



AOA KV-II/Minutes/2025-26/806

Dated: 21.04.2026

Minutes of the 12th Meeting of BOM, KV-II held on 20.04.2026

Following Members were present in the Meeting held today.

1. Shri Mohan Lal Sharma	President	In Chair
2. Smt. Krishna Tyagi,		Vice President
3. Shri Ramesh Sharma		Secretary
4. Shri Dinesh kumar		Treasurer
5. Chri C.B. Patel		Assistant Secretary
6. Shri P.C. Maharana		Assistant Treasurer
7. Shri T.C. Kain		Member
8. Shri Avinash Dhyani		Member

President welcomed all members to the 12th meeting of BOM, KV-II held on 20.04.2026 and requested Secretary to initiate the discussion on agenda points circulated earlier. Meeting started with approving the minutes of 11th BOM meeting held on 11.04.2026.

Agenda Items & Resolutions:

Agenda Item No. 1: Repairing of Submersible Pumps:

The Incharge (Horticulture) informed the Board that **three submersible pumps are presently non-functional**, resulting in serious difficulty in watering the common area plantations, especially in view of the approaching summer season.

After detailed deliberations, the BOM **unanimously resolved** to undertake **repair of the submersible pumps in a phased manner**, prioritizing urgent needs.

- It was decided to **commence the repair work with the submersible pump of Pocket-2**. The remaining pumps shall be taken up sequentially thereafter.

Agenda Item No. 2: Electrical Earthing in 120 Blocks:

The Incharge (Electrical & Lifts) apprised the Board that:

- The **earthing system for lifts in various blocks is inadequate and unsafe**.
- The existing earthing system is **obsolete and cannot be revived**, as it has never been recharged/ maintained properly.
- The issue has been **repeatedly highlighted by lift OEMs during AMC inspections**.

It was further informed that:

- **G.I. pipe chemical earthing is a cost-effective and viable solution** compared to copper strip earthing.
- The estimated cost is approximately **₹10,000 per block**, with a total projected expenditure of around **₹12 lakhs**.

After thorough consideration, the BOM **unanimously approved the proposal**, recognizing it as **critical for the safety of residents, electrical installations, and lift operations**.

The Incharge (Electrical & Lifts) is hereby **authorized to proceed with the work**, strictly following due procurement and contractual procedures.

Agenda Item No. 3: Charging of Rent / Termination of Shop Allotment to Kendriya Bhandar

The Board noted that:

R Sharma

Cont. ----P/2-----





----P/2-----

- Through multiple communications, it has been clearly conveyed to Kendriya Bhandar that the 10th AGBM held on 02.07.2023 had directed the BOM to either levy appropriate rent or terminate the shop allotment.
- In response, Kendriya Bhandar, vide letter dated 28.03.2026, has offered a rent of ₹5,000/- per month, after a lapse of approximately three years, which is grossly inadequate.

After detailed deliberations, the BOM unanimously resolved that:

- The prevailing rent for even smaller shops (approximately half the size) is ₹18,500/- plus GST, and therefore any rent below this benchmark is unacceptable.
- Kendriya Bhandar shall be formally directed to:
 - Pay ₹18,500/- plus GST per month, effective from August 2023 (or any mutually agreed date), OR Vacate the premises immediately.

It was further resolved that:

- Any delay or non-compliance shall be viewed seriously, and the AOA shall initiate appropriate action as deemed fit.

Agenda Item No. 4: Revision of Rates/Charges of Service Providers

The BOM reviewed the existing rates/charges of service providers (maids, car washers, ironing personnel).

After deliberation, the Board unanimously resolved to:

- Issue a fresh notice to all residents regarding revised service charges.
- Approve the following increase in housekeeping charges (Utensil cleaning, Brooming & Moping) :
 - Type A Flats: Increase by ₹100, Type B Flats: Increase by ₹200
 - Type C Flats: Increase by ₹300 & Type C1 Flats: Increase by ₹400
- The rates for car washing and ironing services shall remain unchanged.

Agenda Item No. 5: Regulation of Car Washers and Ironing Personnel

The Board took serious note of the situation wherein:

- Certain service providers have informally divided the society into exclusive segments, leading to monopolistic practices.
- Residents are being left with limited choice and dependency, which is not acceptable.

After discussion, the BOM unanimously resolved to:

1. Mandate registration of all ironing personnel and car washers operating within the society.
2. Collect detailed records of areas/households serviced by them.
3. Implement a quarterly rotation system across pockets/segments to eliminate monopolistic control.

The objective of this decision is to restore fairness, transparency, and resident autonomy, ensuring that service providers operate in a regulated and accountable manner.

Conclusion:

The meeting concluded with a vote of thanks to the Chair.

(Ramesh Sharma)
Secretary, AOA

Ramesh Sharma
21/04/2026



Copy to: The President/ Vice-President/ Treasurer/BOM Members/Notice Boards & Website