

Minutes of Meeting of 'Board of Managers' (BoM)
Held at B1 Auditorium, Club Urbana
On 16th February, 2025

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. Out of 47 members – 16 members requested for LOA; Leave of Absence was granted to: S/Shri Kisor Nadhani, Tarun Basu, Harish Kabra, Anil Jhunjhunwala, Mamta Agarwal, Pradeep Bhatia, Shyam Sonika, Alokesh Ganguly, Ajay Choudhury, Suchismita Mukherjee, Kalpajeet Mullick, Abhishek Jalan, Surajit Maity, Jyoti Sapru, Smita Saraf, Vikram Saha,
4. The President once again requested the members to attend the Board meetings on time, not to leave the meetings mid-way and to keep the forenoon of the Board meeting day free and dedicated for this purpose.
5. The minutes of the previous meeting held on 19th January, 2025 were confirmed and approved by the members present, subject to approval of the resolutions as recommended by the Secretary
6. The President briefed the house about a very nasty and dangerous accident that happened with the serving provided by the Club Restaurant to a resident. After discussing with the resident, it was recommended that the Welfare Committee in-charge of the restaurant may seek an explanation from the Restaurant and upon receipt of the same they may take any action as deemed appropriate and proportionate and the Board would stand by their decision
7. President informed about the several complaints received from residents, senior citizens and students on account of huge noise pollution from the events being carried out frequently at the Tower Community Halls and the adjacent lawn because of music being played at a high volume. It was decided that in view of the Board examinations and the disturbance caused to residents due to noise pollution Music boxes, Sound systems and Mikes will not be allowed in the Tower Community Halls and the adjacent lawn from date till 30th April, 2025, which is also in line with the existing booking guidelines of UFM. For a long-term decision thereafter, the existing booking guidelines would be re-examined for peaceful living in a residential complex and suggestions on this account may be invited over the e-mail
8. The Board was informed that the **Medical Committee** has invited proposals from various Hospitals and Clinics in South Calcutta for appropriate manning of the "Medical Room" and for providing services in Urbana
9. President informed that the **Fire Committee** has commenced its tasks and that we look forward to seeing better compliance and results
10. On the issue of appointment of 'lift-men/attendants', he requested the 'four-member Committee' to finalise the decision and that their decision may be communicated to the UFM

11. President informed the House to empower the **'Welfare Committee'** to approve any decision that may be taken by them wrt changing the existing Vendor/s at the Club Restaurant which was approved unanimously by the Board
12. He requested the **"Pet Committee"** to finalise decisions pending on the suggestions received on the 'Pet-SOP' and to issue a follow-up Circular thereafter
13. President requested the Office-Bearers of the **"UWA Committee"** to finalise action upon the GST demand received as also on the notice received on the issue of the 'Professional-Tax'
14. The Board was informed that a meeting was to be held with the BNRI Directors in the third week of February in continuation to the JLL report and that we should ideally **take over the maintenance and management of the areas under the jurisdiction of the 'UAAO' wef 1st April, 2025** and that a SGM will be called under the provisions of the Bye-Laws before a decision on the takeover. He requested the respective Committees to make prior and adequate preparation for the same.
15. He informed that the **'Finance-Committee'** especially had a major role at the time of take-over and thereafter and requested them to inform the preparations made to the Board at the next Board meeting
16. President lauded the efforts made by the members and Co-Convenor of the **KMC Committee** in bringing about a large awareness amongst the residents on the need to conserve water. He further emphasized that the task of installation of 'Water-Meters' needs to be initiated soon. The minutes of the KMC Committee were placed before the Board and the Board noted and approved the same, which is annexed.
17. The Minutes of the Meeting by **Security Committee**, as held on 15.02.2025 were placed before the Board by the Convenor. Since there were no further comments, suggestions or objections to the same (annexed) were approved by the Board
18. **Shri Rajesh Singhal, Assistant Secretary** enlightened the Board about the various issues over the LPG and PNG Gas-Pipelines and given the constraints it was decided to continue with the existing LPG Gas-pipeline as well
19. **Technical Report Convenor, Shri Uday Mukhopadhyay** informed the House about the progress made on the issue of the Gas Pipe-line replacement and the various recommendations received on the subject from Office-Bearers, Convenor-Procurement Committee and other members. He assured the house that a final decision will be taken in the matter quickly and placed before the Board for approval. He also placed the minutes of the Technical Committee held on 8th February, 2025 before the Board and the members noted the same (annexed)
20. President requested him to look into the serious issues on 'Stench' (especially in certain towers), plumbing line and water-leakage in Towers and to kindly guide UFM team on these important matters
21. Shri Uday Mukhopadhyay informed the house about the action being proposed on the EV-Chargers and several important suggestions were received from the members. President requested him to take a comprehensive, long-term and holistic decision in the matter whilst appreciating the important aspect of convenience and ease for residents and also observing the exponential growth in the purchase of EV Cars by residents.

