**Annual General Body Meeting**

17th September 2023

Report of the Secretary presented in the Annual General Body Meeting held at Federal City Club House

Dear FCRA Members,

I am happy to address you in our Annual General Body Meeting 2023. The Managing Committee comprising several new faces took charge from 1st October 2022.

This report is with regard to our comfortable and secured stay in Federal City during the previous 12 months. Our last AGM was on 24.09.2022 with physical participation of members. Few of our earlier meetings were in online mode due to pandemic restrictions. This year we are completing a milestone mark of 10 years of existence.

So many events, both internally as well as externally happened during the last one year. We are trying to make an evaluation of such happenings in Federal City during the period. Many of our friends and relatives in Federal City and outside left us for their eternal life during the period. We remember them with honour and gratitude. Let us stand up in reverence for a minute to pay homage to all the departed souls.

**Managing Committee Members.**

|  |  |  |
| --- | --- | --- |
| **1** | **Sri. T. S. Jagadeesan** | **Chairman** |
| **2** | **Sri. JenibKachappilly** | **Vice Chairman** |
| **3** | **Sri. M.P.Peter** | **President** |
| **4** | **Sri. C.O. Albert** | **Secretary** |
| **5** | **Sri. Joy N.V.** | **Treasurer** |
| **6** | **Sri. P.V. Kuriakose** | **Vice President** |
| **7** | **Sri. Babu Antony** | **Asst. Secretary** |
| **8** | **Sri. Ramachandran** | **Asst. Treasurer** |
| **9** | **Sri. Joseph varghese** | **Mg. Comm. Members** |
| **10** | **Sri. Gino Paul** | **‘’** |
| **11** | **Sri. Joy P V** | **‘’** |
| **12** | **Sri. George P V** | **‘’** |
| **13** | **Sri. Skariachan P L** | **‘’** |
| **14** | **Sri. Varghese N C** | **‘’** |
| **15** | **Smt. Latha N.** | **Lady Representative** |
| **16** | **Smt. Uma Chithrabhanu** | **‘’** |
| **17** | **Smt. Manju K G** | **‘’** |
| **18** | **Sri. Manu George** | **Resident Representative** |
| **19** | **Sri. Jackson R** | **‘’** |
| **20** | **Sri. Sreeraj R** | **‘’** |

**The highlights of the activities of FCRA during the last one year.**

1. **Federal City in numbers.**

The occupancy of flats in Federal City has reached a peak of 257 out of the total capacity of 288 apartments. Mostly the occupants are tenants and number of owner residents in Federal City are 48. The percentage of owner residents is less than 10% and tenants are floating in nature.

1. **Security.**

Security of inmates is an essential part of apartment life, because of which many people prefer to stay in a secured environment. Our security arrangements are satisfactorily run and small incidents which were not conducive for the peaceful life of inmates were nipped in the bud and effective steps taken. The number of security personnel engaged at night were restored to the original level of 2 persons in view of the unhappy events such as scratching of cars and obscene writing on walls, took place during few months back. The CCTV system also got upgraded to address all sorts of untoward activities of few miscreants.

1. **Clean City – Healthy City.**

In the wake of completing10 years of existence, it was high time that we repair our water tanks. In this direction, we have undertaken food grade water proofing all our water tanks, both ground and overhead. The periodical replacement of carbon and sand in filters are done on time. The water pumping station owned by us on the banks of the ‘ManajaliThodu’ about 500 meters away from Federal City is well maintained and working of the pumps is monitored promptly.

1. **Sewage Treatment Plant.**

The expansion work of STP started in the previous Managing Committee period was continued during last year also and the most crucial part of the operation, ie.,changeover of the live plumbing lines to the newly erected unit was carried out successfully. The working of the new STP has improved considerably. The ugly scene of dirty water overflowing LG pathway is no more visible. The difficult part of getting Pollution Control Board approval was undertaken with much difficulty and it is in the final stage. We hope that there are no issues in getting PCB sanction. Duringthe course of STP enhancement, several hurdles were there to face, both internally and externally. The external part was mainly from one of our neighbours, who made several false complaints to many agencies including Police, Panchayath, Fire, PCB, Chief Secretary, CMs Office to name few. He is still continuing his efforts to give us trouble. But we are facing them boldly and dealing with it appropriately.

The internal part of main hurdle was in cleaning and transporting of waste water and the difficulties faced by inmates. We are thankful to each and every Federal City inmates for their cooperation. We have constructed additional soak pits for disposal of surplus treated water from STP. We are continuing our association withCREDAI in disposing solid waste and plastic/biowaste in an environmental friendly manner. We have obtained a certificate from the agency in this regard. Housekeeping is continued to be entrusted to M/s Naipunya Welfare Services. We are putting extra efforts to keep the apartment and surroundings neat and tidy. We are aware that still more things are to be done for which our efforts will continue.

