

SECHS –SGBM Third Phase Layout Status, Action Plan and Schedule



SGBM – 17 July 2022

SGBM – July 2022

Meeting Agenda

- 1. Invocation
- 2. Opening Remarks
- **3. PPT Presentation President SECHS**
 - **1. Finalisation of Approach**
 - 2. Roadmap & Schedule
 - 3. Approximate Budget Requirement
- 4. Discussions & Clarifications
- 5. Vote of Thanks

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Request to Members

- **1.** Please wait till end of PPT before raising Clarifications
- 2. All the Questions will be answered & Clarifications

will be provided

- 3. Raise hand for orderly discussion & clarifications
- 4. Avoid Crosstalks

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Presentation Overview

- Land Details & Status
- Current Financial Status
- Board & Advisory Committee(AC)
- Deliberations of AC-Board
- Land Issues
- Resolving Land Issues
- Action Plan for the layout Development
- Road Map with schedule
- Resolving Nelamangala Land
- Budget Estimates

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Current Status

- Land Procurement Started Year 2009, 149 Acre Land Acquired (Year 2009-2011) and 5 acre (Year 2011-2014)
- Total Land Registered on Society 154 Acre

Sl.no	Nature of lands	Extent	Village area
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-TotalGramatanalands (Not Converted)	37Acr,21.33Gts	Poojena Agrahara/ Doddagattinagabbe
7	Grand Total of lands procured at Hoskote Project	154Acrs,33.08Gts	Poojena Agrahara/ Doddagattinagabbe

Phase-3 Total No of Members – 1715 Members

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Procurement Sy No, Extent & Doc No

