


**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 1030 hrs on Sunday, 11 Jul 2004 in the Community Health Centre "AKASH GANGA" near JVVAOA Office, Kukatpally, Hyderabad-72 to transact the following business.

1. Ratification of the Minutes of the previous AGM and the Special Meeting.
2. Report of the Board of Managers.
3. Presentation of Accounts; Details of proposed capital expenditure; Appointment of Auditor for the Year 2004-2005.
4. Administration of CHC.
5. Parking of vehicles.
6. Over-flowing overhead tanks.
7. Non-residential/commercial Activity.
8. Revision of Maintenance charges.
9. Construction of permanent shopping complex.
10. Registration of Dwelling Units.
11. Location of the Reading Room.
12. Revision of Bye laws.
13. Any other points, with the permission of the Chairman of the Meeting.
14. Election of Board of Managers.

Station: Hyderabad  
Date: 2/ Jun 2004

- Encls:**
1. Report of the Board of Managers.
  2. Balance Sheet.
  3. Capital Expenditure proposals
  4. Explanatory Notes for Agenda items.
  5. Proxy form.
  6. Draft Bye-Laws.

  
**(KSP. REDDY)**  
**Ex JWO**  
**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 at the scheduled time since the Draft Bye-Laws are to be approved.
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 JV/V.
  - d) A nominee must announce acceptance of his/her nomination.
  - e) Election by Ballot will be held, if necessary.

**JAL VAYU VIHAR APARTMENT OWNERS' ASSOCIATION**

Regd. No. 4167 of 1992.

Kukatpally, Hyderabad-500 072. Phone No. 23058018

**PROXY FORM**

**ANNUAL GENERAL BODY MEETING (11 Jul 04)**

I/We (Name) \_\_\_\_\_ of DU No. \_\_\_\_\_

a Member of Jal Vayu Vihar Apartments Owners' Association hereby appoint (Name) \_\_\_\_\_  
of (address) \_\_\_\_\_

\_\_\_\_\_ or failing him(Name) \_\_\_\_\_ of  
(address) \_\_\_\_\_ as my/our proxy to attend and vote for me/us and on my/our behalf at the

AGM of the Association to be held on 11 Jul 04 and adjournments thereof.

Relation ship (First proxy) ` \_\_\_\_\_  
(Second proxy) \_\_\_\_\_

Dated this \_\_\_\_\_ day of (Month) \_\_\_\_\_ 2004.

Re. 1/-  
Revenue  
Stamp

Signed by the said \_\_\_\_\_

**NOTE:**

1. The proxy form must reach the Office of the Association not less than 48 hours before the scheduled time of the meeting. *Original form with signed revenue stamp may also be faxed directly to proxy.*
2. A member may appoint any one of the following as his/her proxy:
  - a) Mother
  - b) Father
  - c) Son, if a major
  - d) Daughter, if a major
  - e) Spouse
  - f) A member of the Association
  - g) GPA holder on his/her behalf

A person cannot hold more than one proxy. However, a Member of the Association may hold upto two proxies. A proxy can take part in discussions at a meeting and cast his/her vote. Relationship of a proxy to the concerned member shall be indicated in the proxy form and the proxy may be required to prove his/her identity.

*SOM*  
Shri. P Sarma

*Shri. J.R. Rajan*

*Shri. Kalyan Kumar*

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**REPORT OF THE BOARD OF MANAGERS FOR AGM**  
**SCHEDULED ON 11 JUL 2004.**

