

KENDRIYA VIHAR APARTMENT OWNERS' ASSOCIATION
PHASE II, Tomando, Bhubaneswar-751028.
MINUTES OF THE MANAGING COMMITTEE MEETING HELD ON 30th October, 2025.

The managing committee meeting of AOA of Phase-II was held on 30th October 2025 at 7.00 PM in the AOA office of Phase-II. The following members were attended the meeting.

SL.NO	Name: S/Shri	Designation.
1.	Maj Gen (Dr) Atanu Kumar Pattanaik (R)	President
2	Jagannath Patro	Vice President.
3.	B.Mahapatra.	Secretary
4.	J.J.Patra.	Treasurer
5.	B. Sahu.	Member
6.	G.N.Khandai.	Member
7	Dr. Kesar Kunja Mohanty.	Member.
8	S.Biswal.	Member
9.	Binod Bihari Kar.	Member
10.	Chiranjibi Routray.	Member
11.	S.C Das.	Member.
12.	Nilamani Maharana	Member
13.	Dr. Jagannath Mishra	Member
14.	G Y Rao.	Member.
15	S.C Sahoo	Member
16.	Ashis Kumar Panda.	Member

The meeting was presided by Maj Gen (Dr) Atanu Kumar Pattanaik (Rtd), President, KVAOA, Phase-II. He extended a warm welcome to all the members. It was a matter of satisfaction that maximum number of members attended the meeting. The following agenda points were discussed.

1. Action taken report of Previous meeting.

- (a) Fixing of domestic and drinking water pipe line in D-4 and B-14 yet to be done. It was decided to fix 4 main valves first in order to arrest water at the time of repairing. Concerned committee members are requested to expedite the work.
- (b) Repair of panel boards near generator sets and cover on it yet to be done. The committee members are requested to expedite the same as rain is over. Painting of the cabinet and its doors may be taken up as rusting started.
- (c) Out of 62 surface lights, frame for 29 lights was not available in the quoted price of Rs.590/-. Hence same will be purchased @650/- for 29 frames. Except these 29 all surface lights were fixed.

- 2. Status of Court case:** In OREAT case 97/24, Sh. B.Mahapatra, Secretary and Shri G N Khandai member attended the court on 15-10-25 and our lawyer attended virtually. Due to objection of opposite party regarding signature of the previous Secretary instead of present secretary, the mater will be taken up in the next date after two weeks.

- 3. Status of Audit Report and uploading of IT Return:** In spite of repeated requests the auditor yet to finalize the audited balance sheet and upload the IT return. As required by the auditor queries were replied and it is expected he will finalize the audit report soon.
- 4. Selection of Vendor for painting work:** It was decided to use paints of reputed brands for painting of all 15 blocks, park boundary and society boundary wall from Block B-8 to Block D-7. For this quotation was invited on 3rd October and Vendors of only two brands i.e., Dulux and Berger submitted their quotation. Quotation from Asian Paints is expected. Total expenditure will be around sixty lakhs and we will use the interest component as far as possible. In order to partially meet the expenditure on painting vis-a vis keeping a substantial amount in our corpus fund, it was decided to collect Rs 16000/13000/10000 from D, C and B blocks respectively.
- 5. Further course of action on community hall:** Some members were of the opinion that they should use the allotted ground floor without any hindrance. Some members opined for legal remedial measure to completely occupy the ground floor as Ph-I residents are illegally occupying it. After a long discussion it was decided that any member wants to use the community hall, they can use the ground floor. Decision on legal way of completely acquiring ground floor with two shops will be taken in due course.
- 6. Construction of Amphitheatre:** This point will remain open for discussion in future after a suitable area in Ph-II campus is decided.
- 7. Lightening Arrester:** CGEWHO has not provided this system in our buildings. Decision will be taken after studying height of our buildings.
- 8. Testing of firefighting equipment:** Three quotations received from different vendors, for which comparison statement will be prepared and work order will be given to one suitable vendor taking into account both price and quality of service.
- 9. Feeding of Dogs in the society campus:** Instead of feeding dogs here and there it was decided to feed them at one suitable place. The place at the back side of pump house was earmarked for feeding dogs. The dog lovers will be requested to feed them in the designated place. A sign board "Dog Feeding Point" will be pasted there for information to the residents. Sterilization of Dogs will be ensured.
- 10. Bonus to the employees:** It was decided to pay bonus @ 15% of monthly salary to all employees who have completed one year of service.


(B. Mahapatra)
Secretary.
