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TELECOM EMPLOYEES' CO-OPERATIVE HOUSING SOCIETY LIMITED

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TECHS/AGBM/2018-19

Dt: 28.11.2018

BRIEF REPORT OF 38th ANNUAL

GENERAL BODY MEETING HELD ON 16TH SEPTEMBER 2018.

The 38th Annual General Body meeting of the Telecom Employees Co-operative Society Ltd. was held on 16th September 2018 at Palace Sheeshmahal, palace grounds with Sri.G.Babu president in the chair.

Meeting commenced at 11-00 a.m. with Invocation by Smt .Padmalatha. One minute silence was observed in memory of departed Leaders & Members.

General Body was inaugurated by lighting of lamp by Sri.C.V.Narayan, a senior Member of Timberyard Lay-out. President declared the house in session.

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

Sri R.K.Hegde, Vice President welcomed the members and associated members and introduced the Board of Directors and office bearers to the house.

The minutes of the previous General Body meeting i.e. for the year 2017-2018 as printed on page No.3 to 11 read was taken as read, and the same was approved by the house.

Annual report as printed on page number 12 to 15 was read by Sri. C.V.Manjunatha Authorized Director and the same was approved unanimously.

Now, President invited Sri B.V Dathathreya, senior director to address the house. Accordingly Sri B.V. Dathathreya spoke and expressed that this time during the counselling session of allotment of sites of GFG-4, a few members seemed to be over enthusiastic in criticising the work carried out by the board in general and president in particular, which was never expected. Such members though very less in number did not only halted the proceeds of the counselling, but also totally ignored the fact that ours is the only society which was able to get necessary approvals to the possible extent to bring the status to such an accelerated speed in order to satisfy the members.

While many were silent spectators, a few were busy in instigating the members against the board, which was aimed at tarnishing the image of the elected body.

Though such efforts do not go a long way in the proper guidance to be given to the work being carried out, things could get better if the members were of more critically appreciating type. The house applauded this view with cheers.

Finally Sri.B.V. Dathathreya appealed to each and every one to be more considerate and more broad minded while viewing the progress made so far and give suggestions for proper planning of future works and progress.

Audited Accounts for the year 2017-2018 was placed as printed on page numbers 23 to 73 along with the reply was taken as read and approved unanimously.

The appropriation of profit for the year 2017-18 as proposed by the board management (Page No. 78) was also approved by the general body

The proposal made by the board management to appoint M/s. V.V.G & Associates. Chartered Accountants, Bangalore, for the year 2018-19 was also approved by the General Body.

The Budget estimate for the year 2018-2019 submitted by President before house at page number 74 got approved. The President sought approval for excess expenditure incurred towards Legal charges of Rupees-28,050/ - (Budgeted.Rs.2,00,000/ - Actual Expenditure is Rs.2,28,050/-)

Board resolution at page numbers 75-78 was presented for approval and the same approved unanimously by voice vote.

President initiated the discussion on ongoing projects in detail, expressed his anguish at the happening at time of counselling and allotment of GFG-4. We have successfully completed Allotment of GFG 4 from 3rd Sept. to 6th Sept. at the Layout itself. More than 1300 site depositors participated in the Allotment process. After detail counselling and discussion allotment was started. Lot of efforts were put in to make E-Allotment a success. Layout was developed with a passion, hard work and continuous monitoring. Delay and cost escalation we could not avoid. It was mainly because of scores of litigations and its settlements ate much of our valued time. Added to this agony frequent change of policy in government and in its offices further delayed the projects. But for our concerted and vigorous pursuance it would have not been possible even now. When none of the other societies were able to develop and deliver, we could do this much. But it is unfortunate we were blamed and accused not even understanding the efforts and difficulties we have put in. At the end none are happy, the members because all of them were not able to get east or north facing site. Even those who got it they could not get it near the main road that too near the entrance. Developer is annoyed because he was not able to get even the input cost leave alone a reasonable profit. we accept we could not evolve a method where everyone were able to get a north or east facing site only and that too near a main road only. We accept our failure. We respect member's right to seek reconsideration of rate and cost of site proposed. But a few members holding the meeting to ransom did not auger well. In the larger interest of members we showed total restraint without resorting to extreme step. The motivation and enthusiasm we had all along has been completely smashed. The complete transparency and the hard work that were put in has absolutely no value. The president stoped his regular visit to Layout to monitor

the work quality and its progress. The only goal post is now is to complete the project as quickly as possible and get out once and for all. It is upto the Allottees to form their own association to arrange security to secure and maintain their sites and layout in future.

