

# JAL VAYU VIHAR APARTMENT OWNERS ASSOCIATION

(Regd. No. 4167 of 92)

**Kukatpally, Hyderabad-500 072.**

Tel : 040-888018

## NOTICE

Notice is hereby given that the Annual meeting of the members of Jal Vayu Vihar Apartments Owners Association will be held at 10-00 hrs (10-00 a.m) Sunday the 24th May 98 at Jal Vayu Vihar Apartment Owners Association Office, Kukatpally, Hyd-072 to transact the following business

- i) To receive the Balance Sheet for the year ended March 1998 and approve the accounts of association funds.
- ii) To appoint Auditors for the year 1998, 1999 and fix their remuneration.
- ✓ iii) To discuss about construction of community centre and shops.
- iv) To discuss and revise the maintenance charges of D. Us as follows :  
Type VI Rs. 250, to Rs 300. Type V Rs 250 to Rs 275, Type II & III  
to Rs. 215/- ~~Rs. 190~~
- v) Any other point in the interest of association with the permission of the chair.
- vi) To discuss to start a maintenance agency in the JVV to take care of utility services viz water, plumbing, electrical and general maintenance.
- vii) To elect the members of the Board.  
(Nomination of members of the board may please be sent to the office by the proposer duly seconded by another member so as to reach the office by 21st May 1998.)

26-4-98  
Hyderabad-72

Gp. Capt. M.A. Raipet (Retd.)  
President

NOTE : 1. A member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote instead of himself.

The enclosed proxy form duly completed must reach the Association office 48 hours before the commencement of the meeting.

2. Revised Bye-Laws of the Assn. are available for sale Copy is priced at Rs. 25/- Those who desire to have a copy by Regd post should remit Rs. 50/- by D.D. in favour of J. V. V. A. O. A. Hyd-72.

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**JALVAYU VIHAR**  
APARTMENT OWNERS ASSOCIATION  
KUKATPALLY, HYDERABAD-500 072.

2 copies (only)

**REPORT OF THE BOARD OF MANAGERS FROM JULY 97 to MARCH 98.**

**ANNUAL GENERAL MEETING**

24th May 1998.

**Wg. Cdr. P.M. Mohan Rao,**

**President.**

**Gp.Capt. M.A.Raipet, Vice-President, Officiated as President from  
December 97.**

Lt.CDr. P.S. Nath,  
Shri N. Kalyan Raman  
Shri G. Narayana Swamy,  
Wg.Cdr. S.K. Jain,  
Shri G.V. Subbaiah  
Cdr. S. Ashok Kumar

Secretary *Ansari (4/98)*  
Treasurer.  
Resigned (26.12.97)  
Resigned (16.09.97)  
Member  
Member (Non effective - Never attended the  
monthly meet since Dec 97.

Dr. T.Sreevardhan, inducted into the Board as Member representing  
Type V due to resignation of W.Cdr. S.K. Jain.

Gp. Capt: K.S.R.Ganapathi, when invited to be a member from Type VI accepted to be a  
Member and later resigned with effect from 14.10.97. In view of the resignations of the  
various members, the Board functioned with 4 Members as against 9.

At the outset we welcome the new members i.e. allottees of 142 Houses under  
phase II into our fold and request them to take active part in the functioning of the Assn.

We wish to thank all the members and residents of JVV for giving us an  
opportunity to serve the community. We wish to present the following information  
regarding various aspects to the Members.

**FINANCES:**

The Assn is in good position as it held Deposits/investments to the tune of Rs.  
1336825/- (U/I: Rs. 4,98,000/- and Term deposits Rs. 838825/-) as against the deposits  
of Rs. 8,73,000/- for the period ending 31.3.97. ( Rs. 4,98,000 U/I and 3,25,000 Term  
Deposits)

As proposed in the last AGM, the Assn office is provided with an Almirah  
(steel) and 10 Moulded chairs at a cost of Rs. 5550/- and An Air cooler at cost of Rs.  
2000/-

Individual files were opened for each Dwelling unit and were printed at a cost of Rs. 2400/- and similarly revised Bye-laws were printed spending RS. 7144/-

It is proposed to get the Telephone directory updated, printed and supplied to the members at a reasonable price. It is planned to purchase two file racks for the office as the existing almirahs are not sufficient to keep the files.

**WATER SUPPLY:** At present two lakhs Ltrs water per day is being supplied and one lakh ltrs of water being sanctioned for phase II total per day being 3 lakhs litres from Manjira.

Water supply to the residents has been satisfactory. However, some residents of Type V flats faced hardships for want of adequate supply of water on several occasions due to drop in pressure. In view of new connections from Phase I to Ph II and on some days due to short supply of water from Manjira, this problem has been satisfactorily solved by supplying water to Type V exclusively on even dates in addition to the usual supply.

With the operation of water tank built under second phase, the supply position to Type V flats will be greatly improved in view of a dual pipeline. It is hoped the water supply to the entire colony will be augmented after full commissioning of the water system.

