

**JAL VAYU VIHAR HOUSE OWNERS
WELFARE ASSOCIATION**

EGM 2026

SUNDAY, 08 March 2026

EGM MINUTES

[Handwritten signature]



MINUTES OF THE EXTRAORDINARY GENERAL BODY MEETING OF THE MEMBERS OF JAL VAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION HELD ON SUNDAY THE 8TH MARCH 2026 AT 9.30 AM IN COMMUNITY HEALTH CENTRE, AKASH GANGA COMMUNITY HALL, JALVAYU VIHAR COLONY, KUKATPALLY, HYDERABAD.

oOo

BOARD OF MANAGERS:

PRESENT:

- | | | |
|-------------------------------------|----|----------------|
| 1. Sri Veer Anjaneya Raju Nagaraju | .. | President |
| 2. Smt Tejasvi Mukkapati | | Vice President |
| 3. Veteran Sgt PV Rao | .. | Secretary |
| 4. Veteran JWO S Rama Raju | .. | Treasurer |
| 5. HFO Lakshmi Rajam | .. | Advisor to BoM |
| 6. Sri A Venkatesham | .. | Electrical I/C |
| 7. Veteran Sgt Sangeet Raj Shankpal | .. | Sports |
| 8. Mr Muni Krishnaiah | .. | Member |

Chairman: Sri Veer Anjaneya Raju Nagaraju, President occupied the Chair and conducted the proceedings.

ITEM NO.1

Roll Call and Announcement of the Number of Members Present.

Time: As there was no sufficient quorum to conduct the meeting at 9:30 AM, the meeting was adjourned for 30 minutes, followed by additional 15-30 minutes as per the bye laws provision brought to the attention of the members by Mr. P Krupakar, which was agreed upon to begin the meeting at 10.30 am to transact the business as per the agenda circulated.

Chairman: After confirming that the required quorum was present, and with the unanimous consent of all members in attendance, the Chairman called the meeting to order and commenced the proceedings.

In response to the shortfall in notice period as pointed by Cmdr V Kumar, President apprised members that there was adequate notice from 22.02.2026 till 8th March 2026, and that the WhatsApp message is only to remind the members who might have missed to receive the physical notice and to convey the DPR for the two projects so that all the members have opportunity to study the same. Read with earlier Notice of Jan 2026 which has not been convened, the above notices and above communications constitute sufficient notice. Thus they were never deprived of that opportunity. Social media communication is a widely recognized and acknowledged as sufficient Notice. Digital communication is now widely accepted and ensures wider and quicker reach. It has wider reach which is not possible even through physical mode. He also clarified that the subject of Sports Infrastructure is same in substance in all the communications.

Agenda:

Copies of the notice, along with the agenda and all enclosures, were made available and circulated to those members who had inadvertently not received them. The President explained that, in order to encourage a paperless work culture, the notices were also circulated to members via WhatsApp on Thursday, 5th March 2026.

Quote:

Dear Members,

As previously communicated, an Extraordinary General Body Meeting (EGM) has been scheduled on 8th March 2026 at 9:30 AM. The purpose of this meeting is to seek the members' approval for initiating key sports infrastructure projects in our community and to approve the release of necessary funds.

The proposed projects include the development of Indoor Shuttle Badminton Courts, Open Pickleball Courts, and a Swimming Pool. These facilities are planned with the objective of promoting a healthy lifestyle,



encouraging sports participation among residents of all age groups, and enhancing the overall value and uniqueness of our colony.

To ensure transparency and informed decision-making, we have prepared Detailed Project Reports (DPRs) for both initiatives:

Indoor Shuttle Badminton Courts and Open Pickleball Courts

Swimming Pool Facility

These DPRs contain the project scope, design concepts, estimated costs, and implementation plans. We request all members to kindly review the attached documents prior to the meeting so that we can have a productive discussion.

Your participation is extremely important for the successful planning and execution of these projects. We encourage all members to attend the meeting in large numbers, share their valuable suggestions, and extend their support in building quality sports infrastructure for our community.

Together, let us work towards creating facilities that will make our colony a vibrant, healthy, and unique place to live.

Kindly find the attached DPRs for your reference.

Looking forward to your active participation.

