

# JAL VAYU VIHAR

## Apartment Owners' Association

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

Ref. : JVVAOA/HYD/211

Date : 27 Oct 03

### NOTICE

Notice is hereby given that the Special Meeting of the Members of Jal Vayu Vihar Apartment Owners' Association will be held at 4.00PM on Sunday, the 16<sup>th</sup> November 2003 at SAGAR HIGH SCHOOL premises located near Jal Vayu Vihar, Kukatpally, Hyderabad-500072 to transact the following business:-

(a) To consider and approve an expenditure of Rs.3.75 lacs towards payment of Association's share of 50% of the cost of Additions to the Main Hall of Community Health Centre, comprising Entrance Foyer, Doctors' consulting Rooms, side verandahs, toilets etc as per the plan, the estimate of total cost being Rs.7.5lacs, to be executed under the Janmabhoomi programme.

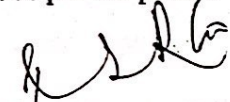
or

(b) In the event of Janmabhoomi sanction not forth-coming, approve an expenditure of Rs.7.5lacs towards construction of Additions to the main Hall of Community Health Centre, comprising Entrance Foyer, Doctors' consulting Rooms, side verandahs, toilets etc. as per the plan.

Station: Hyderabad

Date: 27 Oct 03

Encls: 1. Explanatory Note on the Agenda item.  
2. Proxy form

  
(TCS.RAO)  
Gp.Capt(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/herself. The enclosed proxy form duly completed must reach the Association office at least 48hrs before the scheduled time of the meeting.

To reach Sagar High School, exit Jal Vayu Vihar thro' West Gate. Proceed straight ahead and turn left at the second main road. At a distance of less than 200m on this road, Sagar High School is on the left. Total distance from Jal Vayu Vihar is less than 500m.

**EXPLANATORY NOTE ON AGENDA ITEM**  
**Background Information on Community Health Centre**

1. Jal Vayu Vihar phase I layout plan included Community Hall, School and shops, as early as the year 1989. Due to under-subscription to the scheme and the escalation in costs, the community facilities were not taken up for execution, by AFNHB, New Delhi.
2. Before commencement of phase II, our Association expressed interest in a Club House, Shopping Complex, Community Hall etc., to AFNHB, in 1994. AFNHB included Community Hall in the layout plan, in 1996. However, phase I allottees were required to pay the apportioned cost to AFNHB, since their accounts were already settled in 1994 itself. After discussions among phase I allottees, nothing positive emerged. Sections of phase I allottees, opposed to the payment of apportioned cost, opined that our Society should construct this structure on its own, rather than AFNHB.
3. After completion of phase II, during the AGM held on 23 May 99 there was a mention of Multipurpose Community Hall costing Rs.60 lacs, but finally the AGM authorised an expenditure of Rs.15 lacs, towards construction of Community Hall and renovating the existing shops.
4. The General Body Meeting held on 12 Sep 99 accepted a design costing Rs.28 lacs. It was also agreed to meet this financial requirement thro' the already sanctioned Rs.15 lacs from the corpus and thro' additional contributions from all members.
5. AGM held on 28 May 2000 wanted the construction of Community Hall and shopping complex to be progressed and also wanted, obtaining of funds thro' Janmabhoomi, to be seriously explored.
6. The matter was pursued seriously, by the BOM during 2000-2001. In order to benefit from the Janmabhoomi Scheme, the structure was rightly projected as 'Health Centre' and the cost, due to the limitation in Collector's powers, was limited to Rs.10 lacs in the first instance, as the Govt. Officials indicated that over-run of the cost can also be met thro' Janmabhoomi funds, later on. Govt. sanction was obtained, as per the rules of the scheme, after payment of 50% of the cost ie. Rs.5 lacs as our contribution, to Collector, RR Dist, and Bhoomi puja was carried out in May 2001. But some of the members/residents went to Court immediately, and brought a stay Order. The project came to a halt. Subsequently, the Management got the stay vacated by Hon'ble High Court of AP.
7. During the year 2001-2002, the Managing committee was engaged mostly in unravelling the complications that arose, consequent to the court case. The agencies that had to be approached again were AFNHB, Architect, HUDA, KKP Municipality and Collector, RR Dist.
8. The next year saw the BOM pay the Revised Plan Approval fee to HUDA and Additional Building Permission fee to KKP Municipality. But in the meantime, Janmabhoomi sanction had expired.
9. Suffice to say the Community Hall had figured at every AGM and the desire and intention of the General Body has been to have this building, for more than nine years now. The present committee also was mandated by the AGM to progress the de-railed project. For this, it was required to approach and liaise once again, with KKP Municipality, Collector RR Dist, and Hon'ble Minister for Commercial Taxes... This became possible thro' the good offices of our Patron, AVM P.Prakash Rao(Retd.). The committee was also simultaneously engaged, in extricating our Association from Labour Court, ESI Corporation and PF Commission apart from the routine administration and house-keeping activities of Jal Vayu Vihar.

