

CIRCULAR No.1

BOM 2021-2022

JVVHOWA/HYD/2021-2022

Date: 14th Dec 2021

1. The Minutes of Annual General Body Meeting held on 28 Nov 2021 are enclosed for your information.
2. The newly elected Board of Managers met on 08 Dec 2021 to decide on various responsibilities to be performed. The following team has been chosen by members after discussion.
3. After volunteers are being sought for vacant type V-H vacancy, BOM has accepted the interest of Prof. Eshwara Prasad as a Co-Opted Member.

SL NO	DU NO	NAME	PORT FOLIO
1	087	Wg Cdr V Gouripathi	President
2	085	Cdr S Ashok Kumar	Vice President
3	213	Sri G V Subbaiah	Secretary, Electrical, conservancy, Water.
4	240	Ex Cpl U R K Prasad	Treasurer & Due Recoveries
5	206	Ex Sgt Sangeet Raj Shankpal	Security
6	222	Smt E Lakshmi Snehalatha	Horticulture & DUs Complaints Tracking
7	122	Sri S Muni Krishna	Web Maintenance and IT Services
8	102	Sri Subramnya Varma Sagi	Sports, Horticulture, Youth Affairs
9	256	Sri Indraneel Dasari	Akash Ganga
10	255	Prof K Eshwar Prasad	Legal & Liaison with Govt. and Other Agencies.

G V Subbaiah
(G V Subbaiah)
Secretary

JALVAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION
ANNUAL GENERAL BODY MEETING HELD ON 28 NOVEMBER 2021
AT 9.30 AM IN AKASH GANGA COMMUNITY HALL

BOARD MEMBERS:-

1. Wg Cdr V Gouripathi (Retd)	President
2. Cdr Ashok Kumar	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. Ex Sgt Nagesh Babu	Member
7. Air Cmde BSH Varma (Retd)	Co-opted Member

Points noted during the course of the meeting.

- 1) **MEETING:** -The President, due to lack of quorum adjourned the meeting to reconvene at 10:00 AM. There were 46 members at that time and the AGM meeting commenced. The final attendance in the meeting was 77 members (Signed).
2. **OBITUARIES:** - The house observed a two minutes silence in Homage to all those who passed away in the year 2020-2021, then names as read by the President.

SL NO	NAME OF THE OWNER	NAME OF THE DECEASED	RELATION WITH OWNER	DUNO
1	Cmde MVS Kumar	Cmde MVS Kumar	Owner	298
2	Sri N Rajeswara Rao	Smt N Sundari	Spouse	051
3	Cdr T Kotiah	Sri M Adinarayana	Father-in-law	295
4	Smt G Sujatha	Sri G Narasimha Reddy	Father-in-law	015
5	Sri K Phani Kumar	Smt K Balakumari	Mother	262

Ex CYS Devdas played " Last Post ", the tune commonly played as a remembrance to the departed souls, at the time of funerals and memorials during period of Homage.

3. **INTRODUCTION OF NEW MEMBERS:** - The President introduced 16 new members and welcomed them into the Jal Vayu Vihar family whose names are mentioned below with their DU Nos.

LIST OF NEW MEMBERS

SL No	DU No	Name	Date
1	069	Sri. G SasiKiran Reddy	26-11-2020
2	292	Sri.VenkateswaraRaoNannapaneni and SmtChamundi	20-12-2020
3	223	Smt. Mariyah Rani and DrElia Reddy	27-12-2020
4	253	Sri S Venkata Rama Raju and Sri C SuryanarayanaRaju	29-12-2020
5	010	Smt M SreeVardhani	12-01-2021
6	061	Smt Lakkamraju PusphaHaritha and SRI L Sai KiranVarma	07-03-2021
7	122	Sri S Muni Krishnaiah and SmtKaruna	09-03-2021
8	054	Smt K Vijitha	10-04-2021

G.V. Subbaiah 1

SL No	DU No	Name	Date
9	324	Sri Ch Shiva Rama Krishna and Smt Ch Hymavathi	27-05-2021
10	098	Sri P Satish Kumar	02-06-2021
11	270	Sri I Jaya Babu	24-07-2021
12	207	Sri Shashank Shankapal and Sri Siddhant Shankpal	14-10-2021
13	220	Sri Relangi Sriharsha	16-10-2021
14	016	Sri B Pratapreddy and Smt Premalatha	05-11-2021
15	121	Smt K SwarnaLatha	17-11-2021
16	150	Smt BinduSalugu	20-11-2021

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 worked under difficult period under COVID conditions, with GHMC being non responsive due to their work load and even office being operational only up to 10,00 AM during second wave.

5. **APPROVAL OF MINUTES OF AGM 2019-2020:** The Minutes of AGM 2019-2020, corrected, signed and circulated by the present BOM were approved by members after it was proposed by Wg Cdr K Radhakrishna (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 COVID Management, Life certificates for veterans, OH Tanks cleaning, Free Water registration, SMS alerts of Water/Maintenance Charges, Systematisation/Streamlining of Records, Stores and Maps, Web site up gradation, Completion of First time Registration of all DUs etc.

