



E-mail : info@telecomhousing.org

Website : www.telecomhousing.org

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

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/2025-26

DT:16.10.2025

**PROCEEDINGS OF THE 45th ANNUAL GENERAL BODY MEETING HELD ON
21st SEPTEMBER 2025.**

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

The 45th Annual General Meeting was held at Bunt's Sangha Auditorium Vijayanagar on Sunday the 21st September 2025. Nearly 1500 members attended the AGB and the Auditorium was fully occupied. The meeting was commenced at 2.30 PM with invocation by smt.Gayathridevi. One minute silence was observed in memory of departed leaders and members

Sri R.K. Hegde Vice President of the 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 2024-25 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. Jayatheertha & Co Chartered Accountants for the year 2025-26 was approved by the General Body.

The Budget Estimate for the year 2025-26 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	1313	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

Crossing the Hurdles

Dear Members

We are quite aware of the members main concern being DELAY in projects. Their anger, agony, apprehension of getting a site may all be true and justified. But at the same time members can appreciate the efforts of society and understand their plight also. If members feel delay is due to lack of efforts on the part of society we are ready to quit and make way for others if it could hasten the project completion which is everybody's wish.

Of late things are getting more and more complicated. It may be procurement of land, getting approvals or execution. Members are repeatedly questioning why are we not able to announce a definite timeframe for completion? Why are we keep on postponing? Yes, this is a mute question. Should we simply say we cannot commit or else share our difficulties. We have chosen the second option and trying to explain the reasons for delay.

In almost all offices files does not move as per our expectation or speed inspite of our intense persuasion. We cannot accuse or afford to quarrel, or else it will get still get worsened. Inspite of the fact we are working relentlessly, we cannot expect the same reciprocally from others. Yes, inspite of this reality we have not lost hope and continuing our efforts and we are confident we will deliver.

Procurement of land and litigations

1. Cost of in between and adjoining lands are alarmingly increasing and affecting the project cost in view of abrogation of 79 A, B restricting the purchase of land from non-agriculturalists.

2. In spite of stringent scrutiny before procurement, since most of the lands being hereditary or granted, endless litigations are cropping up due to claims of members of HUF, claims of daughters, children of multiple wives etc. Absolutely there is no ethics from the persons who sold the lands.

Contesting the cases we may win, but it is time consuming and members may get agitated. Hence, we are trying through compromise settlements. But again this is costing us extra cost which again upsetting project cost.

There are about 100 cases as of now and we are having a team of our own 3 advocates apart from a battery of senior advocates to help us.

3. Directors have assigned projects / cases to pursue.
4. Unless we get cleared any interim orders / injection / status quo, project implementation gets delayed.
5. we hesitate to inform all details only with an intention it may further complicate the case and not with any other intention or for hiding the facts. Please understand us, president pleaded.

Change of land use

Most of the lands in the planning area are agricultural zone and it needs approval of government. In case of few pockets of land which are residential zone, cost is exorbitant. Change of land use depends on government policy and naturally delay is not predictable.

Conversion to residential

Of late even getting conversion of land is getting delayed due to various reasons like phodi, shortage of survey staff etc.

Cost

Same question is being asked why society is not able to declare the firm cost at the time of starting the project itself ?

Layouts are developed as a custom package as per our specification and requirement. Initial deposit and subsequent instalments are collected as per progress and requirement. Due to various reasons as detailed above and the constant increase in input cost of men and materials, it is highly difficult to predict the final cost without completing most of the project works. Being a coop society, we truly work on a principle of no profit and offering the site at lowest cost.

A few indulge in miss propaganda against the society for a favour/blackmail/extortion. Coercive methods are unleashed by few depts/authorities. Be them know as long as we stick to principle and continue to get your support we cannot be cowed down.

Misuse of our society name and name of our project is a new hurdle we are facing now. Of late some persons with an oblique intent to encash the reputation and good will that our society has earned, have recently constituted housing societies under similar name as that of ours and replicated our website address and also the names of our layouts so as to mislead. They are also launching their layouts in and around our layouts only. It is not only caused increase of land prices but also procuring additional land required difficult.

Amendment to KTCP Act

Earlier sites were released for registration progressively at 40%, 30% and 30% depending on progress of layout works.

But now consequent to Amendment to KTCP Act 100% of sites are released only on completion of all layout works including power. But allottee/Members desires payment can be arranged only after allotment/ on knowing registration schedule.

Then how are we to complete the layout works and the the project completion gets delayed.

Marching Ahead

Inspite of all these difficulties we are marching ahead. While many others who have launched their projects almost at the same time yet to deliver, we have already allotted 8516 sites of fully developed layouts, of which 7301 sites are already registered and received their khathas. We are in the process of allotting another about 1500 sites shortly.

Next priority

1. Sites allotted but yet to be registered.
2. Allotment to those few who could not be allotted due to paucity of regular sites/ availability of only odd sites.
3. Allotment to those few who could not be allotted due to non-availability of particular dimension.
4. Early completion of remaining ongoing projects.