1. **Introduction:** - The period Jul 2003-Jun 2004 has been a fairly satisfying one. The Community Health Centre, which has been discussed in every General Body Meeting for many years now, has finally taken shape. Area under the Parks and Play grounds has been increased. The labour problem has been sorted out except for a minor issue. The Bye laws have been revised by the Board, for consideration by the General Body. Essential services ie. Water Supply & Electricity supply and other services have been satisfactory.
2. **Water Supply:** - As usual, we had no problems with water supply. Water is being supplied twice a day. The four sumps and two over head water tanks have been cleaned. Some of the residents have been wasting water through over flowing over head tanks. In spite of repeated efforts by successive managements, there has not been much improvement in this aspect. It is time the General Body considers deterrent penal action in monetary terms.
3. **Electricity Supply:** - Electricity Supply has been satisfactory. One high mast with multiple light elements has been installed in front of the Community Health Centre. In order to prevent disruption of power supply, pruning of trees has become a regular exercise.
4. **Security:** - Security of the colony is satisfactory. Subsequent to the resolution of the labour problem which was inherited by this Committee, the security services have also been handed over to the contractor. There have been a few incidents, mainly due to the complacency/negligence of the residents, in securing the items of their personal property. There is a need to beef up our security system by adding at least three watchmen to the existing seven.
5. **Accounts:** - We have now adopted computer aided accounting system by loading the original software Tally 6.3 into our computer. All the data is being entered and it is easier, more accurate and faster system that we now have. We are making efforts to obtain a refund of Rs.47,441/- which had been deducted as TDS by banks and Municipality. Our accounts are upto date inspite of the very large no of transactions, due to the construction of Community Health Centre.
6. **Conservancy:** - Large open spaces within the Colony and the rapid growth of grass during the rainy season, stretch our conservancy resources. Once in a week, we have been getting the help of municipal conservancy workers for about 4-5hrs. However, it is necessary to hire casual labour for at least 40-50 man-days during the year, in order to clear the undergrowth.
7. **Sports:** - The Badminton Court adjacent to the Tennis Court has also been concretized. The Basket ball boards have been laminated with a layer of fiber glass. Tennis Coaching has been organised for children during the summer. Badminton tournament was held for Boys, Girls and Veterans. In spite of efforts by the Management, ladies are still reluctant to come forward to take part in Sports/Games.
8. **Horticulture:** - The area under parks has been increased. The large space adjacent to the kumta which was being used earlier as a dumping ground, has been planted with shade-giving tree saplings, by children on the occasion of Gandhi Jayanthi. The place is therefore named Gandhivanam. Located close to the newly constructed Community Health Centre, this space can be used as parking area for the same, after some minor development works. The corner adjacent to DU No.260 has been developed innovatively into a park, with discarded materials. The park adjacent to the South gate has been improved further. The area to the south of the septic tank has been transformed with cactus plants, green grass and other decorative plants. The area behind the Bus-stop has been cleaned up and a variety of palms and flowering shrubs have been planted. In the center of this area a Map of India is being painted, on an elevated platform. Permanent provision has been made for watering plants in the triangular park, park adjacent to DU No.260, and Gandhivanam. Presently there is one gardener who is assisted by one of the Conservancy staff. Due to the increased area under the parks, it is necessary to have at least one more experienced gardener.
9. **Office Establishment:** - In order to fill up the vacancy created by the departure of the previous Estate Manager, the present Committee appointed a VRS availed Executive Asst of IDPL, who is conversant with Accounting procedures.
10. **Parks & Play grounds:** - Presently, our parks & playgrounds are being well 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.  
  
A time may come in the not too distant future, when the no of outsiders in our parks & playgrounds will be more than our own residents. In order to prevent this possibility, 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.
11. **Hiring out Extra Rooms:** - In quite a few cases the Extra Rooms in type V blocks have been hired out to groups of students. These students park their two wheelers haphazardly on the roads; drive rashly inside the Colony where-in small children tend to play on the roads, and create other social irritants. Hiring out through the society, or to 2/3 member families may solve this problem to a large extent.

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12. **Community Health Centre (CHC):-** The chronological sequence of events till Nov 2003 was circulated to all the members along with the Notice for Special Meeting dated 16 Nov 03. During the Special Meeting, an additional amount of Rs.7.5 lacs was sanctioned unconditionally, by the General Body for additions to the CHC, apart from the previous Janmabhoomi sanction of Rs.10 lacs. During Jan 04 we tried and obtained an additional Janmabhoomi sanction for Rs.9 lacs from the Govt of AP, by contributing Rs.4.5 lacs. The work progressed at a fair pace and the Pravesha Pooja was performed on 20 May 2004.

Instead of through Municipality/Contractor, we executed the work on our own and achieved significant saving of about Rs.3.5-4.0 lacs. This saving and other initiatives have resulted in additional works related to the CHC, within the approved area, which were not originally planned. These are:

- (a) Large increase in the area of the terrace.
- (b) Pathway at the rear connecting East-West terraces.
- (c) Two bigger rooms, one each on either side of the stage.
- (d) A Stair Case.
- (e) Infrastructure for a Fountain, with an iron grill around it.
- (f) Barricading the entire area around CHC with GI mesh/Brick wall and installation of three gates.
- (g) **Polished granite cover to the following:**
  - (i) The stairs & platform leading to the main entrance.
  - (ii) The entrance foyer floor.
  - (iii) The dado to the stage.
  - (iv) The stairs and the landings on either side of the stage.
  - (v) Skirting all around the stage.
- (h) Fixing of imported false-ceiling in the Main Hall.

