/year.
- ii) As per offer received in June 2020, the proposed cost of MyGate App is INR 28,000/year including GST after free usage period. The cost includes 4 mobile devices and calls / data charges for 2 gates i.e. it shall cost each owner of KVIAOA INR 48/year

KVIAOA Secretary placed the proposal for MyGate App as mentioned above and said that MyGate App is already a discussed topic and if anyone has any comment may kindly put forward to the forum.

H.Q Q & A on Proposal for MyGate App

H.Q.1 Mrs. S. Saha said that payments of maintenance may be added into the app.

H.Q.2 KVIAOA Secretary said that it is already available in the app and needs to be activated.

H.R.1 **KVIAOA Secretary bring the motion to the house for approval of the usage of MyGate App by raising hands. Majority of the members raised their hands in approval. No member opposed the motion.**

The house then moved on to the next agenda item – Proposal for Car Parking Sticker

I. Proposal for Car Parking Sticker

A. Proposal:

- i) Car Parking Sticker for Easy identification of cars for convenience of security personnel and avoid frisking.
- ii) Easy identification of parked vehicle and its owners based on the car sticker number.
- iii) First time free stickers for the owners, one-time charge from the tenants.
- iv) Can be replaced by RFID based sticker in future and automate entry/exit to the complex.

B. Estimated Cost:

Negligible

KVIAOA Secretary placed the proposal for parking sticker as mentioned above and said that car parking sticker is very much essential for the identification of the vehicles. So, if there is any member who has some comments on the topic may place it to the forum.

I.Q Q & A on Proposal for Car Parking Sticker

I.Q.1 Dr. A. K. Sen said that there is a car in the D7 block which is parked permanently in common area which is not earmarked for parking and he is not a resident of D7 block

I.Q.2 KVIAOA Secretary acknowledged his complaint and told that it will be easier to identify the owner of these vehicles once the car parking sticker is introduced. He informed the forum that in at least two instances he has persuaded two outsiders to take their cars out and not to keep their cars inside the complex who used to park their cars within the complex. There are few two wheelers as well.

I.R.1 **KVIAOA Secretary bring the motion to the house for approval of the usage of Parking sticker by raising hands. Majority of the members raised their hands in approval. No member opposed the motion.**



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The house then moved on to the next agenda item – Temporary Car Parking Space

J. Proposal for Temporary Parking Space

A. Proposal

- i) 449 car parking space for 582 DUs; Arrange car parking space for 133 DUs with no parking space.
- ii) Association to maintain list of owners who wants to rent out their parking space. Non-owners to contact owners from the listed parking owners.
- iii) Association to survey for requirement and earmark some areas under stilt or on the broad pathways for open parking of vehicles based on the survey purely on temporary basis till permanent solution of the parking space can be made. Convenience charges shall be paid by such residents to the association. Once permanent solution is made, all temporary areas for parking shall cease to exist forthwith and residents shall not be allowed to park their cars other than actual parking space.

KVIIAOA Secretary placed the proposal for temporary parking space as above and said that there are 582 dwelling units, however only 449 parking space. Many owners who do not have car parking space want to procure parking space but since there are no space for sale inside the complex, they are parking their cars in the common area or in the parking space of other owners. So, board has put up a proposal to earmark few areas for parking of cars purely on temporary basis. Once the permanent solution is made, these areas will cease to exist. He then opened the forum to the members for their comments.

J.Q. Q & A on Proposal for Temporary Parking Space

- J.Q.1** Mr. S. Kundu said that it will not be legal to make such provision as it will be contrary to the declaration made by CGEWHO for 65% open space. Even the extension of the grill made by many owners is illegal and should be straight within his area and may be written in the byelaws.
- J.Q.2** KVIIAOA Secretary said that extension of grill is anyway illegal, and the board is specifically mentioning to all owners of the implication of the extension during approval of the construction. Also, it is directed that a window of at least 3 X 3 ft is to be made in all grills for easy extraction of the residents in case of emergency.
- J.Q.3** KVIIAOA Secretary told that for the proposal of temporary parking space the first option is to take parking space on rent from the people who are having parking space but not staying or not having cars. Association will facilitate the issue only by maintaining the details of such owners in the portal or MyGate and the members who are not having parking space may contact these owners and can take their parking on rent. It will be biparty agreement and association will not enter into any these agreements. The second option is to earmark few areas which may be used for parking on temporary basis.
- J.Q.4** Mr. S. Kundu said that it will be an illegal decision and should not be allowed.
- J.Q.5** Mr. A. K . Hazra said if the owners who are not having car parking enters the complex in the car, it is not possible to ask them to take their cars out, so if spaces are allotted to these owners, it should not cause any harm to others.
- J.Q.6** Dr. Goutam Mukherjee (A1-506) that ideally CGEWHO should have provided car parking for all DUs but since it is not the case the cases of the owners who are not having parking needs to be handled softly.



