

MINUTES OF THE MEETING OF RESIDENT OWNERS MEETING HELD ON.
29TH AUGUST 2026 AT AKASH GANGA HALL AT 10.30 AM.

Board of Managers Present

- | | |
|-----------------------------|-----------------------|
| 1. Smt Teja Sri Mukkapati | Officiating President |
| 2. JWO S Rama Raju | Treasurer |
| 3. Sri A Venkatesham | Electrical I/C |
| 4. Sgt Sangeet Raj Shankpal | Security I/C |
| 5. Sri Muni Krishnaiah | Member |
| 6. Sri. I Jaya Babu | Member |

OPENING REMARKS BY MR. JAYA BABU

Opening Remarks by Mr. Jaya Babu welcoming the members present at the meeting with the permission & consent of the members present the ROM meeting was conducted at 11 am. The meeting was Chaired by Officiating president Smt Teja Sri Mukkapati

INTRODUCTORY REMARKS BY SMT TEJA SRI MUKKAPATI

While thanking the members who have taken time to attend the meeting, she informed about the importance of discussing critical issues concerning our water pipeline infrastructure to make some preparatory work to place before the AGM.

She mentioned our colony's water pipeline system is deteriorating, which is over 34 years old, constructed during the establishment of our colony in 1992 She mentioned that over the years, the pipeline has naturally aged and we are now facing several persistent issues. including leaks and damage.

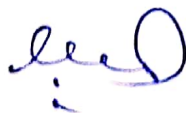
Along with this, she has also alerted about the aging of our overhead tank and other civil structures, including internal and external maintenance works for preventive measures. To address these challenges for the long term, she informed that it was necessary to consult, appoint or hire qualified technical experts to conduct a thorough assessment of the existing infrastructure.

In this regard, the BOM has internally decided to allocate a budget of Rs. 5 lakhs to engage a professional engineering consultant to meet initial out of pocket expenses.

The consultant will be requested to prepare a detailed technical report along with cost estimates for replacing the aging pipeline infrastructure.

The BOM will also take necessary steps to appoint a sub-committee to select vendors, finalize terms with a qualified technical consultant when the project is decided to be undertaken.

This committee will follow the necessary process of work orders & payments within the sanctioned limit of Rs. 5 lakhs in accordance with our society's financial norms.



In this regard, the chairperson invited Mr. Krupakar to share his views on the detailed report of the Water sub-committee and way forward regarding the water infrastructure in the colony and requested the members to offer their suggestions and to seek clarifications following the address.

Mr. Krupakar

Recognition of Technical Contributions:

While thanking the Officiating President and the BOM for giving him the opportunity to lay down his views to discuss the agenda in the ROM, he expressed his appreciation for the keen interest taken by the BOM and for involving him in reviving this long-neglected issue without resolve over a decade. He Commended Cdr. S Ashok Kumar for his extensive research on the waterline status in the colony who has submitted a valuable report on the water supply distribution system that would remain a guiding path to tread on future course of action.

Review & Assessment of Water Subcommittee Report:

He further confirmed strong support and attributed to the recommendations outlined in the water subcommittee report to address the community's current standing.

He continued highlighting that a ten-year-old sub-committee report on ageing waterline infrastructure could not be implemented, leading to recurring pipeline bursts, leaks, operational disruptions, and water contamination issues across our colony.

Historical Context:

Mr. Krupakar further said that recent recurring pipeline bursts leading to operational disruptions, and growing resident concerns over the aging pipeline prompted him a review of archival records. He highlighted that recommendations from a 10-year-old Water Sub-Committee report remained unfulfilled, leading to current infrastructure vulnerabilities.

Operational Urgency:

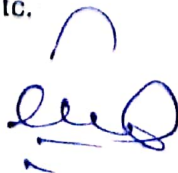
Recent failures serve as active warning signs of potential system failure. Delaying actions on the said report has already increased cumulative operational costs by 25%-30% over the last decade.

Learning from the past:

He mentioned that successive boards could have laid hands on this report to execute the recommendations made in the report in a phased plan at least to replenish aging pipelines by passing the baton to the subsequent BOMs.

Recommendations & Actions:

Business Plan: He proposed for the development and Implementation of a structured three-year business plan approval in every AGM focusing on Infrastructure renewals, community welfare development activities and new amenities etc.



Risk Assessment: The recent operational issues are critical warning symptoms rather than minor inconveniences.

ACTION & STRATEGY

The members were requested to establish an actionable framework and called for immediate implementation of the recommendations in the said report to correct past delays in order to prevent sporadic system failure.

1. KEY DECISIONS & NEXT STEPS

- Commit to executing the recommendations of the 10-year-old infrastructure report immediately
- Engage professional water pipeline consultants to conduct a comprehensive survey covering colony infrastructure-including GI, CI, and RCC distribution pipelines running from overhead tanks to individual households.
- Following Cdr S Ashok Kumar's input, the survey scope to extend and to include the 700-meter, 6-inch Cast Iron (CI) main intake line supplying water from the municipal main to Sumps 1 & 3.
- To Determine whether partial repairs or a complete pipeline replacement is required, followed by a detailed cost-benefit analysis.

2. BUDGET PROPOSAL (Consultation/Liaison Fee)

Total Proposed Budget for Approval: ₹5.0 Lakhs

3. THE FINANCIAL ROADMAP

Priority Internal Allocation: Allocate internal funds immediately for preventive maintenance, and preliminary consultancy expenses.

Government Schemes & Civic Grants: To explore and approach for State Govt schemes/subsidies and for any civic grants available from municipal infrastructure funds

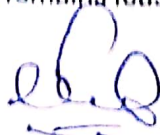
Institutional Banking Finance: Approach our bankers or local cooperative banks for long-term, low-interest capital loans Repayments can be distributed equitably among residents via manageable monthly surcharges.

