

Minutes of the Meeting
ANNUAL GENERAL BODY MEETING(AGM)
SECTOR 31, A BLOCK HELD ON 20 Apr 25
at 1100 H at SEHKARI SAMITI COMMUNITI HALL

1. AGM of RWA Sector 31, A Block was held on 20 Apr 25 at 1100 h at Samiti Community Hall. The Meeting was attended by 63 Residents Members. The Agenda Items below having been circulated earlier, were taken up in the Meeting.

Opening Address. President thanked all Members for their valuable contribution and Support in the development Activities of the Sector. He also welcomed the Newly arrived Residents, advised them to get acquainted with the RWA laid down Norms and wished them a comfortable and enjoyable stay in the Sector. Gen Secy was then requested to conduct the AGM proceedings

Prelude

- (a) Agenda I, Passing of MoM of AGM 2024
- (b) Agenda II. Improvements and Impending Projects
- (c) Agenda III. Points Emphasized by RWA EC
- (d) Agenda IV. Samiti Funds for developmental Activities
- (e) Agenda V. Financial State of RWA & Accounts duly Audited by CA
- (f) Agenda VI. Points from Members

Concluding Remarks of the President

Vote of Thanks by VP, RWA

- (g) Agenda VI. Briefing by EO on RWA Election

Agenda I, Passing of MoM of AGM 24.

2. There being no points received, the MoM, AGM 2024 were passed.

Agenda II. Improvements & Status of Key Projects

3. Progress in execution of maintenance Works in last two years has been rather slow, reportedly due to paucity of maintenance Funds with Noida Authority. There was no answer from Noida Authority as to why such a State has been allowed to persist for last few Years. Some notable Improvements achieved are however, enumerated below: -

- (a) **Security Cover.** Beat Patrol of the Residential Complex Intensified by Police Dept with due documentation and recording the Events in the Police Diary by the Beat In charge.

- (b) **Fiber Connectivity** BSNL Connection on Copper conductor has been replaced by Fiber. WiFi and VOIP Services provided at RWA Help Desk
- (c) **Control Room.** Study by RWA is underway to suitably modify a Commercially available Router to meet the requirement of VOIP Intercom Services to Residents at Nominal Charges,
- (d) **Real Time Reporting** Integration of RWA Guard Post with Police Control Room / IT Cells for reporting traffic violation for e challans and register Complaints in near Real Time in the event of Disturbance of Social Peace and prevention of any untoward incident inside the Residential Complex.
- (e) **Surveillance** Vulnerable Spots/Areas have been suitably plugged by CCTV Coverage and Patrolling by Guards. CCTV Coverage in the Area being further expanded
- (f) **Water Supply.** One of the longest Water Supply interconnecting Line from the Ring has been fitted with additional Jet Valve for Flushing to ensure Clean Water supply. A mix of Reenie Well Water and Ganga Jal has improved the taste. The fault Prone Sections of the Ganga Jal Supply Line at bends for a total of 600 M length have been replaced.
- (g) **e Loader.** For Cleanliness of Roads and Common Area. A e Loader, courtesy HCL (CSR), for picking the Road waste, has been received and is functional. This is being used by Safari kermis of Noida Authority.
- (h) **Power Supply.** Main Tfmrs 10 MVa & 8 MVa at Bijli Ghar thoroughly tested for Load Capacity. Separate Feeder Line to Sector 31/C, Nithari for 31/A,,31/B & Sector 36

Work in Progress

- (j) Culverts for clearing and desilting the parts of Drains
- (k) Rebuilding boundary wall of A Block Market with grills atop and Iron Gates
- (l) Grate Wash of the Boundary Wall A-20 –A 51 Ground - Main Gate of A Block and Repair of Wide-Open Drain along Nithari Marg

Major Key projects Considerable Progress in processing Projects by relentless persuasion in the following projects: -

