

MINUTES OF THE EXTRA ORDINARY GENERAL BODY (JVVAOA)
MEETING HELD AT J V V GROUNDS, KUKATPALLY, HYDERABAD
On 29th April 2001

Present:

1. Mrs. P. Rama sita
2. Mrs. Sushma Prasad
3. Mrs. Indira Reddy
4. Sri. Subbiah
5. Cdr V. V. S. Naidu
6. Wg Cdr P. M. Rao

President
member
member
Treasurer
Vice President
Secretary

The EGM was called for the specific purpose of discussing the construction of the Community Health Center.

The attendance at the time of assembly at 17:30 hrs was very thin and hence as laid down in the bye laws of JVOA, meeting was adjourned by half an hour. Subsequently the attendance had improved to about 69 members and it was decided to commence the proceedings. However by about 18:10 hrs the attendance of members present became 87, thus the quorum was also complete.

At the venue, maps and charts regarding the activity hall / Kalyana mandapam / Health Centre were displayed. Various plans of AFNHB / M/s Attliers along with a comparative parameters chart were on display for better appreciation by members.

As the President was explaining the requirement of the EGM and commence the proceedings Sri Narayana Swamy (H.No. 116) came upto the stage and made an objection that Mrs. Rama Sita cannot be in the chair as she is not an owner and is not a member. Dr. Chari (H.No. 85A) said that some body senior in the colony can chair the meeting. Cdr. Nikkula expressed that Mrs. Rama Sita was a duly elected member and that she is the president of the association. Wg. Cdr P. M. Mohan Rao (House No. 911) hoped that Mrs. Rama Sita would have completed all formalities including payment of 4% of transaction value to the association. It was stated that Mrs. Rama Sita was a duly elected member during 1999 - 2000 and 2000 - 2001. However it was explained that since the meeting was called for a specific issue, EGM was not the appropriate forum to discuss the point.

An audio visual presentation was made to the members. (Copy of presentation enclosed). During the presentation all documents were referred and also relevant portions of the minutes were highlighted regarding the decision taken during the AGM / EGM. It was explained that the present committee followed and pursued the decisions taken during the EGM / AGM, Sep 1999 / May 2000 and obtained the sanction of Janma bhoomi funds. As there were changes in the Janma Bhoomi scheme, the sanction was obtained for a health center. The President also explained the position regarding the direction / location of the center and stated that there were some representations regarding the same.

/_ The deliberations P. 2

The deliberations were quite lengthy and many members participated in the discussions including Cdr. Subba Rao, Cdr. Nikkula, Sqn Ldr Choudary, Dr. Chari, Wg Cdr Sami Sri Shiva Ram, Shri. Das, Gp. Capt. Dasari and expressed their opinions /apprehensions and cautions.

Wg. Cdr. P. M. Mohan Rao wanted the following resolutions to be put to vote:

After due examination and critical study of the presentation by the Board on 29 Apr 2001 for approving the initially conceived project of the community hall as a multipurpose building incorporating health center in an effort to obtain Janma bhoomi funds for the benefit of the community. The house resolves as follows.

a) The House acknowledges the extra-ordinary efforts put in by the committee to obtain the Govt. sanction to allocate the Janma bhoomi funds to the 50 % cost of the project and the house conveys its grateful thanks to the Management committee.

b) The house further resolves that committing Rs. 5 Lacs of association funds for this project was premature and the committee should spare no efforts to recover the funds back to the society within a reasonable time frame.

This resolution was seconded by Cdr. A. V. Subba Rao. However most of the members including Professor Nemani Rajeswar Rao felt that the resolution was lengthy, confusing and felt that it should be short and clear, Mrs. Sushma Prasad proposed that the same thing could be worded as follows for a voting of 'Yes' or 'No'.

'Yes' - in favour of Health Centre with Janma boomi Funds.

'No' - Not in favour of Health Centre with Janma boomi funds.

All members including Wg Cdr P. M. Mohan Rao agreed to this proposal. The President explained the requirement of a ballot type of voting as some members had expressed their reservations regarding hands up / voice voting. The general body felt that there should be a Returning officers, Cdr. G. V. Rao volunteered to be the returning officer and was assisted by Sgt. P. V. Rao and Sgt. Gangadhar.

