



**Kendriya Vihar-II Apartment Owners' Association**  
Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201304, U.P.  
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AOA KV-II/Minutes-II/2022-23/108

Dated: 14.08.2023

**Minutes of the 10<sup>th</sup> Meeting of BOM, KV-II held on 07.08.2023**

Following Members were present in the Meeting.

- |                          |           |                |
|--------------------------|-----------|----------------|
| 1. Smt. Krishna Tyagi,   | President | In Chair       |
| 2. Shri Mohan Lal Sharma |           | Vice President |
| 3. Dr Lokesh Kumar Sinha |           | Secretary      |
| 4. Shri H M Dhyani       |           | Member         |
| 5. Shri Sudeep Saha      |           | Member         |
| 6. Shri Ramesh Sharma    |           | Member         |

President welcomed all Members to 10<sup>th</sup> meeting of BOM, KV-II and asked the Secretary to initiate discussions on the agenda points circulated earlier.

**Action Point 1: Upkeep of CCTV infrastructure**

BOM has discussed the point as the same was reflected in point 10.14.3 of AGBM. It was decided by consensus to go ahead for maintenance of CCTV infrastructure and admin approval has been given for Rs. 2.5 Lakhs.

(Action: - In charge Security)

**Action Point 2: Charges for canopy.**

It was unanimously approved and decided that the charges for canopy should be enhanced from Rs 5,000/+ GST to Rs. 7000+ GST/ per day.

(Action: - In charge Estate)

**Action Point 3:- Procurement of Garbage bin.**

Administrative approval has been given to purchase one garbage bin (Metallic) with an estimated cost of Rs. 50000/- as per the drawing submitted.

(Action: - In charge Housekeeping)

**Action point 4:-Laying of water pipes before road carpeting (urgently)**

BOM took concern and directed to install additional water pipes at all the places which have not been replaced so far, requiring digging of roads. Even the provision is to be made by installing hollow pipes under the road for providing passage of horticulture pipes.

(Action: - In charge Horticulture/Water/Civil)

**Action Point 5:- procurement of one computer system for accounts & UPS for other systems.**

BOM gave approval for procurement of one computer system for accounts & 05 UPS for other systems for office.

**Action Point 6:- Payment of FONRWA**

Secretary briefed that payment of subscription to FONRWA is pending for last 02 years @5000/-. BOM approved the proposal and directed to pay the due amount.

**ACTION POINT NUMBER 7 - ON 10<sup>TH</sup> AGBM MINUTES**

**Agenda Item No. 10.6 – Appointment of Auditor for 2022-23 & 2016-17 and CA upto June 2024**

BOM decided to give job order to Shri Rajesh Jain, CA.

**Action:- Secretary**

**Agenda Item No. 10.7 - Road Carpeting.**

BOM directed In-charge Civil to get the work completed in this financial year.

**Action:- In charge Civil**

**Agenda Item No. 10.8 - Strengthen the Fire fighting system.**

The execution of fire fighting system is in process and the 1<sup>st</sup> task is likely to be completed by Aug.2023. The 2<sup>nd</sup> task will be taken up after successful completion of the task in hand.

**Action:- In charge Fire-Fighting**

**Agenda Item No. 10.9 - Lift up-gradation/replacement.**

BOM directed In-charge Lifts to start the work for its early replacement. In charge in turn informed that the work is in hand and progress in last one month is substantial.

**Action: - In charge Lift**

**Agenda Item No. 10.10 - Generator set procurement (01 Unit) and up-gradation of 2 sets for Gas Fuel.**

In-charge Electricals apprised BOM that the work is in progress. Contract has already been signed with IGL for providing the Gas pipeline.

**Action: - In charge Electricity**

**Agenda Item No. 10.12 - Fund generation for infrastructure maintenance/up-gradation.**

Secretary briefed that committee's report along with final minutes of AGBM has already been uploaded on website as well as an all notice boards.