**SECURITY:** The security of the colony is satisfactory. However it is noticed that large number of vehicles/scooters/cycles are parked overnight in front of their houses although every house is provided with a Garage. The present strength of Security is insufficient and requires to be augmented in view of addition of 142 houses and erection of Gate at Northern side where 30 houses under Type III are located. At least three more S.G.s are necessary as may be seen from the proposed arrangement:

Type VI; Gate .1 SG and 2 SG Southern side.  
Type V. 2 S.Gs  
Type III, Gate at Northern side 1 and 2 to patrol the area.  
SG 5. Day time: 06.00 to 14.00 and 14.00 to 22.00  
Total: 10

All residents are requested to keep their vehicles in their Car/Garages provided for the purpose, in order to ~~avoid~~ <sup>avoid</sup> thefts.

**CONSERVANCY:** Maintenance of the colony is satisfactory. Additional pits dug for the disposal of waste material are in sufficient. The project Director promised to build Bins for dumping the garbage. In view of addition of 142 Houses it is likely that we may face problem for disposal of the Garbage and some arrangement is to be made for lifting of the garbage once in a week from our colony. We may have to increase the number of sweepers from the present strength of 4 to 7 when the houses under phase II are fully occupied.

**ELECTRICAL MAINTENANCE:** DUE TO Non-availability of a regular Electrician, there has been delays in replacement of street lights and to undertake repairs in the houses. We have recruited an Electrician and is likely to assume the post before the end of the month.

**ROADS:** In view of the construction activity under phase II, all most all the roads are damaged due to playing of heavy loaded vehicles. This has been brought to the notice of the project Director along with other problems. The P.D. assured that the re-topping of the roads will be undertaken. To avoid accidents it is proposed to built speed ~~brakers~~ <sup>vulnerable</sup> and ~~fulmable~~ points along with the relaying.

**APPROACH ROAD:** The work relating to laying of of approach Road from NH 9 to Jal Vayu vihar was taken up with Kukatpally Municipality under Janmabhoomi programme. The work was approved and work order was issued by the Municipality and the estimated cost of the road is Rs. 2.4 lakhs. The following contributions were received from the neighbouring colonies.

Shiv Parvathi Theatre Rs. 25,000/-  
Addagutta Housing Society Rs. 8,000/-

We have contributed Rs. 7,000/-, Thirty percent of the cost ( Rs. 72,000/-) is to be borne by the concerned Societies. The work of laying of the Approach road is entrusted to Shri S.S. Bhagwan (Agreement on 26.2.98). For this purpose, part payment of Rs. 40,000/- was paid on 27.2.98 for the commencement of the work. The municipality sanctioned a sum of Rs. 36,154/- (1st instalment) towards approach Road on 1.5.98 and the same was paid to Contractor to proceed with the work.

Bhagyanagar Housing Society also sent a contribution of Rs. 5,000/- for this purpose on 15.5.98.

Along with further contributions from Addagutta, Bhagyanagar and our Assn, we may have to complete the laying of the Road from NH 9 to Jal Vayu vihar. we have also approached the AFNHB to contribute towards the cost.

**TRANSFER DEED:** Draft transfer deed was sent to AFNHB for their ratification on 13.1.98 and further reminded on 3.5.98 to approve the amendments as suggested.

#### COMMUNITY CENTRE AND CONSTRUCTION OF SHOPS:

The AFNHB New Delhi in their letter No. AFNHB/Wks/1121 V dated 19.12.1997 intimated vide 4 that if community centre/shops are to be constructed the share of phase 1 shall be approx Rs. 10.2 (Rs. 9 Lakhs for community centre and 1.2 Lakhs for 4 shops) and the society has to be deposit with the AFNHB in order to commence the construction. The matter is under correspondence with DG AFNHB, New Delhi. All the pending issues were discussed with DG AFNHB, New Delhi during course of his visit to Jalvayu vihar on 10.4.98. Reply to our letters and decision of DGAFNHB is awaited.

**MUNICIPAL TAXES:** In the past certain amount was collected from some owners towards the Municipal tax & other service charges. Military personal or their wIVES have been exempted from paying the tax vide GOMS no. 83 dated 15.3.97. However, the amount collected will be adjusted towards the maintenance charges if agreed BY the Agm. Handing over of the colony to the municipality has certain problems and the sanctity of the JVV will be lost.

**Non-Residential Activity:**

In the last AGM it was decided that non-residential activity is to cease with effect from 1.1.98. At present Non residential activity is taking place in House No. 66 and 94. They are asked to cease commercial activity immediately. They informed that they are constructing their own building and they will vacate within 5 or-6 months. Office of D.E. Telephones with an establishment 3 persons is located in House No. 11. As a special case since it being a public utility service, the office is allowed and maintenance is collected at higher rate of Rs. 500/- per month.

**SECOND PHASE:** Under Phase II, 142 Dus are constructed under the following Types.

Type VI	:	97
Type V	:	15
Type III	:	30

Some of the allottees who took possession of their houses enrolled themselves as members (Type VI.32, Type V/7 and Type III; 16 total 55) and many are likely to join shortly.

