

**JALVAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION**  
**MINUTES OF ANNUAL GENERAL BODY MEETING HELD ON 31 July 2022**  
**AT 9.30 AM IN AKASH GANGA COMMUNITY HALL**

**BOARD MEMBERS PRESENT:**

1.	Wg Cdr V Gouripathi (Retd)	President
2.	Cdr Ashok Kumar (Retd)	Vice President
3.	Sri. G V Subbaiah	Secretary
4.	Ex Cpl U R K Prasad	Treasurer
5.	Ex Sgt Sangeet Raj S	Security In-Charge
6.	Sri S Subrahmanya Verma	Member
7.	Sri Muni Krishnaiah	Member
8.	Prof Eswara Prasad	Co-Opted Member

**Points noted during the course of the meeting:**

1. **MEETING:** -The Secretary, due to lack of quorum adjourned the meeting to reconvene at 09:45 AM and again later to 10.00 AM. There were 38 members at 10 AM and the AGM meeting commenced. The final attendance in the meeting was 76 members (Signed).
2. **OBITUARIES:** - The President read the names of members or their loved ones who left for heavenly abode between Dec 2021 and July 2022. Their names are as follows.

SI No	DU No	NAME OF THE DECEASED	NAME OF THE OWNER	RELATION WITH OWNER
1	37	Smt P Jermia	Sri P Krupakar	Mother
2	45	Sri A V Rama Krishna Rao	Sri A V Rama Krishna Rao	Owner
3	57	Cdr A P N Rao (Retd)	Cdr A P N Rao (Retd)	Owner
4	217	Dr K Suvarchala Devi	Dr K Suvarchala Devi	Owner
5	236	Ex MWO K V Raghava Swamy	Ex MWO K V Raghava Swamy	Owner
6	264	Sri Lakshmi Kantam	Sri G Raja	Father
7	317	Smt R Sugunamma	Mrs R Jayanthi	Mother-in-Law
8	327	Smt Swarajya Lakshmi	Sri N M Raju	Spouse
9	85A	Dr Sugunamma	Capt P T H Prasad	Mother

President, reminded members about the services rendered to the colony by Sri AV Ramakrishna Rao Garu, Dr K Suvarchala Devi, and Dr Sugunamma. Later all the members observed two minutes silence as a mark respect to the bereaved members.

3. **INTRODUCTION OF NEW MEMBERS:** - The President introduced 8 new members and welcomed them into the Jal Vayu Vihar family. Their names are mentioned below with their DU Nos.

*G. V. Subbaiah*

## LIST OF NEW MEMBERS

SI No	DU No	NAME
1	9	Sri Jampana Veerraju
2	14	Sri Somasani Ayodhya
3	61A	Smt Nutakki Jayasree
4	92	Smt Nalluri Manvita
5	173	Sri Kalyan Kumar Pinjala
6	328	Smt Teja Sri Mukkapati
7	334	Sri Podapati Vikram Kumar
8	341	Dr AVSS Kumar Swami Gupta

4. **OPENING REMARKS BY THE PRESIDENT:** President welcomed all the members and informed that he will be bringing the salient points of this BOM during course of discussions on agenda, rather than spending time on his introductory remarks. However, he informed that the present BOM had also relatively a shorter period of seven to eight months. During this period lot of irritating issues happened where in people have to be told about the need for peaceful coexistence. Consequently, some of the conceptual issues and developments which need to be addressed have taken a back seat.
5. **APPROVAL OF MINUTES OF AGM 2020-2021:** The Minutes of AGM 2020-2021, signed and circulated by the present BOM were approved by members after it was proposed by Wg Cdr PM Rao (Retd) and seconded by Cdr PS Nath (Retd).
6. **REPORT OF BOM:** President briefly explained the salient points of the BOM Report which was already circulated. They include emphasis on health and hygiene aspects by having various health and diagnostic camps, Inauguration of TT room, mini-Gymnasium, Skating Rink, progress on court cases, repair of south gate, cleaning of OH tanks and sumps and conducting of Ex Servicemen meet. He also explained the reasons for not achieving 100% success in CC TV Maintenance, in issue of vehicle passes and marking of Parking spaces for Type III-H. He emphasised about the financial prudence adopted which yielded positive results in the form of growth in FDs from Rs 1,58,98,404/- to Rs 2,34,45,779/-. Further he emphasized that another Rs 11,86,898/- is due from buyers towards transfer charges (LTMF). There is no need for withdrawal of any FDs if the money is collected. Members appreciated the growth.
7. **PRESENTATION OF ACCOUNTS AND AUDIT BOARD:** Ex Cpl URK Prasad, treasurer presented Audit Report and Balance Sheet to the house by bringing out the important points.
  - a) Members discussed various aspects of Balance Sheet in depth. President informed that the Auditors by breaking away from their routine path appreciated the BOMs efforts of balancing the revenue expenditure versus income without encashing the funds accumulated in the form of Fixed Deposits.
  - b) The Audit report and Balance Sheet were approved. Proposed by Cdr Ramu Dasari (Retd) and seconded by Cdr AVS Subba Rao (Retd).
  - c) Further the Treasurer informed the House there are pending Demands from IT Department for the AY 2014-2015, 2015-2016, 2017-2018 and 2018-2019. The IT Department is calculating the Tax on our returns Flat 30% instead of slab method which is as per the act. For the Assessment Year 2013-2014 we have appealed by paying 20% of the Demand and we



