

JAL VAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION
KUKATPALLY, HYDERABAD – 500085, TEL NO: 23058018

Regd. No.4167/1992

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NOTICE FOR AGM - 2021

1. Notice is hereby given that the Annual General Body meeting of the Members of Jal Vayu Vihar House Owner's Welfare Association (JVVHOWA) will be held at 9.30 A.M on Sunday 28 Nov 2021 in the Community Health Centre " AKASH GANGA " to transact the following business.
 - a) Roll Call and Announcement the Number of Members Present.
 - b) Obituaries.
 - c) Introduction of new members and opening Remarks by President.
 - d) Approval of Minutes of AGM dated 18 Oct 2020.
 - e) Report of BOM.
 - f) Presentation of accounts and approval of Balance Sheet/Audit Reports for the Financial Year 2020-21
2. Appointment of internal auditors for the financial year 2021-2022.
3. Appointment of statutory (External) auditors for the financial year 2021-2022.
4. **Agenda Points**
 - a) To discuss requirement of standing counsel.
 - b) To approve wage policy and Charter of duties to entire staff.
 - c) Penalty on Rental if not paid in time.
 - d) To write off Rs 3000/- (Sundry Advance) of Fertiliser purchases, outstanding since 2016.
 - e) Ratification of Purchase of PA system worth Rs 74,481/- .
 - f) To Write off Act Fiber Rents (Formerly Known as Beam) from Jun 2018 to Mar 2020 for 22 Months total amount of Rs 99,000/-.
 - g) Debarred Members to be reinstated as period expired.
 - h) Possession of Extra Rooms without being a Member of the Association.
 - i) To Write off or **Collect rent** from Tabula Rasa Play School from Oct 2017 to Mar 2018 for 6 Months' total amount of Rs 2,40,400/-.
 - j) Major Works for approval.
 - i. Approval of Rs 1,00,000/- towards construction of compound wall near North Gate towards HMT Hills.
 - ii. Our community hall Akash Ganga is leaking profusely during heavy rains and needs immediate replacement. Estimated cost approximately Rs 8,00,000/- . Approval required.
 - iii. A&A Board recommended drainage modification with replacement of pipe lines near Type VI area which was approved. Estimated cost Rs 5,00,000/- . Financial approval required.

Continued

- iv. In order to improve sports facilities in the colony, the BOM proposes a Table Tennis Court with a temporary construction above present Gymnasium (Originally Library near East Gate), Estimated cost Rs 2,00,000/- Approval required. Present Gymnasium is with minimal facilities with old equipment and donated items. It is proposed to equip the Gym in a phased manner with an Initial expenditure of Rs 1,00,000/- Approval required.
- k) Action on Long Pending Transfer Charges from DU No. 79 which was registered in the name of Muthirevula Premalatha on 06-08-2020 vide Doc No. 4357/2020 from Ravi Chandra Reddy.
- l) To discuss water Tariff, post free water scheme. Report by Cdr Ramu Dasari & Team.
- m) Proposal for enhancement of Maintenance charges to Rs 1200/- per month. Report by Secretary.
- n) To discuss the report of Cmde Nandula & Team on Financial irregularities from 2017-2020 as per the AGM Decision.
- o) To discuss future action for pending court cases. Report by Cdr Ashok Kumar & Team.
- p) Member's agenda points (cleared by BOM) for AGM with reference to our Message are proposed for discussion.
- q) Sub-committee to amend Bye-laws.
- r) Election of Board of Managers.
5. Member's agenda points for AGM to be submitted in the office on or before by 05.00pm on 21 Nov 2021.
6. Nomination for election of "Board of Managers/Standing Advisory Committee" should reach the office on or before by 10.00am on 26 Nov 2021. Nomination form is available in the office.
7. Cdr JVR Moorthy (Retired) DU No. 66A and Wg Cdr K Radha Krishna (Retired) DU No. 94 has been requested to be the Returning Officers for conduct of elections for the new Board of Managers.