- (m) Extended Internal Road A -51--A1-A 2 across Wide Open Drain to Nithari Marg & Repairs of the latter
- (n) Building a Community Hall in the contentious A-51 Ground earmarked for Bijli Ghar Sector 31, as revealed now by Noida Authority
- (o) Foot Path in Shaheed Smarak Marg
- (p) Eviction of the **Encroachments** and demolition of illegal Building on Noida Land of A Block Residential Complex
- (q) Removal of **extended Constructions** to decongest constricted Internal Roads
- (r) Repair and Replacement of Critical fault prone Segments of Sewerage Lines

Agenda III. Points Emphasized by RWA EC

4.. Extended Illegal Constructions. In order to decongest the constricted Internal Roads due to extended Construction & Ramps up to the edge of Internal Roads, covering the Common Area affecting Safety of pedestrians and smooth flow of traffic on internal Roads. A general consensus was required to remove these. It was decided that a 'Residents Committee' be constituted to visit house to house to discuss the problem and convince the Owners to reduce such Extensions and Ramps to bare Minimum. A Report be submitted to RWA who shall approach Noida Authority for the needful as found necessary. Shri Pankaj Garg and Shri Sharad Yadav volunteered to form a committee.

5. Non-Payments of RWA Subsc by Tenants in particular. There has been a substantial loss in the Estimated Revenue due to Non-Payments by Tenants in particular. Decisions in previous AGMs that Owners should brief the Tenants about the RWA Norms, Notifications and Security Protocols and mandatory Payment of Subsc per Fy else the Owners may make the Payments themselves on behalf of Tenants. The Subscription which may be included in the Rent Agreement however the same did not work out. Next, Checking for Clearance of Dues towards RWA on vacating and taking the House Hold goods out of the Complex. Defiance, ignorance of RWA Protocols, refusal to clear the Dues towards Subsc resulted into several unwanted & unpleasant incidents with Security Guards. It was thus, decided to introduce 'Forms of Undertaking' for Owners, Tenants and Plot Allottees Constructing a House to give the Details of Contractors, Supervisors sub-Contractors and Labors upgraded from time to time. The Form will include the RWA Norms, Notifications and Security Protocols. The Signed Form will be linked up at the time of Issuance of, NoC, NdC, Clearance on vacating or any such document. Beside Revenue generation, Security, it will enable RWA to maintain and update the Records

6 Under Utilization of RWA Website & WhatsApp. President RWA expressed dismay over underutilization of the Website and the developed Application for Awareness and ease. Residents were motivated to utilize the facility of RWA Web Site, for make use of Archives, important SoPs, information, Notifications recd from Civic Admin and RWA's Own which are posted in the WhatsApp Paid Gp

7. Loose talks and Rumor Mongering. Although, it may be dismissed but, is harmful if encouraged in a Community Living and are detrimental in building a a healthy Society. In this Digital era, where the authentic information is easily available but, instead using it, indulging in speculation, creation of a Fake Narratives are unhealthy for a Society

Agenda IV. Assistance from Kendriya Sehkari Samiti

8. We have 27 Residents who are Share Holders of the Samiti too. There had been no assistance received by A Block not even the common or of Mutual benefits to each A, B, C, D, Sector 36 and 31, from Kendriya Sehkari Samiti having enormous Funds for infra development of "Aawaas Niwaas" of the Share Holders. While discussing the matter informally with the Samiti Office bearers, we were told to put up our specific requirement for consideration in their Board Meeting.

9. Residents, the Share Holders were requested to prepare a comprehensive Case, to cover developmental, Face Lift, Beautification of A Block Gates, Entrance Innovative projects for improvements of the Parks.

Agenda V. Financial Health.

10. Balance Sheets, Income/Expenditure Statement and RWA Accounts Fy 2024-25, with comparative State of Fy 2023-24. duly audited by the CA were presented in the AGM.

