

Minutes of Meeting of 'Board of Managers'
Held at B-1 Hall, Club Urbana on 19th April, 2026

1. The meeting started at 10:45 against the schedule time of 10:30 due to lack of quorum initially
2. The meeting was called to order and President thanked the Board members present for attending the meeting and requested them to join for the National Anthem
3. **Leave of Absence** was granted to Smt. Nidhi Goenka, Sujata Todi, Mamta Agarwal, S/Shri Shyam Sonika, Kalpajeet Basu Mallick, Kisor Nadhani, Harish Sekhsaria, Prabir Paul, Ashish Tekriwal, Shankar Gupta, Rajiv Ganeriwal
4. The minutes of the previous BoM meeting held on 15th March, 2026 were confirmed and approved by the members present, after making modifications in para 12 (4)
5. **President in his initial remarks** to the House stated as follows:
 - a. He circulated the **Water Consumption Report**, as received from UFM
 - b. He circulated the **pending CAM report**, as received from UFM
 - c. He updated the House on the **Gas-Supply position** and proposed that the gas-conservation measures continue and which was approved by the Board
 - d. He informed the House that the 'Attendance-Sheet' of the Board members will be posted within ten days
 - e. He informed the House that to ensure a smooth hand-over the new UAAO Board on 1st June, 2026, '**UAAO Board Elections**' were to be held on time. It was proposed that the process may commence after the 'Adjourned-SGM' on the 26th April and which will be in terms of the WB Apartment Ownership Act and specifically the Bye-Laws and the names of 'Volunteers' for conducting UAAO Elections/Election Authority were sought. It was also proposed that the detailed manner in which the election of the Managers of the next 'UAAO-Board' is to be held, will be the same as adopted in the last elections in early 2024. The House agreed to the same and the Board approved the same.
 - f. He also informed and proposed the **tentative dates for the mandatory AGM** to be held in May of each year, as per the Bye-Laws.
 - g. It was noted that the Committee formed to re-examine the proposed "**Plumbing Charges**" have not met and are likely to meet-up soon
 - h. He requested the members to peruse the various **SOP's** that have already been circulated and if felt necessary, amendments may be proposed to the same
 - i. A proposal was received for installation of **CCTV's in all Towers** and it was decided that the 'Security Committee' would examine the same and propose their recommendations as this is an important need for safety of the Urbana Community

- j. He informed the House about a recent incident involving **'Security' of small children playing at the Central Park** and the steps already taken by the Security Committee Convenors in the matter. The issue being serious was discussed at length, and the following were proposed for immediate implementation:
- i. In addition to the existing male-guards at the 'Central-Park' additional 'Lady Security-Guards' to be deployed between 3 and 6 pm daily
 - ii. No reels or videos to be taken by the domestic-help/attendants
- k. He informed the House that there will be **an Election-Booth** for the upcoming State-Assembly Elections at Urbana, as per the notification on the official website. Though no formal communication has been received by GM-UFM, the officials from the 'Election-Commission's office and the para-military forces have surveyed the premises and the 'Urbana Club' where the booth is likely to be positioned. They are also in regular contact with the GM.
- l. **In respect of the request for Election campaign proposed by party candidates at Urbana, it was decided to advise GM the following measures:**
- i. No door-to-door campaign
 - ii. Allow to meet residents at Club premises
 - iii. On receiving request from a candidate to carry out campaign, Venue, date & time to be finalised
 - iv. A notification to issue by UFM to residents (in all towers groups) about the details of the meeting
 - v. No invitation and only notification
 - vi. Attending meetings will be at the discretion of the residents
- m. He requested the Board to grant their approval to the draft letter proposed to be sent to BNRI in respect of the **'Aamra Sabai' matter**. This being a serious issue involving 'Urbana Land sanctity' members requested for some-more time for deliberation on the same and requested the matter to be placed in the next Board meeting as most of the 'Office-Bearers' were busy with the preparations for the SGM. He also informed the House about the RTI applications that have been submitted on this subject as per the advice of the 'Committee' deliberating on the same.
- n. He informed the Board that a very valid and important proposal was received from Shri Brahmamoy Bose regarding **Fire-Safety Measures and Fire-Infrastructure** to be adopted at Urbana. After detailed deliberation it was decided that Mr. Bose may be advised to prepare a detailed proposal with approximate costs and place before the 'Fire-Committee' for eventually recommending to the UAAO Board
- o. He drew attention of the members to the three-member 'Amphan-Committee' formed in July, 2025 (at the advice of the AGM held in 2025) and which was headed by Shri Sujit Bhattacharya. He requested members to peruse the **detailed 'Amphan-**

Committee' Report submitted in April, 2026. The Board advised to place the same in the Notice-Board and to discuss the same at the next AGM in May, 2026

- p. He updated on the take-over process which is the core-agenda of the SGM and apprised the house of the developments since the last Board meeting and the recent SGM held on 12th April, 2026. He informed that pursuant to the outcomes of the meeting dated 12th April, 2026 the Task Force had undertaken various steps and during this intervening period several additional issues and concerns were raised by residents as well as members of the Board, including representations received on 17th April, 2026 from Shri PK Jhunjunwala, and representation from Shri Kishor Nadhani received on 18th April, 2026

President informed the House that the task-force met BNRI officials on Friday, 17th April morning; a meeting was held with a few residents on Saturday, 18th April, 2026 who had primarily raised and deliberated on the core-issues; thereafter all new representations were then placed before the UAAO Board on Sunday, 19th April, 2026

The board deliberated at length and advised that a mail be sent to BNRI seeking a written clarification as also a mail be sent to CPK Legal seeking a formal 'Legal opinion' in addition to a personal Conference with CPK Legal and the outcomes of which may be placed before the Adjourned SGM on the 26th April, along with the representations received in the interim.

President further informed and reminded the Board that multiple representations have been received since September 2025, raising a wide range of key concerns affecting residents that require thorough evaluation, proper addressing, and resolution prior to the take-over, given their significance and potential long-term implications and that all representations received by the Task-Force had already been duly shared with the residents prior to 12th April, 2026 and that all additional representations and legal opinion, response from BNRI received during the intervening period will also be circulated to residents and the key issues as represented by members and presently are highlighted as follows:

1. Form A – Review and Amendment
2. FAR Calculation and Land Allocation
3. Township Classification, Township Project and Applicability of Law
4. Commercial Construction and its implication
5. Bungalow Construction
6. Aamra Sabai Matter

7. Road Encroachment for Inter-connection of Phase-2

6. **Co-Convenor-Technical Committee** presented the updates on the Gas-Pipeline and as posted on the Board Group

7. **Pet Committee Updates of the meeting held on 14.4.26:**

- a. All dog walkers (barring owners) will be asked for scoopers or poop bags when taking their pets out. Else, they will not be allowed to take them out for walks
- b. Rs 500 fine to be levied for any instance of poop not being picked
- c. Circular to be sent out by UFM on a weekly basis to reinforce the above

The meeting ended with a 'Vote of Thanks'