

# ANNUAL REPORT

## 2024 - 25



# U L A O A

**Upohar Luxury Apartment Owners' Association**

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## President's Note

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Dear Owners,

As our 3-year term draws to a close, it's time to reflect the works that are still to be done. The intricate sewerage system needs to be replaced in phases. The precarious state of GI & Cast iron pipes in ducts leaves us in tenterhooks. STP, a common facility, needs overhauling; keeping one of the staircases pressurized is another requirement of Fire Safety Department of the Government, which has to be followed.

Believe you me, we have tried our best to redeem our pride of place in this city. We would love to see Upohar with a cleaner ambience, where no refuse is strewn outside bins and follow the norm of segregation that has been set by the KMC.

We are proud to have amongst us, owner-residents who have gone out of the way to revamp, restore, and rejuvenate Upohar. I thank them as the President, ULAOA and also as a resident of this Complex who has witnessed the graph.

I take this opportunity to thank everybody for being part of the journey.

Best and sincerest wishes to all.

Yours sincerely,



Subir Kumar Basak,  
**President**

# TREASURY REPORT

## 1. INTRODUCTION

I am pleased to present the Treasurer's Report for the financial year 2024–25, outlining the financial performance and key developments of the Upohar Luxury Apartments Owners' Association. This report reflects our continued commitment to financial transparency and responsible management.

## 2. FINANCIAL OVERVIEW

The financial year 2024–25 was marked by substantial operational and infrastructural expenditures. Despite a strong income flow, the Association incurred a marginal deficit.

### Income & Expenditure Summary

Particulars	FY 2024–25 (₹)	FY 2023–24 (₹)
Total Income	9,11,63,229	7,15,66,428
Total Expenditure	9,12,17,916	5,98,45,238
Net Surplus / Deficit	(₹ 54,687) (Deficit)	₹ 1,17,21,191 (Surplus)

## 3. INCOME BREAKDOWN

The total income for FY 2024–25 stood at ₹9,11,63,229. Key sources included:

### 1. Member Contributions

- a. Common Area Maintenance: ₹4,71,76,705
- b. Development Expense: ₹3,04,36,584

### 2. Other Income Streams

- a. Interest from Fixed Deposits: ₹30,55,197
- b. Sale of Gas: ₹39,95,100
- c. Tower Rent: ₹16,39,311
- d. Car Parking Rent: ₹1,08,500
- e. Facility Rentals, Advertisements, and Events: ₹7,03,272
- f. Miscellaneous Income: ₹6,49,286

## 4. EXPENSE BREAKDOWN

Total expenditure amounted to ₹9,12,17,916. Major expense categories included:

1. Civil and Project Works: ₹2,90,71,620
2. Regular Maintenance Related Expense
  - a. Electrical Works: ₹1,17,51,403
  - b. Security & Surveillance: ₹1,02,05,753
  - c. Water/STP Operations & Maintenance: ₹86,07,094
  - d. Housekeeping: ₹78,46,372

## 5. KEY OBSERVATIONS

- **Income Growth:** Increased by approximately ₹1.95 crore (27%) over the previous year, largely due to collections under the Development Expense head.
- **Expenditure Surge:** Rose by over ₹3.14 crore (52%) year-on-year, driven primarily by project-related and manpower-related costs.
- **Deficit:** A minor deficit of ₹54,687 was recorded, despite increased income—highlighting the growing operational burden, especially from manpower expenses.

## 6. CONCLUSION & RECOMMENDATIONS

### 1. Development Expense Collection Ends October 2025

Major repair and overhaul projects initiated under the Development Expense are nearing completion. The remaining tasks are expected to conclude by October 2025. **As committed, no further collection under this head will be made beyond that date.**

2. **Budget Gap & Proposed CAM Increase:** With rising manpower costs, a projected budget shortfall of approximately ₹40 lakh is expected in FY 2025–26. To bridge this gap, the Board proposes a Common Area Maintenance (CAM) increase of ₹1 per sq. ft., effective January 2026. This will be the first CAM increase since inception of the Association.

3. **Future Infrastructure Planning:** During the ongoing overhaul, it was discovered that several towers require a complete sewage line replacement. The Board of Managers proposes to undertake this work using internal accruals, without additional burden on residents.

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The Board remains committed to prudent financial planning, transparency, and the continued improvement of Upohar's infrastructure and services. I extend my gratitude to the finance review committee and all association members for their continued support and cooperation.

