

# SECHS –SGBM

## Third Phase Layout Status, Action Plan and Schedule



# 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**

# SGBM – July 2022

## 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**

# SGBM – July 2022

## 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

# 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-Total Gramatana lands (Not Converted)	37Acr,21.33Gts	Poojena Agrahara/ Doddagattinagabbe
7	Grand Total of lands procured at Hoskote Project	154Acres,33.08Gts	Poojena Agrahara/ Doddagattinagabbe

*Phase-3 Total No of Members – 1715 Members*

# Procurement Sy No, Extent & Doc No

S NO	Sy No	Name of the Land Owner	Extent Of land		Sale Deed Reg.No	Date				
			Acres	Guntas						
1	24/1	Shri Sakamma	2	19.00	5506 18/1/10					
2	29/2	Shri Narayanaswamy		13.00	4652 30/1/10					
3	29/2	Shri Krishnappa		13.00	4650 30/1/10					
4	23/1	Sri Anjanappa		26.00	4378 18/1/2010					
5	39/1A	Puttamarappa		1.00	4376 18/1/2010					
6	41/3	Puttamarappa		1.50	4376 18/1/2010					
7	81/1a	Puttamarappa		9.00	4376 18/1/2010					
8	81/1b2	Shri Hemanna		7.00	4375 01-07-2010					
9	81/1a	Shri P Mariyappa		8.00	4374 01-07-2010					
10	39/1b	Shri P Mariyappa		1.00	4374 01-07-2010					
11	39/1a	Shri P Mariyappa		1.00	4374 19/1/2010					
12	41/3	Shri P Mariyappa		1.75	4374 01-07-2010					
13	81/1b	Shri Narayanappa		11.00	4315 01-07-2010					
14	81/1b	Shri Chikkasonnappa		11.00	4284 01-07-2010					
15	39/2	Shri P Shivashankara		1.00	4274 01-07-2010					
16	41/1	Shri P Shivashankara		7.50	4274 01-07-2010					
17	40	Shri P Shivashankara		2.00	4274 01-07-2010					
18	24/5	Shri P Shivashankara		13.00	4272 01-07-2010					
19	23/2b	Shri Appajappa & C A Reddy	1	21.00	3690 23/10/09					
20	79	Shri N H Sharaba Reddy		26.00	3563 25/11/09					
21	23/2b3	Shri Appajappa		1.50	3686 12-03-2009					
22	23/2a1	Shri Appajappa		29.00	3686 12-03-2009					
23	37	Shri N H Sharaba Reddy		21.00	3560 25/11/09					
24	32	N H R Prasad Reddy	4	16.00	3294 11-06-2009					
25	45	Smt. Akkayamma		27.00	2656 26/9/09					
26	46/1	Smt. Akkayamma		2.00	2656 26/9/09					
27	46/2	Smt. Akkayamma		9.00	2656 26/9/09					
28	34	Shri Munishamappa	1	10.00	2655 26/9/09					
29	80/2	Smt. Akkayamma	1	10.00	2654 25/9/2010					
30	85/2	Smti Sarojamma		12.50	188 13/4/2010					
31	114/1	Shri M Govindaiah		21.50	184 13/4/2010					
32	125/p2	Shri T Muniyappa		12.00	182 13/4/2010					
33	23/1	Shri P R Krishnappa		20.00	3904-03-2010					
34	41/3	Shri Chikkapputtappa		3.75	42 04-03-2010					
35	81/1a	Shri Chikkapputtappa		26.00	42 04-03-2010					
36	40	Shri Chikkapputtappa		2.00	42 04-03-2010					
37	81/3	Shri Marappa		20.00	167 13/4/2010					
38	125/p2	Shri Chikkamuniyappa		28.00	170 13/4/2010					
39	150	Shri Narayanappa	2	28.00	171 13/4/2010					
40	91/1	Smti Doddaputtamma		30.00	175 13/4/2010					
41	81/1a	Shri Chinnamariyappa		6.50	176 13/4/2010					
42	81/1a	Shri Chinnamariyappa		6.50	177 13/4/2010					
43	40	Shri Chinnamariyappa		3.00	177 13/4/2010					
44	139	Shri N H R Prasad Reddy	1	25.00	3554 25/11/2009					
45	21	Shri Muniyappa		20.00	4653 02-02-2010					
46	120	Shri N H R Prasad Reddy	2	3.00	4594 30/1/2010					
