

**SPACE EMPLOYEES COOPERATIVE HOUSING SOCIETY (SECHS) LTD,
UR RAO SATELLITE CENTRE, HAL AIR PORT ROAD, VIMANAPURA, BANGALORE-560017**

3RD PHASE CURRENT STATUS REPORT

Dt.20-07-2021

The 3rd phase activity of SECHS was started in the year 2006 with the identification of the land towards Sarjapura (Phanathur). But due to green belt zone issues and with the demand of members the proposal was discarded, subsequently the project was initiated near Nelamangala during 2007-2008 and procured nearly 20.5 Acres (about 12 Acres thru MOU, and about 8 Acres from Govt. thru auction) after that the project was dropped due to issues with the contractor. Finally, in the year 2009 the project location was shifted near to the Hoskote (Poojena Agrahara) and procured nearly 154 Acres during 2009-2015.

Nelamangala Land:

Total Extent of land procured was about 20.5 Acres, out of which 12 Acres 16 Guntas were under court case (Vidhyasagar case). With respect to the land dispute with Shri. Vidyasagar, the verdict is given in favour of SECHS in the court of Principle Civil and Session Judge, later Shri. Vidyasagar appealed in Higher Court and it is being pursued with our society legal team. As per 28th AGBM approval, the Society earlier had carried out sale proceeding of 8 Acre and 27 Guntas land through public auction which later resulted in to 7 Acres 22 Guntas after land survey and necessary updates in the revenue land records are in progress and the corresponding sale proceedings will be completed soon.

The board is intensively working /expediting for the speedy disposal of Nelamangala lands issue by pursuing with the legal team to get about a total of approx. 25Cr. as returns from these lands and the funds will be utilized for Hoskote project so as to reduce burden on the third phase members.

Hoskote Project:

Total membership registered for 3rd phase is 1763 as on 28 Feb 2021, total extent of land required after development is 32 Lakhs SFT approx.

Details of Lands Registered with SECHS for Hoskote Project:

Sl.no	Nature of lands	Extent	Village area	Remarks
1	Converted lands	111Acr,2.75Gts	Poojena Agrahara	
2	Gramatana lands	32Acr,14.14Gts	Poojena Agrahara	
3	Converted lands	6Acr,9Gts	Doddagattinagabbe	
4	Gramatana	5Acr,7.19Gts	Doddagattinagabbe	
5	Sub-Total Converted lands	117Acr,11.75Gts	Poojena Agrahara/ Doddagattinagabbe	
6	Sub-Total Gramatana lands	37Acr,21.33Gts	Poojena Agrahara/ Doddagattinagabbe	
7	Grand Total of lands procured at Hoskote Project	154Acres,33.08Gts	Poojena Agrahara/ Doddagattinagabbe	

Table-1

Present status:

Total 154 Acres, 33 Guntas of land near Hoskote (Poojena Agrahara and Doddagattinagabbe villages) was registered in the name of SECHS Ltd., Village Khatha has been done, and updating of RTC/NAK to be completed.

Area of land got Plan approvals:

About 33 Acres of land plan was got approved by STRR authority and remaining lands plan approval need to be obtained in phased manner. The Civil Works will commence soon in the STRR approved land area.

Area of land under the process of approval:

About another 30 Acres of land was under process for approval by STRR authority.

Developmental Activities:

Total land about 80 Acres were cleared and levelled, further developmental activities will be initiated according to the Working Plan in phased manner as a part of Master Plan and as per STRR authorities guidelines.

Action Plans worked out for Hoskote Project:

The Board will work with realistic & practical approach and is planning to complete the tasks in milestone basis. The major tasks ahead are:

- It is planned to take up all activities in parallel to cut short the effective realization time. The development works will be executed and simultaneously layout plans are being persuaded with concern authorities in phased manner, and also updating of RTC/NAK records activities will be processed in parallel with a dedicated BOD team.
- The BOD will work in coordination with expert committee and take their help to resolve any related issues and updating to DOS / ISRO-HQ about the progress of 3rd phase project.
- Board is updating the status to Senior Officials DOS and some of senior members from ISRO HQ.
- Identifying and acquiring contiguity of lands /pocket lands, the modality of acquirement being working out to reduce the maximum possible burden on members. Three modalities are considered: i) Exchange basis, ii) Joint development and iii) Outright procurement. Approximately Ten to Fifteen acres are required to get better contiguity of lands and to improve layout efficiency as projected and approved earlier General Bodies.