## Fire & Emergency Services

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### A. COMPLETION OF INSTALLATION OF ADDITIONAL SMOKE DETECTORS COMPLETE WITH NEW FIRE DETECTION AND ALARM PANELS FOR TOWERS 6~10 (5 TOWERS)

This project was in progress during the last AGM as per our approved CAPEX plan. Each of these above towers have been now fitted with additional Multi Detectors in the electrical shafts in both the staircases and in the CESC Meter rooms to comply with regulations. These additional detectors in each tower are now connected to a separate alarm panel. Multi detectors and Manual Call Points have also been installed in our Basement Pump Room and Water Treatment Room and connected to the T-9 Alarm panel. – Rs 12,30,417, paid from DE

### B. COMPLETE REPLACEMENT OF EXISTING SIEMENS DETECTORS AND ALARM PANELS OF T 1 & 11 WITH TNA DETECTORS AND ALARM PANELS

The T-1 & 11 Siemens FDA Systems developed wiring faults rendering the detectors in few floors of each tower not operational. The fault could not be repaired due to lack of service from Siemens. The complete FDAS of both towers were replaced, as part of our CAPEX plan, with TNA FDAS. Additional multi detectors in the electrical shafts in both the staircases and in the CESC Meter rooms were installed like all other towers. – Rs 2,26,768, paid from Development Expenditure (DE)

### C. MILD STEEL PIPES AND FITTINGS

New pipes and fittings were used to replace the wasted pipes (mainly in the basement) of the Fire Ring Main as per our approved CAPEX plan. All the new pipes fitted are of adequate thickness to withstand the static water pressure in our pipelines.

1. 150 mm MS (Heavy) Pipe: 36 Mtrs – Rs 51,258
2. 100 mm MS (Heavy) Pipe: 18 Mtrs – Rs 16,913
3. Valves and fittings: Valves, Flanges, gaskets, fitting & delivery charges — Rs 54,664

This expense has been incurred from Revenue Budget

### D. SERVICING OF DIESEL ENGINE DRIVEN FIRE PUMP

The wasted baseplate of Diesel Engine and attached Fire Pump was removed and replaced with new fabricated baseplate as per our approved CAPEX plan. The attached pump was serviced. (Note: The Diesel Engine servicing, including replacement of damaged turbocharger was carried out last FY) – Rs 1,02,820.

This expense has been incurred from Revenue Budget.

## E. REPLACEMENT OF DAMAGED JOCKEY PUMP

The in-use jockey pump's bearing was found damaged during previous breakdown repair in 2022 and was temporarily repaired. To avoid any emergency arising due to breakdown of this vital pump, we decided to replace it with new pump of similar specification as per our approved CAPEX plan (Wilo Mather & Platt Centrifugal Pump Model: MISO 32-250) – **Rs 66,576**

This expense has been made out of DE.

## F. SERVICING OF FIRE PUMPS AND MOTORS

All the Fire Pump motors and the two standby pumps were serviced as per our approved CAPEX plan. This involved opening up of the pumps and motors, cleaning them, replacing damaged parts and all the bearings: **Rs 1,94,100**

This expense has been made from Revenue Expenditure.

## G. PRESSURE TESTING AND REFILLING OF FIRE EXTINGUISHERS

50 Nos 5 Kg ABC Stored Pressure type Fire extinguishers were sent for routine 3 yearly pressure testing and refilling: Rs 28,750, made from Development Expenditure.

## H. PUBLIC ADDRESS SPEAKERS

Replaced damaged 6 units of PA System speakers with Ahuja Speakers (Model: BS-6082T) - Rs 9,600 from Revenue Expenditure.

## I. REPLACEMENT OF DAMAGED DOOR CLOSERS

Procured 125 Nos Fire Door Hydraulic Door closers to replace 95 no.s identified damaged door closers and keeping the balance as spare – **Rs 87,500**, expenditure made from Development Expenditure.

## J. FIRE AND ELECTRICAL SAFETY AUDIT AND ESTABLISHING A SOP FOR RESIDENTS IN CASE OF FIRE IN A TOWER

M/S Responders was engaged to carry out routine audit for our Fire and Electrical Safety system in place. The report will be made available to us soon.

In addition, they were engaged to establish a Standard Operating Procedure for any Fire related incident in our premises.

The idea was to make us better prepared for a coordinated firefighting with the available means in terms of manpower and equipment. The SOP is being prepared and will be available soon to be distributed amongst residents. We plan to conduct an open workshop with the Auditors to give the residents a chance to interact to clear any doubts that they may have. –

The Fire Safety Auditors have charged **Rs 1,80,000**, which has been borne out of Revenue Budget.

## Development Projects

As we all know, over the last 14 years of use, the quality of our beloved housing was decaying. Coupled with some improper materials & workmanships, the situation demanded immediate overhaul & revamp in order to bring back the old glories of Upohar. We started working on it from early 2023 to formulate the scheme of the required development projects. In SGM dated 9th April 23 & AGM dated 4th June 23, The proposed development projects were discussed at length and the proposal was given the go-ahead nod.