Hyderabad
6th Nov 2021

G.V. Subbaiah
(G V Subbaiah)
Secretary

Enclosures:

1. Audited Balance Sheet FY 2020-2021
2. Report of BOM

BOM REPORT 2020-21

- 1. COVID MANAGEMENT:** The BOM took over at a time when normalcy is getting restored after a long and deadly first wave of COVID. At the time when we were planning to take up various developmental activities, more virulent second wave hit the country by last week March. Compared to other states, though Govt. Telengana started rather late, conditions became very stringent to undertake any works other than regular maintenance. Without waiting for external help the entire colony was sanitized at frequent intervals at minimal cost courtesy of gift of Sodium Hypo Chloride by Sri Rama Rao of DU 298. Cases started raising steadily in colony also. Though some people informed the office, some decided to keep it as secret. Based on hearsay evidence; we sanitized the areas surrounding those DUs and extended possible help to affected patients.
- 2. HANDING OVER BY PREVIOUS BOM:** The previous BOM did not give any handover notes to the incoming BOM as per Para 16 of Bye-Laws of Chapter IV. As there was no H/o notes given by the previous board and seeing there was a gap in the functioning of the previous BOM's, the following committees were appointed to give their factual state.
 - a) While handing over, the previous BOM left a meager amount of Rs 151533.55 in Andhra Bank Rs 6685.16 in Bank of India and cash on hand Rs 8403.00 which is not even sufficient to pay the regular payments. It became very difficult to pay the regular payments like Salaries, Security charges, Garbage Lifting Charges, Electricity bills e.t.c. We struggled to make these payments and had to wait for monthly maintenance charge collections.
 - b) As per last AGM minutes, a committee headed by Cmde Nandula (Retd) has been appointed to find out Financial irregularities during last three years - Financial irregularities - committee was appointed.
 - c) Water committee - Subsequent to Telengana Govt orders on free water supply upto 20KL to all resident DU's, a committee headed by Cdr Dasari Ramu, has been appointed to recommend Tariff to be charged based on the expenses the association is incurring for distribution of water.
 - d) Court cases Committee - As there have been spurt in filing of court cases in last two years, with no information on the current status and as three DU owners approached BOM for with drawl of cases, a committee headed by Cdr Ashok Kumar, has been appointed to find circumstances leading to filing of court cases and to suggest a course of action to BOM.
- 3. LIFE CERTIFICATE FOR VETERANS:** The first task undertaken by BOM is Life Certificate Camp conducted on 06-11-2020 for veterans through Jeevan Praman with special emphasis to super senior citizens. Finger Print Scanner is purchased for future use by BOM to assist residents. In addition many veterans of neighboring colonies have also attended the programme. Even home service was rendered to bed ridden patients. Number of Life Certificate registered is Close to 90 in the year 2020. The same programme was carried out this year for super Senior citizens in the month of Oct 2021 and for Senior Citizens for three days on 01st, 2nd and 3rd November 2021. Number of Life Certificates registered is close to 80 in this year 2021.

4. **OVERHEAD TANKS AND SUMPS CLEANING:** All water systems were cleaned through professional agency and system defects were rectified – including alarms, change of corroded pipes and installing the repaired submergible pump at Sump No.2 at OH Tank 2. The Cleaning was completed in the month of Jan 2021. The cleaning of water tanks should be taken up on a yearly basis in future. (Preferably in the month of Jan).
5. **JVV ASSOCIATION KEY BOARDS:** Two Key Boards are prepared and one kept in Board Room and the other in the office room. Board room board is exclusively for Master Keys which are locked and the key will be with President. Office Room Key Board is for regular usage and total responsibility is by the Manager of the association for any loss of Keys. The future BOMs must ensure to maintain the same.
6. **RESPOSIBILITY OF TOOLS:** We have handed over the tools to individual employees after obtaining the signature from the individual employees and making them responsible of the loss/damage of tools as we have observed tools are left unattended and left where ever they feel like. Rest of the tools and Machines of Association will be issued by the Manager on day to day basis as per requirement to individuals from the store and these tools and machines are the responsibility of the Manager.
7. **Regarding Maintenance of DU 50** It was realized that maintenance and water charges were not paid by DU 50 for eight months, Further investigations revealed there was an outstanding dispute between DU Owners and previous board regarding some allegations against DU owners. The BOM appointed its Vice President, to investigate the matter and resolve the issue by inter acting with all stake holders. Based on the report submitted the issue was amicably resolved and all the arrears were cleared.
8. **AADHAR SERVICES:** Arranged for Aadhar services camp conducted on 17 Jan 2021 through Indian Postal Services for the residents of JVV and neighboring colonies.
9. **RETINA EVALUATION:** Arranged for Medical (Retina Evaluation) test for eye for all residents in the colony for three days from 19 Jan 2021 to 21 Jan 2021.
DIAGNOSTIC CAMP: Arranged diagnostic services thrice from Amulya diagnostics. 70/50/45 members utilized the facility on 21 Feb 21 and 18 Jul 21 and 31 Oct 21 respectively.
10. **FREE WATER REGISTRATION:** Govt. of Telengana announced free water scheme in the month of December 2020. Till Feb 21 even officials were not clear of methodology to be adopted, especially in the case of Bulk users like Jal vayu Vihar. Several visits to HMWS&SB office at Khairatabad and GM office at Kukatpally yielded the solution. The BOM is left with daunting task of registering all 357 DUs with a single CAN No of JVV. The problem became multifold with some owners staying in other parts of the country and few of them in various countries like Papua New Guinea, US, Australia, UAE and so on. But the BOM took up it as a challenge and completed 353 out of 357 DUs. This attracted the appreciation of HMWS&SB and on some occasions they took guidance from us to teach other colonies.