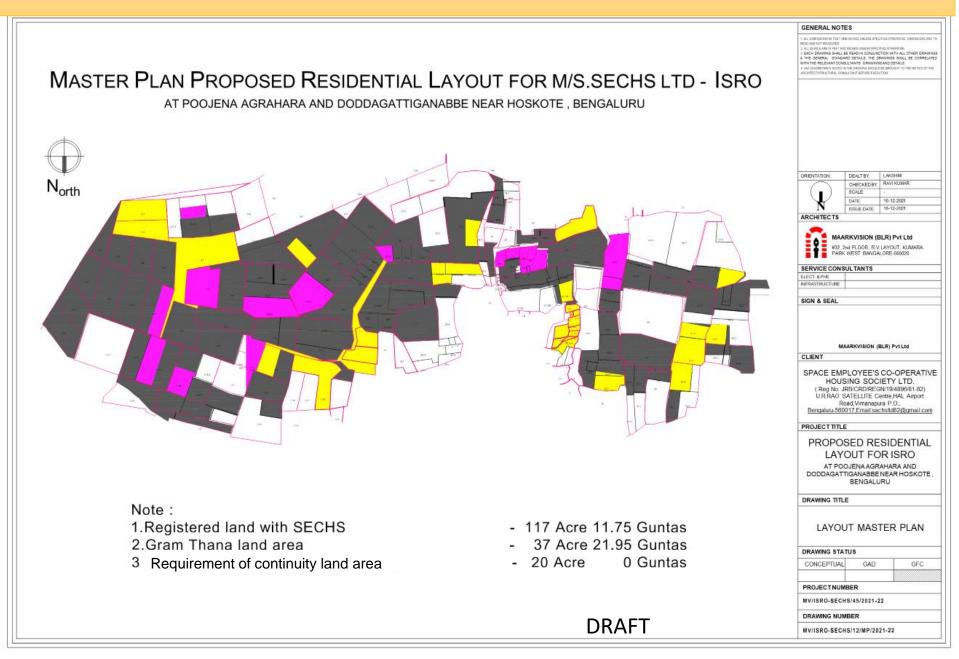
S NO	Sy No	Name of the	Exten	t Of land	Sale Deed	Date	51	85/1a	Shri Mariyappa	20.00	357025/11/2009
		Land Owner	Acres	Guntas	Reg.No		52	85/1b	N Giriraju	20.00	3575 25/11/2009
	1 24/1	Shri Sakamma	2	19.00	-	0618/1/10	53	86/1	Shri K Sheetappa	13.50	3804-03-2010
	2 29/2	Shri Narayanaswamy		13.00		5230/1/10	54	87/1	Shri K Sheetappa	16.50	3704-03-2010
	3 29/2	Shri Krishnappa		13.00		50 30/1/10	55	91/2	Shri Hemanna	23.50	4377 19/1/2010
	4 23/1	Sri Anjanappa		26.00		78 18/1/2010	56	111	Shri Marappa	1 2.00	44 04-03-2010
	5 39/1A	Puttamarappa		1.00		7618/1/2010	57	116/1	Shri Manjunatha	34.25	5509 29/3/2010
	6 41/3			1.50		76 18/1/2010	58	116/1	Smti Gowramma	34.25	357225/11/2009
	5 41/5 7 81/1a	Puttamarappa					59	115	Shri Narayanappa	1 14.50	4269 01-07-2010
		Puttamarappa Christianana		9.00		7618/1/2010	60		Shri M Jairamaiah	1 28.25	464402-02-2010
	8 81/1b2	Shri Hemanna		7.00		7501-07-2010	61		Shri Krishnappa	1 8.00	4655 19/1/2010
	9 81/1a	Shri P Mariyappa		8.00		7401-07-2010	62	122	Smti V Lakshmamma	2 13.00	4601 30/1/2010
	0 39/1b	Shri P Mariyappa		1.00		7401-07-2010	63		Shri Appajappa&CA Reddy	1 16.00	308924/10/2009
	1 39/1a	Shri P Mariyappa		1.00		7419/1/2010	64		Shri N H Sharaba Reddy	1 11.00	356425/11/2009
	2 41/3	Shri P Mariyappa		1.75		7401-07-2010	65		Shri N H Sharaba Reddy	1 34.00	355825/11/2009
	3 81/1b	Shri Narayanappa		11.00		1501-07-2010	66		Smti Ramakka	2 8.00	459830/1/2010
	4 81/1b	Shri Chikkasonnappa		11.00		8401-07-2010	67		Smt. Akkayyamma	2 28.00	4604-03-2010
	5 39/2	Shri P Shivashankara		1.00		7401-07-2010	68	142	Shri N Premkumar	1 14.00	460030/01/2010
	6 41/1	Shri P Shivashankara		7.50		7401-07-2010	69	142	Shri C Muniyappa	1 14.00	465102-02-2010
1	7 40	Shri P Shivashankara		2.00	42	7401-07-2010	70		Shri N H R Prasad Reddy	2 4.00	355625/11/2009
1/	8 24/5	Shri P Shivashankara		13.00	42	7201-07-2010	71	140	Shri N H Sharaba Reddy	1 32.00	356625/11/2009
1'	9 23/2b	Shri Appajappa & C A Reddy	1	21.00	36	9023/10/09	72		Shri Mariyappa	26.00	357425/11/2009
2/	0 79	Shri N H Sharaba Reddy		26.00	35	6325/11/09	73		Shri P Chikkapille Gowda	1 1.00	354025/11/2009
2	1 23/2b3	Shri Appajappa		1.50	36	8612-03-2009	74		Shri Jayaramaiah	1 14.00	309624/10/2009
22	2 23/2a1	Shri Appajappa		29.00	36	8612-03-2009	75		Shri N H R Prasad Reddy	2 4.00	355225/11/2009
2	3 37	Shri N H Sharaba Reddy		21.00	35	6025/11/09	76		Shri M Muniyappa	20.50	329311-06-2009
2	4 32	N H R Prasad Reddy	4	16.00		9411-06-2009	77		Shri Srinivasa Reddy	26.00	3682 12-03-2009
2	5 45	Smt. Akkayyamma		27.00	26	5626/9/09	78 79		Shri Srinivasa Reddy Shri Srinivasa Reddy	26.00 26.00	368112-03-2009 367912-03-2009
2	6 46/1	Smt. Akkayyamma		2.00		5626/9/09	80	110/2	Shri Muni Reddy	32.00	4643 02-02-2010
2		Smt. Akkayyamma		9.00		5626/9/09	80		Shri Bala Reddy	32.00	3683 12-03-2009
2	8 34	Shri Munishamappa	1	10.00		55 26/9/09	82		Shri Appajappa&CA Reddy	1 21.00	3087 24/10/2009
2	9 80/2	Smt. Akkayyamma	1	10.00		5425/9/2010	83	25/2	Shri Appajappa Shri Appajappa	1 15.00	2967 15/10/2009
	0 85/2	Smti Sarojamma		12.50		8813/4/2010	84		Shri Appajappa Shri Appajappa	25.00	2967 15/10/2009
	1 114/1	Shri M Govindaiah		21.50		8413/4/2010	85		Shri Ramaiah	25.75	3557 25/11/2009
	2 125/p2	Shri T Muniyappa		12.00		82 13/4/2010	86	26	Smti Venkatamma	27.75	3547 25/11/2009
	3 23/1	Shri P R Krishnappa		20.00		3904-03-2010	87	33/1	Shri Chandrashekar	6.00	2973 14/10/2009
	4 41/3	Shri Chikkaputtappa		3.75		42 04-03-2010	88	83/1	Shri Chandrashekar	20.00	293614/10/2009
	5 81/1a	Shri Chikkaputtappa		26.00		4204-03-2010	89	81/2	Shri P M Nagraju	29.00	2924 14/10/2009
30		Shri Chikkaputtappa		2.00		4204-03-2010	90	80	Shri Sannatammanna	2 6.00	310124/10/2009
	7 81/3	Shri Marappa		20.00		6713/4/2010	91		Shri Chikkasonnappa	24.00	432401-07-2009
38		Shri Chikkamuniyappa		28.00		7013/4/2010	92	78/1	Shri K R Ramesh	30.00	2925 14/10/2009
39			2	28.00		7113/4/2010	93	41/2	Sri D Puttappa	8.50	356825/11/2009
	9 150 0 91/1	Shri Narayanappa	2	30.00		75 13/4/2010	94	81/3	Sri Mariputtappa	20.00	265326/09/2009
		Smti Doddaputtamma				7613/4/2010	95	82/2	Sri Mariputtappa	1 20.00	2653 26/09/2009
		Shri Chinnamariyappa		6.50			96	83/1	Sri Mariputtappa	20.00	265326/09/2009
	2 81/1a	Shri Chinnamariyappa		6.50		7713/4/2010	97	90	Sri V Narayana	19.00	3098 24/10/2009
	3 40	Shri Chinnamariyappa		3.00		7713/4/2010	98	89	Sri A Gopanna	1 23.00	2923 14/10/2009
44		Shri N H R Prasad Reddy	1	25.00		5425/11/2009	99	89	Sri B Nanjappa	1 23.00	4279 01-07-2009
	5 21	Shri Muniyappa		20.00		5302-02-2010	100		Sri Puttappa & Chikkappaiah	26.00	357125/11/2009
	6 120	Shri N H R Prasad Reddy	2	3.00		9430/1/2010	101		Sri Muniraju	17.00	2931 14/10/2009
	7 119	Shri C Jayaramaiah		27.00		9424/10/2009	102	•	Shri Chandrashekar	9.00	2934 14/10/2009
	8 119	Shri Appajappa&CA Reddy		26.00		8824/10/2009	103	•	Smti Kenchamma	17.00	354925/11/2009
49		Shri Puttappaiah		4.00		4502-02-2010	104	92/5	Sri Srirama Reddy	22.00	293314/10/2009
5/	0 151	Shri Narayanappa	2	28.00		4304-03-2010	105	92/4	Sri Munirayappa	1 2.00	292214/10/2009

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Procurement Sy No, Extent & Doc No

