

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

Regd. No.4167/1992

Website: www.jvvkukatpally.com; E Mail id: jvvhyd72@yahoo.co.in

NOTICE FOR AGM-2024

1. 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 AM on Sunday 07 July 2024 in the Community Health Centre AKASH GANGA.
 - a) Roll Call and Announcement the Number of Members Present.
 - b) Obituaries if any.
 - c) Introduction of new members and opening Remarks by President.
 - d) Approval of Minutes of AGM dated 9th July 2023.
 - e) Report of BOM.
 - f) Presentation of accounts and approval of Balance Sheet/Audit Reports for the FY 2023-24
2. Appointment of internal auditors for the financial year 2024-2025.
3. Appointment of statutory (External) auditors for the financial year 2024-2025
4. **AGENDA POINTS**

UNACTIONED POINTS:

- a. Partial Painting Work has been completed for Children Parks, Four Gates, Gandhi Vanam and Abdul Kalam Bagh and amount spent Rs 1,50,000/- as against sanction of Rs 6,00,000/- approved in the previous AGM. Rest of Painting works may be taken up by the next BOM.
- b. Distribution of Four Wheelers and Two Wheelers Stickers are not up to date. Though the BOM has sent messages number of times the response is very poor.
- c. Telephone Directory could not be completed next BOM to take up the same.
- d. Dump Yard entrance could not be completed as GHMC laid Pipe line through Dump Yard and broke the Slabs towards South Side where we have planned for entrance for dump yard. The work may be taken up by the next BOM after laying the broken slab in dump yard.
- e. BOM could not consult advocate regarding any legal issues for implementation of Provident Fund for employees of JVV.
- f. Illegal Construction and Encroachments are listed them in ROM dated 29/01/2023 could not be completed next BOM to take further action.
- g. Car Parking for Akash Ganga is pending, next BOM to take up the same.
- h. Refurbishing of Transformers two completed through TSSPCDL, rest to be taken up by next BOM.


POINTS FROM BOM:

- a) Write off Rs 13200/- pending rent from Sep 2022 to Jul 2023 from Hi Reach Broad Band.
- b) Write off Rs 27600/- pending rent from Jan 2023 to Jul 2023 from Skating rink.
- c) Ratification of Rs 9000/- towards purchase of 150 Nilkamal Chairs for Akash Ganga.
- d) Action on Long Pending Maintenance and water bill charges from DU No.55.
- e) To discuss requirement of standing counsel.

- f) Wage policy for employees.
 - g) Apportioned Land Sub Committee formed along with AFNHB representative and submitted their report. It is still under process.
 - h) Car Parking Committee formed for Type II&III and III-H Car Parking Committee submitted its report on 31 Oct 2023. Put up for approval by AGM.
 - i) Solar Panel Committee has submitted their report and the committee recommended no need of solar panels for Akash Ganga.
 - j) Reconstitute the bye- laws committee with fair representation from all the resident members in the colony.
 - k) One bore well is in use and rest two are not in use. Need two more bore wells; follow up to be made with GHMC. GHMC agreed for one bore well at Gandhi Vanam.
 - l) ATM proposed in our colony, DBS bank is ready to install their ATM. Revenue Rs 1.80 lakhs per annum. Rent will be renewed after two years.
 - m) Formation of any committee or sub-committee and its volunteer members should be approved by the BOM. Fair representation from all resident owners is mandatory.
 - n) Construction of bus stop for school buses opposite to the existing bus stop. Approx. cost Rs 2 lacs.
 - o) Sports facilities up gradation: Tennis Court, Badminton Court and Children's play area. Approximate cost around Rs 15L.
 - p) Drainage committee for Type V , Type II & III, & Type IIIH are commended drainage modification with replacement of pipe lines was submitted report to BOM with estimated cost of Rs. 3,50,000/-. Put up for approval by AGM.
 - q) Club House committee formed but no report submitted till date.
 - r) Status of pending court cases and future action.
 - s) Action on Pending Transfer Charges and Construction Charges (LTMF).
 - t) Stray dogs feeding points to be identified and the same to be strictly implemented.
 - u) Appeal to AGM by Smt Snehalatha (Conservancy I/C) regarding DU 216 internal modification without NOC and paid membership fee during Modification.
 - v) Conversion of Single phase Electric meters to three phase meters for shops, school and Office on demand.
 - w) Member's agenda points (cleared by BOM) for AGM with reference to our Message are proposed for discussion.
5. Any other business not in the agenda with the permission of chair.
 6. Election of Board of Managers.
 7. Nomination for election of "Board of Managers/Standing Advisory Committee should reach the office on or before by 10.00am on. 05 July 2024. Nomination form is available in the office.
 8. Sri Venkateswara Rao Nannapaneni, Wg Cdr Radha Krishna (Retd) and Ex JWO KSP Reddy has been requested and also accepted by them to be the Returning Officers for conduct of elections for the new Board of Managers with equal rights.