were successful in getting the refund of Rs 1,10,920/- from the IT Department which was adjusted against the Demand Outstanding for the AY 2014-2015. Subsequently for the AY 2019-2020 and 2020-2021 we have filed the returns in the slab method of calculations and the IT Department accepted the Returns and Refunded the excess amount and adjusted against the Demand Outstanding for the AY 2014-2015. Our Auditors have approached the IT Department to accept the returns as accepted for the AY 2013-2014 by resubmission, whereas the IT Department did not respond. Hence the Auditor has suggested going for an appeal like AY 2013-2014 for the rest of Four Demands Outstanding.

Hence as on date, total amount Rs 6,81,300/- is outstanding for four Demands for the Assessment Years as stated above. To go for appeals, we need to pay 20% of Outstanding demand which is Rs 1,36,260/-. He sought for the approval of the same. The House has approved Rs 1,36,260/- to go for an appeal immediately to resolve the issue.

8. APPOINTMENT OF INTERNAL AUDITORS: President informed that last year those who volunteered did not complete the task, quoting various reasons and requested only those members who have a flair for that kind of work to volunteer.

The following Members volunteered to be internal auditors and are approved as internal auditors for the financial year 2022-2023 by the house:

- |                           |        |
|---------------------------|--------|
| a) Cdr Kothuri (Retd)     | DU 272 |
| b) Capt R Srinivas (Retd) | DU 337 |

9. APPOINTMENT OF STATUTORY AUDITORS: The house unanimously approved continuation of existing statutory auditor's M/S P Viswanath and associates for one more term. President informed that the remuneration paid to them was constant for so many years and now they have requested for hike in remuneration through a letter to the President. Members discussed and approved a hike of 20% in their fee from the current remuneration of Rs30,000/- to Rs 36,000/-. Proposed by Wg Cdr PM Rao (Retd) and seconded by Cdr PS Nath (Retd).

## AGENDA POINTS

### UNACTIONED POINTS

10. AKASH GANGA WORKS: President informed the members that though a committee was formed last year for this purpose, due to various reasons they could not function as a coherent unit. But after returning from his US trip, Cdr Ramu Dasari (Retd), took inputs from all concerned agencies and submitted a report. President requested Cdr Ramu Dasari (Retd) to present his report to the house.

Cdr RAMU DASARI (RETD) PRESENTATION. He divided the work into different components and gave workwise expenditure.

•Replacement of Roof	: Rs 4,50,000
•Replacement of False Ceiling	: Rs 4,00,000
•Airconditioning	: Rs 6,00,000
•Acoustic Issues	: Rs 30,000
•Solar System	: Rs 6,00,000

Total cost including some civil works is going to be close to Rs 20,00,000/- During course of discussions, Sri Venkat N DU 292 pointed out that M/S Visakha Industries is manufacturing roof cum solar panels. Other members felt that it requires strong foundation. Sri Venkat has been requested to look



into the aspect and give a report to President with in two weeks. Cdr VVS Naidu (Retd) felt that in a city like Hyderabad, we use A/Cs for only two to three months and spending Rs 6,00,000/- on that and maintaining may be a waste of money. But others felt that the costs can be recovered. Lt Col Subba Rao (Retd) mentioned that to gain maximum advantage from solar system the panels should be oriented North South rather than East West. Members approved Rs 20,00,000/-.

President mentioned that for all works/expenditures, approved by AGM exceeding Rs, 1,00,000/- there should be a committee consisting of Ex Officio BOM member and other members. The following members volunteered to be in Akash Ganga Committee.

