

JALVAYU VIHAR HOUSE OWNERS' WELFARE ASSOCIATION
BOM meeting was held on. 04-01-2026 Morning 04.00PM

The following have attended: -

- | | |
|------------------------------------|---|
| 1. Sri Veer Anjaneya Raju Nagaraju | President, Parks & Horticulture |
| 2. Smt Teja Sri Mukkapati | Vice- President & Akash Ganga I/C |
| 3. Sgt PV Rao | Secretary, Water I/C & Security I/C |
| 4. Ex JWO S Rama Raju | Treasurer |
| 5. HFO S Laxmirajam | Conservancy, Gen. Admin and office
Corresponds |
| 6. Ex Sgt Sangeet Raj | Member |
| 7. Sri. Kalidindi Ravi Varma | Co – Opted Member |

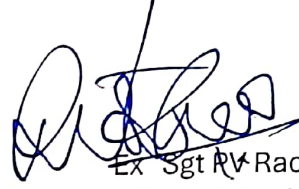
Decisions: -

1. New Fixed Deposit opened on 23-12-2025 for an amount of ₹25,00,000/-
2. Cash payment of ₹3,599/- made for the Manager's mobile phone recharge for one year was ratified.
3. **Outstanding of maintenance and water bill DU No.235:** - Call the owner and discussion no need to deal with tenant.
4. **Outstanding membership fees for DU Nos. 51, 218, and 299:** - Reminder letters will be sent.
5. **Renovation of Tank No. 1 shuttle court, and Type II & III units:** - Work in progress
6. **EGM to be conducted before Republic Day; 18th January (Sunday) proposed:** - The EGM date is finalized as 25-01-2026. Food expenses of ₹25,000/- were approved.
7. **Scooter garage repairs at Type II & III area:** - Scooter garage repairs at Type II & Type III areas: Repair work approved with an estimated cost of ₹20,000/-.
8. **Speed breaker works to be completed as per standard specifications:** - Work in progress.
9. **CC camera upgradation and installation of 15 new cameras to be initiated; additional ₹50,000 to be allocated for the work/AMC Extension issue:** - An additional ₹50,000/- is allocated for the work. AMC has been extended for another three months.
10. **Bad smell issue near DU No. 250 — Construction of a 6-foot-high wall to mitigate the issue for surrounding DUs was approved. Estimated cost: ₹30,000/-.**
11. **Welding works inside the colony (main gate fencing, wicket gate, parks, etc.); Budget of ₹20,000/- to ₹25,000/- approved.**
12. **Republic Day:** - Planning and arrangements approved with a budget of ₹35,000/- including refreshments and sports activities.
13. **Proposal for staff salary increment effective January 2026:** - BOM approved a 10% increase in basic salary from January 2026. New labour wage fixed at ₹11,000/- per month.

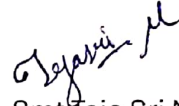
14. **Revision of salaries for technical staff:** - To be discussed with senior members and the Internal Auditor. Additionally, a 5% increment approved for the Manager, Office Clerk, Electrician, and Plumber for the year 2026 only.
15. **Marking of two additional shuttle courts and purchase of net stands at Abdul Kalam Park playground; estimated cost ₹35,000-₹40,000:** - Marking of two additional shuttle courts and purchase of net stands at Dr. A.P.J. Abdul Kalam Playground: Budget allotted: ₹35,000/- to ₹40,000/-
16. **Indore Gym to be established:** - Indore Gym to be established.
17. **Scrap:** - Scrap to be sold, and the amount received may be distributed among staff as an incentive, up to 10% of basic salary.
18. Renovation work to commence immediately.



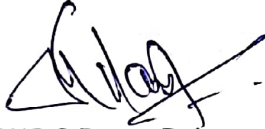
Sri Veer Anjaneya Raju Nagaraju
President, Parks & Horticulture



Ex Sgt RV Rao
Secretary, Water I/C & Security I/C



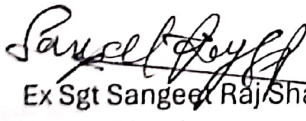
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Member

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