

KENDRIYA VIHAR APARTMENT OWNERS' ASSOCIATION
PHASE II ,Tomando, Bhubaneswar-751028.
MINUTES OF THE MANAGING COMMITTEE MEETING HELD ON 26th April, 2026.

The managing committee meeting of AOA of Phase-II was held on 26th April 2026 at 7 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 (Rtd.)	President
2	B.Mahapatra.	Secretary
3.	J.Patra	Vice President.
4.	Dr. Kesar Kunja Mohanty.	Member
5.	B. Sahu.	Member
6.	G.N.Khandai.	Member
7	Dr. Sarat C. Sahoo	Member.
8	S Biswal.	Member
9.	Y Jogeswar Rao	Member
10.	Ashis Panda	Member
11.	Chiranjibi Routray.	Member
12	Nilamani Maharana	Member
13	H.K.Sahoo	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 The following agenda points were discussed.

1. Action taken report of Previous meeting held on 19th March-2026.

(a) Fixing of valves in main distribution pipes for domestic and drinking: Due to rusting of almost all valves, it was decided to fix two main valves in domestic pipe line and two in drinking pipe line which are yet to be done. Shri B Sahoo, member present in the meeting was requested to complete the work in coordination with other members.

(b) Action against defaulters for nonpayment of maintenance dues: Preliminary list of defaulters was circulated and they are asked to pay their maintenance dues without further delay. Next individual notice will be sent with a warning message to cut the water pipe line as decided in the General Body meeting.

(c) Improper sweeping: In spite of allotting fixed number of blocks to cleaning personnel, still there is complain by block representative against a particular sweeper not cleaning properly block- 7. Also, some sweepers are not signing their duty book from the block representatives. It was decided, signing of duty books by the BRs should be followed strictly and manager will supervise the cleaning work of all sweepers daily in the first half.

(d) Shed on switch board boxes near DG set: Although sheds have been constructed but the painting of doors not yet done. The concerned member was requested to get it done as soon as possible with the help of other vendors if required.

2. Progress of Painting work: Application of primer to all blocks except D-7 partially and B-8 was completed including the society boundary wall. Also, primer work was not done in one side of park-II boundary and Orchard wall, which will be taken up by the vendor in due course. In spite of arresting seepages in almost all blocks by the application of grouting powder, white cement etc. Still few residents are putting flower pots without plates and draining the water in the balcony. Also, AC drain pipes are spoiling the walls. Before application of main paint it is necessary to block all seepages for avoiding dampness in walls. Efforts will be made to advise tenants and their owners not to drain water in any case neither in their balcony nor on walls. Regarding choice of colors, the paint vendor has given nine combinations including one replica of D-4 block, given by the Berger vendor for best look of a four story building. All the combinations were circulated in the WhatsApp group for getting choices from members. Also sample colour in front of our office was done for two combinations compatible with the color of D-4 replica. All executive members present viewed the sample and gave choice of three shades including two dark shades. President advised to circulate all combinations by e mail so that all our members can see and give their choice.

3. Various works to be taken up on CGEWHO sanctioned fund and their timely completion:

CGEWHO was requested for completion of louvre which was started in the year 2021 and other value added works like children park, Granite in front of lifts and beautification of campus with proper light etc. For that an amount of Rs.2981987/- was requested, out of which Rs.25,27,108 was sanctioned and Rs.25,00,000/- was credited to our society account. Rest 454879+27108 will be given after submission of GST bill along with utilization certificate. In order to complete the work in time following committees were formed along with the works against them.

(a) Children Park: S/Shri G N Khandai, G Y Rao, Ashis Panda.

(b) Laying of Granite: S/Shri G N Khandai, B N Sahoo and Niranjana Rout.

(c) Louver/ Duct line cover: S/Shri Amitav Mishra, Dr. Sarat Ch. Sahoo, Dr. Jagannath Mishra,

(d) Beautification with light etc: Dr. Sarat Sahoo, Sh. G Y Rao, S Biswal.

As the above activities are time bound and utilization certificate along with GST bills are to be submitted within a stipulated period, all the committee members are requested to complete all the works within a month's time.

4. Future course of action on Community hall :

After withdrawal of the case from OREAT, CGEWHO was already informed to solve the problem as per the ORERA order dated 18-5-2023 in the case No.119/2021. It was decided to write a reminder to CGEWHO as a follow up action.

5.Other Points discussed:

(a). A medical bill of Rs.4000/- was submitted by the plumber for reimbursement from society. The treatment was not taken from any recognized Govt. or Private hospital although one Govt. Hospital exist nearby at Janla. Hence the bill was rejected.

(b) Amount taken from owners for painting will be refunded @ 16000/13000/10000 for D,C and B blocks respectively.

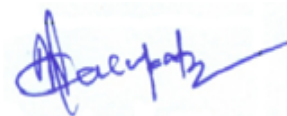
(c) My gate system will be taken up at an appropriate time.

(d) Dog and Pigeon feeding: As per supreme court guide line feeding of dogs should be in a designated place not here and there. The residents will be advised accordingly. The security will be instructed not to allow outside dogs. It was decided feeding of pigeons should be discouraged. Also, after the painting work the ducts of all blocks will be covered with plastic nets so that pigeons cannot enter.

(e) One security guard will remain from 4 PM to 6 PM near park-II when children are used to play. He will ensure that hard balls should not be used and the balls do not hit any body's car.

(f) Half of the gap in the boundary wall will be filled with cement and concrete for avoiding entry of snakes, Scorpio etc.

The President thanked the members for their participation and cooperating in a meaningful discussion. The meeting was ended after cordial exchange of views among the members.



(B.Mahapatra)

Secretary.