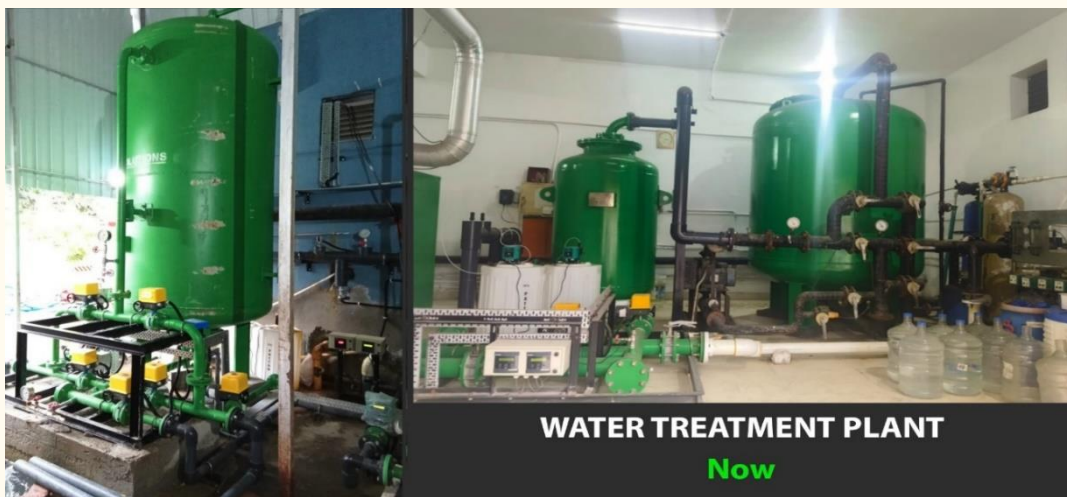
Renovated

### WATER TREATMENT PLANT (WTP)

The old WTP built by Bengal Ambuja had very many shortcomings such as: absence of Iron removal system, absence of stand by Softener which led to restricted operation in case of shutdown. The Softener including its frontal piping had been corroded beyond repair leading to leakages at multiple locations. There was no Salt Saturator, no Brine Measuring tank and Ejector. Salt required for regeneration of resin in softener had no separate store. It used to be kept inside the WTP building which was damaging the floor, wall & the surroundings.



**WATER TREATMENT PLANT**  
**Then**



**WATER TREATMENT PLANT**  
**Now**

## SALIENT FEATURES OF THE NEW WATER TREATMENT PLANT

- ▶ 1 Oxidation Chamber, 1 Multi Grade Filter, 2 Softeners complete with frontal piping, Brine Measuring tank and Salt Saturator with ejector along with Blending Provision.
- ▶ Salt Storage shed outside the Treatment Plant building.
- ▶ Shed over the new softeners & brine tank to protect the expensive electrical valves & Flow meters installed in the softening plant
- ▶ Automation of entire WTP resulting in ease of operation. [As per our information, ours is the only housing society in Kolkata having automated water treatment plant.](#)
- ▶ Work also included facelift of the entire WTP & Basement Pumphouse complex including painting, flooring, glass paneling, better illumination etc.

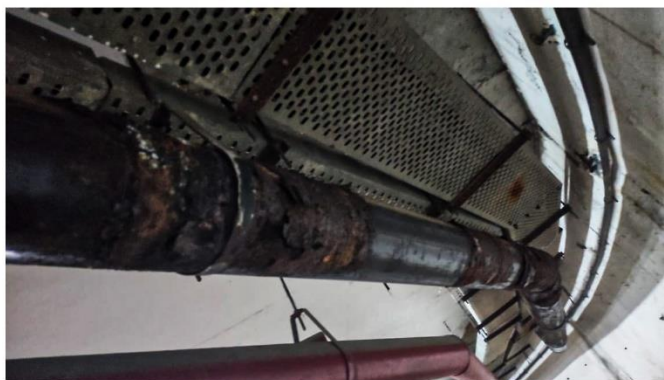
## TREATED WATER RING MAIN

The old Ring main made of Steel underwent corrosion in too many places causing leakage of water throughout the year & sometimes it used to burst causing deluge due to big breakage in pipe. It used to force our maintenance to shut down the water supply & carry out emergency repair.

We Installed a new 150mm diameter HDPE pipeline of PN 16 (16 kg/cm<sup>2</sup>) pressure rating along with intermediate Valve chambers & 50mm dia lateral pipes 2 each in each tower feeding to the overhead



**THEN**



**NOW**

tanks. HDPE being inert to corrosion will relieve us from the leakage issue in the years to come. Total about 860M HDPE pipe was laid of which, 360M was laid by trenchless technology that is, without excavating soil & about 500M was laid by open cut method. We did not extract the existing steel pipeline because extraction was a near



impossible task. Moreover, the existing steel pipe can also be put into operation after repair & part replacements as & when we want to rest the new line.

