

JAL VAYU VIHAR
Apartment Owner's Association
Kukatpally, Hyderabad – 500 072, Tel NO. 3058018
Regd. No. 4167/1992

NOTICE: AGM 2009

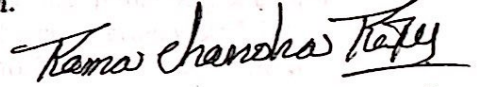
I. Notice is hereby given that the Annual General Body Meeting of the Members of Jal Vayu Vihar Apartment Owner's Association (JVVAOA) will be held at 9:30am on Sunday 19 Jul 2009 in the Community Health Centre "AKASH GANGA" to transact the following business .

1. Reading of the Minutes of the previous AGM 2008, 20th July 2008 and approving the same.
2. Report of the Board of Managers.
3. Presentation of Accounts and approval of Auditor for the year 2009-2010
4. Election of Board of Managers
5. Discussion of Agenda Points
 - Illegal Additions and Alterations
 - Water Supply
 - Security
6. Discussions on New points forwarded by members.
7. Any other points, with the permission of the Chair and the Meeting will be followed by lunch at 1.30 P.M

II. You may kindly send latest by 5:30 pm 16 July 2009 .

- a) Any points/Suggestions for inclusion (After scrutiny by the Board of Managers) in the agenda
- b) Nominations for election to the Board of Managers,
- c) Proxy forms
- d) Queries , if any on the BOM report , Balance Sheet at an early date to prepare for satisfactory answers and enable better time management in the AGM.

Hyderabad – 500085
Date : 19 June 2009


VS Rama Chandra Raju
Secretary, JVVAOA

- Encls**
1. Report of the Board of Managers
 2. Balance Sheet
 3. Proxy Form

Note :

1. A member is 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 48 hours before the scheduled time of the meeting.
2. Members/Proxies are requested to be present 10 minutes prior to the scheduled time to register
3. Procedure adopted for election of Board of Execution Managers
 - a) The proposer and seconder of a nominee must be from the same type of DUs
 - b) A member can propose only one nominee and second only one nominee
 - c) A nominee must be a member of JVVAOA and also resident of JVV
 - d) A nominee must announce acceptance of his /her nomination
 - e) Election by Ballot will be held, if necessary

REPORT BY BOARD OF MANAGERS FOR 2008-2009

Dear Members,

1. The present Board of Managers was elected during the last AGM held on 20 Jul 2008. The following were elected. There was no member from type VI Dus. Later two member were co-opted

1. Wg.Cdr. S.K. Jain (Retd)
2. Sri. J.K. Nayanar
3. Sri. Rama Chandra Raju
4. Sri. C.G.K. Chaitanya
5. Sri. Karunakar Reddy
6. Sri. Sekhar Marathia (co-opted)
7. Smt. N. Annapurna (co-opted)

Later Sri.C.G.K. Chaitanay and Sri. Marathia resigned. To fill the vacancy Sri. T.V. Raj Gopal and Ex.CPO M. Devdas were co-opted.

2. Regular board meetings were held to take stock of the ongoing maintenance activities, action on feedback received from residents and taking up issues with local authorities.
3. M/s Bose & Co. were re-appointed by the General-body auditors for the year 2008-09 . We recommend them to continue for the year 2009-10 at their revised audit and consultancy fee plus service charges as applicable.
4. Minutes of the AGM 2008 were circulated

REPORT ON ACTION POINTS OF AGM 2008

Para 4 a) Conservancy : We have been given only 3 sweepers from GHMC . They are sufficient for DUs from E-W road Southgate area. It is about one third of the colony. Hence we had to employ seven lady workers for the remaining area for maintaining cleanliness. To improve cleanliness we split the conservancy staff into 3 groups of 2 each and accordingly the area was divided into 3 sectors. One staff was utilized for terrace and staircase cleaning of flats once in a week. The new set up of deployment of staff supervised by the estate manger has considerably improved cleanliness of the colony.

Para 4b) Sports : The facilities created were not available to the residents and outsiders were using the facilities . A long over due measure (AGM 2005 minutes – 10/2005) of issuing sports ID card has helped in this regard. It is a pleasant situation that after resistance/reluctance residents and their wards have started obtaining Sports ID and Gym ID. At present we have issued 31 Sports cards and 27 Gym cards.