We hope that the houses under phase II will shortly get the water when the valves are installed. Since the water tank is stated to be ready there may not be any delay to supply water to Dus of phase II when the installation of valves is completed.

During the period of construction, the residents experienced several hardships due to various reasons in their day to day living viz. digging of pits, storing materials on the roads, depriving children to use park etc.

The Association is very unhappy in this regard and the difficulties experienced by the residents were brought to the notice of the P.D. through several letters and on the several occasions orally. Some of the important problems yet to be attended by the P.D. / AFNIB are enumerated as under:

1. Re-topping of roads.
2. Re-erection of sit outs
3. Repair to damaged culverts
4. Installation of speed sign posts and number posts.
5. Repair of damaged sewage lines
6. Cleaning of storm water drains.
7. Removal of huts and cleaning of areas occupied by workers.
8. Digging of a bore well required.

Entrusting of common items of work to an agency: This proposal was originally discussed in the AGM on 14.11.1993 and a committee was appointed to make indepth study of the proposal but nothing was done in this regard. Similarly the proposal was discussed in the AGM on 29.9.96. The matter was not pursued further.

MAINTENANCE CHARGES: Monthly income and expenditure (approximately ) of JVV is as follows:

<u>MAINTENANCE CHARGES:</u>		<u>EXPENDITURE</u>	
Type VI: 101 houses @250/- each	25,250.00	Salaries	19,000
Type V: 72 houses at Rs. 250/-each	18,000	Manager, Asst. Manager, Security 7, Conservancy 4 PO1, Plumber 1	
Type III and II 42 house @ Rs.190/-	7,980	Office Boy	
		Water Bill	19,000
Less: Vacant houses MC	410.00	<b>ELECTRICAL MAINTENANCE</b>	
	-----	Bore water tank	5,250
	50820.00	Street lights	1,600
<u>Other receipts:</u>		Office	500
Commercial H 66,94 and 11	1,750.00	4 Horticulture daily wages, 2 workers	2,000

Cable TV	900.00	<b>MAINTENANCE!</b>	5. Conservancy	500
Rents on shops	4,355.00		6. Maintenance Electricity	1,000
Plumbing charges and Misc. receipts	500.00		Water Lines	500
UT? Divident	5600.00		Stationery/Xerox	500
			Telephone	150
			Misc. Unforseen Expenditure	3,000
	<u>63,925.00</u>			<u>53,000.</u>

**SECOND PHASE INCOME : MAINTENANCE CHARGES**

Type VI and V:	112 (97 and 15) x 250/-	Rs.	28,000.00
Type III	30 x 190/-	Rs.	5,700.00
			<u>33,700.00</u>

**EXPENDITURE:**

**Establishment Expenses: Approximate:**

Security Guards	3	Rs.	3,000.00
Sweepers	3	Rs.	2,700.00
Pump Operators	1	Rs.	1,500.00
Plumber	1	Rs.	2,000.00
Electrician	1	Rs.	1,500.00
Drainage Cleaner	1	Rs.	15,000.00
Gardeners	2	Rs.	2,000.00
			<u>14,200.00</u>



Maintenance Expenses

Water Bill	Rs.	19,000.00
Electricity, Bore, Water tanks	Rs.	4,500.00
Street lights	Rs.	1,500.00
Repairs and Maintenance Electrical	Rs.	1,500.00
Water Lines //	Rs.	2,000.00
Misc. Unforeseen	Rs.	1,000.00
Total	Rs.	<u>29,500.00</u>

Total expenditure Rs. 14,200+ 29,500/-

Expenditure 43,700/-

	INCOME	EXPENDITURE
PHASE I	63,925.00	53,000.00
PHASE II	33,700.00	43,700.00
	-----	-----
	97,625.00	96,700.00

From the aforesaid figures, it may be seen that the income and expenditure is almost equal, and if any development activity in colony is to be undertaken, additional income is necessary and this can be earned only when we increase slightly the maintenance charges. The income likely to be received due to revision will be as follows:

Type VI Houses	(101+97)	Rs.	9,900.00
	(72+15)	Rs.	2,175.00
	(42 + 30/-)	Rs.	1,800.00
	Total	Rs.	13,875.00

The last revision of maintenance charges took place with effect from 1.10.96.

Unless the vacant spaces available in the colony are developed into parks wherever possible, the quality of life in the colony will deteriorate.

To improve the life style in the colony, it is necessary that welfare activities are to be undertaken immediately.

1. Development of existing parks in Type VI including (those in phase II)
2. Planting of trees and green grass in the common areas.
3. Development of children park and addition of some more items.
4. Erecting sit-outs wherever necessary in the common areas.

This will also reduce the possibility of mis-use. The development activity can be undertaken and effectively implemented if funds and man power is at the disposal of the assn. In view of the aforesaid it is proposed to increase slightly the maintenance charges. Without increase also, the Assn. can manage but there is no scope for development activities. In view of the construction during the last one year no development activity took place. The AGM may consider all these aspects and decide about the revision of maintenance charges.

**MANAGING COMMITTEE**

**JALVAYU VIHAR A.O.A.**

**HYDERABAD-500 072.**