

2005

Jal Vayu Vihar
Apartment Owners' Assn
Kukatpally
Hyderabad-72
Dated May 2005

MINUTES OF ANNUAL GENERAL BODY MEETING HELD AT "AKASH GANGA"
AT 1030 HRS ON 15th MAY 2005

Present:

- | | |
|--------------------------------|--------------|
| a. Shri.B.George | President |
| b. Wg Cdr Jagannathan Manthana | Secretary |
| c. Cdr V.Krishnan(Retd) | Jt.Secretary |
| d. Shri URK.Prasad | Treasurer |
| e. Shri.IIR.Prashant Sharma | Member |
| f. Shri N.Kalyana Raman | Member |

In Attendance

- Patron AVMP.P.Prakash Rao(Retd)
Representatives of Auditor
M/s.Sreeramulu & Srihari

As the requisite quorum was not present at 1030hrs, the secretary announced the postponement of the meeting till 1100hrs. At 1100hrs the total members present was 64. The meeting was adjourned to meet at 1105hrs. The AGM met at 1105hrs as per the bye-laws (under the condition of 20 members can be formed as a quorum). Finally the attendance was 77 by 1110 hrs. The President welcomed the Members/Proxies and appreciated the presence of all Members/Proxies. He also welcomed the Patron AVMP P Prakash Rao(Retd) who acceded to the request for his presence at the meeting and requested him to address the gathering. Address by the Patron was objected to by a few members and the same has been accepted. Suggestion by one of the Member to permit email including proxies by sending in email/fax has been considered. Both the forms of proxies by fax/e-mail was not accepted by the AGM as it does not meet legal requirements, however the same could be considered during revisions if any in keeping with the time and nature of fax/e-mail transactions.

Ratification of previous AGM Minutes:- Para 4 (a) in regarding of FSI for flats was objected and ratified by the following members.

<u>NAME</u>	<u>DU.No.</u>
1. Lt Cdr VVS.Naidu(Retd)	114
2. Wg Cdr PM Rao(Retd)	158
3. Shri.G.Narayana Swamy	116
4. Wg Capt TCS Rao(Retd)	86
5. Cmde V.Kumar(Retd)	58


All correspondence on the subject has been discussed and views of the AGM were asked for. The AGM has decided that the matter would be taken up with AFNIIB in continuation with the previous correspondence and an EGM/Special AGM would be called for to find a permanent solution.


3. **Para 19:** The issue of Patron has been accepted and reiterated. Sqn Ldr LVSR.Chowdary(Retd) has once again brought out necessity to maintain decorum once a person has been approved as Patron. The Para 19 has been ratified.

Finally the minutes of previous AGM was ratified unanimously after amending and discussing the above two points.

4. **Minutes of Special General Body Meeting:-** Minutes of Special General Body Meeting held on 07 Nov 04 was ratified.

Proposed by Cmde.V.Kumar(Retd) DU.No.58
Seconded by Wg Cdr P.Mohan Rao(Retd) DU.No.91


Secretary
JAL VAYU VIHAR


President
JAL VAYU VIHAR

Report of BOM: The report has been presented and the following discussions, emerged.

6. **Water Supply:-** 50% of water only is being pumped by HMWSSB as per the contract. Manjocra Water was mixed with Bore well Water because of shortage of supply. As and when possible pure Manjocra Water will be supplied. Whenever water is mixed an announcement will be made to the effect/circular will be sent. Two more Bore wells are cleared for implementation after adequate study. Proposed expenditure for actuals is cleared. This is inclusive of deepening of existing Bore wells.

7. **Security:-** System to be upgraded in conjunction with overall manpower.

8. **Accounts:-** The report was accepted by the house however existing Software to continue with an option to explore/upgrade of Tally itself. If not possible any other less expensive software should be opted by the next BOM.

9. **Conservancy:-** Major issue such as incinerators and use of bio degradable technique has been approved in principal to be taken up with Municipality.

