

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

Regd. No.4167/1992

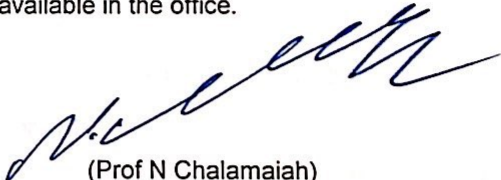
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NOTICE FOR AGM - 2018

1. Notice is hereby given that the Annual General Body meeting of the Members of Jal Vayu Vihar House Owner's Welfare Association (JVHAWA) will be held at 9.30 A.M on Sunday 15th July 2018 in the Community Health Centre " AKASH GANGA " to transact the following business.
 - a) Obituaries.
 - b) Introduction of new members and opening Remarks by President.
 - c) Approval of Minutes of AGM dated 30th July 2017.
 - d) Report of BOM.
 - e) Presentation of accounts and approval of Balance Sheet/Audit Reports for the Financial Year 2017-18.
 - f) Study Report by the BOM to revive the Maintenance Charges.
2. Election of Board of Managers and Standing advisory Committee.
3. Agenda Points
 - a) Unauthorised Modifications
 - b) Subletting of DUs.
 - c) Any other business with the permission of chair.
 - d) Appointment of Auditor and Standing Counsel.
4. Member's proposals (cleared by BOM) for AGM points with reference to our SMS on 5th & 6th June are here with proposed for discussion
5. Nomination for election of "Board of Managers/Standing Advisory Committee" to reach by 5pm on 10th July 2018. Nomination forms are available in the office.

Hyderabad
24th June 2018


(Prof N Chalamaiah)
Secretary

Enclosures:

1. Audited Balance Sheet FY 2017-2018
2. Report of BOM
3. Member's proposals (cleared by BOM) for AGM agenda points with reference to our SMS on 5th & 6th June.

BOM Report. 2017-2018

1. Cashless/Paperless office

a) 67% of the financial transactions (payments & Receipts) were done through banks only.

b) SMS method of communication: Considerable improvement has been made and most of the communication is being done through SMS.

2. Our own website www.jvvkukatpally.com is functioning well. It is proposed to communicate Audit report for AGMs and EGMs to be done through WEBSITE and information of the same will be sent through SMS which could eliminate financial and physical Burden.

3. Security Room at Siva Parvati Gate: Barely within 2 to 3 months of construction the building started leaking profusely. With lot of efforts the leaks could be minimised and the much needed face lift was given to the area.

4. Medical camps: Various medical camps and diagnostic services at subsidised prices conducted periodically.

4a) Two camps for Free Oral Check up were conducted with Dental Doctors.

5. The street lights and lights in the parks are replaced with LED lights. Most of the lights in the play grounds and in the two parks were also replaced with LED Lights.

6. Reconstruction of compound wall: The collapsed areas of the compound wall have been reconstructed.

7. Greenary and Beautification: Most of the vacant lands in the colony were covered with Carpet Grass, Elephant Grass and other plantations like plants like Red Sanders, Sanders Etc..

7a) Beautification of trees was taken up by colouring adding copper sulphate to protect from the termites.

8. For better security 8 more HD CC Cams were added totalling to 40 and 10 of the damaged CC cameras were replaced with new high definition ones. Entire cabling system had to be replaced. 2 hard disks, Cable,

screen and computer are procured to improve the working of the CC cameras and for 24/7 monitoring by the Security. AMC was given for regular maintenance.

9. **Cleaning of drainage and Nalas:** This year our colony joined the inundation list of colonies of the city. The Storm drains from HMT Hills, Addagutta Colony and Bhagyanagar Phase II along with all sorts of (floating & submerged) Debris was blocking the free flow of water in our colony. Owing to unprecedented downpours top priority was given to clean them. We strived hard and taken all the steps to stop the inundation of houses and limit the flow on the roads to 15 min. against 2.5 hours.
 - a) Constant liaison with GHMC resulted in sanction of West-East storm drain approaching the Kalam Bagh for Rs.20.00 lakh and was formally inaugurated by our Hon'ble MLA and they have also promised to improve the East – West storm drain along the 1st Cross road near the South gate in this season.
10. **Transformers:** All the transformer yards are cleaned, fencing repaired, gates repaired and the metal in the yards topped up facilitated better working conditions. Recently after relentless efforts TSSPDCL had refilled oil in the transformer near DU No.285 line and promised to take up the issue of other transformers.
11. **Established Compost pits** 2 No. at the septic tank and one each in Gandhi Park and Abdul Kalam Bagh. Waste Decomposer is being used for making compost.
12. **Got established a water harvesting pit** by GHMC behind the RTC bus stop and plans are on for landscaping of the area.
13. **Normal functions:** All yearly functions like Independence Day, Gandhi Jayanti, New Year Day, Republic day & Panchanga Sravanam etc.. were conducted.
14. **Other functions by this BOM:** Sankranti Samburalu, and Social and Cultural event and sport & games were conducted for children and ladies and winners were rewarded suitably.