Hyderabad

Date: 15 Jun 2024


 (K Vivekananda Swamy)
 Secretary
 JVVHOWA

Enclosures:

1. Audited Balance Sheet FY 2023-2024
2. Report of BOM

BOM REPORT 2023-2024

- 1. MEDICAL AND DIAGNOSTIC CAMPS:** - BOM has conducted several health Camps and Diagnostic Camps.
 - a. PULSE HEART CHECKUP CAMP:** - On 10th Aug 2023 Free Pulse Heart Checkup was conducted by Dr. Mukharjee.
 - b. AMULYA DIAGNOSTIC:** - In order to enable the residents to monitor their health parameters periodically on 27-08-2023, 05-11-2023 and 14-04-2024 was conducted camp on concessional price to all the residents.
 - c. VACCINATION PROGRAMME:** - Vaccination program was conducted by Asha Workers team from GHMC on 07 Sep 2023.
 - d. EYE CAMP:** - Free Eye camp was conducted by Vasan Eye Care on 17 Mar 2024.
 - e. PULSE POLIO CAMP:** - Pulse polio camp was conducted for children below 5 years in Akash Ganga from 8 am to 5 pm on 08 Mar 2024.
 - f. GHMC HEALTH DEPARTMENT:** - GHMC health department has conducted door to door health services on 18 Aug 2023.
- 2. ANNUAL LIFE CERTIFICATE:** - Annual Life certificate Camp was conducted on 06th Oct 2023 for the Pensioners aged above 80 Years. Further from 01st Nov 2023 to 05th Nov 2023 was conducted for the pensioners of all ages. Around 212 Pensioners from Defense, Central Government, State Government, Public Sectors and EPF pensioners have utilized the services from in and around Jal Vayu Vihar. The camp was conducted by Ex Cpl URK Prasad.
- 3. SKATING RINK:** - Previous person who is conducting Skating Rink Classes was absconding without paying the fee (Rent) to JVV. With a new instructor Skating Rink Classes started from 01st May 2024.
- 4. YOGA CLASSES:** - Free Yoga Classes started in Akash Ganga from 05th May 2024 by Yoga Guru Sri P Sudhakar from Bhagya Nagar Colony. It will continue.
- 5. KOLATAM/DANDIYA:** - Kolatam/Dandiya classes started on resident's request from 06th May 2024 it will continue.
- 6. FUNCTIONS AND FESTIVALS:** - We have celebrated Independence Day with a march from Shiva Parvathi Gate to Akash Ganga with colony residents and special attraction by the Defence personnel with decorations, Gandhi Jayanthi, JVV Formation Day, Live telecast of Final Cricket Match in AG Hall, New Year Celebrations with cultural Programmes, Air Force Day celebrations, Boghi Mantalu, Holi Celebrations, Ugadi with Panchanga Sravanam by Cdr AVV Subba Rao from DU 84 and Cultural Programme by Lakshmi Natya Kala Niketan were conducted.