11. **SMS Alert:** Since the introduction of paperless office in 2016, SMS alert for water and Maintenance charges in 2016, there is a pending long outstanding demand from residents to include actual water consumption, meter wise for each DU. With close coordination with Tally team this Board is successful in generating detailed SMS including amount Outstanding/Due for each DU.
12. **VACCINATION:** Even before the second wave became more virulent, When Govt. opened vaccinations for 60+ citizens, we approached Prathima Hospitals and obtained exclusive timings to colony veterans for a couple of days. Later situation became chaotic with huge crowds and then also we managed limited number slots in the hospital and arranged for vaccination of Senior citizens on priority from Prathima Hospitals. Realising large number of residents need to take vaccine after Govt. cleared vaccination for 45+, a paid Camp is arranged on 16 Jun 2021, with the help of Medicare Cancer Hospitals, courtesy Dr Ranganath of DU 261. In this camp 91 residents utilized this opportunity. Later GHMC as part of their campaign operated from Akash Ganga for more than a month, thereby ensuring maximum vaccinations. As per GHMC estimates more than 15000 citizens utilized the camp.
13. **RECOGNITION BY GHMC:** GHMC conducted a house to house to survey in the colony and concluded that the colony is amongst few colonies in the city of Hyderabad which achieved 100% vaccination. GHMC presented a letter of appreciation to the colony through our corporator Sri Narne Srinivas in the month of August 2021.
14. **STREAMLINING OF RECORDS:** One of the first tasks taken up by this BOM is to keep the available records in order. All the available physical records are placed in a chronological order marked year wise and placed in card board boxes. A record Room was created for this purpose.
15. **STREAMLINING OF STORES:** We have verified physically all the items available in the Association made an inventory and kept them in separate store rooms (One is in old Shed and the other near office) under lock and key. Further we have maintained stock register as well as Consumable register for all consumables. We have also created Fixed Asset Register with new assets purchased in the current financial year along with existing Assets.
16. **UP GRADATION OF WEBSITE OF JVV:** We have created Members Login Whose Mobile Number is registered as Owner with association can Login through their DU No and Mobile Number with OTP and View Policy, AGM/EGM/ROM Notice, AGM/EGM/ROM Minutes, Annual Audit Reports, Internal Audit Reports, Sub Committee Reports, JVV Circulars and My documents. (My Documents are still not updated fully as some DU owners have not submitted documents). All available Notices of AGM/EGM & Resident owners meetings are scanned and placed in website for the benefit of members. In addition Balance Sheets as well as Minutes of all the AGM/EGM & Resident owners' meetings are also placed in website from 1992.

Another Login was created to View and Pay the Bill for Owner and Tenant whose Mobile Number was registered with Association can login by giving as input of DU No and Mobile Number with OTP and view the Maintenance and Water Bill can also Pay an advance amount along with pending amount through Gate Way Payment Option. Advance Payment also can be done by giving details.