- a. Cdr RamuDasari (Retd) DU-34
- b. Cdr Subba Rao (Retd) DU-84
- c. Cdr Ashok Kumar (Retd) DU-85
- d. Sri N Venkat DU-292 (To study feasibility of Solar panel roofing)

11. DISTRIBUTION OF CAR/TWO WHEELER PASSES AND EARMARKING OF PARKING SPACE FOR TYPE IIIH:

President informed the house that though a committee was formed for this purpose in last AGM, it was non-functional in spite of many reminders. The passes were printed and were distributed from office as well as from main gate by collecting cost price of Rs10/-. As on date about 40% vehicles were covered. The remaining work is, to go from house to house and issue passes. This can be undertaken by Office with the help of Security Staff. Painting of Parking spaces for Type III-H can be done by in-house staff under the direction of new President along with Type III-H Members.

12. SUB COMMITTEE FOR BYELAWS: Due to various reasons and withdrawal of initial volunteers the committee could not be formed. President felt that there is no need for representatives from all Types of DUs as final draft will be circulated amongst all the members, and every one can express their opinion. In addition, he also opined that too large a number of members is difficult to meet frequently. After deliberations, the following members volunteered to undertake the commitment.

- a) Wg Cdr V Gouripathi (Retd) DU 087
- b) Dr Sreevardhan DU 155
- c) Ex JWO KSP Reddy DU 233

13. TO DISCUSS REPLIES RECEIVED FROM THE KEY MEMBERS OF THE REPORT OF CMDE NANDULA (RETD) AND TO DECIDE ON THE COURSE OF ACTION.

President intimated that as per the decision of Para 11, of AGM dated 18 Oct 2020, the financial irregularities and violation of Bye Laws of three years 2017-18, 2018-19 and 2019-20 are to be brought out. The AGM deliberated the issue and recommended an enquiry into the matter and disciplinary action against defaulters.

Accordingly, a committee headed by Cmde Nandula (Retd) and Gp Capt MS Murthy (Retd) was constituted. The committee has submitted a detailed report outlining various irregularities committed by the BOMs in the years 2017-2020. The committee report was presented to AGM of 2021. The committee after discussing the report recommended disciplinary action against Principal Office bearers of the BOMs of the years 2017-2020. No action could be initiated against the members as none of them were present in the meeting. Before pronouncing action, in order to meet Principles of Natural Justice, the AGM decided to give an opportunity before taking any action. AGM opined to call for their explanation on the irregularities brought out in the enquiry



report. Accordingly, the next BOM issued letters seeking their response to the allegations made to the following members during Feb-Mar 2022.

1. SRI R V PRASAD	PRESIDENT (2017 to 2019)	DT 18 FEB 2022
2. Prof N CHALAMAIAH	SECRETARY (2017 to 2019)	DT 17 FEB 2022
3. Ex POR PVEERABABU	TREASURER (2018-2019)	DT 17 FEB 2022
4. SRI T GANDHI REDDY	PRESIDENT (2019-2020)	DT 17 FEB 2022
5. Sri I JAYA BABU	SECRETARY (2019-2020)	DT 20 FEB 2022

Above letters were sent by registered post with ack. due.

As there was no response from the above persons, reminder letters were sent on 15 Mar 2022 to all and on 27 Apr 2022 to sl no 3, 4 & 5.

Despite reminders, only two members (Sri RV Prasad and Prof N Chalamaiah) gave reply and three other remaining three members never bothered to reply. He presented to house the replies given by Sri RV Prasad and Prof N Chalamaiah. The replies given were presented to AGM held on 31 July 2022. The contents of the replies were displayed in the AGM. The matter has been discussed again in the house and the replies were found to be unsatisfactory. The AGM after discussing for half an hour, came to a conclusion that the principal office bearers of the BOMs 2017 to 2020 to be debarred for five years from becoming members of Board of Managers and voting rights in elections.

Following the above decision by AGM, two members Shri I Jayababu and Ex POR Veera Babu protested against the recommendation and sought for voting. Cdr Ramu Dasari (Retd) stated that there is a precedence of debarring erring members. The entire BOM was debarred by the AGM in the year 2015 for five years. After discussing the matter further, the chair conducted the voting. 23 members raised hand in favour of the motion for debarring the members and 11 voted against it. Some of the members remained neutral. Thus, majority of the members were in favour of action against erring members and the chair pronounced the same.

AGM has approved the debarment of following five members for a period of five years from becoming a member of BOM and from voting in BOM election process.

