

0240

JAL VAYU VIHAR  
Apartment Owner's Association  
Kukatpally, Hyderabad-500 072. Tel:23058018  
Regd No.4167 of 1992

NOTICE

Notice is hereby given that the Annual General Body Meeting of the members of Jal Vayu Vihar Apartment Owners' Association (JVVAOA) will be held at 1500 hrs on Sunday 29 Apr 2007 in the Community Health Centre "AKASH GANGA" near JVVAOA Office, Kukatpally, Hyderabad-72 to transact the following business.

1. Reading of the Minutes of the previous AGM (AGM 2006) and approving the same.
2. Report of the Board of Managers.
3. Presentation of Accounts; Details of proposed capital expenditure; Appointment of Auditor for the Year 2007-2008.
4. Presentation of the Report of the Committee on Water Management.
5. Election of Board of Managers.
6. Discussion on Agenda Points
  - Illegal Addition and Alterations
  - Water Supply
  - Fitment Of Water Meter
  - Security
  - Revision of Maintenance Charges
  - Use of Open Spaces and Park Areas
  - Accounting software
  - Rainwater Harvesting and Recharging Pits
  - Internal Modification to Buildings
  - Utilisation Of Akash Ganga (CHC)
  - Common Lighting of Flats Arrears of Bill
  - Employees Of JVVAOA
  - Stray Dog Menace
  - Activities By Group Of Residents
  - Draft Byelaws
7. Discussions on New Points forwarded by members
8. Any other points, with the permission of the Chairman of the Meeting.

Meeting will be followed by Dinner

You may kindly send latest by 27 Apr 2007

- a) any points/suggestions for inclusion in the agenda (after scrutiny by Board of Managers)
- b) nominations for election to the Executive Board of Managers, and
- c) Proxy forms
- d) Queries, if any, on the BOM report and balance sheet at an early date to prepare for satisfactory answers and enable better time management in the AGM.

Hyderabad- 500072

Date: 10 Apr 2007

Encls: 1. Report of the Board of Managers.

2. Balance Sheet.

3. Extract of Report on Water Management

4. Explanatory Notes for Agenda items.

5. Proxy form.

  
Secretary

Note:-

1. A member 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 Executive 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 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 2006-07

Dear Members,

1. The present Board of Managers was elected during the last AGM on 30 Apr 2006. The Board after its initial organizational meeting in Mid May had regular fortnightly meetings since 21 May 2006 to plan the development and effective upkeep and maintenance of our Colony. The board co-opted Mr. Venkateswar Rao as an Executive member and treasurer. President also took over as Member Security from 11 Oct 2006 since Col Subbarao wanted to be relieved of his duties to pursue studies. Shri G K Chaitanya did not attend BOM meeting regularly and hence automatically ceased to be a member of the executive board from Dec 2006 in terms of Para 6(b) of Chap IV of the Byelaws of the Association.
2. Meeting of all residents ( Owners & Tenants) was held on 16 July 2006 at 1045 hrs at Akash Ganga ( Community Health Centre) to discuss all general issues connected with the development, upkeep and maintenance of the Colony and the interaction proved very useful and helped in smooth and cooperative functioning . We recommend that such meeting be mandated every year.
3. M/s Lalith & Co were appointed by the board of Managers as Auditors for the year agreeing to pay Audit fees Rs 5000 + Rs. 3000 as Consultancy and service charges at 12.24%. We recommend them to continue for the year 2007-08.
4. Minutes of the meeting of AGM 2006 were circulated. We submit below Action taken in respect of last AGM points.

### REPORT ON ACTION POINTS OF AGM 2006

#### Water Billing (Para 6)

5. The water bills have been brought down considerably by careful monitoring and control over wasteful overflows. The committee had submitted its report by August 2006. Salient aspects of the findings on recommendation of the committee are at Enclosure 1.

#### Fitment Of Water Meter (Para 7)

6. Fitment of water meter is inevitable in view of anticipated water shortage, disproportionate consumption within the same type of Dwelling Unit and anticipated increase in the cost of water supply to bulk consumers. The matter is included for discussions in AGM 2007.

#### Destruction Of Old Records (Para 8)

7. Being implemented. To be progressed by successive Board of Managers.

#### Conservancy Services (Para 9)

8. Action completed.

#### Accounts (Para 11)

9. Rs 32611 have since been written off.

**Appointment Of Auditors (Para 13)**

10. Action completed.

11. The BOM addressed various issues confronting our colony. Suggestions and plan of action evolved during the BOM meeting were implemented in a phased manner. The status and action taken are as follow

**Water Supply**

12. We inherited water bill for May 2006 of Rs 116680 as against Rs 35310 p m earlier in 2005-06 Therefore we took as a challenge to control the excess drawl and resultant high cost without adversely affecting the members. We are glad to inform you that water bill from Jun 2006 was brought under control by careful monitoring and special precaution to prevent wastage in intake and distribution. Unregulated running of pumps during release of Manjira Water was only discontinued. Water was distributed as per quantity and timing promulgated.

13. HMWSSB has approved our request to enhance Manjira Water to 400KL per day from 300KL on the existing 150 mm connection but have asked us to pay Rs 15, 90,000 including Rs 390000 as deposit. We have taken up the issue questioning the rationale in charging Rs 12,00,00 as connection charges for the enhanced quantity on the existing pipe-line and also to review the amount of deposit of Rs 3, 90000 as against Rs 36,000.

14. Monoblock Pumps of 5Hp capacity at Pump House No 1 are being upgraded to 7.5 HP open well submersibles along with auto control and level sensors.

