

Jai Vayn Vihar  
Apartment Owners' Assoc  
Kukatpally  
Hyderabad - 72  
Dated Jun 2002.

**MINUTES OF ANNUAL GENERAL BODY MEETING HELD AT  
SATAVAHANA NAGAR COMMUNITY HALL KUKATPALLY  
HYDERABAD ON 09 JUNE 2002 AT 1030 HRS**

**1. Present:**

- a) Gp Capt TCS Rao(Retd) President
- b) Wg Cdr A Malhotra(Retd) Vice President
- c) Cdr GV Rao(Retd) Secretary
- d) Ex JWO KSP Reddy Jt. Secretary
- e) Ex Sgt PV Rao Treasurer
- f) Wg Cdr S Nagesan(Retd) Member
- g) Wg Cdr KP Rao(Retd) Member
- h) Cdr V Krishnan(Retd) Member
- i) Sri George Bava Member
- j) Sri J Madhavaiah Member

**In Attendance**

Representatives of Auditor  
M/s P. Viswanath & Associates

2. The requisite Quorum of members/proxies was present at 1100hrs. The final registered attendance including the proxies was 139.

3. President welcomed all the members and proxies and particularly thanked those coming from far off locations and outstation.

4. As a mark of respect to two of our members Shri MM Hussain DU No.79 and Shri CH Papa Rao DU 106 who expired during the year, a two minutes silence was observed before commencing the proceedings.

5. The President apprised the General Body about the interactive session held at AFNHB, New Delhi on 30 Apr & 01 May 2002. The salient features were as follows:

- (a) Encroachments by allottees/residents in common areas.
- (b) Unauthorised alterations and additions carried out in DUs by allottees.
- (c) Court cases against AFNHB by societies and individuals.
- (d) Interaction between Societies for mutual benefit.
- (e) Final costing of Phase-II Hyderabad, expected by the end of this year.

6. **Approval of Minutes of previous AGM:-** President enquired whether the minutes of AGM held on 15 July 2001 be considered as having been read and approved. Mrs Sushma Prasad sought amendment to the minutes regarding the election of Wg Cdr SK Jain(Retd) as a member of the Managing Committee, and Cdr Surendranath wanted her objection to the Minutes recorded. However, after deliberations, the Minutes of the previous AGM were approved without amendment, as proposed by Cdr Ashok Kumar and seconded by Wg Cdr CSV Ramani.

7. **Report of Board of executive managers for the year 2001-2002:-** The General Body felt that the report need not be read out, but some members desired that the Accidents and the demolition of the toddlers' pond be discussed. The President narrated the probable sequence of events in the case of accidents and the circumstances and the manner in which the toddlers' pond was demolished. Suggestions by some members were as follows:

- (a) Approach AP Transco for re-tensioning of the 220KV HT lines
- (b) Conductivity of the earthing pits be improved.
- (c) Physiological effects, if any, due to radiation from 220KV lines be ascertained.

8. **The Balance Sheet for FY 2001-2002:-** Shri N Kalyanraman stated that Extra Scooter Garages in possession of the Association be taken as assets. Cdr Rakesh Pandey proposed that the Managing Committee be authorised write-off power not exceeding Rs. 5000/- per year, of the original book value in respect of stores, and no cash write-off be authorised. The proposal was seconded by Cdr R Dasari. The motion was approved by the General Body.

9. **Budget Proposals:-** The following Budget proposals were approved by the General Body.

<b><u>ITEM</u></b>	<b><u>APPX COST</u></b>
a) Incinerator	Rs. 35,000/-
b) Barricading of open spaces (Near North/South gates, Area behind DU 301E-307)	Rs. 10,000/-
c) Raising of compound wall at select places	Rs. 25,000/-
d) Deposit for additional Water contract	Rs. 1,75,000/-
e) Basket ball Court/Skating Rink/ Badminton Court concreting (Excluding Grant of Rs.80,000/= from SAAP)	Rs. 40,000/-
f) Spacers for power supply lines	Rs. 6,000/-

10. **Appointment of Auditor:-** The services of the present auditor as expected vide Minutes of the AGM dated 15 July 2001 in respect of frequency of visits and advice, left some thing to be desired. However, after deliberations it was decided to continue with the services of the present auditor for one more year and explore the possibility of appointment of another auditor, located near by, for easy inter-action.

11. **Functioning of the Managing Committee:-** The General Body unanimously accepted the need for the committee to function as a cohesive team.

12. **Appointment of standing counsel:-** After deliberations it was decided that all internal differences be resolved amicably, while an individual's right to go to court cannot be denied. In view of the resolve to function as a 'family', it was felt that there was no need to appoint a standing counsel.



13. **Membership of Mr. George Bawa DU No.265:-** After deliberations, the General Body decided to maintain Status Quo in respect of Mr. George Bawa's membership of the Society.
14. **Ratification of the Decision of the Managing Committee to refund transfer charges to Mrs. P Rama Sita, DU No.33:-** After deliberations, the General Body ratified the decision taken by the Managing Committee, to refund the transfer charges paid by Mrs. P Rama Sita, DU No.33. Also, it was resolved unanimously that in future, if a member wished to transfer his/her DU to his/her spouse/son/daughter, the Society shall not demand/collect any transfer charges from the member/transferee.
15. **Revision of Maintenance Charges for ERs:-** The General Body decided to maintain Status Quo. The existing charges of Rs. 50/-p.m for all ERs rented out, are to continue. It is the responsibility of the owners, to ensure compliance.
16. **Approval of Draft Bye Laws:-** The President informed that he received, a communication from AFNHB on 08 Jun 2002 regarding the transfer of DUs, effective from 01 July 2002. Also AFNHB is likely to despatch proposed guide lines for societies, with in a fortnight which need perusal for inclusion in our Bye-Laws, as deemed appropriate.