7. MESSAGES/NOTICES SENT TO MEMBERS: - To form the Standing Advisory Committee and other Sub Committees message/notices were sent to all the members for volunteers to form the following committees as per the AGM decision.

- i) Standing Advisory Committee
- ii) Sub committee to study the feasibility of solar panels for AG hall
- iii) Sub Committee for Car parking for Type 3H, Type 2 & 3 which is long outstanding.
- iv) Club House Committee
- v) Sub-committee on income tax issue
- vi) Sub Committee for Bye-Laws amendments other identified committees.

8. Sub Committee for Car parking for Type 3H, Type 2 & 3 submitted their report for AGM discussions.

9. GHMC CAMPS: - GHMC has conducted exclusive camp for Voter ID corrections on 05th Aug 2023. Subsequently four days special campaign for enrolment of additional voters on 26th, 27th Aug 2023, and 2nd and 3rd Sep 2023 by the Booth Level Officer in-charges. GHMC also conducted "Safe Hand" Program applications from residents.

10. STORM WATER DRAINAGE WORKS BY GHMC: - Laying of Pipe Lines works were started by GHMC contractor in Jan 2023 and completed in the month of Nov 2023. Though the promise made by the HMWS&SB official in the presence of MLA and Corporator to complete the laying of 1000mm diameter pipe lines to clear the sewerage from Bheemuni Kunta Lake during visit on 12th Jan 2024. But the pipe line works not yet started and all the sewerage is thrown to lake and giving foul smell. Though the BOM followed up with GHMC officials, corporator and MLA out come is nil. Next BOM to take up the issue.

11. LIAISON WITH MLA, CORPORATOR, GHMC & HMWS&SB OFFICIALS: - We are fortunate to have a dynamic MLA Sri A. Gandhi garu & Corporator Sri Narne Srinivas garu They are always on the move and responded in time whenever situation demanded along with concerned officials from GHMC, HMWS&SB or Electricity department. Sri Narne Srinivas garu promised CC Roads on E-W and N-S Roads and re carpeting of Internal Roads, raising the level E-W Median. 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. Next BOM to follow up.

12. CONCRETE CEMENT ROADS: - Contract of CC Roads was given in pieces and three different contractors were assigned the job. After lot of follow up through GHMC officials, Corporator and MLA we could get the CC Road works done. Still leveling of man

holes to road level is yet to be set. Two more roads are sanctioned and pending with GHMC. Next BOM to follow up with GHMC.

13.COMPOUND WALL COLLAPSED OPPOSITE DU 07: - Our colony compound wall collapsed to a length of 115 ft with height of 12ft opposite to DU 07 as the adjacent colony site owner has dug the ground for construction. While filling the mud after construction by the JCB the compound wall collapsed. There were other damages to resident's cars. The BOM has contacted the site owner along with the damaged car owners and settled the cost of the damages to all the cars. The site owner has agreed to construct the damaged compound wall with his own cost. The site owner has constructed with in two months with concrete wall in a high standard.

14.SUMP MOTORS: - Sump motor for tank no. 2 is beyond repair. BOM has approved to buy submersible motor and the same was purchase and installed. Subsequently sump motor for tank no. 1 also become unserviceable and beyond repairable. In the month of Apr 2024 another submersible motor was purchased and same was installed in tank no. 1 sump.

15.BORE WELL AT ROAD NO. 1: - Three phase electrical meter was shifted from Basket Ball Court to Bore Well at road no. 1 to make it functional replacing the basketball court with single phase meter. After connection no water was coming from bore well. Then we have decided to take out the motor for its serviceability but could not be removed from bore through machine. Next BOM to take up the task and make it functional.