As promised in our last AGB, just now we have completed provisional allotment of sites at GFG-4. We are aware the project got delayed abnormally. But it is not because of our lack of efforts or persuasions. Delay was mainly due to litigations on land, policy of changes of land use and difficulties in conversion to residential use. Protracted negotiations and settlements in court dragged the project. Delay and settlements naturally causes escalation in cost. We cannot deny the developers his input cost. It is because of this, corner plots are priced little higher and intermediate sites were subsidised. But it is the responsibility of the Board of Management to balance the total cost of the project.

While many of the other housing societies are not in a position to develop and deliver, we were able to do it, at least a bit.

In the best interest of site depositors E-Allotment was conceived and lot of efforts were put into E-Allotment. Allotments were made strictly according to seniority without yielding to pressures or compulsion. No discriminatory allotment was resorted to. Yet at the end nobody was happy. We couldn't understand the rationale .Those who were not able to get east or north due to seniority were annoyed. Those few who were influential and high profile individuals who could not get their choice of site were unhappy. Not able to get their input costs with a reasonable profit developers are angry on us. we have learnt the lesson of our life in a hard way. It is a thankless job and not worth continuing.

We humbly submit we have done our best in spite of all hurdles and difficulties. But it is unfortunate, members misunderstood us and did not appreciate our efforts. We don't crave for honours. It is time for us now to complete the tasks and bid farewell. It is painful but we have decided!

The pending issues of our projects and their present status are mentioned below for your information.

GFG-1

Total Applicants	To be allotted	Allotted	Regd	To be Regd	Court case	Total
1362	21	1341	1284	22	35	1362

1. 40x60 -15 Members 30x40 - 6 members

- i) For whom sites could not be allotted, we have already procured additional land, got approval of change of land use and now is under conversion. Development is

also under progress. Once completed they will be accommodated in GFG-1 itself and registration will be arranged.

- ii) As an alternative here also we have allotted them an alternate site at our GFG 4 layout at the old rate only and as per their original seniority.

2. REGISTRATION OF 35 NOS OF 50X80 SITES.

After due diligence, change of land use and conversion, the land was procured. The development of these 50x80 sites were also taken up. There were no hurdles then. But after development and allotment a litigation was filed and it is continuing in high court.

- i) To avoid litigation delay we have worked out a compromise with an exchange of equal extent of land there itself and trying settlement through Hon'ble Court.
- ii) Apart from this, we have also procured adjacent & adequate land to accommodate all these allottees though it is causing huge cost and it is under process of conversion.
- iii) As an alternate, we are also planning development of required no of 50x80 sites in GFG-4 also.

We appeal to these allottees to co-operate and tolerate delay. Society reiterates its commitment to resolve the issue at the earliest.

3. MAIN ENTRANCE TO THE LAYOUT

Only after ascertaining the availability of a govt. approach road, the GFG-1 was launched. But it got into a litigation.

- i) to overcome delay in litigations, we have finalised a settlement by offering alternate sites equivalent to road area i.e. 10 numbers of 30 x 40 sites in GFG-1. The land for formation of these sites is under conversion after approval of change of land use. Development is also under progress once completed sites will be offered to them.
- ii) in addition to this, we have also procured an approach land from main road to our layout at an exorbitant cost as an alternative. Approval for change of land use is expected shortly.

GFG-2:

Total Applicants	To be allotted	Allotted	Regd	To be Regd	Court case	Total
1410	80	1330	1184	34	73	39

REGISTRATION OF 73 NO'S OF 30X40 SITES.

Though developed and allotted these could not be registered due to a litigation.

- i. Here also we have worked out a settlement. Once court compromise deed is done, registration of sites will be taken up.
- ii. We have also procured additional lands which are under process of Conversion after which development will be taken.
- iii. Here also as an alternative we have allotted site at GFG-4 at the earlier price and as per their original seniority.

