



KENDRIYA VIHAR APARTMENT OWNERS ASSOCIATION
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Executive Committee Meeting Minutes

The monthly Executive Committee(EC) meeting of KVAOA,P-II for the month of June 2023 was held on 02.07.2023 at 7.00 PM in AOA office. Col.(Retd.) S.K. Jena, President, KVAOA,P-II chaired the meeting with eight block representatives and the Secretary in attendance. The list of members present is furnished below:

1. Col.(Retd.) Dr. S.K. Jena-President
2. Shri N.K. Pal- Secretary
3. Shri Niranjana Rout- Member
4. Shri JJ Patra- Member
5. Shri RK Mishra-Member
6. Shri Bansidhar Mahapatra-Member
7. Shri S.C. Das-Member
8. Shri J.P. Mohanty-Member
9. Shri G.N. Khandei-Member
10. Shri Banka Nidhi Sahoo-Member

The meeting got underway with the permission of the Chair.

A. Community Hall Impasse

Initiating the discussion on the subject, the Secretary requested the members to give their valued opinions/suggestions in resolving the deadlock over the common property, consequent upon 18 May 2023 judgement of ORERA on OA No.119/2021. The members were unanimous in their opinion to wait for some more time till CGEWHO(respondent)which has been given six-month time by ORERA to act.

B. IGR and Registration of KVAOA,Phase-II

Acting on the 13 March 2023 judgement of the one-judge bench of Hon'ble High Court Orissa, Cuttack, IGR, Board of Revenue convened a meeting in his chamber on 25.05.2023 with the office bearers of KVAOA, P-I. After listening to our delegation which submitted a written memorandum highlighting the circumstances leading to the formation of KVAOA, the IGR assured to the needful. The same day IGR also met members of KVRWA,Phase-I separately. On 03.06.2023, a copy of the fresh petition filed by KVRWA, P-I with a prayer to cancel the registration of KVAOA, P-II was forwarded to its Secretary KVAOA,P-II via email for para-wise comments. The comments were sent by email followed by Speed Post on 10.06.2023, well before the 7-day deadline set by the IGR.

C. STP :

The STP operation has been discontinued with effect from 9 Feb.2023 and KVRWA,P-I is in defiant mood over payment of dues in the tune of INR 3,17,000.00 it owes to KVAOA,P-II. In the meanwhile, the Writ Petition W.P.(C)No.13777 of 2023 filed by CGEWHO (petitioner) V/s. State Pollution Control Board Odisha(Opposite party) in the Hon'ble High Court Orissa, Cuttack challenging SPCB's order to withdraw the "Consent To Operate" stands withdrawn since the Appellate Authority constituted under the Water(Prevention and Control of Pollution) Act.1981 has started functioning. EC decided to recover the dues on STP from KVRWA,P-I through a civil suit.

Duct-Cover replacement/ Gensets shed and painting of 15 elevators:

The above works are being carried out engaging a vendor and ably monitored/ supervised by an internal team comprising S/Shri JJ Patra, G. N. Khandei and Siba Charan Sahu.

Tenant related issues :

The issue has been deliberated in detail and it was decided not to allow students as tenants in the campus. The beneficiaries are being requested to discourage renting out their houses to students.

Appointment of a Manager for KVAOA, P-II:

To meet the long-time demand for a full-time manager for the Association, the EC decided to appoint Shri Manmath Kumar Nayak to the post with a monthly salary of Rs. 15000.00 (Rupees fifteen thousand only) with effect from 1st July 2023.

Campus common area lighting :

This point has been discussed and it was decided to replace the defunct high-mast street lights immediately.

Annual Increment to the employees:

A nominal increment is given every year to the employees of KVAOA,P-II after completion of one year in job on 1st July. Those who qualified for increment include:

- a. Shyam Sundar Pradhan
- b. Prakash Kumar Sahu
- c. Balaram Barik and
- d. Yudhistira Barik.

No Objection Certificate from KVAOA, Ph.II :

Of late, instances of beneficiaries going for registration and selling of their DUs to second parties without obtaining the mandatory **No Objection Certificate (NOC)** from the Society have been noticed by KVAOA. The house decided that CGEWHO should be asked to demand NOC issued by KVAOA, P-II from the beneficiaries at the time of registration and sell of property by individual beneficiaries

900- meter approach road rehabilitation:

The final phase of construction of the approach road from NH 16 to Kendriya Vihar is pending subject to clearance of encroachment at three places. BDA enforcement wing has taken necessary steps in this direction and, hopefully, remaining work will be completed soon.

Audit of Society account :

It was decided by the MC to carry out an internal audit and file IT returns for the FY 2022-2023.

Organising social functions using common areas :

The house, after lot of deliberations, decided to constitute a committee with the following members to suggest terms and conditions of allotment of common areas, in details, for implementation:

S/Shri

R.K.Mishra

B.D.Mahapatra

J.P.Mohanty

Convening of GB Meeting :

The MC decided to convene a General Body meeting before September 2023 to pass the budget for the current financial year.

The meeting concluded with a vote of thanks proposed by the Secretary, KVAOA, Ph.II

Bhubaneswar
08 July, 2023.

N.K.Pal
Secretary, KVAOA, Ph.II