16. ILLEGAL CONSTRUCTION ON THE COMPOUND WALL: - Illegal construction on the compound wall near security room on South Gate. BOM has visited the site and asked him to give at least two feet gap from our compound wall and remove the existing construction on the compound wall. Neither he demolished the existing construction on compound wall nor further constructed. The President has written letter to ZC, DC and Town Planning Officer Ward no. 12 Kukatpally GHMC regarding illegal construction by neighbour on our compound wall. Next BOM to monitor and do not allow to construct on our compound wall.

17.WATER PROBLEM: - We had a water problem in the month of Mar 2024 due to incoming HMWSSB valve damaged. It took three days to restore the same; meanwhile we have supplied minimum water from bore to all the residents. We thank all the residents for supporting the BOM in water crisis.

18.MAINTENANCE OF STORM WATER DRAIN: - Comon Storm water drains from neighbour colonies have been cleaned by GHMC and also our internal storm water drains have been cleaned by our staff.

19. GANESH UTSAV COMMITTEE:- Ganesh Utsav Committee has celebrated Sri Krishna Astami, Ganesh Chaturthi, Sapta Sathi Pravachanalu by Cdr AVV Subba Rao, Dussara Utsavalu, Live telecast of BALA RAMULA vari prathistapana at Ayodhya and Sri Ramanavami Ustavalu.

20. CHILDREN PARK:- All the three children parks were repaired/replaced where ever required and painted. Three parks are functional without any defects. Filling of sand is pending. Next BOM to take necessary steps.

21. WORLD WATER DAY:- World water day on 22 Mar 2024 was conducted with the help of HMWS&SB in our colony. A march was taken from Main Gate (Siva Parvathi Gate) to Water harvest point near bus stop along with officials of HMWS&SB and BOM Members. And a pledge was to preserve was taken by all.

22. VEHICLE PASSES:- After sending number of notices/messages for collection of Vehicle passes to all residents only few residents collected. Still some more residents are yet to collect. Next BOM to follow up with the residents.

23. CLEANING OF OVERHEAD TANKS AND SUMPS:- Overhead tanks and four sumps were cleaned by professional agency and system defects were rectified from 29 Feb 2024 to 03 Mar 2024.

24. CC CAMERAS:- All the CC cameras (48) are fully functional with an amount of Rs 2,19,000/- as against Rs 3,00,000/- through Nethra IT Solutions. AMC was given to Nethra IT Solutions for six months subjected to satisfaction by both the parties for further extension.

25. ACCOUNTS

a. **FIXED DEPOSITS:-** State of Fixed Deposits, which is an indicator of the financial health of our JVVHOWA fund, is as under:

As on 31 Mar 2023	2,20,45,779
As on 31 Mar 2024	2,40,80,181
When the present BOM took over	2,55,80,181
As of now	2,65,80,181

a. **TRANSFER CHARGES 2024-2025 (LTMF):-** Present BOM has collected Rs 2,17,240.00 from the DU No 269 for the financial year 2024-2025 from 01-04-2024 to till date.

b. **TRANSFER CHARGES 2023-2024 (LTMF):-** Previous BOM has collected Rs 5,62,800-00 from 01-04-2023 to 23-07-2023 and the Present BOM has collected Transfer charges Rs 10,29,100-00 from 24-07-2023 to 31-03-2024. Total Transfer charges for the Financial Year Rs 15,91,900.00 was collected. Pending Transfer charges as on date Rs 8,98,896-00 from the Following DUs.

SL No	DU NO	NAME OF THE PURCHASER	AMOUNT DUE	REGISTRATION DATE
1	218	Goka Radha Krishna	99,998.00	23-03-2022
2	299	Peddolla Narasimha Reddy	3,98,900.00	21-04-2022
3	51	K Vijaya Bhaskar Reddy & K Mamatha	3,00,000.00	13-03-2024
4	218	Kambala Bhavani	99,998.00	14-03-2024
		TOTAL	8,98,896.00	

- c. **ADDITIONAL CONSTRUCTION CHARGES (LTMF):-** Previous BOM has collected Additional Construction charges (LTMF) Rs 3,850.00 and the present BOM has collected Rs 1,80,383-00 total Rs 1,84,233-00 as against Rs 3,48,512.00. Balance of Additional construction Charges are pending as on date Rs 1,03,884.00 from the following DUs.