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101 50/1 50 50/1 50 50/2 50 50/2 50 50/2			Sri Munishamappa		20.00	3559 25/11/2009			Shri Muniraju		12.63	275409-08-2010
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112 912 912 912 912 912 913 912 913 912 913 912 913 912 913 912 913 912 913 912 913 912 913 912 913 9				1								
113 17/1a 113 17/1a 113 114 <				-					, , ,			
11 39/16 61 Powersja 1.00 1.00 1.00 98 Poiss Set Responsion 2.77 SSES 27//2011 115 8/16.14 517.044 1.30 1.300 1.300 7.07 SSES 27//2011 115 8/21.0 517.044 1.300 1.350 075-82010 1.72 27 SS Responsion 3.28 SSES 27//2011 115 8/16.04 1.000 1.000 075-82010 1.72 27 SS Responsion 3.28 SSES 27//2011 115 8/16.04 1.000 075-82010 1.72 SS Responsion 3.28 SSES 27//2011 116 8/16.04 1.000 075-82010 1.72 SS Responsion 1.168 SSES 27//2011 116 8/16.04 1.000 075-82010 1.73 ST SST SSES 200 1.83 St S			Sri P Devaraja		11.00	150207-08-2010						
115 21/12 20 7.00 4.288 (47)-2010 7.00 <th7.00< th=""> <th7.00< th=""> <th7.00< th=""> 7.00</th7.00<></th7.00<></th7.00<>					4.00	4500 07 00 0040						
115 24/3 5 if Puttamarga 11.00 1300 (PO 8-200 12.1 27 of skpapa 23.8 66822//0011 118 113 Si Puttamarga 12.0 1380 (PO 8-200 122 27.5 Si Reigipa 23.8 55213//2011 118 Si N I Shand Rody 2 23.0 43.46.3010 124 50.5 57.7 55213//2011 121 Si Mamargan 13.0 14.00 140.07.03.001 176 21.8 Si Margan 23.8 55213//2011 122 Si N I Amargan 13.0 14.00 140.07.03.001 176 21.8 Si Margan 13.8 53974//2011 123 Si Alexander Margan 13.00 13.00 10.00 177 78.7 Si Alexander Margan 13.60 39744//2011 124 24.4 Si Partamargan 13.00 13.00 13.00 197 50 156.00 39744//2011 123 Si Partamargan 13.00 13.00 13.00 13.00 13.00 13.00 13.00 13.00 13.00 13.00 13.00 13.00 13.00<									Sri Bhagyamma			
117 24/2 Sr Utanarriga 13.00 1486/08-20.00 132 134 114 115 116 56 4842/07.0011 118 111 Sr Chansaranya 2.00 1395 07682.0010 134 200 1395 07682.0010 134 200 1395 07682.0010 135 Sr Kansaranya 557 559242/07011 121 Sr Kansaranya 13.00 1420 073.2010 170 Sr Kansaranya 13.66 559242/07011 123 Sr Kansaranya 13.00 1420 073.2010 170 Sr Kansaranya 13.66 559242/07011 124 Sr Kansaranya 13.00 1440 073.2010 170 Sr Kansaranya 13.66 559242/07011 124 Sr Kansaranya 13.00 1440 073.2010 120 Sr Kansaranya 13.66 559242/07011 124 Sr Kansaranya 13.00 1440 073.2010 130 Sr Kansaranya 13.66 559242/07011 125 Sr Kansaranya 13.00 1440 073.2010 130 Sr Kansaranya 13.66 550.66 550.2011 127 Sr Kansaranya 13.00 381.101.00												
111 Sr Channamizgraph 21.00 159 0/36-2010 172 27 Sr Biggard 22.33 9312/02011 129 135 Si N H Sharkheddy 2 20 660 4637-03.2010 176 Si R Biggard 157 53234/0211 120 14 Si N Harphangha 15.00 160 67-03.2010 176 Si R Biggard 158.00 53234/0211 121 Si N Harphangha 13.00 160 07-03.2010 177 Si R Sharphangha 158.00 53224/0211 122 Si R Harphangha 14.00 1600 07-03.2010 177 Si R Sharphangha 15.00 6663 04-10211 125 137 Si Ventagea@Chikkeppain 14.00 1600 07-03.2010 178 30 Sin Chandragwardha 24.30 6668 03-10211 126 136 Sin Naryangha 13.00 1600 07-03.2010 132 30 Sin Chandragwardha 24.30 6668 03-10211 127 Sin Kinspanagha 22.40 27.50 66-2010 132 154 Sin Ninspanagha 22.86 6668 03-0211 128 Sin Ninspanagha 22.40 27.50 66-2010							171	27	Sri Rajappa		32.83	586322/2/2011
119 135 51 M Maraba Rickfy 2 2.50 40.940-3/200 114 50 may any solution 112.01 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Sri Kempaiah</td><td></td><td></td><td>586422/2/2011</td></t<>									Sri Kempaiah			586422/2/2011
120 3.1 St Narganapa 1.20 1.06 007-32-000 1.19 20.00 1.06 007-32-000 1.19 20.00 1.06 007-32-000 1.19 20.00 1.06 007-32-000 1.19 20.00 1.06 007-32-000 1.79 20.00 1.06 007-32-000 1.79 20.7 Shr Kinhapa 5.53 9.9724/2/011 123 21.4 Shr Davanaja 1.30 1.000 1.000 1.000 1.000 Shr Chandregowala 2.12.8 60003-01-001 123 22/4 Shr Narayanapa 1.300 1.000/07-32-010 1.81 27P Shr Kinhapa 3.42.4 60003-01-001 129 Sh Narayanapa 1.300 1.000/07-32-010 1.81 27P Shr Kinhapa 3.42.4 60003-01-001 129 Sh Narayanapa 1.300 1.000/07-32-010 1.81 27P Shr Kinhapa 2.42.9 606613-001 129 Sh Narayanapa 2.400 275/10-68-2010 1.81 27P Shr Kinhapa 3.23.8 606613-021 131 Sh N Angaraka 2.400 275/10-68-2010 1.81 27P Shr Kinhapa 3.23.8 <td></td> <td></td> <td></td> <td>2</td> <td></td> <td></td> <td>173</td> <td>27</td> <td>Sri Rajappa</td> <td></td> <td></td> <td>592124/2/2011</td>				2			173	27	Sri Rajappa			592124/2/2011
121 21 51 Minimizaniah 10.4 302.54/4/2011 121 111 51 Chanamanyapei 10.60 302.54/2/2011 123 81/a 51 Chanamanyapei 10.60 302.54/2/2011 124 24/a 51 Potratipae 10.60 302.54/2/2011 124 24/a 51 Potratipae 10.60 302.54/2/2011 125 137 51 Ventetsha 1 1.400 14830/743.2010 130 100 501 K Manjanyab 24.24 6606.300.2011 125 137 51 Ventetsha 1 1.400 14830/743.2010 130 101 501 K Manjanyab 24.26 6606.300.2011 126 130 51 Netshanyab 24.09 6606.300.2011 310 310 501 K Manjanyab 24.69 6666.300.2011 126 311 501 K Manjanyab 24.00 2753.69.69.200 132 24 501.69.300 312 24.5 6666.300.2011 131 30/1 501 K Manjanyab 24.00 350.6 6112.03.50.201				2			174	80 Baju	Sri Bhagyamma		25.77	592424/2/2011