*Warm regards,
BOM-JVHOWA"*

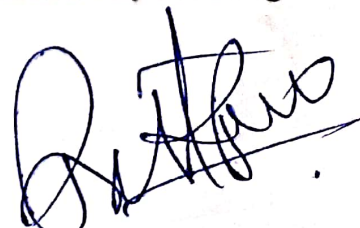
Un-Quote:

The Text of the Notice issued on Dt. 22.02.2026 is reproduced below:

Quote:

EXTRAORDINARY GENERAL BODY MEETING -2026

The Board of Managers of the Jal Vayu Vihar House Owners Welfare Association has decided to convene an Extraordinary General Body Meeting (EGM).



The meeting will be held at 9:30 a.m. on Sunday, 8th March, 2026, at the Community Health Centre "Akash Ganga", followed by lunch, to transact the following agenda:

Agenda Point: -

Sports Infrastructure Upgradation: – Ratification and Approval for the release of estimated funds for the development and up-gradation of shuttle badminton courts, pickleball courts and Swimming Pool facilities.

Sd/-

President

Un-Quote:

Some of the observations of the few Members and Clarifications furnished by the Chairman/President are given below:

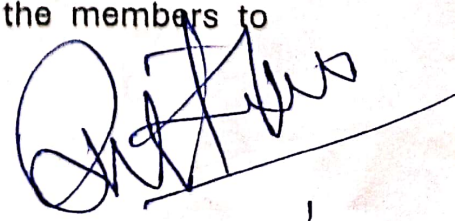
Observations:

- Difference in agenda circulated by WhatsApp agenda and in physical format Due to absence of the term "Indoor" in the Written Notice;
- Enclosures displayed through PPP were received separately only on 5th March 2026.
- Details of the Project viz., estimated cost, proposed sports infrastructure, quotes from the contractors etc. not mentioned in the agenda for taking informed decisions by the members;

President's Clarifications to the above in chronological Order:

It is clarified that-

- ✓ The term "Indoor" is implied and its absence is not a material departure from the standard of communication and will not, at any rate, invalidate the EGM. Further, he apprised the members to



appreciate that relevant details are comprehensively captured in the Executive Summary circulated showing the break up of every item/activities to be executed which projects a covered or an enclosed structure that tantamounted to Indoor facility. It is too trivial a matter for Members for contention, ignoring the spirit of the proposal.

- ✓ The PPP was under continuous preparation and after vigorous follow up with the contractors we could get the numbers at the 11th hour which was circulated immediately from our side. The delay is due extra efforts to get more realistic estimate reaching out to several Vendors and the process was time consuming.

- ✓ Point No.1 holds good for also Point No.3:

Further President clarified that DPR contains all the relevant particulars of both the projects, which has been circulated through WhatsApp.

President's Brief:

President explained that several Members submitted a Representation to the BoM explaining the need for Construction of Indoor Shuttle Badminton Stadium (Two Courts). 86 Members signed the same registering their consent for the same. Its objective is:

- To promote physical fitness and healthy lifestyle among residents;
- To provide a safe and structured sports and new amenities for all age groups;
- To encourage community engagement and social interaction;
- To increase the overall value and attractiveness and ambience of our colony;



- To provide year-round playing and recreational facilities suitable in all weather conditions;

Many Members purchased Dwelling Units in the colony by paying large corpus fund in the hope of potential growth and development activities/facilities in the Colony.

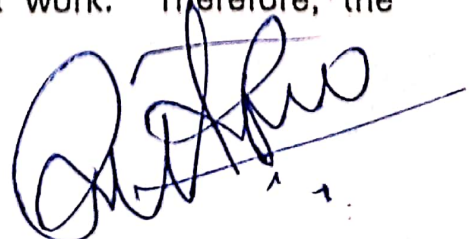
EGM is therefore called to consider the two proposals to seek approval for the release of funds.

Members appreciated the tremendous performance of BoM with regard to upkeep and maintenance of the colony and ensuring uninterrupted power, water supply, and all other basic amenities giving face lift to the colony.

ITEM NO. 2: Sports Infrastructure Upgradation and Ratification and Approval for the release of estimated funds for shuttle badminton, pickleball and Swimming Pool facilities.