SL NO	DU NO	NOC DATE	NAME	AREA Sq Ft	AMOUNT
1	170	17-05-2022	Subramanya Varma Sagi	84	1,848.00
2	273	19-08-2022	R Saideswar Rao	773	17,006.00
3	63	29-12-2022	A Radha Bhavani	773	17,006.00
4	64	29-12-2022	A Ramesh	773	17,006.00
5	93	03-05-2023	L Sai Kiran Varma	773	17,006.00
6	30	Without NOC	V Lakshmi Teja	773	17,006.00
7	96	05-07-2023	Dr A Akhilasree	773	17,006.00
			TOTAL		1,03,884.00

The Present BOM has issued NOC for External Modifications only for two DUs and the amount was collected before issuing of NOC to the Individual DU as per the plan.

LTMF COLLECTED FOR THE YEAR 2023-2024

TOTAL TRANSFER CHARGES COLLECTED	-- Rs 15,91,900.00
TOTAL ADDITIONAL CONSTRUCTION CHARGES	-- Rs 1,84,233.00
TOTAL LTMF COLLECTED FOR THE YEAR	-- Rs 17,76,133.00

FIXED DEPOSITS CREATED BY THE PREVIOUS BOM Rs 35,34,402.00 (FROM ADVANCE MAINTENANCE 24,42,000.00 + INTEREST ON FIXED DEPOSITS 1,76,017.00 + LTMF 5,66,650.00 + other miscellaneous income 3,49,735.00).

FIXED DEPOSITS WITHDRAWN FROM ADVANCE MAINTENANCE – Rs 15,00,000.00
(To pay Income Tax Rs 6,95,264.00 and expenditure incurred for CC Cameras Rs 2,19,470.00 and Rs 5,85,266.00 was used for day to day maintenance from Advance Maintenance Collections for the total year as we were handed over the bank balance Rs 3,63,956.00 on 23 Jul 2023.

- d. **ADVANCE MAINTENANCE COLLECTION 2024-2025:-** Present BOM has collected the Advance Maintenance for the Year 2024-2025 Rs 24,81,600-00 (From 188 DUs) and the amount of Rs 25,00,000-00 has been deposited in the fixed deposits. This amount can be withdrawn for day-to-day maintenance. If any LTMF is received, the same may be utilized to obviate withdrawal of Fixed Deposits.
- e. **PENDING INCOME TAX PAYMENTS:-** When we took over from previous BOM there were 7 pending IT payments/demands totaling an amount of Rs 15,71,349.00. The present BOM has followed up the cases in tandem with our Auditor and paid Rs 6,95,264.00 on 22-09-2023 as advised by the auditor. Rest of the pending were cleared by the IT department through rectifications filled by our auditor except the one for the Financial Year 2016-2017 wherein, the demand pending is for Rs 5,54,200.00; rectification has been filed towards this in the month of Feb 2024. Further, the information sought/clarifications asked have been furnished to the IT department and positive response from the IT Department is expected.
- f. **FIXED ASSET REGISTER:-** Fixed asset register has been prepared as at 31 Mar 2024 with a value of Rs 61,10,856.09 after depreciation as per the income tax act. Hard copy and soft copy will be handed over to the next BOM. Current year Fixed Asset Register's soft copy will be updated as on date of handing over to the next BOM.
- g. **REIMBURSEMENT OF MAINTENANCE CHARGES FOR PARKS:-** Maintenance charges of Gandhi Vanam and Abdul Kalam Bagh amounting to Rs 10490/- and Rs 13797/- respectively will be reimbursed by the GHMC, after deducting the 2% TDS. The GHMC is reimbursing these amounts once in six months based on the claims raised by our association.

Date:18th Jun 2024


Secretary
K Vivekananda Swamy