

**Jal Vayu Vihar Apartment Owner's Association**  
**Kukatpally, Hyderabad – 500072**

**NOTICE**

Notice is hereby given that the Annual General Body Meeting of the Member of Jal Vayu Vihar Apartments Owners' Association (JVVAOA) will be held at 1030hrs on Sunday 06, July 2003 in the grounds adjacent to the JVVAOA Office, Kukatpally, Hyderabad to transact the following Business.

1. Ratification of the minutes of AGM held on 09 June 2002.
2. Report of Board of Managers.
3. Presentation of Accounts, Budget proposals and Appointment of Auditor for 2002-2003.
4. Enhancing Security of the Colony.
5. Increase of Monthly Subscription.
6. Arrears of pay recommended by Labor Commission to Conservancy, Maintenance and Security Staff.
7. Progress of Construction of Community Hall.
8. Face Lift to the Dwelling Units of Phase-I.
9. Maintenance of Play Grounds and Parks.

**REPORT OF THE BOARD OF MANAGERS FOR AGM SCHEDULED ON 06 JUL 2003.**

**Introduction:** - The period from June 2002 to July 2003 has been an eventful one, adding many facilities to the Colony. The thrust has been on face-lift of the Colony and improving the environment.

**Electric Supply:** - Electric Supply to the Colony has been satisfactory. However, the problems were experienced by some of the Buildings which has been traced, due to damage of under ground power cables during maintenance work carried out by Municipality, BSNL and APTRANSCO it self. These defects have been rectified by replacing cables where necessary and using jointing kits.

Staircase Lighting of all Type V buildings has been disconnected, as there is problem of paying bills.

**Water Supply:** - Our Colony continues to be fortunate in getting regular water Supply twice a day While other colonies were getting twice a week.

Our maintenance staff, plugging off leakage of, also replaced two gate valves of Tank No.I Water from Tank No.I through gate valves.

The HMWS & SB carried out field trails for supply of 3 Lakhs lit/day and found our water pipes, Lines and storage facilities are capable of accepting this quantity. However HMWS & SB is insisting on Payment of Drainage cess, which has been contested by the Association.

As we already have separation and filtration, of sewage water it is opportune time to approach Government for water recycling system, for utilizing the filtered water for development and maintenance of Gardens in the colony.

**Security:** - The traffic on the both main roads increased and there is an urgent need to enhance Security by positioning Security Guards at the four Entrance Points to the Colony during daytime. This will prevent Beggars, Sales men, Fund seekers and other unwanted persons entering the Colony. This will check speeding Vehicles in the Colony.

It is heartening to note that Our Colony was selected as one of the model Colony by RR Police and Measurers implemented by us like positioning of Security Guards, closing of Gates and Electric Siren were Recorded for implementation by others.

The opening on the gutter from HMT Hills which was being used as through fare by servants, has been closed by constructing wall.

Realizing the increase in trespassers from western gate, particularly after shifting of a residential collage adjoining to our gate, committee felt the necessity to erect full-fledged gates to ensure restriction of the trespassers.

Likewise, the northern compound wall's height is reported to be low and some outsiders were jumping and crossing over the wall. Hence we have increased the height of the wall to the extent of four bricks to solve the problem.

### HORTICULTURE AND BEAUTIFICATION

The Areas surrounding the Main Entrances (South and East) has been cleaned and Name Plates with Stain less Steel letters on Black granite has been fixed.

Grass has been planted in the road divider on East West double road and palm trees are planted on Recommendation of Asst.Conservation for Botanical Gardens, Madhapur.

Green patches with cast Iron benches are added at parks at Tank No.I, Next to shuttle Court .

Children's park, which was defunct after the area, was dug up for Bhomi pooja in 2001 has been Restored and all the play equipment were installed after necessary repairs. This park has become very Popular with Tiny-Tots.

The Medical Inspection Room has been provided with Fans, Wash Basin and curtains from the grant Received from Air Force Association, Hyderabad and a Medical Officer from AF Begumpet has been Visiting MI room regularly on alternate Thurs days.

**Sports Facilities:** - Basket Ball Court has been concreted and inaugurated by Mr.M.Krishna Rao Vice Chairman and Councilor and is used by members and their children. A few outsiders are also allowed to Complete the team. The Court is also used for various functions.

**Skating Rink:-** A Skating Rink is also constructed at Over Head Tank No.I and the Shuttle Court is also made after leveling the area with excavated soil.

Both Skating Rink and Shuttle Courts are extremely popular and is hearting to watch Senior citizens regularly playing Badminton.

A Table Tennis Table also been received from Sports Authority A.P. which was properly installed next to M.I.Room and is now being extensively enjoyed by several members of the colony.

**Labor Commissioner:** - Labor Officer visited the Office at the behest of some members, who informed her that no action has been taken on the letter written by some Employees of the Association.

