

SAVE WATER

AVOID PLASTIC

AVOID SMOKING

NOTICE FOR EGM

**JAL VAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION**  
**KUKATPALLY, HYDE RABAD – 500085, TEL NO: 23058018**

Regd. No.4167/1992

Web Site:www.jvvkukatpally.com

E Mail id: jvvhyd72@yahoo.co.in

JVVHOWA/HYD/2019-20

NOTICE FOR EGM

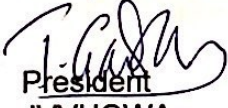
Date: 13.12.2019

With reference circular No.9 dated 22.11.2019 in respect of convening of EGM, Notice is hereby given that the **for Extra ordinary General body Meeting (EGM)** of the Members of Jal Vayu Vihar House Owner's Welfare Association (JVVHOWA) will be held at 10.00 A.M on Sunday 22<sup>nd</sup> December 2019 in the Community Health Centre " AKASH GANGA " to transact the following agenda points.

Agenda Points :

- a) Amendments/changes proposed to the Bye Laws.
- b) Report submitted by Sports committee 2019 for setting up of Indoor shuttle badminton court.
- c) Setting up of Tennikoit & outdoor shuttle court facility : for Resident, Families, Women & Children.
- d) Replacing of Roof - Akasa Ganga : Tentative Expenditure of Rs 10,00,000/-
- e) Additions & Alterations Committee Report 2019
- f) Any other business with the permission of chair.

As the proposals are of permanent nature, which will act as guidelines to our future generations of our colony. Members are requested to make their presence and help us with positive and constructive resolutions.

  
President  
JVVHOWA

Enclosures:

1. Amendments/changes proposed to the Bye Laws.
2. Report submitted by sports committee.
3. Report submitted by Additions & Alterations Committee

**BE PART OF IT & BE PROUD OF IT**

# JAL VAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION

KUKATPALLY

## REPORT OF SPORTS ADVISORY COMMITTEE ON PROVISIONING OF INDOOR BADMINTON COURT IN JAL VAYU VIHAR

The Sports Advisory Committee (SAC), constituted by the JVVC Board of Managers on 10.09.2019 consisting of the following members, had a meeting at the office of JVVHOWA on 20 Oct 2019 and 03 Nov 2019.

- (a) Wg Cdr (Retd) V Gouripathi
- (b) Sri Krupakar
- (c) Dr. Iliya Reddy
- (d) Sri Ashish
- (e) Sri C Ravi Shankar DU No. 224

**Scope:** To study the feasibility of providing 3Nos. Indoor shuttle badminton courts anywhere in the colony or in Akash Ganga in a can- effective manner in view of renovation required to the hall due to leakage of the existing asbestos roof.

To carry out survey of various locations in the colony and to find out a suitable place for erection of Indoor Badminton court.

**Purpose:** This facility is meant for its residents and others on monthly membership basis as per the guidelines and rules to be formulated by the SAC at a later date.

1. The hard surface courts in the existing open areas are not suitable for playing leading to irreversible damage to the knees and other ligament tears ailments.
2. A decision has to be taken by all the stake holders for facilitating Indore courts will either benefit or have an impact on our children and future generations who inherit the property at a later date.
3. And also, to maximize the monthly revenue growth for JVVHOWA.

### Observations:

The SAC surveyed following locations in our colony. The advantages as well as disadvantages of respective locations are tabulated below.



Sl No.	Location	Dimensions	Remarks
1.	Basket Ball Court near Kalam Bagh	108'X59'	Though this open space is much suitable for the facility, but due to large number of aged trees and other DUs surrounding the area, the construction of the facility would adversely obstruct the view, sunlight and cross ventilation enjoyed by the residents . However, this space is being identified for another amenity in future for better utilisation to improve the brand of the colony.
2.	Badminton Court near Water Tank No. 01		This is a small court located inside the children's park which again does not compliment with the existing landscape surrounded by the DUs even if some of the existing recreational facilities are relocated. Hence, this is not feasible to have an indoor badminton facilities.
3.	Badminton Court near Tennis Court	35'X60'	This place is ideal for Tennis and need not be disturbed as the area is also not sufficient to construct an indoor badminton court.
4.	Open Area behind DU No158	59'X 50'	This place too is not feasible to construct the indoor court.
5.	Aakash Ganga Podium /	70.8' x 39.4 16 x 39.4	Considering the size of the existing hall and it's locational advantage, which is being used for social and other functions can be conveniently modified to upgrade the facility for inclusion of 3 Badminton courts besides creating place for one Table Tennis as well as for Caroms and chess. This will be a first step to have a kind of club house facility in the colony to witness the hall being occupied everyday for all activities throughout the year. Establishment of indoor Badminton court at this location would also help renovation of the auditorium, which is experiencing a leaky roof.
	Total	<u>86.8'x39.4'</u> L x W	



### **The Proposal:**

The existing asbestos roof of Aakash Ganga has come up for repairs as it is leaking during monsoon season. This requires immediate repairs. The leakage problem is temporarily contained by covering the roof with tarpaulin sheets.

- (a) To increase the width of the hall by 6' i.e. from 39.4' to 46' (40' to 46') i.e up to the round pillar.
- (b) To raise the existing height of the walls from 15' to 25'.
- (c) To reduce the height of the stage from 2.5' to 1.5'.
- (d) To reduce the depth of the stage from 16' to 13'.
- (e) To have a semi-circular steel fabrication structure with transparent roof for proper sunlight with wind exhausts installed.
- (f) To take corrective measures for better indoor lighting and improvement in acoustics/sound systems.

### **Recommendations:**

- (a) To knock of the existing Eastern side wall towards newly constructed wash room area in order to increase the width by 6'. by constructing a new wall from 0 to 25'.
- (b) To increase the existing height of the Western side wall towards JVVC office from 15' to 25' i.e. 10'.
- (c) To widen the existing 40' steel fabrication structure to 46' and lay new semi-circular roof Structure with heavy duty Kirby sheets.
- (d) To reduce the height and depth of the podium Stage making space for TT and/or to stack JVVHOWA chairs etc.
- (e) Initially to have professional/standard synthetic courts on the existing flooring to suit our tight budgets.
- (f) The existing windows on Western side wall can be retained maintaining similar alignment of windows on the new eastern side wall too, except the first window, which will be closed with brick work to avoid the visibility of wash room area.
- (g) To explore the feasibility of installing solar panels instead of roof panels to cut costs on power bills over a period of 10 to 15 years as well as enter into PPA net met metering with Electricity department in this regard, we may have to identify reputed solar panel dealers and approach renewable energy office for subsidy available under community development scheme, if any.
- (h) One of the entrance rooms can be utilised by the Supervisor for maintaining players membership records, first aid etc. and for Storage purpose.
- (i) To obtain necessary renovation permission for the hall from GHMC.