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J.Q.7 KVIAOA Secretary then said that keeping the objection of the owners for allocation of car parking in temporary basis, the second part of the proposal (J. A. 3) may be dropped and the first part (J.A.2) may be approved.

J.R.1 KVIAOA Secretary bring the motion to the house for approval of renting of parking space as per J. A. (ii) by raising hands. Majority of the members raised their hands in approval.

J.Q.8 Mr. Hriday Kumar Hazra (C4-505) said that the association has fund crisis so probably by renting out the common area to the owners not having parking space, association may have earned some revenue.

J.Q.9 Mr. Gour Gopal Dutta (B2-204) told that we are talking about community living and togetherness. CGEWHO has created a disparity by not providing parking to all, and if 5% of the 65% open space is used for multilevel car parking, it should not be of much inconvenience to the residents.

J.Q.10 Few members objected to the proposal.

J.Q.11 KVIAOA Secretary concluded on this agenda item with his comment that since the proposal is partially approved, it is hoped that members not having parking will not face much issue and will be able to arrange parking from owners having the same.

The house then moved on to the next agenda item – Proposal for Car Parking Sticker

K. Proposal for Paintings of buildings and Waterbody Renovation

A. Proposal:

- i) More than 5 years since last painting done, quality of the existing painting is not good.
- ii) Conditions of the buildings have deteriorated and need immediate attention.
- iii) Painting cost will vary from approximately 1.4 crore to 1.8 crore excluding other repairing cost.
- iv) All seepages from individual DU needs to be repaired before painting of external walls otherwise warranty will be nulled.
- v) Cementing the side walls of the waterbodies to arrest breaking of sides using colorful slab tiles
- vi) Provision to arrange water in these water bodies throughout the year
- vii) Provision for colorful lights in the water bodies
- viii) Provision for small fountains in the water bodies to be running at night

B. Estimated Cost:

Approximate DU wise expense will be as per below table considering a budget of INR 2 crore.

Building Type	No. of DU	Area (Sq. Ft.)	Total Area Type Wise (Sq. Ft.)	Without Parking (INR)	With Parking (INR)
A	36	597	21492	14794.93404	18140.52213
B	156	1075	167700	26640.79412	29986.38222
C	192	1311	251712	32489.37776	35834.96586
D	198	1543	305514	38238.83286	41584.42096
Parking	449	135	60615	3345.588099	
Total Sq. Ft.			807033		
Rate / Sq. Ft. (INR)			24.78213406		

Mr. Saubhik Pan placed the proposal for painting of the buildings to the forum. However, he mentioned that the painting job can only be commenced after the seepage from individual apartment is arrested. Secondly any seepage problem from any water bearing pipes and the external cracks of the building must be rectified.



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Otherwise the warranty terms and condition of the painting longevity will be violated, and the entire activity will be fruitless. An estimated cost of 45 lakhs will be required for repairing and 1 crore 65 lakhs for painting purpose which will be reduced once we arrange for tendering process. He further added that the tendering criteria should have guarantee from the original paint manufacturing company through bank guarantee which would be released only after warranted duration. He informed that this painting proposal is for the entire common area excluding boundary walls. Since this is a one-time requirement, the amount should be collected through one-time contribution apart from the regular MMC.