- 14a) A community platform was organised for coming together and to share the issues of the colony. CHAI PE CHARCHA was conducted on 21st Oct. 2017.
- 14b) Clean and Green programme was conducted, 7 times during the year, with active participation.
15. JEEVESHWARA IKYA YOGA (KUNDALINI AWAKENING) was conducted in Akash Ganga on 10th Nov. 2017.
16. Functions by Ganesh Utsava Committee: Ganesh Chaturdhi, Dussara, Sri Rama Kalyanam.
17. Food wastage at Akash Ganga is better utilised by linking with "ROBINHOOD ARMY" which does philanthropy (feed the hungry stomachs).
18. Super Senior Citizens (above 80 years) of our colony (around 25 nos.) were Felicited on 26th Jan 2018.
19. AT times of distress (in case of Death of near and dear), instant support at no cost is introduced by the society to the bereaved families
20. Considering the environmental and huge health hazards the plastic is posing and clogging the open & closed drains resulting in flooding of roads, usage of plastic is banned in our colony.
- 20 a) Smoking in the public places of the colony is also banned.
21. Drip irrigation is introduced in the 2 parks of our colony to economise water and labour.
22. Facilities for playing in our "Children parks" are improved by installing new devices and considerable utilization is going on merrily.
23. Police officials have requested that under IPC section 188, DU owner is under obligation to furnish the details of their tenants with the JVV office before leasing out. This is being placed before the AGM.
24. Could strike a deal with SBI for providing 30 lockers (without any deposit) for JVV Du owners.



(Prof. N. Chalamaiah)

Secretary, JVVHOWA

BOM-24/06/2022

The BOM assembled at 5 pm on 20th June 2022 and resolved to include the following suggestions made by JVVHOWA members given in response to the message of the JVVHOWA on 2nd and 7th instant.

1. Water rates as suggested by the Water Committee were placed before the previous AGM which was deferred.
2. There is no sufficient BW capacity with the Society to supply water to the greenery in the colony. It is proposed to have one more BW around the 2nd water tank to supply water to the greenery on the Southern side of the East-West road. Also in case of failure of Municipal water supply the existing BWs are unable to supply water to the DUs in the colony. As such a new BW may be drilled in the vicinity of the overhead tank-1, which may cater to the needs of the Greenery as well as DUs in case failure of water supply from SHMC.
3. Some of DUs while taking up repairs are utilizing common places to dump their muck/building material in the common places. The DUs which are utilizing the common places to dump their muck/ building material may be charged @ Rs.1000/month during the period of usage/renovation/ till the completion of work.
4. Several outside players are using our shuttle courts and other games facilities. Of course, this is also inculcating interest in our children and members. They may be identified with ID cards and charged suitably for the usage our facilities (Rs.300-500/month).
5. Representations are coming from Several DUs, requesting NOC for renovation. As our bylaws are vague in this regard there are several allegations of partiality against the BOM. As such proper guidelines may be given to the BOM
 - A) Change in front elevation?
 - B) Change in the number of floors of the building?
 - C) Change in the plinth area of the building?
6. The rent of AC room may be fixed at Rs.500/day for all as the room is allotted only at the request of the JVVHOWA members only.
7. The term of BOM may be for 2 years as no work with vision could not taken up with in the present one year term and as the useful time available is hardly 7 to 8 months.
8. All the common areas of JVVHOWA are to be barricaded and kept under the control of BOM for growing avenue Plantations
9. All the commercial vehicles (with Yellow Plates) which are being parked in the colony shall take permission from the BOM and Security or they may not be allowed to be parked in the colony.
10. The TSPGCL has given an oral proposal to install a GIS based sub-station in the colony within one year, which can cater to the Electricity needs of our colony efficiently for the next 70 years with 24x7 supply efficiency, which will be independent of the surrounding grid. For this the primary condition is that we have to allocate suitable land for them.
11. The present maintenance charges which are at Rs.800/month is proposed to be raised to Rs. 1200/month to meet the maintenance deficit our colony.


Secretary