



**TECHS/AGBM/2015-16**

**Dt: 30.09.2015**

**SEASONS GREETINGS**

**BRIEF REPORT OF 35th ANNUAL GENERAL BODY MEETING HELD  
ON 20th SEPTEMBER 2015**

The 35th Annual General Body Meeting of the Telecom Employees Co-operative Housing Society Ltd., held on 20th September 2015, at Palace Sheeshmahal, Palace grounds with Sri.G.Babu, President in the chair.

Since the requisite members were present for the quorum the President declared the house is constituted is in session.

One Minute silence was observed to mourn the sad demise of society members and leaders during the year under review.

Sri.B.V.Dathathreya, Director welcomed the gathering and introduced the Board directors and office bearers to the august body.

President G.Babu read the agenda of the meeting and sought the opinion of the house for adoption. The same was adopted unanimously.

Annual report as printed on page nos. 11 to 15 of the annual report book was read by sri. C.V. Manjunatha, Authorised Director,. The same was adopted by the house unanimously.

Audited accounts as printed on page nos. 20 to 58 of the annual report book was taken as read.

President informed while we were able to declare a good dividend for the past many years, the profit for this year has drastically come down in view of completion of major projects and their settlement of payment made for the layout works. Hence society is not in a position to declare dividend for this year. It may be also please noted in the accounts (Assets & Liabilities) in view of the fact most of the allotted site are now registered, an amount of Rs. 428.39 crores is shown as capitalised.

President also informed the house though the accounts are audited by Co-Op. Department Empanelled chartered accountant, members can seek details and clarification. After giving clarification to the quires, the audited accounts were unanimously approved for adoption by the house.

The Budget estimate as printed on page no 59 was placed and the same was passed by the house unanimously including excess of expenditure over the budgeted amount of the last year.

The Board resolutions as printed on page nos. 63 and 64 was placed and this was also adopted and passed by the august body unanimously.

### **Proposal to amend the Byelaws:**

The president informed the General body the necessity for amendment of Byelaws as necessitated to continue the society facilities to members out side Karnataka also in the event of transfer/relocation for better prospectus and the president on behalf of the board placed the resolution to amend the Byelaw no. 3 which defines the "area of operation" of the society and Bye law No. 9(b) which defines the "right of membership".

The house unanimously approved and passed amendment to Bye law No. 3 & Bye No. 9(b)

The president also placed the resolution as moved by the Board Management (Page No.61) for concurrence and approval. The House unanimously approved the resolution.

After the above items, president initiated the discussion on the projects of the society and the functioning of the society.

### **Delay in executing projects**

Initiating discussion on ongoing Projects President observed the main concern of the members is the inordinate delay in completion of Projects. President reiterated the delay is neither due to its will to do it nor lack of efforts on its part for early completion. The obstacles being:-

1. steep escalation in land prices which is obstructing procurement of in between and adjacent lands of the projects
2. Most of the lands being hereditary properties / grant lands ,number of litigations that are cropping up on the plea of daughters share/Hindu undivided family or children of 2nd /3rd wife and their disposal or settlement is causing delay and cost escalation
3. Even in cases where lands were procured long back after legal scrutiny and works were fast progressing after approval, land disputes are now raised and works are disrupted demanding higher compensation/sites. Since allotment price is already fixed it is being felt extremely difficult to negotiate.
4. Inspite of the fact Hon'ble Minister for cooperation assured easing the norms for procurement of lands for societies, it is yet to see the day of the light. Apart from this as was expressed by the same Minister the mandatory approvals to be obtained by the various authorities is also taking lot of time. To overcome this bottleneck Ministers assurance of creating single window agency is also not in near horizon.
5. Added to these problems the steep increase in the price of materials and lack of availability of requisite man power is also causing concern. President informed, Inspite of these odds society has successfully completed and allotted many project sites which many others were not able to accomplish and now thriving hard to resolve all issues that have cropped up. He appealed to all the members to have patience and understand the difficulties of the society and cooperate.

