

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

Regd. No.4167/1992

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NOTICE FOR AGM - 2022

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 31 Jul 2022 in the Community Health Centre "AKASH GANGA" to transact the following business.

1. Roll Call and Announcement the Number of Members Present.
2. Obituaries.
3. Introduction of new members and opening Remarks by President.
4. Approval of Minutes of AGM dated 28 Nov 2021.
5. Report of BOM.
6. Presentation of accounts and approval of Balance Sheet/Audit Reports for the Financial Year 2021-22.
7. Appointment of internal auditors for the financial year 2022-2023.
8. Appointment of statutory (External) auditors for the financial year 2022-2023

9. Agenda Points:

Unactioned Points:

- a) Akash Ganga Works, including Painting.
- b) To discuss replies received from the key members of report of Cmde Nandula and to decide on the course of action.
- c) Distribution of Car/Two Wheeler Stickers to the Entire Colony, Marking of Parking Places & Penalties for unauthorized Parking.
- d) Sub-committee to amend Bye-laws.

Points From BOM

- e) Approval for purchase of 100 Chairs to Akash Ganga.
- f) Ratification of amount Rs 1,20,000/- for Cattle Trap repair at South Gate and increasing of Barricade height to allow 108 Ambulance in to the colony on emergency.
- g) Painting of Over Head Tanks and Sumps.
- h) Painting of Office Building, Security Rooms, Four Entry Gates and entire Colony grills including Abdul Kalam Bagh.

Member's agenda points (cleared by BOM)

- i) Apportioned Land issue of Flat owners.(Cdr PS Nath Du-107 & Sri SS Verma)
- j) To waive of requirement of 25 Signatures for permission to utilize Akash ganga, to Ganesh Utsava committee for their selected events. (HFO Laxmirajam DU- 229)
- k) Any other points with permission of Chair.

10. Election of Board of Managers two from each type of DUs.

11. Election of Standing Advisory Committee three from each type of DUs.

12. Nomination for election of "Board of Managers/Standing Advisory Committee" should reach the office on or before by 10.00am on 29Jul 2022. Nomination forms are available in the office.

13. Wg Cdr K Radha Krishna (Retired) DU No. 94 and HFO Laxmirajam (Retd) DU No 229 have kindly consented to be the Returning Officers for conduct of elections for the new Board of Managers and Standing Advisory committee

G.V. Subbaiah
(G V Subbaiah)
Secretary, BOM
JVHWA

10th Jul 2022

Enclosures:

1. Audited Balance Sheet FY 2021-2022
2. Report of BOM

BOM REPORT 2021-22

1. Unlike other BOMs, this team had only less than eight months of functioning. In spite of that, the team worked diligently to improve living standards of the colony.
2. **Standing Advisory Committee**: After many years a standing advisory committee has been established and made functional. BOM sought their advice on few occasions.
3. **Medical & Diagnostic Camps**: Post Covid, Health and Hygiene became a matter of top priority for the BOM. As a part of that several health camps were organized.
 - a) **SUPER SPECIALITY CAMP** : On 09 Jan 2022, a medical camp was organized with a Physician (DR Alla Sarada MD DU-330), Surgeon (Dr MSM Pasha MS DU-16) and Orthopedic Surgeon (Dr Ramana Babu, MS DU-307).In addition, a free dental camp was organized With Dr Sirisha of Dharmapuri Colony. More than 50 residents utilized the opportunity.
 - b) **Pulse Polio Campaign**: National Intensified Pulse Polio campaign for children up to Five years was conducted in Akash Ganga from 8 AM to 5 PM on 27 February 2022.
 - c) **Prathima Hospitals Super Speciality Camp**:Prathima Hospitals conducted a Super Specialty camp on 17 Apr 2022. In this free BP, Sugar, ECG and 2D Echo tests were done. Free consultation of Cardiologists, Physician and Orthopedic surgeons was made available. More than 80 residents utilized the opportunity. The BOM was successful in negotiating a privilege treatment to our colony residents. They offered 25% Discount on Diagnostic services, 25% Discount on consultancy of in house doctors and 15% discount for in house patients. Names of opted individuals were sent for privilege card preparation.
 - d) **Camp by Sri Avighna Clinic**: Dr BVSN Raju, MBBS, MD and Dr P Nagaraju conducted a free health camp with concessional diagnostic tests on 22 May2022.
 - e) **Free Dental Camp**: Dr A Sagar, MDS of SMILE DENTAL, Nizampet conducted a free health camp on 03 Jul 2022.
 - f) **Amulya Diagnostics**: In order to enable the residents' to monitor their health parameters periodically, Amulya Diagnostics is conducting diagnostic tests periodically once in a quarter. Their prices are quite competitive compared to the market.
4. **Inauguration of TT Room**: On the occasion of Republic Day, Table tennis facility was inaugurated in old shopping complex. BOM would like to thank Sri NVA Raju, of DU- 112 who generously donated the Table. People of all ages are utilizing the facility.

