KENDRIYA VIHAR APARTMENT OWNERS' ASSOCIATION PHASE II
Bhubaneswar-751028.

MINUTES OF THE MANAGING COMMITTEE MEETING HELD ON 30th October, 2026.

The managing committee meeting of AOA of Phase-II was held on 30th October 2026 at 6.45 PM in the AOA office of Phase-II. The following members were attended the meeting and took part in the discussion.

SL.NO	Name: S/Shri	Designation.
1.	Maj Gen (Dr) Atanu Kumar Pattanaik (R)	President
2	J. Patra	Vice President
3.	B Mahapatra	Secretary
4.	J.J.Patro	Treasurer
5.	B B Kar	Member
6.	Shib Chandra Sahoo	member
7	S C Das	Member
8	Nilamani Maharana	Member
9.	Y Jogeswar Rao	Member
10.	Mrs. Keshar Kunja Mohanty	Member
11	H.K.Sahoo	Member

The meeting was presided by Maj Gen (Dr) Atanu Kumar Pattanaik (R), President, KVAOA, Phase-II. He extended a warm welcome to all the members The following agenda points were discussed.

Action taken report of Previous meeting held on 17th Sept. 2026.

(a). Fixing of valves in domestic and drinking pipes of Bl-14 and Jalis in the roof top outlet.

All the required valves in Bl-14 have been replaced. Iron Jalis are not available in the market. These will be fitted soon for arresting solid material at the roof top rain water outlets, thereby avoiding choking of drain pipes. Shri S C Sahoo was requested to check the availability of Jalis from market area of Cuttack road.

(b). Action against defaulters:

Some habitual defaulters started paying maintenance in instalments after getting notice for disconnection of water. Sending reminders and notices will continue till all 240 beneficiaries pay the maintenance dues in a regular manner. It was decided to stop water supply to the high value defaulting flats by disconnecting their water supply pipeline from the source.

(c) Progress of painting work:

External coating of all blocks and boundary wall has been completed since more than a month and internal coating work was already started as per fresh negotiation stipulated in the last executive committee meeting. Members raised the issue of more coat on B-8 and B-10 blocks for which estimated cost from the applicator shall be procured and matter deliberated by the committee.

(d). Progress of various works to be taken up on CGEWHO sanctioned fund:

Work of duct line cover (louver) has been completed. Regarding Children park and beautification, some works like filling of sand etc are pending, which will be completed soon. Regarding fixing of granite in the entrance lobbies could not be taken up due to rainy season and objection by few members. Out of the sanctioned amount of Rs.29,81,987/- sought on 6th March 2026, advance of Rs.25,00,000/- was received from CGEWHO on 13th April 26 and rest amount was supposed to be received after submission of GST bills for whole amount. As considerable time has been elapsed, and CGEWHO expects utilization certificate, total expenses with all GST bills amounting to Rs.25,27.108 /- had been submitted to CGEWHO on 23rd September-2026 in both hard copy and soft copy. CGEWHO has replied that it will reimburse in full after completing the granite work. It was decided to complete the pending granite work and also explore if the AGM-approved project to fix stainless steel railings on the staircases can also be executed from the sanctioned amount.

(e) Installation of one submersible pump, Mosquito net in the safety door, Pigeon net and Solar Panels:

Fitting of mosquito nets in safety doors is already completed. Action on 4th submersible pump will be taken up at an appropriate time. As an interim measure, a new flexible pipe measuring 200 feet (previously 150 feet) has been put in one of the bore-wells for lifting more water. Regarding fixing of pigeon nets, our employees are taking considerable time. hence it will be prudent to hire outside person to do the work in a time bound manner. As far as solar panels are concerned, the costs-benefit ratios need more deliberation. As the cost is estimated to be more than 15 lakhs, this was discussed with CEO, CGEWHO for funding from project fund during the recent Delhi meeting. He has also suggested to examine economic viability before installation.

2.Discussion on meeting with Ph-I on 23rd September 2026 in CGEWHO office at Delhi:

The tripartite meeting on 23rd September was chaired by the CEO, CGEWHO. During the arguments and counter arguments, CEO clarified that Release orders on common assets allocation were signed by representative of both phases and they are part of the court documents now. These assets were constructed using contributions from beneficiaries of both phases and specific expenditure details were shown by CGEWHO officials. Finally, the CEO allowed Ph-I to do their homework for repairs and renovation and CGEWHO will consider part financing their project provided all court cases filed by Phase I are withdrawn by them and community hall and shops handed over to Phase II as per the

Release Orders.No minutes were drawn. Another meeting may be called after response from Phase I.

3.Benches in the Children Park for parents and elderly persons.

It was decided to put one/two benches in the children park by relocating from the existing ones' in Park-I.

4.Letter from Ph-I for sharing expenditure on gate light fixing and seeking donation from members for the Ganesh temple;

As far as sharing of expenditure, the amount shall be adjusted from the money due from Phase I for STP operating expenditure during 2020-21 and share of rental income from two shops and community hall. It was unanimously decided that participation with Phase I in other activities cannot be done without solution on transfer of community hall and shops.

5.Precautionary measures during celebration of Diwali:

It was unanimously decided not to burst crackers and rockets in the campus as hundreds of petrol and diesel vehicles are there. The parents will be requested to dissuade their children from busting crackers inside rather they can burst outside the main gate. Those who burst crackers inside, their activity will be video graphed and a hefty penalty will be imposed.

6. Drinking water problem in B-8 : The drinking water problem in Bl-8 was deliberated and it was decided as far as practicable not to dig more but lay a pipe line from the nearest source to B-8 drinking water receiving pipe by cutting the concrete road 3-4 inch deep.

7. Miscllaneous: All-out effort should be made by our members and their families to keep good neighbourly relations and ensure our campus must remain neat and clean for a healthy living.

The President thanked the members for their participation and cooperation through meaningful discussions. The meeting was ended after cordial exchange of views among the members.

(B Mahapatra)
Secretary.