### **Cost and Rate of allotment**

Due to reasons above mentioned and constant increase in input costs of men and materials it is becoming increasingly difficult to predict or fix the final cost of the allotment price. We are determined not to yield for quality degradation or compromise on specification. We assure you of our efforts to protect our Mission of "Providing well laid out plot at affordable cost."

### **Threats and its effect on functioning**

Pressure is now mounting on board of directors and especially on president for issue of site applications, site allotment and other concessions from influential persons. Apart from these, threats and blackmail for ransom from a few disgruntled persons in conveyance with a few print and media has caused disturbance. We were forced to file defamation suit for damages and got an injunction on B.T.V. Naturally these are also at times dampening our spirits and eating our quality time of attending to society works.

### **E Khatha**

In view of introduction of E Khatha by Government, issue of E-Khatha first in the name of society and then in the name of allottee after registration is taking a lot of time due to various reasons. This work we have taken up only in the intention of helping the members. But still at times we are blamed and abused for delay in getting Khathas

We are continuing our efforts to get the Khathas early.

### **Highlights of our projects**

We are trying to offer our project sites on the principle of "Best In Class" and sustainable townships.

All round compound with entrance arch and security

All through rain water percolation pits and rainwater collection manmade lakes

Completed sewage treatment plant

Sufficient Bore well, underground sump and over head Tank

Underground electrical network with street lights

Completed wet mix roads with black topping.

Avenue trees all along roads

Completed chain link fenced CA Sites and parks.

### **Documents on CD**

We have digitalized all land and other records and hence forth action will be initiated to issue land records on CD

### **Construction of Houses**

We are happy to note starting of construction of houses in GFG 1, GFG 3, WE-2 and Woods Regency Huttanahalli.

We reiterate of our commitment of extending all our support for construction.

### **A Feather in the cap**

A team of architects and engineers from Switzerland sponsored through National Housing Federation and Karnataka Housing Federation visited our GFG 2 Layout and interacted with us about the layout and expressed their appreciation on the layout

### **Pending Allotment and Registrations**

We are seized of the issue of few of the applicants who could not be allotted sites due to paucity of sites and /or availability of regular sites in few of our allotted layouts. We are already in possession of additional lands. Approval process is in progress. As already assured they will be accommodated in the same layouts and at the same cost.

Most of the allotted sites are already registered Few are yet to be registered for various reasons like receipt of E-Khatha, legal hurdles etc. We are already pursuing such cases and try to complete their registrations also early.

### **Resolve of resolving all old and earlier issues**

The board of management has discussed in detail the issue of few of Vijayanagar layout allottees problem due to inordinate delay in settlement of their legal case and has decided to offer an alternate viable solution and end their agony.

In respect of Anantapur sites, court case is going on but due to greedy attitude of ex land owner the court case is being complicated. A separate meeting of Anantapur members will be called shortly to resolve this issue also.

### **Word of Caution**

Many members in whose cases, sites are already released and E-Khatas received are not arranging to pay balance of site cost and getting registered. We may have to caution them if still delayed, we will be constrained to withdraw the allotment and allot to the next in the seniority please note.

President continuing his brief dealt in detail the issues of various projects as below

### **GFG 1**

All the works inside the layout are completed. Since the road portion of the land originally proposed got into litigation, we have now procured adjacent land at a very high cost for the road. Once necessary approval is obtained road will be laid with entrance arch and security. Apart from this one more approach road at the back which will be near to Bettahalasur railway station is also planned.

The land on which few 50x80 dimension sites were allotted is now entangled in a legal case. We are simultaneously contesting the case as well as negotiating for early settlement. If case prolongs, as was assured we will provide them alternate sites there itself since we have already procured additional lands. Construction of house is also started here.

## **GFG 2**

President was pleased to announce the release of another 30% of the sites of the extension plan by BIAAPA. We are processing for e-Khatha and once it is received registration of sites will be arranged.

All the works inside the layout are completed including entrance arch.

For those few who could not be allotted 40x60 dimension sites because of paucity of required dimension sites, it was informed additional lands have already procured and is in the process of approval. They will also be accommodated in the same layout and at the same allotted price.