- 5. TRANSFER CHARGES AND FIXED DEPOSITS:** On the day i.e. 1stNov 2020 when we took over the pending transfer charges were Rs 7,23,083/- (pertaining to previous years) and also subsequent sale of DUs to till date an amount of Rs49,41,358/- total of Rs 56,64,441/-. Out of Rs 56,64,441/- we have collected Rs 42,77,543/- as on date. **Pending Transfer charges (Recent purchases) Rs 13,86,898/- yet to be collected by the next BOM (From the DU Nos. 61A,121,216,218,273 and 299).** On01-11-2020 the Fixed Deposits were 1,58,93,404/- and as on date the Fixed deposits are 2,28,00,000/- the **additional fixed deposit of Rs 69,06,096/- added for these 20 months of our tenure** which includes Transfer charges of Rs 42,77,543/-, Interest on FDs Rs 11,28,553/- and Excess Maintenance charges of Rs 15,00,000/-in the month of May 2022.**The future BOM has right to utilize future Transfer charges collected to the extent of Rs 15,00,000/- without touching the existing FDs.**
- 6. Commencement of Skating Rink:** After a gap of almost three years Skating Rink was inaugurated on 16 Feb 2022. More than 20 students from colony are attending the training regularly. In a short span of time three children of our colony won laurels at a competition held at Jitendra roller and Ice-Skating Academy, Bandlaguda. Although, Taekwondo classes also commenced simultaneously, they could not be continued due to lack of response.
- 7. World Water Day 22 March:** A people awareness campaign was conducted in Akash ganga with the help of HMWS&SB. A morma was taken from water Board office to Akash Ganga with Corporator leading the Sri N Srinivasa Rao leading with, water board officials and BOM Members. Placards like, Water – A priceless treasure, save it with pleasure and Ground water – Making the invisible visible were displayed. The meeting that followed was attended by Presidents/ Secretaries 18 RWAs under Hydernagar division and lastly a pledge to preserve water was taken by all.
- 8. Vehicle Passes:** As per the decision of AGM, new vehicle Passes were printed and issued at cost price to residents. Based on the message sent to all residents, few residents collected them from office In spite of repeated reminders, still lot of residents are yet to collect them from office. For easy access, they were made available at Main Gate also. The committee which volunteered for distribution of vehicle stickers and marking of Parking areas for type III-H and Type II & III as per the last AGM decision has not taken any initiative.
- 9. Regularisation of Employees:** Sri Vivekanada of DU 282 volunteered in the last AGM to guide the BOM on HR Policies and ESI. In spite of many reminders from President, no progress was made. Next BOM to pursue.
- 10. CC TVs:**Maintenance of CC TVs has become a challenge in the colony as majority of them on outside on roads getting exposed to heat, rains and accidental hits by vehicles to cables. After the termination of services of AMC provider for his inconsistent and arrogant behavior, the BOM struggled to get a suitable replacement. Though, we found a candidate in March this year who made all 44 cameras functional. Same could not be sustained as the person became seriously ill and his staff left him. At the time of preparing this report we are still in search

of a suitable person for AMC. BOM has cleared even appointment of a person on rolls. Members' cooperation is required in this aspect.