(P.T.O)


10. Having brought the project back on the rails, the BOM wanted to move it forward without any further delay. In order to arrive at the best course of action, the committee consulted Govt. Officials responsible for release of funds for Janmabhoomi Works, Engineers with vast experience in the field of construction, as well as the Architect. Accordingly, the work is being executed.

11. The Layout/Plan drawing and the Abstract estimates were kept in the Society office for perusal by members. The entire structure can be (technically) divided, into two parts. One is the Main Hall with AC roof and an elevated stage at one end, facing North, with seating capacity of the Hall being 300 approx. The second part is entirely RCC - roofed. It comprises of an Entrance foyer (to the Main Hall) alongwith a room each on either side, followed by verandahs outside the Main Hall and a (green) room each on either side of the stage with attached Toilets and WCs. As mentioned earlier, the division into two parts is only technical in nature, made merely to avoid further delays and uncertainties. The estimated cost of the first part is Rs.10 lacs approx, and that of the second part is Rs.7.5 lacs.

12. Janmabhoomi sanction already exists for the first part. Therefore the foundation laying ceremony was conducted on the auspicious Vijayadasami day, 05 Oct 2003 and work is progressing well, inspite of intermittent rains. The Committee shall take up the case of the second part, for Janmabhoomi sanction at an opportune time, probably after a month or so. For this, we will have to contribute 50% i.e., Rs.3.75 lacs from our own funds before the Govt.contributes its share of Rs.3.75 lacs. Govt Officials have already indicated to us that this sanction will not pose any problems. It is for this contribution of Rs.3.75 lacs from our funds, this special meeting has been called, for the General Body's approval. However, in the unlikely event of the Janmabhoomi sanction not coming thro' for the second part, we will have to bear the additional 50% as well, i.e., Rs.3.75 lacs, which our financial position can easily absorb.

13. Therefore, for the Community Health Centre with an estimated total cost of Rs.17.5 lacs, our society is required to contribute either Rs.8.75 lacs, if there is Janmabhoomi sanction for the second part as well, or Rs.12.5 lacs if there is no such sanction, out of which we have already paid Rs.5 lacs. In either case, it is a good bargain since we are creating this valuable asset for our society, at a discount of either Rs.8.75 lacs or, at the least, Rs.5 lacs.

14. The Managing Committee strongly recommends this expenditure for approval, by the General Body.

  
27/10/03  
(TCS. RAO)  
Gp Capt(Retd.)  
President

**JAL VAYU VIHAR APARTMENT OWNERS' ASSOCIATION**

Regd. No. 4167 of 1992.

Kukatpally, Hyderabad-500 072. Phone No. 23058018

**PROXY FORM**

**SPECIAL GENERAL BODY MEETING (16 Nov 03)**

I/We (Name) \_\_\_\_\_ of DU No. \_\_\_\_\_  
a Member of Jal Vayu Vihar Apartments Owners' Association hereby appoint (Name) \_\_\_\_\_  
\_\_\_\_\_ of (address) \_\_\_\_\_  
\_\_\_\_\_ or failing him (Name) \_\_\_\_\_ of  
(address) \_\_\_\_\_ as my/our proxy to attend and vote for me/us and on my/our behalf at  
the Special Meeting of the Association to be held on 16 Nov 03 and adjournments thereof.  
Relationship (First proxy) \_\_\_\_\_  
(Second proxy) \_\_\_\_\_  
Dated this \_\_\_\_\_ day of (Month) \_\_\_\_\_ 2003.

Re. 1/-  
Revenue  
Stamp

Signed by the said \_\_\_\_\_

**NOTE:**

1. The proxy form must reach the Office of the Association not less than 48 hours before the scheduled time of the meeting.
2. A member may appoint any one of the following as his/her proxy:  
a) Mother      b) Father      c) Son, if a major      d) Daughter, if a major  
e) Spouse      f) A member of the Association      g) GPA holder on his/her behalf

A person cannot hold more than one proxy. However, a Member of the Association may hold upto two proxies. A proxy can take part in discussions at a meeting and cast his/her vote Relationship of a proxy to the concerned member shall be indicated in the proxy form and the proxy may be required to prove his/her identity.