15. Since Bore well at DU 74 is not providing adequate water, in terms of AGM2005 approval, two bore wells were drilled after survey by geologists. One near Akash Ganga and other near Basketball court. Akash Ganga has been successful in yielding water and work in progress to connect to the sumps. However basketball court though promised abundant water during drilling has NOT provided sufficient yield and hence COULD not be put into operation.

16. Wastage/ overflow leaks in the system were addressed and three valves were replaced

17. BOM employed KaderBasha as assistant pump operator/ asst to plumber on temporary basis at Rs 1600/- pm

18. A summary of the findings and Recommendations of the Sub- Committee appointed to examine water management is placed at enclosure and the same is scheduled to be presented during our deliberations at AGM.

19. Damages to water line : there were 6 major pipeline burst occurred during this period which were rectified with alacrity . five of these were caused by roots of trees penetrating/lifting the lines and in one case te damage occurred due to the weight of the electrical pole structure bearing on the pipe through loosened soil.

20. Borewell water was tested and report confirmed that all parameters are within limits and the hardness though was more than desirable was within the maximum permissible limit and hence in the absence of manjira water, borewell water could be used for drinking.

#### Electricity Supply and Distribution

21. We were fairly successful in maintaining zero failure rates in power supply and also precautionary and preventive measures were rewarded since we had practically no power disruption due to vagaries of weather. Trimming of trees obstructing HT lines were undertaken in May before the onset of monsoon and later in Oct/ Nov 2006. Trimming of trees obstructing LT lines were affected in Jun, Oct and Jan sector wise.

22. Defective Street lights have been replaced completely and 10 more light fittings installed on existing poles to improve perimeter lighting. Spacers for Power Supply lines have been provided wherever necessary One high mast with multiple light elements has been installed at the Bus Stop Junction by Kukatpally Municipality.

23. Painting of Electrical poles/ installations. Operational staff of APCPDCL was approached for the purpose. While they are responsible for the maintenance of all the power distribution equipment, they have indicated that their maintenance activities do not cover painting compelled by their own budgetary priorities in the matter. Therefore we got them painted through our funds.

#### Road & Drain Maintenance

24. Municipal authorities were approached for repair and recarpeting of the roads. Road repair and restoration with CC covering on top of dug-up sewage lines on the main roads were affected in June 2006 after pursuing with Municipal authorities. The laying of black top over the road surface was also vigorously pursued and after two unsuccessful tender calls in May 2006 (Difficulty and non availability of suitable bidders for BT work) and Oct 2006, (Change of policy for contract), tender was at last awarded in Mar 2007 and the work could start in Apr 2007. We have already initiated the proceedings for recarpeting of balance artery roads of the colony and hopeful that the next management will pursue and complete this improvement.

25. Rain/storm water drains were cleared to face the monsoon. Broken/ Defective stone slabs on the drainage lines were replaced. We are also glad to note that this year there was no stagnation of rain water in any of the roads. Drains north and south of basketball court has been covered with CC Slabs.

26. Some portions of BT roads were repaired by gravel though these repairs are not known to be very effective. Cement patch repairs are to be carried out shortly after connecting bore well pipes. The speed breaker at Bus Stop junction was repaired in Sep 2006.

27. Rain Water drains on the Main Road from East Gate were completely covered with CC slabs providing drain holes. We also got these drains desilted, perhaps for the first time since inception of the colony.

### Garbage Disposal

28. Wet garbage @ 4 cycle rickshaw loads daily was dumped outside in Municipal dumping Yard Miyapur and later at HMT Hills since 11 Jul.
29. Dry garbage/ foliage generated in the colony are more than two lorry load daily and hence beyond the capability of our staff for disposal outside. Burning once a week is the viable alternative.
30. In Sep 2006 Gandhivanam (Open space opposite to CHC) was cleared of all wet and dry garbage dumped for over 18 months ending Jun 2006.
31. Our perseverance and continued liaison with Municipal authorities paved for delivery of one new cycle rickshaw and placement of two dumper bins and regular lifting of dumper bins.

### General clean ship of Common Areas

32. All areas in the colony were given equal importance in cleanliness and attended to in rotation.
33. The existing staff strength, their daily workload, changes in municipality work share, withdrawal of gang team and irregular attendance by staff were carefully assessed and the BOM accepted the necessity and hence resorted to hired labour to complete the tasks in time.
34. Excessive growth of weeds and harmful plants were cleared sector wise in rotation on all Sundays till July and thereafter regularly even on working days by employing hired labour. Large open spaces within the Colony and the rapid growth of grass during the rainy season stretched our conservancy resources. It was necessary to hire casual labour for at least 40-50 man-days during the year, in order to clear the undergrowth.
35. We acknowledge with regards the extra effort put in by Mrs Annapurna and her husband Mr Sambaiah.
36. We recommend two more conservancy staff for general upkeep of common areas of the colony so that they could also attend to cleaning of common areas of Flat owners i.e., at least once a month terrace and once a fortnight staircases.

### Long Term Maintenance

37. All common areas and buildings of the Colony were spruced up and painted. It is recommended that this be included in planning once every three years.

### Sports

38. TT room has been given a face lift and Basket ball boards were replaced Tennis coaching has commenced in Apr 2007.

## Security

39. There is a need to beef up our security system. The compound wall is not serving its purpose as protection wall as the embankment on its exterior was raised almost up to its top level at several places. Frequent thefts are taking place in the colony by jumping over the compound wall. It is proposed to embed glass pieces on top of the compound wall along its full length to minimize tress passing since raising of the compound wall has been more or less completed wherever feasible.