10. **Sports:-** It has been approved by the AGM not to charge anything extra from the residents. However to charge a sum of equivalent expenses towards issue of ID cards to all users. Non residents not to be permitted to use the facilities.

11. **Acknowledgement:** Contribution of the residents towards Tsunami victim/relief was missed and the same is acknowledged in this meeting. Rupees 40,000 was collected and sent to P M s Relief Fund on behalf of JVVAOA.

Acknowledgement for ladies club activity specially the Dewali mela was missed and the same was acknowledged in this meeting.

12. **Auditors Report & Balance Sheet:-** The auditor's report of para 3 of line four "on a test basis" and para 4 line 3 "so far as it appears" was pointed out by Cmde V.Kumar(Retd) to the house. The same was explained in regarding the subject by our member Sri G Narayana Swamy who is a chartered accountant and the house has agreed and accepted the report unanimously.

13. **Community Health Centre:-** Gp Capt TCS Rao(Retd), brought out the actual breakup that was spent towards the CHC and Shri G.Narayana Swamy has spelt out the need for a supplementary audit report for CHC so that this could be ratified in the subsequent AGM/Special AGM/EGM. This was in response to queries put forth by Cmde V.Kumar(Retd) and Wg Cdr VS.Samsi(Retd). Mr.G.Narayana Swamy also explained elaborately on account of what needs to be done for our colony to smoothen out all financial activities. He has been requested to give a written solution to existing problems, so that it could be forwarded to the present JVVAOA Chartered Accountant and implemented at the earliest. Cdr.P.Surendra Nath brought out the need to maintain an open policy to understand all expenditures from public money. The AGM has approved the need to ask for a supplementary audit in all aspects of CHC, and also Segregate all expenditure towards CHC and the balance expenditure if any, so that it is resolved once and for all. Janmabhoomi funds and procedure to execute the projects were explained in detail by Gp Capt TCS Rao(Retd). All proper sanctions were taken from all agencies and in the end we had a value addition of Rs.7.0lakhs. He also explained that Govt. funds were released only after proper scrutiny and careful consideration. The same was accepted by the house.

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Internal Audit:- It was suggested by Wg Cdr VS.Samsi (Retd) that Para 31 of 2002 minutes needs to be implemented hence forth in regarding internal Audit by any three members of the association other than Board of Managers, once in six months and the house reiterated the same for implementation hence forth.

The Audit report and balance sheet has been passed with above explanatory note by the following members Proposed by Wg Cdr PM Mohan Rao(Retd) and seconded by Cdr S.Ashok Kumar(Retd).

15. **Appointment of Auditors for the next financial year:-** The existing auditors will continue for the next financial year proposed by Gp Capt TCS.Rao(Retd) and seconded by Wg Cdr ISS.Raju(Retd).

16. **Sub-Committee Report on Shopping Complex:-** The AGM had a divided view on the need for a Shopping Complex of the size as suggested by the Sub-Committee, including the siting. Wg Cdr P.Mohan Rao(Retd) placed on record the good work done by the Sub-Committee.

The President keeping in mind the sentiments of the AGM has also ruled out the need for a vote regarding the shopping complex.

The aspect needs to be taken up once again.

17. **Sub-Committee report on Registration of House:-** Recommendation (b) has been approved by the AGM. "Case for exemption may be taken up in the present form of JVVAOA on the same lines of justification of AWCHS, Gautham Enclave with or without the help of LRC since it is understood that the present Govt. is amenable to welfare concessions particularly to Defence Personnel". The above point has been approved by the AGM. Recommendation (c) "Apportioning of land area (undivided share) be incorporated in the registration sale deed of type V, III and II flat type DU's owners/allottees as per the Sub-Committee report dated 01st Mar 2005 submitted to the President JVVAOA needs to be taken up separately only after careful consideration of all aspects".

The good job done by the Sub-Committee has been placed on records by Wg Cdr SK Jain(Retd).

18. **Election:-** Election will be conducted as the last item on the agenda as per the notice, though it has a mention in the Bye-Laws at this stage. The AGM has permitted the BOM to continue to transact business as per its decision after noting the same.

