

JAL VAYU VIHAR HOUSE OWNERS' WELFARE ASSOCIATION

(Regd. No. 4167 of 1992)

KUKATPALLY, HYDERABAD - 500 085.

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Ref : JVVHOWA/HYD/

Date : 03/08/2018

JALVAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION

Minutes of Annual General Body meeting Dt. 15/07/2018

Board Members : -

- | | | |
|-----------------------------|---|-----------------|
| 1. Sri. R.V Prasad | - | President |
| 2. POR P. Veera Babu | - | Vice. President |
| 3. Dr. N. Chalamaiah | - | Secretary |
| 4. Sri. T. Gandhi Reddy | - | Gen. Secretary |
| 5. Sri. Y. Harish | - | Treasurer |
| 6. Sri. Dana Venkata Balaji | - | Security I/c |
| 7. Sri. P. Naga Srinivas | - | Water I/c |

1. At 9.30 AM a head count was taken as 21 members and having found that the assembly was not meeting the quorum, Secretary adjourned the house for 30 Minutes as per Bye Laws. As the members were still settling even at 10 AM, the meeting reconvened and commenced business at 10.15 AM with about 75 members. Finally, 91 members attended the meeting.

2. Obituaries : The President informed the house about the demise of;

<u>DU No.</u>	<u>Person Demised</u>	<u>Relatives</u>
a) 85A	Dr. PVB. Chary	Capt PTH. Prasad & Sri. P. Janardhan (Son)
b) 117	Sri. MARGABANDU	Mr Ravi kumar's (Son)
c) 347	Sqn Ldr (Retd) GVSR Chowdary,	Air Cmde GSPN Chowdary, (Son)
d) 24	K S Vasu	K S Reddy (Father)
e) 159	Mr KSN Raju	K. Bharathi (Wife)
f) 278	Laxmi Samrajamma	GP Capt MS Moorthy (Son)
g) 247	Smt. T.Hymavathi Devi	Flt Lt KJ Mohan & K Rajasekhar (Mother)

Latter the house stood in silence for two minutes and prayed for departed souls.

3. Opening Remarks by President: President in his opening remarks expressed the need for collective wisdom among JVV residents. He said whatever the initiatives taken up during the year were not of unilateral and was taken collectively to serve the larger perspective of the colony. He stated that in creating good eco friendly environment, eco services like Cleaner Air, better Drainage & Sewerage, saving of Water, ban of Single usage Plastic, play facilities, creating of No Smoking Zone, Greenery etc. were given top priority. If these issues can be addressed collectively, a healthy and happy atmosphere can be created.

He made an appeal to all the residents to come forward to fulfil moral obligation to leave the planet in a better shape for future generations. He welcomed the differing of opinions and in the game of life, look at others as opponents and not as enemies. He also shared that like Air Quality Index or Water Quality Index, why not a Social Indifference Index can be made, with which Pollution in the Society can be gauged. He opined that apart from cleaning our streets and toilets, Swatch Bharat can be achieved only when our socially polluted ideas and practices are cleaned.

4. Introduction of New members: President informed that as many as 7 new members joined the colony and introduced them to the house. Following is the list of new members.

New Members

Sl/No	Name	DU No
1	Smt.CH.Padmavathi	135
2	Sri. Indukuri Jaya Babu	150
3	Sri.P. Ravi Kiran	193
4	Sri. K. Pavan Reddy	220
5	Dr. B. Radhika	261
6	Sri.G. Narasimha Rao	345
7	Dr. Eliareddy Vasa	346

5. Approval of Minutes of AGM 2016:

AGENDA POINTS for AGM

- There is no sufficient BW capacity with the Society to supply water to the greenery in the colony. It is proposed to have 1 or 2 more BW at appropriate points in the colony. Also existing BWs are not sufficient to cater the needs of the colony if Municipal Water Supply Fails. – Differed for the present.
- Some of DUs while taking up repairs are utilising common places to dump their muck/building material in the common places. Such DUs may be charged @ Rs.1000/month during the period of usage/renovation/ till the completion of work. This will be implemented from 1st August 2018. Not Approved
- Several outside players are using our shuttle courts and other games facilities. Of course, this is also inculcating interest in our children and members. They may be identified with ID cards and charged suitably for the usage our facilities.