Para 4c) Gandhivanam is identified as park in the completion drawing of JVV hence it can not be converted into play ground as per A.P. G.O No.72 of 2002. However, it is cleaned and leveled and can be used for playing but no one is interested in playing there.

Para 4d) Pot holes, as a stop gap arrangement, have been filled by cement concrete..

Para 4e) No additional construction to Akash Ganga .

Para 4f) Gifts were distributed to the employees.

Para 5) The resolution of permission for extension to type -III(H) house subject to their getting permission from GHMC is not working since JVVAOA's permission is subject to GHMC clearance and GHMC clearance is subject to JVVAOA clearance and it was also the earlier AGM ruling that GHMC need to give permission for all the categories of DU's. Given the situation, the Board has approached GHMC, Kukatpally circle to spell out procedure for either individual seeking permission or the JVVAOA as a whole to alter and extend the coverage beyond the FSI approved for the Group Housing Scheme of JVVAOA.

Para 6) Water Tariff : As decided the water tariff @ Rs 7/kl is retained up to 35KL/Month /DU . W.e.f. Feb 09 HMWSS has levied 35% sewerage cess. We have discussed the matter with the concerned GM(E) at Maitri Vihar , Ameerpet . Sewerage cess is levied on all colonies/establishment where water supply is through more than 1" diameter pipe. However, there is no relief to any residential colony in Hyderabad. We could absorb the effect of this enhanced financial levy within the present water tariff.

Para 6b) and 6c) There is no direct pilferage of water observed in JVV. However ,where pump was used directly in the DU supply line the same was removed.

Para 7) Security : Security has been a problem.. We have tried all the options viz. - employing our own guards for better control and hiring security agencies. In both the cases performance was dismal due to sleeping and absenteeism. To improve security wages have been increased to Rs 4000/-pm but there is no improvement. Now we have sourced a new security agency

Para 7a) Efforts are on to get the particulars of tenants and also details but there is reluctance on the part of the tenants to divulge information .

Para 7b) The exercise was conducted by the Board of 2006-2007 but with no response.

Para 7c) We had provided photographs of the constructions to Asst. Town planner who said that the constructions were approved. Signature collection not done since impractical.

Para 7d): The Board discussed the suggestion and it was concluded that it is very costly and our present boundary wall cannot support the system . Further, still this can not ensure fool proof security . However, we have raised compound wall at vulnerable points.

It is heartening to state that the initiative of society volunteers to support in our efforts has yielded good results. Even 2 to 3 guards doing the rounds are alert. Sometimes we get useful feedback to improve the security.

Para 9) Board of Managers has given maximum time in spite of limited members and successfully managed cleanliness, electrical complaints and water supply .

Para 10) AFNHB: AFNHB was approached with the suggestion and method of calculating the undivided share of land in respect of flat type DUs. AFNHB has worked out the norm as 0.894 of the total plinth area (DU +Garage +ER Room) and

also confirmed separately the entitlement of type VI and other DUs.

Para 15 – Employees who are leaving service, are paid 15day's salary per yr of service subject to he/she has been working continuously for five years.

Para 16) Stray dog menace: GHMC Kukatpally circle is approached regularly and stray dogs are picked by the municipal staff. This needs follow-up as and when the problem surfaces.

Para 18) Draft Bye-Laws : Earlier AGM decision was taken for review of the Bye-Laws . However, original documents submitted to the Registrar are not available nor there is any record of forwarding the draft Bye-laws, approved in the AGM 1997, to the Registrar. To effect the changes the procedure and format of submitting the amendment is obtained and also obtained the certified copies of the 1st set of Memorandum and Rules submitted in 1992 Now the same needs to be progressed further .

The following tasks / issues were managed successfully.