111 Sr Orannamiyappa 21.00 14080 0743/2000 178 81/2 Sir N trispace 13.00 5026 24/2/2011 128 81/2 Sir N trispace 13.00 15000 768/2010 128 27 Sir K rispharppa 6.5.3 66283 00-2011 124 24/4 Sir P Devarija 13.00 14000 768/2010 128 27 Sir K rispharppa 6.5.3 66283 00-2011 126 108 Sir Narryansppa 13.00 140407-03-2010 138 197 Sir Narryansppa 4.5.3 666830-0011 128 297 Sir Narryansppa 13.00 130907/63-2010 138 27.9 Sir Verkateh 2.6.6 666030-0011 128 Sir Narryansppa 13.00 1339907/63-2010 138 27.0 Sir Verkateh 2.6.6 66010-0011 130 Sir Narryansppa 13.00 339417/1200 138 27.0 Sir Verkateh 2.6.6 66103-0010 131 Martappa 4.5.0 389311/1200 138 27.0 Sir K charpspa 2.6.0 61108-05-0011 132 Sir P Partappa 1.0							175	21	Shri Manjunatha		19.74	5925 24/2/2011
123 St/Ja Str/ Natrogenet/Chikkoppain/n 6.50 1400/07.08-2010 1/7 N/2 Stri Natrogenet/Chikkoppain/n 1.500 502/24/2011 124 24/4 Stri Poerraja 1.400 1403/07.48-2010 17 B/2 Stri Natrogenet/Chikkoppain 1.500 502/24/2011 125 Stri Poerraja 1.400 1403/07.43-2010 110 Stri Natrogenet/Chikkoppain 1.228 66061301-2011 127 ZV/2 Stri Natrogenet/Chikkoppain 1.100 1.400/7.43-2010 118 154 Stri Natrogenet/Chikkoppain 2.409 66061301-2011 128 Stri Natrogenet/Chikkoppain 2 0.00 2733/9049-2010 188 27 Stri Natrogenet/Chikkoppain 2.409 66061301-2011 129 Stri Aphanetha 2 0.00 2733/9049-2010 188 27 Stri Stringenet/Chikkoppain 2.58 66061301-2011 129 Stri Aphanetha 2 0.00 2733/9049-2010 188 27 Stri Chandregovida 2.58 660503-2011 131 Stri Aphanetha 2 0.00 3893/11/2010 188 27 S							176	80 Baju	Shri P N Subramaniyam		13.68	592624/2/2011
124 24/4 Sirl Devaraja 65.23 665889.01.011 125 137 Sirl Minkapa 65.23 665889.01.011 126 137 Sirl Minkapa 34.00 140407.03-2010 139 30 Sirl Chardragewida 23.42 6601.03.03.011 126 168 Sirl Marayanappa 34.00 140407.03-2010 181 127 Sirl Minkapa 24.09 6603.03.03.011 128 29/2 Sirl Skrapapa 13.00 13907.03-2010 181 124 Sirl Marayanappa 24.09 6603.03.03.011 130 149 Sirl Venkatesha 20.00 273.09.08.2010 185 20.0 Sirl Ainfragewida 22.58 6601.03.03.011 131 149 Sirl Pintapa 20.00 273.09.08.2010 185 20.0 Sirl Ghardragewida 22.58 6601.03.03.011 131 101 Sirl Pintappa 20.00 273.09.08.2010 185 20.0 Sirl Ghardragewida 22.58 6611.03.65.011 133 101 Sirl Pintapa 20.0 3834.191/120.00 185 27.0 Sirl Sirl Sirl Sirl Sirl Sirl S							177	81/2	Shri Krishnappa		15.60	592724/2/2011
125 137 51 Warkatesha 1 14.00 1433 07:03:2010 129 30 Shiri K.Mogonakh 21.88 60603:03:10:101 127 29/2 51 Marayanapa 13.00 140007:03:2010 181 274 Shiri K.Mogonakh 28.23 60603:03:10:101 128 29/2 51 Marayanapa 13.00 13007:03:2010 181 274 Shiri K.Mogonakh 24.00 60603:03:10:11 129 111 Shiri N.Moganakh 2.000 273:10:90:2010 188 275 Shiri S.Moganakh 2.258 60603:03:10:11 131 30/1 Shir P.Moganak 2.260 383:11:12:10:10 188 277 Shiri S.Moganakh 2.158 61113:06:2011 133 30/1 Shir P.Motapa 2.00 383:11:12:10:10 188 279 Shiri S.Moganak 2.83 6610:30:10:10:10:10:10:10:10:10:10:10:10:10:10							178	27	Shri Krishnappa		65.23	605803-01-2011
126 68 58 h K M Gajnath 34.42 666104-0211 122 29/2 57 hayrangapa 13.00 14007-03-2010 181 7F Shr Msavraju 28.23 6662040-10211 128 29/2 57 hayrangapa 13.00 139907-03-2010 182 7F Shr Wshatsh 26.35 6664040-10211 130 1400 77.150-06-2010 188 7F Shr Wshatsh 26.35 6664040-10211 130 149 Shr Vshatsh 20.00 27.310-06-2010 188 7F Shr Wshatsh 21.58 661040-5011 132 111 Shr Pytratpapa 30.00 389211/1/2/010 188 129 Shr Shrdfergovda 26.40 61303 65-011 133 4/1 Shr Pytratpapa 30.00 389211/1/2/010 189 27/P Shr Chardregovda 26.40 61303 65-011 134 4 Shr Pytratpapa 30.00 389311/1/2/010 189 27/P Shr Magaraja 26.40 61303 65-011 135 1/4 Shr Pytratpapa 1.00 389511/1/2/010 189 27/P Sh				1			179	30	Shri Chandregowda		21.58	606003-01-2011
127 3r/1 Sri Narayanappa 13.00 1400 07-03-2010 181 27P Sri Narayanappa 24.09 6682 03-011 129 111 Sri N H Sharaba Redy 2 4.00 2751 09-63-2010 188 27P Sri N Sinkarpa 24.09 6683 03-001 130 149 Sri N Venkatesha 26.36 668404-01-2011 6684 04-2011 131 Sri N Venkatesha 28.00 27310-96-2010 188 27 Sri N Sinkarpa 28.28 6665 04-021-2011 131 Sri N Phatasha 8000 38211-1/2010 188 30.1 Sri Chandregovada 2.18 6114040-2011 132 111 Sri P Phatappa 30.00 3881 1/1/2010 189 27.0 Sri Sinkaryanap 2.6.40 6113040-2011 135 1/4 Sri P Phatappa 4.50 3881 1/1/2010 189 2/4.09 611503-62014 2.4.09 611503-62014 2.4.09 611503-62014 2.4.09 611503-62014 2.4.09 611503-62014 2.4.09 611503-62014 2.4.09 611503-62014 2.4.09 611503-62014 2.4.09 611503-62014				1			180	110	Shri K M Gopinath		34.42	606103-01-2011
128 2/2 Shr M Hapariga 2.0.0 139 07.9.2010 182 154 Shr M Hapariga 2.0.0 6683.03.10.2011 130 149 5n P Venkatesha 2.0.0 273.50.96.2010 183 77 Shr Venkatesha 2.5.8 6605.03.10.2011 131 147 Shr Majanga Reddy 2.8.0 2.8.00 323.11.2.2010 185 Shr Majanga Reddy 2.6.0 611.03.03.2011 133 11.1 Sn P Puttappa 33.00 382.11/1.2/1010 187 Y/7 Shr Kabaria 3.6.6 611.203.05.2011 134 0.0 Si P Puttappa 2.0.0 383.11/1.2/101 188 Y/7 Shr Habaria 2.6.0 611.03.05.2011 135 1/4 Si P Puttappa 2.0.0 383.11/1.2/101 188 Shr Magaria 2.6.0 616.03.05.2011 136 2/7 Shr Masaria 1.0.0 3885.11/1.2/101 191 185 Shr Masaria 2.6.0 616.03.05.2011 137 1/2 Sir Muniyapa 1 9.5.0 592.34/1.2/2011 191 Shr Masaria 2.6.0 616.03.05.2011							181	27P	Shri Basavraju		28.23	606203-01-2011
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Land Map – Procured and Required



