

**Minutes of Meeting of 'Board of Managers'**

**Held at B-1 Hall, Club Urbana**

**On 15<sup>th</sup> March, 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, Ritu Agarwal, S/Shri RS Bansal, Shyam Sonika, Rajiv Ganeriwala, Prakash Sashidharan, Ajay Choudhary, Harish Sekhsaria, Sanjay Doogar, Vikram Saha, Sauvik Chakravorty, Kalpajeet Basu Mallick, Nikhil Kothari, Kisor Nadhani, Surajit Maity
4. The minutes of the previous BoM meeting held on 15<sup>th</sup> February, 2026 were confirmed and approved by the members present.
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 **'Public-Notice' on Urbana 'Land-Status' as per a recent 'Newspaper Insert'** and the steps taken thereafter. The meeting of the minutes held on 2<sup>nd</sup> March, 2026 was placed before the house and which was noted by the members. The line of action being taken was approved. In addition, it was suggested and advised to take the opinion of Shri Abhrajit Mitra, who is also staying in the Bungalow area.
  - d. The **"Gas Supply position"** as on date was placed before the house and the same was noted. He informed the house the circumstances under which the circular regarding "conservative measures" were taken after discussions with a few other Board members, GM and IOC. It was advised by the Board that further steps may be taken in the matter as and when necessary
  - e. He informed the House that to ensure a smooth hand-over the new UAAO Board on 1<sup>st</sup> June, 2026, **'UAAO Elections'** were to be held on time. It was proposed that the process may commence in the 3<sup>rd</sup> week of April and an external agency may be engaged for conduct of impartial and smooth elections. The House approved the same and advised to take necessary action in the matter.

- f. He **updated on the take-over process** and informed the House about the steps taken to finalise the 'Draft-Agreement' received from BNRI. Amongst the several steps taken, one important measure was to consult an independent, external "Lawyer" who is conversant with and an expert in the subject matter. Accordingly, Shri CP Kakarania was consulted in January and his views continuously finally taken again in March at the time of final draft-agreement and before placing before the Board.
  - g. The **Fire Committee Convenor** had placed the minutes of the last 'Fire Committee' meeting containing the steps being taken by the Committee. The House noted the same
6. **Welfare Committee Convenor, Shri Rajesh Singhal** presented before the Board the Update on "Club Upgradation Meeting".

He informed the House that the suggestions put forward by the Welfare Committee on behalf of the UAAO, after collecting feedback from residents and Board Members, were positively received by BNRI. The discussion was constructive, and BNRI acknowledged and assured to consider the various suggestions presented.

He further informed the House that a few additional suggestions were communicated to BNRI during the meeting. These included the issue of heating of the swimming pool, for which BNRI agreed to explore the replacement of the existing heating system as well as the possibility of insulation of the heated pool, including the option of creating a glass enclosure.

The BNRI team was also apprised about the cracks observed on the lawn tennis court. BNRI informed that they are examining the matter and will initiate the necessary corrective measures to arrest the cracks and undertake appropriate repair.

Further, on the size of the 'Banquet Hall', though this has been approved by Board in previous meeting, yet it was felt that 'Welfare-Committee' may further have internal discussions in the matter and accordingly take up in the next round of discussions and the presentation by the BNRI Architect, Shri Vivek Rathore, if felt necessary. House was informed that in the proposed Banquet infra, there are three Ball rooms with pre-function and Alfresco area, against existing two at present, and existing balcony to be converted to Alfresco with some space adjustment.

7. **Security Committee Convenor, Shri Prabir Paul** presented before the Board the Update on Update on "Main Gate Upgradation Meeting" in detail and the house noted the same.