In future it should be done as per the bye-laws, and also by this aspect be taken up during revision as it is felt the elections should be the last point before the present BOM hand over to the new BOM.

New Points

1. **Maintenance/destruction of old records:-** Maintenance/destruction of old records is accepted by the AGM. Except policy files and files of long term implication the old files may be destroyed as per rules in vogue.

2. **Continuation of development activities:-** The various BOM from time to time have developed specific areas. Development activities of Past BOM is to be continued and the same has been agreed to by the AGM. The future BOM has to implement the same.

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KUNIPALLY-500 072.

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Employees of JVVAOA:- The points was discussed in length and the following members expressed their views:

1. Wg Cdr P.Mohan Rao(Retd)
2. Wg Cdr VS.Samsi(Retd)
3. Cdr V.Krishnan(Retd)
4. Shri.N.Kalyan Raman
5. Shri B.George Bawa
6. Wg Cdr Jaganmohan Manthena
7. Cmde V.Kumar(Retd)
8. Shri.G.Narayana Swamy

The aspect has been envisaged and the AGM has approved the point to be taken up by a qualified consultant on the subject.

4. **Monitoring of Water usage:-** Point accepted in principle. The water supply is presently being mixed to ensure full supply. Now the two sumps for each OH Tank will be adjusted in such a manner that one sump will be purely for Manjeera water, so that the second sump can be filled as required. The necessary expenditure for the same is approved by AGM

The issue of water meters for all DU's including ER's to be considered after catering for all minor aspects by BOM is approved. The expenditure towards the same will be funded entirely by the JVVAOA.

5. **Security:-** The house has agreed that a sub-committee should be appointed by the next BOM keeping in view all security and manpower aspects of our colony.

6. **Collective Maintenance of Buildings:-** The Sub-Committee report that had been rejected in a previous AGM may be re circulated for review.

A Sub-Committee may be appointed to assess the correct position of the eligibility and then put up the proposal to the next AGM/EGM.

7. **Common Area Lighting for the Flats:-** The point was unanimously dropped.

8. **Film Shooting:-** The house has decided no further Film Shootings in our colony.

9. **Administration of CHC:-** The time limit for outsiders is strictly restricted to 2200hrs only. The CHC could be given to Members/Residents without mikes/any other type of loud noise beyond 2200hrs for the following functions.

1. Marriage function of immediate next of kin of the Member/Resident.
2. Religious, and cultural functions organised by the Society.
3. If the booking is cancelled, Rs.2,000/- will be charged towards Cancellation charges.

10. **Enhancement of Akash Ganga acoustics and other interiors:-** The point approved by the AGM. The aspect of expenditure to be cleared only after a report from an acoustics expert.

11. **Monitoring and assistance in financial activity of Social groups within JVY:-** The house did not accept the suggestion regarding this matter.

12. **ISO 9001/9002 accreditation:-** The house did not accept the suggestion regarding this matter.

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Closing of North Gate:- The AGM has approved the point but as implementation has other issues involved considering the legality of closing of approved plan through fare, it was decided to close North and South gates at 2200hrs instead of 2300hrs and open the same at 0600hrs instead of 0500hrs. It is also proposed to place a temporary barrier at the entrance of the narrow road itself. Also the narrow road poses grave danger to minor children in those DU's. There fore the issue may be taken up a fresh with the Municipality to close the gate permanently.

14. Parking of Vehicles:- The house has agreed to the point in totality with the following charge:

1st & 2nd Vehicle (parked inside the garage/infront of the garage) in respect of all types of DU's -
No charge.

3rd Vehicles Rs.500/- to be parked in designated places.

15. Illegal Construction/Activities in the DU's:- The BOM has received letter from Shri.U.Ramana Babu Owner of DU 307, having complied with the removal of extra construction. We whole heartedly thank him for having done the same. The BOM this tenure has sent notices to four DU's. Replies have been received from three of the owners. This is indeed a festering problem and in-spite of various rules we have various violations. The members have to exercise consensus on what constitutes violation/illegal construction/activities in DU's and also lay down the modalities of ensuring the restoration of the original structure/stop the illegal activity. The Point approved by the AGM.

