Report of the 2nd National Conference of the Resident Welfare Associations

I. The 2nd National Conference of RWAs (NCRWA) is held from 22nd to 23rd November at the Paryataka Bhawan, Begumpet, Hyderabad in Telangana State. It is attended by nearly 160 delegates hailing from a number of States and from various districts of A.P. and Telangana States.

This is a unique conference of its kind for the resident welfare associations across the country spread over more than four thousand acknowledged municipalities and corporations. They are a social spirit pervading the urban habitats, dispelling the old fears of urban man’s mental alienation, social isolation and public indifference. The participants by their presentations and reports portrayed their national status 2014. Awards are presented to eminent urban citizens who have been contributing to build urban micro-communities of caring and sharing, which would permit the participants to exchange their best practices. On this occasion, they launched a Charter of good practices for effective implementation of Swachch Bharat among lakhs of stake-holder resident associations in the country, as a part of their observance of the 23rd November as the national RWA Day.

The participants are welcomed by Major Shiv Kiran, General Secretary of the United Federation of RWAs and the opening speeches are made by Sri. N.V.S. Reddy, IRAS, MD, Hyderabad Metro Rail Corporation, Sri. Telakapalli Ravi, Political analyst, Prof. T. Tirupathi Rao, former Vice- Chancellor and Dr. Rao Chelikani, convenor of the conference. A Photo Gallery of the accomplishments of the RWAs is opened by Sri. NVS Reddy. On the National RWA Day Col. Tejandara Pal Tyagi, a pioneer of the RWA movement in U.P. has launched a Charter of 20 good practices for observing the Swachch Bharat for entire year. Sri. P. Ashwin Kumar of Shantinagar RWA has concluded the conference. All of them have upheld the role of the RWAs as the fourth-tier of governance and as a builder of micro-urban communities.

II. Workshop1: MODEL LAWS FOR APARTMENT RWAs

Participants: T. Srinivas Rao, Kakinada, K. Babu Rao, Dhashinamurthy, Sri.T. Thirupathi Rao, Mohan Rao, Khamam, Bhuma Reddy (Nallakunta - Saketh Pranav), P.S. Bhagawanulu, Vuppala Gopala Rao, Major Malladi

1. Registration of RWAs : There are contradictions between Registration of Societies Ac and Mutually Aided Cooperative Society. The Act is not well defined, nor in Company Act or Apartment Act.
2. Disclosure section of property - Share of land in apartments to residents from land owner in Karnataka and Maharashtra deed is an example.
3. Declaration in AP Act needs to be registered. – Details of Area per SqFt (Section 412).
4. Words like ‘file’, ‘submission’ and ‘registrations’ should be changed.
5. Builder must leave the premises in four months. (Covered in detail in Maharashtra laws)
6. Separate deals for electricity issues for independent houses.
7. Before disconnection of water supply, the Registrar has to be approached.
8. Town Planning Authority needs to delegate for inspection of these aspects.
9. 10 documents should be looked before purchase of apartment.
10. Land owners and promoters agreement should be shared with all residents.
11. All the members need to be registered as the members of the association, so that right on property can be safeguarded.
12. Land owners and promoters’ agreement should be shared with all residents.
13. Builder has to initiate and form Apartment owners Association
14. Fire safety equipment has to be provided by the Builder.
15. Title Committee has to be formed by the Government like the system that is prevalent in USA to verify the title documents before registering
16. Builder has to execute CONVEYANCE DEED in favour of Apartment Residents Association. Unless it is executed, flat owners will not have any right on land.
17. Parking lots can not be sold as the same is already sold to the purchasers. It is integral part of Apartment building As per Supreme Court, Parking land should not be sold 2010 onwards.
18. There are no provisions in Apartment Act for selling pent houses.
19. Issue of Share Certificates Apartment Association shall be included in the Apartment Act like in Maharastra for collection of dues/deposits of society
20. The Add Up undivided share of land allotted to purchasers in The Malaysian Township has come to 43 Acres as against the actual land of 34 Acres. Hence, purchasers as well as Govt. have to necessary steps to take care of it.
21. Another workshop has to be conducted to discuss further on Apartment laws.
22. There is much need to amend the present Act for A.P. and Telangana. (by K. Babu Rao)