### Estimated Financial Cost:

- (a) The cost of constructing a new indoor Badminton court facility will be approximately Rs. 90 lakhs on a leased land as per the prevailing market rates.
- (b) However, the renovation of Aakash Ganga with few modifications excluding the renovation of roof, the cost of which will be about Rs. 25.0 lakhs  $\pm$  10%, as one of the side walls has to be raised from 0' to 25' besides new steel fabrication covering a width of 46'.

The following aspects are to be looked into, while estimation of cost of renovation of Aakash Ganga.

- (a) Dismantling of existing of Asbestos sheets as well as steel fabrication.
- (b) Removal of Eastern side wall
- (c) Reducing the height and depth of existing Podium/Stage.
- (d) Raising of new Eastern wall with Concrete pillars, brick/cement ash brick work, plastering upto 25' besides 6' flooring.
- (e) Raising of Western side wall from existing 15' to 25' height to the level of Eastern side wall.
- (f) Semi circular steel Fabrication in lieu of old steel structure to be sold by weight to the new steel supplier.
- (g) Cost comparison of Solar panels vis a vis Kirby sheets or equivalent .
- (h) Installation of Windows and Door on Eastern wall.
- (i) Badminton court infrastructure
- (j) Cost of Indore Lighting wind exhausts and Electrical work.
- (k) Acoustic ceiling, Thick wall curtains, sound barrier frames.

### Source of Funds: On cost sharing basis as follows:

- Renovation expenditure of Aakash Ganga towards new roof, expansion of seating capacity area and appropriate ceiling for acoustics improvement to be met out of society funds at actuals.

- Expenditure towards raising the height of the walls from 15' to 25', partial height restructuring of steel fabrication, synthetic courts, sports lighting etc., will be met out of sponsorship, resident donors and/or on refundable deposit given by the DUs owners of the colony with or without interest on mutually agreed terms of repayment schedule on Build Own and Transfer (BOT) basis.

- To approach JVV Association Bankers / HDFC / SBI / Kotak who can fund as development loan for this health care facility.



### Future Prospects & Benefits:

- (a) The indoor badminton facility will be operated on chargeable basis, which will not only support the salaries of personnel engaged for upkeep and general maintenance of the hall but also add monthly revenue growth to the society in about one year time.
- (b) The brand of the colony will go up besides increase in the property value by at least 15%. other additional lifestyle amenities can enhance further value, in future.
- (c) The seating Capacity of Aakash Ganga will be enhanced by about 400 max, which will attract more number of bookings in a refurbished entity resulting in increased revenues for the JVVHOWA.
- (d) We can provide standard stage lighting on chargeable basis.
- (e) The indoor courts can be closed on all special occasions whenever there is a booking for utilization of Aakash Ganga hall on account of marriages/reception, birthday party, or any other event that generates revenue to the society.
- (f) To facilitate Gen-set after one year or explore possibility of installation of solar panels on the roof of the hall.

**Investment Payback Period :** Considering an average monthly collection membership fee (internal & External) of Rs. 800/- for the Badminton courts and about three bookings per month @ Rs. 30,000.00 on an average, per booking for renovated Aakash Ganga Community hall, the invested costs can be recovered in a period of three years. Thereafter, the revenue generated from the facility can be utilized for the betterment and improving the amenities of JVV. A tabulated calculation of the projected revenue from the Badminton courts is appended below.




**PROJECTED ANNUAL REVENUE FROM BADMINTON COURTS**

Hours of operation	Total Duration	No. of Courts	No. of players per court per hour	Total players For the day	Membership fee (Rs) per month @ 1 hr per day	Total monthly income from memberships (Rs)	Monthly expenditure on account of maintenance of courts (Rs) ##	Net monthly revenue generated	Net annual revenue
6 AM to 10 AM 4 PM to 9 PM	9 hrs	03	6	162	800.00	129600.00	68,000.00	61600.00	<u>7,39,200.00</u>