**Agenda Item No. 10.13 - Agenda moved by Members, AOA.**

**10.13.2 - Management Committee for Temple Complex**

BOM noted that no action on constitution of committee has been taken by the residents by the date decided in AGBM hence; it was felt that BOM should facilitate election of management committee for unified temple by appointing a returning officer, preferably from outside the complex. BOM authorized President AOA to appoint returning officer. BOM has also authorized President to appoint RO from the residents (non-member) in case the outsider is not available.

**Action: President**

**10.13.3 - Encroachments**

BOM took it seriously and directed to issue the notices for compliance as per AGBM directive.

**Action: Secretary**

**10.13.4 - Final costing of dwelling units in KV-II through CGEWHO**

BOM decided to issue/publish the letter for constituted committee as decided in AGBM.

**Action: Secretary**

**10.13.5 - Maintenance and up-gradation of children parks with new rides and arrangement of new benches**

Action has been given to In Charge Sports and Cultural for compliance of AGBM directives in phased manner due to restriction imposed by Dy Registrar.

**Action: In-charge Sports and Cultural**

**10.13.6 - Duration of elected body should be of 2 years**

Secretary briefed that minutes of 10<sup>th</sup> AGBM are being sent to Dy Register. The letter for enhancing the duration of elected body will be taken up subsequently.

**Action: Secretary**

**10.13.7 - Painting of all electricity meter coverings and transformers and also covering the area under Electricity meters with concrete to stop rat menace**

In charge Electricity briefed that a letter has been given to UPPCL and the work for phase 1 is in progress. Kendriya Vihar will be taken up in phase II approximately after 3 to 4 months.

**10.13.8 - Water treatment plant on the main line**

BOM directed In-charge to take up the matter with Noida Authority.

**Action: - In charge Water**



Civil Work- Vinayak Dhali

It was also decided that apart from his duties of supervisor security, Shri Alok Singh will also contribute in Horticulture department as additional charge of Supervisor Horticulture.

**Agenda Item No.09:-Time line for file Clarence .**

BOM noted the concern and advised all concerned to ensure no delay in disposing of files.

**Agenda Item No.10:-Any other item with permission of chair.**

**a) Constitution of organizing committee for Independence Day function.**

Existing committee of Sport & Cultural will act as the organizing committee. Due to absence of In Charge & Co In-Charge, the committee will interact and finalize the event in consultation with President.

**b) Approval for expenditure on Independence Day function.**

BOM approved the tentative expenditure of Rs.25,000/- (Twenty five thousand) for the event.

**c) Expansion of Horticulture Committee.**

Name of Shri Jaydev Sahoo was proposed and approved by BOM for inclusion in Horticulture committee.

**d) Penalty for plucking of plants.**

BOM took it seriously and decided to include it in the already published list.

**e) Remuneration of CA for accounts work.**

BOM look into the mail of CA for enhancement of exiting professional and other fess for 2023-24 as under.

Professional fees      Increase of 10%

Visiting Fees            Increase of 15%

GST Filling Fees        Increase of 10%

Tax Audit Fees           Increase of 10%

BOM approved the enhancement of 07% in all the fees given to CA. It was also decided that no enhancement in audit fees for auditing the accounts of KV2 AOA. The offer letter is to be sent to CA.

**f) Purchase of loud Speaker:-**

BOM approved the purchase of loud speaker and authorized secretary for further action.

**g) Purchase of rivetting machine for repair of Otis lift gates.**

BOM approved the purchase and authorized In Charge lifts for further action.

**h) Parking of commercial vehicle inside of complex.**

BOM has decided not to allow parking of commercial vehicles overnight.



**i) Open wiring of service provider (Airtel)**

BOM took cognizance of the problems and suggested to call the officials of Airtel and direct them to clean the space by arranging these loose hanging wires properly.

**j) Sign Boards at various places are to be changed.**

BOM directed to rectify the errors, if any, in sign board and authorized in charge security to replace them.

Meeting ended with vote of Thanks to the chair.



**(Lokesh Kumar Sinha)**  
**Secretary, BOM**