

JAL VAYU VIHAR

Apartment Owners' Association

Kukatpally, Hyderabad-500 072. Tel : 23058018
(Regd No. 4167 of 1992)


Ref. : JVVAOA/HYD/211

Date :

24 Nov 2003

SPECIAL GENERAL BODY MEETING HELD ON 16-11-03

1. Enclosed please find the Minutes of Special General Body Meeting held vide Notice No. JVVAOA/HYD/211 dated 27 Oct 2003.
2. The Members are requested to note the following:-
 - a) Community Health Centre:- Progress of construction in respect of Community Health Centre as also the additions, for which the expenditure has been approved in the Special Meeting and for which other necessary approvals already exist, is satisfactory. The work is likely to be completed by end March/April 2004.
 - b) Registration of Dwelling Units:- The final costing and refund of money as applicable has already been effected by AFNHB, in respect of Phase II DUs. The members may, therefore register their DUs, as per their convenience. The formalities may be ascertained from the Society Office.
 - c) Change of Address:- Members are requested to intimate changes, if any, in their address, so that there is no delay/gap in Communications.
 - d) Property and Rental Values:- There has been a significant increase in both property as well as rental values in JVV Kukatpally and surrounding areas. Members may like to ascertain these figures before any Commitments are entered into.



(TCS.RAO)
Gp.Capt(Retd)
President

**MINUTES OF SPECIAL GENERAL BODY MEETING HELD AT
SAGAR HIGH SCHOOL PREMISES, KUKATPALLY, HYDERABAD
ON 16 NOV 2013 AT 1800HRS**

1. Present:**In attendance**

| | | |
|----------------------------|----------------|-------------------------------|
| 1. Mr. C. V. S. Rao (Retd) | President | AVMP Prakash Rao (Retd) Patan |
| 2. Mr. K. Prasad | Vice President | |
| 3. Mr. J. W. K. S. Reddy | Secretary | |
| 4. Mr. S. S. Mohan Murthy | Treasurer | |
| 5. Mr. V. Ramachandra Raju | Member | |
| 6. Mr. V. Krishna (Retd) | Member | |
| 7. Mr. P. Ramaswami | Member | |
| 8. Mr. G. Srinivasulu | Member | |
| 9. Mr. S. Saravathi | Member | |
| 10. Mr. K. Indira Reddy | Member | |

2. As the quorum was not present by 1800hrs the Meeting was adjourned to 1830hrs. At 1830hrs the number of Members present being adequate, the Meeting was called to order. The total number of members present including proxies was 77 (Seventy one), Members being 53 and proxies 24.

3. The President welcomed all the Members and Proxies and thanked those who have come from their locations to attend the Meeting. The President also welcomed the Patron AVMP Prakash Rao (Retd) for having come on formal invitation from the Committee. At this stage, Mr. C. V. S. Rao (Retd) wanted to distribute some leaflets among the members, which he had already done to some extent. This being an extraneous item, it was disallowed by the chair.

4. President in his opening remarks brought to the notice of the Members that in a Special Meeting only the Agenda point can be discussed and for discussion of any other point later on, 4/5th (80%) of the Members present in person should agree. Later, he informed the House that in the previous AGM held in Jul 2013, the present Committee took steps to obtain Janmabhoomi sanction once again, as it had already lapsed. NDA approval and Municipal permission were already obtained. Therefore, Shroon Pooja was performed on Vijaya Dashami day (7-11-13) and work commenced subsequently. It was also stated that since the Janmabhoomi sanction was only for Rs. 10 lacs, the expenditure towards second part of the Community Health Centre costing Rs. 7 Lacs needs approval from the General Body. If the Janmabhoomi sanction becomes available for this part also, our contribution would have to be Rs. 3 Lacs. If the sanction does not come through, we would have to spend Rs. 7 Lacs from our own funds as indicated in the agenda point. At this stage, Mr. C. V. S. Rao (Retd) expressed his opinion whether it was in order to have commenced the construction with our calling General Body once again. President clarified that the previous AGM had clearly assigned all further steps to be taken regarding construction of Community Hall to the present Committee. Accordingly and without any further loss of time, the Committee commenced the construction with all the required permissions/sanctions in place. He also stated that this decision in hindsight proved to be wise since otherwise it would have

Cont'd on Page 2

been uncertain whether the sanctioned funds would be released with the State Assembly having been dissolved.

