

Jal Vayu Vihar  
Apartment Owners' Assn  
Kukatpally  
Hyderabad - 72  
Dated 23 Jul 2003.

**MINUTES OF ANNUAL GENERAL BODY MEETING HELD AT  
SAGAR HIGH SCHOOL PREMISES, KUKATPALLY, HYDERABAD  
ON 6 JUL 2003 AT 11.30 HRS**

**1. Present Members:**

**In Attendance**

1. AVM.S. Pingali(Retd)	Member	Representatives of Auditor
2. Cdr.R.Dasari(Retd)	President	M/s. P. Viswanath & Associates
3. Mrs. G. Shyamala	Vice President	
4. Mr.K.Prasad	Secretary	
5. Mr.Shekhar Merathia	Treasurer	
6. Lt.Col.PVC.Subba Rao(Retd)	Member	
7. Dr.T.Sreevardhan	Member (Absent)	
8. Mr.V.S.Ramachandra Raju	Member	
9. Wg.Cdr.V.Shamsi(Retd)	Member	
10. Ex.Sgt.Gangadhar	Member	

**Due to continuous absence for the scheduled meetings of the following Members:-**

1. Cdr. Rakesh Pandey(Retd.)	Member
2. Mr.V.P.Soundara Rajan	Member
3. Mr.N.Kalyan Raman	Jt.Secretary
4. Ex.JWO.S.Rama Raju	Member

**The Committee has co-opted the following:-**

1. AVM.S.Pingali(Retd.)	Member
2. Wg.Cdr.V.Samsi(Retd)	Member
3. Ex.Sgt.Gangadhar	Member

4. Due to heavy rains the Management Committee decided to shift the venue of the Meeting which was scheduled to be held at J.V.V grounds to Sagar School as last minute resort, consequently members could not reach the venue on time and as such the meeting was adjourned to 11.30 Am as required quorum is not available and felt the necessity of having our own Community Hall to avoid such unpleasant and embracing situations.

3. The final registered attendance Including the proxies was 62 (members 47 + Proxies 15) for the reconvened meeting forming requisite quorum.

4. President welcomed all the Members and Proxies and thanked those who have come from distant locations in bad weather and started the proceedings.

5. **Approval of Minutes of previous AGM:-** The President enquired whether the minutes of the AGM held on 9 Jun 2002 be considered having been read and approved. Some Members wanted the Minutes of the last AGM to be read once again to discuss the matter point wise. Accordingly Secretary read the Minutes and discussion continued on unresolved issues. Wg.Cdr.PM.Rao(Retd) raised that he had submitted a list of points to be included in the ensuing AGM but non of his points were included in the agenda and the same may be recorded.

(A) **Regarding 7 (c):-** Gp.Capt.TCS.Rao has enquired whether any special efforts have been Made or not. President replied that he has enquired with APTRANSCO officials and was verbally informed that minimum laid down distance has not been maintained while project implementation. but. there is no correspondence either side.



(B) Regarding 9(a):- Incinerator Gp.Capt.TCS.Rao again raised objection the way the work is executed and also stated that thieves/robbers may make use of the space, enclosed on all sides by the wall, especially under the cover of darkness. President replied that in absence of the required drawings for making the incinerator and in order to serve the purpose of burning the dry leaves at a secluded place, we identified the spot to reduce inconvenience due to smoke etc. and also considered to be cost effective.

© Regarding 9(E):- Ex.Sgt.P.V.Rao raised objection for concreting shuttle badminton court at Tank No.1 instead of getting the Shuttle court situated near Tennis Court as approved in the AGM, and also requested the Managing Committee for cementing another Shuttle Court which is due since last 3-4 years. Secretary assured that he will take initiative to do the work at the earliest.

(D) Regarding 9(F):- Gp.Capt.TCS.Rao(Retd) enquired about the 'Spacers' and President replied that where ever there was a problem the inmates of the Colony got the job done by themselves, and no such particular problem is noticed now. However this work is to be done as and when necessity arises.

(E) Regarding 14:- The house had already ratified the refund of transfer charges to Mrs. P.Rama Sita during the previous AGM itself. Now, the minutes of the previous AGM as recorded have been confirmed as correct, regarding the exemption of transfer charges in similar cases, to all other members as well.

(F) Regarding 16 Approval of Draft Bye-laws:- Lt.Cdr.VVS.Nayudu(Retd.) and Wg.Cdr.PM.Rao(Retd.) have explained that due to non availability of guide lines from AFNHB the objective set could not be achieved. President informed that the guide lines are not available in the office. During the course of discussions AVM.S.Pingali(Retd) suggested that the draft Bye-Laws should be circulated among all members and invite their suggestions with certain cut off date of 45 days. If any valid suggestions come in it should be incorporated otherwise treated as accepted. The House has given responsibility to next Committee to appoint Sub Committee for Draft Bye-Laws.

