

WHITE PAPER ON THE ACTIVITIES OF BOARD OF MANAGEMENT SINCE ITS INCEPTION

A. BACKGROUND

- * **New Bye-Laws under the new U.P. Apartment Owner's Act, 2010 were registered on 29.09.2014 after the approval of the draft Bye-Laws by 8th AGBM in its meeting held on 14.09.2014.**
- * **Elections were held under the new Bye-Laws in Nov, 2014 and a 10 member Board of Management took the charge on 24.11.2014. We had a fractured mandate (5+3+2=10). This caused difficulties in taking unanimous decisions and work remained standstill for first 4-6 months after taking over.**

B. ROLE OF Ex-PRESIDENT

- * **Ex-President, Sh. S.N.Choubey did not allow anyone to contribute in the decision making. He was considering himself as a C.E.O. and acting like a dictator.**
- * **Ex-President was helping a vendor Detective Security Services, New Delhi (DSS) due to which he (vendor) became so arrogant that he was not bothering for any decision taken by the Board. He used to interfere in the day-to-day activities of the Board. With great difficulties and with your co-operation this Board could get rid of him out.**
- * **In December, 2015, Ex-President was found supporting a particular vendor (DSS) during the second tendering process by pressurizing the Secretary for accepting his filled up tender documents even after the expiry of the time for submission. The Board of Management took this incident seriously and asked Sh. S.N.Choubey to resign. He reacted to this by saying that he would not resign. Board had no alternative and was forced to remove Sh.S.N.Choubey with heavy heart from the position of the President by taking unanimous decision in its emergency meeting held on 11.12.2015. Sh. Krishna Murari Rai was unanimously selected by the Board of Management.**

C. VERY FEW ACTIVITIES CONDUCTED DURING DEC., 2014 TO NOV., 2015

- * **The purchase committee was constituted under the chairpersonship of Smt. Manju Singh, Vice-President. The committee met frequently and constituted four sub-committees to conduct the market survey for different areas of work like, Electricity, Plumbing, Civil work, Stationery items and determine the prices for these items. These committees identified shops and rates for bulk purchases. These shops and rates are prevalent even now.**
- * **Space was provided to the State Bank of India on rent basis for provision of lockers for the residents and cash machine.**
- * **The essential work related to Lifts, Civil work, Benches in parks, Repairing of swings in children park and other places in the campus was carried out.**
- * **Saved the penalty from the Income Tax Department by giving detail reply to the show cause notice from the Income Tax. Chartered Accountant was asking for Rs. 4-5 Lakhs to resolve the issue. That money has been saved.**
- * **Through tendering process, all the three contracts i.e. Security, Horticulture and Housekeeping were given to one vendor namely, Detective Security Services.**

D. RESIGNATIONS, REMOVALS

- * **The resignation of Sh.B.P.Sharma from the position of Treasurer due to personal reasons was accepted and Sh.V.S.Chauhan was selected as Treasurer w.e.f. 10.05.2015.**
- * **Sh.S.K.Nair had resigned from the position of Secretary due to personal reasons on 19.09.2015 and Dr.G.L.Jambhulkar was selected as Secretary by the Board of Management in its meeting held on the same day.**
- * **Sh.Ram Hari Sharma had resigned due to personal reasons from the membership of the Board of Management on 25.09.2015 which was accepted by the Board on 26.09.2015.**
- * **Sh.S.N.Choubey was also found guilty of supporting a particular vendor was removed from the President ship on 11.12.2015 after**

giving sufficient time for explaining his position before the Board of Management. Sh.Krishna Murari Rai was selected as President on the same day.

- * Sh.V.S.Chauhan, Treasurer had also stopped working ever since the Ex-President was removed. BOM had asked for his resignation and explanation as to why he should not be removed from the position of Treasurer. But no satisfactory reply came from him. He neither resigned nor attended the work. Due to this attitude of Treasurer, the accounting work of BOM suffered a lot. Monthly statements of receipt and payment and other related work got delayed. No Board member was ready to take up the job as Treasurer, therefore Sh.S.K.Nair has been requested to attend the day-to-day work of accounting, signing of cashbook and cheques under Bye-Laws Para 49 (i).

E. HOW THE BOM PROGRESSED

- * Only 7 out of 10 active members of the Board remained united after the bad days during the Presidentship of Sh.S.N.Choubey. We can say that good days arrived to the BOM after 11.12.2015. The Board members took oath on 14.12.2015 to remain united and work wholeheartedly towards the development of the campus and welfare of the residents of Kendriya Vihar-II. The major activities conducted after December, 2015, till date include the following:-

(i) LIFT RELATED

- Lift problems of both OTIS as well as ThyssenKrupp have been taken very seriously. Met with heads of those agencies, got the survey done of all the lifts and sorted out faults in several lifts. Majority of lifts are now fully operational. Few lifts still require major works which are being attended to.
- AMC with OTIS elevator has been approved for the year 2016-17 with only 3% increase in charges as against 15% asked by them. Hereafter the payment would be made on half yearly basis.
- ThyssenKrupp Elevators are frequently giving trouble. Officers of ThyssenKrupp were called for meeting and discussed with them

all the problems. They have conducted the survey, identified the faults and are in the process of rectifying the same.

