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

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**TECHS/AGBM/2020-21**

**Dt: 05.04.2021**

**BRIEF REPORT OF THE 40th VIRTUAL GENERAL BODY MEETING HELD ON  
20TH DECEMBER 2020.**

**WISH YOU ALL A HAPPY UGADI 2021**

40th Virtual Annual General Body meeting of the Telecom Employees Co-operative Housing Society Ltd. Was held on 20th December 2020 with Sri. G.Babu, President in the chair.

Meeting commenced at 10.40 AM with invocation by Smt. Gayathridevi. One minute silence was observed in memory of departed leaders and members.

Sri. B.V.Dathathreya, Director of the society welcomed and also introduced the Board of Directors and office bearers to the house. He welcomed all the members who have joined the Virtual meeting.

The agenda of the A.G.B Meeting was placed before the house and was unanimously approved by the house.

The minutes of the previous General Body meeting i.e., for the year 2019-20 as sent/published on page No. 3 to 4 was taken as read and the same was approved by the house.

Annual report as published on page number 5 to 6 was read by Sri. C.V.Manjunatha, Authorised Director and the same was approved unanimously.

Audited Accounts for the year 2019-20 was placed as published on page numbers 11 to 51 along with the reply was taken as read and approved unanimously by the house.

The apportion of profit for the year 2019-20 as proposed by the Board Management (Page No. 56) was also approved by the general body.

The proposal placed and made by the board of management to appoint Renuka Chandra Shriyan and Co., Chartered Accountants, Bangalore, for the year 2020-21 was approved by the General Body.

The Budget estimate for the year 2020-21 submitted by President before the house as published on page number 52 got approved. The President sought approval for few excess of expenditure than budgeted amount. Same was approved.

Board resolutions as published on page numbers 53-56 was presented for ratification and the same was approved through chat Box and show of hands.

President initiated the discussion on ongoing projects in detail, project-wise and also informed the present status of the projects and efforts that are being taken to complete the ongoing projects as also for resolving few pending issues of the earlier layouts.

We are meeting virtually after a long gap. Pandemic has over taken all of us. All ongoing works abruptly stopped. Migrant workers returned to their home places. Getting official works cleared became difficult/slow. Unusual continuous and intermittent rains also hampered the works.

Added to the agony, amendment to the Karnataka Town and Country Planning Act in 2015 crippled the entire housing societies. Earlier provision of release of sites for registration progressively at 40%, 30% and 30% depending on the progress of the Layout was amended to release all the 100% sites only at the end, after completion of all development works, including provision of power. This not only hindered mobilization of funds but also the carrying out the Layout works progressively and completing all the works. While we can complete all works including sewage treatment plant, getting power sanction is difficult and time consuming. This is why we are repeatedly petitioning the Government along with other sister coop societies to restore the earlier orders of progressive release of sites of 40%, 30% and 30% so that we can allot and register sites in respect of those who have paid the site cost and mobilise funds for further works and release. Hon'ble Chief Minister assured to mitigate the problem and even assured through a press brief which has been published on our website also. Though an ordinance was issued later, it was not helpful and hence we once again petitioned Hon'ble Chief Minister to help the societies by restoring the earlier orders and we are vigorously pursuing the issue. In spite of the society and its teams hard work and continuous persuasions, projects are getting delayed. In spite of Covid restrictions we are moving out and pursuing the works. We are unnecessarily blamed and accused. We are more eager than you to complete the projects and get relieved of the responsibilities. At times we feel for whom are we struggling. Even we have expressed our readiness to quit and make way for others if we are the reasons for the delay.

Since we have already procured sufficient land to our requirements and also got government's approval for change of land use, converted and registered in favour of society, site depositors need not get worried of their investment / deposit. We are well aware of their anxiety. That is why we are considering it as our moral responsibility and trying our best to complete early. We can assure of our commitment of a good Layout at an affordable and reasonable site cost. Kindly bear with us. We thank you for your patience and support

### **Status of Layout Issues**

#### **GFG 1 :**

Main entrance to Layout: Though we reached an amicable settlement in regard to entrance road, getting approvals got delayed and we are happy to inform approval

is ready and we will open lay the road very shortly. **50ft. road from main Chaparkal road (CTR Road) to our layout is now opened. Metalling and asphaltting of road will be done shortly after consolidation of road.**

### **Registration of 50x80 sites**

Legal recourse is likely to take long time, hence we have also procured alternate land at huge cost and offered them in exchange. Hon'ble High Court has caused issue of notice to respondent government to convey their concurrence. In view of the pandemic the courts are functioning with care and cases are getting delayed. However we are pursuing the case. As an alternative we have procured alternate land also to make available alternate sites. In spite of additional huge cost original allotment cost shall remain same.

### **GFG 2 :**

Release and registration of alternate sites provided at GFG 4 : Few of the 30x40, 30x50 and 40x60 sites which were allotted at our GFG 4 are being pursued for release and registrations, apart from this

- i. we are working out an amicable settlement in respect of the litigated land.
- ii. we had already obtained change of land use from the government for the additional land procured. Recently we got the conversion of land after continuous efforts. We are now moving for its approval and release.