SGBM – 17 July 2022

Site Requirement

Dimensions	No of Sites	Total Sq. feet
25x30	72	54000
30x40	681	817200
30x50	339	508500
40x60	504	1209600
50x80	119	476000
Total	1715	3065300

SGBM – 17 July 2022

Current Financial Status / Payment

Particulars	Receipts	(in Rs. Lakhs) Payments
Amount Collected as on date(3rd Phase)	15255.33	
Amount Spent for - Nelamangala Land		1141.61
Amount Spent for - Hosakote Land		12657.33
Sub-Total		13898.94
Advance to Moosa		93.00
MRPPL		315.00
BESCOM (TC Inst)		2.56
Payment to Sri Krishnamurthy		600.00
3rd Phase Development (Architect)		10.00
Sub-Total		1020.56
A/c Balance (Includes 8th Instalment paid by 350 members)		435.83
Total	15255.33	15255.33

SGBM – 17 July 2022

Current Financial Status / Payment cont.

Details of Funds	(in Rs. Lakhs)
Staff Bonus	1.01
Share amount Collected from Members	41.11
Reserve Fund	286.21
Building Fund	154.00
Chairity Fund	4.85
2nd Phase Security Dep	2.40
Layout Development Fund	677.51
Welfare Fund	9.76
Staff Gratuity (Provission)	12.62
Security Deposit (Moosa)	142.96
Security deposit (sundaram)	5.17
Retention Deposit (Sai)	2.00
Retention Deposit (Rajappa)	7.50
Adv sale of Land (Rajappa)	222.45
3rd Phase Balance as on date	435.83
Provision for Land Tax	261.81
Profit 2020- 21	92.30
Profit up to 2021-22 (may -22)	53.81
Total	2413.29

SGBM – 17 July 2022

SECHS Board

- 1. Sri C H Venkateswara Rao, President
- 2. Sri Devaraja B K, Vice-President, Directors:
 - Sri D RadhaKrishna ,
- 4. Sri Lokesh Kumar Garg,
- 5. Sri Channabasava B,
- 6. Sri T M Nagaraja,
- 7. Sri Jeyaraj G,

3.

- 8. Sri Arjun Rao,
- 9. Sri Sadananda N,
- 10. Sri Shankar C,
- 11. Smt Vasuki E,

Advisory Committee

- Sri Hanumantharayappa, Chairman
- 2. Dr R L N Murthy,
- 3. Sri Dhananjaya D R,
- 4. Sri P. Shasidhar Reddy,
- 5. Sri Ashwin G (Resigned),
- 6. Sri. R. Tatayya Babu
- 7. Sri K. A. Vasanth Kumar (Resigned)
- 8. Sri J Ramesh
- 9. Sri C Ramakrishnaiah
- 10. Smt Gayathri Devi

AC-BOD JOINT MEETINGS

- The Advisory Committee (AC) constituted by Board of SECHS as per the resolution in SGBM on 06-03-2021.
- Initially the committee was constituted on 07-02-2022 with 7 members and later revised on 07-04-2022 with 10 members.
- So far AC-BOD had about 15 joint meetings and discussed various matters related to progress, land issues, land documents, financial status, developmental activities, various options, etc.
- AC-BOD also had meetings with Developer, Architect, Legal Advisor, Past Presidents/Vice Presidents and Land aggregators to understand on ground issues and to get first hand inputs.

AC-BOD JOINT MEETINGS

- The joint team also visited the 3rd phase land to take a note of actual position.
- Held in depth discussions on land issues and possible options to resolve the issues.
- Had discussions on ways to minimize the overall costs
- Had extensive discussions with Land Aggregator to minimize expenditure on resolving issues

The details are provided in the subsequent slides

Issues Observed - Phase -3 Layout

- Pocket Land Require d for the continuity
- Legal Disputes (11 OS cases)
- Daughter rights post Supreme Court Decision (2018)
- Family Disputes
- Cultivation @ some portion of land
- Conversion Cancellation (10 Acres)
- Update of RTC/NAK
- PTCL Cases (5 cases : 7.5 acres)
- Gramathana Land Document updation (Podi, etc.,)
- Front Land Connectivity (Access from NH 207 for 80 feet road)



SGBM – 17 July 2022

Reasons Attributable for Delay

Period	Activities
2005 to 2006	Search of Land
2006 to 2009	Nelamangala Land – Shifting of project
2009 to 2011	Procurement of 149 acre at Hosakote
2011 to 2014	Procurement of 5 acre at Hosakote + IT issues
2014 to 2017	Architect, Master Plan, Development Contract, etc
2017 to 2019	Efforts for plan approval, Change of approval authorities – BMRDA to STRR
2013 to 2019	Land issues
2019 to 2020	No Board
2020 to 2021	COVID-19