## Includes salaries for staff, routine maintenance and electricity charges.

(Wg Cdr (Retd) V Gouripathi)  
Member  
-12-2019

  
C Ravi Shankar  
Member  
12-12-2019

  
(Krupakar)  
Member  
12-12-2019

  
Elia  
(Dr. Elia Reddy)  
Member  
12-12-2019

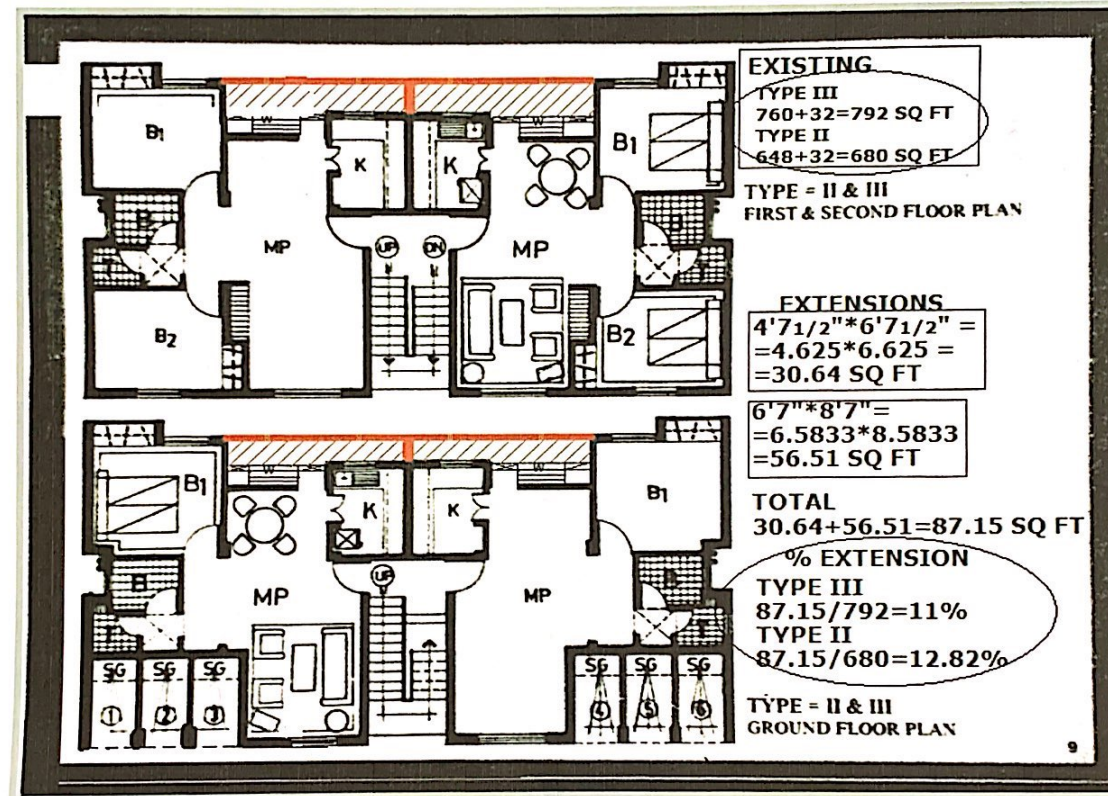
  
(Ashish)  
Member  
-12-2019





JAL VAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION  
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Addition and Alteration Committee Report-2019

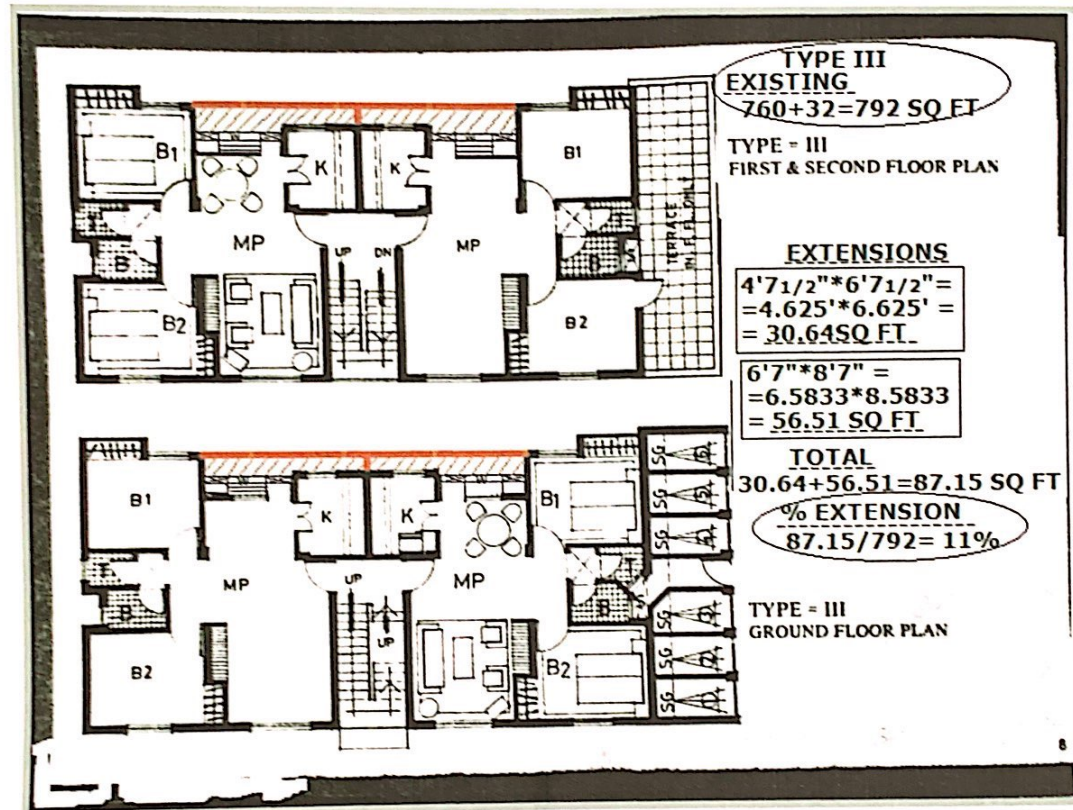






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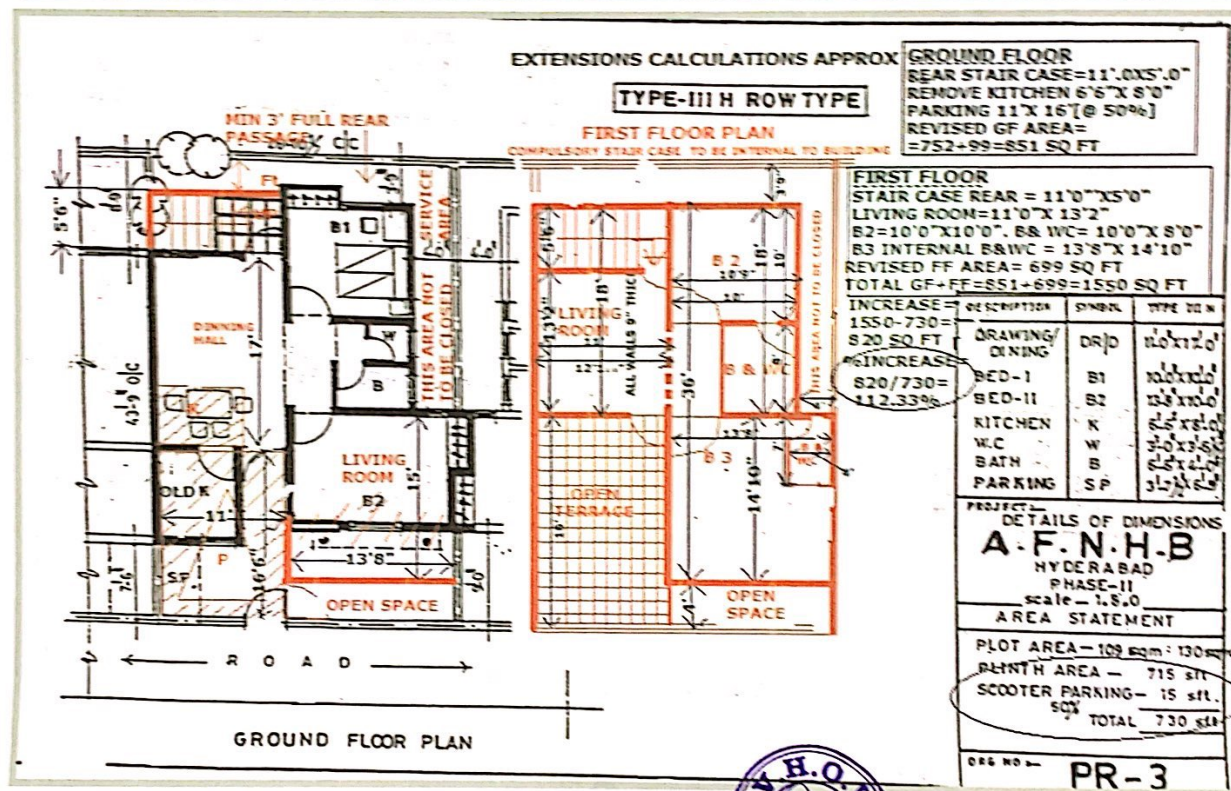
SL.	TYPE	BUILT AREA OF DU Ground Floor in Sq Ft	BUILT AREA OF DU First Floor in Sq Ft	PORTICO	TOTAL BUILT UP DU AREA in Sq Ft	BUILT UP AREA GARRAGE in Sq Ft	TOTAL DU AREA in Sq Ft	PROPOSED EXTENSION AREA in Sq Ft	PORTICO TERRACE [FRONT OPEN SPACE] in Sq Ft	50% TERRACE in Sq Ft	PROPOSED EXTENSION INCLUSIVE TERRACE AREA in Sq Ft	NEW TOTAL AREA --> GF + FF in Sq Ft	% EXTENSION	AREAS PROPOSED FOR EXTENSION
4	TYPE V	1348	208	1556	104.625	68.75	173.38	104.625			173.375	1729.4	11.14%	APART FROM FRONT AND REAR EXTENSIONS APPROVAL FOR THE LIFT PROVISION HAS BEEN GIVEN. ENTRANCE FROM LIFT TO DU THROUGH THE BALCONY OF THE FLAT BEING FRONT SIDE SHOULD BE AN OPEN BALCONY ONLY. FRONT BALCONY SHOULD NOT BE ENCLOSED / CLOSED.
5	TYPE III	760	32	792	0	87.15	87.15	0			87.15	879.15	11%	
6	TYPE II	648	32	680	0	87.15	87.15	0			87.15	767.15	12.82%	