K.Q Q & A for Proposal for Paintings of buildings and Waterbody Renovation

- K.Q.1** Mr. Goutam Ganguly (B4-503) that if this contribution can be collected in installment
- K.Q.2** KVIAOA Secretary replied that that should be possible, however the modalities of the collection are not yet chalked out.
- K.Q.3** Dr. G. Kar asked that when can the painting of the building work commence? And there are multiple proposal and the board must be planning to do these activities in parallel or by priority basis.
- K.Q.4** KVIAOA Treasurer replied that the plan is to do it in the fiscal year 2021 – 22 and by priority basis.
- K.Q.5** Mr. S. Pan added that the highest priority is the Water Treatment Plant and then the painting of the buildings.
- K.Q.6** Dr. P. K. Tarafdar asked if any request has been made to CGEWHO to get some money from the reserve fund for the painting expenses.
- K.Q.7** Mr. S. Pan replied that for the painting purpose the board has not requested any money from reserve fund.
- K.Q.8** KVIAOA Secretary informed the forum that the board has written to CGEWHO to grant money from the reserve fund for the WTP and the borewell since it is the priority for all members. However, CGEWHO has written back that the reserve fund is not for contingency purpose. The board has strongly objected to this submission and written back to CGEWHO copying the concerned ministry citing that in RTI raised by KVIAOA Secretary in 2018, CGEWHO replied that the reserve fund is to be used to handle contingency situation. Also in 2020, a court case was filed from the Chennai project for refund of the reserve fund in National Consumer Disputes Redressal Commission (NCDRC) where CGEWHO got a favorable judgement to keep the reserve fund by virtue of their position that the reserve fund is taken from all the projects and the same shall be used for contingency purpose. Citing these two references, board has written back to CGEWHO that as per the RTI & the observation of the honorable judge, the reserve fund should be used for contingency purpose and CGEWHO should release necessary amount for the commencement of borewell and Water Treatment Plant from the said fund. But when it comes to painting of the building, it will not be possible to portray the painting of the building to be some sort of contingency requirement.

K.R.1 **Mr. Saubhik Pan then bring the motion to the house for approval of painting of the common areas through one-time contribution by raising hands. Majority of the members raised their hands in approval.**

- K.Q.9** A question came up that if the amount is fixed as mentioned.
- K.Q.10** KVIAOA Secretary replied that the amount portrayed in the hand notes are not actual amount and it is placed for an estimation purpose. The actual amount is expected to be lower than the portrayed amount as it should go down in the bidding process.
- K.Q.11** Mr. Sures Chandra Maji (B1-604) said that while doing this activity the maintenance of the parapet wall needs to be done as well.



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- K.Q.12** Dr. P. K. Tarafdar suggested to include a head in the MMC for future major maintenance work which may be allowed to be accrued and it will help the members to avoid one-time major payment.
- K.Q.13** Dr. G. Kar added that collection may be done for future major maintenance activity through MMC and separate heads may be displayed in the receipt of the MMC so that each owner is aware of the total amount he has contributed for the future major maintenance activity.
- K.Q.14** Mr. S. Pan replied to concern raised by Mr. S. C. Maji (K.Q.12) and replied that CGEWHO has been already informed about the requirement for roof treatment for which reply is awaited.
- K.Q.15** Mr. A. K. Hazra said that the painting should be done, and the modalities of payment and number of installments may be decided by the board.
- K.Q.16** Dr. G. Kar said that the activity should be done by specialized committee and proper procedure should be followed.
- K.Q.17** Mr. Pan replied that it should be through specialized committee following standard financial procedures are being followed by the board currently and the entire process would be driven only through tendering.

K.R.2 **Mr. Saubhik Pan then asked if any member is against the proposal of painting of the common areas through one-time contribution by raising hands. No members raise their hand.**

The house then moved on to the next agenda item – **Proposal for Water Treatment Plant**

L. Proposal for Water Treatment Plant

A. Proposal:

- i) Water Test Report from All India Institute of Hygiene & Public Health dated 16/03/2020 shows KV2K water fit for drinking but with hardness over average.
 - (a) MPN of coliform organism / 100 ml: 0 [Fit for drinking]
 - (b) MPN of faecal / E.coli coliform / 100 ml: 0 [Fit for drinking]
 - (c) pH: 7.07
 - (d) Alkalinity: 410
 - (e) Hardness: 450
 - (f) Chloride: 170
- ii) In respect of our application for surface water connection, municipality proposed to give water connection over 2 X ½ inch ferrule which is negligible against our requirement. Moreover, such connection would be from municipal borewell and not necessarily surface water.
- iii) Online Application for bulk water connection has been rejected by KMDA