Approaches

Decided to handle the issues in a categorized way

Category 1: Land Record Related

- Update of RTC/NAK(Two Approaches are attempted in different method)
 - Approach Directly using Department links records for 39 acres submitted (progress awaited)
 - Engage a facilitator Attempts made for 33 acres (under progress)
- Approval for Layout
 - Included in the scope of the Developer Contract
 - Society to provide required documents
- Conversion Cancellation (10 Acres)
 - Requires fresh application for re-conversion to be pursued with Rev. Dept.
 - Requires consent from Farmers avail the support of Land aggregator
- Gramathana Land
 - Option to include as part of provisional plan & seek approval
 - Document updation (Podi, etc.,)

Approaches

- **Decided to handle the issues in a categorized way**
- **Category 2: Connecting Lands**
- Pocket Land Required for the continuity of Land (~20 Acre)
 - Option 1: Exchange of lands involves documentary charges, goodwill minimum burden
 - Option 2: Purchase at a reasonable rate the sites from this land for enhancement/new members at premium rate; no burden on existing members
 - Option 3: Purchase only land for connecting road
- Front Land Connectivity (Access from NH 207 for 80 feet road)
 - Agreement is made with the front land owner for exchange with a goodwill
 - Land identified for exchange is decreed to another family member negotiation is in progress with the party, agreement is yet to be completed

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Approaches

Details

Decided to handle the issues in a categorized way

Category 3: Court Cases & Disputes

- Legal Disputes (11 OS cases)
- Daughter rights post Supreme Court Decision
- Family Disputes

Covering about 75 Survey Numbers

• Cultivation @ some portion of land

Option –A : Resolving Legally with help of legal team / police Advantage : Minimal Financial Burden to members like legal charges Disadvantage : It may take longer time, cost escalation, realisation time schedule cannot be committed

Option B : Resolving the issue with Land Aggregator / Local Farmers for amicable settlements

Advantage: Issues get resolved and makes way for early progress Disadvantage : Financial Burden to members (Approx. Rs 70 Sq. 19 Feet)

Cultivation at SECHS Land









Cultivation at SECHS Land









Lands under cultivation

Cultivation Details	SY.NO	EXTENT Acre	Gunta
1	81/3	0	20
	83/1	1	1
	87/1	1	10
	86/1	1	10
	87/2	1	12
	89	3	8
	90	0	21
	91/1	0	31
	91/2	0	23
	92/3	0	36
	92/4	1	6
	92/6	0	38
	85/1B	0	20
	85/1A	0	20
	20P	3	2
	81/1B1	0	22
	81/1B2	0	14
	81/1A	1	32
	39/1A,1B,1C	0	4
	41/1	0	8
	41/2	0	8.5
	40	0	9
	46/1	0	9
	46/2	0	2
	45	0	27
	32/1	5	0
	31	0	22
	29/5	0	26.75
	29/4	0	13.5
	29/3	0	13.5
	21	1	0
	23/1	1	6
	115	2	15.5
	TOTAL	33.26875	

•22

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- Attend to all the disputes aggressively
 - (i) OS Cases
 - Pursue with the parties for compromise and withdrawal of cases
 - Land Aggregator to convince the parties for settlements
 - (ii) Daughters / Family claims
 - Verify the claims from family tree, land documents and other credentials through Legal Advisor
 - Refer the potential claims to Legal Team for clearance
 - Land Aggregator to facilitate the potential parties for Settlements
 - ✓ Execute necessary documents for relinquish or confirmation
 - ✓ Release the settlements after consensus of Legal Advisor
 - Legally/Contractually bind Land Aggregator to ensure no such claims or cases emerge in future

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- Vacation of lands
 - (i) Cultivation
 - Take the help of Land Aggregator and stop the cultivation with some nominal considerations
 - Level the land immediately and take possession
 - Bind the Land Aggregator to ensure stopping of cultivation for ever
 - (i) Encroachments (if any)
 - Conduct land survey and take possession

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- Continuity of Land
 - (i) Pocket lands for connectivity and STRR approval
 - Procurement option will be followed if the land sale is within acceptable range.
 - If the rates are not within reach or farmers do no agree for sale exchange of lands by bearing documentary charges, goodwill
 - Joint development with sharing of sites & goodwill
 - Wherever, above strategy does not work, purchase only land for connecting road
 - Ensure the better efficiency with both purchase & exchange
 - Attempts to complete in one stretch
 - Any delay will create disparity and complexity

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- Land Records
 - (i) PTCL cases
 - 7.5 acre is under PTCL
 - The Land Aggregator is pursing with Parties for a settlement
 - Land Aggregator to convince the parties for settlements
 - Pursue with the Revenue Department for Documentary works
 - (ii) RTC/NAK
 - RTC/NAK is not a must for Layout Approval
 - It will help minimize legal issues from farmers
 - Parallel efforts will be made through official channel as well as facilitators
 - (iii) Gramathana Land (37 acres)
 - Include in the provisional plan & seek approval, based on GP approval
 - Pursue with Revenue Department for document updation (Podi, etc.,) 26

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- Developmental Plan Sectorwise
 - (i) As and when land issues are cleared:
 - Contour Survey
 - Finalise the Plan for cleared lands and Submit for approval
 - Undertake the leveling and marking
 - Keeping periodic dosing activities to avoid infiltrations
 - (ii) Carry out the developmental works on sector basis
 - Sector 1: 33 acre approved area (as per revised plan)
 - Sector 2: 30 acres which is in approval process & fee is paid.
 - Sector 3: About 30-40 acres
 - Sector 4: About 30-40 acres
 - Sector 5: Balance

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Stake Holders Meeting – Board & AC

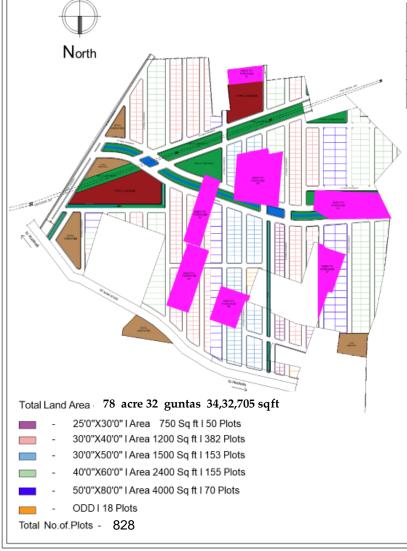
After discussions with agencies associated with Phase-3, it is observed that:

