

Minutes of the meeting of Annual General Body of JVVAOA
held on 19th July 2009 at Akash Ganga, JVV

The House assembled at 0930 hrs on 19 July 2009 with the following members of the Board of Managers present:

Wg Cdr SK Jain	President
Mr.J K Nayanar	Vice President
Mr.V S Ramachandra Raju	Secretary
Mr.Karunakar Reddy	Treasurer
Mr.M Devadas	Security
Mr.TV Rajgopal	Shops and Akash Ganga
Smt.N Annapoorna	Conservancy and arboriculture.

2. The required quorum of 71 members were not present and therefore the house was adjourned till 10 00hrs .The total members present were 57 including 10 proxies(Type II&III-15; Type V-15 and Type VI -27) at this time and the house was called to order. The President welcomed the members and proxies and entrusted the Secretary to present the report to the General Body

3. Minutes of AGM 2008 were considered read out , since already circulated to the members, and ratified.. During Ratification Cmde V Kumar wanted to discuss on the report of the BoM on the decision of the AFNHB about the undivided share of land. It was ruled to be discussed later

4. The Secretary thereafter presented the report of the Board of Managers 2008-09 to the General Body. The work of Mr. N Sambaiah was acknowledged and appreciated by all.

5. The following points were discussed and the General Body resolved for further action based on the report.:

a) The auditor's fees revision was approved as Rs 10,000/- +10.36% Service Tax and adhoc Rs 2500/- and Rs 60/-per person per trip.

b) In view of the additional Sewerage cess water bill has increased. It was clarified there is no need to revise the tariff as of now since we are consuming water well within our sanctioned quantity.

c) The security personnel to be strictly instructed to be professional and ensure they do not do any resident's personal work.

d) On the non intimation of change of address by the members it was pointed out that it is necessary that members inform about the tenant's particulars and also their latest address. The tenants to inform the contact no. and address of the owner. Tenants must give the info if asked and non co-operation to be dealt with as per Bye laws

e) The Account statement was presented by the auditors SC Bose and Co .It was examined, discussed and deliberated upon. The auditor brought to the notice about the non

Thama chandras Reddy

existence of Fixed Assets Register. This was agreed by the AGM and Cmde (Retd) V. Kumar volunteered for preparing the same.

f.) The Balance sheet had wrong entries as far as accounting of Rs 36000/- which was a deposit amount in respect of HMWSS payment for consumption for 60 days 100kl per day when payment was made for augmenting water qty from 300kl per day to 400 kl per day. Auditors confirmed the same can be corrected in the next Audit report

g) The auditor informed the house of his responsibility to answer queries on the balance sheet only during the AGM and not any time. Members should not write to them directly.

h) Mr.Kalyanaram emphasized the need to maintain fogging Machine by proper maintenance. It was informed that the staff has been trained in operation and maintenance. It should be put to use regularly to prevent mosquito menace.

i) Members have desired that the JVV BOM to approach GHMC to maintain Parks in the colony and reduce spending on parks. This was agreed upon and the next BOM shall look into the spending and liaison with GHMC.

j) Mosquito menace is considerably reduced by Fogging since it is being done regularly once in a week/fortnight during the mosquito season. Members were happy that fogging is done regularly and asked for continuation of fogging weekly/regular intervals.

k) Discussed issue of huge trees near electric poles which cause earthing /shorting of lines causing disruption in power and the roots entering and growing in the water lines cause water line blockage /disturbing the joints cause water crisis. It is decided that periodic trimming to be undertaken with help of Electricity dept. and not permitting planting of trees near electric poles. Interference by few members in trimming of trees to be dealt with appropriately.

l) Mr. Arjunan talked about the procurement of inverter in the colony as it would help avoiding the colony from plunging into total darkness. This is good for the security. As it was not a feasible option it was not considered

m) Next BOM to work on the improvement of the security in the colony. At present there are 6 security personnel. The night patrolling is done by 4 security guards. A majority of the members were of the opinion that the security needs to be beefed up. There is a lot of loitering of outside persons in the colony. Some members were also of the opinion that if need be a special fund to be created to look into the financial requirements of increasing the security. It was agreed there is no need to create separate fund. If need be maintenance charges can be reviewed. The new BOM can take up the issue of security improvement.

n) Gym is fully operational except that one manual treadmill is beyond economical repair due to non availability of spares. May be considered for disposing off. Other motorized treadmill fault to be rectified. There are 29 members presently.

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o) Storm water drains need to be cleaned and repaired at places. It was discussed that the drains in areas of Type VI DUs have been covered by concrete by the owners. Earlier they were open and later covered with slabs. Now there is no easy access for cleaning. They may have to be broken with the help of GHMC, if necessary.

p) Issue of disturbance and damages caused by football and cricket playing by grown ups to the residents of DUs adjacent to Basketball court was discussed. The suggestion of fencing was not considered as the solution. All the members stressed upon the point that the basketball court should be used only for the game it is meant for. Members said that the parents of the children have to play a big role in educating their wards.

q) Some members have asked that the siren to be activated periodically to make the residents familiar with the system of alerting in emergency. It was agreed to resume drill of checking sirens every week.

r) It is observed that 16 Extra rooms are let out to students and the number is not restricted. They cause social irritants. It was decided to write a letter to all the 16 owners regarding letting out of the Extra rooms to a limited number of students.

s) It was discussed that some of the Type VI DUs have constructed ramps which are occupying the common land. This is illegal. It was brought out by members that pavements have also been encroached by many members. It was agreed that the encroachments are to be removed with the help of GHMC.

