

JAL VAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION
KUKATPALLY, HYDE ABAD - 500085, TEL NO: 23958918

Regd. No A187/1992

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JVHOWA/HYD/2019-20

NOTICE FOR EGM

Date: 29.01.2020

With reference intimation of circular No.11 dated 13.12.2019 and postponement of convening of EGM, Notice is hereby given that the for Extra Ordinary General Body Meeting (EGM) of the Members of Jal Vayu Vihar House Owner's Welfare Association (JVHOWA) will be held at 10.00 A.M on Sunday 16th February 2020 in the Community Health Centre "AKASH GANGA" to transact the following agenda points.

Agenda Points :

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

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


Secretary
JVHOWA

Enclosures:

1. Amendments/changes proposed to the Bye Laws

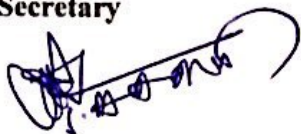
BE PART OF IT & BE PROUD OF IT



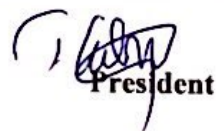
Amendments/ Changes Proposed to be place in EGM of 16th February 2020
BYE LAWS OF
JAL VAYU VIHAR HOUSE OWNERS
WELFARE ASSOCIATION

| S. No | Existing | | Proposed |
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| CHAPTER I : OBJECTS & MEMBERSHIP OF ASSOCIATION | | | |
| PARA 7 : MEMBERSHIP OF ASSOCIATION | | | |
| 1. | a | All the initial owners of DUs in JVV as per the first name in the sale deed /allotment letter issued by AFNHB and eligible by age shall become members of the association | Proposed to delete the existing and keep the following. All the owners of the DUs in JVV in phase I & II are eligible by age(Major) to become members of the association. In case where the names of purchasers in the sale deed or allotment letter are two or more, any one among them is eligible by age become members of the association. Co owner must authorize him in perpetuity. |
| 2. | c iv | The first name on the sale deed shall be placed in the association records as owner/member in case of joint registration | Proposed to delete the existing and keep the following. All the names in the Order as in the sale deed registered shall be placed in the association records in the same order as owners [or joint owners] / members [or joint members] |
| CHAPTER II : VOTING AND QUORUM | | | |
| 3. | NO CHANGES PROPOSED | | |
| CHAPTER III : ADMINISTRATION | | | |
| PARA. 9 : ORDER OF BUSINESS | | | |
| 4. | d | Report of BOM | Report of BOM to Include - Status of Common Areas - No of Notices issued against members dishonoring of bye laws. - Legal cases filed/pending. - BOM/Resident Owner meet Minutes needs change in by laws. |
| CHAPTER IV : BOARD OF MANAGERS | | | |

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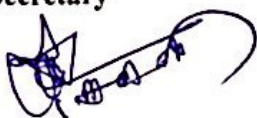



President



| PARA. 5 : ELECTION AND TERM OF OFFICE | | | |
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| 5. | a | The term of office of BOM shall be for a period of one year or until the succeeding board is elected. | The term of office of BOM shall be for a period of (One)/Two years or until the succeeding board is elected |
| 6. | b | A manager may stand for re-election for one more term. However a manager cannot stand for re-election if he was a manager in last two consecutive years. | A manager cannot stand for re-election immediately after two years of his/her office of BOM. However subsequently he/ she may stand for election. |
| PARA 11 : QUORUM: | | | |
| 7. | | At all meetings of the BOM not less than five managers and one manager from each type of DUs shall constitute a quorum for the transaction of business and the decisions of the managers present at a meeting at which quorum was present shall be the decisions of the BOM. However NO decision shall be taken in respect of a particular type of DU which affects the members of that type of DU unless both the managers from that type of DU are present. Any decision in respect of a particular type of DU shall be valid only when both the managers of that type of DU vote in favor of the decision | Proposed to delete the existing para and keep the following. 50% of the effective strength of the BOM will constitute a quorum for the transaction of business and the decisions of the managers present in such a meeting shall be the decisions of the BOM. |
| PARA 16. CODE OF CONDUCT FOR BOM : NEW ADDITIONS. | | | |
| 8. | | NIL | a) No Manager/BOM member /he /she family members should take undue advantage of their position in BOM what so ever to carry-out any act or acts against the by- laws of the society such as alteration/ extension / occupying common areas/ changing/ converting the common areas. |
| 9. | | NIL | b) All the members of the association are entitled to make complaint against any such misuse of taking undue advantage of the |