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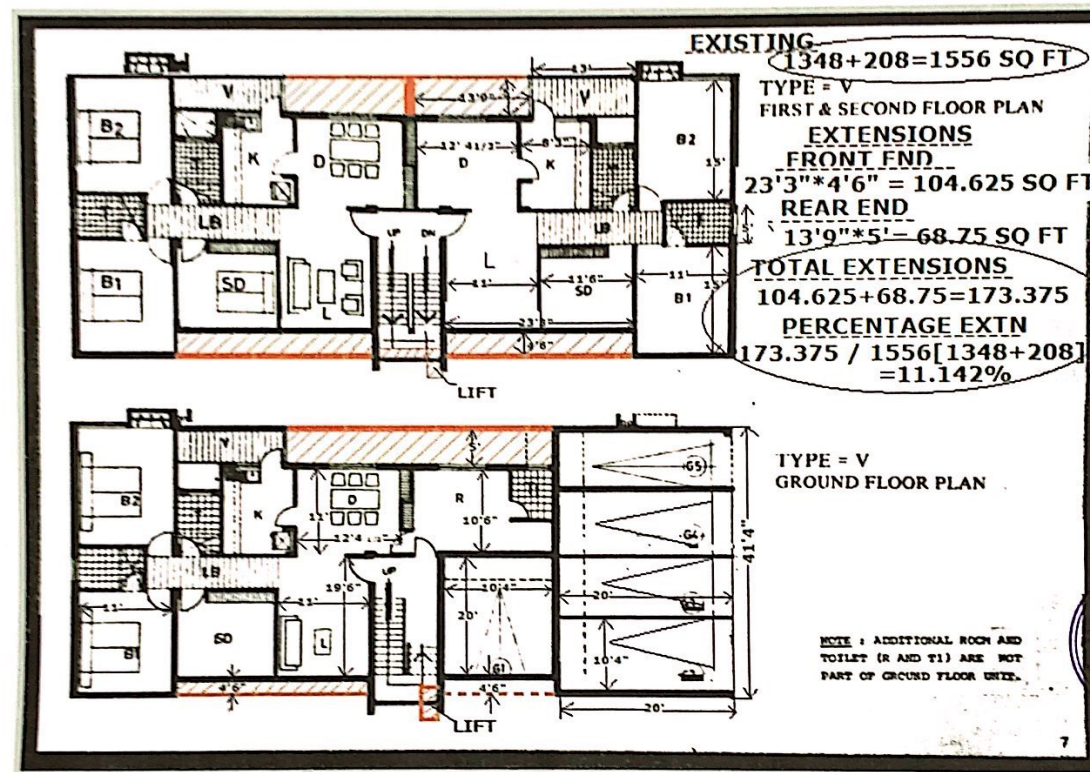
SL	TYPE	BUILT AREA OF DU Ground Floor in Sq Ft	BUILT AREA OF DU First Floor in Sq Ft	PORTICO	TOTAL BUILT UP DU AREA in Sq Ft	BUILT UP AREA GARAGE in Sq Ft	TOTAL DU AREA in Sq Ft	PROPOSED EXTENSION AREA in Sq Ft	PORTICO TERRACE [FRONT OPEN	50% TERRACE in Sq Ft	PROPOSED EXTENSION INCLUSIVE TERRACES	NEW TOTAL AREA --> GF + FF in Sq Ft	% EXTENSION	AREAS PROPOSED FOR EXTENSION
3	TYPE III-H	715	0	15	730	0	730	84	820	1550	112.33%			<p><b>1. SET BACKS:</b> REAR SIDE 3'9" &amp; SIDE PASSAGE = 4' FT ADJACENT TO B1 ROOM AND W&amp;B ROOMS FRONT SIDE 3'9" FROM COMPOUND WALL EDGE FOR EXISTING ROOM B2.</p> <p><b>2. MODIFICATIONS IN GROUND FLOOR:</b> GROUND FLOOR WILL CONSISTS OF CAR PARK, KITCHEN, DINNING ROOM, ONE BEDROOM WITH BATH &amp; WC, LIVING ROOM AND STAIRCASE INTERNAL TO BUILDING. SECOND BEDROOM WILL BE SHIFTED TO FIRST FLOOR. TO ACHIEVE THIS:</p> <p><b>GROUND FLOOR:</b>            (i) <b>KITCHEN:</b> PRESENT KITCHEN WILL BE DISMANTELED TO PROVIDE FOR CAR PARKING &amp; NEW KITCHEN WILL BE THE OLD DR/D - NEW KITCHEN CUM DINNING HALL [KITCHEN CAN BE OPEN / OR ENCLOSED].            (ii) <b>ROOM DR</b> WILL BE THE OLD ROOM B2. THIS NEW ROOM DR CAN BE EXTENDED IN THE FRONT SIDE UP TO A SETBACK OF 3'9" FROM THE COMPOUND WALL.            (iii) <b>STAIRCASE</b> TO BE PROVIDED AT REAR SIDE BEHIND OLD DR/D WITH SETBACK OF 3'9" AT THE REAR.            (iv) <b>CAR GARRAGE:</b> AFTER DISMANTELING EXISTING KITCHEN, ROOF TO BE EXTENDED TILL THE COMPOUND WALL AT THE FRONT AS A PROVISION FOR OPEN CAR GARRAGE. <b>NO CONST-RUCTION PERMITTED IN THIS OPEN AREA.</b></p> <p><b>3. FIRST FLOOR:</b> WILL CONSIST OF TWO BEDROOMS, TWO B&amp;WC AND COMMON ROOM / LIVING ROOM AND AN OPEN TERRACE. SET BACK FIRST FLOOR SAME AS GROUND FLOOR.</p> <p><b>4. NO SECOND FLOOR BUILDING EXTENSION PERMITTED</b> ONLY TEMPORARY SUNSHADE MAY BE PERMITTED.</p>
														<p>ACTUAL L = 12'X GF= 16'6"= 22+ 198 FF=6 SQ FT 99 MINUS TOTAL OLD L PORTI = 736 CO 30 SQ FT = 168 SQ FT</p>





