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**TELECOM EMPLOYEES' CO-OPERATIVE HOUSING SOCIETY LIMITED**

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**TECHS/AGBM/2022-23**

**Dt: 29.09.2022**

**BRIEF REPORT OF THE 42nd ANNUAL GENERAL BODY MEETING HELD ON  
25th SEPTEMBER 2022.**

**Telecom Society wishes you & your family a very happy Deepavali**

The 42nd Annual General Body Meeting of the society was held on 25th September 2022 with Sri G. Babu, President in the chair. More than 2000 members/ Associate members attended the meeting.

Meeting commenced at the Palace Sheesh Mahal Hall at 11.00 AM with invocation by Smt. Gayathri. One minute silence was observed in memory of departed leaders and members.

Sri. D. D. Immadi Senior member of the society inaugurated the A.G.B. by lighting the lamp.

Sri B V Dathathreya, Director of the society welcomed and introduced the Board of Directors to the house. He also welcomed all the members who are attending the meeting.

The agenda of AGB Meeting was placed before the house and was approved and adopted by the house unanimously.

The minutes of the last Virtual AGB as printed on page no 3 to 6 in Annual Report book was taken as read and the same was approved by the house unanimously.

Annual Report as published and printed on page no 7 to 8 was read by Sri C. V. Manjunatha, Authorized Director and the same was approved by the house.

Audited Accounts for the year 2021-22 along with the replies to audit was placed before the AGBM as published on page no 50 to 93. Accounts were adopted unanimously by the house.

The proposal made and placed by the board of management to appoint M/s. Jayatheertha & Co., Chartered Accountants for the year 2022-23 was approved by the General Body.

The Budget Estimate for the year 2022-23 (page no 94) as proposed by the Board was approved by the house. President sought approval for few excess of expenditure than budgeted amount and the same were ratified by the house.

Board resolutions as printed on page no 95-96 were also approved by the house.

President initiated the discussion on ongoing projects in detail and also on present status of the projects and efforts that are being made to complete them and also action taken to resolve few pending issues of earlier projects. President said the last Annual General Body Meeting (virtual) was held on 19th December 2022.

A detailed circular regarding proceedings and status of various layouts was also sent vide our circular dtd. 5.5.2022 and also published on our web site. You may already gone through the contents. There may not be a huge development since then but our efforts are continuing.

The one and only big issue that is being faced by us and you is delay. We are aware this only is agitating the members. Honestly, we admit we never anticipated this much delay. On successful completion of our projects at HBR, Srirampura and Woods Enclave we we're compelled to launch Greenfield Gardens on Chapparakalu Road. By overwhelming response and persuasion, it got extended up to 6th phase, we were quite aware it will be extremely difficult to procure and develop.

Inspite, we expressing our difficulties lot of pressure was mounted on us to accept applications. But now, we sincerely feel we should not have yielded to pressure. But by our sustained efforts and co-operation of members we could allot and register sites at GFG 1, 2 and 3. There are few issues to be resolved which we have dealt in later paragraphs. We were able to get the plan approval of GFG 4 also.

### **Delay the unsung pain**

Earlier, release of sites were progressively made at initially at 40% then 30 %. depending on progress and finally remaining last 30% on completion of all works. All societies depend only on site deposit instalments received from members to carry forward the procurement of land and development of layout.

The amendment of KTCP Act in 2015 totally crippled and killed all housing societies. It prohibited the release and registration of sites unless all development works are completed.

After this amendment, societies together jointly put lot of efforts by meeting Hon'ble Chief Minister, Hon'ble Ministers and MLA s and requested them to restore earlier orders failing which societies will be put to lot of hardships. Our continuous efforts of 6 years gave some relief by modifying the act to release for registration initially at 40% but with a rider all corner sites to be first mortgaged to the planning authorities. Then how are we to mobilise funds for development. Left with no other alternative we along with other societies filed a Writ Petition in the Hon'ble High Court of Karnataka with a prayer to restore earlier orders of progressive release of sites and stay of implementation of mortgage of corner sites as a precondition for release of sites. We are vigorously pursuing the case through reputed senior councils. Case is admitted and preliminary submission made. Arguments is to take place. We cannot predict the time frame. Naturally members are getting agitated/worried

### **GFG 5**

Most of the development works are completed including formation of roads, UGD, Water Sump and O/H Tank, Sewage Treatment Plant and asphaltting of roads. We have also got the Power Sanction for the entire Layout 4 & 5 But it is to be executed.