1. **Painting.**

We have completed exterior painting of Federal City successfully. The process of internal painting of guest house, meeting halls, etc are going on. During the course of painting, we have taken steps for water proofing of 11 and 12th floor exteriors, Rain Water Harvesting tanks etc. It is found so far that the water proofing efforts are successful to withstand monsoon showers.

Then Lightning Arrester had to be repaired and replaced where ever required. There were several structural issues in LG and UG areas, which were rectified effectively. Plumbing works were done in such a way as to prevent disruption of water supply during tank cleaning, pump failure, etc.

Another important area is our old sewage and sullage pipes within the apartment. Several leakages were found and we have undertaken a thorough inspection by an agency and corrective plumbing works were executed including changing of metal clamps.

Additional truss work and replacement of damaged once were done in our waste management rooms and in some parts of terrace area to prevent seepage in few flats. Few work areas exposed to sun and rain were made water proof using silicone treatment.

As part of face lift, we have replaced the ACP in club house. The ‘Federal City’ name board is being changed replacing the old one. Few unattended issues like numbering of club house, Gas Bank rooms, etc are attended to and under process with Panchayath.

**Gas Supply**

We have not done any major repair works in gas pipe line systemapart from the routine changing of regulators during the period; we have done a thorough check of gas supply system by qualified agency and changed damaged equipments. We are also doing inspection of gas pipeline .and replacing damaged pipes as it is a sensitive area.

**Facilities**

In addition to the existing facilities like Beauty Parlour, EV charging stations, we have started Karate classes for children and elders which attracted many and have good attendance. The Health Club equipments were repaired and inmates are making better use of the facilities.

We have beefed up our security arrangements by engaging additional security personnel during night and installing additional and powerful cameras in view of the unfortunate incidents of car scratching and other issues faced by us during the last few months. It is heartening that the unfortunate happenings are under control as of now.

**Meeting and Communications with Residents.**

Periodical Residents’ meetings were conducted and also emergency meetingsas and when required were also arranged. A Surveillance team was formed with participation of residents to safe guard any attempt by miscreants and the team hold several meetings and continue to assess situation periodically. Corrective steps were taken then and there. by office.Communication through Whatsapp groups are being done through owners groupand residents group. Separate group exclusively for ladies also was formed.

**Celebrations and other activities.**

Christmas and New Year were celebrated with much vigour in the wake of Covid relaxations. The programme was headed by a team consisting of Ramachandran, Haritha Anto, etc. Various competitions like Cake Fest, Food Fest, etc were conducted.

**Independence Day celebrations** were conducted on our 77th independence day when we completed 76 years of freedom Flag hoisting was done by our President Sri. M.P.Peter in the presence of large number of residents.

**Onam Celebrations:**

A committee was formed under Sri. Ramachandran, Uma Chithrbanu, our Managing Committee members for the conduct of Onam celebrations. It was celebrated on 09.09.2023 with much vigour and enthusiasm, experiencing the real spirit of Onam.

**Supervision and Day today Administration.**

Managing Committee meetings were conducted every month, in addition to emergency meetings on various dates. Internal Audit was done by Sri. P.O.Thomas.

During the period, Sri. Suresh N.V. joined FCRA as Administrator, who had a past experience infederal city during our early stage of construction .After leaving our project, he was working at Choice Public School, where, he acquired more experience in the field of administration of civil and other maintenance. During the year gone, all the existing Caretakers resigned and new hands were recruited.

Registration formalities of flats are going on and the list shown below is the present position:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| NO. Of Applications submitted | Registrations Completed | Documents Received | Documents Delivered |  |
| 201 | 179 | 177 | 138 |  |

Boom barriers were replaced during the period to control traffic movement.

Still more development programmes are in the anvil for the welfare of the inmates, keeping in mind the financial position of FCRA.

I profusely thank owners and residents of Federal City for their support and guidance.

I am thankful to Sri. Suresh, Administrator, other office staff in effectively handling the developmental works in a continuous manner. Caretakers, Security staff and House Keeping staff contributed significantly in safeguarding the peaceful and hygienic living in Federal City.

I take the opportunity to thank the earlier team headed by Mr. Paul Jose Mathew (President) and Mr. Shimith P.R. (Secretary) for having taken steps to upgrade the STP operations which resulted in the improvement of the quality of treated water.

I also take the opportunity to thank our previous office bearers and M.C. members who guided us on various issues.

We are testing the quality of drinking water and treated water (STP) on a regular basis and found the quality good as per regulatory requirements.

I place on record our gratitude to FHCCS for their support and guidance.

Let me conclude by placing on record the gratitudeof FCRA to the Registrar’s office of the Travancore Cochin Literary , Scientific and Charitable Societies, Ernakulum for supporting us.

Thanking you all

**C.O. Albert**

**Secretary.**