47	119	Shri C Jayaramaiah		27.00	3094 24/10/2009					
48	119	Shri Appajappa&CA Reddy		26.00	3088 24/10/2009					
49	83	Shri Puttappaiah		4.00	4645 02-02-2010					
50	151	Shri Narayanappa	2	28.00	43 04-03-2010					
51	85/1a	Shri Mariyappa						20.00	3570 25/11/2009	
52	85/1b	N Giriraju						20.00	3575 25/11/2009	
53	86/1	Shri K Sheetappa						13.50	3804-03-2010	
54	87/1	Shri K Sheetappa						16.50	37 04-03-2010	
55	91/2	Shri Hemanna						23.50	4377 19/1/2010	
56	111	Shri Marappa					1	2.00	44 04-03-2010	
57	116/1	Shri Manjunatha						34.25	5509 29/3/2010	
58	116/1	Smti Gowramma						34.25	3572 25/11/2009	
59	115	Shri Narayanappa					1	14.50	4269 01-07-2010	
60	116/2	Shri M Jairamaiah					1	28.25	4644 02-02-2010	
61	121/2	Shri Krishnappa					1	8.00	4655 19/1/2010	
62	122	Smti V Lakshamma					2	13.00	4601 30/1/2010	
63	125/p2	Shri Appajappa&CA Reddy					1	16.00	3089 24/10/2009	
64	131	Shri N H Sharaba Reddy					1	11.00	3564 25/11/2009	
65	133	Shri N H Sharaba Reddy					1	34.00	3558 25/11/2009	
66	134	Smti Ramakka					2	8.00	4598 30/1/2010	
67	136	Smt. Akkayamma					2	28.00	46 04-03-2010	
68	142	Shri N Premkumar					1	14.00	4600 30/01/2010	
69	142	Shri C Muniyappa					1	14.00	4651 02-02-2010	
70	141	Shri N H R Prasad Reddy					2	4.00	3556 25/11/2009	
71	140	Shri N H Sharaba Reddy					1	32.00	3566 25/11/2009	
72	92/3	Shri Mariyappa						26.00	3574 25/11/2009	
73	114/3	Shri P Chikkapille Gowda					1	1.00	3540 25/11/2009	
74	120/2	Shri Jayaramaiah					1	14.00	3096 24/10/2009	
75	132	Shri N H R Prasad Reddy					2	4.00	3552 25/11/2009	
76	114/1	Shri M Muniyappa						20.50	3293 11-06-2009	
77	110/2	Shri Srinivasa Reddy						26.00	3682 12-03-2009	
78	110/2	Shri Srinivasa Reddy						26.00	3681 12-03-2009	
79	110/2	Shri Srinivasa Reddy						26.00	3679 12-03-2009	
80	110/1	Shri Muni Reddy						32.00	4643 02-02-2010	
81	110/1	Shri Bala Reddy						32.00	3683 12-03-2009	
82	25/1	Shri Appajappa&CA Reddy					1	21.00	3087 24/10/2009	
83	25/2	Shri Appajappa					1	15.00	2967 15/10/2009	
84	25/1	Shri Appajappa						25.00	2967 15/10/2009	
85	26	Shri Ramaiah						25.75	3557 25/11/2009	
86	26	Smti Venkatamma						27.75	3547 25/11/2009	
87	33/1	Shri Chandrashekar						6.00	2973 14/10/2009	
88	83/1	Shri Chandrashekar						20.00	2936 14/10/2009	
89	81/2	Shri P M Nagraju						29.00	2924 14/10/2009	
90	80	Shri Sannatammanna					2	6.00	3101 24/10/2009	
91	80	Shri Chikkasonnappa						24.00	4324 01-07-2009	
92	78/1	Shri K R Ramesh						30.00	2925 14/10/2009	
93	41/2	Sri D Puttappa						8.50	3568 25/11/2009	
94	81/3	Sri Mariputtappa						20.00	2653 26/09/2009	
95	82/2	Sri Mariputtappa					1	20.00	2653 26/09/2009	
96	83/1	Sri Mariputtappa						20.00	2653 26/09/2009	
97	90	Sri V Narayana						19.00	3098 24/10/2009	
98	89	Sri A Gopanna					1	23.00	2923 14/10/2009	
99	89	Sri B Nanjappa					1	23.00	4279 01-07-2009	
100	87/2	Sri Puttappa & Chikkappaiah						26.00	3571 25/11/2009	
101	87/2	Sri Muniraju						17.00	2931 14/10/2009	
102	87/2	Shri Chandrashekar						9.00	2934 14/10/2009	
103	87/1	Smti Kenchamma						17.00	3549 25/11/2009	
104	92/5	Sri Srirama Reddy						22.00	2933 14/10/2009	
105	92/4	Sri Muniyappa					1	2.00	2922 14/10/2009	

