



Kendriya Vihar-II Apartment Owners' Association

Community Centre-1, Kendriya Vihar-II, Plot No.3, Sector-82, Noida-201304, U.P.
(website: www.noidakv2.org ; E-mail: noidakv2@gmail.com ; Tel: 0120-2463700)

Subject: - Minutes of the Interaction meeting held on 06/02/2016 at 11:00AM in KV-II, complex.

The Board of Management felt and also considering the request from residents had convened an Interaction meeting on 06/02/2016 at 11:00 AM in the open park near CC-I, KV-II, NOIDA. A good number of residents and members of AOA were present in the meeting.

At the outset President Sh K M Rai welcomed the gathering and asked Smt Manju Singh to deliver an inaugural speech. Smt Manju Singh while welcoming the gathering stated that after a long time this meeting is being held. The Board members and the residents of the campus if decide to do any work jointly, they can do wonders. Our campus has very intelligent, hard working and dedicated gathering which can resolve any matter of concern amicably with accuracy. After that Secretary Dr G.L. Jambhulkar invited Sh. K.M. Rai to deliver the presidential speech on the occasion.

Sh K M Rai, President, AOA, KV-II stated that the present Board is a group of experts in their field and has qualified, dedicated and hardworking members. The Board members have taken the pledge to work unitedly and work for the betterment of the campus without having any kind of personal interest or greed. He then listed out the achievements made during the small tenure so far department-wise. He stated that in the area of electricity we have been able to reduce the common area expenses by changing the power factor, pole panels for electric poles are being replaced by new ones, lift doors, fans, drive have been replaced wherever required.



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Horticulture and Housekeeping contracts have been awarded to new agency and tendering process for Security Services is underway, the contract for clearing of all water tanks has been given to the same agency at the same rates on which they were done last year, plumbing work has also done much progress and complaints have come down drastically. Regarding DTC buses, he stated that, Govt. of Delhi has taken action on our letter and sent the papers to DTC for action. Meeting with the minister of transport may also take place soon. However, he stated that though much has been done, there is lot to be accomplished to make the campus hassle free and livable. He then invited the residents present in the meeting to raise their issues/suggestions one by one.

S/S Kuldeep Bhan, Om Prakash, Bakshi, O.P. Parmar, S.K. Batra, Abhay mishra, R.K. Sharda, AD Thomas, Gautam Deb, Gurmit Singh, N.K. Kaushik etc. Several residents, spelt out their grievances, issues for the betterment of the campus which have been listed as under:-

1. As per new bye-laws, election should be held each year.
2. Monthly statement of Accounts should be displayed.
3. If required increase subscription to meet expenses on CCTV cameras, AC's in Community Halls etc.
4. Long term perspective plan should be prepared for Security.
5. Benches should be placed in all pockets.
6. List of defaulters should be prepared and displayed.
7. Gate No.3 should be closed.
8. Lift not to be used for shifting of material.
9. Water harvesting tanks should be cleaned regularly.



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10. Which are three BOM members to be retired every year should be decided by the Board.

11. Security check is very poor, ex servicemen should be deployed for Security.

12. Minutes of the meeting of the Board should be displayed on the notice board/website. Minute register should be maintained.

13. Dustbins at visible destinations for outsiders.

14. Outsourcing of employees has not been done despite the decision of AGM. ESI/PF has been deducted.

15. Minutes of the meeting of GBM should not be distorted.

16. There should be a review of maid passes and remove the short coming.

17. Intercom system should be made operational at the gate.

18. There should be effective plan for dealing with dog as well as rat menace.

19. Medicated plants like Tulsi, sweet neem etc. should be planted to reduce the mosquito menace.

20. The maintenance of lifts is very poor, should be enhanced and made effective.

21. BOM should also narrate their problems and operational difficulties, except internal in nature.

22. Manholes should be checked frequently and water loggings should be removed by placing water harvesting pits in addition to the available areas, if required.