President also informed the members as approved by the General Body in the last AGM, for upgradation of Tennis Court, Shuttle Court at an estimated cost of Rs. 3,00,000/-, work commenced but due to cost over-runs, the total expenditure incurred was Rs. 6.30 Lakhs. He therefore sought ratification of the excess expenditure. The amount includes the expenses incurred within the powers of BoM for two shuttle courts which were built at Type II houses and Type VI houses. Effectively the cost overrun is only Rs. 1.65 Lakhs.

Few members raised objections for exceeding the limits sanctioned by the previous AGM, without prior permission of the General Body. Cdr Kothuri, Internal Auditor informed the Members that it was beyond BoM's powers to incur any expenditure beyond the limits prescribed by the General Body and BoM could not have taken the matter for granted. He also observed that division of powers between BoM and General Body is sacrosanct and inviolable. President explained that several attempts were made to convene EGM but could not be conducted due to pressing professional commitments. However, the work in progress continued in order to keep the labour force engaged until work is completed and avoid further escalation in costs in completing the residual work. Therefore, the



expenditure was unavoidable and was incurred for legitimate works only keeping in view the overall larger interests of the Society and to ensure future savings by avoiding spiraling costs.

He also explained that the cost escalations are incidental to any civil work, and it is not the first time that BOM is seeking ratification. He quoted several instances when General Body ratified the cost over runs in the past and asserted that they have become, more or less, unexceptionable and inherent in any project of this type. BoM is therefore justified in incurring increased costs and its action cannot be termed as indiscretion.

Few Members also pointed out that there was no information to the members about the utility of the Sports Court. No advance notice was circulated about the pros and cons of the Project. President drew their attention to the Executive summary pertaining to the two Projects, sharing the photographs depicting the inner view of indoor stadiums.

Cdr R Dasari, pointed out that the expenditure has already been incurred and the issue has become *fait accompli*, and opined that it is a fit case for ratification and requested the members accordingly.

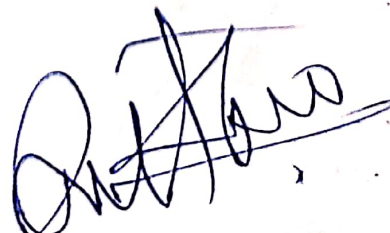
However, Members approved and ratified excess expenditure of Rs. 3.30 lakhs for the entire upgradation of sports courts as proposed amounting to total expenditure of Rs. 6.30 lakhs.

ITEM NO. 3: DPR OF SWIMMING POOL COMMITTEE

Recap on Swimming Pool:

President recalled and informed the Members that the previous General Body granted 'in principle' approval for erection of Swimming Pool in the colony. In this connection, Mr. Krupakar was requested to submit a detailed Project report. Volunteers were invited to join the team and Mr. Vivekanand Volunteered to join him in preparing the DPR for submission to BoM for placing their recommendations before ROM/EGM/AGM.

Mr. P Krupakar, (DU # 37) and Mr. Vivek (DU # 282) have extensively worked on this project and jointly submitted a DPR to BOM for approval of funds in



the EGM for Construction & operation of a community swimming pool in the colony as detailed in the report.

The Executive Summary capturing the salient features of the Project along with the FAQs ABOUT THE COMMUNITY POOL in pictorial form was circulated to the Members for their appraisal.

DECISION: *Though piece meal discussion cropped up during the course of the meeting, but due to paucity of time, the general body felt that the DPR for swimming pool project can be taken up for discussion at next EGM/ AGM with BOM recommendations for further action.*

ITEM NO. 4. INDOOR BADMINTON COURT PROJECT:

EXECUTIVE SUMMARY/DPR OF INDOOR BADMINTON COURT PROJECT PRESENTED AT THE EGM.