- a) Successfully stalled efforts of Addagutta society to get link road for their movement through JVV south gate park wall .
- b) Got the JVV roads which were critically bad re-carpeted, with constant liaison with the GHMC KKP since the work was long approved but pending . Since all the roads have not been re carpeted letters have been sent to GHMC for internal road as well as road patch linking south gate to NH9 highway. This needs further flow-up.
- c) With the help of police and GHMC Kukatpally circle Town Planning Dept we could prevent reinstallation of Ganesh Vigram in Gandhi Vanam park . In this case GHMC Town Planning Dept and police have taken the approved drawing of JVV as well the G.O No. 72. Which prohibits use of areas for other than intended purposed approved by the Development Authority.
- d) There have been regular problem of drainage choking in type II and III area the same was solved by ensuring proper cleaning by the municipal and JVV staff . One of the drain holes near the badminton court used to be constantly choked by rats the same was externally reinforced by thick wall of stones and cement to prevent digging in manhole.
- e) There have been regular complaints particular in Distribution boxes of Type VI due to mishandling by any one including earlier electrician of JVV and Electricity dept . The problem was traced to old connectors, fuses and terminals. Changing connectors and fuses has resulted in reduction in electrical complaints.
- f) Complaints handling was mostly verbal transaction . The same is improved by reintroducing complaint form and follow up for rectification of fault. This can further improve if residents cooperate by not asking the staff to visit the DU directly. We have issued circular also to this effect. When ever residents have brought the complaints not attended for long the same was immediately attended.
- g) Scrap: Collected over a long period comprising of plastic bottles, PVC items cast Iron valves , brass valves, news paper ,PVC pipe etc was sold and Rs. 9746/-was realized and at the same time storage area space retrieved
- h) Fogging : The fogging machine which was unserviceable for more than a year was serviced and fogging undertaken at regular intervals to control mosquito menace.

- i) Akash Ganga:
- There used to be regular complaints of sound quality during AGM /function. The same is solved by appropriate speakers and Amplifier.
 - Ground area besides east side verandah covered with stones slab to prevent dirtying of verandah during rainy season.
 - Two daylights installed for the stage for better illumination and two at the entrance of the hall.
- j) Parks: The existing parks are only being maintained . We have placed three park benches outside Akash Ganga park area which was developed earlier and one bench at the children play ground.
- k) Pavement stones along the roads which were re carpeted earlier were refitted properly.
- l) E-W road divider developed by new plantation and carpet grass to enhance JVV aesthetics.
- m) Our water mains was disconnected by HMWSSB without any notice to link the mains to other colony. The same was restored and water meter installed in our premises. Till the time meter installation was completed the Board ensured supply of water to the residents.
- n) Water system more streamlined to supply 100% Manjeera water and also prevent mixing (when bore well water was also supplied) and leakage by changing defective valve at OHHT 2. Water pipe lines leakages were promptly attended to prevent wastage.
- o) JVV layout plan for installation at the cross roads prepared in soft copy and flexi printed and installed economically. This was pending since approval by the earlier Board .
- p) Tally accounting software upgraded .
- q) Water and maintenance billing software improved. Now it is possible to manage penalty and date which was not possible earlier. Report generation and printing with totals (amount billed;payment received;penalty and total due) improved. Earlier only payment report could be generated. Now it is easy to take back up by one click. Penalty generation also corrected. Earlier arrears used to be calculated manually.
- r) Due to recent outbreak of water borne diseases in the city we approached IPM Lab which is Govt of A.P.orgaisation. IPM was not in a position to undertake water testing of water of far off municipal colonies. However , the Chief analyst of IPM visited our colony and checked water of sumps and incoming water of HMWSSB . Manjeera water is safe and the sump water is safe but with less chlorine. This needs to be made safer . We procured chemicals approved by the A.P. govt. for chlorination of drinking water and treated sump with .Water testing kit is also procured to check the presence of chlorine .



President
JAI VAYU VENKAR
Apartment Ground Floor
KUKATPALLY-500 072.

JAL VAYU VIHAR APARTMENT OWNERS' ASSOCIATION

Regd.No. 4167 of 1992

Kukatpally, Hyderabad-500 063, Phone No. 2358018

PROXY FORM

ANNUAL GENERAL BODY MEETING 19 JULY 2009

We S/o a member of Jal Vayu Vihar Apartment Owners
Association hereby appoint of H.No. or failing him of
..... As my/our proxy to attend and vote for me/us and on /and adjournments there of .

Relationship

Dated this day of July 2009

Signed by the said

NOTE :

- A. The proxy form must reach the office of the Association not less than 48 hours before the beginning of the meeting , i.e , by
0930 hrs 17 Jul 2009
- B. 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
- C. A person cannot hold more than one proxy. However, 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.

VS Rama Chandra Raju
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Secretary, JVVAOA