Tasks

1. Last Release of sites of woods enclave 20 sites from Biaapa
2. Release of last 60% sites of GFG 5
3. Electrification of Huttanahalli layouts
4. Release of 100% sites of Huttanahalli
5. Electrification of Nisarga 2
6. Last 30% release of Nisarga 2
7. Approval of plan of Nisarga 2 Extention
8. Layout of Sarjapura Extn plan
9. Electrification of Sarjapur layout
10. Approval of modified GFG2 plan in view of purchase of P26 land of about 6 Acre
11. Mobilisation of funds for EP and project initiation
12. New Land for excess applicants
13. Allotment of Huttanahalli 4
14. Allotment of Sarjapur 2
15. Allotment of GFG 5
16. Allotment of GFG 6
17. land settlements
18. Court cases

Issues

1. Alt land for sy no 46 of papanahalli .
2. purchase of Sy no 177 of kuderegere of about 6 Acre.
3. corner sites and odd sites disposal for mobilisation of funds.
4. Disposal of un utilised lands for mobilisation of funds for procuring new lands.

Project Status

GFG 1

1. Details of allotment and registration of allotted sites as per annexed details.
2. In respect of 50*80 sites of Sy no 46 of papanahalli legal case is being pursued.
3. providing an alternate site is also thought off.

GFG 2

1. Details of allotment and registration of sites is annexed.
2. After registration of land of P26 in favour of society, letter is already dispatched for 67 allottee for which E Khatas is received for registration of their sites.
3. For few other alpha numerical sites approval of modified plan is underway.

GFG 3

1. Details of allotment and registration is annexed.
2. For sites in Sy no 150 and 151 matter is being vigorously pursued at Hon'ble Supreme Court.

GFG 4

1. Registration of released sites is in progress.
2. last 30% of sites is also released and intimation sent to allottee for arranging registration of their allotted sites.
3. underground cable works and street lights are nearing completion.
4. For a few applicants who have not paid sufficient site deposit/ or attended allotment meeting/not responded to society notices, allotment can be considered by the board as and when they approach and meet the society requirements.

GFG 5

1. Layout Plan is approved.
2. Most of the works including OH Tank , STP, Asphalt and Electrification are almost completed.
3. Initial 40 % of sites released.
4. Final 60% of sites to be released is taken up with planning authority Likely to be approved in thier next meeting proposed to be held shortly.
5. Site engineer is taking detail of all sites formed with measurements.
6. Seniority list is got approved by Co-op Department.
7. Allotment of sites for GFG 5 applicants will be taken up after receipt of release of sites from Biaapa shortly.

GFG 6

1. layout plans are approved.
2. Layout works are progressing fast.
3. sites are now released only on completion of all works, Developer has been asked to complete all works by December 2025.
4. Efforts are being made to get the release order by December 2025.
5. Allotment is planned after receipt of release order.

Woods Regency (Uttanahalli)

1. Most of the layout works including asphalt and electricity works are completed.
2. All-round compound wall is under progress.

3. Entrance arch and road is being taken up.
4. Pollution Clearance approval is taken up and notified in their agenda of their meeting likely to be held shortly.
5. 100% release of sites will be taken up after receipt of pollution clearance with planning authority.

Nisarga 2

1. Layout plan is approved.
2. Most of the layout works like OH Tank, STP, Electrical with UG Cable and Street lights are completed.
3. Asphalt was started and stopped after partial completion due to rains. Asphalting of all roads is now almost completed.
4. Initial 40% and 30% of sites released and registration is in progress.
5. Cable to be laid from Rajanukunte substation to the layout crossing railway line for servicing of power.
6. Efforts are on to take up and complete the work early.
7. Release of last 30% of sites is to be taken up after electrification.

Nisarga 2 Extension

1. lands are converted.
2. provisional plan is ready.
3. Approval is sought from planning authorities.

Woods Residency (Sarjapur)

1. Details of allotment and registration is annexed.
2. Few odd sites yet to be registered are being pursued.
3. Formalities completed for regular power supply to be commissioned shortly.

Woods Residency 2

1. Draft plan is now approved in the last Authority meeting held recently.
2. In spite of continuous rain, layout works are carried out as and when possible.
3. Remaining layout works as per Approved plan is nearing completion.
4. Allotment of sites is planned after completion of these layout works expected to be ready during November/December 2025.

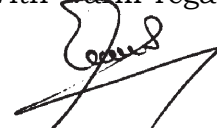
EP

1. Terms sheet signed by Developer after detail discussion by the entire board.
2. Call letter for site deposit is dispatched.
3. Project initiation is taken up.

Members queries were suitably replied by the president.

Sri C. V. Manjunath, authorised director expressed Vote of Thanks to all.

With warm regards



(G Babu)

President

For & on behalf of the Board of Management