The President confirmed that the same was circulated to all Members through WhatsApp. It contained the following details:

Households in Community	357 Dwelling Units – Average family size 4. Community strength approx. 1400 residents
Target Users (Estimated)	Children, youth, adults and senior residents interested in sports & fitness. Estimated 80–120 active users initially
Facility Type	Covered Indoor Badminton Court Facility within the community premises with provision for pickleball courts
Purpose of Facility	To provide safe recreational sports infrastructure within the community promoting health, fitness, sports culture and community engagement



Why Our Community Needs This	Safe recreational infrastructure within gated premises; Structured sports engagement for youth; Reduced dependency on external sports complexes; Increased community bonding; Long-term asset creation for the community
Current External Cost Being Paid	Residents currently spend approximately ₹12,000 per month for 1 hour per day badminton access outside the community
Return on Investment	By developing an in-house facility, residents can save recurring external expenses and enjoy convenient access. EGM may decide nominal monthly user charges for players and guest charges to cover maintenance and operational costs
Court Specifications	Standard recreational badminton court dimensions with synthetic sports flooring suitable for indoor play
Fabrication Structure Cost	₹12,38,292
Synthetic Badminton Flooring Cost	₹3,90,000
Building Wall for Fabrication	₹1,50,000
Pickleball Courts (2 Courts)	₹1,50,000
Fencing for Pickleball & Badminton Courts (Approx. 6000 sq.ft.)	₹1,50,000
Landscaping & Stage Repair Works	₹1,50,000
Miscellaneous Costs	₹50,000



Internal lighting	₹1,00,000
Estimated Total Project Cost (CapEx)	₹23,78,292 (Approx. ₹23.8 Lakhs)
Quotation Received From Other Vendors	Quotations received from other vendors were ₹34 Lakhs, ₹36 Lakhs and ₹50 Lakhs. As these costs were very high, the proposal is to execute the work individually through separate vendors to significantly reduce the overall project cost.
Operational Expenses (Estimated)	Electricity for lighting, cleaning, periodic maintenance of flooring, nets and equipment
Life of Facility & Depreciation	Structure life expected 20–25 years with proper maintenance. Synthetic flooring may require replacement after 6–8 years depending on usage
Professional Consultation	Cost estimates obtained from sports infrastructure vendors and fabrication contractors experienced in indoor sports facilities
Recommended Location	Within the community premises in a safe, accessible and well-ventilated area ensuring minimal disturbance to residents and easy access for players
Maintenance Plan	Regular cleaning, periodic inspection of flooring, nets and lighting, and scheduled preventive maintenance
Manpower	Existing community maintenance staff can supervise facility operations. Coaching or supervision can be arranged if required
Compliance	Formal Communication to GHMC - Construction will follow local building guidelines and community development norms. No special regulatory approvals expected for a recreational sports structure inside private community premises




Safety Features	Anti-slip synthetic sports flooring; Protective fencing around courts; Adequate indoor lighting; First-aid kit availability; CCTV monitoring for safety and security
User Guidelines	Court usage through scheduled booking system; Only non-marking badminton shoes allowed; Time slots to ensure fair access for residents; Guests allowed with applicable guest charges; Users must maintain cleanliness and proper sports conduct
Value Additions to Community	Promotes health and fitness; Encourages sports participation among youth; Improves community bonding; Adds premium sports infrastructure to the colony; Enhances property value; Supports badminton and pickleball activities

DESCRIPTION

1	<u>WALLS:</u> With 0.47/0.5mm thick PPGI corrugated sheet of Required Size fixing with screws Corner covers, Ridge cap, Badge cap, components and hardware
2	<u>ROOF:</u> Roofing with 0.47/0.5mm thick PPGI corrugated sheet of Required Size fixing with screws Corner covers, Ridge cap, Badge cap, components and hardware. Including 4 Nos Turbo Ventilators
3	<u>STEEL STRUCTURE:</u> Fabricated structural MS steel for Columns: (250X250mm I section) Trusses: (80X40X2.5mm PIPE) Purling (60x40x2.5mm Rectangle) pipe
4	<u>DOORS:</u> MS Cold rolled door frame 4'0" width 1.2mm thick outer frame required hardware with 30mm Thick WPC Shutters.

This was followed by a PPP displaying the civil and structural specifications, cost break up, details of quotations etc.

He also informed the General Body that after effective negotiations, the estimate of total cost of approximately Rs. 23.80 lakhs as settled and recommended by the BoM. All options and possibilities were explored and exploited to reduce the estimate to the minimum. The work was split into convenient lots so that each can be allotted to different contractor and



possibility of providing raw material without outsourcing to the main contractor was explored, to achieve overall economy. The other contractors quoted 34L minimum only for Indoor Shuttle Badminton Court, and not for other items of infrastructure specified in the DPR.