22. It was informed that the next meeting of the Board would be held on Sunday, 16th March and requested members to make their travel-plans accordingly

23. The meeting ended with a 'Vote of Thanks'

KMC Committee:

Since last BOM meeting we the KMC Water committee has taken following steps.

1. Awareness program is re-planned including new video for tower TV and few banners highlighting the measures to be taken for reduction in water use.

2. As per the instruction of KMC and for our future generations we have to reduce excess use of water. We had a thorough discussion on this as this will be a primary condition for supplying KMC water in future. Few steps are to initiated from now.

3. We need to install water meter on priority. A circular will be issued from UAAO on this issue. Requested Sujoy to prepare a draft letter and forward to president. UFM will initiate actions thereafter.

4. UFM assured that immediate actions will be taken for any leakage as soon as written complaint is received by Help Desk. As per UFM the leakage is minimum and in control.

5. To manage the gap between water supply and consumption in near future we need to install rainwater harvesting system. We surveyed the existing infrastructure available today. We will sit again next week to plan the modification / addition to be made for implementation of this project. We will also estimate the probable cost and submit to UAAO for approval.

This project will also help us to reduce water drawing, water treatment expenses reducing burden on CAM charges.

Minutes of the Meeting by Security Committee, as held on 15.02.2025, 9:15 am at B1 Conference Hall.

The Meeting proceeded in a well- disciplined and harmonious manner, achieving a comprehensive discussion. The following points were discussed and minutes were drawn for information, records and future references.

1. The Stickers were presented by Mr. Shankar and Mr. Rahul, and all the members in the meeting have unanimously selected the design, which will include Flat No. and Parking No. in secret code. Presently it has been decided to issue stickers as per the number of Parking Slots, owned by owners only. The Car Sticker Distribution will be Door-To-Door Delivery System acknowledged by Owners/ Family only
2. The Chain System, has been introduced to restrict resident cars and to reserve the space for guest cars only. This is for the outer and inner periphery both. It was unanimously supported and endorsed by the Committee
3. Mr. Sankar Mukherjee assured that all UFM staff parking will be allotted in the basement of B1 only. And for Domestic help, Madam Shukla proposed that their two-wheeler/ cycle/ any other will be kept in the resident's garage area only. no common area will be allotted for that.
4. Shankar Mukherjee proposed, some portion of eastern side of the premises to be reserved for parking vehicles of the domestic helps. But the Security Committee has totally disagreed with that and informed such can be only done by the approval of PST / Office bearers, and passed by BOARD OF MEMBERS
5. It has been observed that UFM doesn't have any license for the vendors and all the agreements and legal documents are in the name of BNRI.

6. The committee decided to wait for further one month and after the segregation of UFM and UAAO premises, all the necessary jobs of legal papers will be done
7. Residents' hues and cries can be attended by Security Convenors to pacify them, as since we are democratically elected, Ignorance is an offence. However, the habitual complainants will be ignored totally

Some Minor and Routine Issues were discussed and resolved also, which is not worthy to be recorded

The Meeting ended with mutual thanks and promises.

Thank you,
Prabir Paul
Convenor-Security Committee

Minutes of Technical Committee (Annexed)