

KRISHNA TOWER OWNERS WELFARE SOCIETY

Frequently Asked Questions

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1. The Society and its formation

What is the Krishna Tower Owners Welfare Society?

It is the association of all flat owners of Krishna Tower. It will be registered under the Societies Registration Act, 1860 and recognised as the Association of Apartment Owners under the UP Apartment Act, 2010. It takes over the running of the building from the builder.

Why do we need a registered society?

A registered society can open a bank account, take over maintenance and common-area assets from the builder, sign contracts, pursue pending builder obligations and represent all owners before authorities with one voice.

Where are we in the formation process?

The draft Bye-laws are being reviewed by the General Body. After adoption, the first committee files the Memorandum, Bye-laws, member list, affidavit and General Body resolution with the Registrar. Track progress on the Formation Status page.

Is the Society already registered?

Not yet. Until registration is complete, the Society does not claim registered status or display a registration number.

2. Membership

Who can become a member?

Every registered owner of a flat. Membership is mandatory for every unit owner.

My flat is jointly owned. Who becomes the member?

Either joint owner may be registered as the member, with a No-Objection Certificate from the other owner(s).

Can a tenant become a member?

No. Tenants must follow the House Rules, but membership and voting belong to the owner.

What happens on the death of a member?

The legal heir(s) approved by the Society become entitled to membership. If there is more than one heir, they nominate one person by mutual consent to hold voting rights.

How do I correct my name or joint-owner details?

Use the Owner KYC form. The Committee verifies every change before it is entered in the Register of Members.

Why does the Society ask whether my flat is mortgaged?

If you have a home loan, your bank holds a mortgage on the flat. The Society records only the lender's name — never the amount — in a Unit Mortgage Register. This lets the Society issue the no-dues or no-objection letters your bank may ask for, and ensures the bank's interest is known before membership is transferred on a sale. You can declare it in the KYC form.

3. Money and maintenance

Who is maintaining the building right now?

The builder is providing interim maintenance. The Society has requested this until 31 December 2026, or earlier once all pending works and NOCs are received.

How will the maintenance charge be decided?

The General Body decides it after recurring and vendor-wise expenditure is shared with members. The rate is not fixed until that decision is recorded.

What are the membership fee and transfer fee?

Both amounts will be decided by the General Body. Member proposals, including a transfer fee linked to flat size, are recorded for that decision.

Which funds will the Society keep?

Five, each in its own ledger, so money collected for one purpose is never quietly used for another:

- **Maintenance (operating) fund** — the monthly maintenance from every flat. Pays for security, housekeeping, common-area electricity, lift and generator servicing, water, the insurance premium and small repairs.
- **Sinking fund** — a fixed share of every month's maintenance, set aside for big, predictable replacements: lifts, pumps, waterproofing, repainting, generator overhaul. Kept in a fixed deposit and released only by a General Body decision.
- **Corpus fund** — the one-time deposit the builder collected from buyers at possession. It is to be handed over to the Society and reconciled flat by flat through the Corpus Fund Self-Declaration form.
- **Transfer-fee fund** — the transfer fee paid when a flat is sold, kept separately for future major repairs, as the draft Bye-laws provide.
- **Contingency reserve** — a small buffer for emergencies such as a sudden pump failure, so that no special collection is needed at short notice.

Voluntary collections for festivals or events are kept separate from all of these.

What is a sinking fund, exactly?

Savings for repairs everyone knows will come. One member proposal is 10% of monthly maintenance. As an illustration only: if maintenance were ₹2,500 a month, 10% is ₹250 per flat per month — about ₹2.4 lakh a year across 81 flats. Over ten years that grows to more than ₹24 lakh plus interest, enough to replace a lift without a sudden demand on members. The percentage and withdrawal rules are for the General Body to decide.

How will the accounts be kept honest?

Audit-ready books from the date of handover, accounts open to every member at any time, an annual audit by an independent Chartered Accountant, and accounts placed before the General Body.

Can I pay society dues online?

UPI payment with an instant receipt is being added to this website. Until then, follow the payment instructions in the latest notice.