The final cost of the structure is approxly Rs.19.3lacs. Thus we have saved Rs.2.7 lacs out of the Rs.7.5 lacs sanctioned in the Special Meeting, inspite of the value additions as stated above.

Not only Jal Vayu Vihar but any society can, justifiably, be proud to have a structure like our CHC.

One of our members, Sri.AV.Ramakrishna Rao IFS(Retd) DU No.45 has volunteered to get the landscaping done professionally, in the area around the Community Health Centre.

13. **Festivals/Functions/Social Activities etc.:-** The following festivals/functions/activities were held as per our traditions with devotion and enthusiasm.

- |                       |   |   |
|-----------------------|---|---|
| (a) Independence Day. | - | Pooja, Cultural events etc.   |
| (b) Ganesh chaturthi  | - | Dandia Raas 27 Sep 03-04 Oct 03.  |
| (c) Dassera           | - | Planting of saplings by children in Gandhivanam.                                  |
| (d) Gandhi Jayanathi  | - | Drawing & Painting competition-Cultural Programme by children-prize distribution. |
| (e) Children's Day    | - | Dinner, Dance, party games, Tambola,Prize distribution.                           |
| (f) New year          | - | Rangoli competition.  |
| (g) Sankranthi        | - | Prize distribution for Rangoli competition.                                       |
| (h) Republic Day      | - | Panchanga Sravanam by Sri.S.N.Sastry.   |
| (i) Ugadi             | - |   |

In addition, spiritual discourses by Sri. Krupananda Swamiji were held during Oct-Feb.

'Knowledge club' comprising children and adults, met regularly during Oct-Feb. The summer camp for children, was wrapped up with a children's cultural programme on 06 Jun 04.

14. **Acknowledgements:-** The Committee gratefully acknowledges the advice/help/services rendered by the following to our society.

- (a) Our patron, AVM P.Prakash Rao(Retd) who not only made Janmabhoomi sanctions possible for the CHC but also used his good offices for procuring polished granite as also getting the false ceiling at a discounted cost. He has also been a source of strength in the resolution of labour problem.
- (b) Sri.KS.Reddy garu who worked tirelessly for creating Gandhivanam and also for bringing up the open spaces and the parks to their present state.

- (c) Wg Cdr PM.Rao(Retd), Sri. Raghavan, Sri GV.Subbaiah, Sri.Raju, Sri I.Sudershan and others who worked hard to make Ganesh Pooja celebrations very successful.
- (d) Sri & Smt VV.Rao who have performed the Bhoomi Pooja as well as Pravesha Pooja for the Community Health Centre.
- (e) Mr & Mrs Nayanar who organised and conducted the K-club meetings, and children's cultural programmes and took active part in society functions.
- (f) Smt Raghavan, Smt.Lakshmi, Smt.Pratima Sagar, Smt.Meera Krishnan & Smt.Meera Rao and many others who took part/helped in social/cultural activities of our Society.

**Points for action from the Previous AGM**

1. **Badminton Court located near Tennis Court:-** This has been concreted as per the decision of the AGM. A concrete pathway has also been made, oriented in the N-S direction between the Tennis & Badminton Courts.

2. **Spacers for Power Supply lines:-** The Staff of APCPDCL have promised to provide these wherever necessary.

3. **Draft Bye Laws:-** A subcommittee has been appointed comprising the following members.

Gp Capt TCS.Rao(Retd)  
Sri K.Prasad  
Smt P.Ramasita  
Smt K.Indira Reddy  
Ex JWO KSP.Reddy

The draft bye laws have been finalized and are circulated for perusal and feed back by the members. The feed back should reach the Society office by 05 Jul 04. Depending on the nature and quantum of feedback, the General Body may discuss and adopt the revised Bye Laws in the forthcoming meeting or at a subsequent meeting.

4. **FSI for flats:-** On receipt of the representation from some of our members, AFNHB, New Delhi had communicated the clarification that no additional land, other than the land on which the structure is standing can be apportioned for the owners of flat type DUs, since all the other allottees/members of the Project have also paid for the additional land.