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Addition and Alteration Committee Report-2019





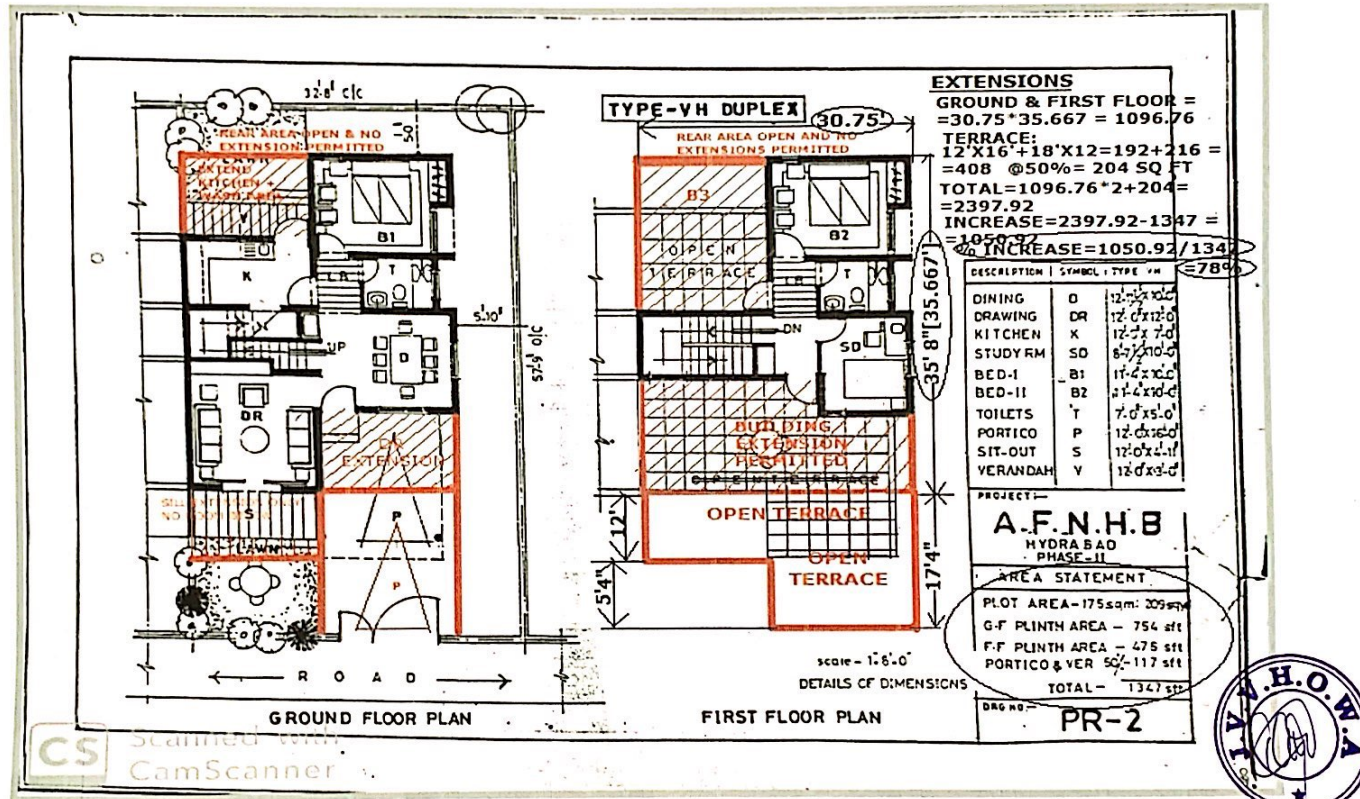
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Addition and Alteration Committee Report-2019**

SL	TYPE	BUILT AREA OF DU <i>Ground Floor</i> in Sq Ft	BUILT AREA OF DU <i>Floor Floor</i> in Sq Ft	PORTICO	TOTAL BUILT UP DU AREA in Sq Ft	BUILT UP AREA CARRAGE in Sq Ft	TOTAL DU AREA in Sq Ft	PROPOSED EXTENSION AREA in Sq Ft	PORTICO TERRACE [FRONT OPEN SPACE] in Sq Ft	30% TERRACE in Sq Ft	PROPOSED EXTENSION INCLUSIVE TERRACE AREA in Sq Ft	NEW TOTAL GF +FF in Sq Ft -->	% EXTENSION	AREAS PROPOSED FOR EXTENSION
4	TYPE V	1348	208	1556	104.625	68.75	173.38	104.625	173.375	1729.4	11.14%	APART FROM FRONT AND REAR EXTENSIONS APPROVAL FOR THE LIFT PROVISION HAS BEEN GIVEN. ENTRANCE FROM LIFT TO DU THROUGH THE BALCONY OF THE FLAT BEING FRONT SIDE SHOULD BE AN OPEN BALCONY ONLY. FRONT BALCONY SHOULD NOT BE ENCLOSED / CLOSED.		