TECHNICAL INPUTS BY CDR. ASHOK KUMAR

1. Evaluation & Board Action Plan

The Water Sub Committee report is over 10 years old, several conditions have evolved since it was prepared. We need to revisit the report.

The Board should review all recommendations systematically, evaluate action items and analyze what was implemented, what was missed, and what remains feasible.



2. Water Input Loss Measurement & Monitoring:

Daily Meter Reconciliation: Compare daily readings from the main municipal input meter (South Gate) against the individual meters at Sumps 1, 2 and 3 to track pipeline transmission loss.

Loss Thresholds: Evaluate incoming Cast Iron (CI) input lines over a 10-15 day monitoring period. A loss under 1% is acceptable, any loss exceeding 1% requires investigation and solution.

3. Pipeline Material Evaluation & Replacement:

Cast Iron (CI) Lines: Generally show minimal internal degradation or fungal growth over time

Reinforced Cement Concrete (RCC) Lines: Susceptible to internal growth/fungus caused by air-water interactions. Requires specialized agency surveys using instrument-based detection to measure internal degradation and identify leak locations. Replace targeted damaged sections or full stretches as required by survey results.

Galvanized Iron (GI) Lines: These lines suffer severe underground rusting and hidden trickle leaks (2-3 feet deep) **100% replacement** of GI distribution lines is required on high priority (target timeframe within 6 months).

4. Distribution Network Redesign & Optimization:

Parallel Line Layout: To eliminate extensive road cutting (e.g., across opposite-facing houses) lay a parallel distribution line along the south side. This reduces road trenching from multiple cuts down to a single-entry point.

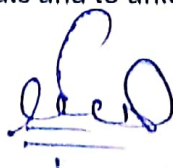
- **Flats Overhead Lines:** Re-evaluate and properly authenticate the supply loops distributing water from the OHT-2 across flat/apartment blocks.

MR. JAYA BABU - PPT PRESENTATION / COMMENTS

Mr. Jaya Babu ran through the PPT presentation of the Water Sub Committee Report to the members and expressed concerns raised in the report to take immediate steps. He further informed the meeting that there is a word around about the automation of the Water Board for all future project approvals.

Background & Proposal: Mr Jaya Babu apprised the meeting about the government water supply system migrating from manual to automated operations. To leverage this opportunity, as our's is a major project valued more than **Rs 1 to 2 Crores**, it was, therefore proposed to secure a permanent water solution before automation.

Survey & Financials: A survey is required, with an expected fee/cost of **3% to 5%** of the total project cost. Further he opined that pending paperwork and clearances need to be processed via proper channels to secure official approvals and to unlock potential benefits, he said, it is worth incurring **Rs. 5 Lakhs**.



Approval Strategy:

- Approval is sought from this meeting to incur funds for the survey and initiate immediate preparatory work.
- The project details and further updates will be presented at the upcoming Annual General Meeting (AGM) for formal member approvals and ratification.

AD-HOC TECHNICAL SUB-COMMITTEE

Cmde V Kumar

Cmde V Kumar advised the BOM to form a 5 member in-house technical sub - committee preferably 2 from the earlier water committee, one member from the existing BOM and 2 others nominated by the President from any other DU. The committee members are required to work alongside the external consultants.

THIRD-PARTY CERTIFICATION

Further, the members were informed of the need for hiring external technical reports based on the internal sub-committee reports. Therefore, efforts are on to identify hiring professionals for external technical reports at a formally recognized third-party agency to obtain certified reports which may be required when applying for government grants, subsidies or bank loans, as internal reports are not institutionally recognized.

Members Points, Suggestions, Views Discussed & Agreed

1. Direct Water Pump Connections (Banned):

Agreed to investigate, penalize, or ban the direct connection of online water pumps to Independent overhead tanks inlet supply lines, ensuring equal water pressure across all households

2. Inspection of Storage Systems:

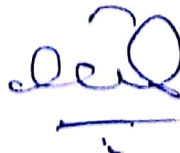
Cmde V Kumar insisted Authorized colony inspections and corrective actions for non-compliant households pumping into underground sumps or into above ground Syntax tanks is not allowed, adhering strictly as per the Water Sub-Committee report recommendations.

3. State Subsidies:

To explore State Govt subsidies available for renewal of water pipeline system on cost sharing basis.

4. Water Pressure:

Low Water Pressure concerns in the flats have been taken note of to resolve.



5. Formation of Advisory Committee:

Approved to constitute an Advisory Committee at the upcoming AGM, pursuant to society bye-laws, to provide ongoing guidance and strategic counsel to the Board from time to time.

RESOLUTION & CONCLUSION

The President and the presiding members of the Board of Management (BOM) presented the formal agenda proposal and invited the General Body to vote on the resolution.

Agenda Point:

To discuss and obtain necessary approval for the following single-point agenda and determine the way forward.

"Comprehensive Study, Technical Consultancy & Survey of the Colony Water Pipeline System & Infrastructure."

Resolution:

The General Body reviewed and discussed the Sub-Committee Report prepared by the team led by Cdr S. Ashok Kumar and unanimously approved the proposal. The General Body authorized the President and the BOM members to:

- Engage technical experts for professional consultancy within appropriate fee terms.
- Execute all necessary operational and precautionary measures for the welfare of the colony
- Operate within a sanctioned budget ceiling of **₹5,00,000/- (Rupees Five Lakhs only)** for execution of the project.

CONCLUSION

The meeting was terminated with a vote of thanks to the Chair by Cmde V Kumar and thanked all the members for participating in the meeting in the interest of the colony.



(Veer Anjanaya Raju Nagaraju)
President
JVHWA