B. Estimated Cost:

- i) One offer collected for Total INR 16,00,000 [excluding piping, electric connection, control panel and automation].
 - (a) Total Amount for Tank 1 = INR 8,22,100
 - (b) Total Amount for Tank 2 = INR 7,74,700
- ii) One offer collected for Total INR 23,00,000
- iii) One offer collected for Total INR 40,00,000

Mr. Saubhik Pan then placed the proposal for installation of Water Treatment Plant. He informed that on the date the board has managed to collect three offers mostly from ion-exchange background and the tentative



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amount is 22 lakhs. And the estimated one-time subscription would be INR 1850, 3340, 4070 and 4780 from A, B, C and D type respectively. Owners of parking need to pay INR 420 additionally

L.Q Q & A on Proposal for Water Treatment Plant

- L.Q.1** Members were objecting to the differential amount in respect to installation of WTP
- L.Q.2** KVIAOA Secretary told that the amount calculated is as per the byelaws and the differential amount is calculated based on the share in the common area as per the modalities set in the byelaws.
- L.Q.3** Mrs. S. Saha said that she must leave as it was very late. She said she has full trust on the board and the proposals placed by the board shall work out positively. She emphasized that the security room should be

L.R.1 **Mr. Saubhik Pan then bring the motion to the house for approval installation of WTP through one-time contribution by raising hands. Majority of the members raised their hands in approval. No member opposed the motion.**

built, and a lady's toilet should be built immediately.

- L.Q.4** All members demanded that the WTP should be given highest priority among all proposals.

The house then moved on to the next agenda item – Regular Car Parking for owners without car parking.

M. Proposal for Regular Car Parking Space for owners without car parking

A. Proposal:

- i) Only 449 parking space for 582 DUs
- ii) 133 DUs with no parking space
- iii) Initially 60+ owners having no parking requested for parking space in the survey
- iv) One adjacent land can be taken over to develop as parking space
- v) Proposal is to build multilevel parking space with parking at basement and car lifts.
- vi) Ground Floor to be developed as marketplace, gymnasium, and visitor's parking place
- vii) Entire Project to be monitored by project committee comprising of beneficiary owners
- viii) Members having no parking space in KV2K will be given preference

B. Estimated Cost:

- i) Initial discussion with the landowner has been done. Approximate cost of the land is INR. 1,00,00,000. Building cost estimation has not been collected.
- ii) Entire Cost to be collected from the interested members. Minimum cost shall be INR 3,00,000, maximum cost shall be based on final costing. Excess money, if any, shall be deposited into Corpus Fund.

KVIAOA Secretary placed the agenda item proposal for regular car parking space for owners without car parking as above to the forum. He intimated that one plot of 11 kattah land is available adjacent to KV2K boundaries owned by P. S. Group. A talk was hold between P. S. Group and KVIAOA Secretary & Jt. Secretary to get this space to develop car parking space for the owners who are not having it. P. S. Group is ready to sell the plot in the Initial discussion and have asked for a price of Rd. 9 lakhs / kattah which will transcribed to almost Rs. 1 crore for the entire plot + the registration charges etc.

M.Q Q & A on Proposal for Regular Car Parking Space for owners without car parking

- M.Q.1** Mr. A. K. Hazra asked how many car parking can be built in this place.



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- M.Q.2** KVIAOA Secretary replied that approximately 135 sq. ft. is required for one parking space. So, approximately 88 car parking space can be allotted. [**** Rectification: the plot can hold maximum 40 parking space considering the pathways for movement of the car**].
- M.Q.3** Mr. A. K. Hazra told that we can generate fund from selling the car parking space.
- M.Q.4** KVIAOA Secretary told that the board has worked on this issue with similar thought process. Priority shall be given to the owners who are not having any parking, if there are any excess parking spaces, the same

M.R.1 KVIAOA Secretary then bring the motion to the house for approval of procurement of land to develop as car parking space for the owners not having parking space and construction of a multistoried car parking space with a commercial place at the ground floor on the land by raising hands. Majority of the members raised their hands in approval. No member opposed the motion.

may be distributed to other means. The plan of the board is to develop the first-floor area as a marketplace and have basement and multi-level car parking space for the owners with hydraulic car lifts. The plan is to develop the area in a manner that owners having parking or not shall be benefited from the procurement of the land and developed for multi-level car parking. Board has done a demand survey and 60 people have registered their demand for the parking space. Preliminary groundwork has been done and the board may proceed further with the approval of the general body.

