

**Brief Summary of the Annual General Body Meeting held on  
22.09.2024 for the year 2023-24**

We are happy to place before you the brief summary of the Annual General Body Meeting presided by President Shri. Aiyappa P C held on 22<sup>nd</sup> September 2024.

The meeting began with the invocation followed by the welcome speech by the Director, Shri. Karthik S B.

The agenda was placed by the Secretary, Shri Basavaraj R and the proceedings of the previous meeting was presented by the Director, Shri. Karthik S B.

Audited financial statements and profit appropriation for the year 2023 – 24 was presented by the Director, Shri. Vinod Kumar and President Shri. Aiyappa P C respectively. A dividend of 25% was declared for the members and was approved by the members unanimously.

Director, Shri M Kumaran presented the proposal to transfer the unclaimed dividends of the year 2020-21 to the Reserve fund of the Society and Director, Shri. Shashikumar A presented the budget proposal for the year 2024 – 25, both of which were approved unanimously by the members.

Appointment of M/s Rajesh & Associates (C A) as the auditor was presented by the Director, Shri. Ramesha B, which was approved unanimously by the house.

**Presidential address:**

President, Shri. Aiyappa P C presented the annual report for the year. He welcomed and thanked the Members & Associate Members for participating in the Annual General Body Meeting. A minute's silence was observed in remembrance of the demised members of the Society. The President briefed the members of the various activities of the Society like, Share Capital, House Repair Loans, number of Board meetings held.

Board of Management election was conducted on 04.02.2024 for the period 2024-29

The following Directors were elected in the election for the period of 5 years (2024-29)

Sl.No	Board of Management
1	Aiyappa P C
2	Nandish Reddy N S
3	Ramesha B
4	Chandrashekar S
5	Lalitha Jayaseelan
6	Yamuna
7	Kumaran M

8	Abdul Matheen S A
9	Vinod Kumar M
10	Shashikumar A
11	Suganandan D
12	Karthik S B

Returning officer has conducted the election for the post of President & Vice-President on 16.02.2024.

Shri. Aiyappa P C was elected as President & Shri. N S Nandish Reddy as Vice-President unanimously for the period of 5 years.

### **Surya Kiran Project:**

As mentioned in the last Annual General Body Meeting in July 2023 we had submitted modified plan to BIAAPA for release of 100% site and final plan approval. The BIAAPA held a meeting in October 2023 and did not approve the plan as per our request. As some changes were incorporated in the temporary approved plan in 15 Acres 09 Guntas, on 05.12.2023 BIAAPA asked us to pay the fee for the renewal of temporary revised plan. When we resubmitted the documents and blue print of the revised plan with some changes to BIAAPA on 21.02.2024, BIAAPA officials told us that as per the rules of the authority the temporary approved plan which is valid for four years and above should be sent twice to the BMRDA authority for concurrence meeting and approval. Apart from this due to heavy rain and flooding in several areas in Bengaluru in 2022, the Karnataka Government has passed an order in the year 2023 to modify the width of Naala from 8 ft to 9 mts (30 ft). Accordingly we have modified the measurement of Naala passing in Sy.No.133.

As mentioned in the last year's AGB meeting regarding Bandi raste passing in survey number 114, 131 & 141 has been relinquished through registered deed in the year 2022 to the government at the Devanahalli Sub-Register office. But whereas the landlord of the adjacent land bearing Sy.No. 144, appealed to DC, Bengaluru Rural regarding the changes in boundary and Tippani of Sy.No. 144 and subsequently got approvals from Tahsildar and DC Bengaluru Rural which was brought to our notice in the year 2023. Whereas we had already relinquished the Bandi raste Pathabadhalavane in the year 2022 itself. The BIAAPA officials informed that there is change in Akarbandh, Tippani and sketch which was relinquished in layout temporary plan. They have instructed us to correct the Pathabadhalavane and relinquish the Bandi raste to State Government again.

Based on our request dated 21.02.2024, BIAAPA authority has issued letters to concerned departments on 08.07.2024 for NOC's regarding completion of layout work from the following departments.