- a) The Legal Advisor has understanding of the Lands, issues and pursuing cases
- b) The Developer M/s MRRPL has the experience and competency to execute larger layouts
- c) M/s Sundaram Architect has experience in realising building and lacks experience of larger layouts similar to Phase3. The response to queries are not satisfactory
- d) The interim Architect M/s Markvision has experience of realizing larger layouts similar to Phase-3. The drawing provided by them has shown better efficiency. Response is satisfactory
- e) In the interest of the overall project the support and hand-holding of Land Aggregator is important and inevitable

Proposed Plan for Sector 1 & 2

MASTER PLAN PROPOSED RESIDENTIAL LAYOUT FOR M/S.SECHS LTD - ISRO

AT POOJENA AGRAHARA AND DODDAGATTIGANABBE NEAR HOSKOTE . BENGALURU



Particular	Percentage	Acre's & Guntas	Square Feet (Sq ft)
Total Land Area	100%	78 Acre 32 Guntas	34,32,705.02 Sq ft
Residence	50%	39 Acre 16 Guntas	17,16,352.50 Sq ft
Road	30%	23 Acre 49 Guntas	10,29,811.50 Sq ft
Park/Open Space	10%	7 Acre 8 Guntas	3,43,270.00 Sq ft
Civic Amenities	5%	3 Acre 13.6 Guntas	1,45,676.51 Sq ft
STRR Land Bank	5%	4 Acre 8.4 Guntas	1,83,702.50 Sq ft

01	-	1,00,875.72 Sq ft (2 Acre 12.4 Guntas)
02		82,826.78 Sq ft (1 Acre 36 Guntas)
TOTAL	-	1,83,702.50 Sq ft (4 Acre 8.4 Guntas)
	IENI	TIES:
01	-	19,968.86 Sq ft (0 Acre 18 Guntas)
02	-	22,963.45 Sq ft (0 Acre 20 Guntas)
03	-	37,885.61 Sq ft (0 Acre 34 Guntas)
04	-	33,527.78 Sq ft (0 Acre 30 Guntas)
05	-	31,330.81 Sq ft (0 Acre 28 Guntas)

NEED TO PURCHASE:

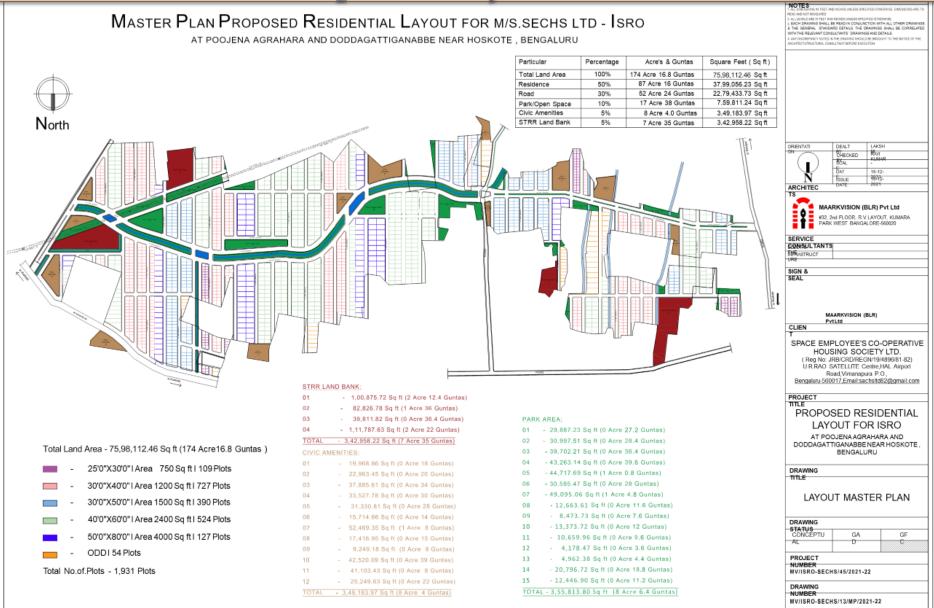
- 01 - 25,373.02 Sq ft (0 Acre 24 Guntas) 02 - 1,16,242.39 Sq ft (2 Acre 26 Guntas) 03 - 90,902.22 Sg ft (2 Acre 3 Guntas) 04 - 58,352.93 Sq ft (1 Acre 13 Guntas)
- 05 - 73,911.56 Sq ft (1 Acre 28 Guntas)
- 06 - 48,758.92 Sq ft (1 Acre 5 Guntas)
- 07 - 43,379.73 Sq ft (1 Acre 0 Guntas)

TOTAL - 4,56,920.77 Sq ft (10 Acre 19.2 Guntas)

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DRAWING NUMBER MV/ISRO-SECHS/15/MP/2021-22

Proposed Layout Plan



Including 20acre Pocket Land

DRAFT

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Proposed Layout Plan – Bird's eye view

MASTER PLAN PROPOSED RESIDENTIAL LAYOUT FOR M/S.SECHS LTD - ISRO

AT POOJENA AGRAHARA AND DODDAGATTIGANABBE NEAR HOSKOTE , BENGALURU



Total Land Area - 75,98,112.46 Sq ft (174 Acre16.8 Guntas)

- 25'0"X30'0" | Area 750 Sq ft | 109 Plots
- 30'0"X40'0" | Area 1200 Sq ft | 727 Plots
- 30'0"X50'0" | Area 1500 Sq ft | 390 Plots
- 40'0"X60'0" | Area 2400 Sq ft | 524 Plots
- 50'0"X80'0" | Area 4000 Sq ft | 127 Plots
- ODD I 54 Plots

Total No.of.Plots - 1,931 Plots

Particular	Percentage	Acre's & Guntas	Square Feet (Sq ft)
Total Land Area	100%	174 Acre 16.8 Guntas	75,98,112.46 Sq ft
Residence	50%	87 Acre 16 Guntas	37,99,056.23 Sq ft
Road	30%	52 Acre 24 Guntas	22,79,433.73 Sq ft
Park/Open Space	10%	17 Acre 38 Guntas	7,59,811.24 Sq ft
Civic Amenities	5%	8 Acre 4.0 Guntas	3,49,183.97 Sq ft
STRR Land Bank	5%	7 Acre 35 Guntas	3,42,958.22 Sq ft



MAARKVISION (BLR) Pvt Ltd #32, 2nd FLOOR, R.V.LAYOUT, KUMARA PARK WEST BANGALORE-560020

Including 20acre Pocket Land

Activities since Nov 2020

- Received STRR Approval for 33 Acre
- Necessary Infrastructure like Office, Discussion room, Board Office, Architect Office, Labour shed, Bore well Drilling and electrical connection are made ready at Land to initiate the development work.
- Activity like Contour surveying, Boundary points fixing, Elevation profile, Road profile initiated.
- Vacated the cultivation and taken possession of about 70 acre
- Further Developments were affected due to :
 - Covid-19 Pandemic
 - Interruptions from farmers
 - Requirement of Fund.

