

KENDRIYA VIHAR APARTMENT OWNERS' ASSOCIATION
PHASE II ,Tomando, Bhubaneswar-751028.
MINUTES OF THE MANAGING COMMITTEE MEETING HELD ON 17th July, 2026.

The managing committee meeting of AOA of Phase-II was held on 17th July 2026 at 7 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 (Rtd.)	President
2	J. Patra	Vice President
3.	B Mahapatra	Secretary
4.	J J Patra	Treasurer.
5.	B.Sahu.	Member
6.	G.N.Khandai.	Member
7	S C Das	Member
8	S Biswal.	Member
9.	Y Jogeswar Rao	Member
10.	Nilamani Maharana	Member
11.	Chiranjibi Routray.	Member
12	Shib Chandra Sahoo	member
13	H.K.Sahoo	Member
14	Ashis Ku 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 The following agenda points were discussed.

1. Action taken report of Previous meeting held on 31st May-2026.

(a). Fixing of valves in main distribution pipes for domestic and drinking:

In block B-14 majority of valves replaced.. Some minor work remained, which will be done after purchase of material for which indent is already received. Also the block representative was requested to ensure that adequate number of Jali must be fixed for easy flow of rain water from the terrace.

(b). Action against defaulters: Some habitual defaulters started paying maintenance in installments after getting notice for disconnection of water. Sending reminders and notices will continue till 240 people pay the maintenance dues in a regular manner.

(c). Shed on switch board boxes near DG set: Although sheds have been constructed but proper fixing and 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. Cementing of almost all pillars were done for both the generators.

(d) Progress of painting work: External painting of boundary wall and all blocks except 2nd coat of one block has been completed. Presently the painting personnel doing internal putty , primer and duct painting work for all blocks. It was decided to paint block-10 as per the colour combination of other blocks for the sake of uniformity. Also discussion was done for the 3rd coat in block-8 as the shades of initial paint was different. Doing full coat may cost more hence cost for the portion where the 3rd coat is necessary can be chalked out in consultation with the applicator.

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

Work of duct line cover (Louver) is going on satisfactorily. For children park only play items were procured and fixed. Sand filling and netted boundary is yet to be done. Other works like laying of granite etc yet to be done. As the above activities are time bound and utilization certificate along with GST bills are to be submitted within a stipulated period to CGEWHO , all the committee members are requested to complete the work assigned to them in a time bound manner.

(f) Installation of one submersible pump, Mosquito net in the safety door, Pigeon net and Solar Panel on the roof top of Pump House:

Quotations were received by the committee members for mosquito net and for installing 4th submersible pump in our campus. Also pigeon net will be fixed in one block on a trial basis for which on line purchase order has been given.

2. Agenda points & Preparatory arrangement for next GB meeting:

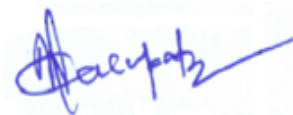
In order to submit our audited account to the State administrative Authorities, it was decided to hold the next general body meeting on 9th August , Sunday. As expenditure is increasing day by day , it is necessary to increase the monthly maintenance substantially. After taking in to account all expenses, it was decided to enhance the maintenance amount @1500,1600 and 1700 for B,C and D block respectively and put before the general body for sanction. Also steps may be taken to get our legitimate outstanding amount towards STP expenditure to the tune of around three lakhs with interest @5% from KVRWA.

- 3. Tenant fee:** It was decided to increase the non-refundable tenant entry deposit from existing 500 to 2000.
- 4. Vehicle Sticker:** There was unanimous decision for increasing the vehicle sticker charge @ 100 and 50 for four wheelers and two wheelers respectively.
- 5. Salary enhancement of staff:** As usual salary for all employees will be increased by 5 % subject to completion of 6 months regular service.
- 6. Garbage lifter monthly payment:** Presently the garbage lifter is paid Rs.12000/- monthly. Due to increase of occupancy in the society and other incidental payments he demanded

Rs.15000/-. It was decided to pay him Rs.13500/- or maximum Rs.14000/- after proper bargaining.

7. **AMC for generators:** Whether both the gensets will be put under AMC or repaired on call basis will be decided later after thorough discussion among S/Shri K C Jena, B N Sahoo, S.C Sahoo and S. Biswal.
8. **Independence day celebration:** As usual independence day celebration will be done in our campus. S/Shri Niranjana Rout and G Y Rao will look after proper celebration of the National event including light refreshment. An amount of Rs.8,000/- approximately earmarked for the celebration.
9. **Use of common area for private functions by individual residents:** An incidental charge for water etc as stipulated in earlier circular will be charged even if they are using parking space.
10. **Utilisation of Children Park:** The children park in park-II will be used only for the children less than 12 years of age and residing in Ph-II. A board will be fixed so that outsiders will not enter the park.
11. **Internet cable:** There are many cables of various internet providers intersecting each other on most of the blocks, which does not give a good look. Hence efforts may be made to request the service providers to use our duct line like BSNL and Railwire. **Shri Ashis Ku. Panda(B-11)** was requested to streamline this cabling system.
12. **Common area near staircase and lift:** It is noticed that the common area near the staircase and in front of lift was filled with old items, chappals & shoes, both usable and non-usable giving an ugly look to our building. Before enforcing they will be first requested to keep their foot wear in a good, small self or keep these inside their flat. One or two foot wear should remain outside just near to their door.
13. **Miscellaneous:** All out effort should be made by our members to keep our campus neat and clean including the staircase area.

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.