After completion of the voting the returning officer declared that the

Total votes polled were

73

'Yes' - (In favour of Health Centre by
Janma bhoomi funds)

40

'No' - (Not in favour of Health Centre by
Janma bhoomi funds)

32

'invalid'

01

The majority of the members have voted in favour of construction of the health center with Janma bhoomi funds.

/_ Further P. 3

Further a similar procedure was adopted to decide the location and direction of the center.

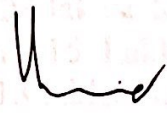
The number of votes in favour of

- | | | |
|----|--|----|
| a) | East – west direction adjacent and parallel to JVV Office | 27 |
| b) | North – south direction parallel to the main road and square to the JVV Office | 19 |
| c) | East – west direction and in the center of the park | 6 |

The majority of the members voted in favour of the center to be constructed East – West facing East and parallel to the existing JVV Office / shopping center.

Mrs. Sushma Prasad also proposed that the existing monitoring committee be dissolved in view of certain objections made by some members and that fresh members may be elected / nominated. The proposal was agreed to unanimously. Sgt. P. V. Rao & Sri Kalyana Raman have agreed to be in the monitoring committee. No names / volunteers were forthcoming from type VI & V houses. The general body authorized the selection of representatives from type VI & V houses by the executive management committee later.

The meeting came to a conclusion at about 22:00 hrs and adjourned for dinner.


(P. M. Rao)
Wg Cdr (Retd)
Secretary

EXTRA ORDINARY GENERAL BODY MEETING – APRIL 29, 2001

Good evening Ladies & Gentlemen,

1. It gives me great pleasure to welcome you all this evening for the EGM (slide-1). A special welcome to all those members who have come from out stations sparing their valuable time and showing keen interest in the affairs of our society. I shall now give an audio visual presentation in its entirety on the subject of community centre. I will be very happy to answer all the queries / clarifications at the end of the presentation..
2. As you are all aware this EGM is specifically organised to discuss the issues related to our community centre. Just to recapitulate, though the requirement of our community centre was felt and talked about for quite considerable period, a formal discussion was held during the AGM held on May 23, 1999 and General body accorded approval in favour of the construction of a community centre (slide II). Financial sanction of Rs. 15 lakhs was also accorded. Discussions with Architects for designs / plans and rough estimates of cost were initiated. At this juncture it may not be out of place to mention that AFNHB, in their overall plan of our Hyderabad project, envisaged a community centre and shops and also obtained the approval of the plans by HUDA and Kukatpally Municipality (Slide –III).
3. An EGM was held on Sep 12, 1999 to discuss the **designs / plans** and also the re-sourcing of the increased financial aspects of overall project (Slide-IV). The design of Sri.Praveen Tayal , architect of M/S Atlair was accepted at a rough cost estimate of Rs. 28 lakhs(Slide – V). Since the sanction from the society funds was Rs.15 Lakhs the general body approved for raising the shortfall of Rs.13 lakhs through collection from the members of the society. The then president of the Board of Executive Managers briefed the necessity of a monitoring committee to monitor the construction of **Activity hall** after the contract is finalised.

4. A report was given by AVM P Prakash Rao (Retd.) on Jan 05, 2000 recommending community hall with R.C.C roof and shopping complex with asbestos roof ,generation of additional funds under Janmabhoomi and concerted drive for collecting funds from the members. The minutes of the construction committee held on Jan 05,2000 at 2000 hrs. signed by the president of the then board of executive managers stated that suggestions by all members including the report by AVM P Prakash Rao (Retd) were considered and felt that the committee sticks to AGM brief and construction / planning committee recommendations and complete the job within the time frame (Slide- VI).
5. The progress on the construction of community hall was reviewed in the AGM held on May 28,2000. The then president informed on the different views about the location of the shops and community hall , non-receipt of contributions from members , possibility of getting funds from Janmabhoomi (Slide-VII).
6. To review the status , at the time of the present board of executive managers came in to existance.
 - a) There was still no clarity on the final design / plan of the community hall though it was presumed that M/S Atleir's plan of community hall and shopping complex was revised, with the community hall remaining in its original location and shopping complex relocated on the other side of the road in the triangular plot behind Type VI dwelling units of phase II.
 - b) Roof of the building was still debated with RCC vis-a-cis A/C sheeting on steel trusses. However, the cost estimates even with A/C sheet roof being at Rs.28 Lakhs and the financial resources for this plan itself falling short by Rs.13 Lakhs , further increase in the cost estimates required for RCC roof might not be proper
 - c) Contributions from the members to make up for the short fall of Rs. 13 lakhs were not received by Mar 31,2000 as expected, an alternative was therefore proposed to explore the possibility of obtaining funds from Janmabhoomi.