5. **Gifting of land to Municipality:-** Municipal authorities have indicated that the gifted land now belongs to the government, and only the government can issue any order on the subject.

6. **Reading Room:-** The Municipality has been approached. The Ward Councillor had promised that a reading room will be constructed in our colony. The General Body may decide the location, after deliberations.

7. **Labour problem:-** Our society was at the verge of losing this case when the present committee took over. Such a loss would have meant a huge financial loss of about Rs.2.4lacs as well as a heavy recurring expenditure for our society. By pursuing the case diligently, we got it resolved in our favour. As off-shoots of this problem, ESI Corporation and PF commission also inspected/investigated our society. We were able to satisfy both these agencies by our representations. As indicated earlier, a minor issue remains which is likely to be resolved soon.

8. **Maintenance of Parks & Play grounds:-** No new contract has been entered into for this purpose. The maintenance has been undertaken through the existing resources. Only a nominal increase of Rs.500/-pm has been effected for service contract during this committee's tenure.

9. **Service charges for Registration:-** An amount of Rs.500/- each has been collected from all those who have registered their DUs. This practice is being continued.

10. **Tripartite Agreement:-** The Committee is of the opinion that a formal agreement between the owner, the society and the tenant is neither desirable nor practical. On the other hand, necessary practical steps may be taken after due deliberations. The objective is two-fold; firstly, to safeguard the interests of the owner in terms of the antecedents of the tenant as also the amount of receivable rent and secondly, to safeguard the interests of the society in terms of getting the right type of residents into our colony. For this, the owner must allow the Society to select the tenant at the rent fixed by the Society. However, if the owner wishes to rent out the DU on his/her own at a rent decided by him/her, the same must be communicated to the Society and a confirmation of No Objection be obtained, after the society satisfies itself of the antecedents of the prospective tenant. In all

cases, the owner must pay a month's rent to the Society as service charges as also the tenant must pay a refundable deposit to the Society, which shall be refunded at the time of the tenants' departure from the Colony. However, the modalities for handing over/taking over to/from the tenant by the owner shall be as per the mutual convenience of the two, with prior information to the Society. Any written agreement between the owner/tenant shall also be as per their mutual consent/convenience. This procedure is contemplated, as mentioned earlier, to safe guard the interests of the owner as well as the society. For example, the prevailing rates of monthly rent and the market value in respect of various types of DUs are as follows:

Type VI	Rs.6,500/-	Rs.30 lacs
Type VH	Rs.5,000/-	Rs.22 lacs
Type V	Rs.4,500/-Rs.5,000/-	Rs.17-19 lacs(without ER)
Type IIIH	Rs.3,500/-	Rs.13-14 lacs
Type III	Rs.2,500/-Rs.3,000/-	Rs.11-12 lacs
Type II	Rs.2,500/-	Rs. 9-10 lacs
ER	Rs.1,500/-	

But a large no of owners have let out/sold their DUs for much lesser amounts.

Regarding the types of tenants, generally a company executive or a salaried employee tends to be more law-abiding and a better resident than a business man who tends to extend his business activity to his residence, creating problems to the owner as well as the society.

11. **Painting of Electrical poles:** Operational staff of APCPDCL have been approached for the purpose. While they are responsible for the maintenance of all the power distribution equipment, they have indicated that their maintenance activities shall be guided by their own priorities in the matter.

12. **Centrex System of BSNL:-** This system operated by BSNL is akin to Intercom without any requirement of additional infrastructure/equipment. The calls within the system are not metered but a fixed amount of Rs.100/-pm shall be charged along with the rental of each telephone. It is especially suitable for corporate offices, large factories etc where there is a large volume of intercommunication on a routine basis. If a group of our members desire such a system for their group, they may get in touch with BSNL.

13. **Stickers on vehicles:-** These have been made available in the Society office, at a cost of Rs.5/-each. However, their utility is very limited, since after 11PM the security staff are required to stop the vehicles anyway, for getting the details entered in a Register. Members may collect the stickers from the office.

14. **Availing of discount on maintenance charges:-** In order to regulate the discount, of one month's maintenance charges, only to those paying the lumpsum yearly maintenance charges before 10<sup>th</sup> April, a notice had been circulated. It is also being implemented.

15. **Appointment of Auditor:-** M/s. Sreeramulu & Srihari, Chartered Accountants have been appointed as our auditors for year2003-2004 at a remuneration which is more favourable to our society, than before. Being located at Arneerpet, the present auditors are also more easily accessible than before.