In view of the above, it was considered necessary that an EGM be called after 3-4 months for adoption of the revised Bye-Laws and a new Committee be formed for the purpose.

**The composition of the new Committee is as follows:-**

- a) Wg Cdr PM Rao(Retd)
  - b) Lt Col. PVC Subba Rao(Retd)
  - c) Cdr R. Dasari(Retd)
  - d) Sqn Ldr GVS R Chowdary(Retd)
  - c) Ex Cpl URK Prasad
17. **Supply of water:-** The General Body discussed the matter of conservation of water, by residents. It was decided that the Managing Committee may try out the possibility of restricting the supply of water to once a day.
18. **Contribution of Phase II DUs to Society Funds:-** The information on the subject is available in relevant files which may be perused by the members. An amount of Rs.4,49,172/- in respect of Phase I and Rs.11,36,000/- in respect of Phase II has been received by the Association, from AFNHB, New Delhi.
19. **Face lift of Phase-I DUs:-** The General Body appointed a Sub Committee comprising:

- a) Wg Cdr PM Rao(Retd)
- b) Cdr V Krishnan(Retd)
- c) Lt Cdr VVS Naidu(Retd)

to study the issue in all aspects and submit a report to the Managing Committee in 3 months time, for inclusion in the agenda of the EGM.



20. **FSI for Flats:-** It was decided that the matter be referred to AFNHB and the Architect, for authentic information.
21. **Co-Operative Society:-** The General Body was not in favour of establishing a Co-Operative Society.
22. **Donation of Land to Municipality:-** It was clarified by the President, that it was a statutory requirement to gift open spaces and roads to the Municipality. Accordingly the open spaces and roads were gifted/handed over in December 1998 to Kukatpally Municipality. It was also decided that the drawing indicating the spaces gifted be displayed on the office notice board.
23. **Utilisation of funds:-** Additional assets like Shopping Complex, Co-Operative Stores etc. cannot be created with our funds, due to non-availability of land with the Association.
24. **Placement of Funds:-** It was agreed to deposit the funds only in public sector Banks for better security. Also it was decided to explore the advantages if any, of placing the same in the RBI relief Bonds.
25. **Plastic free Society:-** Cdr Rakesh Pandey proposed that we should strive for a plastic free JVV. In that, it was decided to instruct the shop keepers and request the residents to co-operate in this regard and create a healthy JVV.
26. **Increase in Maintenance Charges:-** Cdr R Dasari enquired whether the revised water tariff has been kept in mind while deciding to maintain the existing Maintenance Charges at current level. It was informed to the General Body that we have yet to receive the Bill after the tariff hike and revision if any, of the Maintenance Charges, can be put up in the next EGM.
27. **Common Reading Room/Library:-** Mr. R Srinivas proposed that a Reading Room/Library be established. It was decided to approach Kukatpally Municipality for doing the needful.
28. **Misuse of Children's Parks by outsiders:-** Mrs. Sucharita Chakravorty brought out that children from nearby colonies are utilising our park facilities thus denying our own children of the same. The security staff have already been instructed to pay particular attention in this regard. Also, the residents living in proximity to these parks are requested to help the Association in this matter.
29. **Garbage Dump of HMT Hills:-** Mr G/Subbaiah pointed out that the garbage dump of HMT Hills emits stink and the DUs near by, are affected. It was decided to take up the matter with the Municipality.
30. **Hike in property Tax:-** Mr. GV Subbaiah requested whether the Association can take up the case of the heavy hike in property tax with the Municipality, and try for any possible reduction. It was decided to take up the matter as a common cause.
31. **Six Monthly audit:-** Cdr Rakesh Pandey proposed that a six monthly audit of the Association funds be under taken by any 3 members of the Association. The proposal was accepted.



32. Election of the New Executive Managing Committee 2002-2003:-

The following members were nominated to the Board unanimously, by the General Body.

TYPE VI

- |                               |           |
|-------------------------------|-----------|
| 1) Lt Col PVC Subba Rao(Retd) | DU No. 43 |
| 2) Cdr Rakesh Pandey(Retd)    | DU No.340 |
| 3) Cdr R Dasari(Retd)         | DU No.34  |
| 4) Mrs. G Shyamala            | DU No.95  |
| 5) Shri K Prasad              | DU No.63  |
| 6) Shri Sekhar Merathia       | DU No.41  |

TYPE V

- |                             |           |
|-----------------------------|-----------|
| 1) Shri VP Soundara Rajan   | DU No.125 |
| 2) Shri VS Ramachandra Raju | DU No.134 |
| 3) Dr. T Srivardhan         | DU No.155 |

TYPE III/II


- |                         |           |
|-------------------------|-----------|
| 1) Ex JWO Rama Raju     | DU No.234 |
| 2) Shri N Kalyana Raman | DU No.194 |


33. Conclusion:- The President thanked the General Body for the support and co-operation extended to the Managing Committee during its tenure and requested for even greater support and co-operation to the in-coming Committee.

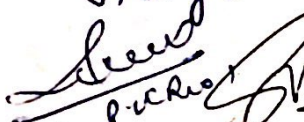
Lt Cdr Surendra Nath proposed a vote of thanks to the out going Committee.

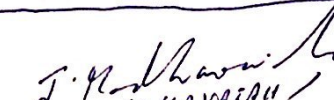
The Meeting was concluded at 1730hrs.

Draft Minutes as above are approved.


  
(TCS Rao)  
Gp Capt(Retd)  
13/06/02

  
(K.S.P. Prasad)  
JT Secy.

  
(S. NAGESAN)  
13/06/02

  
(V. KRISHNAIAH)  
CDR(Retd.)

is put a dissent note on  
second sentence of item no 14.

  
13/6/02