(G) Regarding 19:- The President stated that the sub committee appointed by the last General Body in AGM 09 Jun 02 submitted the report and requested Lt.Cdr.VVS.Nayudu(Retd.) to explain the salient features of the scheme. Lt.Cdr.VVS.Nayudu(Retd.) explained the house in detail. Some members have requested to take Phase II also as 5 years time period is getting completed. As there were differences among the members whether to go a head with the stipulated scheme or not the subject was put for vote with the permission of the chair. There were 12 votes infavour of painting and 27 votes infavour of not painting. Hence the subject was not pursued further.

(H) Regarding 20 FSI for Flats:- Lt Cdr.VVS.Nayudu(Retd) wanted to know the progress on obtaining authentic information from AFNHB and the Architect on FSI for flats and apportioning of land in the registration sale deed of flat type DUs. He also asked what action has been taken against the representation on the same subject signed by 18 members on 14 Dec 02. The President stated that no action has been taken till date and the same may be pursued by the next Management Committee.

(I) Donation of land to Municipality:- Lt.Cdr.VVS.Nayudu(Retd.) enquired whether drawing pertaining gifted lands was displayed on the notice board. He also stated whether any action has been taken for getting back excess land surrendered to Municipality. The President stated that no action has been taken and the next Managing Committee may pursue the same.

(J) Regarding 27:- Regarding Common Reading Room/Library President replied that he has not visited Municipality regarding the subject as it can be done along with Community Hall.

After discussing last AGM Minutes the House has ratified the proceedings.



6. Wg.Cdr.K.P.Rao(Retd) & Wg.Cdr.S.Nagesan(Retd) suggested that the Minutes should be signed by Secretary and the draft Minutes of this AGM will henceforth be kept in Office for inspection.

7. Regarding Construction of Community Hall:- House has enquired about the progress made during the tenure of the present Committee. The President explained that we have obtained HUDA permission as per the Original Master Plan and also Municipality fees has been paid. Matching grant could not be obtained despite of best of the efforts due to change in Janma Bhoomi Progress. And the House has assigned all further steps to be taken in this regard to the next Managing Committee.

8. Regarding labour Department:- The next Committee will look into the matter and handle the issue appropriately.

9. Regarding Parks & Play Grounds:- The House suggested to entrust the responsibility of maintaining them on contract basis and also to consider enhancement of the contract Value in view of the increased responsibilities to the contractor. However a decision will be taken only by the next Committee after considering pros & cons of the issue.

10. Cdr.GV.Rao(Retd) has enquired whether the Tax deduction on the FDR is to considered in Accounts. Auditor explained that the TDS certificate received during April 2003 and the Accounts were closed by 31-3-2003.

11. House has also ratified to write off Rs. 27, 428.09 deduction by UTI and Rs.2,495 Maintenance Charges not receivable. House also approved writing back of Rs.12,300 received towards differential Maintenance Charges.

12. The House has suggested to appoint qualified Accountant and ensure maintaining of Head wise accounts in future in accordance with the guidelines given by the New Management Committee.

13. Some Members have intimated that they have paid Rs.500 towards Registration expenses earlier and the amount has not been actually incurred, hence sought refund. But the house left the matter to next Management Committee and suggested instead of refunding money it should also be recovered from those who have not paid such amount.

14. President has proposed to increase monthly Maintenance subscription but the house advised to maintain statusquo and concentrate on getting other sources of income than to increase Maintenance Charges. During the course of discussions Mr.Shekhar Merathia Treasurer has suggested to start a tripartite agreement among house Owner, Tenant & the Association discarding the existing Tenant V/S landlord agreement system. This will ensure to have check on the new entrants and protect the interest of House Owners in terms of collecting their monthly rent and getting current prevailing rent to House Owner. For the services rendered by the Association, they will charge one month rent as Service Charge and the tenants will have to deposit a fixed refundable amount decided by the Managing Committee as Security to the Office. At the time of his departure, the tenant may take his Security amount back along with a Gate Pass to take his luggage out of the Colony. The House has also proposed to look into the legal aspects carefully and get a draft agreement prepared to avoid any complications. And the subject will be taken care by next Managing Committee.