7. **APPROVAL OF AUDIT REPORT & BALANCE SHEET:**

a) Ex Cpl URK Prasad, treasurer presented Audit Report and Balance Sheet to the house by bringing out the important points. He informed that, all the pending LTMF payments were dug out from Registrar website. He informed that all pending payments were pursued and an amount Rs 7.2 Lakhs of previous period and Rs 21.31 lakhs of this year were collected and deposited as fixed deposits.

i) He proposed and the house approved that Transfer Fee collections from members should be put as FDs towards corpus Fund for LTMF.

ii) He further proposed that any BOM, if they want to liquidate a FD need to take permission from AGM /EGM/ROM clearly stating the reasons.

b) Cmde V Kumar pointed out that during month of April majority members pay their maintenance charges in bulk and hence there is a tendency to deposit excess fund as FDs. In such cases, BOMs may be permitted to liquidate this maintenance FDs to the extent required for maintenance expenditure. Members agreed for the same.

c) Members discussed various aspects of Balance Sheet in depth. Cmde Kumar appreciated the BOM for bringing down the maintenance expenditures but expressed concern on the increase in establishment expenditure. President explained that all the existing man power is put to optimum use and frequently manual labour also need to be hired to maintain reasonable cleanliness and hygiene in the colony especially for pruning the trees. He lamented that some of the residents are in the habit throwing their house hold waste at a distant

G.V. Subrahiah 2

common place and association is getting the same cleared. He requested residents not to resort to such things and association will arrange for man power and conveyance if residents are willing to pay. Manpower hiring costs are also on the increase. The President explained that costs are brought down significantly during their tenure by rationalising salaries, OT payments etc. He assured the members that due care will be taken by new BOM to ensure costs are minimal.

d) The Audit report, Balance Sheet was approved along with the direction that in future for liquidation of non-maintenance FDs, permission has to be taken from ROM/EGM/AGM. Proposed by Wg Cdr PM Rao and seconded by Cdr PS Nath.

8. **APPOINTMENT OF INTERNAL AUDITORS:** President informed that last year the Internal Audit was done by Sri K Parthasarathi, CA DU 305 and Ms SwarnaDU 80. The audit was quite rigorous unlike previous audits as Sri K Parthasarathi was Retired Director (Audit) of combined Govt. of Andhra Pradesh. Many JVV systems were stream lined under their direction.

President requested the house to come up with volunteers for undertaking similar task this year. The following Members volunteered to be internal auditors and are approved as internal auditors for the financial year 2021-2022 by the house:

- | | | |
|----|-----------------|--------|
| a) | Capt VenkatRao | DU 268 |
| b) | Ex Sgt PV Rao | DU 178 |
| c) | Smt Swapna | DU 128 |
| d) | Sri Vivekananda | DU 282 |

9. **APPOINTMENT OF STATUTORY AUDITORS:** The house unanimously approved continuation of existing statutory auditors M/S P Viswanath and associates for one more term.

AGENDA POINTS

10. **REQUIREMENT OF STANDING COUNSEL:** President informed the house that since 2016-17, the Association is having a Standing Counsel for guiding BOMs on legal matters with an annual payment of Rs 20,000/-. On a query from member, President informed that he used to charge for legal notices @ Rs2000/-per notice. Previous incumbent Sri Mendu Babu Rao verbally informed that due to his health issues he is not in a position to continue. AGM Members after discussions resolved not to have a standing counsel and to resort to hiring a lawyer as and when any issue arises.

11. WAGE POLICY AND CHARTER OF DUTIES:

a) Last year internal audit team observed that most of staff members are not aware of their duties and recommended BOM to make a charter of duties.

b) In addition, the present BOM realised huge OTs are drawn by some employees and even their pay structures are uneven and not commensurate with length of service.

c) Hence a draft WAGE POLICY and CHARTER OF DUTIES OF ALL STAFF MEMBERS is made and presented to house. Members enquired whether conservancy can be out sourced the way security is done. President informed that it is going to be a costly affair and our association cannot afford like some of the gated communities. During the discussions, Sri Vivekananda of DU 282 volunteered to guide the BOM regarding existing labour laws.

d) The house approved both WAGE POLICY and CHARTER OF DUTIES OF ALL STAFF MEMBERS with a direction to take care of Law of the land.

12. **PENALTY ON RENTAL INCOME:** Treasurer explained that irrespective of the rent, at present a flat Rs100/- is charged as penalty per month. This failed to be a

G.V. Subbaiah³

deterrent to most of the vendors and there is an undue delay in their monthly payments. Hence there is a need to change the penalty amount.

AGM Members after discussion approved a penalty of 5% of rent as penalty per month subject to a minimum of Rs 150/-. President to intimate vendors and the penalty clause is to be incorporated in all future agreements.

13. WRITE OFF OF RS 3000/- FERTILISER ADVANCE: President informed the house that an advance of Rs 3000/- is pending as an advance for purchase of Fertilisers since 2016-17. It is apparent that the then Manager failed to submit the bill. There is no way either to get the bill or get the amount returned as the manager left long back. As a part of the process to keep accounts clean he appealed to the house to write off the same. The House unanimously approved the same.