11.. On a Point raised by Dr Satish Singh and Shri Aditya Sharma on fall of Income in the Year, it was informed that the Collection towards RWA Subsc particularly from Tenants\ had been the prime reason for the significant dip. It was however, also informed that the essential, inescapable RWA Expenditure and Routine Maintenance of the Sector/Block Were not cut down.

12. The Assets built over the years will be assessed for depreciated Value & updating the Inventory and the Value. Overall, the Financial Health was reasonably Healthy

13. The Audited RWA Accounts Fy 2024-25 were passed duly proposed by Shri SC Bhasin and seconded by Dr Satish Singh

AGENDA VI. Points from Residents--The Points received from Residents from time to Time in the Official including those received now for the AGM were discussed earlier in the Official WhatsApp Gp too. Point-wise Amplification, on the views of the Members were discussed for Awareness and to arrive at a doable Solution, where applicable.

Road Safety and Traffic Violation inside the Residential Complex

14 **Speed Breakers.** Requirement of Speed Breakers on the Internal Roads was projected by a Member to Check over speeding inside the Residential Complex. Following are the salient Points of the discussions on this Issue: -

(a) It was informed that 18 Speed Breakers, already built on the Internal Roads, have not deterred the habitual Offenders of Rash driving, over speeding and other Traffic violations. However, One or Two Additional Speed Breakers at vulnerable Spots as suggested, may be built during the Execution of the Work of 'Twin Speed Breakers' on Main Road Sector 36/31 for safety of pedestrians and School Children.

(b) It was also informed that Proposal of integrating the RWA Guard Post/Control Room with Police Control Rooms/IT Cells, Zone- wise, to enable near Real Time reporting of any Traffic Violation or mischief of disturbing Peace, causing Social disorder in the Residential Complex, was under consideration by Police Department.

15 **Noiseless Two Whlrs** as Courier/Delivery with huge size Bags on both Sides and maneuvering dangerously on the internal Roads, is a threat to the safety of pedestrians, Senior Citizens and Children who frequent the Common Area along the Roads. This Point was raised by the RWA in last Police-RWA Coord Meeting. There are no Rules yet on size of the Bags of the Two Whir /Courier. This Point again came up during the interactive Meeting with the RWA and discussion held for the proposed Integration, with the Police Officials, in Apr 25. It was expected that the revised Motor Vehicle Act will address this Issue too.

16. Cleanliness and levelling of A 51 Vacant Ground for utilization as a Playfield.

(a) The Issue of Prohibiting Hard Ball Games like Football & Cricket in Parks under NGT Guidelines and thus, a need of providing an Alternate field for playing such sports was raised. It was clarified that none of the Sectors / Residential Complex have any Playfield / Playground allocated for the purpose. Part of A 51 Ground, earmarked for building a 33 Kva Sub Station Bijli Vibhag (UPPCL/PVVCL) and not to any Dept of Noida Authority. Since lying Vacant and available within the Complex, RWA has taken upon the task of its maintenance, Cleanliness & also developing it as a Playfield. The resources, however being meagre, contribution from all Residents and their involvement was essential to improve the surface. Children should start playing in this ground, give feedback specific to their requirement of playing Cricket & Football so that the Surface is further improved.

(b) During the discussions, Shri VK Kapoor, A- 178 agreed to form a 'Residents Committee' of volunteers to examine and recommend to the RWA, highlighting the Thrust Areas in improving the Ground for reasonably good Playing Conditions. Do-able Tasks & the Funds resources from within the volunteer residents for the continued and sustainable Maintenance of the Playfield. Sponsors for this Project may also be explored in coordination with RWA.

17 Making Internal Roads as One-Way Traffic. A Point was raised to make the Internal

Roads as One-Way Traffic. it was informed that the same has earlier been discussed but, not found Implementable. The Society with its varied Composition was not yet ready to adopt such a disciplined methodology. It was however also informed that an Extension of Internal Road A-1—A 2---A 51 over the Wide-Open Drain to join Nithari Marg projected earlier is being progressed.