15. Regarding painting of Electrical Poles the matter is to be taken up by next Managing Committee.



16. Regarding EPBX Exchange:- Cdr(Retd) R.Dasari informed that it is possible to have on EPBX facility wherein by dialing the last four digits of existing Tel.No., one can get access to the dialed number. These calls will not be charged by BSNL. As the details were not sufficiently available, the General Body requested the next Management Committee to obtain sufficient information from BSNL so that a decision can be taken to implement in our Colony.
17. Regarding Security the proposal made by President to appoint one guard at each gate in two shifts. Increasing further of 27,000/-PM was not approved. During the course of discussions Wg.Cdr.S.Nagesan(Retd) suggested to increase the strength by two more guards and they have to patrol around the Colony in two shifts. Also a suggestion has come that the Committee member should invariably take the responsibility of supervising the Security Staff, as the administrative control is missing in absence of members close supervision. Also a system has to check the cars entry into the Colony and stickers are to be affixed and implemented strictly.
18. Regarding Extra Expenditure incurred for construction of Skating Rink & Basket Ball ground, Lt.Cdr.VVS.Nayudu(Retd) has raised objection and questioned whether it is not required to take approval of the house. It was stated by the President against the provision of Rs.1,20,000 an amount Rs.1,90,000 was incurred. After deliberations by AGM the additional expenditure was proposed by Lt.Cdr.VVS.Nayudu(Retd) and seconded by Cdr.GV.Rao(Retd) for ratification of the additional expenditure. The General Body approved the extra expenditure also.
19. Regarding collection of Maintenance Charges The Treasurer has expressed concern about collection of Annual Maintenance Charges for specific financial period as members are paying to suit them and availing without considering the Financial period. House suggested to implement collection of Annual Maintenance charges in accordance to the Financial year to avail one month discount. A circular has to be issued to all the residents of the Colony intimating the change in system.
20. Regarding appointment of Auditor, the house advised the next Committee to review the matter to appoint a new Auditor.
21. Regarding South gate drainage, some members have brought to the notice of the house that lots of Sewage water getting piled up adjoining South Compound wall and there are frequent blockages causing inconvenience to the Road No.1 residents and the matter is to be taken up with the Kukatpally Municipality in a bid to solve the problem for ever by laying proper sewage system.
22. Regarding Addagutta Societies drainage link to the North East tank some members expressed serious concern about the affects of allowing the sewage through our Colony and to ensure proper execution of work so that no adverse affects are experienced by residents in the longrun. The next Managing Committee has to take up the matter and take suitable measures to ensure correct execution in co-ordination with Kukatpally Municipality.
23. Regarding Alteration and deviations in Dwelling Units the matter was discussed at length.No consensus was arrived and ultimately members have proposed to take up the matter with Kukatpally Municipality to resolve the issue.
24. Extra Construction of Room with Toilet on Type III (H):- The House agreed to allow the Owners of type III (H) to construct on their own as suggested/approved by AFNHB. However, the House suggested to maintain Uniformity of construction by all.

25. Some Members have proposed to have a patron in order to maintain harmony in the Colony. During deliberations AVM Prakash Rao's(Retd) name has been suggested and the house has approved. In this connection President had thanked AVMLP.Prakash Rao(Retd) for all his support and help.

The President invited nominations for formation of the next Committee and during the course the following proposals have came:-

<u>NAME</u>	<u>D.U.No.</u>
Ex.Sgt.PV.Rao	178
Ex.JWO.KSP.Reddy	233
<u>Type V</u>	
1. Smt.S.Saraswathi	169
2. Lt.Cdr.VVS.Nayudu (Retd)	114
3. Wg.Cdr.V.S.Samsi (Retd)	135
<u>Type VI</u>	
1. Sri. K.Prasad	63
2. Sri.Sekhar Merathia	41
3. Gp.Capt.TCS.Rao (Retd)	86
4. Smt.K.Indira Reddy	24
5. Smt.P.Rama Sita	33
6. Smt.G.Syamala	95

The House has Unanimously elected the above Members and declared elected.

The Meeting was concluded by vote of Thanks at 20hrs.

  
(K.PRASAD)  
Secretary



**JAL VAYU VIHAR APARTMENT OWNERS ASSOCIATION**

Ref:JVVAOA/HYD/211

Dated 26 Jul 2003

**ELECTION OF OFFICE BEARERS OF THE MANAGEMENT COMMITTEE 2003-2004**


1. The following were elected as office bearers by the Board of Managers.

<u>SL.No.</u>	<u>NAME</u>	<u>DISIGNATION</u>	<u>H.No.</u>	<u>TELE.No.</u>
1.	Gp.Capt.TCS.Rao(Retd)	President	86	23057326
2.	Sri.K.Prasad	Vice President & Electricity	63	23056273
3.	Lt.Cdr.VVS.Nayudu(Retd)	Secretary	114	23052235
4.	Sri.Shekhar Merathia	Treasurer	41	23156949 23151305
5.	Smt.P.Rama Sita	Entertainment	33	23057825
6.	Wg.Cdr.V.Samsi(Retd)	Security	135	23051773
7.	Ex.JWO.KSP.Reddy	Shops & Cable TV	233	23057716
8.	Ex.Sgt.PV.Rao	Sports	178	23056003
9.	Smt.G.Shyamala	Water	95	23155839
10.	Smt.K.Indira Reddy	Horticulture	24	23057191
11.	Smt.S.Saraswathi	Conservancy	169	23058423

3. Soliciting your Co-Operation in giving our best for the welfare of our Association.

With regards and best Wishes.

Yours Sincerely,

  
(VVS.NAYUDU)  
Lt.Commander(Retd)  
Secretary