14. RATIFICATION OF PURCHASE OF PA SYSTEM OF RS 74,481/- :

President informed the house that realising that our Akash Ganga Hall PA system has become out dated and not meeting the basic requirement, four speakers and an amplifier were purchased in the last Financial Year.

Further it was realised that the cost of permanent installation with wood coverings is going to be a costly affair. On the recommendation of Sri Krupakar of DU 38, Company made iron brackets were purchased for wall mounting along with four microphones and two stands at a cost of Rs 27,881/-. Though technically these purchase were made in two financial years and requires no approval, for transparency sake the same is brought to the notice of House. He further informed that the system is now let out to parties booking Akash Ganga @ Rs 2500/- per day and in last two months Rs10,000/- has been received as rentals.

The old system is also repaired and now going to be used for outdoor functions. HFO Laxmirajam proposed and Cdr PS Nath seconded it and the house ratified the expenditure.

15. WRITE OFF RS 99,000/- FROM ACT FIBRE NET:

Act Fibrenet Service providers used to pay earlier Rs 4500/- pm. But they discontinued same from Jun 2018 to Mar 2020 under the pretext that they have taken permission from GHMC and Electricity Board.

Our system started showing that amount as due. The issue was escalated and Act lodged a police complaint. It is realised that this amount cannot be recovered. An amount of Rs 99,000/- is out standing against their name and President sought permission for writing off the amount as the same is not recoverable. Sri Verma, DU102 suggested imposing a ban on usage of Act Fibrenet. President replied that the users should be given the privilege of choosing a Service Provider of their choice. The house unanimously approved writing off of the outstanding amount.

16. REINSTATEMENT OF DEBARRED MEMBERS:

Eight members constituting an entire BOM, of 2014-2015 were debarred for a period of five years in an AGM dated 24 Sep 2015. The members completed their five year ban last year itself. As per the procedure laid out in Bye Laws, BOM has cleared their reinstatement and President sought the permission of the house to restore their privileges as members. Cdr PS Nath pointed out that these members though prohibited from voting, continued to hold positions in standing committees. House approved the restoration of membership rights. The members reinstated are:

- | | | | |
|----|------|---------------------|--------|
| a) | Sri | VS Ramachandra Raju | DU-134 |
| b) | Prof | Eshwar Prasad | DU-065 |
| c) | Cdr | Ramu Dasari (Retd) | DU-034 |

G.V. Subbala

d)	Sri Y Ramanjaneyulu	DU-186
e)	Ex Sgt M Ramesh Babu	DU-244
f)	HFO S Laxmirajam (Retd)	DU-229
g)	Smt P Rama Sita	DU-033
h)	Ex Sgt P V Rao	DU-178

17. POSSESSION OF EXTRA ROOMS BY NON MEMBERS:

President informed the house that two cases of Extra Rooms held by Non Members have come to the BOMs Notice. Gp Capt Mahesh Sarma, erstwhile owner of DU 102 sold his flat while retaining ER 12. Similarly, way back in 2012, Wg Cdr Trikha was permitted to transfer his house in buyer's name while retaining his adjoining ER. Recently AFNHB permitted him to register ER10 on his name. The President informed the house that non-members are holding ERs which are meant for Members only and the association is collecting water charges only.

After deliberations, the house decided that the owners of these two ERs be advised to sell the ERs to existing members only in compliance with AFNHB rules and also to charge Maintenance charges to those two ERs like any other members. This will be effective from Jan 2022.

18. TABULA RASA DUES:

President informed that an amount of Rs 2,40,400/- is out-standing as rentals from Tabula Rasa Play School for the period from Oct 2017 to May 2018. Efforts made by the present BOM to send Registered Notice to the Ms GeetuSharma, were returned as address is that of her father. AGM Members after discussions, advised next BOM to continue to pursue the case failing which approved for the amount to be treated as written off by this AGM.

APPROVAL FOR WORKS

19. COMPOUND WALL NEAR NORTH GATE:

President informed that compound wall near North Gate collapsed about two years back and all efforts to get it reconstructed through GHMC resources failed to bear fruit in spite of innumerable visits and personal liaison.

Meanwhile the residents who are residing near the storm water drain are receiving waist deep water in their houses as and when heavy rains occur. The granite required for construction is available and what is required is some steel for erecting pillars, sand, cement and labour charges. The house accepted the proposal and sanctioned Rs 1,00,000/-.

20. SPORTS FACILITIES:

BOM proposed a Temporary construction on existing Library to accommodate TT court at a cost of Rs 2,00,000/- and Rs 1,00,000/- for revamping Gymnasium.

President opined that as a responsible society, to cater to the needs of future generations, it is necessary to establish sports facilities. Cdr Nath pointed out that our Bye Laws do not permit establishment of Sports Facilities from corpus Fund. The argument was supported by many members including Wg Cdr PM Rao, Cdr VVS Naidu (Retd) etc. After deliberations the house disapproved the proposal.

