

# AOA Journey So Far

*Dear Friends,*

*Hardtime and challenges sometimes intend to push us towards negativity.*

*But the real brave are those who believe in themselves and stand against all odds. We should stand united against all odds and wrong will and get ourselves motivated. We acknowledge and appreciate your support, trust and suggestions in pushing us to achieve following things which are done in Cape Town post AOA formation -*

- 1. New e carts are procured.*
- 2. Four new batteries for e carts are procured.*
- 3. Three pest control/ fogging machines are procured*
- 4. Forty reception and guest room wash rooms are equipped with consumables like liquid soap/ toilet paper/ dust bin/ mug etc.*
- 5. Forty exhaust fans are procured and fitted in every reception and guest room wash rooms.*
- 6. Fifteen more CCTV cameras are installed in children play areas/ amphitheatre/ common areas and gate 2.*
- 7. Gate1 normal CCTV cameras are replaced by improved IP cameras.*
- 8. Volley ball court is prepared in gate 1 park*
- 9. All 3 clubs are equipped with carrom and chess.*
- 10. Total 85 (50 + 35) new chairs in 2 lots are procured for clubs.*
- 11. AOA office is obtained from developer.**
- 12. Twelve executive chairs and tables arranged for AOA office.*
- 13. Pets and stray guidelines confirming AWBI norms prepared.**
- 14. Pet and stray guidelines signages are placed across society.**
- 15. Club 2 badminton court was covered with tarpaulin.*
- 16. A new mother dairy booth is opened under Club 3.**
- 17. All commercial activities are banned in common green areas to make them clutter free.**

18. **Essential services of milk booth, crèche and clinics are restored which were mischievously closed by builder.**
19. **A new drainage pipe line is laid in phase 2 which has improved drainage in basement and helped avoid waterlogging.**
20. **A pipeline and pump is installed to push the sewage to STP to avoid perennial problem of over flow of sewage in basement beneath tower CV2.**
21. **Water proof tiling of terrace** is done in many towers and continued.
22. Towers plaster repairing is being done with 2 hanging trolleys.
23. **Entry points of dogs in basement and near gate 2 are blocked by brick wall work.**
24. Children play areas are being carpeted with rubber mats.
25. New weighing machines are placed in gyms.
26. Many Sports/ gym equipment are replaced and repaired.
27. Pools were made operational well on time within April.
28. Chlorine level of pool's water is measured and displayed very first time.
29. **Capetown is very first society chosen and surveyed by PVVNL for direct connection.**
30. Multipoint electricity connection consent forms printed and collection drive is on.
31. **Orders from Noida authority are issued to keep open parking reserved for guests.**
32. **Society AOA registration is done within 134 days of AOA election.**
33. Twenty five ceiling fans are procured and fitted in towers guest rooms.
34. More dustbins are placed in basement, parks and open areas.
35. PAN card and Bank account of AOA is obtained.
36. Red stone tiles are procured to replace broken tiles on IGL tranches. Regular replacement is being done.
37. Two more land line phones are started in facility office and Gate 1 security cabin to facilitate residents.

38. Few additional lights are installed in children play area/ amphitheaters and in other common areas to increase illumination.
39. Lake garden tin boundary is repaired and gate is locked in nights to check entry of strays and miscreants.
40. New plants are refilled in horticulture areas.
- 41. An owner's flat got vacated from a nuisance tenant.**
- 42. AOA recieved rights for issuing NOC for sale/ purchase of flats in Capetown.**
- 43. NOC from AOA made mandatory for booking of gate 1 park by horticulture department of Noida Authority.**
44. Got a recommendation letter from our MP Dr. Mahesh Sharma for 100 acre park and road outside Gate 2. Construction of road outside gate 2 is resumed. This road will give us direct connectivity to sector 51 Manav Rachna school crossing via Sarfabad village.
- 45. Meeting with central power minister for resolution of Capetown electricity issue.**
46. Many residents flat / parking problems were also resolved.
- 47. Case of objection on AOA registration is fought and won.**
48. Many NOC for flat resale are issued to residents.
- 49. Seven meetings/ GBM were called with residents.**
50. Two public meetings were organised for MLA/ MP and Noida Authority officer's visit.
51. Holi function was organised with the help of residents.
52. Eight meetings were done with builder.
- 53. More than 25 visits were done to Noida Authority to push for our issues resolution, seeking NOC rights and handover of facility.**
54. Club 1 library made operational.
55. Club hall opened for senior citizens yoga and ladies work out.
56. Ten intercom phones are installed in basement, mother dairy booths and club 3 doctor's clinic.
57. New mats, ropes, belts, mirrors placed in gyms
- 57. AOA membership drive started and continue.**
58. Broken swings repaired/ replaced in kids play area.