2. REGISTRATION OF 39 NUMBERS OF (ALPHA NUMERICAL) SITES.

- i) Though developed and allotted, could not arrange registration. We have already obtained approval of change of land use. Conversion got delayed due to a technical hitch in the Revenue Department. Once revised plan is approved, we will go ahead with registration.
- ii) we have given provisional alternative site allotment of same dimension at GFG-4 at the earlier rate only and as per their original seniority.

3. ALLOTMENT OF 70 NUMBERS OF 40 X 60 SITES.

These could not be allotted due to shortage of approved sites. We have already procured adequate adjacent additional land there itself to cater to these applicants. Change of land use is obtained to be moved for conversion after settlement. After development members will be intimated.

In the meanwhile, an alternative provisional allotment of same dimension in a separate block in GFG-4 has been done.

GFG-3:

Total Applicants	To be allotted	Allotted	Regd	To be Regd	Sites Not released
1392	82	1310	1220	74	16

- i) Because of topography and developers desire to form layout as per true north, resulted in too many odd sites. With our intention not to compel applicants with odd sites to register, we have procured additional land there itself. Change of land use and conversion are over and development works are also taken up. Once finalised these applicants will be provided fresh sites there itself.

- ii) Out of such members 20 have opted 40x60, 6 have opted 30x50 and 71 have opted 30x40 and have been provided with alternative provisional allotment at GFG-4 at the same cost and per their original seniority.

GFG-4

Total Applicants	To be allotted	Allotted	Regd	To be Regd	Sites Not released
1377	127	1250	-	-	-

By an amendment to Karnataka country and town planning act in 2015, release of sites is now issued only after completion of 100% development works. It is very difficult without mobilisation of funds and other statutory requirements. Hence our society along with other societies has taken up the issue with government to restore earlier orders on progressive release of 40%, 30% and final release of 30% at least in respect of housing societies. We are vigorously pursuing the issue.

GFG-5

It is Colocated with G4 and works are under progress. Once a reasonable level of progress is completed, Approval of seniority list by co-op dept. and there afterwards Allotment will be initiated.

GFG-6

Required extent of land is procured and approval for change of land use by government is obtained and conversion of few stretch of lands is also obtained and remaining are under progress. Pre developmental works like all round compounds, levelling of lands and survey are getting over.

WOODS REGENCY (HUTTANAHALLI) 1ST PHASE

Total Applicants	To be allotted	Allotted	Regd	To be Regd	Sites Not released
478	45	433	373	38	22

Release of 22 sites got entangled in litigation was resolved through settlement and release order of these sites from BIAAPA is obtained and is now ready for registration

WOODS REGENCY (HUTTANAHALLI) 2ND PHASE

We are quite aware this is a very badly delayed project. scores of litigation, exorbitant cost being very near to technology park has caused the delay. Few exchange of land was also done to make the layout Co joint. Development works are under progress and we are working on top priority to make ready for Allotment. STP, sump and overhead tank for this portion of extension is already taken care of along with 1st phase itself. Allotment price for this extension will remain same as earlier. Members are requested to have patience and cooperate

NISARGA 2

Total Applicants	To be allotted	Allotted	Regd	To be Regd	Sites Not released
859	95	762	490	63	211

Water, UGD, electrical works are completed. Chip carpeting with wet mix and black topping of roads are in progress. Once completed we will get balance 30% of final release of sites.

84 numbers of 30x40 applicants who could not be accommodated due to paucity of regular sites and remaining applicants will be allotted sites in the adjacent lands for which works are under progress.

WOODS RESIDENCY (SARJAPUR)

Total Applicants	To be allotted	Allotted	Regd	To be Regd	Sites Not released
1373	59	1314	1251	63	0

Here also the efforts to make it Vastu compliant resulted in too many odd sites. Those who could not be allocated sites due to this and those beyond Sen 1501 are being accommodated in additional converted land already procured. works are now taken up and in progress.

Inspite of various hurdles and difficulties all efforts are being made in respect of all these projects for their early completion and Allotment

Please understand society is only a facilitator who accomplish the task of delivering you a site .Delay and cost escalation hurts the members. We are aware of this. But we are also helpless because of government policies and abnormal delay and cost in getting approvals from statutory authorities.

Society thanks the members, various departments, staff of society and the board of directors for their sustained support.

Assuring of our best services at all time

With warm Greetings

Yours sincerely,



(G Babu)

President

For & on behalf of the Board of Management