Both these are simultaneously pursued so that allottee can use his choice to retain at GFG 2 or at GFG 4 at the time of registration. We reiterate our commitment to adhere to original allotment price In spite of the additional cost.

### **GFG 3 :**

Here too, to those few who could not get regular sites alternate sites were provided at GFG 4. These sites are also being pursued for release and registration. Also the long-drawn battle and discussion to procure in between land to make odd site regular and for additional sites to those few who are waiting is likely to be settled soon. Here also both are vigorously pursued so that allottee can have his choice of site at GFG 3 or GFG 4 at his time of registration. Allotted price shall prevail In spite of added cost.

### **GFG 4 :**

Registration of sites in respect of the released sites for which Khathas has already been obtained is delayed because of fixation of Guidance Value by Inspector General of Stamps and Registration. Same is being pursued and order likely to be issued by this month end after which registration of sites will start. Issue of release of remaining sites are also taken up. **Guidance value is now finalized by government and registration is started now.**

### **GFG 5:**

It is colocated with GFG 4. Though most of the works are completed, sudden stall of the works due to pandemic has hurt the progress. Sump, Overhead Tank, Sewage Treatment plant for the entire GFG4 and GFG 5 are completed. Remaining layout works are now started. Approval and release of sites are delayed because of

amendment to act as narrated above in detail. We are hopeful Government will come to our rescue to resolve the stalemate. Once the issue is resolved and permission for allotment is given by SOP of government, allotment will start. Please bear the delay. We will intimate you.

**GFG 6 :**

Change of land use for the entire lands for this project has been obtained from the Government. Conversion of land also obtained for 30 acres of land and registered in favour of society. Conversion of land in respect of remaining land is in progress. Here also approval and release of sites is delayed as at above. Please bear the delay. We will intimate you.

**Woods Enclave 1 & 2:**

Entire layout works are completed and registered. Many houses have come up and they have also formed the residents welfare association.

**Woods Regency (Huttanahalli) 1 :**

Layout works are completed and few houses also have come up.

**Woods Regency (Huttanahalli) 2 :**

We are aware this is the much delayed project. Being very near to newly developed Technology Park, cost of land soared and few litigations cropped up and are getting settled amicably. Sump, Overhead Tank and Sewage Treatment Plant already constructed will Cater for this Phase 2 extension also. Layout works which were nearing completion was stalled because of pandemic. Remaining works are started now. We are working on priority for completion of the project. We have collected only part of the land cost and remaining site cost shall be collected only after allotment and before registration. Site cost shall remain same as of 1.

**Nisarga 2 :**

Formation of roads, Water, UGD and electrical works are completed. Here to works were halted abruptly due to pandemic. Works are now restarted with wet mix and chip carpeting. Construction of Sewage Treatment Plant also restarted and getting completed shortly. Tarring of road will also be taken up. We have already received 70% release of sites and balance of 30% sites will be released after completion of above works. It has become a curse to develop layouts. Litigations are becoming common after layouts are formed/nearing completion. Since civil suits are dragged for long at times, we are compelled to take recourse for amicable settlements and cost escalation.

**Nisarga 2 Extension :**

We have already obtained change of land use from Government. Conversion of land is also received. We have now moved for approval and release.

**Woods Residency (Sarjapur 1):**

All the works are completed and 2 houses have come up and we are extending all the help they needed. Layout upkeep is also continued by a separate gang men.

**Woods Residency (Sarjapur 2):**

Additional lands were got residential conversion and all round compound and layout were in progress. But here also works abruptly stopped and could not restart because of pandemic. Apart from this few litigation also cropped up. We are finalizing for an amicable settlement and works will now start and it is also moved for approval and release.

**General:**

In respect of the status provided as above we are having all the records. But We are hesitating to put into public domain because others may take advantage to derail the process. We are protecting the details in the interest of members, and not because to hide/evade things, please understand. We are well aware delay causes anxiety and worry. But we are also helpless because of change of Government, its policies also gets changed. Added to it getting approvals from statutory authorities is getting delayed abnormally.

We can honestly swear, we as a team relentlessly working sincerely with utmost dedication and hard work to complete the projects.

After the above briefing President suitably replied few queries raised by the members through chat box / messages received.

President thanked the members, various departments and staff of the society and the board of directors for their unstinted support.

Sri. Nanjundaiah, Director compered the programme. With above President invited Sri. R.K.Hegde, Vice President to propose vote of thanks. Meeting concluded at 3.00 PM.

Wear Mask! Keep Social Distance!!

Stay Safe! Stay Healthy!!

With warm regards



(G Babu)

President

For & on behalf of the Board of Management



**OBITUARY**

*With deep regrets we hereby inform the sudden and untimely demise of our Co-director SHRI. **K.A. RAJASHEKHARAMURTHY** on 21<sup>st</sup> March 2021. We pray the almighty god to give peace to departed soul and strength to the family members of Late. Shri. K.A. RAJASHEKHARAMURTHY to bear the irrevocable loss.*

## 40TH ANNUAL GENERAL BODY MEETING (VIRTUAL)