21. ROOF OF AKASH GANGA:Roof of our community hall Akash Ganga is profusely leaking. This has two solutions. One to completely replace the roof with State of Art Technology that can last next 25 years, which will cost approximately

G.V. Subbalakshmi⁵

Rs 8,00,000/- or alternatively to identify leaking areas and to replace those sheets as a temporary measure. House after deliberations came to a conclusion that the issue cannot be resolved unless a specialist committee assesses the all aspects of the proposal. President requested for members with Civil Engineering knowledge and construction experience to volunteer for the same. The following members volunteered. Other suitable members may be appointed by BOM.

- a) Cdr Ramu Dasari DU-034
- b) Cdr Ashok Kumar DU-085
- c) Sri S SVerma DU-102
- d) Sri Vivekananda DU-282

22. REPLACEMENT OF PIPE LINES NEAR TYPE VI AS PART OF A&A RECOMMENDATION:

BOM proposed an expenditure of Rs 5,00,000/- for joining sewage lines of certain Type VI houses with main line so as to pave way expanding on rear side. President informed that, in response to AGM Notice Cdr PS Nath advised to approach GHMC for this work also. President informed that in a recent development, responsibility of sanction and Maintenance of new lines has been transferred from GHMC to HMWS&SB. Accordingly he along with Vice President met Manager, HMWS&SB to request for these lines. She responded positively for the same and promised to visit the colony along with her higher officials. In view these positive developments, President informed the house that he is withdrawing the proposal. Members appreciated the same.

OTHER POINTS

23. LONG PENDING LTMF DU 79:

Treasurer explained the members that DU 79 was sold and registered in the name of Smt Muthirevula Padmavati from Sri Ravi Chandra Reddy vide Doc No 4537/2020 dated 06-08-2020. As we have no contact details of buyer, we have contacted Sri RV Reddy for LTMF. He maintains that he has not sold the house. As at present no one is living there, BOM could not initiate any further action. AGM after discussion asked BOM to take legal action if need arises after using all other available means.

24. WATER COMMITTEE REPORT:

After Govt. has announced free water scheme in Telengana, a need arose for us to pass the effective benefit to our residents. By the time HMWS&SB overcame initial hitches and issued the bill in the month of July 2021 (Consolidated from Dec 2020 to Jun 2021).

To rationalize the charges after taking into consideration fixed expenses for a Bulk water purchasers like JVV, this BOM has appointed committee headed by Cdr Ramu Dasari.

Cdr Ramu Dasari made a Power Point presentation to the house. In his presentation he took average costs of Electricity bills, Repairs of water lines & Sewage lines, salaries, cleaning of OH Tanks and Sumps and payment to HMWS&SB. After catering for this expenditure, the committee gave two options to the house to choose from. Either to pay Rs 125/- or Rs 150/- per month as base price with free water up to 20 KL. Cdr Naidu VVS sought justification for charging excess than what HMWS&SB charging for excess consumption. President informed that, this practice is going on as a deterrent since long time. A report by a Board

G.V. Subrah 6

which was convened few years back to study the water distribution, state of the pipe lines and Water Tariff never came up for discussion in the house. He assured that same report will be referred back to original members to update and resubmit and will be taken up for discussion. He also mentioned that new circular for excess consumption post free water scheme is yet to come from HMWS&SB. Cdr PS Nath pointed out no privilege of free water to be provided to non-registered DUs and Extra Rooms. The point was taken into consideration and the Tariff was recalculated as given below.

The AGM members in near unanimity opted for Rs 125/- as base Tariff and accepted following Tariff wef 01 Dec 21.

a. For DUS registered with HMWS&SB for 20 KL per month under free water Scheme.

- 1) Consumption < 20 KL : Rs 125 (Minimum Fixed Charges)
- 2) Consumption > 20 and < 35 KL : Rs 125 + Rs 23 per KL in excess of 20 KL up to 35 KL
- 3) Consumption > 35 KL : Rs 470 + Rs 135 per KL in excess of 35 KL

b. For DUs not registered with HMWS&SB for 20 KL per month under free water Scheme

- 1) Consumption < 20 KL : Rs 400 (Minimum Fixed Charges)
- 2) Consumption > 20 and < 35 KL : Rs 400 + Rs 23 per KL in excess of 20 KL up to 35 KL
- 3) Consumption > 35 KL : Rs 745 + Rs 135 per KL in excess of 35 KL

c. Extra Rooms Water Tariff which cannot be registered with HMWS&SB under free scheme

- 1) Consumption < 20 KL : Rs 125 + Rs 15 per KL up to 20 KL
- 2) Consumption > 20 and < 35 KL : Rs 425 + Rs 23 per KL in excess of 20 KL up to 35 KL
- 3) Consumption > 35 KL : Rs 770 + Rs 135 per KL in excess of 35 KL

25. INCREASE IN MAINTENANCE CHARGES: Secretary, made a presentation on income and expenditure statement based on the data from last three years.