Cdr Kothuri, Internal Auditor made a detailed PPP and personally explained the recurring costs of maintaining Indoor Shuttle Badminton Stadium, including opportunity cost of investment, maintenance of coaches, power cost etc. He also mentioned that financial burden on the Members could be strenuous and unless maintenance costs are increased the project cannot be considered viable. President clarified that the fund can be put to better use, and recurring revenue generation would far exceeds the recurring costs and realization of capital and opportunity cost over short course of time. Apart from this, the tangible and intangible benefits are more significant in terms of:

- Good health, physical fitness and healthy lifestyle among residents;
- safety and structured sports and new amenities for all age groups;
- community engagement and improvement in social interaction;
- increase in the overall property value and ambience of our colony;

Summary of Objections and dissent:

Legality: **Cmdt. V Kumar (DU 58)** informed the Members that the Association does not possess legal title to the open land where the Badminton Courts, both Indoor and Open, are proposed to be constructed, the matter of utilization of the same still vests in AFNHB. He also recalled that any infractions of Layout Plan are impermissible. He added that Municipal permission is needed. To this specific point, President replied that his oral enquiries revealed that these two projects do not need Municipal Permission because the shuttle court is a temporary structure and the swimming pool specifications are well within the limits which do not

require for depths below 4'.6" wherein formal intimation is required to be filed. He however assured the Members that such permission and approvals if needed will be applied for and sought before commencing the two projects as outlined above.

Cmdr V Kumar also pointed that the new projects should not be implemented by BoM just about the time when their term is expiring, and acceleration of implementation of such projects is unwarranted. To which Smt Swarna Raju (DU # H-108 responded, stating that she came across no instance in the history of the Association that elections were conducted in April or May and hence the concern expressed by Cmde V Kumar does not arise and is unnecessary.

Cmde V Kumar also cited a Supreme Court case wherein it was held that the open spaces meant for community purpose cannot be utilized for other purposes. The only consequence of such irregular constructions is demolition which we should avoid at any cost. President clarified that the object of the project is for the welfare of the Community and not being utilized for any extraneous purpose as hinted at by Cmde V Kumar.

Funds: Cmde. V Kumar (DU 58) and few other Members appraised the General Body that the Funds of the Association cannot be utilized for this purpose. The FDs are required to be preserved for future needs like replacement of drainage pipe lines, replacement of HT Power Lines, Overhead tanks, 4 sumps and entire water distribution lines etc. and diversion of funds would entail huge cash crunch. He also observed that the proposal in question is not backed by BoM's recommendations and requested that BoM's Minutes be produced for the benefit of Members. Secretary replied that the Members are free to inspect the Minutes in the office and it is impracticable and irregular to circulate the Same. President clarified that the funds parked in FD can be put to better use, and recurring revenue generation would far exceed the recurring costs and realization of capital and opportunity cost over course of time. He therefore appraised LTMF can be utilized for any lawful colony development activities. The major contributors of LTMF like Mr Hari Ugata DU#253 and many others avowed the demand for the development of sports infrastructure as planned.



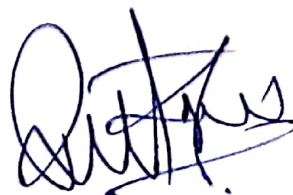
Cdr AVV Subba Rao (DU # 84) reminded the members that the earlier facilities like erection of gates within the colony, were not at all utilized resulting in wastage of money as well as effort. He also mentioned that the Pump at Dumping Yard was abandoned. President reminded him that these projects were taken up by the previous BoMs and does not merit discussion in this meeting. So, according to him, there should be a vision for any such project and that should be shared with all. He also raised security concerns. He mentioned outsiders are entering the open spaces and parks and have been causing nuisance by throwing liquor bottles. He recalled that India Map at the X road also disappeared. President assured him that the sports facilities are meant for utilization of all members and residents of the colony and there is no question of their being utilized by others .

Ex CPL URK Prasad mentioned that the open spaces are still under the control of AFNHB, as roads are under the Control of MCH, that on an earlier occasion, an attempt to handover the control by AFNHB to the Association did not materialize. The ownership of the open lands not allocated to Owners is under with AFNHB. Hence permission of AFNHB is absolutely necessary for the project. President reiterated and assured the Members that such permission and approvals if needed will be applied for and sought before commencing the indoor stadium.