## STRUCTURAL REPAIR & PAINTING

### Structural Repair

Many crucial structural members were showing signs of damage which was causing major reasons of concerns among the residents. We entrusted Jadavpur University Structural Department to test, review & provide us the report of health of structural members. The report suggested providing proper repairing and retrofitting immediately to enhance the service life of the structure. Report of Jadavpur University was shared with all. A Q&A session was also arranged with Professor & all residents in December'23. And as per the advice, we took up the work of structural repair & retrofitting before starting painting in those affected areas. The work is completed.

### Painting

Due to the absence of a fresh coat of paint since taking hand over of the property from Bengal Ambuja, the lustre of the Condoville was diminishing hugely and was reducing the valuation of the property. Painting work started in February 2024 and is now nearing completion. The work included painting of Activity Rooms with proper roof waterproofing in order to save the internal ceilings and also the interior & exterior walls.

We can all see the lustre of our beloved abode has come back.

## BASEMENT

Our basement turned into ocean during monsoon. It used to leak from all directions viz, from walls, ceilings, from bottom slab as well as from the joint of wall & bottom slab. On top of that, on the 2 sides of central drain, at many places, the bottom slab bulged up due to upward pressure also called buoyancy of underground water.





### Basement Car Park — THEN

#### What we did

- ▶ Around 3650 no.s nozzles were drilled & injection grouting was carried out for arresting water leakage from ceiling & walls.
- ▶ Areas where concrete bulge was occurring, concrete was dismantled by cutting machine followed by reinforcement & vertical anchors driven into the ground. PVC pipes have been installed at strategic locations for draining out water into the central drain. Finally concrete restoration was carried out.
- ▶ For arresting water leakage from wall & base slab joint, proper drainage system is made along with small water holding capsules at the source.
- ▶ Illumination in basement has been enhanced by adding light fittings.



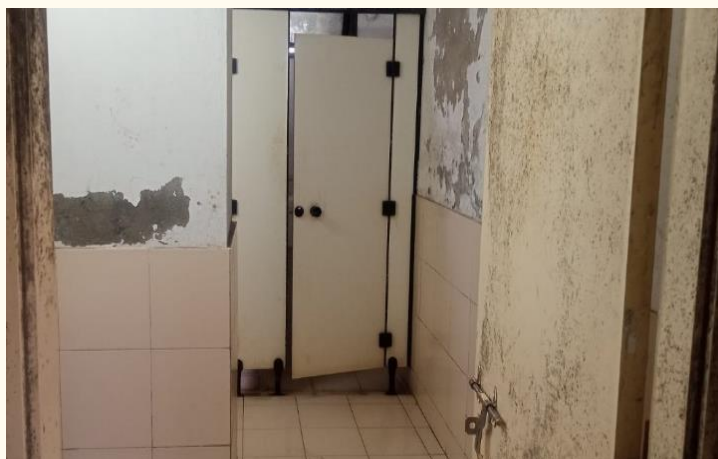
### Basement Car Park — NOW

## GROUND TOILETS

Over the last 14 years since handing over of the towers by BAHDL, regular maintenance & repair of common toilets in ground floor has been grossly neglected.

Plaster & paint needed complete rework. In many of these, Basins, Closets, Cisterns, Bib cocks & Angular cocks, Light fixtures etc were replaced along with floor and wall tiles which were not available so far. Internal partition doors & some of the front doors also replaced. The work

**THEN**



**NOW**

Besides these projects, some more works of important nature are also carried out like, installation of speed barriers for keeping speed of vehicles under control ensuring Traffic safety, Installation of grass paver blocks in the left-out areas, Gratings for left out drain covers of basement, Repair of lift lobby water leakage & false ceiling replacement of damaged portions, numbering of parking slots, work of which is in progress etc.

## Gas

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### WORK DONE IN THE PAST 12 MONTHS:

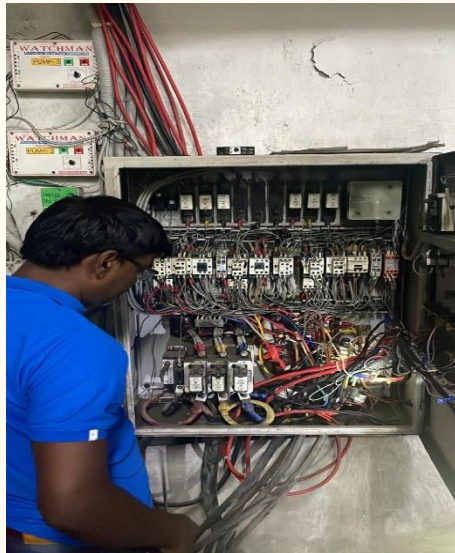
- ▶ Routine inspection of six gas banks located in Upohar Complex and the gas risers leading from the gas banks to each individual apartment in eleven towers revealed that the gas valves and the connected accessories have undergone considerable wear & tear over the years. Phase wise replacement of the damaged parts in all gas banks has been initiated from May 2025.
- ▶ 'Annual Health Check-up' of gas pipelines passing through individual apartments is being undertaken periodically in all apartments by technicians from Pieline Enterprises, who have been given AMC (Annual Maintenance Contract) for maintenance of gas pipelines in Upohar Luxury Complex. The owners of locked apartments have been requested to inform the maintenance office about a convenient date for inspection of gas pipelines of their apartments.
- ▶ Training programme for supporting staff for fighting gas fires along with other kind of fires was organised in April 2025.
- ▶ A 24x7 gas technician is available on call for Upohar Luxury Complex to attend to any emergency due to leakage of reticulated gas supply. The technician has also been given a portable natural gas leak detector device for the purpose.
- ▶ Supply of gas cylinders on a regular basis is being done by Calcutta Gas Supply, authorised suppliers of HPCL.
- ▶ ULAOA has licence for storing Gas Cylinders (LPG) amounting to 980 kg under section 12 of the West Bengal Fire Services Act, 1950 in the premises of Upohar Luxury Complex which is valid for three years up to 24.09.26.

### WAY AHEAD:

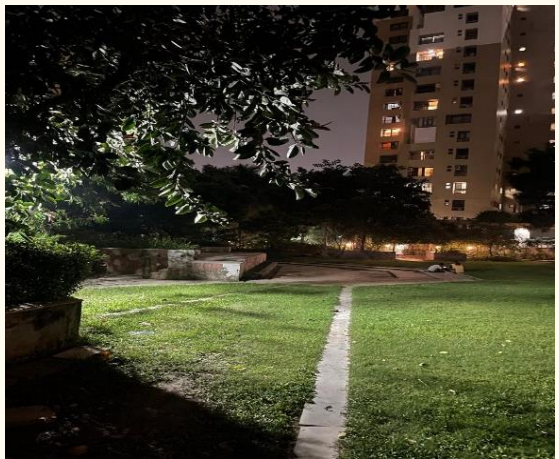
Supply of DPNG (Domestic Piped Natural Gas) is still awaited as supply from Panagarh to Kolkata by BGCL is yet to commence. Once the supply starts, Upohar will be benefitted as registration has already been completed.

## Electrical & Elevator

- ▶ FM and team given additional SOP.
  - Identification and rectification of any open cables/wires for safety of people. Done once every month.
  - AC filters of Lobby and Activity rooms cleaned once in every month.



- ▶ Defective circuit breakers in damaged panels identified and replaced.
- ▶ Lift and DG AMC's reviewed with vendors. Flaws (if any) have been rectified.
- ▶ New lighting design for light posts. Implementation done in phases.
- ▶ Lighting of Central Greens, children play area and other green areas reviewed and changed.
- ▶ All Auto Source Changeovers checked and report submitted to all residents.
- ▶ One of the pumps replacement orders placed.
- ▶ Many AC's which were beyond repair replaced with new ones.



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## Security & Surveillance

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### Index

- ▶ New camera installed
- ▶ Provided Baton Traffic Light
- ▶ Provided Big Umbrella (cost borne from Welfare Domain)
- ▶ smooth traffic flow
- ▶ Speed breaker installed
- ▶ NoBrokerHood apps
- ▶ Walkie talkie Provided
- ▶ parking mirror
- ▶ Provided cycle & Stand Fan
- ▶ Security First responders Training (cost borne from Welfare Domain)

## Camera

New high resolution Camera has been installed at main gate

Total 8 pcs

New camera has been installed at Ground floor lobby & Fire refuge area & first floor out side area & Maintenance office & Provided 56' Smart TV

Total 5 pcs @ 11 Tower = 55 + 1 = 56 pcs



## Provided Baton Traffic Light



## Provided Big Umbrella



To facilitate smooth traffic flow, gates on both sides have been opened and road barricades have been installed