16. Extra Room Maintenance Charges:- The charges towards maintenance of Extra Room have evolved over period of time. Only nine of sixteen owners are paying the charges in-spite of the last AGM decision. One of the owner has indicated that the charges being levied are not fair in his case as his ER is firstly connected and is part of his residence and secondly does not have a separate overhead tank. The BOM proposes the deletion of his ER from the list of payees. Any other owner of ER with out overhead water tanks may also apply for waiver of charges. The Point was approved by the AGM. Also all ER's rented out irrespective of other issues should be charged Maintenance Charges and should pay.

17. Island at four road junction(near Bus Stop):- The Point was approved by the AGM, and the same work would be co-ordinated during road repair works by Municipality.

18. Construction of Room with Toilet on Type III-H:- Cmde V.Kumar(Retd) re-quoting the approval of the minutes of the previous AGM said to the house that what is due to Type III H should be given. Type III H Members did not agree for one room and one toilet but wanted the full first floor. The house objected the views. The house said that Type III H should get the approval of the local authority (NOC from JVVAOA and Permission from Municipality) and Gp Capt TCS.Rao(Retd) also insisted that the members of the Type III H should apply for permission to the Municipality and should consult the architect before construction of one room and toilet.

Structural strength should support the additional load of one room and one toilet. And on condition that all the members unanimously agreed not to sub-let the additional construction. The house was in agreement that the proposed views expressed by Cmde.V.Kumar(Retd) and Gp Capt TCS.Rao(Retd). Proposed to send a proposal to Municipality to increase the FSI from existing to permissible limits under the rules.

The extensions of structures of all of JVV are included in the present approval of AGM. Specific clearance of plans needs to be taken from the Municipality. All other simultaneous infrastructure requirements need to be met by taking up the issue independently.

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5. **Patron:-** Institution of the Patron is a serious issue and once instituted/appointed by an AGM, all the members need to respect the appointment. The Bye-Laws may not have a mention of the same however the same has been in practice for the last two years i.e. period 2003-2004 and 2004-2005. Various views have been expressed on the issue and majority agreed that the resolution of the 2004 AGM on the issue is to continue. However AVM P.Prakash Rao(Retd) has declined the appointment.

The aspect of address by the Patron has been objected to at the beginning in spite of the BOM invitation and request by the President for the Patron to address the house. This aspect will be discontinued forth with. However an apology and regret on the incident has been conveyed on behalf of the entire house, by the President.

17. **Elections:-** The Secretary has announced that the following nominations have been received for formation of next Committee. The House has unanimously elected them to be the next Managing Committee:-

NAME	DU No.	PROPOSED BY	SECONDED BY
Type VI			
Wg Cdr PM.Mohan Rao(Retd)	91	Shri Shekhar Merathia	Wg Cdr L Dhanunjayan(Retd)
Cdr AVV Subba Rao(Retd)	84	Dr PVB Chary	Wg Cdr PM Mohan Rao(Retd)
Wg Cdr Jagan Mohan	261	Smt Sushma Prasad	Smt Jayanthi Raghavan
Type V			
Wg Cdr PM.Rao(Retd)	158	Cdr GV Rao(Retd)	Cdr PS Nath(Retd)
Wg Cdr SK.Jain(Retd)	113	Cdr P S Nath(Retd)	Cdr VVS Nayudu(Retd)
Lt Cdr VVS.Nayudu(Retd)	114	Wg Cdr SK Jain(Retd)	Sri G Narayana Swamy
Type II & III			
Shri.GGK.Chaithanya	209	Sri T Venkateswara Rao	Ex MWO K Raghava Swamy
POR .P.Veeru Babu	230	Ex Sgt B Chandru Sekhar	Ex Sgt Ch Nages Babu

The decision left to the next BOM to co-opt three more numbers from Type VI.