40. Five incidents of trespassing and suspected attempts at burglary were detected and in four cases miscreants handed over to police. There were three house breaking incidents and two thefts reported in addition to one attempted house breaking and chain snatching incidents in our colony. All residents are requested to keep a vigil against unauthorized personnel and suspicious movement especially at silent hours and alert security staff.

41. Providing solar fencing through out the length of the compound was examined and was found not suitable for our colony due the inherent weakness in preventing intrusion due to layout and high cost. AGM may deliberate on Security issues later.

42. Reading Room The library was opened to the residents on 2<sup>nd</sup> June. Drinking water facility & Dust bin were provided in the library T.V and Wall-clock was donated by Mrs. Indira Reddy In the absence of volunteers to assist the functioning of Reading room, opening hours of the reading room could not be adhered to except from 01 Dec to 28 Feb 2007 when we had appointed an attendant. He has not turned up since Mar 2007. However utilization of reading room has been not satisfactory.

## Registration Of Dwelling Units

43. As on today about 137 houses have been registered including about 34 houses this year. In addition, deeds in respect of 13 members are being processed at AFNHB. Members are advised to register their houses at the earliest, in view of revision of stamp duty and the market value upwards by the government every six months in Feb and Aug. However, it is important that the owners/allottee comply with all covenants of the undertaking signed by them at the time of possession/transfer of allotment, especially the one pertaining to addition and alteration.

## General

44. TV cable operator's contract was negotiated and Rs 150pm was fixed as subscription charges after implementing the recommendations of majority of members.

45. Attention of Municipal authorities including Commissioner was drawn to improve the Hygiene and surroundings of the Kunta adjoining Gandhi Vanam.

46. Ladies club which has given its registered office address as Akash Ganga was advised to change their registered office address to any of their private addresses

47. Ladies club was permitted to have their monthly meetings either in the colony library or in Akash Ganga duly charging a nominal amount.

48. Mahilamandali was given permission to conduct a Mela on 7<sup>th</sup> Jan with the following stipulations.

- a. Required electrical connection may be taken from Akash Ganga and charges may be paid at Rs.10/ unit.
- b. Chairs will be provided @ Rs.2/ chair on lease.
- c. A Royalty of 10% may be paid to JVV AOA on the rents of leased stalls.
- d. A Royalty of Rs.50 per banner may be paid to JVV AOA per each banner exhibited other than that of the leased stalls
- e. Rs.500/- to be paid for clearing of the site after the Mela.

49. Akash Ganga was made available free of Charge for Ganesh chaturthi Cultural functions with a condition fittings and chairs are to be handed over in good condition and damages if any to be paid .

50. We extended full cooperation for the Electoral review (intensive) and had an effective control in ensuring that all our eligible members were fully covered.

51. **Telephone directory** we updated the telephone directory and brought out a fresh telephone directory in 2007 after a gap of three years. We could collect a surplus income of about Rs 9000 through this effort.

#### **Other Maintenance Works .**

52. Board undertook following maintenance works

- a) Reconstruction of the collapsed compound wall and fixing of glass pieces on top of the wall. The height of the adjacent wall was also suitably raised.
- b) Erection and reconstruction of compound wall, Ramp and fixing gates at triangular area and Provision of pathway for cycle rickshaw at Gandhivanam
- c) Construction of covered RCC pits at Sump No 1 near main inlet and at DU No 34.
- d) New set of Gates with more height has been fabricated for our North entrance and replacement of this gate along with construction of new support pillars is contracted for execution in Apr 2007.
- e) Raising of four Man-hole structures in the sewage line and put an additional RCC cover.
- f) Extension of the Roof , replacement of flooring and face lifting of bus shelter.
- g) Replacement of Table Top in the Reading Room
- h) Procurement and replacement of 4 Valves in the water distribution System

53. **Mosquito Control** Our efforts to control mosquito were successful and we had no major out break of malaria, chikungunya or any mosquito borne diseases. As the kukatpally municipality was not regular in carrying out mosquito fogging, we

bought a fogging machine and resorted to fill the gap in fogging through our own efforts. This effort combined with the clearance of garbage piled over one year at Gandhivanam helped in reducing the mosquito menace.

54. We were successful in evoking adequate responses from Kukatpally Municipality. We have to emphasise on the need for the municipality to take major part of the responsibility in the maintenance of routine civic amenities in our colony.

55. Parks & Play grounds Presently, our parks & playgrounds are being utilised by the residents of our Colony. However, the residents of the neighbouring colonies have also been congregating to these places for want of similar facilities in their Colonies. Ironically, the no of outsiders in our parks & playgrounds are more than our own residents. In order to prevent this, all our residents must make a concerted effort to discourage them. Presently, a mere 2%-3% of our members/residents make it a point to discourage these outsiders. Others remain mute spectators.

56. Gandhivanam is already leveled. The corner portion of the same may be developed as garden at a cost of about Rs.15000/-. The other portion may be used for open playground for children. We may think of constructing a swimming pool with external funds.

57. Selection of Tenants. In quite a few cases the Extra Rooms in type V blocks have been hired out to groups of students. These students tend to create other social irritants. A large no of owners have let out/sold their DUs for much lesser amounts.

58. Festivals/Functions/Social Activities/ Cultural Programs etc.:- The following festivals/functions/activities were held

- |                       |   |
|-----------------------|---|
| (a) Independence Day. |   |
| (b) Ganesh chaturthi  |   |
| (c) Gandhi Jayanthi   | Patriotic Songs – Competition for children. |
| (d) Children's Day    | Cultural Programme by children- prize       |
| distribution          | for Drawing & Painting                      |
| competition           |   |
| (e) New year          | Dinner, Dance, party games, Tambola.        |
| (f) Republic Day      | Flag Hoisting .                             |
| (g) Ugadi             | Panchanga Sravanam                          |

59. We also had Resident's Day with Tambola and games on several occasions.

60. Acknowledgements The Committee gratefully acknowledges the advice/help/services rendered by the following to our society.