- 1) Rural Drinking Water and Sanitation Department.
- 2) Gram Panchayat.
- 3) Panchayat Raj Engineering Sub Division.
- 4) Department of Horticulture
- 5) Bangalore Electricity Supply Company Ltd.
- 6) Karnataka State Pollution Control Board.

We got the work completion letter from the PDO of village Panchayat. We discussed about issuing of Khatha and he told us to submit the letter along with Land conversion document and to pay the tax from the date of conversion. As per his advice we submitted the letter to issue individual Khatha for 230 sites.

After getting all the NOC's from various Departments we had submitted letter to BIAAPA on 02.08.2024 for final approval and release of the sites in 15 acres 09 guntas land.

### **RERA Registration:**

As you all aware that about 30 housing Societies in Bengaluru including our Society have filed a case in the High Court against RERA and we are waiting for the verdict. If we want to register the sites in Sub Registrar's office RERA registration number is mandatory. All the documents related to RERA registration have been given to the RERA consultant 6 months ago. Once the final approval from BIAAPA is received we will submit the plan and order number for RERA registration. We hope that all this will happen soon. We request all the members who have got the site allocation to prepare mentally and financially to register the site.

### **12 acres of land:**

The President like to inform the members who are patiently and eagerly waiting with us that we have prepared a blue map for 12 acres of land and submitted our file to the Karnataka State Pollution Control Board (KSPCB) for consent for establishment. We have received letter from KSPCB to pay the fee. On 13.06.2024 we have paid the fee and we will submit the Blue print once we receive the CFE (Consent for Establishment) order with documents related to the land to the BIAAPA authority for temporary plan approval and start the layout work.

On behalf of the Board of Directors, he expressed his sincere thanks to all of the members for their co-operation.

**Case: Sy.No.133 & 107/1:**

\* As mentioned in the last AGB Meeting, survey no. 133 the case was settled amicably by paying additional amount to the family of the deceased landlord.

\* Sy.No. 107/1 – AC court, Doddaballapur Sub division, Doddaballapur has dismissed the case filed by the Land lord.

We have asked for 100% release of sites, if we had asked for 40% release of sites the corner sites should have been registered to the BIAAPA and after the 100% release of site, BIAAPA have to re-register these sites to the Society and then register to the members, we have done this to save registration expenses twice and time also. So we had requested for 100% release of sites to avoid double registration charges and time.

We would like to inform the members of corner sites that we have decided to collect Rs.150/- per sq.ft from you. Hence the members who got the corner sites are requested to pay Rs.150/- per sq.ft. and the same will be communicated to the allottees of corner sites.

**Donation:**

Founder of Acharya Sri Rakum School (Adjacent to our layout, Bettenahalli) for underprivileged and visually impaired children had given a letter to our Society on 05.09.2024 requesting to donate Rs. 5 lakh to build washrooms for girls. Our Board of Directors visited the school and the same was discussed in Board meeting held on 13.09.2024, decided to donate Rs.5 lakh. A cheque of Rs. 5 lakh was given to the founder of Acharya Sri Rakum school in the AGBM.

Finally concluding his speech, he said that he is grateful to all the members who are giving co-operation to all the working activities of the Society, the Board of Management, ITC management, ITC union office bearers, Staff, volunteers, co-operative department, auditors, all the bank officials with which the Society is doing business. The governing body of the Society is grateful to all those who have directly and indirectly co-operated in the development of this proposed layout and requested them to give full co-operation for the all-round development of the Society even further.

**Update on progress made on the on-going project:**

The Vice-President of the Society Shri Nandish Reddy saluted all the members and then gave them the details and briefed about the current status of the layout. He divided his explanation into 2 parts, firstly the developments in 15 Acres 09 guntas land and secondly he explained about the progress made in 12 acres 27 guntas land (Extension of layout).

As we mentioned in the last year's General Body meeting the case on Sy no. 133 is resolved through out of court settlement. The person who made the decree assured that in future he would not go to the court regarding any issue.

The case filed on the Sy no. 107/1 in AC court is being dismissed by AC court.

The development activities undertaken in the 15 acres 09 guntas land are as per the modified regulations of the Government, as per the 2023 modified regulations, we changed the 8 ft naala into 9 metres naala.