Sports Policy and guidelines:

Further President informed the Members that Id passes will be issued to the eligible players & cc tv cameras will be installed to monitor. Necessary sports guidelines are under preparation. These measures will prevent strangers from using the sport courts, parks and other planned facilities on the anvil.

Lt Cdr VVS Naidu (DU# H-114) raised to complain that the email addressed to the President on the utilization of open area in the Type V vicinity for developing sports infrastructure was not answered. He also explained that this colony was originally envisaged for the welfare and wellbeing of veteran soldiers and extraneous activities not in keeping with this spirit or not contributing to their welfare is totally objectionable. He also mentioned that open space adjoining Type V belongs to Type V residents and cannot be



earmarked for any other purpose. President denied that such open space is exclusive property of Type V Residents and that asserted that Association has complete right to utilize vacant open spaces for betterment of the colony.

There were arguments in support and against the project a terrific din of loud voices almost amounting to pandemonium prevailed and President strongly implored and beseeched members to remain calm and quiet.

BoM then insisted that Members' Willingness or approval will be solicited through Voting and this item of business will be put to vote.

Comde V Kumar informed the President that he or any of the other Members are not opposed to the development plans undertaken by the BoM viz., sports infrastructure as well as Swimming Pool as long as necessary permissions and byelaws are adhered to.

Arrangements were made for conduct of Voting by Secret Ballot on the main item of business on the agenda reproduced below:

“Sports Infrastructure Upgradation and Ratification and Approval for the release of estimated funds for shuttle badminton, pickleball and Swimming Pool facilities.”

Voting slips in the form of ballot Papers were circulated. Each Slip has two items of business on which option to tick in favor of or against the item was provided in the form of small boxes against each item. Voters were requested to tick boxes indicating their choice in favor of the item and cross mark if they are against the item.

However, since DPR of Swimming Pool project was deferred to the next meeting due to paucity of time, the Members were requested to cast their votes against only one item of business remaining viz., shuttle court and pickle ball courts. A ballot box was placed on the Dais to facilitate Members to cast their Votes. Voter slips were distributed to all the members entitled to vote.



With the unanimous consent of all members Mr G Ramachandra Murthy and Ex CPL URK Prasad, were appointed as two Scrutinizers for counting:

Valid Votes Cast: 65

Invalid Votes Cast: 7

Total Votes Cast: 72

After Lunch Break, the general body resumed its proceedings. Counting Started.

RESULTS of VOTING:

Yes: 34

No: 31

“The President-cum-Chairman declared the item No. 1 of Business entitled for establishing “Indoor Badminton and Open Pickle Ball Courts” the only one item that was put to vote, as passed and approved the expenditure of Rs. 23.80 Lakhs as detailed in the Executive Summary/DPR for commencing the work.”

He further assured the members that all points raised by the dissenting members would be kept in view during the execution of the project. The President announced that, as the proposal for the “Indoor Badminton and Open Pickleball Courts” had been approved, work would commence shortly after verifying with concerned Departments for obtaining necessary permissions wherever required.

He also expressed that the active participation of members in large numbers, their overwhelming support to the Board of Management, and their thorough analysis, scrutiny, evaluation, and detailed examination of the proposal had provided the Board with great impetus and confidence. With this encouragement, the Board of Management is confident of completing the project well before the next Board takes over, ensuring that the responsibility of execution is not passed on to the succeeding Board to keep the momentum project completion within the time lines.




Vote of Thanks to the Chair. The President proposed a vote of thanks to all members for attending the meeting and for approving the project. In response, the members expressed their gratitude to the Board of Management for their commendable performance, dedication, and commitment.

The meeting concluded at 3.00 pm.

Thought to Ponder:

"The Conflict that afflicts the World is really the Conflict between ever changing needs and never changing Systems."

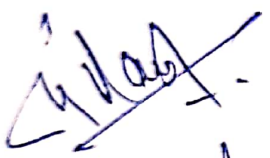
Date: 08-03-2026



Sgt P V RAO
Secretary
JVHOWA



Seyusei M



Sanyal P