Mrs. Krishnan & Mrs. Nayanar in the conduct of competition for children.

Mrs Subbaiah for helping in Making Of Ugadi Pachidi

Way to wealth, Eb-Abacus and other sponsors who contributed in kind by sponsoring gift prizes for various events.

61. We have compiled all the Policy decisions already taken in the previous AGMs and these are placed at enclosure for reference in our deliberations during this



AGM. We have also placed a review of outstanding issues of previous AGMs. Finally we have placed some points for deliberations in this AGM so that unambiguous decisions could be arrived at and implemented consciously.

62. In conclusion, the Board of Managers wishes to state the good efforts and cooperation of every member of the Executive Board were aimed at improving the ambience and well being of every resident of the Colony. I thank on behalf of the BOM, for the cooperation extended by every member and resident of the colony to strengthen our efforts


### **REVIEW OF OUTSTANDING POINTS FROM PREVIOUS AGMs**

#### **Water Supply (6/2005)**

63. Pure manjira water is being supplied through dedicated sumps in respective pump house areas.

#### **Security**

64. The security environment is far from satisfactory view access to public through our main roads. Non observance of regulations and general apathy to day to day aspects pertaining to security by residents further poses serious threat to improving security by the board of managers. The item is listed for a detailed discussion.



V.Kumar  
Commodore, IN. Retd  
President

## POINTS FOR AGM 2007

### Illegal Addition And Alterations

65. Modification to the interiors as well as exteriors of the colony houses is taking place in a big way which may change the face of the colony all together. Most of these modifications are against the basic rules and regulations of the society. H Nos.69 and 85A could not be registered as they have executed some unauthorized modifications. DU No 227 could not be registered as SPA holders were not willing to register on behalf of AFNHB due to changes affected to the DU without proper approval. H Nos. 81, 84, 86, 340 and 92 have completely changed the front elevation. AFNHB has entrusted the responsibility to the Association to remove encroachment and illegal construction vide its letter dated 04 Aug 2006. A caution notice to all members has been sent and now it is for this AGM to consider recommending to the Municipality to take action for demolition of unauthorized structures. AGM is requested to deliberate and take a decision on suitable measures to stop this illegal activity. Similarly, Previous AGM decision stands for demolition of extra overhead tanks & sumps. Successive Board of Managements could not implement the same. Subsequently AGM has passed for imposing some penalty. **It is brought up again before this AGM for taking a final decision for implementation**

### Water Supply

66. AGM 2007 may ratify drilling of 2 bore wells, fitment of 1 new bore well pump at a total cost of Rs 96000 approx.

67. Residents using Sumps and Pumps should be persuaded to remove them since the Supply at present is adequate to assure 750 litres of water to every household which is adequate for a five member family. Punitive measures including disconnecting supply to the concerned DU from Colony distribution network may have to be resorted to, in terms of AGM resolutions in the past.

### Fitment Of Water Meter

68. Though the average water supply per household is about 1050 litres per day per household, there is unequal drawing by certain houses within the same type of quarters. Certain households have dug up sumps and installed additional water tanks (including kitchen tanks in flat type) apart from filling portable 200 litre barrels. This has led to a situation wherein houses on the higher gradient do not get adequate pressure to fill overhead tanks though they may not have installed sumps/additional tanks and continue to complain of inadequate water. Further, HMWSSB has indicated possible manifold increase to bulk consumer for manjira supply. It is therefore essential that water meter is fitted in all houses/ flats and houses drawing more than 1000 litres per day be charged at Rs 50 per 1000 litres and recovery affected every quarter in advance. Water meters be installed on priority in all households with sumps. The fitment charges be borne by the society whereas the cost of the meter/meters be paid by the members.

### Security

69. It is proposed to install security gates at the beginning of all artery roads with wicket gates and restrict traffic within zones through one way traffic control to enhance the security environment and isolate from vendors, passers by and general public transiting on the main roads. Anticipated expenditure is Rs 35000 per set of gates along with associated supporting pillar columns. A total of 10 gates are proposed in proximity to DUs 34,59,60,81-82,331,315,301,286,AG Jn- 216,AG Jn-227. The no: of security guards be increased as follows: 4 for daytime and 6 for night time of which 2 each could be of 12 hrs duties. Thereby, making a total of 12 guards, 4 on 12 hrs trick and 8 on 8 hr duty

### Revision of Maintenance Charges

70. Last revision was effected in 2004. Since then there is considerable increase in Water Bills. Further labour has become costlier by 60 to 80 % and service charges are levied additionally at 12.36%. AGM may consider revising the Maintenance charges suitably after the deliberations on the above points.

### Use Of Open Spaces And Park Areas

71. The designated open spaces/parks as per layout of our colony have been gifted on completion of Phase II of the Project to the Kukatpally Municipality/AP govt. as per the directives of the AFNHB. AP govt had issued an order prohibiting utilization of earmarked open spaces/parks for any purposes other than for the community/playground facilities of all members/residents of the colony. It is also pertinent to mention that the Supreme Court has also imposed restrictions on the use of open spaces for purposes other than specified in the layout and has directed the State government to strictly adhere to such restrictions. AGM may like to deliberate the legal position vis a vis aspirations of its members for future development, keeping the GO and Supreme court ruling on the subject.

### Accounting software

72. We are adopting computer aided accounting system by loading the original software Tally 6:3 into our computer. But careful imputing is necessary and the software needs to be modified to suit accounting for a colony of our nature though it is accurate and faster system.

