



ಟೆಲಿಕಾಂ ಎಂಪ್ಲಾಯೀಸ್ ಕೋ-ಆಪರೇಟಿವ್ ಹೌಸಿಂಗ್ ಸೊಸೈಟಿ ಲಿ.

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

No. 43, "Belaku", Railway Parallel Rd., Kumarapark (west), Bangalore - 560 020. Ph. : 2346 4655 / 2346 4555

**TECHS/AGBM/2023-24**

**Dt: 25.10.2023**

**BRIEF REPORT OF THE 43rd ANNUAL GENERAL BODY MEETING HELD ON  
24th SEPTEMBER 2023**

**Telecom Employees Co-Op Housing Society wishes  
you & your family a very happy Deepavali**

The 43rd Annual General Body Meeting of the society was held on 24th September 2023 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, Palace Ground at 11.00 AM with invocation by Smt.Padmalaatha & Smt.Rajalakshmi. One minute silence was observed in memory of Late Sri.B.V.Dathathreya former Vice President & Director of Board of Management, departed leaders and members.

Sri Nanjundaiah, 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 AGB as printed on page no 3 to 8 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 9 to 10 was read by Sri C. V. Manjunatha, Authorized Director and the same was approved by the house. Audited Accounts for the year 2022-23 along with the replies to audit was placed before the AGB as published on page no 28 to 76. Accounts were adopted unanimously by the house. The proposal made and placed by the board of management to appoint. M/s.Shekar & Rajashekar., Chartered Accountants for the year 2023-24 was approved by the General Body.

The Budget Estimate for the year 2023-24 (page no 77) 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 78 & 79 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 was held on 25th September 2022.

A detailed circular regarding proceedings and status of various layouts was also sent vide our circular dtd. 29.09.2022 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.

We are quite aware progress which we desired or which you wanted is not happening. Which is why we reprioritizing our tasks of completion phase by phase.

## **GFG1**

There were totally 1371 applicants for this project

1. All of them have been allotted sites
2. 1314 sites already registered in favour of allottees
3. 17 sites are yet to be registered
4. 35 allotted sites of 50 x 80 unfortunately got into land litigation. We are very conscious of their worry and anxiety. To mitigate the hardship early we offered alternate land in a prime location. Hon'ble High Court of Karnataka has directed the authorities to convey their concurrence. We are pursuing the case vigorously. We can assure of our honest and sincere efforts to resolve the issue early

We can remind you of the issue of main approach road to the Layout which we resolved amicably by offering well developed sites in the same Layout to the extent of land given for the road at an exorbitant cost. An arch at the entrance of the the road to the Layout is now completed. Issue of power supply to the Layout is dealt separately below

## **GFG 2**

There were totally 1421 applicants for the project

1. 1409 sites allotted to applicants
2. 1227 sites already registered in favour of allottees
3. 194 sites are yet to be registered
4. Here also 60 allotted sites of 30 x 40 got into land litigation. We resolved the issue by paying additional huge amount towards land cost.

We appeal to the members to share this additional cost since society is in a very difficult situation Since plan is already approved, we will be taking up registration of sites in favour of allottees soon Another developed small Pocket of this Layout is also getting ready for registration

Here also we can remind you of the the issue of main road approach to Layout which was resolved amicably by swapping through developed sites. Sometimes we resort to this kind of settlement to ease the anxiety of members and hasten the process avoiding prolonged legal battles.

## **GFG 3**

Here it was totally 1453 applicants for site allotment.

1. 1435 sites allotted to members.
2. 1323 sites already registered in favour of allottees,
3. 112 sites are yet to be registered.

While Layout plan is drawn it will be done following topography of land which sometimes result in odd dimension of sites. Here added to this an in between parcel of 5 acre land which was proposed for procurement didn't come through Inspite of our pursuance and offering high cost. So number of odd dimension sites increased, we did not insist for accepting odd sites at the time of allotment. Added to this we assured to few of the members who took odd sites, we will give them better sites if it becomes available.

Having got additional plan sanctioned recently in GFG 3 itself we have now started giving them sites here itself for those allottees who want to change. Our intention was always been to rise to the aspirations of the members and try to satisfy their ambition as far as possible.

### **Beyond GFG 3**

While initially we planned only 3 phases of GFG and wanted to conclude it restricting to a total of 4000 applicants since it will become a huge burden to complete them successfully. But extreme compulsion and pressure on us, we were forced to accept beyond this. That is why GFG 3 continued for accounting purposes without assigning GFG 4, 5 Layout as we did for GFG 1, 2, & 3. Having accepted it, it has now become our moral commitment to complete them

### **GFG 4 ( Sen no 1501 to 3000 )**

Total no of applicants here are 1348, 1275 sites allotted to members. As part of initial 40 % and 2nd 30% release 755 sites was released for Registration. Out of this so far 644 sites are already registered Last 30% of sites that is 354 sites are yet to be released for registration. Last batch of sites will be released only after completion of all developmental works.

We have completed all works like UGD, Water, formation of roads including asphaltting., Over Head Tank, Sewage Treatment Plant except Street Lights. Power Supply for Street Lights has been registered with Bescom on 01-09-2023 and being pursued vigorously. Issue of Power Supply is also dealt separately below

### **GFG. 5 ( Sen no 3001 to 4500 )**

GFG 4 and GFG 5 are co located and share a common Over Head Tank, STP, Roads and Power supply

1. The plan has been approved by the Planning Authority vide their letter dated 21-03-2023.
2. Since it is a co located Layout of 4 & 5 most of development works like UGD, Water, roads including asphaltting is completed
3. Relinquish Deed for C A, parks and roads was executed on 01-09-2023
4. The application for consent for Establishment of STP is submitted and approval awaited from Pollution control board
5. Application for RERA is filed and Registration is awaited
6. After receipt of pollution control clearance and RERA Registration, Initial Release Order for registration, is to be obtained from planning authority

### **GFG 6**

1. The plan has been approved by the Planning Authority vide their Approval dt. 21-03-2023.
2. Since this is also co located Layout with GFG 3 share a common Entrance Arch, Water, UGD, OH Tank, STP and the roads.
3. Request for permission to connect UGD lines to existing STP is awaited.
4. RERA Registration is obtained.
5. Layout works like formation of Roads, Drains is fast progressing.

