

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

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

**on 16<sup>th</sup> November, 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
1. **Leave of Absence** was granted to: Smt. Debjani Mukherjee, Jyoti Sapru, Smita Saraf, Mamta Agarwal, Suchismita Mukherjee, S/Shri Shyam Sonika, Dr. Alokesh Ganguly, Harish Sekhsaria, Syed Imam, Tarun Basu, Sanjay Doogar, Ashish Tekriwal, Shankar Gupta, Manish Hirawat, Jayanta Guha,
3. The **minutes of the previous BoM meeting held on 21<sup>st</sup> September, 2025 were confirmed** and approved by the members present after incorporating a correction and an inclusion.
4. **President in his initial remarks** to the House stated as follows:
  - a. He apprised the house about the update on the **'Take-Over' discussions** subsequent to the 25<sup>th</sup> September meeting with S/Shri RS Goenka, Rahul Todi, Prakash Bachawat and RK Agrawal. The 'draft-minutes' which were sent to BNRI in September were received back on 1<sup>st</sup> November with some suggestions from their end, after consultation with their Law-firm.

Some changes are necessitated in the said minutes from our end which would be discussed on Monday, 17<sup>th</sup> November morning to finalise and confirm the same. The same is being followed-up constantly and the Board will be kept updated and the confirmed minutes will be placed before the UAAO Board for a discussion and finalisation before calling for an SGM for the same.
  - b. He updated the House on the pro-active steps being taken for facilitation in respect of **"Enumeration Forms of SIR, 2026"**. He thanked the Committee formed for this purpose, viz. Shri RS Bansal, Shri Pradeep Bhatia, Smt. Sujata Todi and Shri Rajesh Singhal. He informed the House that a camp would be conducted at the Urbana Club on Monday, 17<sup>th</sup> November where AERO and 11 BLO's (Part Nos. 290 to 300) would participate and assist the residents.
  - c. He circulated the **Water Consumption Report**, as received from UFM

- d. He circulated the **pending CAM report**, as received from UFM
- e. He advised the Convenors of all the Committees to hold a **meeting of their respective Committees at least once a month** and post the minutes along with details of members present and absent. The meeting could be held in the physical/hybrid/virtual mode, as desired and as feasible.

## 2. Miscellaneous Points:

- a. **Request for Pool Access by a National Awardee** – it was decided to recommend an approve this activity from the UAAO part in the larger interest of ‘Sports, the Nation, our State’. There is also a precedence in her case.

All future, similar requests will be dealt with on a case-to-case basis.

- b. **Proposal at Puja Pandal area for an Open Badminton Court** - it was observed that similar requests have been received for ‘Pickle-Ball’, ‘Basketball’ as well at the same area. After deliberations it was decided that the Welfare Committee will deliberate and decide on this and convey their recommendation on behalf of UAAO.
- c. **Library Proposal** - after deliberations it was decided that the Welfare Committee will deliberate and decide on this subject henceforth and coordinate with the ‘Library-members’ and convey their recommendation on behalf of UAAO. It was also decided to appoint a Board member of the ‘Welfare-Committee’ to be the SPOC for this subject on behalf of the Welfare Committee and the UAAO.
- d. He advised the Convenors of the Welfare and Security Committee to finalise their views and recommendations after internal deliberation in respect of the **BNRI Upgradation Proposal of Club and Main Gate/Rotary respectively**.

## 3. Medical Committee Agenda:

- a. The ‘**Draft MOU**’ submitted by the **Service-Provider** was placed before the Board by the Convenor-Medical Committee and the same was approved excepting Clause 3.
- b. Convenor apprised the members that ‘**Ambulance-Service**’ which was approved by the Board earlier has not yet started since the ‘Draft-MoU’ has not been approved by the legal wing of BNRI yet and it is being constantly followed-up

In any case before starting the service a ‘Notice’ will be issued to all the residents.

## 4. Procurement Committee:

- a. The newly appointed Convenor, Shri Kalpajeet, was advised and requested to examine the proposal wrt LPG Operational loss in consultation with UFM and the

Procurement Committee members and place a recommendation before the next Board meeting.

- b. Convenor recommended not to allow UFM staff not connected with 'Tower-maintenance' inside the seven towers based on rising grievances of residents – the House accepted the same.

**5. Co-Convenor Security Committee presented the following agenda point:**

- a. Mandatory Arrangement of additional Security and 'Wash-Room' arrangements in any large events starting from UPL-7 and prevent huge influx of Service Staff in Tower Wash Rooms, as noticed in Deep Utsav.

An UPL Committee-Member present in the Board meeting stated that for UPL these issues will be addressed in consultation with President, UCSF. It was advised to take it up with UCSF separately as these are important issues to be addressed.

**5. Convenor-Technical Committee presented the updates on the Gas new Pipeline project as follows:**

- a. He informed that against the tenders submitted the L-1 Tender has been finalised and selected after extensive negotiation. The costs are will increase beyond the 'Budgeted-Estimate' of Rs. 80.00 lakhs presented earlier.
- b. He stated that it is unlikely that there will be any savings on account of recovery of scrap, as was mentioned earlier.
- c. The LOI would be issued to be followed by issue of 'Work-Order' upon acceptance of the LOI.
- d. The work is likely to commence thereafter in the first week of December. The completion of the entire work across the seven towers will take six-seven months from commencement.
- e. President advised that the monitoring of the execution of this project be done by an external 'Engineer', preferably from the existing Consultant to ensure accountability and professional execution.

**6. Members appreciated that the meeting ended in an hour and the meeting ended with a 'Vote of Thanks' and good wishes for the ensuing UPL.**