### Rainwater Harvesting And Recharging Pits

73. It is proposed to construct roof water collection system of rainwater harvesting along with recharge pits for AKASH GANGA at a cost not exceeding Rs 5 lakhs. The water sump can be located suitably on the side facing GANDHIVANAM. This would cater for provision of rainwater harvesting, drinking water and wash water in AKASH GANGA., apart from recharging the newly constructed bore well.

### Internal Modification To Buildings

74. Some members are carrying out internal modifications to their residences without intimating in advance. This violates the byelaws of the association. Further, these members are also not prompt in removing the debris thereby causing administrative inconvenience. It is proposed that the AGM may lay down procedure for carrying out internal modification for ease of administration.

### Utilisation Of Akash Ganga (CHC)

75. During the period the hall has been booked/ utilized on 23 occasions. The board of manager reviewed the charges of hall utilization in respect of non members with a view to restrict the disturbance to as minimal as possible, taking into consideration the prevailing market rates. The revised rates are as follows with effect from Oct 2006.

For 6 hrs- 10000 For 12 hrs -20000 For 24 hrs -30000

Caution deposit- Rs10000

AGM may ratify the above rates.

### Common Lighting of Flats Arrears of Bill

76. The DISCOM is pressing for immediate clearance of arrears of common meters. They have accepted for the waiver of all the penalties imposed by them. Non-payment of the same may result in the disconnection of other services to the society. It is proposed that the members resolve these amounts within themselves and to pay the arrears with a request for the cancellation of the services. The amount will be recovered from the out station owners along with the maintenance bills, if present tenants do not pay. Those who need common services to their apartments may have on their own apply afresh as a new service.

### Employees of JVVAOA

77. AGM has entrusted the responsibility to fix the increase in salary and the mode of payment with respect to the employees of JVVAOA to the board of managers. It is however necessary to deliberate minimum basic before deciding on the increment.

### Stray Dog Menace

78. The number of stray dogs in the colony has been on the increase. Some of the residents have been encouraging and feeding these stray dogs. Moreover, blue cross and animal activity groups are against the elimination of stray dogs and the kukatpally municipality had not initiated any measure to control stray dog menace. It is necessary to curtail the habit of feeding stray dogs and also to involve in sterilization to prevent further growth in the no: of the stray dogs. AGM may like to deliberate for further effective measure to eliminate stray dog menace.

### Activities By Group Of Residents

79. Certain social groups have been formed by some residents for cultural, spiritual and religious aspirations of some of them. Some of these groups pose as representing the entire JVV. Very little is known exactly as to who constitute these groups, their locus standi vis a vis JVVAOA. Further, these groups have been seeking to expand their activities. Also, it is believed that large amounts of money are collected from the residents through donation/sponsorship. However, no formal audit or accountability is shown. There is a need to have clear view of the functioning and auditing of these groups since the services of society employees, community hall, society furniture and common areas of the society are sought by these groups. **AGM may deliberate and propose rules and regulations for the functioning and accounting of the funds collected by these groups and use of Society Property by these groups.**

### Draft Byelaws

80. The byelaws of the association were printed in 90's after approval by the AGM. Subsequent AGMs have discussed and approved amendments. There is a need to consolidate all these amendments for incorporation and promulgate. AGM may consider the modalities.

## POLICY DECISIONS FROM PREVIOUS AGMs

1. **Sports (10/2005)**: Nominal fees for the issue of ID only to be charged for utilizing common facilities. Non residents not to be permitted to use the facilities.
2. **Internal Audit (13/2005, 31/2002)** : 6 -monthly audit to be carried out if need be by appointing suitable members internally.
3. **Transfer of DU To Spouse/Son/Daughter (14/2002)**: No transfer charges shall be applicable.
4. **Cooperative Society (21/2002 And 17/2005)**: General body is not in favour of forming/naming their cooperative society.
5. **Utilization Of Funds (23/2002)** :Additional assets like shopping complex, cooperative stores etc cannot be created with our funds due to non availability of land with association.
6. **Investment (24/2002)**: Investment of funds be effective only in public sector banks.
7. **Film Shooting (New Point 8/2005)**: No permission is to be accorded for film shooting inside the colony in the future. Since it is more of a nuisance in comparison to the income generation.
8. **Support To Social Groups (11/2005)**: Society is not to coordinate or render assistance in financial activity of social groups within JVJ.
9. **Parking (Vi E/2000 And 14/2005)**: Parking of vehicles may be permitted at GANDHIVANAM on payment. No charge for first and second vehicle. Rs 500/month for third vehicle may be collected for parking at a designated place.
10. **Maintenance Charges For Extra Rooms (16/2005)**: Owners not having a separate water connection to ERs may be exempted from payment of maintenance charges. However, all rented out ERs are to pay maintenance charges irrespective of water charges.
11. **Contraction of A Room And Toilet On Terrace For Type IIIh (18/2005 & 9e/2001)** : Type III H owners may construct a room and a toilet on their own subject to following conditions
  - a) Permission to be obtained from competent local authorities.
  - b) Uniformity is to be adhered to maintain the unique façade of the colony.
  - c) The dwelling units should not be sublet.
  - d) Opinion of the structural engineer to be obtained to safe guard the interest of the other row of houses.(Note: However, so far no municipal clearance has been obtained for such an extension activity by any owner.)
12. **Sumps And Extra Tanks In Individual Dus (6.5/1994)** : no sump or extra tanks are to be permitted for storage of water. Those already constructed are to be demolished.
13. **Particulars Of Tenants (6/1993)** : owners are to intimate the particulars of the tenants to JVVAOA on change of tenants.
14. **Capital Expenditure (5 Ii/1999)** : the board of managers may incur expenditure upto Rs 50000 for capital expenditure. Expenditure exceeding Rs 50000 are to be approved in advance by AGM except in respect of essential services. However all capital expenditure are to be ratified in AGM.
15. **Drilling Of Borewell By Individuals (8a/1999)** : no individual is permitted to drill bore well view its implication on the society.