What if I fall behind on dues?

A member whose contribution is more than 60 days in arrears on the relevant date is not eligible to vote or contest elections, under the draft Bye-laws.

Can I see the accounts online?

Yes. The proposed revision to the Bye-laws lets every member inspect the accounts in the office and, once it is live, through the members-only section of this website — useful for owners living outside Lucknow.

When is maintenance due?

Maintenance is proposed to be billed quarterly, in advance, within 15 days of the start of each quarter (1 January, 1 April, 1 July, 1 October) - continuing the same cycle the builder already follows. The General Body fixes the final date and rate. See the House Rules for details.

Why quarterly and not monthly?

Quarterly, in-advance billing is what the builder has used throughout, residents are already used to it, and it gives the Society a running buffer of a full quarter's expenses at all times. Monthly billing would mean twelve collection cycles a year instead of four, more reminders and follow-ups for late payers, and once people are used to monthly, it becomes harder to go back to quarterly later. The General Body can still decide otherwise.

What happens if the builder stops collecting maintenance before the Society is registered?

The builder has indicated it may stop collecting maintenance from October 2026. If that happens before the Society is registered, the first Management Committee will open a dedicated interim bank account (proposed Bye-laws Clause 57), operated jointly by at least two office-bearers, to collect members' quarterly contributions as trustees for the flat owners. Every receipt is recorded, and the entire balance and record move into the Society's own account the moment registration is complete, reported at the first AGM as part of the audited accounts.

What is a reference maintenance rate?

For reference only - these are the actual quarterly amounts the builder is currently invoicing (K Building Systems LLP, 2026), shown here as one all-inclusive figure. The Society's understanding is that GST generally does not apply to maintenance a registered society collects from its own members (this exemption has conditions attached under GST law), so the Society does not plan to add GST as a separate line - the quarterly amount below is intended to be the full amount payable. This will be confirmed with the Society's auditor once one is appointed. This is not a Society-approved rate; the General Body will decide the Society's own rate after reviewing actual expenditure.

Super Area (sq m)	Quarterly amount	Approx. monthly equivalent
110	₹6,611	₹2,204
125	₹7,513	₹2,504
145	₹8,714	₹2,905
160	₹9,614	₹3,205

4. Meetings, voting and decisions

What is the General Body?

All members of the Society together. It is the highest decision-making body.

What is the difference between the AGM and an EGM?

The AGM is held every year. An EGM is called on a specific subject with at least 7 days' notice.

What counts as a majority?

Unless the Bye-laws say otherwise, 51 percent of the votes.

How can the Bye-laws be changed?

Only with the approval of members representing at least two-thirds of all units, plus prior approval from the Competent Authority, and then notification to the Registrar.

I live outside Lucknow. Can I take part?

Yes. Meetings are hybrid wherever possible, and every notice, draft and comment form is available on this website.

Is it one member, one vote or one unit, one vote?

One unit, one vote. Voting rights belong to the flat: each flat has one vote cast by its registered member, joint owners share that one vote, and an owner of several flats has one vote per flat. The builder votes for each unsold flat but, under the proposed revision, not on matters concerning its own obligations or dues.

Can I vote online?

Yes. Log in with your flat number and PIN and open the Voting page. You can change your vote until voting closes, and the running totals are visible to all members. Votes cast in the hall are counted separately and recorded in the minutes.

5. The Management Committee

How long will the first committee serve?

Under the proposed transitional chapter, until 31 March 2027, whenever it is formed and whenever the builder hands over. Regular elections are held in March 2027, and the new committee takes office on 1 April 2027.

Why follow the April–March financial year?

Accounts, budget, audit and the committee's term then run on the same cycle, which keeps handover and audit simple.

Which posts are there?

President, Vice President, Secretary, Joint Secretary, Treasurer, Assistant Treasurer and three Executive Members.

Can I stand for a post, or withdraw?

Yes. Nominations are open to every eligible owner, and a nominee may withdraw until the cut-off recorded by the General Body.

Who audits the accounts?