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SL	TYPE	BUILT AREA OF DU Ground Floor In Sq Ft	BUILT AREA OF DU First Floor In Sq Ft	PORTICO	TOTAL BUILT UP DU AREA In Sq Ft	BUILT UP AREA CARRIAGE In Sq Ft	TOTAL DU AREA In Sq Ft	PROPOSED EXTENSION AREA In Sq Ft	PORTICO TERRACE [FRONT OPEN SPACE] In	50% TERRACE In Sq Ft	PROPOSED EXTENSION INCLUSIVE TERRACE AREA In Sq Ft	NEW TOTAL AREA --> GF +FF In Sq Ft	% EXTENSION	AREAS PROPOSED FOR EXTENSION
2	TYPE V-H DUPLEX	754	475	117	1347	0	1347	204			2397.52	78.00%	<p>1. SET BACK REAR: REAR SIDE &amp; SIDE PASSAGE = 5 FT &amp; 5'10" FROM WALL EDGE.</p> <p>2. SET BACK FRONT TERRACE: FROM COMMON WALL SIDE 5'4" FROM WALL EDGE. EXTENDED TERRACE BOTH GF &amp; FF SHALL NOT BE ENCLOSED / CLOSED. IT WILL BE AN OPEN TERRACE ONLY.</p> <p>3. EXTENSION REAR: BOTH GROUND FLOOR AND FIRST FLOOR OF THE BUILDING CAN BE EXTENDED UPTO A MAXIMUM SUCH THAT SET BACK OF 5 FEET AT REAR SIDE FROM COMMON WALL EDGE IS MAINTAINED AND NO PROJECTIONS IN THE SET BACK AREA IS PERMITTED [EX: WINDOW LINTEL / WINDOW OPEN OUTWARDS PROJECTION]. THIS WAY, BETWEEN DU CLEARANCE AT THE REAR WILL BE 11 FT INCLUDING WALL THICKNESS.</p> <p>4. EXTENSION GROUND FLOOR: FRONT SIDE: DR CAN BE EXTENDED IN THE FRONT END OF DINNING ROOM. REAR SIDE: KITCHEN BE EXTENDED UPTO / IN LINE WITH BED ROOM B1.</p> <p>5. EXTENSION FIRST FLOOR: FRONT SIDE: BUILDING EXTENSION ABOVE ROOM DR AND EXTENDED DR REAR SIDE: ON FIRST FLOOR BUILDING EXTENSION ABOVE KITCHEN AND EXTENDED KITCHEN</p> <p>6. EXTENSION DONE IN FRONT OF ROOM DR AND CAR PARK IS AN EXTENDED TERRACE BOTH GF &amp; FF SHALL NOT BE ENCLOSED / CLOSED. IT WILL BE AN OPEN TERRACE ONLY.</p> <p>7. NO SECOND FLOOR BUILDING EXTENSION PERMITTED ONLY TEMPORARY SUNSHADE MAY BE ERRECTED</p>	
								GF=3 42.76 12'X16 + . + FF=6 18'X12 20.76 ' = TOTA 192+2 L = 16=40 963. 8 52	204		1167.5 2-117 [OLD TERRAC E] = 1050.5 2	2397.52	78.00%	







Addition and Alteration Committee Report-2019

SL	TYPE	BUILT AREA OF DU Ground Floor in Sq Ft	BUILT AREA OF DU First Floor in Sq Ft	PORTICO	TOTAL BUILT UP DU AREA in Sq Ft	BUILT UP AREA GARAGE in Sq Ft	TOTAL DU AREA in Sq Ft	PROPOSED EXTENSION AREA in Sq Ft	PORTICO TERRACE [FRONT OPEN SPACE]	30% TERRACE in Sq Ft	PROPOSED EXTENSION INCLUSIVE TERRACE ADFA in Sq Ft	NEW TOTAL AREA --> GF +FF in Sq	% EXTENSION	AREAS PROPOSED FOR EXTENSION
1	TYPE VI DUPLEX	956	606	0	1562	193	1755	218.75 + 68.25 = 350 = 637	14'X16 = 224	112	749	2504	43%	<ol style="list-style-type: none"> <li>SET BACK REAR: SIDE &amp; SIDE PASSAGE = 1 MTR [3FT] FROM WALL EDGE.</li> <li>SET BACK FRONT TERRACE: [4 PROPOSALS]: a. FROM COMMON WALL SIDE 3 FT [1ST PROPOSAL] b. 5 FEET FROM FRONT WALL [2ND PROPOSAL] c. <b>NO SET BACK</b> [3RD PROPOSAL]. d. <b>No extension</b> or construction to be allowed in the front lawn area / Ground floor.</li> <li>EXTENDED TERRACE AREA IS 224 SQ FT / 187 SQ FT / 238 SQ FT. <b>EXTENDED TERRACE BOTH Ground Floor &amp; First Floor SHALL NOT BE ENCLOSED/CLOSED</b></li> <li><b>EXTENSION REAR:</b> BOTH GROUND FLOOR AND FIRST FLOOR OF THE BUILDING CAN BE EXTENDED UPTO A MAXIMUM SUCH THAT <b>SET BACK OF ONE METER FROM WALL EDGE</b> IS MAINTAINED AND <b>NO PROJECTIONS</b> IN THE SET BACK AREA IS PERMITTED [EX WINDOW LINTEL / WINDOW OPEN OUTWARDS PROJECTION]. THIS WAY, BETWEEN DU CLEARANCE AT THE REAR WILL BE 7 FT INCLUDING WALL THICKNESS.</li> <li><b>EXTENSION FRONT:</b> SIDE BUILDING EXTENSION ON FIRST FLOOR IS PERMITTED ONLY TO THE EXTENT OF THE PRESENT LIVING &amp; DINING AREA. NO FURTHER EXTENSION IN BUILDING PERMITTED ON THE FIRST FLOOR.</li> <li><b>NO SECOND FLOOR BUILDING EXTENSION</b> PERMITTED ONLY TEMPORARY SUNSHADE MAY BE ERRECTED.</li> <li>DWELLING UNITS HAVE A COMMON DRAINAGE SYSTEM. DURING REAR SIDE EXTENSION, DRAINAGE SYSTEM OF ADJACENT DU TO BE SUITABLY CO JOINED AND NOC OF ADJACENT DU IS A MUST IN THIS RESPECT.</li> <li><b>NO SECOND FLOOR BUILDING EXTENSION PERMITTED</b> ONLY TEMPORARY SUNSHADE MAY BE ERRECTED.</li> </ol>
									11'X17 = 187	94	730.5	2486	42%	
									14'X17 = 238	119	756	2511	43.10%	





