

**Minutes of Meeting of Annual General Body of JVVAOA**  
**held on 29 Apr 2007 at Akash Ganga**

The House assembled at 1500 hours on 29 April 2007 with the following members of Board of Managers present

Cmde (Retd) V Kumar	President
Wg Cdr (Retd) VS Samsi	Secretary
Mr. T Venkateswara Rao	Treasurer
Dr N Chalamaiah	Jt. Secretary
Mrs. Annapurna	
Mr. Kalyanaraman	

2. The required quorum of 71 members was not present and therefore the house was adjourned and reassembled at 1545 hours. The total members present were 47 including 12 proxies at this time and the house was called to order. Final attendance was 61 members including proxies. The President welcomed all members and proxies to the meeting and entrusted to the Secretary to make the report and presentation to the House.

3. Minutes of AGM 2006 was considered read out as it was already circulated to all members and was confirmed. It was approved after ratification by Wg Cdr (Retd) SK Jain and seconded by Mrs. Rama Sita

4. Secretary thereafter presented the report of Board of managers for the Year 2006-2007. AGM appreciated the Board of Managers especially Mr. Kalyanaraman, Mr. & Mrs. Sambaiah for their significant contribution. AGM also passed the following resolutions based on the report

- a) The appointment of Auditors by the Board of managers may be notified to all the members.
- b) Kukatpally Municipality may be approached to enhance the conservancy staff.
- c) GPA holders may be accepted as proxies if specifically mentioned so and notarized by the member while executing GPA
- d) Use of play grounds should primarily be restricted to purpose for which facilities are created and adhere to timings to be promulgated by the BOM.
- e) Sri Ramanavami is included in the report as one of the festivals celebrated by the colony.

5. AGM examined the Audited Balance Sheets and auditor's representatives were present and participated in the deliberations. The following observations were made for taking up with Auditors for presentation of Accounts from FY 2007-08.

- a) Corpus Fund to show accrued Reserve Fund separately.

  
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- b) Depreciation of Assets in accordance with IT Act
- c) Auditor's report to include his opinion on soundness of fund investment and utilization
6. Audited Balance Sheets for 2006-07 were approved by the house after proposal by Wg Cdr (Retd) PM Mohan Rao and seconded by Wg Cdr (Retd) KP Rao.
- 7.. It was decided by the house to authorize BOM to appoint the auditors for the financial year 2007-08, since Ms Lalith Prasad & Co has expressed their inability to continue.
8. The house reassembled after tea and decided to examine only recommendations of the Sub Committee on Water management. The House passed following resolutions during deliberations on the recommendations
- a) To pursue, finalise and conclude enhancement of contracted quantity of Manjira Water supply from HMWS&SB to 400 KL per Day.
- b) To replace Leaky inlet valves at Sump No 3 & 4.
- c) To carry out water analysis of Bore well water regularly.
- d) To carry out cleaning of OHI's and Sumps at least once every two years starting 2007.
9. The following members were elected through nominations to the Board of Management for 2007-08 and the House congratulated the newly elected members and wished them success.

Sl No	Name of the Member	Proposed By	Seconded By
1	Cdr(Retd)R.Dasari	Sri.LVG.Krishna	Cdr(Retd)AVV.Subba Rao
2	Cdr(Retd)AVV.Subba Rao	WgCdr.Jagan Mohan M	Sri.LVG.Krishna
3	Sri.P.Pattabhi Rama Rao	WgCdr(Retd) V.Gouripathi	WgCdr(Retd)PMMohan Rao
4	Sri.LVG.Krishna	Cdr(Retd)R.Dasari	Wg Cdr.Jagan Mohan M
5	Sri.Shekhar Merathia	Smt.K.Indira Reddy	Sri.K.Achyut Kumar
6	WgCdr.Jagan Mohan M	Cdr(Retd)AVV.S.Rao	Cdr(Retd)R.Dasari
7	Dr.N.Chalamaiah	Sri.VSRamachandra Raju	Wg Cdr(Retd)PM.Rao
8	Sri.VS.Ramachandra Raju	WgCdr(Retd)PM.Rao	Dr.N.Chalamalah
9	WgCdr(Retd) SK.Jain	Cdr(Retd)PS.Nath	Cdr(Retd)V.Krishnan
10	Ex PO R.Veera Babu	Ex JWO Rama Raju	Sri.Raghunath Reddy
11	Ex JWO S.Rama Raju	Ex PO R.Veera Babu	Ex Sgt P.Gangadhar

10. The House thereafter proceeded to discuss following agenda points as per notice to AGM and passed resolutions as indicated.