May be charged at Rs.300-/month after completing all the formalities.

- Representations are coming from Several DUs, requesting NOC for renovation mainly Based On VASTU. As our bylaws are vague in this regard there are several allegations of partiality against the BOM. As such proper guidelines may be given to the BOM.

Change in front elevation?

Change in the number of floors of the building?

Change in the plinth area of the building?

AGM suggested for forming a committee to give final recommendations in this regard which includes action against the existing DUs, which are already modified without NOC. Mr. Prasad DU240 suggested "the committee may take care that the occupation of each DU shall be limited to one family as our infrastructure may not be sufficient for multiple families". The committee will make recommendations in this regard also.

The committee members are:

- 1) VS. Rama Chandra Raju DU 134 - Type 5
- 2) HFO (Retd) S. Laxmi Rajam DU 229 - Type 3H
- 3) Cdr S Ashok Kumar DU 85 - Type 6
- 4) Sri. G V Subbaiah DU 213 - Type 2 & 3

Inclusion of Municipal Engineer & Legal Advisor is Differed

- The rent of AC room may be fixed at Rs.700/day and the Non-AC room @ Rs.500/day for all as the room is allotted only at the request of the JVVHOWA members only. - Approved
- There are 2 guest rooms. The school in the leased out premises is requesting to allot Non AC room on monthly rent basis @ Rs.6000/month. Whether we can give on rent one room and keep the other? Retaining both the rooms for the society members is approved.
- The term of BOM may be for 2 years as no work with vision could be taken up with in the present one year term and as the useful time available is hardly 7 to 8 months.

The present procedure to continue.

- All the common areas of JVVHOWA are to be barricaded and kept under the control of BOM for growing avenue Plantations -Approved
- Mr._URK Prasad_of DU 240 suggested for a resolution in the meeting of the residential owners "for breaking of fixed deposits" in case of exigencies. As this would pose obstacles for day to day functioning of BOM, AGM differed the issue
- The owners who have occupied common areas shall not be permitted to contest as BOM member. Currently some area near the compound wall in the triangular park was occupied by Mr. Phani Kumar of DU 260. AGM approved to demolish the shed and fence that area.
- All the commercial vehicles (with Yellow Plates) which are being parked in the colony shall take permission from the BOM and Security or they may not be allowed to be parked in the colony. - Approved
- The TSSPDCL has proposed ORALLY to install a GIS based sub-station in the colony within one year, which can cater to the Electricity needs of our colony efficiently for the next 50 years with 24x7 supply efficiency, which will be independent of the surrounding grid. primary condition is to allocate 1000 yards of suitable land for them.-

Not approved by the AGM

The present maintenance charges which are at Rs.800/month is proposed to be raised to Rs. 1000/month to meet the maintenance deficit of our colony. On this Point Commander Kotturi of DU No. 272 made a comprehensive Power Point Presentation of possible scenario of income and expenditure

AGM differed the issue for the present

Provision of 8 Fans in the Akash Ganga dining hall is approved

- It is approved to construct compound wall wherever necessary. Fencing on the compound wall may be provided at Gandhivanam where the stray dogs are jumping into the garden. The other entry (wicket gate) at Abdul Kalam park to be closed.
- The request for water harvesting in the colony where ever it is possible is approved. The existing water harvesting places needs to be renovated. Storm water passages need to be diverted to the Harvesting pits. AGM approved to work with experts to take technical help on this, as suggested by Mr. Ramakrishna Rao. Of DU 43.
- No commercial activities in the colony. AGM approved to terminate the contract of the ice cream vendor which was leased out at the North Gate along with the shop No.1. Security to be provided at the gate during peak traffic hours (2 hours in the morning and 2 hours in the evening), as it is causing huge disturbance to the neighbouring DUs.
- There is a request from adjoining house owner to make repairs which were caused by demolition of DU300. As the issue is subjudice, AGM agreed to take opinion from the Legal Advisor.
- Providing lifts to DUs in Type V approved by the previous AGM and subsequent BOM to be updated into the byelaws Book accordingly is approved by the AGM.
- Due to heavy rains Compound wall near DU No 150 was collapsed as same was informed to GHMC officials and requested to visit and make an assessment. ZC,JC & EE visited the spot and made an assurance to contract the wall. Issue was discussed at length and suggestion was made to wait for the response.
- Washrooms for Akash Ganga: As the present washrooms were not adequate the issue was discussed at length and AGM approved for the same.