## Speed breaker installed



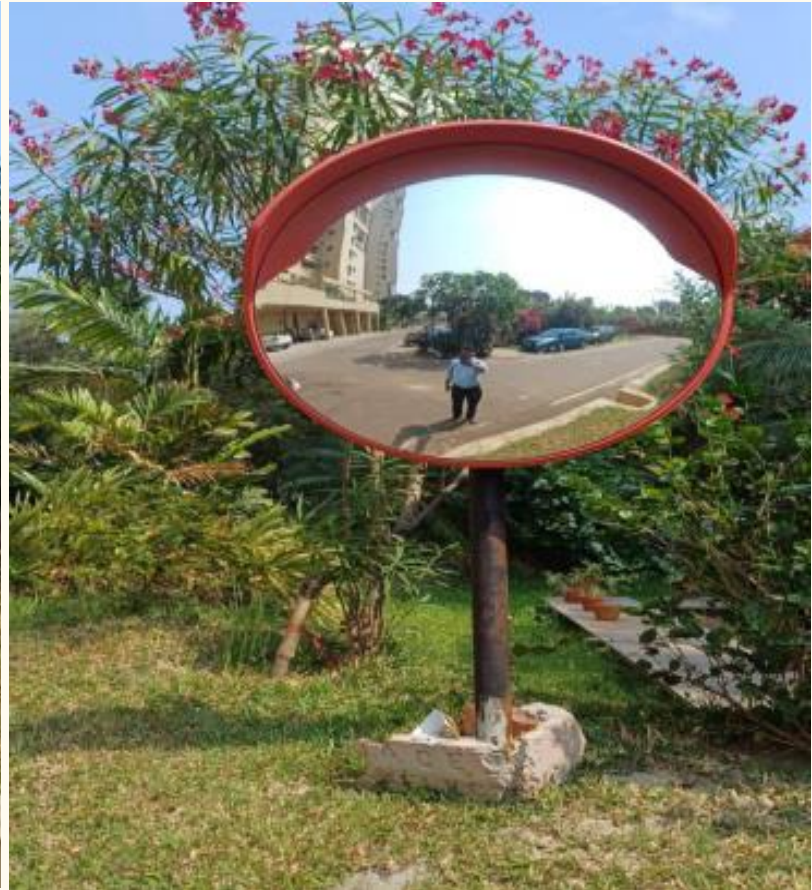
**NoBrokerHood** apps have been arranged to provide quick service to visitor.



Walkie talkie have been provided to improve security communication



## New parking mirror have been installed



## Provided the patrolling cycle & Stand Fan



## Gardening & Aesthetics

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### ACTION PLAN

Upohar Luxury Complex is endowed with more than fifteen acres of greenery making it a home to a variety of flora along with some varieties of fauna as well. ULAOA has engaged ZOOKS ([www.zookscare.com](http://www.zookscare.com)) during the period 2024-2025 and right from the beginning, ULAOA had engaged 11 gardeners ( 1 supervisor, 2 Nursery expert gardeners, 1 Senior expert gardener and 7 gardener cum helpers) with an assignment for :

- A. Strengthening greeneries including nursery grown plants
- B. Recovering erosion of soil
- C. Planting lawn grasses, hedges in open areas, pruning and improving tower lobbies
- D. Setting up Nursery inside Upohar Complex
- E. Implementing IPM strategies for management of insect pest and diseases (fungi, bacteria and viruses)
- F. Mass multiplication of *Trichoderma* ( Potent biocontrol agent) based bioformulation and its proper application as biopesticide for management of root as well as foliar fungal diseases
- G. Landscaping at the location
- H. Cleaning of the open areas and gardens
- I. Recycling the foliage for Vermi-composting and its proper application for enrichment of microbiota in soil in order to improve the soil and plant health
- J. Setting up Mushroom cultivation unit as part of “Waste to Wealth” programme and cultivation of Oyster mushroom using lignocellulosic dry leaf materials collected following defoliation along with rice straw
- K. Doing any other non-specialized menial-type jobs to assist (by helper cum gardeners), when and if required by ULAOA.

In the wake of engaging new service provider, it was imperative to hold discussion with their Proprietors, time to time to discuss the scope of improvement in service delivery as per agreement and also documenting the action plan as per season and existing landscape at Upohar and seven such meetings were held by the Gardening committee during the period. As all our efforts were being made to rejuvenate the greenery and foliage, the Gardening Committee also emphasised to visit Upohar premises every fortnight to monitor the progress in the vicinity as decided.