8. **Convenor-Technical Committee, Shri Uday Mukhopadhyay** presented the updates on the Gas-Pipeline as follows:
- a. **Tower: 4**  
# 6 Nos. Riser (1-1/2" dia.) & 1/2" dia. Branch line fabrication & erection completed. Pneumatic test for all the 6 Nos. Risers completed except hook up lines.
  - b. **Tower: 5**  
4 Nos. Riser (1-1/2" dia.) fabrication & erection completed among which around 50% of one riser the 1/2" dia. branch line completed & for another one riser modified 1/2" dia. branch line completed.
  - c. **Tower: 3**  
2 Nos. Riser (1-1/2" dia.) & 1/2" dia. Branch line fabrication work is in progress.
  - d. **Tower: 2**  
2 Nos. Riser (1-1/2" dia.) & 1/2" dia. Branch line fabrication work is in progress.
  - e. All the Risers of Tower 2 & Tower 3 are expected to be completed by next week

9. **'Draft Agreement between UAAO and BNRI**

The draft agreement between UAAO and BNRI in pursuance to the 25<sup>th</sup> September, 2025 meeting and minutes thereof was finally received on 14<sup>th</sup> March afternoon and after internal deliberation in the evening was placed before the Board. The background was explained to the Board and each clause was explained to the Members. Members deliberated upon it and offered very valuable suggestions.

The 'Draft-Agreement' with the suggestions offered was agreed to by the Board for placing before the SGM for approval. The Board advised the President to call for an SGM in the matter at the earliest convenience.

10. **Miscellaneous Agenda:**

- a. **Proposal on "Settlement of Monthly Gas Bill"** – it was proposed to take stern steps in respect of non-payment of Gas Bills and for those apartments where access was being denied to take the meter-readings. It was also decided to thereafter examine any losses on account of the 'Gas Leakage'.
- b. Several complaints have been received from the residents regarding **"Excessive Plumbing Charges"**. It was felt that this was a widespread issue affecting several residents and a solution to this issue is imperative. Hence it has been decided to form a Committee to examine all aspects at the earliest and submit its recommendation to the Board. It was advised to take up the issue of the defective Window-Hinges. The Committee consists of S/Shri Tarun Basu, Shri Anil Jhunjhunwala, Kisor Nadhani, Uday Mukhopadhyay, Kalpajeet Basu Mallick, Ms. Nidhi Goenka and Ms. Shukla Das.
- c. The issue of **usage of Loudspeaker in the 'Lawns' adjacent to the Tower Community Halls** was taken up and the recent violations were taken serious note of and condemned,

especially when the Board had re-visited the entire issue in January 2026 and strengthened the 'monitoring and enforcement mechanism'.

A few members were of the view that we should allow usage of loudspeakers in the lawns and it was advised to place their proposal in the next 'Board Meeting'. However, till there are any approved changes, the existing procedures will prevail and monitored strictly.

- d. **Ratification of decision on "Permission for holding Srimad Devi Bhagwat Puraan Katha" in Urbana Puja Pandal Area and formation of SOP's:** The proposal was placed by the President and taken up on the UAAO Board Whatsapp Group on 24<sup>th</sup> February as follows:

**Proposal of 24<sup>th</sup> February, 2026:**

*"A request has been received from Shri Pradeep Bhatia for "Permission for holding Srimad Devi Bhagwat Puraan Katha in Urbana Puja Pandal Area near Tower 4 from 28th May to the 5th June" and which is self-explanatory.*

*This event is not in the list of UCSF events and is to be held in the Common Area for which nod of the other phases is also necessary. This being a new event, I would like UAAO Board to deliberate upon it."*

**Outcome of 27<sup>th</sup> February, 2026 after deliberations on the whatsapp group:**

*The matter was placed before the UAAO Board for deliberations, as requested. Several comments were received on the Board whatsapp group and a large majority of Board members agreed to and supported this proposal. The final outcome is as follows:*

1. *The proposal is agreed to and recommended by the UAAO Board, as requested for*
2. *The 'Proposer' is advised to simultaneously and separately take up with the other two phases (UVAAO and representative of Phase-II) for their consent*
3. *SOP for this and subsequent similar requests will need to be formulated at the earliest*
  - a. *Volunteers for this purpose is solicited from amongst the Board members immediately*
  - b. *The draft recommendation of this group will be placed before the next Board meeting*
  - c. *This will then be ratified formally at the next Board meeting, as per practice*
4. *Thereafter the matter will be brought to the notice of all at the 'UAAO Notice-Board'*

The matter was deliberated upon in detail. A few members vociferously opposed this proposal, whilst a majority was in support thereof. The Board deliberated at length and eventually ratified the decision taken earlier.

The meeting ended with a 'Vote of Thanks'