7. With the above background, the present board of executive managers after assuming office in Jun 2000, initiated enquiries with the local authorities, MLA's and MP's for obtaining funds. A representation was presented to Sri. Bandaru Dattatreya, Hon'ble Minister for Urban Development (Centre) for grant of amount from his discretionary funds. The committee called on Chairman, Vice-chairman and municipal commissioner, kukatpally municipality. The committee also called on Hon'ble minister for roads & buildings Sri. Vijaya Rama Rao, invited him to visit our colony and submitted an application during his visit to our colony. At this particular time the Janmabhoomi scheme was undergoing review and for some time there was no clear picture in this regard. Though everybody received us well, gave a sympathetic hearing and promised to help, the actual release of funds was not forthcoming. The committee also called on District collector, R.R. Dist. along with AVM P Prakash Rao (Retd.) in early Feb 2001 and submitted an application. The District collector was kind enough to promise help. It was learnt that under "Janmabhoomi" the District collector could accord sanction under his financial powers up to a project cost of Rs.10 lakhs. The projects estimated more than Rs.10 Lakhs, were however required to be sent for sanction by the ministry after duly recommended by district collector. If that be the case, there could be delay and uncertainty in the processing and sanction of the project by the ministry. In order to obtain the sanction under Janmabhoomi during the financial year ending Mar 31, 2001, the committee thought it prudent to limit the project cost at Rs.10 Lakhs and obtain the sanction by District Collector. (Over run of expenditure can also be on sharing basis as given to understand by the local authorities).

8. Simultaneously the management committee held meetings with the monitoring committee to finalise the design / plan and other parameters of the community centre (Slide VIII- IX). Though there were differences of opinions in the approach to the construction of community centre / shopping complex amongst the members of both the committees, the committees pulled together at crucial stages and arrived at a common positive decision. It was decided to maintain the overall project of the community centre / shopping complex design / plan unchanged. However it was agreed to divide the overall project in to phases / modules and take up the project of community centre only keeping

the cost estimate limited to Rs.10 Lakhs to fit in to the Janmabhoomi under the financial powers of district collector. Accordingly the drawings and budget estimates (Slide-X) for a community hall in our colony along with a draft for Rs.5 lakhs being 50 % of the project cost to be borne by the colony was submitted to the district collector for according sanction with a matching, balance 50 % Govt.share of Rs.5 Lakhs. Subsequently it was learnt that the terms and conditions of Janmabhoomi were revised wherein the community centre did not figure in the scheme. It was however still possible to obtain the sanction under the title of "health centre" since the present Janmabhoomi scheme provides for the construction of a Health centre. This aspect was further deliberated during in house meetings and was agreed to pursue the case under "Health centre" since JVVAOA has been organising health camps, Yoga classes, MI room etc.

9. With the overall efforts and co-ordination of all concerned in JVVAOA and kind co-operation of district collector and his staff the sanction was finally accorded for the construction of a health centre (Slide-XI). It was indeed a very happy occasion when Hon'ble minister for commercial taxes and minister -in-charge Ranga Reddy district Smt. J Laxmi Padmavati visited Jal Vayu Vihar and personally handed over the sanction letter on April 01,2001. Discussions were held with M/S Atleir, Architects and municipal commissioner, kukatpally and his staff on the modalities of executing the construction, and Bhoomi puja was scheduled to be held on April 11,2001. At this juncture Cdr.P.S.Nath (Retd.) along with some more residents / owners, adjoining the location of proposed health centre to be constructed, objected to the location and gave a representation to this effect. Some residents have raised clarification regarding the title "health centre" vis-à-vis "community centre" approved in the General Body Meeting. Meetings were held by the management committee with the monitoring committee. It was initially decided to go ahead (Slide XII) with the construction at the location decided by the monitoring committee. However in a subsequent meeting (Slide XIII) it was proposed to call for an EGM by the board of executive management to obtain a clear mandate from the General Body on
 - a) Location and direction of the centre
 - b) Title of the centre "health" vis-à-vis "Community"