Here also the land on which few 30x40 dimension sites were allotted is under litigation and needs change of sy no. We are not only contesting the case but also trying you resolve the issue out of court. Since we are already in possession of additional lands, in case of delay we will try to accommodate them here itself by providing alternate sites.

## **GFG 3**

All the works inside the layout including entrance arch are completed.

Few of the members could not select any site due to no availability of regular sites. Even among few who have selected odd sites have requested for alternate sites.

Modified plan including additional lands procured is under approval. While we assure all those who were not allotted sites in the first instance will be allotted in the modified plan and also those requests for alternate sites to the extent possible. One house Construction is started here.

## **GFG 4**

The plan has been approved by BIAAPA and the approval amount has also been paid. Compound wall, formation of roads, Overhead Tank etc., have all been taken up simultaneously to hasten up layout works. Apart from this all the materials like B S Slabs, wet mix for roads are also collected and stored. We are trying our best to make it ready for allotment by December 15. We will keep you informed about the progress.

## **GFG 5**

Lands procurement is in progress and also in anticipation of Governments approval. Once received plan approval will be processed and layout works will be taken up. We will inform you soon regarding further progress.

## **GFG 6 (Seniority beyond 4500)**

Legal scrutiny and procurement of land in progress. As it stands it will take minimum another one year for commencement of the project.

### **Woods Enclave 2**

All the works are completed. All the sites are released and Khathas received. Registration of sites is almost completed. Individual site allottees Khathas are also being received. Construction of a house is started here.

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

All the works are completed here also. One house construction has been taken up by allottee. Last batch release of a few sites is expected shortly.

### **Woods Regency 2**

The plan has been approved by BiAAPA and approval amount is also paid. Works are started and we will try to complete it soon and make it ready for allotment by December 2015.

### **Nisarga 1**

All the works are completed and is being maintained by society.

### **Nisarga 2**

Formation of storm water drains, culverts, rain water percolation pits, sump with Overhead tank, laying of underground electrical cables, numbering of sites and all round compound are completed. Entrance security arch, cleaning and formation of roads is in progress. Due to rocky bed and untimely rains works got delayed.

Seniority List is under approval. Once it is received the date for allotment will be fixed and intimated. We will try to accommodate all up to seniority 1500. Beyond this they will be accommodated in extension plan for which land procurement and approval process is on. Our commitment to allot at Rs.200/- per sq.ft. for 20X30 dimension site is once again is reassured.

### **Woods Residency (Sarjapur)**

All works are completed and 100% Release of sites received. Registration of almost all the regular dimension sites are completed. For purchase of in between lands we have spent substantially big amount. Conversion of this land is also over. Modified plan is under process of approval after which the odd dimension sites will become regular sites. Those who are yet to get sites will be accommodated here. Nearly 1000 Khathas of site allottees has been received.

### **Woods Residency 2**

The land cost is exorbitantly high here. The procurement of land in the neighboring. Vicinity is under process. When once it is completed we will go for conversion and plan approval. Since lands are already in yellow zone, hence considerable delay in completion will be avoided.

### Members queries

After the above details given, President invited the members to seek clarification if any.

In spite of the detail briefs, members again and again raised the issue of entrance to GFG-1, delay in allotment, release and registration of sites, delay in receipt of Khathas.

President suitably replied to all the enquiries. Few members appreciated the President and directors for the good and hard work being carried out by the society

President on behalf of the board regretted about the attitude of a few members who are projecting only the negative aspect without considering the better part of the works done and not understanding the hardship, black mailing, mental agony, various pressures and the physical threat being faced. He also said the Board has stood behind him as rock and supporting him.

The president thanked the developers for their excellent layout works & also thanked the various consultants, Engineers and Authorities for their excellent support.

President also informed that in view of the extreme difficulties faced and lot of conditions being imposed it will be almost impossible in future for any society to form layouts.

With above president invited Sri R. K. Hegde Vice President to propose vote of thanks.

Meeting concluded at 3 pm.

Yours Sincerely,



(G. Babu)  
President





**Completed Greenfield Gardens Phase 2**



**Completed Greenwood 3 Layout**



**Work Under progress of GFG 4 Layout**