Workshop 2: ROLE OF RWA IN COMMUNITY BUILDING, INTEGRATING CHILDREN, SENIOR CITIZENS & SLUMS

Speaker: S. Sunil Kumar

1. Ladies and youngsters should be given priority and also opportunity in the community.
2. Single family home should also have Community centre under Apartments Act.
3. One should have a legal cell in each association
4. There should be provision in the Act for even small apartment complexes (-20 units)
5. Association needs to maintain the parks in the Community and not just rely on the Municipality.
6. In Chennai, no place for pedestrian due to poaching by vendors on the footpath. Vending spots is important and no establishments within 2 kms radius.
7. Use of new technologies can be introduced.
8. Citizen policing is important to develop
9. Infrastructure for children. Equipments to be issued by the Management Committee. Summer camp budget from GHMC can used for purchase of children play items.
10. Awareness campaigns in community for steps against Child Labour.
11. Recycling units in the community premises.
12. CCTV should be made compulsory for Apartments.
13. Knowing your neighbour is important: Hosting of Kitty parties, get-togethers and help by CommonFloor.
14. Tenant knowledge and their identification should be available with the Association. (Can be helped by Move In/Out management).

Worshop-3: SWAACH BHARAT

Speaker: Dr Meenakshi Bharat

1. Presentation on Citizens Action Forum and the Fifth Estate in Benguluru
2. Manage our garbage, not just sweep it with the involvement of all people
3. Use and throw culture: Plastic bags and disposables; Wax lining in paper cups is a source of diseases; Reusables: Steel or plastic, less garbage; Cotton bags should be used; Paper napkins shouldn’t be used
4. Trying to act upon this in Bangalore since 2008, which is an inconvenient truth.
5. Major problems on landfill and dump yards (40 feet wide and away from city)
6. Underground water is contaminated because of garbage landfill, it is a breeding ground of different diseases
7. Why do we have garbage problems? No civic rules unlike in western countries, no implementation and no awareness.
8. Segregation of waste should be at source (Ex. Two dustbins under kitchen); Framework from local authorities regarding segregation and Destination bound contracts
9. 5 types of waste: Wet and dry sanitary garden hazardous C&D. (No bagging your bin); 40% of dry waste can go to local collection sector; Hazardous like pins to be separated.
10. SWM Function Road Map
11. Source reduction: Informal recycling small scale composition, Segregated waste can be recycled, Compost to be used.
12. PPPE (Plan, Promote, Practice, Enforce)
13. Involve Med Officer and Sanitary in-charge of the circle.

Workshop -4: COLONY DEVELOPMENT PLAN ,WARD COMMITTEES AND AREA SABHAS

1. Colony development plan should take inventory of existing facilities and identify the requirements.
2. The Government is concentrating on local level planning like ’mana vuru, mana pranalika’ and our ward our plan in Telngana, the colony development plan should be made as part of general ward plan
3. The RWAs should try to become members of ward committees and help in development of areas with the municipal funds
4. The RWA using RTI should get details of taxes paid and money spent to the colonies to improve transparency.

**ONLINE REGISTRATION FOR COMPLAINTS GHMC**

Speaker: Ashwin Naidu

1. How to file a complaint in HGMC? Should have a valid phone number; ghmc.gov.in>enquire>grievance>new grievance
2. Microsoft grievance project; Citizennext application on Google playstore
3. Cited some examples: 02 drainage cleaners die every month because of methane gas
4. 90% of complaints from corporates
5. 0% Auditing has been done till date in Hyderabad; Only Bengaluru has done it.
6. Electricity shouldn’t be stolen. Suggestions to government: Cut the power when they are supplying tap water so as to avoid stealing through pumps.

**Workshop-5: RELATIONS WITH ESSENTIAL SERVICES BOARDS OF CENTRAL AND STATE**

1. As per community policing every month, police meeting has to be conducted which is like a general meet to solve the Local issues. If the issues couldn’t be solved then one can take up that issue to a higher level
2. FRAT, Kerala is one of the organizations that is very successfully implementing it
3. Community policing Act in Kerala or *Janamithry* is first in India; every station SHO is answerable to RWA; No politician should be allowed to intervene. First Sunday of every month this takes place.
4. Invitations to all the boards to appear before the RWA meeting.
5. In Mumbai similar kind of meeting is conducted, where within 08 days the minutes are provided to the ward members.
6. Right to Services Act: Government should prepare a chart regarding the concerned persons related to issues with all the departments
7. Regional offices have to be set up to decentralize power by the state.
8. What are the creative ways of building better relationships among the residents ?
9. Public should be made aware that an Act as in Kerala is necessary to make the RWAs to become more powerful.
10. NOTA : Election Commission has given authority to activate Nota.
11. RWA is not recognized anywhere, officially.
12. Lokayukth Act in Karnataka is an example whereas Maharashtra is not able to cater well.
13. Popularize the officer who is doing good work and the rest of them would follow the positive signals.
14. RTI Act is in place, get the information officially, but the problem remains in implementation.
15. Convince the educated class to make the politicians come to us. (Ex. in Maharashtra, the educated class are not able to utilize their power. *‘Chalta hai’* attitude should be warded off; Show your strength and promote from grass root level.

