

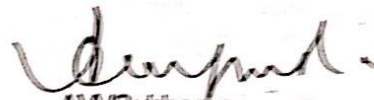
JAL VAYU VIHAR
House Owners' Welfare Association
Kukatpally, Hyderabad - 500 085, Tel No. 20058018
Regd. NO. 4197/1992

NOTICE: AGM 2012

1. Notice is hereby given that the Annual General Body Meeting of the Members of Jal Vayu Vihar House Owners' Welfare Association (JVWVHOA) will be held at 9.30 A.M. on Sunday 30th Sep 2012 in the Community Health Centre "AKASHI GANGA" to transact the following business.
 - a. Discussion and approval of minutes of AGM 25th Sep 2011 and EGM held on 20th May 2012.
 - b. Report of BOM
 - c. Presentation of accounts and approval of Audit report
2. Election of Board of managers
3. Agenda points
 - i. Sports facilities
 - ii. Tree cutting/uprooting
 - iii. Fixing of uniform maintenance charges for all types of dwelling units
 - iv. Fixation of penalties and late payments of maintenance/water charges
 - v. Updating the records of members and specimen signatures
 - vi. Tenants records
 - vii. Association formation day
 - viii. Utilization of the association assets
 - ix. Role of AFNHB vis-à-vis registration and transfer of ownership
 - x. Photographs of PVC awardees and scientists / engineers of international repute
 - xi. Non registration of houses by owners
 - xii. Security of DUs
 - xiii. Appointment of Auditors
 - xiv. Fencing of open areas.
4. Discussion of points forwarded by members and any other points with the permission of the chair.
5. Members are requested to forward the points if any for discussion by 27th Sep 2012
6. Nomination for election of board of members to reach by 5 PM on 28th Sep 2012

Hyderabad -500085
Date: 03 Sep 2012

- Encls: 1. Balance Sheet
2. Report of BOM
3. Brief on agenda points


A.W. Subbarao
Commander (Retd)
Secretary

Report of board of managers

1. **Byelaws formulation and approval by registrar of societies RRDist**

The bye laws as approved by the EGM held on 20th May 2012 have been approved by the registrar of societies and assurances Ranga Reddy district on 23 Aug 2012. The approved copies have been given for printing and copies will be handed over to individual members on progress basis.

2. **Garbage collection and clearance:**

This is one of the perennial problems not only this BOM faced but will continue to exist as long as the colony exists. There have been innumerable complaints regarding non-clearance of garbage in the colony. The basic problem is that GHMC has limited resources and the area where garbage is to be dumped is also under their control. When we hire private agencies to clear garbage, there was problem of dumping in the dumping grounds earmarked as GHMC wont allow unauthorized dumping. After considerable efforts by all concerned we finally managed to get GHMC personnel to clear the garbage from the colony.

3. **Status of Road widening of the East-West road**

HMDA master plan has proposed to widen the existing 60 feet E- W road to 100 feet. If executed this road widening will knock out 20 feet into the 35 houses located on either side of the road. This does not include 10 feet of set off. This means the existing garages and about 14 feet into the main hall would be demolished to make way for the road. Incidentally the plan has been issued by the HMDA vide GO NO: MS/288 MA dated 3 Apr 2008. The BOM has represented to the following authorities regarding the dislocation it would cause and requested that status quo ante be maintained and our road be exempted from this proposed road widening.

The list of authorities is as follows:

- I. Honourable Chief Minister of AP
- II. Honourable Minister for municipal administration and urban development
- III. MLA Serilingampally
- IV. Secretary, Ministry of MA and UD
- V. Mayor GHMC
- VI. Commissioner GHMC
- VII. Commissioner HMDA

The honorable minister MA and UD has ordered to review and resurvey the road widening and GHMC and HMDA authorities have been requested to comment on our representation. We have roped in the other effected colonies also in this endeavor. As of writing this report it is understood that the commissioner GHMC is considering our representation to exempt

our road from the master plan. However we need to pursue the matter till a GO is issued by the government exempting our road from the master plan.

4. **Status of Occupancy certificate for the new office complex**

We have applied for the occupancy certificate and despite repeated visits to the authorities concerned it has not yet been issued.

5. **Transformers maintenance**

The maintenance of transformers has been carried out by a private agency viz. Bhagya Nagar Electricals at a total cost of 26,466/- as against budgeted cost of three lakhs.

6. **Installation of gate at the entrance of office**

For security reasons a gate has been installed at the entrance of office at a cost of approx 5000/-.

7. **Single phasing of supply in the office complex:**

The entire cable leading from the pole to the office was re-laid at a cost of Rs 22000/- to ensure availability of three phase supply.

8. **Performance of satyanarayana puja**

A community satyanarayan puja was performed in the akash ganga on 20th Nov 2011 entirely with the contribution of residents

9. **Ganesh chaturthi**

After a gap of almost 6 years the conduct of ganesh chaturthi is being revived in the colony with enthusiastic participation of residents.

10. **New year and ugadi celebrations**

Both the new years were celebrated with gusto and a lively music concert by residents.

