

2 copies (1/120)

# JAL VAYU VIHAR Apartment Owners Association

Kukatpally, Hyderabad - 500 072. Tel. : 888018

Ref. : 120/JVV

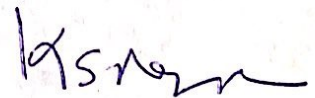
Date : 08 May 99.

ALL OWNER RESIDENT

## ANNUAL GENERAL BODY MEET.

As you are aware, the Annual General Body Meeting will be held at 1830 hrs on 23 May 99. (Sunday)

- 2 We enclose a copy of the following.
  - (a) Balance Sheet duly audited as on 31 Mar 99.
  - (b) Income and Expenditure Statement for year ending 1998-99.
- 3, Full details of Balance Sheet along with schedules is displayed on the office Notice Board.
4. Kindly make it convenient to attend AGM which will be followed by dinner.



( K.S.R Ganapathi)  
Gp Capt (Retd)

*President*

JAL VAYU VIHAR  
Apartment Owners Assn  
KUKATPALLY-500 072

## REPORT OF THE BOARD OF MANAGERS FROM MAY 98 TO MARCH 99

<b><u>ANNUAL GENERAL MEETING</u></b>	:	23 may 1999
GP Capt.KSR Ganapathi (Retd)	:	President
Wg Cdr D Fialho	:	Vice-President & Treasurer
Cdr AVV Subba Rao (Retd)	:	Secretary
Gp Capt A Krishnan (Retd)	:	Member
Sqn Ldr PR Singh (Retd)	:	"
Ex-JWO KSP Reddy	:	"
Shri GV Subbaiah	:	"
Smt KS Reddy	:	"
Shri T Sreevardhan	:	"
Shri K Atchuta Kumar	:	"
Shri GC Sharma	:	"
Shri VV Rao	:	" (Co-opted)

At the outset, the members of the Board thank the residents of Jal Vayu Vihar (both Phase -I and Phase-II) for giving them an opportunity to contribute towards betterment and improved living conditions of the colony. We present the following information to our members regarding various aspects.

### (1) FINANCES

Financial position of our society is good. As against Rs. 13,36,825/- of deposits/investments as on 31<sup>st</sup> March 98, We have today Rs. 27,50,186/- in deposits/investments as on 31 Mar 99. This includes Rs. 11,70,080/- which we have received towards developmental funds on completion of Phase-II from Air Force Naval Housing Board.

### (2) IMPROVEMENTS/AMENITIES

During the last one year, the Board has given the following facilities: -

- ◆ Display of Bus-Timings at J.V.V.Bus- stop shelter.
- ◆ Approach road from Bombay Highway near Shiva Parvathi Theatre to J.V.V. laid under Janmabhumi Scheme at a cost of Rs.2.25 lakhs.
- ◆ Repair of roads damaged due to laying of cables by P&T Dept.
- ◆ Six speed-breakers have been provided at crucial points on the arterial roads.
- ◆ Two children parks have been developed with sitting facilities for the elders.
- ◆ A shuttle Badminton Court has been provided.
- ◆ Six Sodium - Vapour lamps have been provided at entrance/ main road crossings to provide better light conditions at night.
- ◆ Eight additional streetlights have been provided to plug dark corners.
- ◆ Two open-air stages have been constructed for use during functions/melas.
- ◆ Gates at the West and the North have been strengthened with vertical bars.

- ◆ Boundary wall has been raised all round the colony in order to prevent trespassing by outsiders/servants.
- ◆ Medical Clinic opened for Allopathy and Homeopathy at the Association Office building, which is benefiting a number of residents.
- ◆ Fuse boxes and gates at all places repainted.

(3) **FUNCTIONS /MELAS**

In order to provide comraderie, following functions were organised during the year:-

- (a) Celebration of Ganesh Chaturthi.
- (b) Dewali Mela by Ladies Club.
- (c) New Year Get-together.
- (d) Panchanga sravanam on "UGADI DAY".
- (e) Flag-hoisting ceremonies on 15<sup>th</sup> Aug 98 and 26<sup>th</sup> Jan 99.
- (f) Resident-Owners' Meeting on 28<sup>th</sup> Mar 99.