6) Agenda point of illegal additions and Modification was taken up. It was brought out that for quite some time illegal additions and modifications to DUs have been going on though there are very clear guidelines of AFNHB and cautions issued by the board. The latest one issued dated 24-11-2008 is attached. Members have been advised to desist from addition and alterations without proper permission of the local authorities and the association. To effectively curb this activity the board once again approached AFNHB and the AFNHB clearly advised to approach GHMC citing action by Noida authority and Gurgaon Authorities in similar cases. Accordingly the board has informed of the ongoing additions alterations as well the ones already done for necessary action as per law.

Also in the absence of any norms / procedure for other residents for taking up additions to the approved layout of our Group Housing Society GHMC has been approached to provide procedure / norms for individual or collectively for the society for effecting changes in the approved FSI which is not fully utilized.

It was agreed the next Board to pursue with GHMC.

7) Security and water Agenda points have been discussed above at paras 5 c) and 5 m)

8) A detailed discussion was taken up with regards to the point raised by Cmde V. Kumar for land apportioning.

The President informed the House about the letter received from AFNHB regarding the land apportioning norm and details for different DUs in flat type constructions. Cmde Kumar made a

Ramesh Chandra Tripathy

detailed presentation with regard to total land possessed by AFNHB , FSI utilized for the construction of DUs during phase I and phase II and open land , roads and parks gifted to GHMC. He has dwelled in detail on the necessity for arriving at the ELIGIBLE area for each type of DU . He is of the opinion that the letter issued by AFNHB apportioning land for the flat type DUs appears to be not in order. He has suggested for getting final accurate entitlement of undivided share for all type of DUs to be specified by AFNHB for harmonious co-existence of all the members of JVV.

Cdr. P.S. Nath ,continuing the discussion said that AFNHB has given ruling on this issue after considerable correspondence over a period of time. He opined that without diluting the land entitlement of Row Houses and Duplex houses AFNHB has given the verdict .We should abide by that.

Cdr. G.V. Rao in the discussion made it clear that a lone member's observation giving his own version and interpretation of AFNHB letter does not require further discussion and correspondence.

Cdr. V V S Nayudu said that the conditions for DUs under group HOUSING scheme as approved as well as conditions for phase I and phase II layout approved, should be known. It is necessary to know whether the final layout physically stands as per the same approved layout .If there is any deviations or violations approval obtained for the same be verified. From the above only apportioning of land can be arrived at.

Gp.Capt. TCS Rao at this point revealed that M/s Chawla Architects for JVV had demanded Rs 25,000/- for details like layout plan and boundaries and undivided share of land etc. This can be taken up by the new Board.

It is resolved that a committee, comprising of original allottees, be formed from the members of all types of DUs to again discuss with AFNHB to arrive at the final solution.

9. It was suggested to close the Bore well near Akash Ganga ,if it is not yielding any water. It was informed the bore well is working but since the water table is low no water is drawn and is not required since HMWSS water is available cheaply compared to Bore well water.

10. Mr Devdas member Board suggested that the maintenance charges need to be rationalized The basis of water tank capacity is no more valid since water charges are separated. He suggested municipal tax basis be the guiding factor. The new BoM to look into the suggestion.

The following members were elected during the meeting .

TYPE VI

- | | |
|---------------------------------|--------|
| 1. Cdr DP Kothur | DU 272 |
| 2. Cdr R Srinivas | DU337 |
| 3. Wg. Cdr. D. Narasimham(Retd) | DU 07 |
| 4. Mrs N Annapoorna | DU53 |

Thomas Chandras Reddy

5. Mr.K Satyanarayana –

DU 04

TYPE V

6. Dr T Sreevardhan-

DU155

7. Mr.J K Nayanar-

DU146

8. Mr. PN Srinivas-

DU 115

TYPE III and II

9. Mr. M Devadas-

DU 210

11. The board congratulated the newly elected board members and wished them success.
12. The president thanked all the members for attending AGM and actively participating in the proceedings.
13. Vote of thanks was Proposed by Wg. Cdr. Narasimham and seconded by Cdr. Kothur
14. The AGM concluded at 1600 hrs.

R.K.Reddy
Treasurer

Narasimham

Secretary
JAL VAYU VIHAR
Apartment Owners Assn
KUKATPALLY-500 072.

S. Narasimham

President
JAL VAYU VIHAR
Apartment Owners Assn
KUKATPALLY-500 072.

Encl. II
(Refer Para 3 of letter No.
AFNHB/ADM/707 dated
24 Nov 08)

**ADDITIONS/ALTERATIONS THAT CAN NOT BE DONE BY
ALLOTTEES IN THEIR DWELLING UNITS**

1. No chiseling, chipping or any kind of alteration, on the structural elements viz. column, beams, slab and load bearing walls.
2. Dismantling of existing internal/external walls and kitchen shelves of the dwelling unit and constructing new walls at different locations.
3. Breaking of toilet floors and modifying the plumbing /water supply system without the consent of AFNHB/Society.
4. Changing of windows positions from original locations.
5. Changing the external façade of the buildings.
6. Additional electrical points shall not be provided without the consent of AFNHB/Society.
7. No modifications, additions and alterations are to be done without the approval of local authorities.