Inspite of all these development works are completed release of sites is not done on the plea of mortgaging of corner sites. We have already got the seniority list approved by Cooperation Department recently Plan Approval is also received. Modified Plan for additional sites added is also under Process

### **The way ahead**

- A.
  1. Allot sites to members/site applicants as per Seniority.
  2. Mortgage all corner sites to Planning Authority.
  3. Seek release of 40% of sites (of sites allotted according to Seniority) from planning authority.
  4. Obtain E Khatha from Gram Panchayat.
  5. Registration of sites in favour of site allottees.
  6. Seek release of balance 60% of sites on completion of all works including power supply.
- B.
  1. Having completed most of the Layout development works Execution of Power Supply is got to be taken up urgently and efforts are to be mounted both on Bescom and KPTCL for power station.
  2. Funds to be mobilised from site allottees and site applicants for these works.
  3. Seek 100% release of sites after completion of all works.
  4. Then Registration of sites in favour of site allottees.
- C.
  1. Having approached Hon'ble High Court of Karnataka wait for the pronouncement of orders.

## **How are we to go ahead**

Having narrated the hurdles and the delay this AGB is to discuss and to deliberate how are we to go ahead

### **GFG 4**

1. In respect of GFG 4 on getting release of 70% of sites (755 sites) and E Khatha registration of sites in favour of allottees started in March 2021 So for only 551 sites are got registered. Even after one & half years many allottees are yet to pay the balance of site deposit and arrange for their registration inspite of repeated reminders.
2. Development works are hampered and delayed.
3. The only recourse left is to cancel the allotment and allot them to next in the Seniority list.
4. Applicants who have paid partial payment are to pay the balance of site deposit (at cost of allotment price of Rs. 750/- per sq/ft).
5. Balance 30% of sites is yet to be released which is pending.

### **GFG 5**

The situation is same as submitted above since GFG 4&5 is unified one Layout. Site applicants are requesting to compete the project in all respects and allot. They also assure payment of balance of site cost before registration. This being society how are we to collect required funds for development. It has become a catch 2 situation. In our society cost of intermediate sites are subsidised by allotting corners sites to site applicants only, at a slightly higher cost. If we go for mortgage of sites, how can we mobilise funds for further development works. If we go for Bank loan which is cumbersome, the interest burden adds to the cost of site.

This AGB has to discuss and decide to allow further collection and then complete the works. How are we go ahead. Such a huge task cannot be taken forward by office bearers/directors alone. Members also should deliberate, suggest and co-operate. We are not a private developer who invest funds for development sells with all cost of development, interest overrun and his margin of profit which is normally very high.

Ours being a cooperative movement we have to work with a motto of self-help scheme with no profit principle. That is why our vision is '**A well-developed site at an affordable cost.**' Please understand. guide and cooperate.

If we plan for allotment and wait for release of sites for registration then same situation reoccurs and we will not be able to complete all development works unless all allottees pay the balance of site cost to get release orders for registration This AGB should discuss and take a collective decision to go forward.

### **GFG 6**

Here also situation is not different. We have already procured the lands, change of land use completed, residentially converted and registered to society, Layout plan also approved. Here also we have to complete all development works and go for release of sites. This being a small extension to the already developed GFG 3 and Water sump, O/H Tank, Sewage Treatment Plant already constructed taking account of this extension also. As detailed above for GFG 5 we have to mobilise funds here also and complete the project.

## **Woods Regency (Huttanahalli) 2**

After a very long and prolonged persuasions we were able to settle the disputes.

Formation of 40\*60 sites is over and formation of 30\*40 sites in progress. we are trying to complete and go for allotment soon.

## **Nisarga 2**

Power sanction for the Layout is approved and electrical works are also completed. Cleaning of roads is now taken and asphaltting of roads will start now. 70% of sites are released and balance 30% of sites will be released after asphaltting and power execution.

## **Wood Residency 2 (Sarjapura )**

This is an extension project taken up out of compulsion of members. It is a very difficult proposition of developing a Layout in this area because of huge land cost and disputes. All the required lands are procured, converted and registered in favour of society. Each time we started to do Layout works we were obstructed. Added to these frequent rains also added to the agony. After protracted negotiations and efforts the developer, land owners who have given land to us and the society is now jointly started the Layout works. Cleaning and filling up road lands is in progress. Few of the members opted for odd sites and they have allotted as per seniority. Still, few of odd sites are available for allotment. They can get details from society and we will also send it to other members as per Seniority. We are very well aware of the concerns of the members and try our best to complete it soon.

## **EP (Extension Project)**

The earlier land in IVC road which we got it and got them change of land use and converted went into litigation / escalation due to covid and other reasons.