At this point, Wg.Cdr.PM.Rao(Retd) wanted to discuss the fund position under various Heads like Maintenance fund etc before he can give his opinion. However, a majority of the members did not want to digress from the Agenda Point. Some members viz; Wg.Cdr.V.Gouripathi(Retd) Wg.Cdr.NK.Raju, Wg.Cdr.L.Dhananjayan(Retd), Sqn.Ldr.K.Radha Krishna and others expressed their willingness to approve the proposal contained in the Agenda, without wasting time. AVM.S.Pingali(Retd) opined that when the General Body had already sanctioned Rs.15 lacs for the Community Hall some years ago, where was the need now to get a fresh sanction from the General Body. Cdr R.Dasari(Retd) stated the sanction referred to was for an RCC roof. However, Mrs.P.Ramasita interjected to say that it was not true. Wg.Cdr.VS.Samsi(Retd) expressed his doubts about the pattern of release of instalments of Janmabhoomi sanctioned funds. At this stage, AVM S.Pingali(Retd) stated that there seems to be some confusion in the minds of some members regarding the conditionality contained in the Agenda point given in the notice. He also suggested that approval of the General Body be sought for an amount of Rs.7.5 lacs without any conditionality. The House was in general agreement on this aspect. Wg.Cdr.VS.Samsi(Retd) wanted this point to be put to vote.

Decision:- The proposal for approval of Rs.7.5lacs was put to vote. 59(Fifty nine) members including proxies voted in favour of the proposal and 6(Six)against. Therefore, an expenditure of Rs.7.5lacs towards construction of additions to the Main Hall of Community Health Centre comprising entrance foyer, Doctor's Consulting Room, Side Verandahs, Toilets etc. as per the plan stands approved by General Body. This is in addition to the already sanctioned amount of Rs.10 lacs towards the Main Hall of Community Health Centre.

The House then adjourned for light refreshments.

When the General Body re-assembled, some members wanted to discuss the feasibility of going in for RCC roof instead of AC roof. Before discussion of this issue, President wanted to ascertain whether adequate number of members, as per Bye-Laws, were willing to discuss the matter as it was not part of the Agenda item of this Meeting. Out of the total number of 42 members present at this stage, only 20 wanted to discuss this issue. As this number falls short of the required number, President stated that no formal discussion can take place.

The President then brought out that the existing plan which was conceived more than 2 years ago, does not cater for facilities like approach road including a culvert, Public conveniences etc. This would cost an additional amount of Rs.1.5lacs. Mr.Shekhar Merathia, wanted further provision to be made for electrical fittings and the total provision be increased from 1.5 to 2.5 lacs.

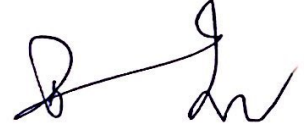
Wg.Cdr.L.Dhananjayan(Retd) opined that this additional amount should have been included in the Agenda itself. Cdr.R.Dasari(Retd) wanted to ascertain whether 4/5ths of the members present were willing to discuss the issue as it was also not the point of Agenda. When the issue was put to vote, it was found that there was no adequate positive response from those present. However, Wg.Cdr.S.Nagesan(Retd), Wg.Cdr.L.Dhananjayan(Retd), Wg.Cdr.KP.Rao(Retd) and other members expressed that in case Janmabhoomi sanction is obtained for the second part, the additional amount available out of the already sanctioned amount could be utilized for additional amenities, as necessary.

Cont'd Page 3

Mrs.P.Ramasita and Shri.VS.Ramachandra Raju came forward to donate Rs.5000/- each, towards fittings/furnishings of the Community Health Centre. The House expressed its appreciation for this gesture.

The business having been completed, President in his closing remarks thanked all the Members for sparing their valuable time for the Meeting.

The Meeting came to a close at 1830hrs.



(KSP.REDDY)
Ex. JWO
Secretary

Ratified


(T.C.S. RAO)
Sp. Secy (Retd)

Present (K-PRASAD)

Ramachandra Raju

(V.S. Ramachandra Raju)

P. Ramasita (P.R)

K. Indira Reddy (K.I.R)

Sau (Saraswati)

Prathin (SHEKHAR MERATHIA)