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After above deliberations, Secretary Dr G L Jambhulkar was asked to give reply to the above queries listed by the resident participants. Dr G L Jambhulkar gave the point wise reply which is as under:-

1. Outsourcing of staff, ESI, PF etc:- Outsourcing is understandable but for essential services like plumbing, electricity, office admin, accounts etc. AOA should have the staff under its direct control so that we can take the work as per our requirement. Outsourcing will not be beneficial because the staff will be under the control of the vendor/contractor, they may not be performing their duties effectively. Regarding ESI/PF, Secretary stated that, the Board tried to resolved the issue after holding meetings with labour Secretary, Ministry of labour, the commissioner of labour, M/o labour and PF commissioner, in Sector-24, NOIDA. However, reply is awaited in this regard from the EPF Commissioner on our letter on the issue.
2. Dog/Rat Menace, Mosquitoes in the campus: - This is a real issue to be dealt effectively. On the decision taken in the meeting of residents with the Board on 15/08/2015, a dog catcher has been built in one of the circles. As per Noida Authority, dog squad cell, we have to catch the dogs, they will visit and take dogs away for sterilization/vaccination and return them to the campus. To curb Mosquitos in the campus, medicines are being spread in the open drains, to check mosquito breeding drains are being made sloppy so that water logging does not take place. The main reason for mosquito breeding is the open Nallah flowing in front of KV-II. We



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have taken up the matter with Noida Authority which has responded positively. Concerned JE visited the spot and further action is being taken by the Authority.

3. Security in the campus:- Secretary admitted that there have been lapses in the Security. The Security agency engaged for the purpose has not provided the services at the desired level. In recent months several thefts have taken place due to slackness in the security, lack of monitoring, non availability of the Director, DSS around etc. That resulted into serving the notice to the present agency to wind up services by 29/02/2016, i.e., one month before the expiry of term of the Security agency.

To review the Security arrangements, meetings were held with police in the campus in January 2016 where the following were decided:-

- CCTV Cameras should be placed in entire campus.
- Survey should be conducted to locate single (male/female) tenants-This has been done and list given to police.
- Doors of all the flats should be properly locked by placing interlocking in both the iron and wooden doors.
- Residents should inform their next neighbor whenever they go out or leave for attending any function.
- Police patrolling has been enhanced in the campus.
- Every tower should have block representative.
- Visitors and guests should be allowed only after speaking with the residents on phone/intercom.
- All vehicles should have required stickers.



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It was also decided that a high level Committee of the Board Members and residents should be constituted.

4. Maid servants, Cleaners, Dhobi/presswala etc:- There are over 1000 such workers in the campus which are directly under the control of the residents themselves. Board of Management has never been involved in the process except issue of passes for entry. However, there has to be some measures to deal with this aspect also as it has very serious impact on the safety and security of the campus. With this in mind, a committee has been suggested which will advice the policy and measures to deal with this issue.
5. Covering of Open Drains:- Secretary analyzed the financial aspects of covering of drain with iron sheet cover with moveable cover and stated that the white cement of 1'x1' size costs around Rs. 900 per sheet where as the iron 7' sheet costs and about Rs. 4000/- which can last more than 5 year and after that can be sold as scrap. Every year we have to spend Rs. 45-50,000/- to open and clean the drains. In this process, these sheets get spoiled and broken. This aspect will again be discussed in the Board and final decision will be taken in this regard.
6. Increase of charges of CC-I:- This has been done as for several years there has not been any increase of charges of booking CC-I for the benefit of owner and tenants. The electricity charges have also been revised by UPPCL and the cost of cleaning material has increased many folds. The other aspect to do this was that the Board has decided to place ACs in the CC-I complex along with



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the required renovation work for condolence function it is almost free only nominal charges of cleaning and electricity are made for religious functions also concessions are given while booking the CC-I accommodation.

7. Financial statements and minutes of meetings:- Monthly statements of income and expenditure are ready till December, 2015 and these are being displayed on the notice Boards of AOA, KV-2. However, after October, 2015 these statements have not been displayed due to certain reasons. Now these statements have been verified and will be placed on notice boards soon. Steps are been taken to upload the minutes as the AOA, Kv-2 website. However, if required these minutes can be seen in office during office hours, Manager can help in this regard.

After this Smt. Manju Singh proposed a vote of thanks to residents for sparing their valuable time to attend the above meeting. She also expressed that such interaction would be held more frequently so that everyone in the campus is made aware of the activities of the Board and contributes in the overall development of the KV-II complex.

The meeting ended with vote of thanks to the chair.

Secretary

(Dr. G.L. Jambhulkar)

26/02/2016