As informed in last year's General Body meeting, regarding change in Pathabadhalavane we had relinquished the said road to the Government through registered deed in sub registrar office in the year 2022 itself, but neighbouring landlord has requested the Revenue department to fix the

Boundary, Akarbandh & Tippani got changed the boundary in Sy.no.144 and Revenue department approved the same without our notice. As per law any DC converted land boundary can't be changed after DC conversion. With several meetings with Developer and neighbouring landlord we agreed to proceed with modified boundary. When we submitted modified boundary layout plan to BIAAPA they suggested that there is difference between relinquished road measurement and modified boundary road measurement this should be rectified in Sy no 141 for doing this rectification we have to submit the file to Revenue department again.

### **RERA registration:**

We have approached RERA Consultant for registration under RERA. It took three months of time to get clarity on RERA whether our project should be registered or not. Finally, Consultant told us to submit the file. There was no clarity regarding if work in the layout are completed 100%, RERA is applicable or not. But in the Sub Registrar office we were told that project should be registered under RERA and RERA registration number is compulsory for registration of sites. We took the necessary steps for RERA registration. The primary documents are already submitted to RERA consultant and only after getting the final approval from BIAAPA the RERA registration will happen.

### **BMRDA NOC:**

We met the BIAAPA authorities on 08.07.2024, according to the regulations of the Authority, the temporary approved plan is valid till 4 years but our plan has exceeded more than 4 years the same should be sent to BMRDA twice first to get NOC and second it should be approved in their concurrence meeting.



on 15.02. 2024 Government of Karnataka issued Gazette notification to all PDO's mentioning that bulk site Khatha should be issued on a single plan Khatha i.e. individual sites. Khatha number (bulk) should be merged to single plan Khatha number and to adopt in the current e-software, but this was not implemented in the department (Government level) reasons best known to them. As informed in the counselling meeting at the time of allotment of sites that Society will bear Khatha charges of Rs.5000/- on each member but in today's scenario it's highly impossible for Society to bear increased amount of Khatha charges so any actual Khatha charges above Rs. 5000/- should be borne by site allotted members which will be informed at the time of Site Registration.

As President said the file for individual site Khatha are pursued at the Village Panchayat office progressively.

Vice President explained the reasons for the delay in the 15 acres 09 guntas of layout plan approval from BIAAPA

The reasons:

- 1) Due to unwarranted complaints to various department on our project by a non-member - we lost two years.
- 2) Due to Covid -19 - we lost one and half years.
- 3) Due to heavy rain fall while constructing STP - we lost one year.
- 4) Due to various miscellaneous issues.

We successfully got the NOC's and work completion certificates from all the 6 departments which were sent by BIAAPA to various department and already submitted them to BIAAPA.

For the registration of sites, IGR of Stamp and Registration supposed to visit the layout for inspection and to fix the guidance value of stamp duty. As already Inspector General Stamps and Registration, State government of Karnataka are revising the Guidance value of stamp duty from time to time in all areas hence we are proceeding as per present guidance value,

even if the guidance value is low we will register the sites at Rs. 570/- per Sq.ft.

As president explained it's very difficult to arrange money for specific purposes at various department level. Board of Directors decided to collect Rs.150/- per Sq.ft. from the members of corner sites only. The members who have selected and been allotted the corner sites are requested to pay Rs. 150/- per Sq.ft. Regarding this we request the members to co-operate and we will intimate / contact the members at the earliest.

Coming to second part he showed extension of layout plan (demarcation and development purpose), he said roughly 120 to 130 sites are available in 12 acres 27 guntas of land. Firstly this time we are not opting for Pathabadhalavane as it is cumbersome process, waste of time and money. Where ever Bandi raste is passing in the land we are aligning the road as per village map in our layout plan by widening as per rules. Secondly as per latest amendment of rules regarding Rajakaluve and Naala even though we are losing some percentage of land for setting aside buffer land along the Naala from 8 ft to 9 mtrs wide which is passing in our layout. We have submitted documents to KSPCB and we are expecting the Consent for Establishment order from the Pollution Control Board. Once we receive CFE order we will submit for temporary plan approval to BIAAPA. Finally, he thanked all the members for their co-operation and concluded his speech.

Since there were no notices from the members for discussion, meeting concluded with the vote of thanks by the Director, Shri Abdul Matheen.