



AGENDA POINTS – GBM 01 SEP 2019

POINTS FROM MEMBERS:-

1. Jyoti Kishore – T 623

- The steps leading to building common areas from roof.
- **Not Feasible**
- Stone tiles under swing sets.
- **This is being done by filling with sand.**

2. Gp Capt MK Roy (Retd) – D 140

- Repairs of roof top, a common area, may be done in a time bound manner.
- **Quantum of work to be assessed & will be undertaken.**
- Will it be a policy for a 02 year tenure of the RWA management committee, without holding annual balloted elections i/t/o bye law 13.
- **This case was one time exception based on GBM held on 28 Oct 2018. Approval for extension of tenure for 02 years and action as per UP Apartment 2010. Accordingly the election officers was detailed to complete the formalities as per Para 23. The Election Officer has forwarded the recommendation to Deputy Registrar Meerut & DG AFNHB New Delhi. A point for raising tenure in future to 02 years was put up by Wg Cdr VP Singh (Retd) in AGM held on 21 April 2019 by amending the Model Bye Laws 2011. The point was dropped due to objection by permanent members.**
- Encroachment in common areas.
- **JVVFOWA Greater Noida has advised to refrain from encroachments. The flat owners have ignored the advice and resorted to undertake the work as per their will. The list will be forwarded to CEO Greater Noida for necessary action as per allotment deed/ transfer deed vide JVV/GNA/007/VOL-11 dated 19 Aug 2019.**

3. Gp Capt KP Solanki – R 561

- IMPLEMENTATION OF TRAFFIC RULES AT JVV Greater Noida. Justification. The Govt of India recently amended Transport & Traffic act. The new act emphasis on implementation of traffic rules. Most of venders entering in our society are neither wearing helmets nor following traffic rules which is cause of concern and serious issue for residents. Therefore following may be considered.
 - a. No entry without valid driving license especially for young venders.
 - b. Insisting on Quality Helmet.
 - c. Awkwardly seating on pillion seat.
- **Local police is being requested to check near JVV GATE.**

4. Wg Cdr VP Singh (Retd) – R 571

- Two year term for management (BOM) amendment to bye laws 2011.
- **To be discussed.**

5. Cdr Sudhir Kumar – C 099

- No Person resident or on rent must be allowed to bring a person whose entry is prohibited into society pending police investigations.
- No flower Plucking inside the society even for puja or anything .

- Any major work or investment for society must be circulated to all permanent members of the society including revision pay scales or adding employees.
- Rain water Harvesting, waste treatment plant and solar Lightning for Streets & Common area Lightning may be considered.
- Top roof where water tanks are installed, any leakages be taken up on priority and changes of values in tanks if over flour taking place.
- Face lift of Entrance Gate with Greenery may be taken up.

6. Jasbir Singh – G 252

- Is there any proposal for installation of lifts is under consideration? If yes, what is the status? If no, can it may be considered because a lot of elderly people living in upper floors are facing problems.
- At many places in the common area plaster from the roof is peeling off and falling down & can result in serious injuries. It should be attended on urgent basis.

7. Lt Cdr SC Gupta (Retd) – P 493 – The point is covered by Management.

8. KB Singh – N 465

- Need to provision for some common parking spaces and allot to the person need extra parking at different place inside the society or allow the vehicle to be parked in east-west directions (parallel to the blocks) in open spaces to avoid obstruction to the vehicle parked in their authorized covered parking spaces.
- **It has already been kept in mind by the committee.**

9. AVM PPS Kahlon – H 342

- Repairs to the steps at entry's to the Blocks.
- Regular cleaning of Bird Droppings' on the staircases leading to various flats.
- **The work is in progress. Not to be discussed.**

10. CS Rautan – U 647- Personal point, members to follow up with management.

Management point: - The following point is to be put up for discussion which have been passed by BOM on 28 July 2019.

- 1. ALTERNATE SEWAGE LINE TO CONNECT JVV MAIN LINE & GNIDA MAIN LINE** - The old line connecting pipe line sunk in between R- Block and GNIDA, main drain, stopping and over flowing in JVV. The earlier arrangement to pump out was by installing a motor near gate 02. Since the pump was removed for laying of alternate line, which could not be completed. As a result society has to pay to GNIDA scavengers to clear the sewage by paying Rs. 8k to 10k at the interval is 3 to 4 months . The flat owners residing in R & Q Blocks have applied for laying of alternate line as permanent solution. The point was discussed and deliberated at length, and decided for laying alternate line before rains. The expenditure was finalized at Rs. 109,740/- (Rs 93000+18% GST) and passed for the final approval of the house. It is proposed to sanction the amount of Rs 109,740/- as a special case. The work of laying the pipeline is complete and would be connected when the new chambers are ready, approximately after one more week.
- 2. GARBAGE DISPOSAL-** GNIDA has advised that RWAs to make their own arrangement for disposal of the waste. We have to segregate the garbage category wise and dispose as per govt. norms. The matter was notified on 15 July 2019. It was advised by GNIDA that suitable place for installation of compost machine for biotic waste is to be marked by RWA as per advise of GBM.

The point was put up in BOM held on 28 July 2019. The BOM has suggested that the compost machine be installed near boundary of Anand Ashray & R Block. GBM is requested to approve the place as per BOM and approve. Project cost not exceeding approx Rs 20 Lakhs, based on 03 vendors quotation.

3. **CHANGE OF RATE FOR BOOKING COMMUNITY HALL** – The point was put up in the BOM held on 28 July 19 for charges on hourly basis. The BOM has decided for the discussion in GBM as this was fixed and passed by AGM held on 21 April 2019.
4. **PET DOG MENACE** – The present management could get relief from stray dogs after continuous vigil and efforts. Now the management find difficult to handle irritant residents who are bent upon spoiling greenbelt dividers and parks in Jalvayu Vihar. Members are requested to discuss the matter and advice the measures to be adopted to get rid off this menace.
5. **SECURITY OF VEHICLES AND STICKERS-** The point was discussed in BOM held on 28 July 2019. The BOM has decided to list out the vehicle without stickers and forward to police department. Members are requested to advise the further course of action.


MWO PR Pandey
Secretary