**Amendments/ Changes Proposed to place in EGM 22.12.2019**  
**BYE LAWS OF JAL VAYU VIHAR HOUSE OWNERS**  
**WELFARE ASSOCIATION**

**CHAPTER I : OBJECTS & MEMBERSHIP OF ASSOCIATION**

**Point No. 7 : MEMBERSHIP OF ASSOCIATION :**

**A. MEMBER:**

- a. **All the owners of the DUs in JVJ in phase I & II are eligible by age(Major) to become members of the association. In case where the names of purchasers in the sale deed or allotment letter are two or more, any one among them is eligible by age become members of the association. Co owner must authorize him in perpetuity.**

c. iv. Deleted

**CHAPTER II : VOTING AND QUORUM**

**Point No. 9 . ORDER OF BUSINESS :** The order of business at all meetings of the members shall be as follows:

- a) Roll call and announce the number of members present.  
b) Obituaries if any  
c) Discussion and approval of the minutes of the preceding meeting.  
d) Report of BOM includes the following.  
**Includes status of Common Areas**  
**No of Notices issued against dishonoring of by laws.**  
**Legal cases filed/pending.**  
**Minutes noted in last BOM that required changing by laws.**
- e) Report of Registrar of Societies, Hyderabad or of the officer present duly authorized by him.  
f) Presentation of accounts and approval of balance sheet/audit report.  
g) Reports of committees if any  
h) Election of BOM  
i) Unfinished business and points put up by members  
j) New business and presentation/approval of annual budget.  
k) Any other business not in the agenda with the permission of the Chair.



## CHAPTER III : ADMINISTRATION : No Changes Proposed

### CHAPTER IV : BOARD OF MANAGERS

**Point No. 5 : ELECTION AND TERM OF OFFICE:** The BOM shall comprise a total number of ten managers, with two managers representing each type of DUs namely two from type VI DUs, two each from type V & VH DUs , and two from type II&III, and two from IIIH DUs proposed and elected by the members of their respective types of DUs. The election and term of office of the members of BOM shall be as follows:-

- a) **The term of office of BOM shall be ~~not beyond~~ for a period of One/Two years or until the succeeding board is elected.**
- b) **A manager cannot stand for re-election immediately after two years of his/her office of BOM. However subsequently he/ she may stand for election.**
- c) Nominations on a prescribed form, made available in the JVVHOWA office, duly completed shall be submitted in a sealed cover 48 hours prior to the AGM/EGM and acknowledgement obtained from the office.
- d) A member can propose and second one nomination each only and a written consent of the nominee / candidate on the nomination form is mandatory. The presence of the candidates contesting the election, the proposers and seconders in the AGM/EGM is mandatory. However absence due to urgent and unforeseen reasons may be allowed by the BOM on written intimation by the concerned member.
- e) A Returning officer shall be chosen by the General body to conduct the elections and the nominations shall then be handed over to him by the BOM.
- f) One manager from each type of DU shall be elected by the BOM as President, Secretary and Treasurer and no two managers can be elected as principle office bearers from same type of DUs.

**Point No 11 : QUORUM:** ~~At all meetings of the BOM not less than five managers and one manager from each type of DUs shall constitute a quorum for the transaction of business and the decisions of the managers present at a meeting at which quorum was present shall be the decisions of the BOM. However NO decision shall be taken in respect of a particular type of DU which affects the members of that type of DU unless both the managers from that type of DU are present. Any decision in respect of a particular type of DU shall be valid only when both the managers of that type of DU vote in favor of the decision. :~~

**Will be deleted**



**QUORUM** : 50% of the effective strength of the BOM will constitute a quorum for the transaction of business and the decisions of the managers present in such a meeting shall be the decisions of the BOM

#### **17. CODE OF CONDUCT FOR BOM :**

No Manager/BOM member /he she family members should take undue advantage of their position in BOM what so ever to carry-out any act or acts against the by- laws of the society such as alteration/ extension / occupying common areas/ changing/ converting the common areas.

- a) All the members of the association are entitled to make complaint against any such misuse or taking undue advantage of the position of BOM. Also the complainant may call for EGM as per the bylaws as mentioned in Chapter III point 5.
- b) The EGM can discuss deliberate and take a decision on the said complaint against the BOM and more specifically on the manager.
- c) If the EGM finds fault in the misuse of the powers which were vested in the BOM. Also any of its appointed BOM members they pay a penalty of Rs 1,00,000 (One Lakh) to the society and will be barred from contesting or holding any post in the BOM for minimum of 4 years from the date of decision made by EGM

Other Options : Penalty of Rs 50,000 with bar for 6 years or Nil penalty with bar for 10 years.

#### **CHAPTER V : OBLIGATIONS OF THE MEMBER / RESIDENT**

##### **Point No 6 : CODE OF CONDUCT:**

- a) A member may rent his DU for residential purposes and for families only and not for bachelors and commercial purpose. Sub-letting of DUs, including extra room if any are not permitted. The particulars of the tenant duly completed in the prescribed form are to be submitted to the association office.

Penalty of Rs 10,000/M will be imposed against the owner of the house in deviation of the above clause till vacation by the tenants.