AVERAGE INCOME AND EXPENDITURE IS CALCULATED FROM 01 OCT 2018 TO 30 SEP 2021

(FOR THREE YEARS)

➤ Average Expenditure per month with rebate on maintenance Charges other than water expenditure	Rs 437303
➤ Average Existing Maintenance, penalty and other income From Members other than Transfer Fee	Rs 309499
➤ Difference between Maintenance collection and Expenditure	Rs 127804
➤ Shortage if divided by 357 DU s	Rs 358
➤ Proposed Maintenance per month is	Rs 1200

G.V. Subbarah

Members agreed that there is a need to increase the Maintenance charges, but differed whether it should be Rs 1000/- or Rs 1200/-. After discussions, the decision was put to vote and Rs1200/- was agreed by a huge Margin.

When treasurer enquired about effective date of implementation, Members felt that as the Annual Maintenance charges were collected up to March 2022, hence, Revised Maintenance Charges be implemented wef 01 April 2022.

26. FINANCIAL IRREGULARITIES: REPORT BY CMDE NANDULA:

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 and disciplinary action to be initiated against erring members.

To fulfill this, a committee was constituted by this BOM vide their letter JVVHWA/Hyd/2020-21/DU No 155, 278, 333 dated 09 Dec 2020 addressed to Cmde Nandula and other members of the committee. Cmde Nandula made a detailed presentation to the house.

- Report findings highlighted that the BOMs during the specified periods indulged in Cash Misappropriation, Daily Cash Balance discrepancies, Excess Cash Holding, Cash Payment beyond Authorized Limits in addition to Splitting of Expenditure, Non-adherence of Procurement Process and Chronological Record of Sanctions by BOM. He substantiated all the above charges with narratives taken from his detailed report.
- **CASH MISAPPROPRIATION:** An amount of Rs 35000 was taken on 16 Apr 2019 and a debit voucher prepared and not accounted in the cash book. The amount was found short on change of treasurer and was deposited by Ex-Treasurer on 23 Oct 2019. Whilst the primary responsibility and blame for cash misappropriation is to be apportioned to the treasurer, the vicarious responsibility rests with President of the BOM, wherein many systemic failures could not be checked even once during the entire duration.
- **EXCESS CASH HOLDING:** The daily cash balances were far exceeding than the specified limit in JVV Bye-Laws (Not more than Rs 10000). Daily cash balance is found to be more than Rs 1.0 Lakh on many occasions and average cash balance is beyond specified limit. A few sample cases observed and verified by the board are tabulated below: -

G.V. Subrahiah

<u>Period</u>	<u>Maximum Cash in Hand</u>	<u>Average Cash in Hand</u>	<u>Remarks</u>
Aug 2018 to Jul 2019	Rs 326397	Rs 66307.14	• Refer Appendix-L • Huge amount of daily cash-in-hand is held for the entire period.
Aug 2019 to Oct 2020	Rs 169843	Rs 32450.62	• Refer Appendix-M • Excess amount of Daily cash is held for the entire period.
Apr 2019	Rs 272902	Rs 113265.47	• Refer Appendix-N • Monthly excess amount is held for the period from Apr 19 to Aug 19.
May 2019	Rs 268667	Rs 121634.97	
Jun 2019	Rs 113244	Rs 80042.13	
Jul 2019	Rs 147467	Rs 89281.52	
Aug 2019	Rs 241687	Rs 57724.68	

- Cmde Nandula brought out similar examples for other charges. Gp Capt MS Murty while concluding the presentation mentioned that the occurrences do not appear to be by mistake or by default and appear to be by Design with intent. Members agreed with the charges and wanted Disciplinary action to be initiated against the erring members/BOMs. Cmde V Kumar pointed out that since none of these BOM members are present in the house, "Principles of Natural Justice" demand that they be given an opportunity to defend. After discussions, AGM gave the following directions to the incoming BOM.
- A letter to be written to all key members involved highlighting the points brought by Cmde Nandula committee and seek a reply as to why disciplinary action cannot be initiated against them. The entire report may be made available to them.
- Obtain all the responses received from the affected members and call for a EGM/ROM to determine the further disciplinary action on this issue.

27. **PENDING COURT CASES:** As far as this BOM is concerned they have not received any written or verbal briefing about pending court cases and no record is available in office files. The owners of DUs 34, 41 and 95 approached this BOM stating that their constructions are within the frame work of Alterations & Additions Board which was approved by EGM/AGM, and hence the cases against them be withdrawn.

In order get an in depth picture of the whole matter of court cases and to give specific directions to BOM on the specific course of action to be taken by the BOM in respect of the representation of above DU owners, this BOM has appointed a committee headed by Cdr S Ashok Kumar (Retd) with Wg Cdr Radha Krishna (Retd) and HFO Laxmirajam (Retd) as members.

Cdr Ashok Kumar made a detailed presentation to the house based on the Terms of Reference given to his committee. The salient features are as follows.

- No set procedure has been adopted while issuing NOCs and Independent DUs have been discriminated as against Flats.
- No alternative means of resolution tried out before filing the court cases.
- The initial case was filed without any authority and without consulting existing standing counsel / Alterations and Additions Committee.
- On inspection of premises of above three houses (DUs 34, 41&95) the committee concluded that though the latest constructions of all the three

G.V. Subbiah 9

DUs are in conformity with A&A report, an earlier construction in case of DU 34 of not leaving three feet fall back area is not permitting them to issue NOC in that case and rest two are cleared.