- M.Q.5** Mr. A. K. Hazra said that in this process we can add some amount to the corpus fund.
- M.Q.6** KVIAOA Secretary replied in positive and further added that the plan is to form a committee from the owners interested in getting a car parking space so that the process remains transparent and proper negotiation may happen.
- M.Q.7** Mr. Samir Kundu said that the members have got their car parking space few years back. So, whoever wants to get a car parking in the proposed project should pay an equalization charge apart from all other charges as paid by the other members to CGEWHO.
- M.Q.8** KVIAOA Secretary told that reserve fund (1.5%) + AOA Fund(1.5%) + other equalization charge would be there, but it is too early to comment on it. Once we proceed further on this subject, it would be clearer on the processes to follow and charges to be borne.
- M.Q.9** Mr. G. G. Dutta said that there is one project land handed over to CESC for building a substation for the project and if that land can be used for purpose, it would be cheaper.
- M.Q.10** KVIAOA Secretary replied that board has no idea about that land as reply has been sought from CGEWHO and yet not received. However, CESC will be building the substation so that the land cannot be used for the purpose.

The house then moved on to the next agenda item – Property Insurance

N. Proposal for Property Insurance

A. Proposal:

- i) During AAMPHAAN, an estimated loss of INR 4,00,000 incurred by the association
- ii) Much of this amount may have been recovered if the property was insured
- iii) Need to safeguard property against such future calamities / accident

Difficulties in assessing correct valuation; CGEWHO is yet to handover any invoice of the project.

- i) Invoices of any asset not present
- ii) Land Cost Segregation not present



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iii) Boundary Cost not present

B. Estimated Cost: As on date, three offers have been received by the board.

- i) National Insurance Co. Ltd. (Standard Fire & Special Perils, Earthquake, STFI) – INR 10,00,000
- ii) New India Assurance (Basic Fire, Earthquake, STFI) – INR 10,00,000
- iii) Bajaj Allianz General Insurance Co. Ltd. (Standard Fire & Special Perils) – INR. 11,00,000

KVIIAOA Secretary then placed the agenda of insuring the property as mentioned above. The lowest offer received is INR 10,00,000 which includes all assets and 30% of the project cost is excluded as cost of land. However, the cost of land was excluded on an estimation and not as per exact valuation since such information is not present with the board. The cost may come down if value of boundary wall and value of any other facilities is excluded from the overall project cost.

N.Q Q & A on Proposal for Property Insurance

- N.Q.1** Mr. S Kundu said that in the last 4 years we have faced one single natural calamity like AAMPHAN, and the overall loss estimated for it is 4 lakhs. If we would have got the property insured, we would have paid INR 40 lakhs by now so from that context it may be considered as a loss.
- N.Q.2** Dr. D. Sen said that he got a note from the administrative officer to get his house insured. So as per Govt rules Govt. employees must get their house insured.
- N.Q.3** KVIAOA Secretary said that the budget for the property insurance is not calculated into the MMC. So, the budget will have some impact for this proposal and the MMC will increase.
- N.Q.4** Dr. P. K. Tarafdar said that instead of the entire property if the equipment can be only insured.
- N.Q.5** Mr. Subrata Saha (C3-203) who is handling this proposal replied that it can be done but such segregation of value is not present with the board and the reply is awaited from CGEWHO. So, it can be proposed only when the segregation is available with the board.
- N.Q.6** KVIAOA President told that the board is not having requisite document at the moment if only equipment and installation needs to be insured. So, this proposal can be shelved for the time being until the documents are received from the CGEWHO.
- N.Q.7** KVIAOA Assistant Treasurer said that the association has renewed the fire NOC and has planned to revive the entire firefighting system and AMC is also proposed for a sum of Rs. 4 – 5 lakhs. So, insurance coverage from that aspect may not be required.

N.R.1 KVIAOA President then bring the motion to the house for approval to defer the proposal of insuring the property by raising hands. Majority of the members raised their hands in approval.

N.Q.8 Mr. R. N. Biswas added that those who have taken loan to buy their apartment has already got their property insured. So, it would be a redundant and double taxation for these owners.