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## Review of Outstanding Points from Previous AGMs

11. Water Supply (6/2005). Pure manjira water is being supplied through dedicated sumps in respective pump house areas.
12. Security The security environment is far from satisfactory view access to public through our main roads. Non observance of regulations and general apathy to day to day aspects pertaining to security by residents further poses serious obstacles to improving security by the Board of Managers.

## NEW POINTS

### Illegal Addition and Alterations

13. Modification to the interiors as well as exteriors of the colony houses may change the face of the colony all together. Most of these modifications are against the basic rules and regulations of the society. SPA holders were not willing to register DU no 227 on behalf of AFNHB due to changes affected to the DU without proper approval. AFNHB has entrusted the responsibility to the Association to remove encroachment and illegal construction vide its letter dated 04 Aug 2006. BOM have already sent a caution notice All the covenants of an undertaking with the AFNHB at the time of possession are binding on the Allottee
14. *AGM deliberated at great length issues of non registration of DUs where unauthorized additions and alterations have been carried out, unauthorized construction of extra overhead tanks & sumps, unauthorized conversion of garages to living space, construction of additional toilets and also AFNHB guidelines to Societies. AGM also took a conscious view of the need to allow improvements to one's dwelling unit and establish a methodology to achieve such aspirations to the fullest extent as provided by local authorities and building regulations to a group housing society. The AGM appreciated the benefits and strength in seeking this objective collectively as a Society and therefore decided to form a Sub Committee to examine all aspects pertaining to Coverage, FAR utilized and available FAR for each type of DU, additions and alterations, exemptions, Rules governing such addition and alterations / exemptions to a group Housing Society and to evolve a procedure to obtain necessary approvals from concerned competent authorities before considering recommending to local authorities for dismantling / removal of unauthorized additions and alterations.*
15. *It was decided that a Brief may be circulated to all members of JVVAOA for ease of understanding issues involved and to seek further participation / recommendation It was also decided that Sub committee will compose of a total of 8 voluntary members, One each from Type VI Phase I, Type VI Phase II, Type V G+1, Type V G +2, Type V-H, Type III-H, Type III/II G+1 & Type III/II G+2, not being a member of the Board Of Management 2007-08. Sub committee to give its report within 3 months of constitution. Each member is to consider aspirations of all members of his type DU and to include their recommendations and way ahead in the report of the sub committee. BOM, after studying the report is to circulate the findings to all members and should call for a SGM/EGM for finalization of recommendations and course of action.*

  
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16. *Meanwhile, AGM agreed that BOM may process documents for registration of DUs 227, 69 and 85A though they have executed some unauthorized modifications, addition and alterations.*

#### Water Supply

17. AGM 2007 ratified drilling of 2 bore wells, fitment of 1 new bore well pump at a total cost of Rs 1, 00,000 approx including performance guarantee amount held as payable to the firm. AGM also ratified the expenditure of about Rs 90000 incurred in Apr 2007 towards labour and material charges for connecting the bore well to the water supply and distribution net work.

18. AGM decided that Residents using Pumps should be persuaded to remove them. Punitive measures including disconnecting supply to the concerned DU from Colony distribution network may also be resorted to, if they fail to remove the pump on their own.

#### Fitment of Water Meter

19. The house unanimously accepted the necessity and decided that

- a) Water meter(s) are installed in all houses/ flats.
- b) Water meters are to be installed on FIRST priority in all households with sumps.
- c) All independent houses namely Type VI, V-H, III-H are to be fitted with meters as soon as possible.
- d) As the procedure and requirement for Flat type is complicated, one block/ group of flats be fitted first and based on the experience other flats be fitted
- e) The cost of the meter/ meters is to be paid by the members @ Rs 650 per meter approx.
- f) BOM may examine ,negotiate and finalise the actual fitment charges and execute the fitment with expenses to be borne by the society
- g) Water charges based on meter reading may be collected every quarter and adjusted against initial advance. BOM is to work out the rate , modalities and promulgate.

#### Security

20. AGM decided that the new BOM may examine the proposal to install security gates at all artery roads with wicket gates to enhance the security environment. The number of security guards may be increased, if considered necessary by Board of Managers.