- In rest of the cases, the committee recommended collection of Rs1.5 Lakhs as deposit from DU owners with an undertaking that no further A&A's will be undertaken. After this, the case be withdrawn and final expenditure in respect of each DU is to be calculated and deducted from deposit account and balance may be returned.
- The committee went further ahead and concluded the following.
- In case of DU 35 there was no Prima facie case and NOC can be given as it is within the scope of A&A. Any amount spent on the Case pertaining this DU be recovered from President and BOM members.
- In case of DU 101, the house was permitted to be sold when their A&A was Sub Judice and the new buyer was regularised by giving Membership. Committee recommended cost recovery from BOM.
- In case of DU 96, as sufficient legal notices were issued for carrying out commercial activity, the committee advised to proceed legally.

A detailed discussion was carried out. Members felt that the construction in question of DU 34 is more than a decade old and it should not be judged by present day standards. AGM gave approval for withdrawal of cases against DUs 34, 41 and 95. It recommended a deposit of Rs1,00,000/- .

The AGM also cleared the process of proceeding legally against DU 96 and DU331 (Who is also running an Organic vegetable shop) after diligently following the laid out procedure.

In case of DUs 101 and DU 35, cost recovery or disciplinary action against the then President, a letter is to be issued to him asking why disciplinary action cannot be initiated against him.

DU 300:- No Further Action.

The committee further emphasised on the action to be taken as per Para 52 of the A&A Report which spelt out Present/Future un authorised additions to DUs over and above the NOCs issued.

Obtain all the responses received from the affected members and call for a EGM/ROM to determine the further disciplinary action on this issue.

28. SUB COMMITTEE FOR AMENDING BYE LAWS:

President informed that it is about 7 to 8 years since our BYE LAWS were amended. Some of the points pertaining to validity of BOM meetings and AGM meetings have become irrelevant. A&A's recommendations on issue of NOC need to be incorporated. Similarly cash holdings and limit on cash payments needs a relook.

The house agreed for the suggestion and volunteers were sought for the same. Cdr Ashok Kumar DU 85, Ex JWO KSP Reddy DU 233 volunteered for the same and Cdr Naidu volunteered to share his knowledge. BOM to look for remaining members, by ensuring suitable representation.

G.V. Subrahiah

MEMBERS' POINTS

29. REPAIR & RENEWAL OF ELECTRICAL JUNCTION BOXES: (Cdr RRK Rao (Retd))

Cdr RRK Rao(DU 322) pointed out that electrical junction boxes need revamping as they are more than 25 Years old. A detailed discussion occurred on the subject. It has come out that originally the electrical cabling was done underground. In cases where the U/G cable is not working, replacement costs are too expensive and even Electricity department resorted to giving direct connection from poles. Many members informed that it happened in their cases. In cases, where U/G cable is working and the problem is with the junction box, many individual owners replaced them at their own cost. When divided among three or four users the cost comes down below Rs1000/- per DU. Many users informed that they replaced their junction boxes either individually or collectively. Hence, AGM decided that there is no need to take up this matter from Association side. However, redundant junction boxes could be removed where not necessary.

30. GYM FACILITY TO PRIVATE AGENCY & SPORTS FACILITIES: (Cdr VVS Naidu & Cdr PS Nathi:

President informed that, leasing to private agency was tried out and two to three vendors came to inspect the facility. However, the same was not accepted by them as the space is not sufficient for a commercial venture and that being near the entrance side from East, no parking place.

Regarding adherence to sports timings, President informed that his idea of creating members clubs for Tennis and Badminton did not materialise. It is for next BOM to take initiative and to ensure that neighbouring DUs are not disturbed.

31. PARKING OF VEHICLES(Cdr RRK Rao & Ex Cpl Karunakara Reddy DU 231):

Cdr RRK Rao pointed out that many commercial vehicles are parked in the colony. Ex Cpl Karunakar Reddy, pointed that though earlier BOMs earmarked place for Type III-H residents' car parking, residents are not adhering to same. A detailed discussion took place on the subject. The following points emerged as action points for BOM:

- a) All the vehicles are to be issued with vehicle passes at the earliest. If people are hesitant to come the same may be delivered at home.
- b) On either side of road from Northern Security Post to Abdul Kalam Bagh and area on either side of road leading to Type II, III & III-H DUs is earmarked for Type III-H vehicles. Type V & VH DU owners should refrain parking of their vehicles in these areas.
- c) No passes to be issued to commercial vehicles.
- d) After the completion of the process, the association to buy Car locking Chains and to lock the cars if found without Pass. A fee of Rs500/- is to be charged for vehicles without pass or if parked in non-designated areas.
- d) Some areas to be earmarked for Visitors car park.
- e) The area in front of Gandhi Vanam should have no parking and is to be used as parking for Akash Ganga during functions only. All residents should refrain Parking of Vehicles there.

G.V. Subbarah

f) Sri Vivekananda of DU 282 and Sri Srinivas of DU 95 volunteered to assist BOM in the implementation of above directions. BOM to seek additional members if required.