18. **Vote of Thanks:-** Vote of Thanks was proposed by Gp Capt TCS.Rao(Retd) at 2315hrs and the house has unanimously accepted.

(Jaganmohan Manthena)
Wing Commander Secretary
JAL VAYU VIHAR
Apartment Owners Assn
KUNATPALLY-500 072.

NAME	DESIGNATION	
1. P.K. Prasad	Treasurer	P.T.O.
2. Cdr V. Krishnan	Jt. Secretary	
Smt. K. Indira Redd	Horticulture	out of station
Shri SPC. Reddy	Shopping	
	com. hse	
Shri J.K. Nayana	Entertainment	
Shri T.V. Rajgopal	Alcohol usage	
Shri H.R. Prashanth	Sports	
Sharma		
Shri H. Kalyan Raman	conservancy	

President
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To,

THE PRESIDENT,

JVVADA

KUHAT/ALLY

HYD - 500-072

I (URR PRASAD Treasurer) totally disagree the minutes recorded for the point no 18 (Page 5) under the agenda in regarding the construction of room WITH TOILET ON TYPE III H. The matter was discussed in length and finally the house has agreed to construction of entire first floor. But recording was done totally in a different way. I am also enclosing the gist of the discussions on the particular subject to your newsletter. I request your good self to look in to the matter and amend the minutes by placing facts.

Hence, by disagreeing the minutes recorded under the above subject. I have by sign to the rest of the minutes recorded.

Thanking You,

U. Raddabhatra m/flores
28/5/2005

encloses: 2 Sheets of representation.

Date : 28 May 2005

The President,
JVVAOA,
JALVAYU VIHAR,
KUKATPALLY,
HYDERABAD - 500 072

Sub: APPROVAL OF MINUTES OF AGM HELD ON 15TH MAY 2005

I differ with the minutes recorded in the minutes of AGM held on 15th May 2005 regarding the subject **Construction of room with toilet on type III-H.**

In the minutes it was recorded as one room and toilet, which is totally wrong, and there was no specification of proposed location as the house has agreed for entire first floor.

The point was discussed in great length the gist of the discussion is as below.

The first objection came from Ex JWO KSP Reddy for using the words "under consideration" in the notice, even though 2003 AGM has already approved additional construction. Then the Secretary has replied stating that except one individual from type III-H none of TYPE III-H has accepted the plan given by Mr. Chawala. Ex JWO RS Rao stated that, "22 members of Type III-H gave a reply to the association rejecting the proposal of the association". As per the bye-laws if no response received from the association within 60 days, it deemed to be accepted. Hence no discussion should be on this subject.

Then the question of uniformity was brought by some of the members. Ex JWO RS Rao replied that when house could not accept the uniformity on colour code, why should we be imposed ~~on~~ for construction.

Ex JWO S Rama Raju has handed over the signal to the secretary and the same was read out to the house.

All the type III-H houses owners have requested for entire first floor construction. The members of the house have expressed different views. Finally Cmde V Kumar placed the proposal before the house stating that:

"Though I was not aware what has happened earlier but after going through the previous correspondence with AFNHB, AGM minutes and the signal I propose to the house that as per the previous correspondence, AGM minutes and the signal the house should have no objection to permit them to construct up to first floor unconditionally"

Then Gp Capt TCS Rao has suggested two points.

1. Please do not collapse your houses. 2. Obtain permission from the municipality before construction. In fact the first suggestion has come because as type III-H owners' has been permitted to go on entire first floor as per their requirements. Gp Capt TCS Rao said the above



Further to the above, there was point raised by some of the members to permit them also to construct further. The type III-H owners have expressed no objection for the proposal, but Cmde V Kumar did not accept this proposal stating that there should be no discussion on this point.

Then Sri G Narayana Swamy suggested the house that we should have pro-rata construction on all other type of DU s of JVV. He also suggested that the association should approach the municipality for FSI of all other DU s of JVV within the permissible limits and rules. The house has accepted the same.

Yours truly,

URK Prasad
Treasurer

