

URBANA WELFARE ASSOCIATION

MINUTES OF COMMITTEE MEETING

DATE: 25TH SEP, 2021

TIME: 0740 PM

ATTENDANCE RECORD LIST OF COMMITTEEME OF MEMBERS UWA 21-22

25th Sep. 21
Date: 25th Sep 2021

Sl. No.	Name		Postion	Mobile No.	Email Address	Signature
1	Pradeep Bhatia	PB	President	9339744212	uwa.president@gmail.com	
2	Sujay Chattaraj	SC	Vice President 1	9330638448	sujoy.chattaraj@gmail.com	A
3	K.L. Lalani	KL	Vice President 2	9830039501	chairman@lalaniinfotech.com	
4	Shyam S Sonika	SS	Secretary	9831391970	rajayecal@rediffmail.com	
5	Anjan Bhabani	AB	JointSecretary1	9432183882	anjan_bhabani2002@yahoo.co.in	
6	Sourav Roy	SR	JointSecretary2	9830164315	sourav@karmicksolutions.com	
7	Debabrata Ghosh	DG	Treasurer	9831110735	debabrata_ghosh2004@yahoo.co.in	
8	Radhye S Bansal	RB	Joint Treasurer1	9830265075	rsbansal999@gmail.com	
9	Mamta Agarwal	MA	Joint Treasurer2	9830057410	mamta.agarwal64@gmail.com	
10	Tanmay Basu	TB	Member	9051011180	tanmaybasu@hotmail.com	A
11	Vikram Saha	VS	Member	9920021076	vikramsaha@gmail.com	
12	Ajay Mohta	AM	Member	9831020808	ajaymohta8@gmail.com	A
13	Ashesh paul	AP	Member	9163975111	asheshpaul@yahoo.com	A
14	Jyoti Sapru	JS	Member	9830229155	sapru.jyoti@gmail.com	
15	Dr. Kuntal Bhattacharya	KB	Member	9748688319	drkuntal@gmail.com	A
16	Yasser Ahmed	YA	Member	9830027434	ahmedyasser6338@gmail.com	
17	Dr. Vijay K Rai	VY	Member	9163947981	vijayrai80@gmail.com	A
18	Prabir Paul	PP	Member	9830052601	prabirenterprise@rediffmail.com	
19	Radhye Shyam Khetan	RK	Member	9836269069	radheketan@gmail.com	
20	Sushil Singhania	SS	Member	9831720081	eskaysinghania@redffmail.com	
21	Bimal Bhowal	BB	Member	8017181493	bbhowal@gmail.com	
22	Sutirtha Bhattacharya	SB	Advisor	8334874657	sutirtha@hotmail.com	A
23	Sanjeev Nandwani	SN	Advisor	9432587481	nandwanisanjeev@gmail.com	A
24	Piyush Pandey	PY	Advisor	9830040687	Urbana50204@gmail.com	A
25	Arindm Sil	AS	Advisor	9836788822		A
26	Susil Mishra	SM	Advisor	9831240011	SKM_Kalna@yahoo.in	A

98312 40011

P- PRESENT: 15 A – ABSENT: 11, E-EXCUSED: 0

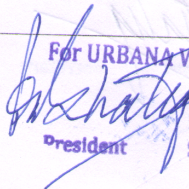
President

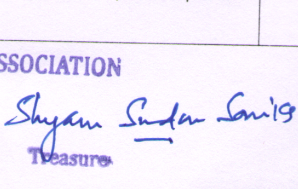
Secretary

Treasurer

MINUTES OF MEETING

No	Description
	<u>AGENDA for meeting:</u>
S. No.	Action Points
1	Meeting with BNRI promoters
2	Delegation more power to sub committees
3	Proposal for Festival Hall construction at Utsav ground
4	Covered walkway construction from tower back side to parking area
5	International standard cricket training ground
6	Implementation of Dog policy and circulation of forms
7	Doctors List- willing to be available for Urbana service
8	Vaccination drive initiation.
9	To review MEDVILA proposal
10	Maid policy implementation
11	To review Community Hall rental SOP
12	To review last UFM meeting and assess the progress
13	Review form from last committee meeting and implementation.
14	Review from Sub Committee meeting and implementation
15	To review UTSAV collection
16	Approaching newly registered flat owners for Member ship drive.
17	Any other matter as to be raised by other members with prior intimation.
	Secretary, Shyam Sonika started the meeting with his inaugural speech at 7:40PM.
1	Meeting with BNRI promoters PB pointed that, he had a telephonic conversation with Pradeep Surekaji, BNRI Promoter and assured that he will contact again in middle of last week in September. He also pointed out that there is no point in having a meeting with other promoters without Surekaji's presence as Surekaji is the main authority and his presence is essential.
	Responsibility P & S
2	Delegation of more power to sub committees As Convener and Co-convener were selected after deliberate discussion among the committee members, it is the prerogative of Conveners and Co-Conveners, how they will macro manage their sub committees. P and S will not interfere in the daily operations of sub-committees. However, if there is any difference of opinions among P and S with Conveners/Co-conveners, it will be settled with a healthy discussion and mutual respect among themselves instead of verbal spat in public forum.
	Responsibility P & S Convener Co-Convener