**The following were clarified to her:**

1. Conservancy and Maintenance Services are awarded on contract basis.
2. The Management Committee has no Financial Powers and the authority rests with General Body of Members.
3. The Employees are looked after well and provided with uniform, advances when ever Required etc.
4. Some of the Employees are working as domestic help/servant in the Colony.

The Labor Officer appreciated our view and suggested that a letter be handed over to her by the Employees, that all the issues are sorted out, to which all Employees even agreed. However, in the last Moment, they back tracked as some members reportedly promised their arrears of Rs. One Lakh each.

In the month of Nov,2002 the Labour Officer visited the Colony and inspected the pay register, and other records again at the behest of some members and issued a letter that a total of Rs.80,690 are to be paid towards arrears from June 02 to Nov 02 arrears by 03.03.2003.

The position was explained to Asst. Commissioner and no reply was made as it amounts to Committing on paper.

**Face lift to phase-I D.U.s:-** The Sub Committee carried out study and it is estimated that face lift to all types of D.U.s i.e. Type-III, Type IV, Type-V and Type VI of Phase-I could be carried out at Rs.4,88,665. The Committee recommended that the face lift be carried out of LT MF which are grown to approx 11,50,000 for phase-I.

**Security:-** There is a need to arrange Security Sentries to enhance Security, particularly during day time. Positioning of a sentry at each of the entry point to the Colony with restricted entry of un authorized personnel and restrict vehicular traffic in to the Colony. The additional expenditure on this account would be approximately about Rs.27,000 monthly for employing Nine additional security guards for two shifts.

**Increasing Subscription:-** At present Rs.300/- per month is collected towards monthly subscription, which is utilized for:

1. Payment of Water Charges.
2. Electricity bills
3. Conservancy
4. Maintenance of the Colony
5. Payment to Security Guards

These were not revised since 1999 even inspite of increase in water and Electricity charges and requires to be revised in view of enhanced Electricity and Water Charges and proposed enhancement of Security facilities.

**Construction of Community Health Center:-** Permission from HUDA was obtained in Feb 03 after payment of Rs.12,900.00 on 24July,2002 as processing fee. The HUDA gave permission to construct Community Center as per master plan approved earlier. Permission of Kukatpally Municipality was obtained after paying Rs.42,010.00 on 15Feb,2003 towards processing fee.

Collector, Ranga Reddy Dist. was approached for release of Funds sanctioned under 14th. Round of Janma Bhoomi programme which was completed in 2001. Mr. Ajay Jain, Collector promised that he would help us in releasing funds and now sought report from Commissioner Kukatpally Municipality, why the construction was not commenced/completed. Based on the report the funds would be released.

There is also a need to review, construction of Community Hall and shopping Complex all as a single building to save Construction cost.

**Progress on the proposals of last AGM:**

1. **Concreting of Basket Ball Court** : We have executed the work and got it inaugurated by Mr. M.Krishna Rao, Vice Chairman & Councilor.
2. **Raising Of Compound wall** :- The compound walls raised where ever felt necessary to improve the security.
3. **Electrification around Compound wall** :- The Municipality has erected the poles and kept the lights and other accessories in the office. Since the execution is to be done by Municipality Contractor, we are regularly following it up may be completed soon.
4. **Improvement of Area Adjacent To DU No.260** :- Since There is continuous inflow of sewerage water the area could not be developed considering the foul smell . However to arrest the smell we have covered the drain by stones on temporary basis.
5. **Under ground Disposal of sewage from Addagutta Colony** :- The work is in progress and the municipal engineer along with their contractor have made minor changes in the route of the sewage pipe line considering gravitational convenience.
6. **Type III phase II extra toilet on the terrace** :- The AFNHB has permitted the desirous allottees to undertake construction on their own after taking necessary approval from the local Authorities.

A letter was addressed to members to contribute for meeting the expenses towards preparation structural drawings, getting necessary approvals from local authorities followed by construction. However member wanted to construct individually as convenient to them.

Also the progress on getting approval from Local Authorities by individuals is not known to the Association hence status quo maintained till a joint discussion is taken by concerned.

7. **Review of Bye-laws:-** The revised Draft Bylaws was given to the committee set up for the purpose. Apparently no feedback has been received on the progress of the work and such it remained pending. AGM has to take a decision.
8. **Incinerator:-** A triangular patch near North Eastern Tank was found suitable for construction of Inclinator. Taking the existing compound wall on one side the other two sides was covered by compound walls duly covering the storm water nalla, is found to be an economical and effective solution for the disposal of garbage and preventing people falling in the nalla.
9. **Deposit For Additional Water Contract** :- We have not made any additional deposit and managed to maintain water supply position comfortable.
10. **Health Centre** :- Since the community hall could not be brought up for various reasons explained above, the budgeted amount could not be utilised .

The Management Committee is grateful to all the Members for giving us an opportunity to serve the Association.

Looking forward to getting your valuable suggestions for developing the Colony further.

Thanking You,

*R. Dasari*  
(R.DASARI)  
Commander(Retd)  
President 18/06/03