The house then moved on to the next agenda item – Smooth Access from Expressway to KV2K

O. Proposal for Smooth Access Road from Expressway to KV2K

A. Proposal: Independent approach road for KV2K from Expressway; Proposal for flyover near B1 Gate.

- i) The Service Road is narrow and encroached in places making it difficult for movement
- ii) Absence of proper service road on the other side of the Expressway
- iii) Direct Connection with the Expressway to and from the complex will elevate the value of the property.
- iv) Preliminary talks with NHAI officials



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B. Estimated Cost: Approximately 60-65 Lacs budgetary price.

- i) Ramp price Rs 1,00,000/- per meter (approx. 50m length = 50L)
- ii) Security office top support, Diversion of electrical-fire-sanitary lines = 5L
- iii) 16 piles @ Rs25,000/- = 4L
- iv) Design & Soil test = 2L

KVIIAOA President placed the proposal for smooth access in front of the forum and give a brief history on the subject. He said that the proposal may be very good to have a separate access road all together but there are other implications which needs further deliberation. There is an ongoing court case in the matter for proper service road and association is supporting the cause. If we now get a separate access road, NHAI will not prepare the service road on the plea that the access road is present. Also, any accident involving this access road may implicate the association for ever. He then requested Mr. Kedarnath Nag followed by Mr. A. K. Hazra to highlight their points.

O.Q Q & A on Proposal for Smooth Access Road from Expressway to KV2K

- O.Q.1** Mr. K. Nag informed the forum that the land transferred to PWD by NHAI for the service road has been returned to NHAI by gazette order on 14th February 2020 and on 26th February 2021 court has directed to start construction of the service road. Also 26th June 2020, Ministry of Road Transport and Highways has published a guideline for access road to national highways in which they have stated that NHAI encourages service road from all private property, However, for access road the property on which the access road to be build needs to be handed over to the NHAI which is not permissible in case of KV2K. So, this proposal is not in our interest.
- O.Q.2** Dr. P. K. Tarafdar said that can it be ensured that this information is correct
- O.Q.3** Mr. K. Nag replied that he has the document and he can share it to all concerned along with the link.
- O.Q.4** Mr. A. K. Hazra said that his interest in the flyover is to have a very smooth and direct access to the roads. He added he has given multiple options like increasing the breadth at the U Turn at the end of the bridge, another is constructing a ramp, and another was constructing a flyover. Now since NHAI is ready to take over the extension of the service road, it would be the best possible solution for KV2K. Therefore, he proposed to shelve the proposal for the time being.
- O.Q.5** KVIIAOA Secretary said that based on the information shared by Mr. Nag and the discussion thereupon, the proposal needs to be shelved, however, he requested to Mr. A. K. Hazra to follow up with his contacts with him he had initial discussion for the access road may be approached to get the service road as soon as possible.
- O.Q.6** Mr. S. Kundu said the proposal is impractical as even if one member has objection, the project cannot be commenced.

The house then moved on to the next agenda item – Waste Management

P. Proposal for Waste Management

A. Proposal – Statutory Obligation:

1. KVIIAOA should implement Waste Management Center (WMC) following Solid Waste Management Rules 2016 and initiate waste segregation mechanism at the earliest.
 - i) Solid Waste Management Rules 2016 Clause 4; Subclause 6 – All resident welfare and market associations shall, within one year from the date of notification [8th April 2016] of these rules and in



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partnership with the local body ensure segregation of waste at source by the generators as prescribed in these rules, facilitate collection of segregated waste in separate streams, handover recyclable material to either the authorized waste pickers or the authorized recyclers. The bio-degradable waste shall be processed, treated, and disposed of through composting or bio-methanation within the premises as far as possible. The residual waste shall be given to the waste collectors or agency as directed by the local body.

- ii) NDDM Public Health Department in Memo No. NDDM/PH Dept./5333 instructed KVIIAOA to implement certain SWM Rules.
- iii) The process is monitored by National Green Tribunal, and enforcing compensation from defaulters

B. Estimated Cost:

- i) Initial offer collected from single vendor – Capital expenditure of INR 10,00,000 for a capacity of 150Kg/day Organic Waste Converter.
- ii) Operational Cost of the WMC is INR 4,000/month; Buyback of manure generated from the waste. Current operational cost to be reduce by INR 2,000/month
- iii) AMC of INR 30,000
- iv) 400 Sq. Ft. Area to be allocated for Waste Management Center

KVIIAOA Secretary informed that KV2K needs to implement SWM rules which prescribe segregation of waste at source by the generators and the bio-degradable waste shall be processed, treated and disposed of through composting or bio-methanation within the premises as far as possible. In addition, NDDM has instructed KVIIAOA to implement SWM rules which are now being monitored by Green Tribunal. Accordingly, Board needs to implement the SWM rules and owners need to segregate their waste at the source and hand over to the housekeeping staff.

