



E-mail : info@telecomhousing.org

Website : www.telecomhousing.org

Regd. No. ARB 1/B/Regn/3176/74-75

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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/2024-25

Dt: 30.09.2024

**BRIEF REPORT OF THE 44th ANNUAL GENERAL BODY MEETING HELD ON
21th SEPTEMBER 2024.**

**Telecom Society wishes
You & your family a very happy Dussehra.**

Dear Members

On a suggestion in the last AGB following initiatives were taken this time.

To reduce the Hall charges venue was shifted to a less expensive Auditorium in the city this time. To curtail the meals and food charges, meeting was scheduled in the afternoon with only snacks. To reduce cost on Annual Report, no of pages were reduced and Photos of the Layout progress were not printed.

The 44th Annual General Meeting was held at Bunt's Sangha Auditorium Vijayanagar on Saturday the 21st September 2024. Nearly 1500 members attended the AGB and the Auditorium was fully occupied. Meeting was commenced at 2.30 PM with the invocation by Smt. Gayathridevi. One minute silence was observed in memory of departed leaders and members.

Sri Nanjundaiah Director of society welcomed the gathering and introduced the Board of Directors to the house. He also welcomed all the members who have come for the meeting.

The agenda of AGB Meeting was placed before the house and was approved by the house unanimously. The minutes of the last AGB as sent was taken as read and the same was approved by the house. Annual Report as published was read by Sri. C.V. Manjunatha Authorised Director and the same was approved.

Audited Accounts for the year 2023-24 with replies to audit paras was placed before the house. 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 2024-25 was approved by the General Body.

The Budget Estimate for the year 2024-25 as proposed by the Board was approved by the house. President sought approval for few excesses of expenditure than budgeted amount and the same were ratified by the house.

Board resolutions as published and sent 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 taken to complete them and also action taken to resolve few pending issues of earlier projects

Sl No.	PROJECT	No. of Applicants	Sites Alloted	Sites Regd.	Sites yet to be Regd.	Sites yet to be Alloted	Alloted to GFG 4	CC	Sites yet to be Released
1	GFG-1	1368	1368	1314	19	-	-	35	-
2	GFG-2	1417	1409	1237	59	8	85	25	3
3	GFG-3	1459	1450	1339	19	9	26	-	66
4	SJP-1	1428	1381	1359	15	47	-	-	7
5	HUT-1	482	437	416	1	45	-	-	20
6	WE-2	272	272	269	3	-	-	-	-
7	NIS-1	166	166	166	0	-	-	-	-
8	NIS-2	854	760	538	17	94	-	-	205
9	GFG-4	1335	1273	663	338	62	-	-	272
	TOTAL	8781	8516	7301	471	265	111	60	573
10	GFG-5	1268			-	1268			
11	GFG-6	570			-	570			
12	SJP-2	510			-	510			
13	HUT-2	358			-	358			
14	NIS-2	381			-	381			
15	EXTENSION	525			-	525			
	TOTAL	3612				3612			
	GRAND TOTAL	12393	8516	7301	471	3877	111	60	573

Beyond Boundaries - Allotment and there after-wards

As of now we have already allotted 8516 sites out of 8781 applicants of various projects as per details above.7301 sites are also registered in favour of allottees

As was informed earlier consequent to amendment to KTCP Act in 2022 making mandatory of completion of 100% of Layout development works like formation of drains, UGD, Water, roads, o/h tank, STP, asphaltting, Street Lights with power, for release of sites has crippled all housing societies.

We with few other societies challenged the amendment in Hon'ble High Court of Karnataka. Hon'ble High Court allowed our IA and directed the planning authority to release initial 40% of the sites of the approved layouts without insisting for mortgage of corner sites

Accordingly, 40% of sites are now released and registration of these sites are in progress

For release of remaining last 30% of sites of GFG 4 and remaining last 60% of sites of GFG-5, having completed almost all development works, remaining work of provision of Street Lights are also nearing completion. We have now sought for release of this last 30% of sites of GFG 4 and final 60% of sites of GFG 5 from planning authority. We are hopeful of getting it shortly

35 allotted Sites of 50x80 of GFG-1 unfortunately got in to litigation and we have offered alternate land in a Prime location and we are vigorously pursuing with govt for its early acceptance. We intend to call for a meeting of these members very shortly.

Sites allotted in P/26 of GFG-2 has got resolved now. we will be sending letter to such allottee regarding registration of their sites shortly. Since we have paid a huge sum for the settlement, we appeal to such allottee to share the additional burden.