Financial status of SECHS as on 28-02-2021:

Sl.no	Details	Amount in Rs.	Amount in Rs.	Remarks
1	Amount collected for 3 rd phase		1539317369	
2	Amount spent for 3 rd phase			
2a	Nelamangala lands	114160737		
2b	Hoskote lands	1259733300		
2c	Total payments for lands	1373894037		

2d	Advance to Moosa	9300000		
2e	Advance to MRPL	29500000		
2f	Advance Payment made against IT related & Farmers vacation/disputes issues to Krishnamurthy	60000000		
2g	Total Payments	1472694037		
3	Total Balance available for 3rd phase as on 28th Feb,2021		66623332	

Table-2

Funds in various Banks and cash on hand as on 28-02-2021:

Sl.no	Details	Amount in Rs	Amount in Rs.	Remarks
1	Cash on hand	55843		
2	SB A/c (SBI, Apex, Vijaya, BDCC Banks)	51901308		
3	FDs (BDCC Bank)	1450000		
4	FDs (Apex Bank)	177385849		
5	Reserve Fund (Apex Deposit)	22623796		
6	Income Tax Refund to be received	532369		
7	Advance with IT	957380		
8	Total funds		254906545	

Table-3

Funds distribution as per Co-Operative department procedure (as on 28-02-2021):

Sl.no	Details	Amount in Rs.	Amount in Rs.	Remarks
1	Share amount from members	4195400		
2	Reserve Fund	22623796		
3	Building Fund	14315025		
4	Charity Fund	309667		
5	Education Cess	0		
6	2 nd Phase Security Deposit	239758		
7	Layout Development Fund	59141555		

8	EPF	10800		
9	Staff Gratuity (Provision)	1240521		
10	Security Deposit (Moosa)	14295513		
11	Security Deposit (Sundaram)	517001		
12	Retention Deposit (Sai)	200000		
13	Retention Deposit (Rajappa)	750000		
14	Sale Advance (Nelamangala Land)	22245000		
15	Int. Payble to advance (Nelamangala land)	3600909		
16	Provision for Land Tax	20308460		
17	Profit for 2019-20	14756228		
18	Profit up to Oct-2020	9533580		
19	3rd Phase funds Balance as on date	66623332		
20	Grand Total		254906545	

Table-4

Receipt of funds:

The society received a total amount of Rs. 1539317369.00 as on 28-02-2021 towards 3rd phase.

Total 7 installments were collected @ Rs.470/- per SFT from the 3rd phase members and total beneficiaries for 3rd phase as on 28-02-2021 are 1763.

Major Payments:

An amount of Rs.2.95Cr. was paid as mobilization advance against bank guarantee to M/s. MRPL., and Rs.1.13Cr. was paid to STRR authorities towards fees for Plan approval of about 63 Acres. As per supplement agreement part payments through account pay cheques to Krishnamurthy about Rs.6Cr. towards IT and issues related to land disputes / Farmers vacating. The confirmation papers were obtained from farmers. Related to this around 15-20 Acre land which farmer were cultivating is vacated, taken the position and land dozing is done.

Layout development activity

Total land about 80 Acres were cleared and levelled. As per STRR authority approval and guidelines layout development activity will be initiated. Currently STRR approved 33 Acre of land and another 30 acre approval is under progress. For the approved land, layout developmental civil work will be started as per the working drawing provided society architecture.

Major issues to be addressed:

- Nearly 10 Court cases were there related to the 3rd phase.
- 5Acres of lands were under PTCL court case with DC/AC office is under final stage of hearing.
- Stay order issued with respect to dispute land of 1.2 Acres in June 2021, the issue will be dealt with the help of our legal team.
- Around 8 Acres of lands conversion is cancelled and waiting for the Re-Conversion.

- Main entry (Front Land) Road Access from NH 207 in to the layout for forming 60 feet road.
- About 30 Acres were under cultivation, nearly 16 Acres were vacated by farmers and dozing is done and also position is taken by SECHS.
- Handling of all legal cases with respect to Hoskote land with society legal team.
- Taking confirmation deeds from farmers.
- Taking position of all the SECHS lands.
- Contiguity lands/ Pocket lands which are very crucial /important nearly 10-15 Acres needs to be obtained.
- Larger pocket areas which society cannot bear the burden are to be pact under Joint Development (operational strategy needs to be worked out).
- As per the SGBM suggestion, the STRR approved 33 Acres Layout plan needs to be amended to minimize the number of odd dimensional sites and also to improve land utilisation.

Actions initiated by the Society:

- The Board is working out for resolving all the issues related to the 3rd phase at the earliest in a realistic and practical approach.
- The BOD is in constant touch with DOS/ISRO-HQ in updating the progress of the layout activities and to seek help/guidance to resolve critical issues in realization of the layout at the earliest.
- Updating of RTC/NAK records activities were initiated.
- Modification of plan is under progress as suggested in SGBM.
- The legal issues of Nelamangala lands are being dealt with the help of our society legal advisors for early disposal and it is under process.
- Early completing of Sale proceeding for Nelamangala land (auction land of 7 Acres 22 Guntas).
- The issues of the Hoskote layout were pursuing with concern local authorities and the local land lords with the help of the local persons to resolve amicably and to take possession of lands.
- Re-conversions of conversion cancelled lands will be initiated.
- BOD is following up closely with PTCL court case with DC/AC office for speedy disposal.
- Main entry (Front Land) road access from NH 207, resolving action is under progress.
- BOD is working meticulously for progression of on-ground developmental activities along with society's contractors and architects (MRPL & Sundaram Architects).

Conclusion:

The Board is putting maximum effort in the layout realization and is targeted to complete by the end of 2022 in a phased manner based on the member's co-operation. The Board assures to put all possible efforts to resolve issues and realize the layout at the earliest.




 On behalf of
 BOD-SECHS
Vice President
SECHS Ltd.