### **Nisarga 2**

Applications received for this project were 856

1. 762 are already allotted sites
2. As part of initial 40% and 1st 30 % release total of 537 are released for registration
3. 537 sites are now already registered

4. Balance last 30 % of sites that is 239 will be released only after provision of street lights.
5. All development works like UGD, Water roads, o/h tank STP are already completed
6. Black topping of roads are in progress and will be completed shortly
7. power supply has been sanctioned and we pursuing for getting it.

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

As was stated earlier this was the most delayed & complicated project..With lot of efforts and prolonged negotiations the project was revived and the Layout works like formation of roads UGD water drains are progressing fast and will be ready for Allotment soon OH Water Tank, STP of Phase 1 only will be utilised for this Layout.

### **SJP. 1**

Total no of applicants for this project was 1410

1. 1359 were allotted sites
2. 1338 sites are already registered
3. Here also due to land topography no of odd sites were more and hence few did not opt for it
4. Added to this procurement of land was hindered due to litigations and exorbitant Land cost
5. By continuous negotiations issues are sorted out and Layout works are now progressing fast

### **SJP 2**

As we said earlier in respect of GFG, here also due to enormous compulsions we were forced to accept more applications and to took up as SJP 2. With lot of difficulty, we were able to procure additional land and the Layout works are now progressing fast and we intend to complete as quickly as possible O/h tank and STP which has already been constructed will suffice for this too.

### **E.P.**

After a continues search and efforts, we were able to finalize a land very near to our Existing phase 4 & 5 we will be sending a detail circular shortly.

With all these developments why are we not able to start registration of sites?

1. Earlier sites were released progressively at 40% ,30 % and 30% depending on progress component of development. ( Anx1 )
2. Karnataka Town and Country Planning Act was amended on 10-09-2015 prohibiting release of any sites for registration, unless all Layout works including street lights are completed (Anx 2)
3. This has turned out to be a big stumbling block for Allotment and registration
4. Mainly our society along with MCEHS vigorously perusing with the government to modify the amendment
5. After continued persuasion, Act 17 ( 2C ) was inserted making available 40% of sites of the approved plan with a rider all corner sites of the plan to be mortgaged first to planning authority ( Amendment dt 05-07-2021 Anx 3 )
6. Normally all societies and development authorities sell their corner sites at higher cost to subsidize intermediate site cost and also to mobilize fund for development

Having failed to get any redressal from government we along with many other societies have jointly filed a Writ Petition Challenging the Mortgage of corner sites in the Hon'ble High Court of Karnataka vide WP 7312 / 2022 Arguments are underway

The only way left for us for getting initial 40 % sites of approved plan is

1. Complete road works with drainage, site markings
2. Relinquish all CA sites to planning authority
3. Relinquish all roads and park area to local authority
4. Register the plan under RERA
5. Obtain CFE from Pollution Control Board.
6. Mortgage all corner sites to planning authority

Remaining 60% of sites and mortgaged corner sites can be got released for registration only after completion of all works as stated above and including street lights.

1. KPTCL/BESCOM insists for space for power station and also bear the power station cost which will be very huge costing more than 30 to 40 crores which has to be mobilised from allottees only if the load requirement is more than 7500 KVA

2. Allottees insists for commitment regarding registration before payment of site cost dues but planning authority insists completion of all works before release for registration It is a very difficult proposition to the society to get on.

To manage this enormous task and huge work load we have to augment the supporting staff and crave for your understanding and support.

Members and allottees are to deliberate in detail. If Mother herself want to kill her baby who else can stop /rescue.

If government and authorities themselves want to throttle the institutions, how are we to stop it. We have to bear it, struggle and move on. That is what we intend to do and doing it too.

We are at the closing of all ongoing projects and working towards it and need your suggestion and support

After the report of the President many members expressed their anguish regarding delay in registration of allotted sites and allotment of sites to those members who have paid their site deposits.

While the Society is aware of your hardship, we are also helpless because of the amendment brought to Karnataka Town & Country Planning Act with effect from 15.09.2015.

Our Society along with other housing societies are continuously persuing with the Government to restore the earlier progressive release of sites for registration.

We have also contested the order in the Honorable High Court Of Karnataka and arguments are under way.

It was always a practice member of a layout raises the issue/concern one by one so that society can reply their queries. And most of the members of all layouts used to get an opportunity to seek their query answered.

But unfortunately, this time a few persons grabed the mike and continuously spoke and disturbed the meeting, without giving any opportunity to other members present in the meeting to raise their issue.

Society is group of individual members who have a common interest of owning a site. Anyone can become a member of Board of Management /office bearer.



The post is voluntary and especially this society function with a motto of service of making available a well-developed site at a reasonable cost. Such unwieldy action by a few persons happens, it dampens the spirit of the society and demotivates them.

Since we are at the fagend of closing all our ongoing projects, we appreciate your continued support and help to complete the projects early.

Before concluding we re-assure of our best and sustained efforts to fulfil your aspiration of owning a site till, we are there.

With warm regards



(G Babu)  
President

For & on behalf of the Board of Management



Front Gate of GFG-1



Woods Regency (Huttanahalli)  
Layout Work in progress



43rd Annual General Body Meeting



43rd Annual Ganeral Body Meeting