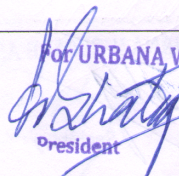
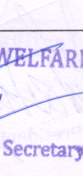
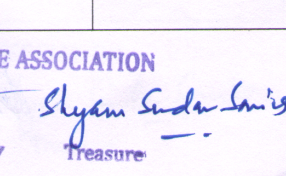




FOR URBANA WELFARE ASSOCIATION
 President Secretary Treasurer

	It is highlighted that: • No difference of committee members should come out in public. • All should respect the chair of P and S. • Any difference of opinion can be discussed separately and resolved amicably. • Any induction of member in any sub-committee by P and S, will be done in consultation with convener. • The Conveners and Co-Conveners are not given the authority to remove any subcommittee member without the approval of both the P & S. The President has a wider outlook and responsibility towards the entire Urbana Community and the Conveners and Co-Conveners should not behave in a manner that would spoil the human relations within the community and try to undermine the authority of the President in any manner.	
3	Proposal for Festival Hall construction at Utsav ground KL placed the issue to the committee for consultation among members. KL proposed for a permanent hanger at Utsav ground. Followings are the points as highlighted by the committee members: • Need to ascertain the design and infrastructural cost element. • Construction of a permanent hanger would lead to an annual cost reduction in the range of 20-25% of actual pandal cost. • It is possible T4 residents might object to the same as it would obstruct their open view. • It is to be examined whether KMC approval needs to be taken or not? • Any fire hazard or firefighting restriction will be compromised or not? • Having a permanent hanger at Utsav ground will give greater scope for revenue generation beyond Utsav as we could then hold other community activities regularly at the site • It would lead to convenience of holding other games and activities in the covered area. It is decided that BNRI will be approached with the proposal.	Responsibility P, S , VP2and Technical committee
4	Covered walkway construction from tower back side to Car Park Basement KL placed the issue to the committee for consultation among members All committee members agreed that this is a good proposal for the benefit of residents. However, earlier this proposal was rejected by BNRI on the ground that firefighting equipment movement will be restricted. Members suggested for retractable shed. It is decided that BNRI will be approached again with the proposal.	Responsibility P , S and Technical Committee

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 President
  Secretary
  Treasurer

5	International standard cricket training ground It was pointed out that BNRI had earlier agreed to sponsor 25 lakhs for developing this kind of infrastructure opposite the Tower 5 ground. But same could not be materialized due to objection raised by residents of Tower 5. It is now proposed to develop a similar kind of infrastructure in the Central Lawn but in a slightly smaller scale by laying all weather synthetic turf with high nets all around. Training program can be restricted to 3-4 months in a year. During that period football will be restricted. However, our Central Lawn is more like a leisure ground over the basement for the residents to come and enjoy the open space. It was never designed for rough use and has its limitations. It is not a regular field but more of a roof top Lawn over the basement Car Park. The Lawn is built with 8 inches of soil over the basement. Any damage to the ground can lead to permanent damage to the protective shield below the 8" of soil resulting in severe damage and weakening the Basement Roof. The damage to the basement roof would lead to water leaking from the grounds into the basement car park area. Above cricket training proposal can only be considered after relaying/repair/ restoration of Central Lawn. BNRI will be asked to initiate this process of relaying/repair/ restoration work.	Responsibility P, S and Sports committees BNRI,UFM
6	Implementation of Dog policy and circulation of forms As a next step an "Owner Declaration" has been prepared and all pet (mainly dog) owners are requested to fill these up and hand over to the Tower Captains so that they can be collected. The entire issue of pets / dogs will currently be dealt with by the "Grievances Committee". Any violation of the declared policy which you want to be highlighted / redressed may kindly be brought to the notice of the Committee – via e-Mail (uwagrievance@gmail.com). The Grievance Committee will also share a "Google Form" for easier collection of the details. Request will be sent for kind cooperation to all Pet / Dog owners in this exercise. VS agreed to take initiative, to circulate awareness and owners' declaration form in Pet Owners WhatsApp group and other WhatsApp groups. <u>OWNERS DECLARATION</u> 1. Tower No 2. Flat No 3. Total Number of Pet Dogs in the Flat 4. Owner of the Flat 5. Person Staying in the Flat (Give Name – could be Owner / Tennant) 6. For Each Dog attach	Responsibility Secretary, Grievance committee and VS

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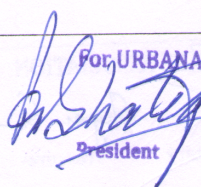
President