We are trying to resolve it as also working for an alternative location. Since it is a small layout, we are trying to be hopeful to rejuvenate the project and complete it.

## **Pending issues of earlier completed projects**

### **GFG 1**

The main 50ft entrance road for the Layout is now opened and asphalted also. We can construct an arch at our entrance of the Layout land. But it will be slightly away from the main chapparakallu road. We are waiting for the concurrence from the Embassy Developers who gave us the road and easementary rights. We are really concerned about allottees of 50\*80 sites. We have given an alternative land also at a much better location at a huge cost. We are vigorously pursuing at government level also. Case is pursued at Hon'ble High Court also.

We intend to call a meeting of these allottees during October and resolve the issue to their satisfaction.

### **GFG 2**

The main 50 ft entrance road for the Layout is resolved amicably and asphaltting of road is also completed.

The long-drawn dispute of land at p26 is now completely resolved at a huge cost by settling court cases and PTCL issue. We have now cleaned up the roads and asphaltting of these roads will be taken up now. We have also received E Khatha for these sites.

We request the allottees to share the additional burden of cost.

We will be taking up registration of sites in favour of allottees shortly.

Few alpha numerical sites allotted will also be regularised and registration of sites will be taken up after approval of modified plan which is under process.

### **GFG 3**

Few of the applicants who could not be allotted sites here will be allotted here itself since extension of plan is now approved.

### **Ananthapura Layout:**

The long pending issue of Ananthapur Layout is now been settled.

### **The Tasks Ahead**

Having detailed present status of ongoing and completed projects we should strive for their completion. We have lost 2 years because of covid and other reasons. The works that were progressing well abruptly stopped. Now only it appears situation limping back to normal. Now we have to gear up to make good the loss.

We have procured most of the lands that required for our projects, got their change of land use approved, got them residentially converted and registered in favour of society. Still some more in between lands are to be registered in favour society and is becoming difficult because of hike in land prices. Added to this cost of development and government approval changes is enormously increased. (From Rs 1 lakh per acre to 3 lakhs per acre). Approval procedure has become cumbersome and time consuming

Though we were able to allot and register around 8000 sites earlier to 2015, now to allot remaining around 3000 sites we are feeling extremely difficult because of present situation and to work on a shoestring budget being site cost sensitive and high specification ours like ductile/steel pipes for water, underground cable for power supply, wet mix asphaltting for roads and establishment of power station.

Yes, with these hurdles also we have to march on. But at times extreme reactions from members, it dampens and demotivate us and we start thinking to whom are we struggling and what for we struggling. It is becoming difficult since we have limited staff and office bearers and directors are now senior citizens. To manage and run this enormous task and huge work load, we have to augment the supporting and liaison personnel and pave way for young and sincere management team. We crave for your understanding and cooperation.

### **Maintenance charges:**

Since society is trying to complete all ongoing projects and not taking up any new projects, funds flow naturally has come down. After allotment in 2012 for more than 10years society is maintaining all these layouts. It involves huge expenditure like security charges, water and electricity charges apart from layout cleaning and maintenance. The board of directors in their meeting have decided to continue this till this year end (2022) and stop thereafter. Therefore allottees and members are requested to note the society will not maintain the layouts including security services. **Please note this and co-operate.**

President invited the members to participate in debate and share their views and can seek clarification of their doubts. He also informed project wise they can be taken up for discussion.

Many members sought clarification on layouts and also expressed their views and opinions.

The issue of non-payment of balance of site deposit by those allottees for whom the site is released and katha received was discussed. President and other board directors expressed, because of this non-payment, completion of layout work and provision of electricity is becoming a great concern and it is also affecting further release of sites. It was unanimously decided to cancel allotment of sites of such defaulters by duly informing them and giving a final opportunity to make the payment along with interest, failing which such allotments be cancelled and allotted to next in the queue.

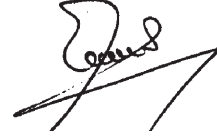
Since society is expressing its difficulties to carry forward the work and complete the layout works including provision of electricity for complete release of sites, it was suggested to collect balance of site deposits for all the ongoing projects.



Many members expressed their concern and anguish for delay in registration of sites allotted and also allotment of sites to those who are yet to be allotted and urged the society to complete them soon.

Before concluding president said we assure of our best and sustained efforts to fulfil their aspiration of owning a site till we are there. The meeting concluded with vote of thanks by Sri.R.K. Hegde, Vice-president.

With warm regards



(G Babu)

President

For & on behalf of the Board of Management



Front Gate of GFG-4 & 5



Completed 1.7 MLD Sewage Treatment Plant at GFG-4 & 5



42nd Annual General Body Meeting



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