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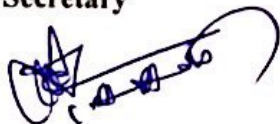




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| | | | | position by the BOM. Also the complainant may call for EGM as per the bye laws as mentioned in Chapter III para 5. |
| 10. | | | NIL | c) The EGM can discuss, deliberate and take a decision on the said complaint against the BOM and more specifically on the manager. |
| 11. | | | NIL | d) If the EGM finds fault in the misuse of the powers which vested in the BOM member pay's a penalty of Rs 1,00,000 (One Lakh) to the society and will also be barred from contesting or holding any post in the BOM for minimum of 4 years from the date of decision made by EGM/AGM. (Other Options :) Penalty of Rs 50,000 with bar for 6 years or Nil penalty with bar for 10 years |
| CHAPTER V : OBLIGATIONS OF THE MEMBER / RESIDENT | | | | |
| PARA 6 : CODE OF CONDUCT: | | | | |
| 12. | f | | A member may rent his DU for residential purposes and for families only. The particulars of the tenant duly completed in the prescribed form are to be submitted to the association office. NIL | A member may rent his DU for residential purposes and for families only and not for bachelors and commercial purpose. Sub-letting of DUs is not permitted which includes extra room. The particulars of the tenant duly completed in the prescribed form are to be submitted to the association office. Penalty of Rs 10,000/M will be imposed against the owner of the house in deviation of the above clause till vacation/commercial activity is stopped. |
| CHAPTER VI : | | | | |
| 13. | | | | NO CHANGES PROPOSED |

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| CHAPTER VII : LAND REGISTRATION IN DU SALE DEED AND ALTERATIONS/ MODIFICATION OF DUs | | | |
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| PARA 3 : a) GENERAL: | | | |
| 14. | iv | A member shall submit the proposal for the internal/ external works on the DU along with No Objection Certificate (NOC) from neighbor members. | A member shall submit the proposal for the internal/ external works on the DU along with No Objection Certificate (NOC) from neighbor members. The Owner will submit the statutory / competent authority approved drawing to the Association upon which the BOM will issue "WORK COMMENCEMENT CERTIFICATE" to the DU Owner till such time no work should be commenced. |
| | vii | The BOM is empowered to issue NOC or refer to a sub committee before arriving at a decision or defer till AGM for decision by the General body as deemed fit of any proposal | Deleting |
| 15. | viii | NEW | No material is permissible at the site of work without obtaining the "WORK COMMENCEMENT CERTIFICATE" from the BOM. The security will be instructed not to allow any material without obtaining work commencement certificate. |
| 16. | ix | NEW | In case any DU owner brings material to his/her site prior to obtaining "WORK COMMENCEMENT CERTIFICATE". it is their responsibility to remove such material within one week from the date of intimation by BOM. Otherwise BOM will remove the same material and the total cost with penalty (two times of the actual cost) from the DU owner will be collected |
| 17. | x | NEW | Water connection will be removed by the society if any DU |

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| | | | | Construction is taken up without taking "WORK COMMENCEMENT CERTIFICATE". |
| 18. | xi | | NEW | <p>He/She will deposit a sum of Rs 30000, 20,000 (Thirty/Twenty Thousand Only) as a security deposit with the Association prior to issue of the NOC by the Association.</p> <p>If the BOM's estimate that there is a cost involved due to various defaults by the DU Owner, than the amount can be increased to Rs 50000/= [Rupees fifty Thousand only]</p> |
| 19. | xii | | NEW | The said security deposit shall be adjusted by the Association towards the damages caused to the association property, neighbour residence, roads, water lines, drainage pipes for removal of debris from the site and such other activity caused due to owner as decided by the BOM. |
| 20. | xiii | | NEW | On completion of the permitted construction, the DU Owner should submit the drawing as constructed to the Association. The BOM will scrutinise the same and inspect the site and then the security deposit will be returned after deducting any expenses incurred by the Association on the behalf of the DU Owner |
| 21. | xiv | | NEW | Members of DUs who have already carried out works without following the mandatory procedures and approvals shall approach the Association with the actual modifications done externally which should be within the |