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Activities since Nov 2020

- Update of RTC/NAK (Two Approaches are attempted in different method)
- Apprised the issues to Dept Authorities & sought help
- Formed Advisory Committee and held multiple discussions
- Held joint discussions with Past Presidents/Vice Presidents, Architect, Developer and Legal Advisor.
- Discussed the issues with Land Aggregator.
- Worked out Actions Plans and Road Map
- Conducted SGBM-1 in Mar 2021
- Called present SGBM-2 as demanded by members

We are here before the members for way forward

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Activities since Nov 2020 Contd



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Activities since Nov 2020 Contd



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Nelamangala Land Status

- There are two items:
 - (i) Auction Land : 7a 22g (after survey) initially 8a 27g
 - (ii) Procured through Vidyasagar : 12a 16g

- (i) 7a 22g : The update of land records is pending.
 - Board is pursuing through Legal Team for early disposal.
 - Had initial discussion with the Rajappa & Sons (Highest Bidder for 7a 02g) for resolving the issues for the benefit of members.
 - As per the suggestion from AC, second legal opinion is obtained.
 - 20g is with Society

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Nelamangala Land Status

- There are two items:
 - (i) Auction Land : 7a 22g (after survey) initially 8a 27g
 - (ii) Procured through Vidyasagar : 12a 16g
- (ii) 12a 16g : The case in dispute.
 - The arbitration has given verdict in favour of Society to return the money with 12% annual interest.
 - Next level the Prl Civil & Session Court has upheld the verdict
 - The party has further challenged it in High court the case is being pursued.
 - The board is exploring the possibilities of out of court settlement through legal team or execution through court.

Nelamangala Land Status

- Board is intensively working for expeditious disposal of Nelamangala lands with target to realise ~24Cr.
- Returns will be utilized for Hoskote project to minimise the burden on members.
- Meanwhile AC-BOD has identified a task team to explore and expedite the possible options to generate maximum returns. Related documents are furnished to the team.
- Awaiting for the task team report

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Proposed Roadmap

No.	Activity	Schedule (target)	Remarks
1	Solve PTCL	31 Aug 2022	
2	Commencement of Sector 1	01 Sep 2022	On Clear Lands
3	RTC/NAK (50%)	31 Oct 2022	
4	Continuity Land (~50%)	31 Oct 2022	For Sec 1 & 2
5	Sector 2 Plan Approval (+ Sec 1 revision)	30 Nov 2022	
6	Daughters/Family Disputes (50%)	30 Nov 2022	For Sec 1 & 2
7	Vacation of Cultivation	30 Nov 2022	
8	Commencement of Sector 2	01 Dec 2022	On Clear Lands
9	Daughters/Family Disputes (Rest)	31 Dec 2022	Sec 3, 4 & 5
10	Continuity Land (50%)	31 Dec 2022	Sec 3, 4 & 5
11	RTC/NAK (50%)	31 Dec 2022	
12	Resolve Nelamangala Land Issues	31 Dec 2022	

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Proposed Roadmap (contd.)

No.	Activity	Schedule (target)	Remarks
13	Leveling of entire land	31 Jan 2023	
14	Sector 3 Plan Approval	28 Feb 2023	
15	Sector 4 Plan Approval	31 Mar 2023	
16	Sector 5 Plan Approval	31 May 2023	
17	Development of 50-60% Layout	30 Jun 2023	
18	Provisional Allotment	31 Jul 2023	
19	Development of rest of the Layout	30 Nov 2023	
20	Final Allotment	31 Jan 2024	
21	Electrical, Water & Sewage Approvals	29 Feb 2024	
22	Occupancy/Katha	31 Mar 2024	

Activities will be pursued in Parallel to speed up the Layout Realisation

Budget Estimate – Realisation Of 3rd Phase Layout

Activity	Rs in Cr	
Fund Required for STRR Approval & Development.	120.00	
Bescom Charges-	5.00	
Pollution control Board	3.00	
BWSSB	3.00	
Architecture fee	5.00	
Pocket Land (Exchange & documentation)	5.00	
RTC/NAK, PTCL, Gramathana, etc (Misc)	4.00	
IT related	2.00	
Sub Total	147.00	
Resolution of Land Issues	14.00	
Misc	3.00	
Grand Total	164.00	
Expected return from Nelamangala	24.00	
Net Additional Budget Requirement	140.00	
Paid so far Rs. 470/sft Per sft = Rs. 445*		
• * Some reduction possible based on on adjustment of Development Fund Excess Land and Savings on Development		

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Instalment Proposal

Milestone	Date	Amount (Rs / Sq feet)
For PTCL, OS, Development, RTC/NAK	Aug 2022	50 (8 th)
Daughters/Family Disputes (50%) & PODI Conversion	Nov 2022	50
Sector 2 Approval	Jan 2023	50
Resolution of (90%) land Issues	Apr 2023	50
Sector 1 & 2 Completion	Jul 2023	50
Sector 3 Completion	Sep 2023	50
Sector 4 Completion	Nov 2023	50
Sector 5 Completion	Jan 2024	50
	For PTCL, OS, Development, RTC/NAK Daughters/Family Disputes (50%) & PODI Conversion Sector 2 Approval Resolution of (90%) land Issues Sector 1 & 2 Completion Sector 3 Completion Sector 4 Completion	Image: constraint of the sector of the sec

Final Instalment will be calculated based on Adjustment of, Returns from Nelamangala Lands, Revenue from excess land, Development Fund, Savings, etc.



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Questions / Clarifications / Discussions

Approval Sought

Approval of SGBM is sought for

- a) Proposed Approach
- b) Actions Plans
- c) Roadmap
- d) Architect Engage M/s Markvision
- e) Estimated Budget

SGBM – 17 July 2022



THANK YOU

Special Thanks to

Chairman, ISRO; AS, DOS; JS&FA, DOS; Director, URSC; Controller, URSC;

and other Officials of ISRO/DOS