Conclusions:

1. Create a brand name for the organization by doing good work from low level to higher (Ex. Federate the associations; AGNI has become a brand name by this.
2. Concentrate on voting pattern, politician is only interested in it.
3. Right to Services Act (public grievance forums) need to be passed by Parliament.

**III. 23rd November: Speakers**

**Mr. Pandurangam,** delegate from the USA: Felt ‘associations’ in US are more organized than in India. Also said ‘persons’ in association should be more responsible while representing RWAs. M/s Kavita Baral and Sasmita Rout from the Central University of Hyderabad questioned : How are the RWAs linked with NGOs work ? And how to maximize the participation by the residents? : RWA’s started as NGOs and worked with other associations to realize their objectives. Sri. Dakshina Murthy (Malkajgiri): Apartments Act as passed by AP assembly is not sufficient. Amendments are required. Felt that associations in AP & Telangana are not organized, compared to associations in Maharashtra. Gujarat and Maharashtra RWAs have a professional approach than in Telugu states.

**Col Tejandra Pal Tyagi**:Chief Guest: What RWA can do in local & national level?

1. Securing local level recognition for RWA representatives visiting administrative offices, like the Police station to give respect and priority to resolve our problems.

2. Obtaining 'Booth Level Volunteer' status for RWAs for depositing multiples of Form 6 for Voter's lists.

3. Enforcement of norms for fire-fighting equipment to move around high rise apartment buildings, adequate set back space of 18 ft, provision for hydraulic platform to raise the equipment vertically.

4. Ensuring earth quake protection norms in building construction keeping in mind that earthquakes have a horizontal, not a vertical impact.  Therefore RCC wall of 10" from bottom to top and appropriate ratio of sizes of column & beam (one should not exceed twice the other) are to be maintained.

5. Builders & promoters should be clear on common area use while handing over documents to owners - convenience store, parking, swimming pool, etc

6.  RK Puram, Delhi has 985 cubic meters of air pollution but permitted level is 60 cubic meters. Containing pollution levels which have reached alarming levels of P2.5 (<2.5 nm) leading to accumulation of carcinogenic and other particulate matter in the air we breathe. 7. Apartments Owners Associations should be considered as part of RWA federations. (by Gita Dendukuri)

**Mr. Sridhar Pabbisetty** from Namma Bengaluru:There are 750 RWA federations in Bengaluru. They are carrying our legal battle for wet lands which were encroached by builders before the High Court’. Went to the ‘Green Tribunal’ on environmental issues. Noticing the pressure on judges, the case is moved to Delhi at the time of judgment. In the Ward Committee the suggestions given by RWAs and the proposals of the members are vetoed by the corporator, which is not acceptable. They are launching a protest on 26th Nov. for removal of veto power given to the corporator. Nearly 11 lakh acres of the land got encroached in Bengaluru of which 20,000 acres had been freed due to the efforts by the RWAs.

**Mr. Venugopal, FRAT,** Kerala: On 23rd, he defined the RWA Day as ‘Rigorous Working Assurence Day.Gave 10 dimensions to the definition by way of 10 fingers: The five fingers of the right hand represent five values we set as objectives and the five fingers of the left hand give the strength to implement them vigorously, with proper food, exercise, recreation and knowledge. The chief guest on podium asked to do 5 new things in every 6 months for better implementation of the objectives.

**Mr. Nagarjunan** from FOCUS, Chennai:They are fighting against encroachments. In one instance, a 60ft road had become 40 feet because of improper parking. Due to the efforts by the RWAs, 50% of the occupied road had been cleared and recovered. Felt that since, often, the judiciary and bureaucracy are hand in hand, the RWAs should fight united on wrong doings. While there is punishment for not paying tax, there is no punishment for spending the tax money improperly.

