

Minutes of Meeting of 'Board of Managers'

Held at B-1 Hall, Club Urbana

On 15th February, 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. Mamta Agarwal, Smita Saraf, Sujata Todi, Tramila Dutta, Shukla Das, Ritu Agarwal, S/Shri, Tarun Basu, Kisor Nadhani, Shyam Sonika, Uday Mukhopadhyay, Shankar Gupta, Sanjay Doogar, Harish Kabra, Ashish Tekriwal, Prakash Sashidharan, Anil Jhunjunwala
4. The minutes of the previous BoM meeting held on 25th January, 2026 were confirmed and approved by the members present.
5. **President in his initial remarks** to the House stated as follows:
6. He thanked the team taking pro-active steps for facilitation in respect of the 'Verification Process' for "**Enumeration Forms of SIR, 2026**"
 - a. He circulated the **Water Consumption Report**, as received from UFM
 - b. He circulated the **pending CAM report**, as received from UFM
 - c. He requested the Welfare Committee Convenor to take up with BNRI for early discussions on the recommendations forwarded by UAAO on the **Upgradation Proposal of the Club**
 - d. He advised the Convenor of the Security Committee to share the recommendation **Upgradation Proposal of the of the Main Gate/Rotary** at the earliest and also to include the suggestion of Secretary, UAAO in the matter
 - e. He once again thanked the Tower Captains, the Security Committee and the UFM Security for taking **steps to ensure that the 'Tower-Staircases' and 'Fire-Exits'** are clean and vacant
 - f. He again requested the Convenors of the Committees, especially the Pet, Medical, Fire and Gas pipeline Committees to post their **Meeting Minutes on the website** along with details of their members
 - g. He **updated on the take-over process** and informed the House about the steps being taken to finalise the 'Draft-Agreement' received from BNRI and that the same will be placed before the 'Board' for consent before calling for an SGM in the matter
7. **Welfare Committee Convenor, Shri Rajesh Singhal**, presented before the Board the following proposal

- a. A joint meeting was held between the President of UAAO, the Convener of the Welfare Committee, and the President of UVAAO. During the discussions, it emerged that there was significant confusion within UVAAO regarding the scope of work and mandate of UCSF
- b. The House was apprised that, as per UVAAO, the role of UCSF was being interpreted not merely as limited to the 14 or 16 events mandated by the Tower Association residents, but as a mandated agency to represent the Tower Association on all common area-related matters. The House was of the considered view that such an interpretation was incorrect, and that UCSF was exceeding its defined mandate and attempting to function as an unauthorized representative of the Tower Association, which is not permissible.
- c. After due deliberation, the House unanimously concluded that UCSF's mandate is strictly limited to cultural and sports-related activities, specifically the 14 listed events, along with Republic Day and Independence Day celebrations. Any matter beyond this scope—particularly those relating to common areas, infrastructure, administration, or governance—falls squarely within the purview of UAAO
- d. Further, as discussed in the joint meeting, the House acknowledged and approved the proposal put forth by the President to constitute a four-member Coordination Committee on behalf of UAAO. The President shall have the authority to invite relevant and expert Board Members, as deemed necessary, to participate in meetings with UVO and in coordination meetings with other stakeholders. Since these matters primarily relate to common areas, the participation of the PST, the Welfare Committee Convener, and other domain-expert Board Members shall be included as required.
- e. It was also agreed that for the club renovation meeting scheduled with BNRI on the 21st of this month, the SPOC nominated by the Board shall lead the delegation. The SPOC may include selected members from the Welfare Committee and Office Bearers, at their discretion, to effectively conduct and conclude discussions pertaining to the club renovation.
- f. The House was further informed that several proposals and initiatives of UAAO, which were subsequently declined by other stakeholders, were primarily rejected due to confusion and misinterpretation arising from UCSF's understanding of its role and mandate.
- g. In respect of the Times of India event, the proposers were advised to explore the option of conducting the event within the banquet halls.
- h. The House deliberated on the matter and was of the clear view that a substantial number of cultural and sports events are already being conducted on the Central Lawn, and the existing pressure on this common facility is already high. Allowing additional external or promotional events on the Central Lawn would further strain the space.

- i. The House also observed that permitting such events would set an undesirable precedent, leading to multiple similar requests in the future, causing inconvenience to residents and gradually commercializing a residential complex, which is not in the interest of the residents.
 - j. Accordingly, the House resolved that any external, promotional, or non-essential events shall be permitted only within the banquet halls, and that the Central Lawn shall not be used for such events, in order to preserve the residential character, comfort, and well-being of the residents.
8. **Convenor-Technical Committee, Shri Uday Mukhopadhyay,** presented the updates as follows:
- a. Tower-4 gas riser would be completed by 15th February, 2026
 - b. The next two Towers where work will commence are Towers 6 and 2
 - c. WTP Filter installation has been completed and the piping work is in progress
 - d. STP filters and new 'Control-Panels have been installed
 - e. Tower-4 defective Valves and piping parts are being replaced
9. **Security Committee, Convenor updated as follows:**
- a. The President requested the Convenor to place the 'observations/recommendation' by Security Committee about 'Main-Gate/Rotary Upgradation' proposals of BNRI, which is long due. The Convenor conveyed their "Go-ahead" immediately in the meeting and simultaneously through the official mail
 - b. The Co Convenor explained in Details about irresponsibility of a few residents with regard to throwing Objects from higher floors, leading to injuries and accidents. He confirmed that The Committee is exploring all the options like 'FIXING STRONG NETS/CCTV' and they will revert back to the 'Board' For approval with their recommendations
 - c. Entry thru telephonic permit will be condemned and all will be entering through proper My-Gate aode and a digital Identity-Card
 - d. On The point raised by Shri Susanta Mallick, the Security Committee assured to reduce overnight parking malpractice by residents through daily strict vigilance
 - e. On 'Takeover-formalities and Budget', as advised by the President, he stated that the Committee will be well equipped before the hand-over

The meeting ended with a 'Vote of Thanks'