Advisory committee was formed with the following members.

Sri VS. Rama Chandra Raju	DU 134
Lt Col PVC Subba Rao	DU 43
Wg Cdr Samba Shiva Rao	DU 277
HFO(Retd) S.Laxmi Rajam	DU 229
Sri. A. Ramesh Babu	DU 60
Col. M V Ranga Rao	DU 35

- Internal Audit Members

Lt Col PVC Subba Rao	DU 43
Cdr. DP. Kothuri	DU 272

- **Special requests by members:**

- ACs in the community hall
- Building of Gajab near DU 40
- Maintenance of the Garden at DU 77 and providing benches
- To provide bathroom facility in the park near Tank 1

- AGM formally agreed to take up the requests and details are to be worked out.

- He also proposed for extension for one more term for Sri M Babu Rao, MA, LLB as standing Counsel for a remuneration of Rs 20,000/- per annum. The appointments were proposed by Wg Cdr. Samba Shiva Rao and seconded by Sri VS. Rama Chandra Raju.
- The following new board of Managers were elected for the year 2018-19. This year speciality is there is intense competition for BOM Members in Type V and Type VI

S/No.	Type of DU	Member Elected	PORTIFOLIO	Proposed By	Seconded by
1	VI	Sri.RV Prasad DU No.47	PRESIDENT	Sri.AV RamaKrishna Rao DU No. 45	Gp. Capt TCS Rao DU No.86
2	VI	Wg Cdr (Retd) D.Narasimham DU No.7	VICE PRESIDENT (ELECTRICITY)	Wg Cdr L. Dhananjayan DU No.42	&Mrs. P. Rama Sita DU No.33
3	V	Sri. NV Anjaneya Raju DU No.112	IT & SPORTS	Sri. I. Jaya Babu DU No.150	Sri. VS Rama Chandra Raju DU No.134
4	V	Prof. N. Chalamaiah DU No.110	SECRETARY	Sri. PMV Raghu Nadh Babu DU No.111	Sri.R. Muralidhar DU No.127
5	IIIIH	URK. Prasad DU No.240	MEMBER	Ex. Sgt C. Nagesh Babu DU No.238	Sri. Y. Harish DU no.223
6	IIIIH	POR.P. Veera Babu DU No.230	TREASURER & RENTS	Sri. S. Rama Raju DU No.234	HFO(Retd) S. Laxmi Rajam DU No.229
7	II & III	Sri. PDV Balaji DU No.199	CONSERVANCY & WATER	Sri. CH. Hari Kiran DU No.196	Sri. Y. Ramanjaneyulu DU No.186
8	II & III	Sri.T. Sateesh DU No. 208	SECURITY	Sri.GV. Subbaiah DU No.213	Sri.V. Lalitha DU No.203
9	VH	Sri. D. Indraneel DU No.256	MEMBER	Solo	Solo

AGM discussed for collective initiation in arresting pilferage of water, Plastic free and Smoke free Environment

Sri. RV. Prasad
President

Sri. P. Verababu
Vice. President

Sri. T. Gandhi Reddy
Gen. Secretary,
Conservancy I/c

SECRETARY

Prof. N Chalamaiah

Sri. Y. Harish
Treasurer

Sri. DV. Balaji
Security I/c

Sri. P. Naga Srinivas
Water I/c