#### **CHAPTER VI : No Changes Proposed**



**CHAPTER VII : LAND REGISTRATION IN DU SALE DEED AND  
ALTERATION/MODIFICATION OF DUs**

**Point No. 3 : ALTERATIONS/ADDITIONS/MODIFICATIONS OF DUs:**

**a) GENERAL:**

- i) The sale/purchase of land/DUs for development of multistoried structure /complex is prohibited.
- ii) The demolition and reconstruction of DUs/buildings prior to their ageing /becoming unsafe for occupation is not permitted.
- iii) Structural changes involving strength members such as load bearing pillars/columns, beams, floors, ceilings etc endangering the safety of the DU/building are not permitted without specific certification by a licensed structural engineer.
- iv) A member shall submit the proposal for the internal/external works on the DU along with No Objection Certificate (NOC) from neighbour members.
- v) He may then take up his proposal of works and obtain the necessary mandatory approvals of the competent authorities after obtaining NOC from Association.
- vi) He/She will submit the statutory / competent authority approved drawing to the Association upon which the BOM will issue "WORK COMMENCEMENT CERTIFICATE" to the DU Owner till such time no work should be commenced.
- vii) No material is permissible at the site of work without obtaining the "WORK COMMENCEMENT CERTIFICATE" work commencement certification from the BOM. The security will be instructed not to allow any material without obtaining work commencement certificate.
- viii) In case any DU owner brings material to his/her site prior to obtaining NOC/ Without obtaining "WORK COMMENCEMENT CERTIFICATE". it is their responsibility to remove such material within one week from the date of intimation by BOM. Otherwise BOM will remove the same material and the total cost with penalty (two times of the actual cost) from the DU owner will be collected.
- ix) Water connection will be removed by the society if any DU Construction is taken up without taking "WORK COMMENCEMENT CERTIFICATE".
- x) He/She will deposit a sum of Rs 30000, 20,000 (Thirty/Twenty Thousand Only) or ~~10% of the estimate cost of alteration whichever is higher~~ as a security deposit with the Association prior to issue of the NOC by the Association.



- xii) The said security deposit shall be adjusted by the Association towards the damages caused to the association property, roads, water lines, drainage pipes for removal of debris from the site and such other activity caused due to deposit holder owner as decided by the BOM.
- xiii) On completion of the permitted construction, the DU Owner should submit the drawing as constructed to the Association. The BOM will scrutinise the same and inspect the site and then the security deposit will be returned after deducting any expenses incurred by the Association on the behalf of the DU Owner.
- xiii) Members of DUs who have already carried out works without following the mandatory procedures and approvals shall approach the Association with the actual modifications done externally which should be within the permissible limits [as approved by AGM / EGM based on report submitted by Alterations and Additions committee] for an NOC. Only after receiving the NOC, DU Owner should approach the concerned authorities and obtain the approvals within a specified time limit under intimation of the association. The association shall be empowered to initiate necessary action as deemed fit against the defaulting members on expiry of the specified time limit. However the time limit will be fixed by AGM .
- xiv) The BOM is empowered to issue NOC or refer to a sub committee before arriving at a decision or defer till AGM for decision by the General body as deemed fit of any proposal.
- xv) The BOM will prepare a standard format of application for issue of NOC. The DU owner has to submit such application together with undertaking for obtaining NOC as mentioned in para B (Internal) & C (External) of Chapter VII of the Bylaws.

**b) INTERNAL: No Changes Proposed**

**c) EXTERNAL: A member/owner shall fulfill the following**

- i) He/She shall submit his proposal of external works, duly certified by a licensed structural engineer, to the association and obtain a No Objection Certificate (NOC).
- ii) He/She shall not propose any works for structural additions vertically or horizontally of more than the permitted percentage of plinth area of his DU or affecting change of set backs of the DU/Building.
- iii) He/She shall obtain approval of the plan and works from the local competent state authority.
- iv) He/She shall pay fee to the association for increase in the plinth area ~~water, electrical and conservancy loads of his DU at a rate (rupees per square foot) decided in the AGM one time from time to time to augment~~



the infrastructure/corpus fund of JVV. The Proposed alteration/addition is for family use and not for sub-letting.

- v) He/She shall give an undertaking in writing to make good of any damages caused to his neighbor DUs or association property.
- a) The BOM authorised to collect deposit at the rate of Rs. 500 per square feet of proposed extended plinth area from the DU Owner before obtaining NOC as corpus fund and non refundable.
- b) The BOM should ensure that proper sanctions are obtained in case there are any changes to the approved plan obtained by the AFNHB and ensure uniformity.
- c) Any deviation from the approved alteration/modification will be treated as illegal and BOM is empowered to deal with such issues and report to Local Authority / Law Enforcement Authority and GHMC for stopping / Demolishing such illegal activity by the Members.
- d) Any illegal additions / alterations results in ENCROACHMENT of common areas, which are meant for use by member of the association. BOM is empowered to deal with such issues of ENCROACHMENT in accordance with the para 5 & 6 of the AFNHB letter AFNHB/ADM/542 dated 26 June 2014.
- e) Any DU owner who does not adhere to the by-laws or violates the by laws or not honoring the decision of the EGM/AGM and carry out any extension / modification of his dwelling unit which deviates the approved plan of the Society/AFNHB will be dealt with strictly and the BOM is authorized to initiate the following actions.

01. Initiate appropriate legal action.

02. The DU owner has to bear all legal expenses that are incurred by the society for filing case/cases against such DU Owner who has altered/modified without NOC.

03. The DU owner has to submit a request letter duly complying with the bylaws to the society together with endorsement of 20 other DU owner members seeking withdrawal of case filed by the society against him together with an amount of 25% of government registration value of concern DU as on the date of request. The said amount shall not be refundable.

04. Having received such application, the BOM should call for EGM/AGM. The decision to withdraw will be based on the approval of EGM/AGM.

05. DU Owner who have legal cases filed by the society cannot contest in society elections till the case is disposed.





## CHAPTER VIII : SECURITY, PARKING AND OTHER MATTERS

**POINT NO. 7 : COMMON AREAS:** The roads and open/park areas handed over to the Municipality, areas outside the compound walls of type VI, VH & IIIH DUs and areas other than the restricted areas are common areas under the custody and control of the association. These areas are prohibited for any usage, which is detrimental, by the members/ residents.

**All common areas are to be earmarked and fenced to restrict personal by owners/residents. The association is empowered to remove/demolish any such occupancy.**

**BOM is to ensure and present the status as one of the Agenda Points to the AGM on yearly basis.**

## CHAPTER IX : GENERAL/MISCELLANEOUS MATTERS

### **Point No9 : LEGAL PROCEEDINGS:**

- a) The committee or any officer of the society authorized in this behalf by its bye-laws, may bring or defend any action or other legal proceeding touching or concerning any property or any right or claim of the society and may sue and to be sued in its name.
- b) The President of the association shall be the person to sue on behalf of the association and shall also be the person to be sued in any suit against the association.
- c) Any action or legal proceeding shall not abate or be discontinued by the death, resignation or removal from office of any member of the society after the commencement of the proceeding.
- d) With drawl of the legal cases will be decided in AGM/EGM. BOM Should call **EGM/AGM upon receiving the with draw request from the owner. The decision to withdraw will be based on the approval of EGM/AGM.**
- e) **DU owner has to bear all legal expenses that are incurred by the society for filing case/cases against such DU Owner who has altered/modified without NOC**