1. SRI R V PRASAD	DU-047
2. PROF N CHALAMAIAH	DU-110
3. EX POR P VEERA BABU	DU-145
4. SRI T GANDHI REDDY	DU-027
5. SRI I JAYA BABU	DU-270

The action initiated will come into force from the time of the announcement by the chair after the conclusion of voting at 13.45 Hrs. on 31 July 2022.

## POINTS FROM BOM

- 4. APPROVAL FOR PURCHASE OF 100 CHAIRS:** President informed the members that due to fair, wear and tear, many Akash Ganga Chairs are broken and not fit for usage. He proposed for purchase of 100 chairs, approximately @800/- per chair. Members approved the same but suggested that purchases be made after the repairs to Akash Ganga. President also informed that they approached our Bankers Union Bank of India to donate 200 Chairs as Corporate Social Responsibility. They referred the matter to their higher officers. The next BOM to pursue the same and failing which one can go for purchases.



President informed the members, those cattle traps which were laid at the beginning of the colony are frequently coming for repairs costing every year Rs 50-70 thousand per year towards their maintenance. The trap near South Gate became dangerous and had to be replaced on an emergency basis. A strong new iron grided trap has been built with reduced width. The entire work costed Rs 1,20,000. The old iron material along with other scrap was sold for Rs 55,000/-. However, to keep the expenditure on record, he sought approval for Rs 1,20,000/- Ratified. Proposed by Cdr PS Nath (Retd) and seconded by HFO Laxmi Rajam (Retd).

**16. PAINTING (O/H TANKS, SUMPS, OFFICE BUILDING SECURITY ROOMS, FOUR ENTRY GATES AND ENTIRE COLONY INCLUDING ABDUL KALAM BAGH):**

President informed the members that BOM realised the need for painting of OH Tanks, Sumps, the iron grills, gates etc but could not get estimates due to paucity of time. He estimated approximately Rs 6,00,000/- for the entire expenditure. Cdr Kothuri (Retd) pointed out the steel ladders which are available to climb to the top of O/H Tanks also broken and needs replacement. President agreed to look into that. House approved a tentative expenditure of Rs 6,00,000/-. Proposed by Wg Cdr PM Rao (Retd) and seconded by Cdr Kothuri (Retd). A committee needs to be appointed by the president to execute the work.

**POINTS FROM MEMBERS**

**17. REQUIREMENT OF 25 SIGNATURES FOR AKASH GANGA:** President informed the members, that a point has come from Ganesh Utsava Committee represented by HFO Laxmirajam (Retd) that for more than two decades Ganesh Utsava Committee is organising festivals like Ganesh Chaturdhi, Ugadi and Durgastami. Requirement of 25 signatures was introduced initially to stop misuse of Akash Ganga premises. He requested house to waive off the requirement 25 signatures in case of Ganesh Utsava Committee. In addition, he mentioned that recently Local Self Groups called SREYOBHILASHI formed and established a Spiritual, Social and cultural club. They be given permission to utilise the dining hall premises for their meetings. Cdr Kothuri (Retd) pointed out that similar waiver to be given to Ladies club meetings. Members unanimously approved the same.

**18. APPORTIONED LAND:** President informed that since the subject has been discussed in the last AGM, flat owners submitted a combined application to the President seeking resolution for this long pending demand (05 Feb 22). President in turn forwarded that application along with his covering letter giving all the background information (09 Mar 22). AFNHB replied to this letter after four months (letter dated 29 Jun22 received by mail on 19 Jul 2022) stating that "The proportionate share is only UDS allotted to flat owners which cannot be marked separately tower wise."

For this Cdr PS Nath and several other flat owners have now raised the issue again seeking the following.

" All Flat Owners request the AGM to accord approval to the next Board of Managers (BOM) to initiate all steps required to resolve this issue on Top Priority with AFNHB as per letters sent by JVV President as also the Flat Owners as cited above. The AGM may further accord sanction to BOM so elected for initiation of Arbitration under the laws for resolution of this dispute as per Society Bye Laws under para 8 to Chapter I, if no solution emerges from AFNHB by December 2022."

During the course of discussion, President pointed that it is justifiable that though the apportioned land is available as UDS, that much land should be available and marked as belonging to that type. After discussions, members agreed to take up the issue from association side as required. However,



President mentioned that the deadline of December 22 may be made flexible based on further developments.