18. Decongestion. Constricted Internal Roads due to ever increasing illegally extended Construction, ramps up to the edge Internal Roads covering the Common Area was a major concern for Safety of pedestrians and achieve smooth flow of traffic on internal Roads. Decongestion was utmost essential. General consensus was required, for Noida Authority to remove these illegal extended constructions. It was decided that a 'Residents Committee' be constituted to visit house to house to discuss the problem and convince the Owners to reduce such extensions to bare minimum at their Own. A Report be submitted to RWA to approach Noida Authority for the needful as found necessary. Shri Pankaj Garg and Shri Sharad Yadav volunteered to form the Resident Committee.

19. Parking of Cars. Many members raised this point. It was accepted that rise in population, Number of Cars in each household and Constricted Roads have given rise to the problems, however certain ground Rules need to be followed

(a) Residents were requested to refrain from Parking of Cars so as to block gates, Exit/Entrance and cause inconvenience to others.

(b) **Gate 3**, earmarked as Emergency Entry/Exit of Vehicles will not be blocked.

(c) Common Area cannot be claimed by anyone to be his/her own. As a courtesy, however, Cars being parked at a specific place in the past, will have precedence over the New Entrants.

(d) It is the responsibility of the Resident to guide their Visitors in Parking of Cars. Space available in A 51 ground and earmarked for Car Parking should be used when so required.

(e) Attn of All is also drawn to RWA SoP on Car Parking ,Building Norms(Old) Revised, Building Norms of mandatory Stilt & provisioning of additional Floors and the related Issues of Ramps and Car Parking.

(f)" Resident Committee" under Shri Pankaj Garg may also include Car Parking in the Scope of Decongestion.in their Report.

20. **Automated Barriers**

(a)Installation of Automated Barrier, Introducing RFID, Apps like 'My Gate ' was suggested by a Member to exercise control and permit the Authorized Vehs Entry/Exit in the Block.

(b) It was informed that the feasibility of all such Applications for incorporation in the Security System, was examined in Depth. Interaction with the Technical Team of 'My gate,' ' YouTM ' & certain others in the business now. RWA apprehension on viability, Implementation on the narrow Roads, Synchronization, switching time with variety of Vehicles/ Owners in the Complex, claimants of the Noida Authority acquired land/disputed, adds to the complexity of successful implementation. RWA was however Open to consider all means to control, regulate the vehicular Traffic in the Complex. Study Gp led by Kumud Bhardwaj OIC IT Cell, VK Bhatt & Arvind Sahanwal will revisit the Issue and suggest Innovative Solutions for an effective Auto Barrier on our Roads.

21. **Stray Dogs.** Responding to a Point from a Resident to relocate all Stray Dogs, Residents were advised to abide by the existing Laws, Noida Dog Policy, ALB Notifications. Relocation of Stray Dogs is not permissible.

22. **Open Gym, Borewell, Hort Civil Works in Parks.** Progress on these Points were already been clarified.

23. A Point was raised to organize AGM, GBM in Parks rather than a Community Hall to ensure larger Attendance. This was not agreed to since lacking Merit. Formal meetings, structured and so conducted for discussions amongst the Resident Members utilizing Video Clips, Presentation and even making it 'Live' to a few Resident members. Arrangements Befitting such Meetings are not possible in a Open ground/Park. Samiti Hall is walkable Distance and Vehs are provided to Members who need it.

24 A point raised by Dr Satish Singh to adopt certain important, significant Landmarks, Parks etc by a Resident for its continuous maintenance, upkeep and beautification was well received. It was decided that the adopted Park or any such landmark of significance may also be given a Suitable and appropriate Name.

Concluding Remarks. President RWA thanked the RWA Office bearers, the Residents once again for their cooperation during the tenure 2022-25.

Vote of Thanks. There being no other Points the AGM was closed at 1255 h with a Vote of thanks by the VP RWA.

That was followed by **Briefing by EO for RWA Election**

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Brig VK Bhatt

(President RWA Sector 31/A)

15 May 25