- 17. STREAMLINING OF AVAILABLE DRAWINGS:** Another important task was to streamline all available drawings are also categorized as tender drawings, work drawings and completion drawings and are numbered and preserved. BOM would like to thank Cmde Kumar of DU No 58 who helped us in painstakingly segregating them.
- 18. DATA BASE:** The BOM has collected the data of all residents living in the colony with details of number of people living in a DU, their names, age, sex , vehicles owned, Aadhar no's, pets owned etc. Though the response was good with most of the residents, some residents had reservations about giving Aadhar Numbers which was ignored. The data has been put in an Excel sheet and preserved. As you are aware the data is dynamic in nature and needs to be updated annually.
- 19. REGISTRATION OF DUS:** The BOM has physically checked the documents of all the DUs and realized that even though it is more than 30 years and 25 years since Phase I and phase II of AFNHB project completion of AFNHB projects there are almost 20 DUs which are yet to complete first time registration with AFNHB. By contacting the house owners (Mostly outside Hyderabad/Country) and liaisoning with AFNHB, the DU's entire are registered in two installments with AFNHB representatives as executioners. BOM is happy to inform that henceforth there is no involvement of AFNHB for future registrations of DUs in the colony.
- 20. PAINTING OF ROAD SIGNS:** We have regenerated a new JVVHOWA map. Cdr Ashok Kumar, Vice President has redone the map giving Road Names / Road Numbers to all the roads of the colony. After this as part of maintenance, all the sign boards are redone with all the roads numbered indicating all the DU's in that road are displayed. Main lay out map at Bus stop junction was redone with all the key markings along with road numbers.
- 21. MAINTENANCE OF STORM WATER DRAIN:** Periodic maintenance of all storm water drains was done to prevent flooding during monsoon. However, it was observed that storm water from Addagutta entering our colony from area behind DU-292 comes with a gush / force, there by inundating the entire road. The matter was escalated to GHMC through corporator and work is in progress.
- 22. AGREEMENTS:** It is observed that except for one or two, all the rental agreements have expired when we took over. As on date all the agreements are updated.
- 23. DUTIES OF STAFF:** Internal Auditors pointed out the absence of charter duties for Staff members. The same are prepared for all the employees in both English and Telugu and read out to each staff member. Signatures of staff members are obtained as "They have read and understood their Duties and responsibilities" of Jal Vayu Vihar.
- 24. LIGHTING IN PARKS AND COMMON AREAS:** A long outstanding point from Association, lighting in Gandhi Vanam and Abdul Kalam Bagh Park is at last fulfilled. The poles for lighting in both parks are erected and work is in final stages of completion. We proposed covering of some dark areas of colony which is accepted by GHMC. This will be taken up once parks are completed.
- 25. SEWERAGE PROBLEM:** Type V Flats are facing serious drainage problem, especially the ground floor residents. The sewage instead going through drain is

entering in to the houses at the time of heavy rains. Though we contacted the GHMC representatives, the problem could not be solved. We have taken up the task and cleared the Water from Septic Tank to temporarily solve the issue. Unfortunately, the Sewerage Pumps meant for pumping the water are removed by earlier boards for reasons better known to them. The process of restoring them was taken up on priority. The pumps are repaired and civil works are in progress.

- 26. FUNCTIONS AND FESTIVALS:** We have conducted Republic Day, Independence Day and, Gandhi Jayanthi by taking all the precautions of Covid-19. No other social functions are conducted due to Covid restrictions.
- 27. A&A REPORT:** Subsequent to the Approval of the A&A's in the last AGM, a process document has been prepared by the A&A's committee and is submitted to BOM and same is being implemented while issuing NOCs for A&A by individual DUs. A undertaking was taken from the DU owners that they will pay the amount decided by AGM for increase in plinth area.
- 28. SPORTS FACILITIES AND TIMINGS:** BOM has initiated issuing of ID to the Residents of the colony for usage of sports facilities. Nominal charges of Rs25/- At the same time the electricity bill of the Basketball court which is converted as Badminton court will be paid by the players. The Sports Timings are fixed as follows and need to be followed in future without causing disturbance to the neighbors of the courts.

Morning: 06.00 AM to 08.30 AM

Evening: 04.30 PM to 07.30 PM

Tennis Court was non-operational for most of the period due to Covid. However as situation reached near normalcy, the Tennis activity was re-launched on 31 Oct 2021.

- 29. Meeting of Dog Owners:** With an intention to bring some order and to improve hygiene in the colony, a meeting of pet owners was conducted in the month of Nov 2020 Dog owners were informed about the need for latching the dogs while taking for a walk and to ensure that they carry a bag for collect the excreta so as to avoid inconvenience to other residents. Though some resistance was there from some dog owners, we are happy to inform that most of them are following the guidelines. A model PET POLICY is drafted and will be placed before AGM for approval.
- 30. Electrical Meter for Bore well:** It has been the Endeavour of BOM to get free Electrical connection to the new Bore well located in Road No 1. Though Director, Urban Bio Diversity accepted in principle, before the same could be implemented, Telengana Govt. has now shifted that responsibility to HMWS&SB. Again we have taken up the case with HMWS&SB and it is in final stages.

G.V. Subbaiah
(GV Subbaiah)
Secretary
BOM: 2020-21