## Extract of the Report of the Sub-Committee on Water Management

The Sub-committee consisted of the following members

a) Cmde (Retd) V. Kumar	DU No 58
b) LtCol (Retd) PVC Subbarao	43
c) Cdr (Retd) GV Rao	163
d) Cdr (Retd) PS Nair	107
e) Wg Cdr (Retd) ISS Raju	101
f) Wg Cdr (Retd) VS Sami	135
g) Sri N Kalyanaswami	194
h) Dr N Chalamiah	110

### FINDINGS

#### Manjira Water Supply

Manjira Water is received in to the sumps as per Main Meter reading at JNTU and there is no pilferage route.

The Main HMWS&SB Valve at JNTU does not hold in shut position against pressure. Therefore there is always some pressure on the line at night whenever HMWS &SB pressurises its distribution line. The HMWS&SB supply line is active from 9pm till 7am the following day, i.e. for 10hrs of water supply.

The Main Valve at JNTU was normally never shut by our pump operator after filling the Sumps and he shuts only the line inlet valves inside the colony. Manjira water receiving main line inlet valves do not hold even if completely closed due to wear and tear of the valve body and the glands and therefore Manjira water continuously leak into the Sumps 1 & 3 when HMWS&SB line is active and also when water is taken into Sump No 4.. The Isolation Valve near DU 34 is not holding and therefore even if shut some water will leak into Sumps 3 also whilst receiving water into Sump No 1.

Sump No 3 receives larger quantity of water leaking from defective valves in comparison to Sump No 1. Sumps were found to be overflowing on more than three occasions and if not detected in time loss due to this leak could be as much as 30 tons in 15 to 30 Minutes.

#### A Single pump operator has to be over vigilant and cautious at all times

Three spare valves were landed for repair with a view to replace and repair defective valves in the system. However on dismantling and essential repair the leak persisted when put to pressure test and body was found to be worn out beyond economical repairs and the firm EFCO returned the valves declaring it as BER and strongly recommended replacement of the valves as the most prudent and economical option for these 3 valves.

Therefore replacement of 3 leaky inlet valves is most urgent need of the hour.

**Billing Procedure.** Though the contract specifies 300 KL per day the monthly allowance given at standard rate seems to be only 9000 KL even for a 31 day month. The same needs to be clarified.

There is no extra 10 % allowance granted over the contracted quantity for billing at standard rate. Enhanced rate will be applicable for quantity drawn *excess to contracted* quantity.

**Enhancement of contracted quantity to 400 KL will provide better flexibility and low cost option.**

#### **Water Distribution Arrangement.**

Manjira water was mixed and supplied with bore well water daily till June 2006 at Pump House No 1. The mixing was very occasional in respect of Pump House No 2. This has been corroborated by the fact the bore well pump energy consumption meter had not registered any change on most of the days.

OHT water release valves are not holding and hence water is available on distribution lines and feed water continuously to some dwelling units / tanks /sumps at lower gradient and Type III H houses. The above necessitates filling the OHTs again in the morning to make up for shortfall. Otherwise houses at higher gradient would not get sufficient water.

There are no level indicators in the Sumps or at OHTs. Therefore none can accurately quantify the amount of water released/ taken in / lost even to an approximate value of 20 Tons. The Overhead Tank No.2 (having concentric circular tanks within) have automatic level sensors which cut off the discharge pumps, if put in auto mode. But, the pump operator on most occasions invariably puts the switches to manual mode and pumps the water from the two sumps to the Overhead Tank No.2 till both the tanks overflow. There is a continuous wastage of water till the individual observes and stops the water.

OHT No 1 has no such automatic level regulator sensors and hence continuous wastage of water till the individual observes and stops the water cannot be avoided.

There is no overflow warning alarm indication sensors in the Sumps and hence whilst filling the operator has to be vigilant and has to maintain a continuous watch. Overflow of water from Sumps cannot be avoided if inlet valves are leaking and adequate allowance is not given for such leak whilst filling other Sumps from the main line.

To fill Sump No 2 & Sump No 3 with bore well water duration of 14-16 hours and 8 Hrs are required.

Pump no 2 has a hole in its suction line inside Sump No 1 and hence if Section 2 is half empty air lock occurs.

#### **Water Supply and Consumption - Individual Dwelling units**

The quantity and pressure of water supplied to a quarter would depend on the water level of OH tank No 1 & 2 prior to opening the distribution gate valve, the amount of Opening / closing of Gate valve and the differential height of the inlet pipe at the O/H tank of individual quarters and the number of consumers enroute.



There are weaknesses in water distribution to the various dwelling units in the colony due to the following factors:

- The colony is in a low lying area with gradient sloping down from first row of houses to the centre (lake area).
- The colony is having independent dwelling units (DU) and flat system of houses
- Lines with varying diameter sub distribute from the same distribution line to OHTs located at the same block..

The individual dwelling units lying in the lower side receive the maximum pressure and therefore their tanks get filled fully prior to the availability of pressure in the line for other DUs on the higher plane. Equitable distribution of water supply from OHT No 1 is affected by gradient sloping down from first row of houses to the centre (lake area). All DUs lying on the lower side of the Bus Stop road receive water in their respective overhead tanks from Overhead Tank No.1 before some pressure is available to first THREE rows of houses i.e 1-17, 18- 49 and 50-77.