11. **Progress on Court Cases:** As directed by AGM, four cases against three DU owners and one against GHMC were withdrawn with the help of our Counsel. He submitted an appeal to Registrar High Court to that extent. The official communication is awaited. One more case against a Tuition center in DU NO. 96 is pending in District Sessions Court.
12. **Liaison With Corporator & GHMC officials:** We are fortunate to have a dynamic corporator in Sri Narne Srinivas Garu. He is always on the move and responded in time whenever situation demanded along with concerned officials from GHMC, HMWS&SB or Electricity department. He promised CC Roads on E-W and N-S Roads and recarpeting of Internal Roads, raising the level E-W Median. He also promised a memorial for war veterans. To be pursued by next BOM. In addition key personnel of BOM also established good liaison with all the concerned officials. However, budgetary constraints and departmental procedures prevented them to meet our requirements to our satisfaction.
13. **Internal Audit:** The team which volunteered for the task in AGM commenced work and worked for two days and a senior member wrote to the BOM stating that whatever they checked were maintained diligently and felt that there is no point in doing an audit as external auditors are paid for the job. He also opined that internal audit is an infructuous and frivolous mission and noother member should undertake this task by spending time. As it is a requirement to have Internal Audit as per Para 7 f),Chapter VI of Bye Laws, we had to request Sri N Prabahakara Rao of DU 169, who is Ex SBI Officer. He successfully completed the audit single handedly.
14. **OVERHEAD TANKS AND SUMPS CLEANING:** All water systems were cleaned through professional agency and system defects were rectified –The Cleaning was completed in the month of May 2022. This is part of yearly cleaning of water tanks as decided in Water Tariff Committee Report of 2021. Though, good number of residents opted for this type of cleaning of their OH Tanks, the same is postponed to end of July due to prior commitments of the contractor.
15. **Repair of South Gate:** The welding of cattle trap has broken at many places causing inconvenience and also has become a threat to public safety. Though the issue was taken with corporator, due to lack of funds GHMC could not attend the same. The work was undertaken on emergency basis and completed. There was persistent demand from residents both verbally and in writing to raise the level of Barrier to enable 108 Ambulances to move freely into the colony as that is the only gate available for 24X7 with a reach to nearest hospitals. Accordingly, the height was raised to enable only 108 ambulances to enter.
16. **EX Servicemen Meet & Issue of ID Cards:** After a gap of almost a decade, Ex-servicemen Meet and Issue of ID Cards to eligible ESMS, Widows and dependents were issued by respective ZSBs. Col Ramesh Kumar, Director Sainik welfare, Govt. of Telangana addressed the gathering advising ESMS on Dos and Don'ts.

Corporator Sri Narne Srinvas also attended the function as a Chief Guest. In all 49 ID cards were issued by ZSB officers. The information pamphlets given by the Director Sainik Welfare, distributed to all ESMs of the colony.

- 17. BOREWELL At Road No 1:** The BOM spared no effort to get a free electricity connection to the Borewell dug in 2019. We knocked the doors Director, Urban Bio Diversity, Divisional Manager, GHMC and lastly GM, HMWS&SB. After one and half year's pursuance, DGM, HMWS&SB clearly stated they cannot give connection. In order utilize a facility on which we have spent more than five lakhs, the BOM decided to make operational by shifting an existing three phase meter to that location and make the Borewell operational. Test runs proved successful and at the time of preparation of this report, work is in progress.
- 18. MAINTENANCE OF STORM WATER DRAIN:** Periodic maintenance of all storm water drains was done to prevent flooding during monsoon. Nonfunctional drains in Type VI area were by digging roads and then by covering them. Regarding flooding near DU 292, as the works involved are beyond scope of BOM the matter was referred to GHMC through corporator. Even after pursuing for one year, a temporary solution is being thought over and hopefully the work would be completed by the time of AGM. In some areas residents have covered storm water drain canals with masonry work. In such cases if need arises, they may have to be removed and cleaned for free flow of water.
- 19. SEWERAGE PROBLEM:** With respect to sewage problem of Type V residents, GHMC, HMWS&SB and corporator were physically shown the problem areas. Though the issue was taken up by corporator, the work was postponed due to lack of funds. To be pursued by next BOM.
- 20. Mini Gymnasium:** With all available resources which were dumped in a store room, a mini gymnasium is opened shortly. The opening and closing tasks were given to Security Staff. We are thankful to Dr Elia Reddy (DU No. 346) who donated a Brand-new Tread Mill.
- 21. FUNCTIONS AND FESTIVALS:** We have celebrated Republic Day, Independence Day and, Gandhi Jayanthi by taking all the precautions. After a gap of two years Ganesh Utsava committee celebrated Sri Rama Navami. As the colony was devoid of any cultural event in the last two years, BOM decided to conduct a cultural evening before AGM and date and other particulars will be intimated.

G.V. Subbaiah
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10th Jul 2022