P.Q. Q & A on Proposal for Waste Management

P.Q.1 Mr. A. K. Hazra said that owners should be notified to use two buckets of different colors as per the standard color code and segregate their waste before handing over to the housekeeping staff.

P.R.1 **Since there were no more questions, KVIIAOA Secretary bring the motion to the house for approval of proposal to set up WMC and start waste management as per SWM rules by raising hands. Majority of the members raised their hands in approval.**

The house then moved on to the next agenda item – Miscellaneous

Q. Miscellaneous

- Q.Q.1** Mr. Biswapriya Mazumdar said that if a cut on the expressway after the rail bridge can be arranged so that anyone coming from the airport side towards the Belghoria expressway can take a U turn and access the slope near the A1 gate
- Q.Q.2** KVIIAOA Secretary said that the other side of the service road is under construction, so, once the service road is ready this problem will be automatically resolved.
- Q.Q.3** Mr. B. Mazumdar also proposed if certain wattage of electricity may be provided to each flat from the main DG Set to at least run one light and one fan, it may be very beneficial to the owners.
- Q.Q.4** KVIIAOA Secretary told that CESC is about to undertake the substation work so power shutdown will eventually come down, however the proposal will be assessed and if possible, such service may be provided.



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- Q.Q.5** Mr. S. Pandey proposed to implement water meter for each unit to stop wastage of water.
- Q.Q.6** Mr. B. D. Das proposed that there should be a two-way communication platform.
- Q.Q.7** Mr. Biswanath Nayak proposed to extend the community center by another floor to have a gym and other facility on the top floor.
- Q.Q.8** Mr. B. D. Das said that apart from gym, provisions may be made for CGHS dispensaries and 3-4 VIP rooms which can be rented out.
- Q.Q.9** Mr. R. N. Biswas proposed to have mosquito cubicle for the security staffs
- Q.Q.10** Dr. P. K. Tarafdar proposed to have a charitable dispensary for the members.
- Q.Q.11** KVIAOA Assistant Treasurer pointed out that for charitable dispensary, license chemist would be required.
- Q.Q.12** Dr. P. K. Tarafdar said that members are ready to pay for the chemist, but we should explore this idea. He further added if the drains can be covered by pursuing NDDM, it would restrict the bad smell and mosquito menace. He also requested to setup an ATM and a bank or post office for the society.
- Q.Q.13** KVIAOA Secretary told that board is following up Bank of Baroda to setup one ATM machine and Mr. L. S. Jha is supporting the board though his connection in the bank so an ATM may be expected soon.
- Q.Q.14** Mr. S. Kundu pointed out that there are few adjacent residents of KV2K who are making construction without following the municipality rules and leaving no space from our boundary wall. A written complaint should be lodged against such people immediately.
- Q.Q.15** Mr. S. Kundu said that there is difference of opinion on different matters, but the overall service is satisfactory.

The closure of the meeting was declared by KVIAOA President at 20:30 hours with proposed vote of thanks to THE CHAIR from the Secretary, KVIAOA and seconded by Treasurer, KVIAOA.



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APPENDIX

Abbreviation may be used in this document:

- WBAO Act, 1972 – West Bengal Apartment Ownership Act, 1972
- WBAO Bye Laws, 1974 – West Bengal Apartment Ownership Bye Laws, 1974
- The CA – The Competent Authority under WBAO Act, 1972
- The Act – The West Bengal Apartment Ownership Act, 1972
- The Bye Laws – The West Bengal Apartment Ownership Bye Laws, 1974
- KV2K – Kendriya Vihar Phase – II, Kolkata
- KVIAOA – Kendriya Vihar II Apartment Owner's Association
- CGEWHO – Central Government Employee Welfare Housing Organization
- CC – Community Center
- AOA – Apartment Owner's Association
- BoM – Board of Managers of Kendriya Vihar II Apartment Owner's Association
- SGM – Special General Meeting
- AGM – Annual General Meeting