Similarly Supply from OHT No 2 is affected by having independent dwelling units (DU) and flat system of houses in the distribution net work. All type III-H and type V-H DU tanks get filled before some pressure is available to the Phase I DUs of Type II/III and V.

ALSO the distribution of lines with varying diameter (not technically compatible) in the flat type of houses where the supply to individual over head tanks is sub distributed from the main line is another factor for inequitable distribution..

Five of Type VI DUs (280 TO 284) receive their supply directly from 6" main line supplying water from Pump House No 1. All other Type VI DUs of Phase II (except DUs with Suffixes) receiving water from Pump House No 1 are fed through a 75mm dia sub distribution line and valve. All these DUs are lying on a sloping gradient and receive water at more pressure.

All Type VI DUs of Phase I and 8 DUs with suffixes of Phase II have distribution lines of 80 mm diameter

Dimensional details and capacity details of OH tanks as designed at various type dwelling units are as follow

	<u>O/A L dimension</u>	<u>Capacity in Litres</u>		
		Full	Float Level	Dynamic
Type VI Phase I	170x 105x 84	1499	1258	1124
TYPE VI Phase II	100 Dia x 120	1000		903

Type V	125x115x84	1208	1020	905
Type VH	100 Dia x 120	1000		903
Type III/ II	125x115x71	1020	820	775
Type III H	100 Dia x 120	1000		903

The Total dynamic capacity Water requirement to fill overhead tanks of all DUs fed from Pump House No 1 is as follow

101 Type VI of Phase I	=	101 X 1124	= 113524
74 type VI of Phase II	=	74 X 903	= 66822
<b>Total</b>			<b>= 180346</b>

Therefore a shortage of 30KL to the designed capacity is caused by the capacity constraint of the main OHT No 1. Theoretically the quantity of water received in each quarter will vary from 829 litres in higher gradient to 903 litres in lower gradient. Whereas all houses in lower gradient receive actually this quantity Type VI of Phase I gets actually water less than 829 litres because of additional tanks and Sumps fitted in some of the dwelling units supplied water from Pump House No 1, simultaneous intake in kitchen and watering the garden during this time in concerned dwelling units.

Similarly, the Total dynamic capacity Water requirement to fill overhead tanks of all DUs fed from Pump House No 2 is as follow

23 Type VI of Phase II	=	23 X 903	= 20769
72 of Type V of Phase I	=	72 X 905	= 65160
15 Type V H of Phase II	=	15 X 903	= 13545
30 Type III H of Phase II	=	30 X 903	= 27090
42 Type III/ II of Phase I	=	42 X 750	= 31500
<b>Total</b>			<b>= 158064</b>

Flat type DUs have dedicated pipe feeding water to Kitchen and wash place which is always at good pressure and any filling of additional storage kitchen tanks, drums places additional demand on water supply and hence directly result in reduced pressure and intake to individual overhead tank. In addition it is observed that use of bathrooms and Toilets during the water supply timing will also affect the pressure and quantum of filling of OHTs just like watering the garden during the water release timing.

Maximum capacity discharge of OHTs No 1 and 2 are only 150 KL and hence it is not possible to fill all overhead tanks to full dynamic capacity if all OHTs are presumed to be empty i.e, below outlet line just prior to release of water.

OHT No2 when full discharges in 55 minutes since the distribution to most of its consumers is through 75 mm dia pipe lines. All type III H, Type V H and Type II/ III dwelling units in G+ 1 blocks get water to their full capacity in respective overhead tanks even when they draw water in kitchen. Similarly Type V Flats and Type VI Dus ( 292 to 314 ) get adequate water and at reasonable pressure to fill their OHTs to their full capacity if water drawn from the Kitchen is taken into consideration. Only Type II/III Flats ( DUs Nos 190 to 207 ) in blocks of G + 2 floors do not get adequate pressure or quantity to fill their OHTs. However they do get adequate water and at reasonable pressure at terrace flooring level if water is released for 55 minutes daily. Any additional enhanced timing would improve the situation for Type III/ II in G+2 blocks.

OHT no 1 when full discharges in 40 minutes since the carry away pipes are of 150 mm and 100 mm diameters and also due to location of its phase II dwelling units in sloping gradient. Type VI DUs Nos 1 to 77, 61A& B, 62 A &B, 66 A gets water in their OHTs much less than other consumers. However some of these houses have installed additional Overhead tanks, Sumps, Kitchen tanks and Plastic drums to make up for their perceived shortage.

Since the contracted quantity is only 300 KL (Corresponding to Total capacity of two OHTs), release of only Manjira water every morning by a fully filled OHT is not feasible with out exceeding the payment at standard rate. Therefore mixing bore well water on alternate morning is inevitable.

The dynamic height differential is adequate to supply water at adequate pressure to the OHTs of Individual dwelling units irrespective of the location.

The overhead tank capacity and filling rate is adequate to meet the requirement of any family having members up to 5 at 135 litres per head.

No house hold gets water less than 675 litres per day in the morning. Additional 300-350 litres is received very alternate afternoons. The average per dwelling unit distribution works out to 840 litres in the morning and about 2100 litres over two days averaging to 1050 litres a day..

Theoretically distribution in the morning in a day is equal to fill OHTs of individual dwelling units upto 83% ( 150/181) in DUs distributed by OHT No 1 and 95 % (150/158) in dwelling units distributed by OHT no 2.

Release of water additionally in the alternate afternoon enhances this filling capacity per day to an average of 104 % (375/362) and 122% (375/ 308) respectively.

There is no leak on the distribution line during supply.