16. **Sewage flow from Bhagyanagar Phase II near South gate:-** Municipal officials had promised but failed, to alleviate this problem. A recently grounded comprehensive sewage clearance system for this area, is likely to solve this problem.

17. **Addagutta sewage:-** The Municipality has completed the laying of underground pipe lines through our colony. The Addagutta sewage now flows through these pipes into the kunta.

18. **Additions/Alterations to DU:-** This matter has been discussed with planning staff of Municipality. They have indicated that if serious cases of violation are brought to their notice, they will take necessary action. This needs follow up.

#### CAPITAL EXPENDITURE PROPOSALS

	<u>Amount(Rs.)</u>
1. Raising of the compound wall (North of West gate, Behind 143-147, Behind 258-260, Near 208, Between 307-339; Between 10-17, Between Park(S.Gate)-61B Behind 301-307 Adjacent to Security Room)	Rs. 40,000/-
2. PVC Chairs (200Nos) Tables(5Nos)	Rs. 55,000/-
3. Kitchen Shed for CHC	Rs. 40,000/-
4. Additional Toilets for Ladies & Gents for CHC	Rs.1,00,000/-
5. Laying of rough cuddapah slabs with grass pointing, in the area to the west of CHC (approx area 2500 sft)	Rs. 20,000/-

## EXPLANATION OF AGENDA POINTS

### 1. Administration of Community Health Centre:

(a) Community Health Centre (CHC) is one of the additions to the assets of Jal Vayu Vihar. It is the responsibility of all the members/residents to safeguard this asset, as also all the others. The routine maintenance, upkeep and administration shall vest with the Board of Executive Managers. For this purpose, the Board may do any or all of the following.

(i) **CHC may be utilized for the following purposes:**

- \* Health Camps/Health Lectures.
- \* Yoga Classes/Demonstrations.
- \* Cultural Programmes.
- \* Spiritual/Religious activities.
- \* Social functions.

(ii) In addition to the members, the tenants and outsiders may also be permitted to use the CHC as per the terms and conditions stipulated from time to time. Booking shall be on first come first served basis.

(iii) **The Board may also do the following:**

- \* Appoint person(s)/staff to maintain the CHC and decide on their remuneration.
- \* Spend monies, after due deliberations by the Board, for any work connected with CHC, subject to the limits stipulated by the rules of the Society.

(b) When the Society permits individuals/other agencies to use the CHC, it may collect an amount of compensation as decided by the General Body. Recommended rates of compensation, for the present, are:

	<u>Rate (Rs.)</u>
	<u>Per Function(12 hrs)</u>
For Marriages/other functions	10,000
For Commercial Exhibition etc.	8,000
Refundable Deposit (Subject to deduction for the cost of damages, if any)	5,000

(c) **Terms & Conditions:-**

- \* The full amount of compensation shall be paid in advance, at the time of booking. The refundable deposit shall also be paid prior to the function.
- \* The two rooms on either side of the entrance foyer are meant for the exclusive use of the Society. Only the rest of the building is available for the use of the others.
- \* Members shall get a discount of 50% on the stipulated amount for the functions in their own name/their children's name. Members/Others are required to produce necessary proof for the function as well as the identity of persons.
- \* In addition to the above charges, power consumption charges shall be levied based on the meter reading @ Rs.10/-per unit. The account shall be finalized on the day following the day of the function.
- \* Lighting of fire or any sort of cooking inside the building is not permitted.
- \* Driving of nails into the structure is not permitted.
- \* Tampering with electrical system/wiring/fixtures of the building is prohibited.
- \* Smoking and/or spitting inside the building is prohibited.
- \* Tent house/Nadaswaram Artists/Decoration Artists/Lighting system/videographer affiliated to JVV only are to be used.
- \* In case of any dispute, the decision of the Management shall prevail.

2. **Parking of Vehicles:-** Some residents have been parking their vehicles either partly or fully on the roads. Some others park two/three/four four-wheelers belonging to themselves or their establishments inside the colony. It is only fair that such exploitation of the colony space should generate some income for the society. Therefore, it is proposed firstly, to levy monthly parking charges of Rs.200/250/300 for the second/third/fourth personal four-wheeler and Rs.500/- for each company/institutional/commercial vehicles parked inside the colony and secondly, whenever a complaint is received by the Management from a resident regarding improper parking by another resident, a penalty of Rs.50/-is proposed to be imposed, if the Management is convinced of the genuineness of the complaint.