59. Pillars in basement drive ways are painted with reflecting colors and still continued.
- 60. NOFAA membership taken for Capetown.**
61. New road signages are placed at many new places in Capetown.
62. Around 15 new benches are placed in amphitheater, lake garden and greens near CC1&2 towers.
63. Cone dividers lanes are created near CS3 and CM3 tiraha for pedestrian safety.
- 64. Two mega medical camp with help of resident doctors organised.**
- 65. Painting of reception area and guest rooms is done in many towers.**
- 66. Dues of Noida Authority on Capetown land are clearly defined on builder by getting the RC issued.**
- 67. Meeting with non registered flat owners and noida authority held for pushing for registry by Authority.**
68. Order from Noida authority to builder are issued for handover of Capetown maintenance to AOA. Handover process is underway.
- 69. Challan for INR 7.35 crore raised by Noida Authority for issuing 3884 more connections for Ganga water.**
70. Builder has submitted the plan for increasing 3884 water connections starting with 1000 connection application.
71. An abandoned small truck is removed from basement near CV5.
72. Guest car entry is allowed in Capetown.
- 73. Further FAR to builder will be issued by Noida Authority only after seeking NOC from AOA and all owners of Capetown. This has compelled builder to stop construction of more floors in North eye and ORB towers. Thus further cluttering of Capetown is stopped.**
74. Tiles are put on base platform of DG chimney near CM4 tower.
75. Fifty six more basement parkings are being ready under tower CS10.
76. Incomplete footpath of around 20 meters is being completed near basket ball and tennis court.

77. All 3 clubs and both gate security cabins are equipped with wheel chair, stretcher and first aid kits.
78. A workshop for children development is organised with the help of gavel club.
79. Biometrics enrollment for basement doors and clubs is on for residents.
80. Open drain behind gate 1 bus shelter is covered for safety.
81. Broken glass facade on stair cases are replaced in 12 towers.
- 82. Around 15 stray dogs are vaccinated and sterilized by Noida Authority.**
83. A new pressure jet pump is procured for washing and cleaning of basement.
84. Separator /partition are placed between urinals in all club's washrooms.
85. Torn sofa of tower reception areas are repaired.
86. Twenty eight new wall fans are procured and replaced in tower reception area.
87. New signages are placed in kids play area.
88. Six tower visits were made by AOA taking along facility and many issues areas addressed.
89. NOFAA 2nd annual meeting and a regular meeting attended and addressed.
90. Inauguration of garbage dump spot beautification attended with MLA and CEO.
91. Noida Dialogue attended and addressed.
92. Attended and addressed an all AOA/ RWA pre parliamentary elections meeting in Kailash Sabhagar.
93. Participated in many functions organised by resident groups including Women's day, Durga Puja, Garba, Janmashtami, Sunderkand, Srimad Bhagwat Katha, Mata ki chowki, Guru Dakshina, Hindu Samrajya Divas, Dussehra Puja, Sharad Purnima, International Yoga Day etc.
94. Three visits of Noida authority officials to Capetown were organised to report and record project shortcomings of Capetown.
95. Two meditation meetings organised at Noida authority chaired by ACEO.

96. *Parking allocation issues of many residents resolved.*
97. *A blood donation camp was organised.*
98. *Lohri and Republic day celebration programs organised successfully.*
99. *Basement ramp plaster repairing and painting is in progress.*
100. *Plaster repairing and painting of basement emergency escape stairs case route is done.*
101. *Spare clothes collection and distribution with resident volunteers is done.*
102. *Participated in plantation drive in lake garden and cricket ground park.*
103. *AOA office is equipped with computer, printer and internet connection.*
104. *An special meeting with NOFAA is conducted to seek their help in raising our issues.*
105. *Three meetings with facility management agencies done in view of society take over.*
106. *Visit to Nearby societies are made in view of society hand over.*
107. *Deep cleaning of basement is being done.*
108. *Leakage/ seepage issues fixing and placing of pipes in open core cut in basement is done and continued.*
109. *Repairing and replacing of basement dain covers is going on.*
110. *Leakage/ seepage and many other issues of individual flats are resolved.*
- 111. *Commercial activity closure drive in residential flats is started.***
112. *Cyber security awareness seminar was conducted.*
113. *Two aadhar camps were organised.*
114. *Kite festival organised in lake garden.*
115. *Development of AOA website is under progress.*

*Please stay together and engaged in making Cape Town a place of fulfilling the wishes of diverse but inclusive community.*

*We have long way to go.....*

चरैवैति- चरैवैति

*Regards & Sincere Thanks.*

*Capetown Association of Apartments Owners. (CAAO)*