32. PRINCIPAL OFFICE BEARERS OF BOM SHOULD ONLY BE FROM Ex Service Men (ESM): (Prof Eswara Prasad DU 66.)

Prof Eshwara Prasad, pointed out that this colony is originally started as Welfare measure to the Ex Service Men from IAF & IN. It is the result of efforts by Service Head Quarters and the then Govt. of AP. Over a period of time the colony has become a mixed crowd of Civilians and ESMs. By virtue of their discipline, it is observed that the Corpus Fund of colony was judiciously spent whenever ESM Members were at the helm of affairs. Hence, it is necessary in the long term interest of the colony to have Principal Office Bearers from ESM. Cmde Kumar thanked Prof Eshwara Prasad on behalf of ESMs for the confidence he posed in functioning of ESMs, but felt that it is difficult to have such a demarcation in a mixed colony of this nature. However, he advised the committee for rewriting the Bye Laws to look into this aspect.

33. APPORTIONED LAND FOR FLAT OWNERS: CDR VVS NAIDU DU 114:

Cdr VVS Naidu pointed out that though AFNHB issued a letter giving undivided land/ apportioned land to Flat owners; the same is not demarcated and allotted to them. He also pointed that A&A Board has carried out a detailed survey of the area under consideration.

President informed the house that this issue is more than a decade old and several DU owners questioned the basis of the apportioned land to Flat owners. In addition he mentioned that he along with BOM members and Cmde V Kumar had discussed this subject with Sri Nirola, AGM (Legal) of AFNHB when he visited our colony and all the facts were placed in front of him. Sri Nirola stated that AFNHB letter of 2008 has many discrepancies and assured that AFNHB will come out with a solution.

In the AGM, "implementation" of apportioned land has not been a point. Identification of apportioned land is a point. As per the AFNHB apportioned land is spread all across the colony which is clear by the way the calculating sheet was prepared in working out by AFNHB and it cannot be identified.

To overcome this specific issue of Land Apportioned raised during participative report of A&A, the team, and in particular Cdr S Ashok Kumar, took initiative for resolution of apportioned land for the Flats and thus made a special request to BOM's and took up the survey of land encompassing all the flats. Based on the survey, a rough calculation has been made in the A&A report but was not taken up for discussions, as it did not form the terms of reference.

Further, as Cdr Naidu brought this apportioned Land issue in the AGM saying survey was conducted by the A&A team, to which Cdr S Ashok Kumar mentioned in the AGM, that if AGM desires, he will re-workout the undivided land share / apportioned land for the flats based on the survey report abutting the Flats and land identified to the area of survey and make a comprehensive report and presented in the next AGM after a discussions with Resident Owners. A&A committee report have roughly worked out in their report dated 25 May 2019 at Para 13 (xiii) at page 13. These calculations need to be checked, as it was a very exhaustive A&A report encompassing various issues and could have some error.

Action is to Re-Workout as per the land availability abutting the Flats as per the survey report and proportionately divide it and put it up to AFNHB for their final approval with air marking it, if AFNHB desires. JVVHOWA has no role in this as

G.V. Subbiah 12

long as the Land, costing, etc paid are with AFNHB and same not handed over to JVVHOWA. BOMs can act as per AGM approval for Cdr S Ashok Kumar to make the detailed workout and present to AGM for approval and take the matter to AFNHB for promulgation, if it finds it as a solution. The final say still rests with AFNHB and BOMs can only make a proposal.

Further, Cdr S Ashok Kumar stated in the AGM that he is tied up with other works and it will take approximately 3 months to work out and submit to BOM's. The house agreed to it.

34. DIVIDING THE COLONY INTO ZONES: Ex JWO KSP Reddy, questioned the spirit behind dividing colony into zones. He mentioned that people from neighbouring colonies are waiting for an opportunity to make our colony a 24X7 through and through passage. Sri SS Verma, pointed out that in Type VI they closed a particular lane for security reasons. President pointed that it is not fully closed and this BOM is not going for any further demarcations.

35. FEES TO BE PAID FOR EXTENDED AREA UNDER A&A: Ex JWO KSP Reddy, pointed out that the fee Rs300/- per Sq Ft to be charged is quite high and beyond logic. He informed the house that the draft circulated did not contain any specific amount and merely mentioned as fee to be collected as per Bye Laws. Later in the final submission, the amount mentioned was Rs300/- per Sq Ft which is felt as high by many members. AFNHB charged a cess 1.5% on the cost of the DU at that time. As cost of DU is difficult to assess, members after discussions approved to charge 2% of the Govt. cost per Sq Ft which stands at Rs 1100/- as on date for this colony which is liable to be varied from time to time. This means Rs22/- per Sq Ft of expanded area. This fee will be effective from the day A&A's Committee was approved in AGM on 18 Oct 2020. The price to be paid varies as and when Govt. of Telengana reaffixes the cost.