In respect of few Alpha numerical sites also we will be sending a letter shortly. With this we will be able to complete most of the allotment and registration of sites of GFG 1 to GFG-4.

As stated above since GFG4 and GFG5 are co-located most of the development works are completed and also Provision of Street Lights are also nearing completion, we will be taking up Allotment of sites in respect of GFG 5 very shortly. Seniority list of this GFG 5 is already got approved by co-op department.

In respect of GFG-6, plan is already got approved by planning authority and Layout works are progressing fast. Here also we will be taking up for Allotment in November 2024.

In respect of Huttanahalli, having overcome most of the hurdles, most of the development works are now completed including Asphaltting and Street Lights. Here also we will be taking up for Allotment very shortly.

At Sarjapur Woods Regency-2 Layout, it was often hindered by litigations. Here also all development works are complete and asphaltting of roads are now taken up along with street lights and will be completed soon. Here also Allotment will be taken up very shortly.

We have now taken 2 qualified engineers to supervise the Layout works for Devanahalli and Sarjapur projects and to hasten the layout works.

At sadenahalli Nisarga 2, formation of roads, o/h tank, STP are completed. Part of the roads are completed with asphaltting and few remaining roads are also now taken up for asphaltting. We have also paid the necessary charges for power sanction and got it approved. We are pursuing for the electrification of the Layout and trying to get the release of the final 30% of the sites for registration.

Extension of Nisarga-2 Layout is under process of approval after which works will be taken up.

Having got the feedback from applicants, we intend to take up the Extension Project at the IVC road shortly. Details circular will be sent shortly.

In spite of the difficulties all the Layouts are maintained by 2 teams of workmen. Apart from this regular vigilance is maintained by security personnel. Huge power bills are also regularly paid towards BESCO bills of street lights. But still as of now we are not collecting any charges from allottee. We may have to review the same now. This is the reason why our layout sites resale value is high.

Delay and Cost

As we have made out earlier procuring and settlement of disputes of the lands procured is becoming difficult and cumbersome day by day. Making amendment to Hindu succession act with retrospective effect have increased litigations. This is not only causing delay in completion of projects but also escalation in cost due to settlements. As of now more than 101 cases are pending disposal in various courts and a team of legal advocates are engaged to defend and argue the cases. To assist in this works we have also have two in-house advocates.

Development costs are also skyrocketed due to increase in material cost and labour.

Payment to government for approval charges is also increased enormously due to linking of charges to land guidance value

GST Tax authorities are mounting pressure on us insisting lands with development will attract GST at 18%. We have paid a GST of Rs 70 lakhs on their insistence.

In respect of power and street lights though we were able to complete Layout internal works with underground cable and street lights, getting power source from KPTCL/ BESCO is a tough task. They not only insist for adequate space for power substation but also bear its cost which is very huge.

We have already paid a cost of about 6 crores to BIAAPA towards cost of CA site at GFG 4&5 for BESCO/KPTCL Sub Station. But still, they are insisting for Power Station. Construction of power substation and bringing power from the nearest source is costly and prohibitive costing about 40 to 50 crores.

There is no way out and we have to mobilise and comply in the long run.

We have been doing our best to complete the projects as early as we can and also to curtail the costs.

As can be seen from the accounts we have exhausted all the funds towards procurement, development and other costs in respect of above projects.

To settle the land disputes and also towards drawing power from the nearest source and construction of power station, we have left with no other alternative but to approach you for the help and cooperation

Hope members will understand the difficulties and lend their helping hand

As stated above to meet the enhanced costs due to settlement of land disputes, for execution of power station, to pay GST demand, president appealed to the allottee to pay Rs 100 per sq ft for the allotted plot for which demand request will be sent shortly. Allottee are requested to arrange payment at the earliest so that these above works can be completed soon.

After the President spoke, many members sought details regarding time frame for Allotment of sites in respect of Huttanahalli Layout, Sarjapura-2 Layout and GFG-5 Layout. in respect of Nisarga-2 members sought early allotment. Few members asked regarding balance registration of GFG-4 & GFG-5 Sites.


President reassured completion of registration of balance sites remaining, and pending allotment of sites very soon.

On behalf of Board, President thanked all the members for helping to conduct AGB peacefully and requested for their continue support and cooperation.

The president is greatly indebted to fellow directors, staff and the members for their patience and cooperation

We assure you of our very best efforts to complete all the ongoing projects at the earliest and seek your continued support and cooperation

With warm regards



(G Babu)
President

For & on behalf of the Board of Management