Tanks without floats and Wastage of water from leaking / open taps in the individual dwelling units will deplete this filling capacity by overflow loss. Washing of utensils / clothes in running water is another reason for depleting the overhead tanks. Simultaneous use of water during supply timing for washing and gardening purposes also deprives each individual household from having a filled OHT.

Residents using Sump/ Pump may draw more water than others in the allotted time of distribution and impede attempts to provide as equitable distribution as possible.

### Fitment of Water Meters

FITMENT OF WATER METER IN EVERY DWELLING UNIT NO DOUBT WOULD MAKE ALL RESIDENTS FULLY CONCIETOUS AND TO FOCUS TO CURB LEAKY TAPS/ OVERFLOWING TANKS AND THUS SAVE WASTAGE OF WATER.

Some incremental gain would accrue. But this would not mean automatically improvement in dwelling units getting less water since water distribution is by gravity and the requirement to fit tamper free meters may not provide an opportunity to those who want to draw less water to control intake.

Requirement of meters for the dwelling units are as follow

Type VI, Type V H, Type III H - One each for 243 dwelling units  
Type V, Type II, Type II flats - Three each for 114 dwelling units

As these meters are of ½ "reducer it will take longer to fill individual overhead tanks and may further affect dwelling units in higher gradient and Flats in G+2 blocks.

Cost of each reducer is about Rs 678 and fitment would cost additionally Rs300 per meter. The total cost would be about Rs 572130 @ Rs 2934 for each flat at Rs 978 for others.

Meter checking and billing very month would involve employment of additional staff of a clerk and a meter reader. It would mean Rs 4500 per month as additional expenditure every month.

Maintenance of defective meters and access to locked houses are additional issues for consideration. It would also mean entry into each flat to washing area and Kitchen tap area at least once every month which may affect privacy of some members.

### Recommendations

#### Water Supply Arrangement to the Colony

1. Enhance contracted quantity of Manjira Water supply from HMWS&SB to 400 KL per Day.
2. Replace Leaky inlet valves at Sump No 1, 3 and at dwelling unit 34.
3. Shut Valve at JNTU till completion of action at 2 above.
4. REGULATE AND CONTROL intake of Manjira water till completion of action at 1 &2 above.
5. Always keep Sump 1 & 3 at least 2' less than full capacity to cater for leaks over a 24 hour period.
6. Take Manjira water first in Sump No 1, if required before-taking water in Sump No 3 or Sump No 4.

7. Ensure level in Sump 3 is less than half before taking water in Sump no 1 or Sump no 4.
8. Keep Valve at dwelling unit 34 always shut except when taking water in Sump No 3 or Sump No 4.
9. Keep all inlet valves shut when not taking in water.

### Billing Procedure

Ensure billing as per reading on the morning of the First day of month regularly since variation may sometimes result in billing at enhanced rate.  
Ascertain authorized total quantity for months of Jul, Aug, Oct, Dec, Jan, Mar & May.

### Water Distribution Arrangement

Repair/Replace all four valves on OHT No 1 & 2 release line.

Shut 3" valves supplying water to Type III H houses by 12 turns (Total 18 Turns).

Repair motor pump suction lines in Sump No 1 to prevent air lock.

Rebore / Change size of bore and pipe at DU 74.

Upgrade motors in Pump House No 1 to 7.5 HP. If necessary fit new control panel and supply switch boards

Use existing 5 Hp motors as portable/ stand by for defective pumps

Construct an additional Sump of capacity not less than 100 KL at Park No 1.

Fit level sensors and auto start and stop relay circuit in to the switch boards at OHT No 1.

Run pumps in auto mode at all times.

Do not restrict water supply to less than 55 minutes or 40 minutes if water is supplied only once in a day at OHT No 2 and OHT No 1 respectively.

Release of water in auto mode once daily for 1 hour at both pump houses after the above would provide adequate water to all.

Pump operator should be thoroughly trained and instructed to

Not to keep the pump running unattended.

Not to run the pumps whilst proceeding to shut the valve at JNTU.

Run Pump no 2 for 1 Hour AHEAD to ENSURE fill inner section of OHT No 1 IS FILLED before running No.1 Pump since the over flow from outer Section does not necessarily mean inner section is full.

Run pumps in auto regimes at all times.

Connect overflow drain of inner section of OHT no 1.

Fit level sensors / indicators at OHT No 1.

Fit level sensors with warnig alarm sensors for Sumps 1, 3 & 4.

Provision of water once for a longer duration is preferable than twice for shorter duration especially at Tank No 2.

Ensure inner section of OHT no 1 is full before releasing water in the morning by running pump no 2 to confirm..

Install two additional control valves in lines supplying to Type III H DUs 227-236 and 219-226 so that pressure could be available at the earliest to Type III flats 190 to 207.

Alternatively provide a direct line of 100 mm dia from the edge of Park No 2 in front of Akash Ganga to the 100 dia pipe near DU 216.

Carry out water analysis of Bore well water regularly.  
Carry out cleaning of OHTs and Sumps at least once every six months.

**Water Supply and Consumption - Individual Dwelling units**

Construction of additional overhead tank/ Sumps should be prohibited till all DUs get their equitable share.

Existing Sumps be disconnected from OHT supply. Alternatively water meters be fitted to the Sumps and quantity drawn be charged at Rs 50 per KL or at enhanced rate whichever is higher.

Additional overhead tanks / kitchen tanks also be fitted with water meters and charged at enhanced rate of Rs 50per KL whichever is lower.

Residents using pumps directly on main line be disconnected with water supply after giving due notice.

Residents be educated about the factual position on water supply and adequacy of water for daily and normal requirement so that imbibed wrong perception on the shortage is cleared once for all. Care to conserve water should also be exercised by all.