(4) **WATER SUPPLY**

As you are aware, we take pride in providing consistent and steady water supply at J.V.V. This is unique as no other Colony in the metro can claim this. Water supply to the residents has been more than satisfactory. With the utilization of another Tank from Phase-II, we carry out optimal water management to provide sufficient water while controlling expenditure on bills. We have also made an additional line from the new water tank to the old Type-II and III Flats to provide sufficient pressure of water – flow to these quarters.

(5) **SECURITY**

Security is adequate within the Colony. Night security has been improved with special briefings to the security staff.

(6) **CONSERVANCY**

Garbage clearance and road- cleaning by the conservancy staff has been good during the year. Garbage that was dumped near the lake and accumulated over the years has been dug out and removed for the first time. Arrangements have also been made with the Municipality for lifting of garbage every week.

(7) **MUNICIPAL TAXES**

The subject of payment of Municipal taxes by the residents has been going on for the last 4 years. You will also recall that a one-time service charge was collected from the residents of Phase-I about 2 years ago. The one-time service charges have now been utilized for this purpose. The Municipality has levied property tax for Jal Vayu Vihar from the year 1998-1999. Residents have already been issued with notices and revenue officials from the Municipality are collecting the property taxes as per notices. The Municipal Commissioner paid a courtesy visit to Jal Vayu Vihar on 25 March 1999. Your Committee members and some senior residents met the Commissioner and interacted with him. The Municipality has now taken up the task of lifting the garbage from Jal Vayu Vihar once a week.

(8) **COMMUNITY CENTRE**

In an informal get-together on 28 March 99, Owner-residents of Jal Vayu Vihar deliberated over having a Community Hall and if so, the type of facilities. The Association management provided drawings from two Architects in this connection. Members expressed their views from having a multi-purpose Community Hall with a shopping Complex to not having a Hall. At the end, it was felt that a survey be conducted to ascertain the requirements of the Community Hall. Accordingly, a questionnaire was prepared and sent to all owners. The results of the questionnaire will be discussed in the AGM. Delay in decision making

regarding the Community Hall has been escalating the costs. You are aware that the real-estate prices in Jal Vayu Vihar have gone up considerably over the last 6 years. It is also expected that this area will develop into big business centre in the next 5 years. As of date, a multi-purpose Community Hall with Shopping Complex is likely to cost around 30 Lakhs. Any further delay will escalate the cost to over 50 lakhs by December 2000 where-after, we may not have the finances to build such a facility. You may like to decide on this issue during this AGM.

(9) **REGISTRATION OF HOUSES**

AFNHB have issued power of Attorney to three Owner-residents for registration of Houses of Phase-I. They are GP Capt TCS Rao (Retd), Cdr AVV Subba Rao (Retd) and Shri Kalyanaraman. The Power of Attorney has been registered in the Delhi Registrar Office. We contacted the Registrar, Kukatpally Division who stated that we have to pay 15% of the value of the House and land for registration purposes (13% as registration fee and 5% for Power of Attorney). Those who wish to register may contact the Office Manager.

(10) **MAINTENANCE CHARGES**

The maintenance charges have remained static for the last 3 years. The last revision took place on 01 October 1996. While cost escalation has taken place in all products, services and other things, we have tried to give you a good quality of life by improving the services. In order to sustain this quality of life and to provide better amenities, we propose revision of maintenance charge w.e.f. 01 October 1999 as under:-

	OLD RATE	NEW RATE
Type V and VI Houses	Rs. 250/-	Rs. 300/-
Type III and II Houses	Rs. 190/-	Rs. 220/-
Extra Rooms	Rs. 40/-	Rs. 50/-

However, resident owners and their parents only will continue to pay at the old rates.

(11) **ACKNOWLEDGEMENTS**

Members of this Board wish to place on record the expert advice/services provided by the under mentioned residents and convey the appreciation of the entire community:-

Wg Cdr PM Mohan Rao (Retd)  
Gp Capt TCS Rao (Retd)  
AVM P Prakash Rao (Retd)  
Gp Capt.HR Dasari (Retd)  
Shri KS Reddy  
Gp Capt MA Raipet (Retd)  
Dr Varaprasad  
Shri V V Rao  
Dr PV B Chari  
Dr Venkata Reddy  
Dr Sugunamma  
Dr Deepak Nand  
Shri Kalyanaraman

Managing Committee  
JVVAQA  
Hyderabad - 500 072.

Date: 30 Apr 1999