## ACTION TAKEN

- ♣ Proper maintenance of plants growing throughout the premises as well as planted materials [ Bougainvillea (assorted colours), Nilmonilata, Allamonda, Ixora (dwarf pink variety), flame vine (Venusta) creepers ] throughout boundary walls of T3, T4, T5 by amending value added Vermicompost (our own production) with soil followed by manuring and watering regularly has resulted in a colourful view which is being enjoyed by the Upoharian.
- ♣ More than 10 new plantations of Nilmoni lata, 20 flame vine (venusta)-creepers; 05 passion flower -creepers have been planted near T6, T7, T8, T9, T10, T11 and T1 boundary walls which are growing profusely.
- ♣ More than 200 Cuttings of multicoloured Bougainvillea have been grown meticulously in our nursery bed, nurtured them from seedling stage (polypack) to pot grown stage. After excavating soil from activity room top of five towers (T3, T4, T5, T6, T7) 28 such plants have been placed in each of five towers. Residents can enjoy the beauty of such colourful display. More Bougainvillea plants are growing in our nursery which will be subsequently transferred in earthenware pots and displayed on top of activity room of remaining towers (T2,T8,T9,T10) after removing soil. Regular watering is being done including mulching above activity rooms of all towers as well as above each of gas tank. Sprinklers are being used mostly for watering lawn grass.
- ♣ Attempts have been made very meticulously for planting lawn grass on top of Rose Garden. Area is being maintained with proper lawn mowing, watering with sprinklers, time to time Urea as well as cow dung solution treatment.
- ♣ Our set up nursery from STP zone (main gate area) was dismantled as intimated by FM and once again newly built up near T5-T4 jogging area for nurturing saplings and seedlings. Besides, seasonal plants like Cochia seedlings, Bougainvillea cuttings, Vinca and Cosmos etc are being grown on top of pump house for availing proper sunshine throughout the day.
- ♣ This year, winter seasonal flowers such as Marigold, Dahlia, Chrysanthemum, Rose, Petunia, Dianthus, Aster, *Calendula*, Verbena, Gazania etc. as well as Beli, Jui, Gandharaj and Mussaenda and Allamonda which have been transplanted covering each tower including summer flowers such as Cochia, Vinca, Cosmos etc. added a splash of colour to the green landscape of Upohar. In addition, in order to further develop the aesthetic of the waterbody by planting water lilies and lotus as well as Hollyhock, Salvia, Cosmos have been successfully grown near pond area within the bricks.
- ♣ In addition to T5 (backside) and T7-T8 zone, this year another attempt has been made to develop a new seasonal plantation site near T2 jogging area (pond side). Salvia, *Petunia*, *Calendula*, *Celosia* (Cock's comb), *Antirrhinum* (Snapdragons), Inca and Sunflower have exhibited colourful effect which have been enjoyed by the pedestrians.
- ♣ Last year we have introduced a new plant species (*Cassia nodosa*) in Upohar complex (Near T7 and T5 zone) which are growing profusely and we expect flowering (pink colour) by next

summer season. This year we have added another plant species ( *Lagerstroemia speciosa*, commonly known as Jarul) more than 10 plants in different sectors, colour of flower is purple. By raising seedlings in our nursery, we have planted more than 15 plants of *Cassia fistula* ( flower colour yellow) in a row near T4 jogging area.

- ♣ Two vermicomposting units have been set up once again from old area and are being maintained for regular recycling of foliage in one unit and another unit is marked for composting spent mushroom substrate (SMS) which will be used as Casing soil for cultivation of milky mushroom during summer season and button mushroom cultivation during winter season. Besides three pits ( near T8 boundary wall and opposite to T4, playground area) are regularly utilized for recycling dry leaf matters using cowdung for composting. Using these vermicompost in regular basis is mandatory for its utilization as biofertilizer for proper maintenance of plants as well as for the improvement of plant health status. In addition to this, we have produced more than 100 kg value added vermicompost, which are now available as 1 kg/pkt and can be utilized by the residents at minimum cost.
- ♣ Lignocellulose content of dry leaf matter from Upohar complex has been assessed and compared with rice straw for using them as substrate for cultivation of Oyster mushroom (*Pleurotus ostreatus*), an edible mushroom. Defoliation of leaf is a natural phenomenon. Collection of leaves by gardeners and their proper utilization along with rice straw as substrate have been explored in cultivation practices of oyster mushroom during the month from November, 2024 to March 2025.
- ♣ Successful cultivation of Oyster mushroom has been demonstrated in Upohar Complex for the first time during this tenure. More than 60 kg fresh edible oyster mushroom has been produced and our residents have collected regularly from the Mushroom house immediate after harvesting with a nominal price (200/- per Kg).
- ♣ Growth and mass multiplication of one potent biocontrol agent (BCA) *Trichoderma harzianum* is being done in Farm Yard Manure (FYM) before field application. Excellent growth of different ornamental plants and its use as biopesticide has been evident. We have drastically reduced the application of pesticides while applying biocontrol agent in soil.