An independent Chartered Accountant, appointed by the General Body, audits the accounts every year, and the report is placed before the General Body. In addition, every member can inspect the accounts at any time — with full transparency, every member is an auditor.

Is there a fee to stand for a Committee post?

Yes. Each candidate pays a one-time, non-refundable contribution of ₹1,000 at the time of filing nomination. It goes into the Society fund regardless of whether the candidate is elected.

6. The building and the builder

What is pending from the builder?

Items include the sewage and drainage connection, rainwater harvesting, boundary fencing, tile levelling, the main gate and guard room, the Society office NOC, common-area disclosures and roof waterproofing. The General Body authorises the formal follow-up.

Who owns the terrace, lobbies and gardens?

All members together. Common areas cannot be used privately, and any income from them belongs to the Society.

Is the building insured?

A master policy covering the structure and common areas is required under the draft Bye-laws. It does not cover flat interiors or belongings; that is each owner's own choice.

How much would building insurance cost?

There is no quotation yet; the Society will collect at least three every year. Here is the method, with illustrative numbers only:

- **Sum insured = reconstruction cost**, not market value. The approved plan gives a built-up area of roughly 9,500 sq m (about 1 lakh sq ft). At an assumed ₹2,000–3,000 per sq ft to rebuild, that is ₹20–30 crore.
- **Premium** is quoted as a rate per ₹1,000 of sum insured. At an assumed rate of ₹0.25–0.50 per ₹1,000, fire cover would cost roughly ₹5,000–15,000 a year — about ₹60–185 per flat.
- **Earthquake and flood add-ons**, terrorism cover and GST increase the premium. Insurers also look at fire-safety equipment and claims history.

The policy covers the structure and common areas only, not flat interiors or belongings.

Who is the Competent Authority?

It depends on the subject: the Registrar of Firms, Societies and Chits for registration and Bye-laws; the development authority that approved the building plan (LIDA, formerly LEDA) for structural changes; UP Fire and Emergency Services for fire safety. The full list is in Appendix B of the Bye-laws.

Could a class or activity be run in a common area?

Under the proposed revision, yes — with General Body approval by members representing two-thirds of the units, for a fixed term, on written terms, with all income going to the Society. Private commercial letting and permanent structures stay banned.

7. Parking

How many parking spaces are there?

The approved plan provides 147: 34 covered and 113 open.

How do I confirm my parking?

Open the Parking plan, tap the bay you use and submit it. Submissions are reviewed privately. This builds a verified register; it is not an allocation.

Can I use an empty bay that belongs to someone else?

Not without that owner's written permission.

8. Living here

Where are the day-to-day rules?

In the House Rules: tenants, visitors, parking, noise, renovation, pets, waste, safety and more.

How do I report a problem?

Use Report an issue and add photographs. The Secretary aims to respond within 15 days, and unresolved matters go to the General Body.

Can I renovate my flat?

Yes, with prior written intimation to the Committee, within the permitted hours and without any structural change.

Can I keep a pet?

Yes. Pets must be vaccinated, on a leash in common areas, and cleaned up after.

Can I keep a shoe rack, plants or an AC unit outside my door?

Yes, close to your own door, provided a clear walking path is kept. Staircases, fire exits, fire doors, hydrants and extinguishers must stay completely clear. If a fire-safety inspection needs changes, the Committee will agree a common solution with the floor first.

What happens in an emergency if I am away?

The Committee first tries you, your tenant, your emergency contact and your spare-key holder. Forced entry is made only if life or property is in immediate danger, or after two hours without reaching anyone for an urgent leak — always by at least two Committee members with a guard, photographed and recorded. Keep your emergency contact current in the KYC form.

9. This website and your data

Why use the website instead of WhatsApp?

WhatsApp is for communication. The website is the official record: every submission is stored, collated and answered, and nothing gets lost in a chat.

How do I log in?

Go to Member login and use your flat number and PIN. Ask the Committee if you need a PIN issued or reset.

Is my personal information public?

No. KYC details, phone numbers and complainant identities are not shown publicly. They are used only for Society administration.

I need help using the website.

An authorised volunteer or committee member can enter a submission for you, with your consent.