#### Revision of Maintenance Charges

21. AGM was unanimous in accepting the need for enhancing the Maintenance charges. It was decided to levy water charges as per meter reading at a rate to be decided by the BOM over and above the existing maintenance charges

  
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### Use of Open Spaces and Park Areas

22. AGM took note of the fact that open spaces/parks have been gifted to the Kukatpally Municipality/AP Govt on completion of Phase II as stipulated by HUDA while sanctioning the Project in 1988. Final approved layout plan on completion of Phase II was displayed on a board during the meeting for reference of all members. AP Govt Order No 72 M.A. dated 20 February 2002, which was also displayed, prohibits utilization of earmarked open spaces/parks for any purposes other than for the original intended community/playground facilities for all members/residents of the colony. Supreme Court has also issued directives to the same effect on the use of open spaces for purposes other than specified in the layout and has directed the State government to strictly follow the Regulations. **The House examined the gift deed and noted the GO and Supreme court ruling on the subject, AGM decided that the sub committee may be tasked to examine the feasibility of recovery of excess land if any so gifted, since every member has contributed to these common facilities and development of land.**

### Accounting software

23. AGM approved incurring on actual basis for any modification/ improvement of software accounting system Tally 6.3. to suit accounting for a colony of our nature

### Rainwater Harvesting and Recharging Pits

24. The House deferred consideration of the proposal to construct roof water collection system of rainwater harvesting along with recharge pits for AKASH GANGA in view of pending legal case.

### Internal Modification to Buildings

25. The house noted that some members are carrying out internal modifications to their residences without intimating in advance, thereby violating byelaws of the association. Further, the administrative inconvenience caused by not removing the building waste promptly was also considered. **The House authorized BOM to lay down suitable guidelines for adherence by all members wishing to carry out internal modification for ease of administration.**

### Utilisation of Akash Ganga (CHC)

26. The House approved and ratified the revised rates for **non members** with a view to restrict the disturbance to as minimal as possible. The revised rates are as follows

For 6 hrs- Rs10000; For 12 hrs – Rs 20000; For 24 hrs - Rs30000  
Caution deposit - Rs10000

27. The House also advised the BOM to be selective in granting use to non members.

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27. The House also advised the BOM to be selective in granting use to non members.

**Common Lighting of Flats Arrears of Bill**

28. The House resolved that the concerned members may settle the issue.

**Employees of JVVAOA**

29. The House authorized the BOM to decide on this issue also

**Stray Dog Menace**

30. The House underscored the need for effective measure to eliminate stray dog menace and directed BOM to pursue with Municipal Authorities.

**Activities by Group of Residents**

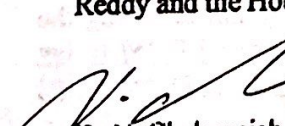
31. The House decided to maintain status quo


**Draft Byelaws**

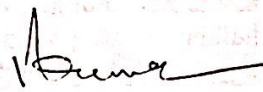
32. The byelaws of the association were printed in 90's after approval by the AGM. Subsequent AGMs have discussed and approved some amendments. The House appreciated the need to consolidate all these amendments for incorporation and promulgation. The House decided that the BOM may call for a SGM after promulgating the consolidated amendments to Bye Laws including new amendments if any.

33. The President thanked all the members for the participation in the meeting.

34. Vote of thanks was proposed by Mrs. RamaSita and seconded by Mr. KS Reddy and the House adjourned at 2300 Hours.

  
Dr N. Chalamaiah  
Jt Secretary

  
VS Samsi  
Wg Cdr (Retd)  
Secretary

  
V Kumar  
Commodore (Retd)  
President

**JAL VAYU VIHAR APARTMENT OWNERS' ASSOCIATION**

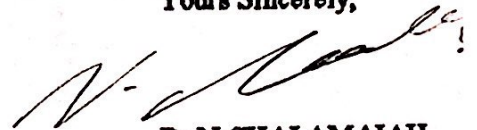
The New Board of Managers as under elected by the AGM held on 29 Apr 2007 has taken over from 12-5-07.

<u>NAME</u>	<u>DESIGNATION</u>	<u>DUNo.</u>	<u>Tel.No.</u>
1.Wg Cdr Jaganmohan Manthana	President/Sport	261	23151155
2.Cdr(Retd)R.Dasari	Vice President	34	23050300
3.Dr.N.Chalamaiah	Secretary	110	23055394
4. Sri.Pattabhi Rama Rao	Jt.Secretary	88	23054002
5.Ex PO R. Veera Babu	Treasurer	230	23058135
6.Cdr(Retd)AV.Subba Rao	Cultural & Entertainment	84	23054516
7.Sri.LVG.Krishna	Conservancy/ Arboriculture	92	23054008
8.Ex JWO S.Rama Raju	Security	234	23057705
9.Sri.VS.Ramachandra Raju	Water & Electrical	134	23058599
10.Sri.Shekhar Merathia	Akash Ganga & Shopping Complex	41	23151305
11.Wg Cdr(Retd)SK.Jain	Member	113	23055195

The New Board earnestly solicits the co operation of the members and residents for smooth & harmonious functioning of the association.

With regards & best Wishes.

Yours Sincerely,



Dr.N.CHALAMAIAH  
Secretary