

KENDRIYA VIHAR APARTMENT OWNERS' ASSOCIATION
PHASE II, Tomando, Bhubaneswar-751028.
MINUTES OF THE MANAGING COMMITTEE MEETING HELD ON 19th March, 2026.

The managing committee meeting of AOA of Phase-II was held on 19th March 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 (R)	President
2	B.Mahapatra.	Secretary
3.	J.J.Patra	Treasurer
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.	Dr. Jagannath Mishra	Member
10.	Shib Ch. Sahu	Member
11.	Chiranjibi Routray.	Member
12	Nilamani Maharana	Member
13	Binod Bihari Kar.	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. Due to some unavoidable circumstances the meeting could not be held in the month of January and February. The following agenda points were discussed.

1. Action taken report of Previous meeting held on 13th December-2025.

- a). **Status of court case:** The case 97/2024 in the Appellate Tribunal was withdrawn by the KVRWA (Phase-I). A fresh letter was sent to CGEWHO on 24-2-26 for distribution of common amenities as per ORERA order dated 18-5-2023 in case No.119/2021.As our meeting with Ph-I failed for using ground floor of community hall, legal action was taken as per the decision in the last GBM dated 28-09-25. As some member expressed registration of ground floor in the name of KVAOA, Ph-II, the same will be explored after obtaining legal opinion and discussion with cgewho.
- b) **Shed on switch board boxes of DG Set:** Shed already constructed but filling of cement and concrete near the pole as well as painting of doors remained. Concerned member was requested to expedite the work.
- c) **Improper sweeping:** As sweeping was not done properly by the existing sweepers, one sweeper was substituted by a lady sweeper. All the sweepers were provided with note books for taking signature of block representatives or any other resident of the block

after completion of cleaning work. Manager was also entrusted to supervise their work in a random basis. Block Representatives are requested to ensure the cleanliness of their respective blocks. Possibility of out sourcing was discussed and if necessary, sweeping and gardening services can be out sourced through open tender,

d) Status of Painting work: Initial part of painting work i.e cleaning and scraping is going on. Except one block i.e D-7 cleaning and scraping was completed for all 14 blocks. The vendor was requested to start the boundary work for cleaning , scraping and application of primer soon. In the previous meeting it was decided to collect 10,000, 13000 and 16000 for blocks B, C & D respectively keeping in view the estimated expenditure Rs.60,000,00/- Now it was reduced to Rs.40,000,00/-, hence it will be proportionately reduced vis-a-vis using interest amount from corpus fund. Before painting, details of seepage etc was ascertained by our member Er. B B Kar and likely expenditure was sent to cgewho on 23rd Nov.2025. As nothing heard from them rectification of seepage and leakage going on by deploying additional man power.

2. Preparatory arrangement for the forth coming GB: Forth coming GB will be held on 29th March, Sunday at 9.30 AM. The venue will be parking area of C-8 . Besides tea and biscuit at 10.30 AM lunch will be served at about 2 PM to all the members attending the meeting. Spouses accompanied with outstation members will also have their lunch. Lunch will be both vegetarian as well as non-vegetarian. S/Shri J J Patra, Shib Ch. Sahoo and G N Khandai were requested for venue as well as tea and lunch arrangement for smooth conduct of the meeting. It was decided to allow spouses if members cannot attend the GB.

3. Budget for the FY 2026-27 : A rough estimate of income and expenditure for the coming financial year was discussed. It was decided to prepare a comprehensive budget for the coming GB, considering all the developmental work and beautification activities in the campus as well as incurring day to day expenditure.

4. Revision of monthly maintenance: The current monthly maintenance is collected from B,C and D blocks @ 1220.1280 and 1340 respectively. An increase of Rs.80,120 and 160 for B,C and D blocks was discussed which will be put before the General Body for approval with proper justification.

5. Fixing of valves in main distribution pipes for domestic and drinking: As almost all valves were rusted, it was decided to fix two valves in domestic pipe line and two valves in drinking pipe line in each block. S/Shri Shib C .Sahu and B Sahu were requested to take up the work soon.

6. Celebration of Utkal Divas: As usual Utkal Divas will be celebrated in the evening of 1st April. There will be cultural programme by both gents and ladies of our society. Dr. Kesar Kunja Mohanty was requested to coordinate for an enjoyable evening on 1st April. Society will provide

all logistic arrangement for the same. There will be contributory dinner after the end of cultural programme.

7. Contribution for helping family of late Chandan Das, our ex. Security guard: Our members and few tenants have contributed more than Rs.1,20,000/-, out of which Rs.15000/- instantly paid to late Chandan's daughter who visited our office on 2nd day of her father's death. It was decided to keep the rest amount in fixed deposit in her name.

8. Miscellaneous:

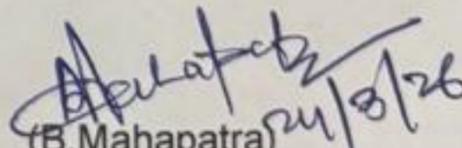
a) Action against defaulters for nonpayment of maintenance fee: It was decided to take stern action against the defaulters after discussion in the coming GBM.

b) Status of Granite fixing on wall of Park-2: As there is provision of children's park in front of Block-8 in Park-2 with fencing, fixing of granite was not done.

b) Laying of Kadapa near stair case of B-Block: In C and D block near stair case Kadapa stone was used where as in B blocks broken marbles are used by CGEWHO at the time of construction. Such type of differentiation may be ascertained from CGEWHO.

c) Ratification of Model by-law: Model by law submitted to BDA will be ratified in the coming General Body meeting.

Besides all the above points, discussion was done regarding Release Deed , execution of order Of ORERA dated 18-5-23 (for which a letter to CGEWHO was sent on 24-2-26), Annual maintenance of lift (Gold to be given) and problem of dogs in the society. It was decided to discuss the dog feeding problem in the General body on 29th March. Shri P. L Behera of block C-7 requested to waive late fee from 2020 as he was not aware of the same. It was not agreed as there is no provision in our bye laws to give relaxation in late fee by the executive committee. Few points i.e rectification details sent to cgewho in the year 2021 and maintenance of records & mails could not be discussed due to time constraint. 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) 24/8/26

General Secretary
