



JAL VAYU VIHAR FLAT OWNERS WELFARE ASSOCIATION

Jalvayu Vihar, Plot no.8, Pocket-4, Builders Area, Greater Noida, U.P-201308

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JVV/AGM/ 013

Dated: 30 October 2020

NOTICE - JVJ/06/2020

AGM AGENDA

1. Next AGM shall be held in Society Community Hall at 1030 hrs on 01 November 2020.

2. Agenda points to be discussed are:-

POINTS FROM MANAGEMENT

a) **ELECTION SCHEDULE** – It is proposed to conduct annual election for 2020-21. Volunteer Election Officer and S/by Election Officer (EO) and three Appellate Committee Members may be selected by the house. Election schedule shall be finalized by the EO.

b) **CHARGES FOR LIFTING OF DRY WASTE / INERT WASTE**- As per the contract executed by the committee an amount of Rs 50/- per occupied flat for dry waste and Rs 20/- for chemical/enzyme/ Saw dust per flat to be used in compost machine. Rs 15/- per flat to be paid to GNIDA as per instruction. It is decided that the amount extra paid on this account be recovered from occupied flat owner extra (50+20+15= 85).

c) Management has been able to give notice and legal notice to owners indulging in unauthorized construction in their house. The action by the management has been under the intimation to GNIDA and AFNHB. Further course of action to be decided by the next management committee.

d) The common area repairs & maintenance was undertaken to some extent but whitewash/ lime wash is to be completed by incoming management.

e) Defaulters of CAM charges are also given notices/ legal notice with minimum response. Still 09 members are yet to pay the same. Choice left with the house to decide about the option of **“Approach court for realization”**.

3. POINTS FROM MEMBERS -


Agenda points for the AGM were received from the following members:

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|------------------------------|-------|
| a) Mr Rakesh Sharma | G 229 |
| b) Capt AK Wason (Retd) | F 219 |
| c) Gp Capt MK Roy (Retd) | D 140 |
| d) Gp Capt KP Solanki (Retd) | R 561 |
| e) Capt SK Mishra (Retd) | P 491 |

f) HFL Ajit Parmar (Retd)	V 691
g) Mrs Sarita Nagar	L 412
h) Mr KK Tripathi	X 800
i) Mr Inderjit Singh	V 695
j) Mrs Madhu Singh	L 408
k) Capt PK Singh (Retd)	A 011
l) Mr Amar Das Rathore	M 455

4. The points were studied and discussed by the Management Committee and members of the Board of Management. The following may please be noted:
- a) The AGM has been called as the elections were long overdue due to Covid 19 restrictions. Hence the primary focus of the AGM would be maintained towards holding of the elections at the earliest.
 - b) Majority of the points concerned the election and rules thereof. It was felt that as change of rules for holding elections needs to be passed by a GBM and all such rules need to be necessarily being in accordance of the regulations laid down in the Society Management act of UP state. As this would involve a last minute change by the current management in the election process **it was decided that the coming election be done as per tradition followed in the society for the last 17 years.** Any changes required would need to be discussed in separate GBMs by the new management committee, once elected, and passed by the house for implementation. It may also be noted that if these points are considered now then the election process would get postponed by one or two sessions which is not desirable.
 - c) A number of points have been made regarding the waste management system in the society. The following are points for consideration:
 - i. A contract was signed by the society with the firm UnderNature for supplying a compost machine and an Incinerator. The dry waste collection was part of the contract. Compost machine requires certain consumables and hence the expenditure per occupied house was agreed upon to be Rs 70/- for dry waste disposal and supply of consumables. From Jun 2020 Greater Noida Authority has imposed a collection charge of Rs 15/- for collection of inert waste for which we have positioned a garbage box just outside the security gate. Hence the total financial liability would be Rs 70 + 15 = Rs 85 per house.

- II. There were issues with the compost machine regarding operations, maintenance and serviceability. These have been addressed to a large extent but some work is still to be done. This pertains to points put up and agreed to between the firm Under nature and the special team set up to go into this subject. As the process is quite cumbersome involved, it is felt that this could be addressed separately to concerned members at a later date and not discussed in the AGM.
- III. The management is in agreement with the point regarding garbage site being untidy and steps are being taken to address this. This is a continuous process and will be addressed.
- d) **ENCROACHMENT AND UNAUTHORISED CONSTRUCTION.** This is another common point made by most of the members who have put up agenda points. A large number of such residents have been served legal notice for illegal construction. It will be up to the new management to take up next course of action for final settlement and action against the defaulters.
- e) **ADDITIONAL PARKING ALLOTMENT.** This point has been made by a number of members. It may please be noted that this was passed by the GBM held on 28 October 2018 (point no.2). Thereafter appropriately approval was obtained from AFNHB vide their letter no – AFNHB/ ADM/ 965-V dated 20 August 2018. Parking facility has been part of the house allotted to members of the society. However due to insufficient space in certain parking allotted, or holding of more than one vehicle so a committee was formed to allocate space as parking in the common areas marked in occupancy map approved by GNIDA. It will be up to the new management committee to decide to either continue with the process, discontinue or modify the process presently being followed.


MWO PR Pandey
Secretary

Distributions:-

- a) Notice Board
- b) Website
- c) MyGate Notice Board
- d) E Notice Board