**Mr. Sharad Kumar** from Agni, Mumbai: The RWAs should build a brand image like the corporates to succeed. ALM – Area Locality Management is the way for better management of the locality, where the ward members will be watched if they are not working properly in a particular locality. They are working to get the ‘Right to Services Act’ passed and to draw the department- wise description of services to be rendered.

**Mr. Ghulam Nabi Rasool** from Ananthapoor, Andhra Pradesh rendereda captivating ‘gazal’ to the context.

**? Col. Tejandra Pal Tyagi, Dr. Rao chelikani** have invited some eminent persons who have rendered valuable services to the RWA movement to honour them: Sri. Sridhar Pabbisetty, Namma Bengaluru Foundation, Sri. Khanagwal, Delhi, JNSS Nagarjunan, Chennai, PS Bagawanulu, Sri. V.Dakshina Murthy, Smt. Dasari Jhansi Lakshmi, Sri. V.Subramanian of Balaji Residency, Sri. Tatavarthy Srinivasa Rao, Dr.M. Nagaraju, Kurnool, Sri. P. Ashwin kumar, Shantinagar RWA & club, Sri. B.T. Srinivasan, Malkajgiri Federation, Sri. K.Hanumantha Rao, Sri. Nallari Ashwin Naidu, Sri. Syed Bhasha, Janapriaya Apartments, Sri. MBR Sastry, Sri. P.L. Menon, HAWA, Major.Shiv Kiran, Legend Apartments and Sri. S. Sunil and Ms.Nagamani, Khammam, Sri. K.Srinivasa Reddy and Tulaasi Bai, APSA , Sri. Nitin Gadewar, Nagpur and Smt. Aliamma Jain of the United Schools of India, New Delhi, Sri. M.S. Venugopal, FRAT, Kerala, Mr. Haseen Uddine, Old Delhi

**Presentation of Good Practices by the Awardees:** Dasari Jhansi Lakshmi on empowering women by stressing on having toilets and by waste management; Sri. Sridhar,Namma Bengaluru against negligently maintaining bad roads and its consequences during the rainy season; fighting against bureaucracy and to make representatives responsible; on how RWAs are the crucial body in bringing evidence to fix the issues; against corruption by the garbage mafia irrespective of political party in power, as some 70 entities are managing garbage in Bengaluru; on ward- wise waste management by ‘Lok satta’ instead of dumping in some nearby village; on lake protection by asking the RWAs to work collectively for stopping dumping of waste in the lakes; on traffic jams in Bengaluru; on working with RWAs to improve the quality of the life; on dry & wet waste management along with ‘water management. Sri. P.S. Bhagawanuluon waste management i.e., by making stakeholders accountable and responsible.

**Sri. V. Subramanyam,** Balaji Residency, Hyderabad on improving sharing and caring among the residents through intensive social interactions. Mutual trust should be promoted for better living; Transparency in accounts and their presentation in an organized and simple manner enhances mutual trust and compliance; managing power should not be centralized; every AGM should bring new faces for better participation; Sub committees should be formed which will take care of ‘security issues, gardening’ etc; Festivals should be ‘celebrated’ together, so that they bring people together; proper rain water harvesting eliminates water problem in the building; importance of ‘Get to-gethers for ironing out differences of opinions; Equal responsibility for both tenants and owners; Bringing in women leads to positive changes; Parking management is vital; For better community living, everyone should be treated equally.

**Sri. R. Parameswaran,** Balaji Residency on the importance of proper training to the watchmen to improve the efficiency in the functioning of the building; importance of proper dress code and equipment for watch man in order to enable him to fulfill his duties along with complete information of the residents.

**Sri. K.Yesu Dasu,** Nalgonda on rain water harvesting in Nalgonda district in ‘tiger effected zone’ and how the same can be useful in apartments.

**Ms. Geetha** on the role of women in society starting from the home; Usage of eco friendly bags instead of plastic bags; Segregation of wet waste; Organize waste by using different containers and by making vermin-compost, where there is no room for mosquitoes.

**Ms. Padma Nandyala:** on waste management training through e-mail without using paper, involving senior citizens, women and children; Effectively using technology like email, Watsapp; Giving rankings like ‘brigade’ etc., to the children to make them responsible.

**Ms. N. Tulasi Bai, APSA** on poverty management by focusing on slums, etc.; working closely with pregnant women and create awareness on timely medication; working closely with ‘Self Help Groups’ for availing bank loans, to avoid school dropouts, to avoid divorces by couple; Providing training on computer literacy, etc.; Providing assistance to senior citizens to get their pensions, training on making paper bags to the senior women; and conducting free medical camps to the senior citizens.