(ii) ELECTRICITY RELATED

- The faults of electricity related in common areas have been corrected and steps have been taken to ensure that lights are available all the times.
- Power factor of 3 Nos connection having load 419KVA, 334KVA and 145KVA were very poor. After rearrangement of capacitor unit and providing additional units of different capacity the power factor improved and reached at 0.96, 0.94 and 0.85. The consumption of KWH and KVAH is near equal. One Lakh rupees are saved per month in all three connections.
- 4 Nos 11/4KV 400KVA transformers were lying damaged. 3 transformers have been replaced so far and rest will be replaced soon on availability at store centre of U.P.P.C.L., Noida.
- C.F.L. bulbs have been provided at the places where tube (40 watt) was fused and we saved consumption and reduce the bill of U.P.P.C.L.. Further we are replacing some lights with LED street lights and new street light points are observed and work for providing new 10 Nos street point are in progress.
- All 12 Nos water Harvesting motor pumps, main switches, MCB have been replaced and covered with brick work for safety purpose and protection from rain.
- 10 MVA 33/11KV of UPPCL got damaged which was replaced within 24 hrs. and supplies were maintained from other substation at sector-82.
- 243 Nos street light pole panel boxes were in very bad condition due to rusting. All these boxes are being replaced by PVC concealed Box which is shock proof and can operate by MCB switch which is fitted in the box. More than 150 boxes have been replaced and further replacement work is in progress.
- In Block 112, 12 Nos UPPCL meters got damaged by capturing fire due to short circuit and by over loading which were replaced within 24 hrs.

- **All generators are in working condition except SS-5. SS-5 generator has also been repaired and in working condition now.**

(iii) GENERAL MATTERS/SECURITY

- **No increase in subscription charges during the tenure of the present Board of Management. This was possible by making purchases economically and purposefully.**
- **A document namely, 'Procedure for conduction of AOA business,' drafted by the committee has been accepted by the Board and uploaded the same on AOA, KV-II website for comments from the residents/members.**
- **Hold frequent meetings with police officers and discussed with them the security matters, matters related to service providers, gate management etc.**
- **Library has been made operational during 5 PM to 8 PM and residents can make use of it. However, issue of books is not allowed for the present.**
- **To have the campus more secured, CCTV cameras are proposed to be installed in all 120 towers in KV-II campus. The work has been initiated and the same would be completed soon.**
- **Shop No.1 in CC-2 has been made operational.**
- **The campus has been freed from the clutches of a corrupt Security, Horticulture and Housekeeping Agency, namely, Detective Security Services which was acting against the provisions of the agreement. The agency had gone to the court against the AOA, KV-II where its application has been rejected by the Hon'ble Court, at Surajpur.**

(iv) CIVIL WORK

- **Slopes in open drains have been erected to ensure speedy flow of water. This will eliminate the water laggings.**
- **Grit work has been initiated in the campus.**
- **Overhead and underground tank clearing has been carried out at the same rate by the same vendor i.e. Kmac Environmental services, New Delhi who had done the work last year.**

- **All the 10 water harvesting pits have been got cleaned for the first time ever since dug out.**
- **Welding works have been carried regularly whenever required to keep the equipments in order.**

F. TEMPLE RELATED

- * **The Board of Management tried to implement the decision taken by 2nd and 3rd AGBM and decided the follows:-**
- **Bring both the temples under the direct control of the Board of Management as the land belongs to the KV-II, AOA.**
- **Formulate a committee under the chairperson of the Vice-President of the BOM.**
- **Open a separate bank account which will be operated by the above committee.**

Several requests were made to the illegal occupants of these temples to sit together and have amicable solution. However, instead of co-operating with the Board, the temple groups have spoiled the atmosphere in the campus. The matter at present is with the District Magistrate and enquiry has already been initiated. Whatever solution comes out would be accepted.

G. NON-APPROVAL OF BUDGET FOR 2015-16 BY AGBM

- * **As you are aware, Sh.S.N.Choubey was the President from 24.11.2014 to 11.12.2015 thus completed more than one year in the office. However, he never allowed the Board to look into this aspect due to his dictatorial attitude. He had however written a letter to the C.E.O. Noida Authority requesting to allow the present body to hold AGBM by the end of the June, 2016 as the BOM had completed only 7 months till the end of the first quarter of financial year 2015. No reply has been received from them till now.**
- * **After taking over by the new President in December, 2015, the Board with new enthusiasm pledged that no member of the Board will indulge in any or such activities which will earn bad name to the BOM. Worked whole heartedly towards the development of the campus and welfare of the residents of KV-II.**

Held consultative committee in February, 2016 and briefed the AOA members about the work done and the proposed to be attempted. No one in that meeting raised the issue of misappropriation of funds.

*** The Treasurer of the KV-II, AOA stopped attending office work since January, 2016, blaming the staff as well as the BOM members. He never worked for the betterment of the accounting system. Due to this attitude of the Treasurer, the receipt-payment statement got delayed which could not be submitted on time for the perusal of the residents. Sh.S.K.Nair was then requested by the Board to look into the day-to-day accounting and was also authorized to sign the cashbook and cheques under the Bye-Laws Para 49 (i). Only after that, accounting process has been speeded up, monthly receipt-payment statements got approved by the Board only recently in its meeting held on 25.05.2016.**

*** All the above odd and unfortunate events in the Board of Management delayed holding of the AGBM and the approval of the Budget of 2015-16 also got delayed. However, the Board of Management ensures you that funds have been spent economically and with the approval of Board with majority opinion. Board expresses sorry for such a situation and appeals the members of AOA to help the BOM to get the budget for 2015-16 and estimated budget for 2016-17 passed. Board also appeals the members of AOA to attend the 9th AGBM to be held on 24.06.2016 at 10:00 A.M. (and if the quorum is not complete the same would be reconvened on 26.06.2016 at the same venue and time) and make it a grand success.**

**Secretary, BOM
KV-II, AOA**