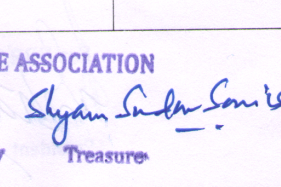
Secretary

Treasurer

	a. Name of the Dog b. Breed c. Age d. Main Person responsible for the Dog e. List of Vaccinations Completed – with Dates f. Neutered – Yes / No g. Any previous history of attacking any stranger or the like which you should mention. h. Remarks 7. Commitment I understand the responsibility I have towards my pet dog and my fellow residents. That is why, I assure to ensure the following – a. That I will have my pet appropriately vaccinated. b. That I will take out / send out the pet / dog only with such staff who are trained / competent to handle it. c. That I will ensure that the common areas are kept clean and if the situation arises, have it cleaned. I have appropriately instructed my staff handling the dog accordingly. d. That we are aware of the apprehensions of the people who are not comfortable with dogs. We shall respect the said apprehensions and undertake such steps as appropriate so that such persons are not put to discomfort when in common areas. Date - Signed Name	
7	Doctors List- willing to be available for Urbana service It is observed that only few doctors have shown willingness to be available for Urbana Service. BB has been advised to approach Dr. Anil Sighi (on the assumption that he is admin of Doctors WhatsApp group). He will discuss with the admin of Doctors' group and try to get as much as doctors available for consultation on call basis. Once the complete list is ready, he will take initiative to circulate the list.	Responsibility P ,S and Medical team
8	Vaccination drive initiation SR has agreed to provide contact details to P and S of following vaccination service providers: Fortis Amri Medica R N Tagore Pulse Diagnostic	Responsibility P,S and Medical Team

For URBANA WELFARE ASSOCIATION





President Secretary Treasurer

	As Dr. Dev pointed out that Pulse Diagnostic is ready to come to Urbana. All above service providers will be approached to ascertain cost and minimum heads required for vaccination. A google form will be circulated to ascertain the exact requirement at Urbana. Accordingly, next vaccination camp will be finalized.	
9	To review MEDVILA proposal To avail the service of discounted medicines and to avail the service of doctors as available in their panel. The proposal was rejected on the following grounds : - It is not clear that how much UWA will get financially benefited out of this service. - There are several applications available in the market to provide similar kind discounts on medicines - Our idea should be to promote our in-house doctors.	Responsibility P & S and Medical Team
10	Maid policy implementation As decided in the last meeting Maid Policy will be implemented accordingly. No further change or alteration will be considered. UFM/Security will be implementing the same. However, in exceptional case, when designated lift or service lift is down, other lift can be considered on temporary basis.	Responsibility P & S and Security team.
11	To review Community Hall rental SOP Most of the committee members are against renting of Tower community halls for exhibition whether commercial or non commercial purpose. Point no. 2 of community hall renting SOP: Booking can be made only for private/personal functions, but not for us of any public/ commercial purpose. The resolution of UWA will be intimated to UFM by an email from President. However, standees can be put on display with due permission obtained from UWA and on payment of applicable charges to UWA.	Responsibility P & S and T
12	To review last UFM meeting and assess the progress With reference to the meeting with UFM on 04th August, we need to follow up on point no. 4 regarding health and medical issues/health center with nurse and point 13 for Choupal area beautification. The Medical Room has received a fresh coat of paint and the intercom line has also been laid. The rest of the furniture required for the Medical Room is being readied by the Project Team of BNRI.	Responsibility P & S and T
13	Review form from last committee meeting and implementation NIL	Responsibility P & S and T

For URBANA WELFARE ASSOCIATION

President

Secretary

Treasurer

14	Review from Sub Committee meeting and implementation Excel file with all data related UFM expenditure is now available to CAM and Compliance committee.	Responsibility P & S and T
15	To review UTSAV collection SR has informed that subscription has been received from approx.. 500 residents. Collection from Tower 1, 2 & Tower 7 is very poor. We need to give full stress on these towers in order to achieve contribution from at least 750 residents. So far collection from sponsorship is about Rs. 10 lakhs and it is estimated that approximately 30 lakhs would be collected. Stall booking is mostly complete and target will be achieved. All committee members are requested to mobilise their resource to achieve the target.	Responsibility P & S and T and UTSAV Committee
16	Approaching newly registered flat owners for Member ship drive So far approximately 100 flats have already registered their apartment in the current Registration Drive. It has been observed that most of them are now not yet UWA member. RB will disseminate the information to Membership Drive team. A new drive need to be started to enroll more members.	Responsibility P & S and Membership drive team
17	Any other matter as to be raised by other members with prior intimation. Approximate donation received by cash and direct payment to bank, for Late Jagai Mondal, Housekeeping staff is Rs.50,000/= . Same will be handed over to his son and wife by equal amount.	Responsibility P ,S,T & social welfare team.

As there was nothing to discuss meeting was adjourned at 9:15PM

For URBANA WELFARE ASSOCIATION

Praadeep Bhatia
President Secretary Treasurer

PRADEEP BHATIA – UWA PRESIDENT

For URBANA WELFARE ASSOCIATION

Shyam S Sonika
President Secretary Treasurer

SHYAM S SONIKA - UWA SECRETARY