3. **Overflowing Overhead tanks:-** A number of notices have been circulated during the last few years, requesting the residents to ensure that their overhead water tanks do not overflow. However, every morning one comes across at least 10-15 overflowing tanks. It is proposed that after giving one notice to the resident or affixing the same on the door of the DU, if the overflow persists beyond two days Rs.50/- shall be levied as penalty for each additional day. For this purpose, at least one member of the Managing Committee shall physically verify the over flow.



4. **Non-residential/commercial activity:-** All the members are aware that no non-residential activity/storage of commercial goods is permitted either in the DUs or in the garages. In spite of several circulars to this effect, some residents still indulge in Non-residential use of DUs/Garages. It is proposed to levy a penalty of Rs.5,000/-pm for any non-residential use of DUs or Garages. For this purpose, at least three members of the Managing Committee shall satisfy themselves of the non-residential use. Their decision shall be final.

The parking charges and the penalties, if any, in respect of improper parking and/or overflow of overhead tanks and/or Non-residential activity shall, if not paid already, shall be shown as debit in the respective accounts. These are to be cleared along with the next month's maintenance charges. If not cleared, a late fee of Rs.10/- shall be charged per month, for each penalty. If the total debit exceeds three month's Maintenance charges, water supply and other services shall be discontinued.

5. **Revision of Maintenance Charges:-** The present Maintenance Charges came into effect on 01 Oct 99. Since then there have been a number of upward revisions in Electricity Tariff, Water Tariff, Salaries & Wages, and significant increase in cost of maintenance & repairs. Till two years ago, we used to have a revenue surplus which could be utilized for creation of capital assets. On the other hand, during the last six months, on an average, the routine revenue income is Rs.1,18,000/-pm where as the revenue expenditure is Rs.1,25,000/- creating a gap of Rs.7,000/-pm. In addition, in order to beef up our security as also the need to have an additional gardener requires us to spend approxly Rs.6,500/- Rs.7,000/-pm. Also, if the revised maintenance charges are to hold good for 2-3yrs, we have to cater for an escalation of about 10% to the total expenditure. Therefore the final figure enlarges the gap between the present income and the expected expenditure to approxly Rs.27,000/-pm. If the present Maintenance Charges of Rs.300/-(Type V & VI), Rs.220(Type II & III) & Rs.50/-(ER) are increased to Rs.400/-, Rs.300/- & Rs.150/- resply, the gap can be bridged with approxly Rs.7,300/-pm to spare. However, if the system of 'Tripartite agreement' becomes institutionalized, and also if we are assured of a steady income from other assets, the general body may later consider a downward revision of the revised maintenance charges.

6. **Construction of permanent shopping complex:-** The existing complex housing the shops and the office accommodation is a temporary structure which is more than 13yrs old. It is necessary to consider replacing it with a permanent shopping complex. The new building could be of G+1 or G+2 configuration, the ground floor housing all the shops, the first floor for the office accommodation and the second floor, if any, for any purpose as desired. The plan, funding and execution need to be worked out and deliberated. If the general body accepts the necessity, a sub-Committee may be appointed to go into all the aspects in the matter. The detailed terms of reference may be given to the sub committee, by the next Managing Committee.

7. **Registration of Dwelling Units:-** The Dwelling Units in AWHO Colony in Sikh Village and in Ved Vihar, Trimulgherry are being Registered by their respective Societies after payment of stamp duty and Registration charges on the cost of land only without consideration of the cost of the structure. This is being done through a consultant after obtaining affidavits of "No Objection" from the AWHO, New Delhi as well as those who have already registered their Dwelling Units. This also involves issue of "No Objection" by AWHO for transfer of the land to the local Society. Subsequently, the State's land Commissioner and the Finance Department would be approached for necessary approvals. This would result in drastic reduction of the Stamp duty and registration charges by as much as 80%. While all these formalities may take as much as 8 months to 1yr, it would be worth while to start the process now. For this, the General Body has to approve the following:

- a) The Management is authorized to start the process.
- b) The Society is authorized to Re-register the land of the Dwelling Units, which have already been registered, again in the name of the owner, at no cost to the owner.



(TCS.RAO)  
Gp Capt(Retd)  
President