11. **Discourse on technical aspects of Ramayana**

A short discourse was organized on the technical aspects of Ramayana by Sri V Kameswara Rao, which was highly appreciated by all those who attended.

12. **Purchase of inverter**

An inverter has been purchased for the office at a cost of Rs 18400/- to ensure work does not get disturbed due to frequent power outages.

13. **Repair of fogging machine**

The fogging machine which was lying inoperative for a very long time has been made operational and is in use right now.

Brief of agenda points

1. Sports facilities

Our colony has the following sports and recreational facilities:

- i. Basket ball court
- ii. Tennis court
- iii. Gymnasium
- iv. Skating rink
- v. Shuttle courts

Except for the skating rink all the facilities are in varying degrees of disuse or repair. The colony used to issue identity cards for the residents for use of each facility with an annual fee of Rs/- 500 towards Gym and Rs 100/- for shuttle. The present state of the facilities is: Gym is under repair, the basket ball boards of the basketball court need to be replaced with either wooden or acrylic boards, the tennis courts need constant maintenance. The following is proposed for consideration of AGM and approval

- i. We need to identify a member of the association willing to take on the responsibility of maintenance of the one facility each and this would be on payment. Such member would be answerable to the BOM and the tenure would be for a period of at least three years. The sports in-charge of the BOM would take care of issuing the identity cards and collection of fee for use of each facility.
- ii. Enhance the subscription for usage of facilities to meet the long and short term maintenance expenditure
- iii. Approve an expenditure of about Rs 40000/- for replacement of boards in the basket ball court with acrylic boards
- iv. Assess and repair gym equipment. Approximate estimate of Rs 50000/-

2. Tree cutting/uprooting

There are several trees in the colony which are grown wild, choking the water supply lines, sewerage lines and at places uprooting the road surface and the garages of certain houses also. Notwithstanding the love for Mother Nature we need to uproot some of these trees for our survival. There are complaints from residents regarding choked sewerage lines as well as drop of pressure in the water supply. The roots are also affecting the boundary walls of some houses. The BOM approached forest department of GHMC and Divisional forest officer

RR District. As of writing this report approval is pending from the forest authorities. AGM may discuss and decide on the modalities of handling the issue.

3. Fixing of uniform maintenance charges for all types of dwelling units

The new byelaws vide para 3 of chapter 8 lay down that the maintenance charges would be uniform for all types of houses. The house may discuss and decide what should be the maintenance charges.

4. Fixation of penalties and late payments of maintenance/water charges

There are some DU s that have been irregular in paying the maintenance charges and almost refusing to pay as they have some complaint against the association. And some houses show much lesser water consumption as compared to anybody else in the colony. Clearly this is a case of faulty or tampered water meter. House may discuss and decide as to the penalty to be levied in such cases.

5. Updating the records of members and specimen signatures

This initiative was taken some time ago but not properly maintained and updated as the houses keep changing hands. It is necessary that we all update and maintain the records of ownership.

6. Tenants' records

There is an urgent need for us to collectively keep the records of tenants also as per the advice of the police. The house may discuss the format and mode of collection of data and presentation of information.

7. Association formation day

There have been suggestions that we celebrate the association formation day suitably. House may discuss and decide on the modalities of celebration.

8. Utilization of the association assets

The new office complex has lot of space available for renting /any other use. The garages meant for "parking" on the south side of the building as well as at the entrance are lying open. And the first floor area of the building too has lot of space available for usage. Even the present office is in excess of our requirement of office space.

The Lakshmi Vilas Bank has approached the colony with an offer to open an extension counter along with safe deposit lockers. The new building still does not have an occupancy certificate from the municipal

authorities despite several attempts by the BOM. House may discuss and decide on appropriate utilization for revenue generation.

9. Role of AFNHB vis-à-vis registration and transfer of ownership

AFNHB registers the houses to respective allottees. In case this allottee sells the house to a third party, AFNHB has no role in the process of registration. Presently the practice is to send the documents to AFNHB for transfer purposes. If we maintain the records of owners and tenants accurately, this process of forwarding the documents to AFNHB can be done away with. House may discuss and decide upon the issue.

10. Photographs of PVC awardees and scientists / engineers of international repute

Jal vayu vihar is originally conceived for serving / retired defense personnel and their dependents. Even if the houses change hands the colony should retain some exclusivity vis-à-vis its "fouzi" nature. In order to retain this it is proposed to collect the photographs of PVC awardees from 1947 action onwards and adorn our community hall the framed pictures of those heroes who smilingly laid their lives for the country. In addition to this it is further proposed to have the pictures of noble prize winners in science and technology from India and Indian scientists of international repute.

11. Non registration of houses by owners

There are still large number of house owners especially the ex-service element who has not registered their houses. All of them are advised to expeditiously register the respective houses as the government is increasing the registration fees at regular intervals.

12. Security of DUs

The kukatpally PS has sent as advisory for all residents to comply. House owners may secure their houses appropriate locking systems.

13. Appointment of Auditors

14. Fencing of open areas:

It has become practice for people to dump garbage from their respective houses in any open area in the colony. This has become an a perennial health hazard apart from giving an ugly sight. It is proposed to fence all the open areas in the colony.