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| | | | | <p>permissible limits [as approved by AGM / EGM based on report submitted by Alterations and Additions committee] for an NOC. Only after receiving the NOC, DU Owner should approach the concerned authorities and obtain the approvals within a specified time limit under intimation of the association. The association shall be empowered to initiate necessary action as deemed fit against the defaulting members on expiry of the specified time limit. However the time limit will be fixed by AGM</p> |
| 22. | xv | | NEW | <p>The BOM is empowered to issue NOC of any proposal or refer to a subcommittee before arriving at a decision or defer till AGM for decision by the General body as deemed fit of any proposal.</p> |
| 23. | xvi | | NEW | <p>The BOM will prepare a standard format of application for issue of NOC. The DU owner has to submit such application together with undertaking for obtaining NOC as mentioned in para B (Internal) & C (External) of Chapter VII of the Bylaws</p> |
| 24. | b) | INTERNAL: | | NO CHANGES PROPOSED |
| | | c) EXTERNAL: | | |
| 25. | iv | | <p>He shall pay fee to the association for increase in the plinth area/water, electrical and conservancy loads of his DU at a rate (rupees per square foot) decided in the AGM from time to time to augment the infrastructure of JVV</p> | <p>He/She shall pay fee to the association for increase in the plinth area/water, electrical and conservancy loads of his DU at a rate (rupees per square foot) decided in the AGM [one time] from time to time to augment the infrastructure/corpus fund of JVV.</p> <p>The Proposed alteration/addition is for family use and not for sub-letting.</p> |

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| 26. | vi) | | NEW | The BOM authorized to collect deposit at the rate of Rs. 500 per square feet of proposed extended plinth area from the DU Owner, before obtaining NOC, as corpus fund and non refundable. |
| 27. | vii) | | NEW | The BOM should ensure that proper sanctions are obtained in case there are any changes to the approved plan obtained by the AFNHB and ensure uniformity. |
| 28. | viii) | | NEW | Any deviation from the approved alteration/modification or occupation of common areas will be treated as illegal and BOM is empowered to deal with such issues and report to Local Authority / Law Enforcement Authority and GHMC for stopping / Demolishing such illegal activity by the Members. |
| 29. | ix) | | NEW | Any illegal additions / alterations results in ENCROACHMENT of common areas, which are meant for use by member of the association. BOM is empowered to deal with such issues of ENCROACHMENT in accordance with the para 5 & 6 of the AFNHB letter AFNHB/ADM/542 dated 26 June 2014 and/ pr as per para 4 d0 of Chapter V and Para 8 of chapter VIII. |
| 30. | x) | | NEW | Any DU owner who does not adhere to the by-laws or violates the bylaws or not honoring the decision of the EGM/AGM and carry out any extension / modification of his dwelling unit which deviates the approved plan of the Society/AFNHB or encroaches the common areas will be dealt with strictly and the BOM is authorized to initiate the following actions. 01. Initiate appropriate legal |

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| | | | <p>action.</p> <p>02. The DU owner has to bear all legal expenses that are incurred by the society for filing case/cases against such DU Owner who has altered/modified without NOC.</p> <p>03. The DU owner has to submit a request letter duly complying with the bylaws to the society together with endorsement of 20 other DU owner members seeking withdrawal of case filed by the society against him together with an amount of 25% of government registration value of concern DU as on the date of request. The said amount shall not be refundable.</p> <p>04. Having received such application, the BOM should call for EGM/AGM. The decision to withdraw will be based on the approval of EGM/AGM.</p> <p>05. DU Owner who has legal cases filed by the society cannot contest in society elections till the case is disposed.</p> |
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CHAPTER VIII : SECURITY, PARKING AND OTHER MATTERS

PARA. 7 : COMMON AREAS:

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| 31. | | <p>The roads and open/park areas handed over to the Municipality, areas outside the compound walls of type VI, VH & IIIH DUs and areas other than the restricted areas are common areas under the custody and control of the association. These areas are prohibited for any usage, which is detrimental, by the members/residents</p> | Continuing the same |
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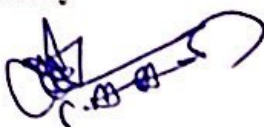



President



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| | | | NEW | All common areas are to be earmarked and fenced and restricted entry. The association is empowered to remove/demolish any such occupancy. |
| | | | NEW | BOM is to ensure and present the status as one of the Agenda Points to the AGM on yearly basis. |
| CHAPTER IX : GENERAL/MISCELLANEOUS MATTERS | | | | |
| PARA 9 : LEGAL PROCEEDINGS: | | | | |
| 32. | d | | NIL | With drawl of the legal cases will be decided in AGM/EGM. BOM Should call EGM/AGM upon receiving the with drawl of legal proceedings request from the owner. The decision to withdraw will be based on the approval of EGM/AGM. |
| 33. | e | | NEW | DU owner has to bare all legal expenses that are incurred by the society for filing case/cases against such DU Owner who has altered/modified/occupied the common area without NOC. |

Secretary





President