**Ms. Chandrima**, joint Secretary, Aparna Palm Meadows: on water management and conflict management; Designing ‘group id’ for managing all queries and to have call center 24 x 7 to help conflict management.

**Dasari Jhansi Lakshmi:** on empowering women, children etc., along with questioning sarpanch, etc.

**Sri. K. Vijaya Prasad Reddy and Guduru Chenna Reddy:** on issues between builder and residents and the functioning of TREDA and CREDAI.

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IV. Report on Inter-State RWA Consultations During the Conference

1. The Confederation of Resident Welfare Associations (CORWA), registered on 6th Aug. 2014 at Hyderabad to be enlarged geographically with more operations across all over India.
2. The Confederation’s  secretariat will be operated from  Hyderabad.
3. It is also re-affirmed that when we mention RWAs, we refer to both Apartment-Building RWAs (Aprwas) as well as area-wise colony RWAs(Arrwas), as part of  the confederation and  focus on involving more RWAs  from un represented states and cities.
4. The RWA office-bearers who attended the first & second National conferences of RWAs at Hyderabad will automatically become the founder –members; further two RWA office bearers from each state will be taken as  members of the National Governing Council (Executive Committee).
5. The  members  of  Governing Council will  not exceed  60 member team and by any reason if  it exceeds, then some of  the founder members will  become advisors, to keep the same number.
6. These advisors of NGC (National Governing Council) will play the role of taking the initial thought process forward for the  unity of the Confederation and RWA movement at national level, as  decided in the  first and second conferences.
7. The Conference of RWAs unanimously elected Col Tejendra Pal Tyagi, Ghaziabad Federation of RWAs, UP as Convener, Dr Rao VBJ Chelikani of  U-FERWAS as President, Sri Sharad Kumar of  AGNI, Mumbai as Secretary General**,** M. S. Venugopal, FRAT of Thiruvanthapuram, Kerala as Treasurer and Sri Sunil Kumar of Khammam as joint Treasurer, Sri GRS Prasad SCOTRWA as Secretary in charge of the secretariat.
8. Sri N. Muthu Swamy of  Chennai RWA, Sridhar Pabbisetty of Namma Bengaluru, B T Srinivasan of  U-FERWAS , Sri Nagarjunan JMS of  FOCUSS- Chennai are elected as Executive Vice Presidents.
9. Nitin Nanaji Gadewar of Nagpur, Yash Khanagwal of  Nabi Karim RWA, Ashwin Kumar Nallari of  GAASA as Secretaries.
10. The remaining vacancies will be filled by consultations in the coming days balancing national representation from all states having maximum total number of Executive Vice-Presidents as 8, Secretaries as  8, Joint Secretaries as 4, Executive members as 16.
11. The following are also to be included in the team in view of the keen interest shown by them: Shevata Talwar, Dehra Dun, P. Sukumaran, Vice-president FRAT, Trivandrum, Nandu Vora, President Ruparel Marg Residents Asso., Mumbai, Dr. Meenakshi Bharath, Benguluru and M.T.Verghese, EDRAAC, Kerala.

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The following are the participants:

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|  | **NCRWA Participants list on 4th December,2014** |  |
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| C.S.S. Sharma | Hyderabad | 9618234530 |
| Capt. Manohar Sharma | Begumpet, Hyderabad | 9885194488 |
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| Maj Shiv Kiran | Hyderabad | 9849047827 |
| Major Malladi | Saket Pranam | 9652209993 |
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| Mohd. Azam | karimnagar | 8008638644 |
| Muthyala Pandurangam | U.S.A. | 9494639935 |
| N. Jaipal Reddy | Nalgonda | 9912188693 |
| N.Tulasi Bai | Chilkalguda | 9000444181 |
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| S. Mallikarjun | Nalgonda | 9440465716 |
| S. Radha Krishna Reddy | YSR Kadapa | 9989495100 |
| S. Rama Krishna Rao | Visakhapatnam | 9849237004 |
| S. Sunilkumar | Khammam | 9989671925 |
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| V. Subramanian | Tarnaka, Hyderabad | 9392525064 |
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| Vijay Kumar Mehra | New Delhi | 9871011349 |
| Vijay Sai | Gen.Secretary, TREDA |  |
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|  |  |  |

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