19. **GARBAGE COLLECTION:** President informed the house that garbage picker Mr Ramesh has applied for enhancement of his remuneration from present Rs 30,000/- to Rs 48,000/-. He informed members that unlike other colonies where garbage pickers come every alternate day, he is picking daily except weekly off. In addition, outside they do not pick up from houses or flats and instead blow a whistle when they arrive. Members after discussions approved Rs 40,000/- as his remuneration. Further Cdr Kothuri (Retd) stated that for this kind of decisions, BOM is empowered and need not come to AGM.
20. **STRAY DOGS:** Mr Venkat of DU 292 and Mrs Swarna Rudra Raju of DU 108 brought out that stray dogs are creating lot of problems in the colony as residents are feeding them at various places. They wanted one or two places earmarked for their feeding. President informed that there are strict laws pertaining to handling of stray dogs and previous attempts to regulate the same faced with stiff resistance. He advised next BOM to call for a combined meeting of dog owners and others to come for a consensus.
21. **TELEPHONE DIRECTORY:** Cdr PS Nath (Retd) pointed out that Telephone Directory has become old and needs revision. President mentioned that it was during his tenure as Secretary, the previous Directory was made. Due to paucity of time, he could not do the same. He agreed with the necessity and promised to help in preparation if the next BOM takes initiative.
22. **LTMF USAGE:** Cdr Nath (Retd) pointed out that with LTMF, colony drainage pipe lines can be repaired/replaced. President pointed out that once we have handed over surplus land, parks and roads to GHMC, maintenance of all public utilities is the responsibility of State Govt Agencies. As regards to drainage pipelines in Type V flats, the issue was already taken up with HMWS&SB through corporator and same will be taken up when funds are available. Next BOM to pursue.
23. Later, elections were conducted by Wg Cdr Radha Krishna (Retd), and HFO Laxmirajam (Retd). As per the report submitted by Wg Cdr Radha Krishna, the following members stand elected for BOM 2022-2023.

#### TYPE VI

**Dr Eliareddy Vasa**

**DU No. 346**

Proposed By:	Sri Ravi Srinivasa Rao	DU No. 095
Seconded By:	Dr K Eshwara Prasad	DU No. 065

**1. Cdr AVV Subba Rao (Retd)**

**DU No. 084**

Proposed By:	Wg Cdr D Pal (Retd)	DU No. 284
Seconded By:	Cdr R Dasari (Retd)	DU No. 034

#### TYPE V

**1. Sri Subramanya Varma Sagi**

**DU No. 102**

Proposed By:	Smt Swarna Rudra Raju	DU No. 108
Seconded By:	Sri S Srinivasa Raju	DU No. 120

**2. Sri S Muni Krishnaiah**

**DU No. 122**

Proposed By:	Cdr P S Nath (Retd)	DU No. 107
Seconded By:	Sri R Teja Ram	DU No. 124

**TYPE VH**

**1. Dr K Eshwara Prasad**

**DU No. 255**

Unanimous, as no other members Present

**TYPE III H**

**1. Sri Bhaskarini Rahul**

**DU No. 221**

Proposed By:  
Seconded By:

Ex Jwo KSP Reddy  
Ex Cpl R Karunakar Reddy

DU No. 233  
DU No. 231

**2. HFO S Laxmi Rajam**

**DU No. 229**

Proposed By:  
Seconded By:

Ex Cpl URK Prasad  
Sri Bhaskarini Rahul

DU No. 240  
DU No. 221

**TYPE II & III**

**1. Ex Sgt Sangeet Raj Shankpal**

**DU No. 206**

Proposed By:  
Seconded By:

Sri N Kalyan Raman  
Sri GV Subbaiah

DU No. 194  
DU No. 213

**2. Sri P Ravi Kiran**

**DU No. 193**

Proposed By:  
Seconded By:

Sri Dana Venkata Balaji  
Sri Y Ramanjaneyulu

DU No. 199  
DU No. 186

**24. Vote Of Thanks: Wg Cdr PM Rao (Retd) and Cdr VVS Naidu (Retd) complimented the outgoing BOM for the good work they have done during their tenure.**

There being no further business, AGM concluded at 2.30 PM

*G.V. Subbaiah*

(G V Subbaiah)  
Secretary  
BOM  
JVVHOWA

**11 Aug 2022**

*Sangeet Raj*  
*Sgt. P. Sangeet Raj*  
*(Air Vtm)*

*C. N. Subbaiah*  
*(C. N. Subbaiah)*

*Dr. P. Subbaiah*

*S. Naidu*

*S. Ashok Kumar*  
*Cdr S. Ashok Kumar*  
*DU NO 85 (11 Aug 2022)*

*S. Naidu*

*Wg Cdr (Retd)*  
*President*

*S. S. Naidu*