10. The present management committee is of the view that maximum benefit should be taken from the Govt.(Janmabhoomi), Municipality, MP Funds etc. for the welfare / maintenance of our society whenever and wherever possible and funds available with the society should be conserved. We also feel that the assets of the society such as community centre, shopping complex etc. should be built with reasonable décor and elegance to meet the requirements of our colony and not to be extravagant. We could see that our neighboring colonies are taking maximum advantage of the Govt. help to their benefit. Now the house is open for clarifications / discussions on the subject, after which voting will be held to obtain a clear mandate from the General Body.

Thank You.

I WISH TO CONVEY OUR GRATEFUL APPRECIATION TO THE PRESIDENT, JVVAOA, SMT RAMASITA AND HER RESOURCEFUL TEAM OF MANAGERS FOR BRINGING TO FRUTION A PROJECT LANGUISHING FOR THE LAST FEW YEARS.

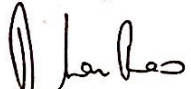
LET US CONGRATULATE THEM FOR THEIR ACHIEVEMENT AND FOR THE EFFORTS PUT IN BY THEM FOR OBTAINING A PARTICIPATING HAND FROM THE GOVT OF ANDHRA PRADESH UNDER THE *JANMABHOOMI SCHEME* THEREBY REDUCING THE BURDEN ON OUR SOCIETYS LIMITED RESOURCES.

I MAY STATE THAT I HAVE HAD DIFFERENCES, LIKE MANY OTHERS ABOUT CERTAIN ASPECTS INCLUDING THE LOCATION, IDENTITY OF THE PROJECT ETC, BUT TODAY ON THIS AUSPICIOUS OCCASION OF THE LAYING THE FOUNDATION STONE, THE PARAMOUNT CONSIDERATION SHOULD BE THE BENEFITS THAT WOULD ACCRUE TO THE SOCIETY UNDER THE PROJECT RATHER THAN PERSONAL PREFERENCES OF A FEW. I WOULD THEREFORE URGE ALL THE MEMBERS TO EXTEND UNQUALIFIED SUPPORT TO THIS PROJECT.

OURS PERHAPS IS ONE OF THE BEST COLONIES IN THE TWIN CITIES, DESPITE THE INFRACTIONS OF THE MUNICIPAL BYE LAWS IN TOWN PLANNING INDULGED IN BY THE ARCHITECT TO INFLATE HIS PROFESSIONAL FEES. . THE NON-COMPLIANCE OF THE STATUTES BY THE ARCHITECT IS A HISTORICAL FACT AND IS ON RECORD. AND AS A WELL-WISHER OF OUR COLONY, THE CHIEF GUEST MAY HAVE THE MATTER EXAMINED, TO PREVENT THIS ARCHITECT INFLICTING SIMILAR DAMAGES TO OTHERS.

THE PRESENT SCHEME IS FOR THE BETTERMENT OF FACILITIES TO THE RESIDENTS OF OUR COLONY AND LET US ALL JOIN IN GIVING A BIG HAND TO THE CEO OF OUR RANGAREDDY DISTRICT SRI AJAI JAIN IAS, WHO HAS LENT US SO MUCH OF SUPPORT AND ENCOURGEMENT FOR THIS PROJECT. WE ARE INDEED DEEPLY INDEBTED TO HIM AND WE ARE SURE THAT HE WOULD CONTINUE TO ASSOCIATE WITH US IN PROVIDING BETTER CIVIC AMENITIES TO THIS COLONY OF PREDOMINENTLY EX- DEFENCE PERSONNEL.

I HAVE BEEN ASKED TO PARTICIPATE IN BHOOMI-PUJA, BUT DUE TO CERTAIN PERSONAL PRIORITIES, I COULD NOT DO SO. BEING THE OLDEST EX-DEFENCE PERSON, I TOOK THE LIBERTY OF SENDING THIS MESSAGE TO ALL OUR MEMBERS.


wg cdr mohanrao.

27th May 2001

JVV