36. SEWAGE ISSUE: Sri Raja Sekhara Reddy of DU 16 raised an urgent, unlisted Agenda of Sewage problem. President mentioned that Sewage system in our colony is in a bad shape. Though AFNHB and our predecessors took ample care to make it State of the Art at that time, by establishing a huge Septic Tank with a pumping system to flush out water. Recently, one BOM has removed the pumps without any reason. This seriously impacted flushing operations. Now process is on to restore them.

Further, Mushrooming of various colonies around our colony and our location being the lowest, added to the problems. At present three sewage lines pertaining to other colonies are passing through our colony. One is on main JVV Road. The sewage from south of the road belonging to majority of Type VI houses is joined with this thereby decreasing the load on Septic Tank. Though two more lines came up later, one is coming in the shopping complex lane and the other through a lane in Type V Flats. No effort was made to join our sewage to these lines. The upward residents being not so hygiene conscious clubbed Storm water drainages with sewage there by resulting in sewage gushing on to roads whenever heavy rains occur. Cdr S Ashok Kumar pointed out that our sewage lines are lower than the GHMC laid sewage lines and hence cannot be connected to them, else there will be back pressure to our own DU's which are at a lower level.

During this BOM tenure, another proposal from GHMC to bring a sewage line from Abdul Kalam Bagh was refused and alternate way was shown along the north compound wall to go into the tank. We have convinced GHMC to club the sewage from Type II & III issues. The work was completed recently.

Adding insult to injury, a sewage outlet was planned from Bhagya Nagar Phase II (colony SE of Main Gate) to our closed storm water drainage. The move was vehemently opposed by nearby residents, BOM in front of EE, AE, Inspector works of GHMC and Corporator Sri N Srinivas. This pressure yielded in ordering stoppage of work to contractor. A detailed discussion on the subject is due to be held in

G.V. Subbajohn 13

presence of MLA in the coming days. President assured members that the colony interest will be upheld and a permanent solution by closing the septic tank and merging all sewage lines to main sewage lines will be implemented with help of the MLA.

As on date the responsibility of laying new sewage lines and maintaining them shifted from GHMC to HMWS&SB. The BOM is also in close liaison with water board officials.

37. ELECTION OF BOM:

Cdr JVR Moorthy (Retd) and Wg Cdr K Radha Krishna (Retd) were called upon to conduct Elections for the meeting. A total of nine nominations came for ten vacancies of two each for Type VI, V, V-H, III, III-H and II&III DUs. They informed the house that all the nominations were checked for their eligibility and found to be in order. They declared all nine as elected unopposed as Board of Managers.

Wg Cdr PM Rao appreciated the work put in by the BOM and proposed that as the term of this new BOM is short, this should not be considered as second term and those who wish to continue for next year can do so. The house approved the same.

LIST OF NEW BOARD OF MANAGERS ELECTED FOR THE YEAR 2021-2022

SL NO	DU NO	TYPE	NAME OF NAMINATION	PROPOSED BY	SECONDED BY
1	085	VI	Cdr S Ashok Kumar (Retd)	Cdr AVV SubbaRao DU-084	Sri Phani Kumar DU-262
2	087	VI	Wg Cdr V Gouripathi (Retd)	Prof Eshwara Prasad DU-065	Cdr AVV SubbaRao DU-084
3	102	V	Sri SubramnyaVarmaSagi	Smt s Saraswathi DU-169	Sri SrinivasaRaju DU-120
4	122	V	Sri S Muni Krishna	Cdr PS Nath DU-107	Sri R Teja Ram DU-124
5	256	V-H	Sri IndraneelDasari	Air Cmde BSH Varma DU-246	Prof Eshwar Prasad DU-255
6	222	III-H	Smt LakshmiSnehalatha	Ex JWO KSP Reddy DU-233	HFO S LAXMI RAJAM DU-229
7	240	III-H	Ex Cpl U R K Prasad	HFO S LaxmiRajam DU-229	Sri B Rahul DU-221
8	206	II&III	Ex Sgt Sangeet Raj Shankpal	EX CYS Devdas DU-210	Sri GV Subbaiah DU-213
9	213	II&III	Sri G V Subbaiah	Sri T Sateesh DU-208	Smt V Lalitha DU-203

G.V. Subbaiah 14

38. VOTE OF THANKS:

Cmde Kumar, Wg Cdr PM Rao, Cdr SubbaRao, Wg Cdr Radha Krishna, Cdr VVS Naidu, Cdr P SurendraNath joined in giving Vote of Thanks to outgoing BOM. Cdr AVV SubbaRao pointed out that working as a member in a BOM is a thankless job even in normal times. He mentioned that working in COVID restrictions and doing such a commendable job is highly appreciated.

39. CONCLUDING REMARKS BY PRESIDENT: President thanked all the members for their kind words about the functioning BOM. He also mentioned that this is for the first time more than 50 members were present till last minute and completed all the agenda points smoothly.

He assured that new BOM with additional members will finish the unfinished Agenda of previous BOM and informed that new ideas like Support Groups for elderly and Senior Citizens, Knowledge sharing etc will be taken up.

There being no further points the meeting concluded at 5.00 PM.



14 Dec 2021

G.V. Subbaiah

(G V Subbaiah)
Secretary
BOM
JVWHOWA