## TROUBLE SHOOTING

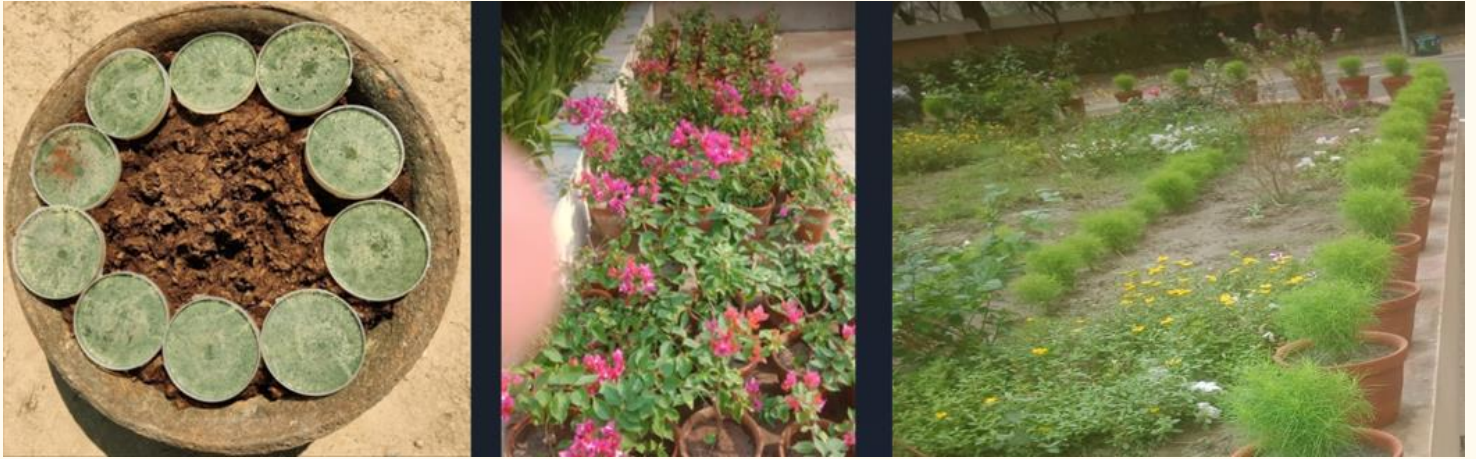
1. The pond in between Towers 2 and 11 has been beautified by planting flowering shrubs along the edges. *Victoria amazonica*, second largest in the water lily family, provided by Botanical Survey of India (BSI), Shibpur, Kolkata as well as Lotus were grown in this pond. Existing pond having Crab, fish and Lily plant roots are their food items. Due to this problem, though we had covered the specific plant areas with net but that was not successful to protect plant roots.
2. We had constructed nursery set up (30X8X8) with agro net cover on bamboo based frame in STP zone. We had to vacate the area as instructed and once again restructuring was made to raise nursery sapling within the complex (near T5 jogging area) for quick transfer and refilling hedges in various locations.

3. Earlier “Waste to Wealth” unit was set up on top of old waterfall area near sports field. During every storm/cyclone the top roof used to collapse. This structure has been dismantled and newly set up in STP zone with provision of two vermi-beds. These have also been dismantled and once again shifted near the pump house.
4. Due to sudden rise in temperature which continued for a week above 40°C, plants have been exposed with such abiotic stress. Seasonal flowering plants have suffered and died without proper blooming.

## EMERGENCY ACTION

5. When cyclone Remal struck Kolkata on 26/27 May 2024, our gardeners stayed back overnight to deal with any exigency. Upohar had a huge loss as many trees were uprooted and many branches had been broken. It took two to three days for the gardeners to clear the gated area. However, we have properly utilized all tree branches meticulously for boiling rice straw during mushroom spawning. For smooth handling of tree trunk we have purchased one electric chain saw machine out of the fund raised by selling mushroom. This has added an asset for ULAOA.





Oyster Cultivation in Upohar  
Condomville, New Garia 2025

## Welfare Committee

This year we took the endeavour to execute some plans for the general welfare of our Upohar complex.

1. We heartily recognised and felicitated the achievements of the class 10 and 12 board students of Upohar residents as well as the staff kids at Tower-1 PRC Hall on 18th August 2024. There was a very spontaneous participation from all the winners and also the parents. It was really an overwhelming success.



2. We also procured two more benches to cater to the demand of the senior citizens as well as the other residents. Now the total of 6 benches have made a 'cozy nook' for the Upohar residents.



3. A group of 20 security staffs have been trained in the second phase of 'First Responders' training programme conducted by Peerless Hospital. They have been trained to support the emergency situation including the first aid support. Right now, there are total 31 first responder-staffs in Upohar, who are really doing very well in several cases of emergency situations.



4. Fencing of the kids play area was highly sought after because of the safety issues of the tiny tots in Upohar. We have added and extended the existing barricades and escalated the height of all the barricades as well. The small kids will now be able to play safely.



5. We have procured umbrella stands for the outdoor security staffs in order to provide them some comfort under the scorching heat. The Security Guards desks now have tap-fitted earthen pitchers for drinking water. The fixed glass window in the area has been replaced with sliding window for better air circulation. We envisaged to provide wall-mounted fans in the area, which we eventually could in May, 2025.

Mosquito bats were also provided to the outdoor security staffs and all Tower security staffs.

Our future plan is to install playground equipment and more seating areas for the residents along with other ongoing activities as and when needed.



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