# Procurement Sy No, Extent & Doc No

106	92/5	Sri Munishamappa		20.00	3559 25/11/2009
107	92/6	Shri Muniyappa		38.00	3550 25/11/2009
108	86/1	Sri Basavaraju		13.00	3543 25/11/2009
109	158	Sri Muniyappa	2	3.00	1410 07-03-2010
110	157	Mrs Fathima Bi	1	0.00	1413 07-03-2010
111	28	Sri K Puttappaiah	1	34.00	1505 07-08-2010
112	39/2,41/1,	Sri P Devaraja		11.00	1502 07-08-2010
113	81/1a				
114	39/1c	Sri P Devaraja		1.00	1502 07-08-2010
115	81/1b2	Shri Chikkasonnappa		7.00	4283 01-07-2010
116	24/3	Sri P Mariyappa		13.00	1504 07-08-2010
117	24/2	Sri Puttamarappa		13.00	1498 07-08-2010
118	111	Sri Channamariyappa		21.00	1503 07-08-2010
119	135	Sri N H Sharaba Reddy	2	25.00	45 04-03-2010
120	31	Sri Narayanappa		21.00	1405 07-03-2010
121	21	Sri Muniramaiah		18.00	1406 07-03-2010
122	111	Sri Channamariyappa		21.00	1408 07-03-2010
123	81/1a	Sri Puttappa@Chikkappaiah		6.50	1409 07-03-2010
124	24/4	Sri P Devaraja		13.00	1500 07-08-2010
125	137	Sri Venkatesha	1	14.00	1403 07-03-2010
126	108	Sri Narayanappa		34.00	1404 07-03-2010
127	29/2	Sri Narayanappa		13.00	1400 07-03-2010
128	29/2	Sri Byatappa		13.00	1399 07-03-2010
129	111	Shri N H Sharaba Reddy	2	4.00	2751 09-08-2010
130	149	Sri P Venkatesha		20.00	2753 09-08-2010
131	30/1	Shri Anjaneya Reddy		28.00	3823 11-12-2010
132	111	Sri P Puttappa		39.00	3892 19/11/2010
133	81/1A	Sri P Puttappa		13.00	3894 19/11/2010
134	40	Sri P Puttappa		2.00	3894 19/11/2010
135	1/4	Sri P Puttappa		4.50	3893 19/11/2010
136	24/5	Sri P shivashankar		1.00	3895 19/11/2010
137	1/2	Sri M Ramamurthy		4.50	3896 19/11/2010
138	154	Sri Muniyappa	1	9.50	5923 24/2/2011
139	87/1	Basavaraju		17.00	3499 20/8/2011
140	86/1	Basavaraju		13.00	3497 20/8/2011
141	81/3	Puttappa & Chikkappaiah		23.00	3501 20/8/2011
142	92/3	Sri Kempaiah		10.00	2163 07-06-2011
143	20/6	Shri Basavraj		28.00	6267 29/10/2013
144	115	Shri Muniyappa		14.00	6268 29/10/2013
145	30/2	Shri Marappa P		12.00	6308 30/10/2013
146	21	Shri Muniramaiah		22.50	6405 11-06-2013
147	80	Smt Sonnamma		12.00	6828 21/11/2013
148	21	Shri Muniyappa C		15.00	10996 22/3/2014
149	112/1	Shri Srinivas M		30.00	11025 24/3/2014
150	112/1	Shri Srinivas M		30.00	11126 27/3/2014
151	112/1	Shri Srinivas M		23.00	11162 29/3/2014
152	38/1	Shri Munishamappa		9.92	4649 02-02-2010
153	27	Shri Munishamappa		6.69	4649 02-02-2010
154	8/3.	Shri Munishamappa		1.91	4649 02-02-2010
155	5	Smti Eramma		9.52	4647 02-02-2010
156	8	Muniyappa		4.71	187 13/4/2010
157	3/1.	Bhagyamma		3.66	180 13/4/2010
158	3/1.	Bhagyamma		1.62	180 13/4/2010
159	27 B	Shri Ramesh		14.33	2757 09-08-2010
160	27 B	Shri Katti		11.72	2756 09-08-2010

161	27 B	Shri Muniraju		12.63	2754 09-08-2010
162	27	Smti Rathnamma(71051 Sq.ft)		65.24	3886 19/11/2010
163	27	Sri Girish( 73125 Sq.Ft.)		67.15	3887 19/11/2010
164	27	Sri Munegowda(53200 Sq.Ft.)		48.85	3888 19/11/2010
165	27	Sri Rajappa (44732 Sq Ft)		41.08	3889 19/11/2010
166	27	Sri P N Shivakumara(72594Sq.Ft)		66.66	3890 19/11/2010
167	81/2	Shri Krishnappa		15.60	5856 22/2/2011
168	80 Bajju	Shri P N Subramaniyam		13.68	5858 22/2/2011
169	80 Bajju	Sri Bhagyamma		25.77	5859 22/2/2011
170	21	Shri Manjunatha		19.74	5862 22/2/2011
171	27	Sri Rajappa		32.83	5863 22/2/2011
172	91/3	Sri Kempaiah		10.56	5864 22/2/2011
173	27	Sri Rajappa		32.83	5921 24/2/2011
174	80 Bajju	Sri Bhagyamma		25.77	5924 24/2/2011
175	21	Shri Manjunatha		19.74	5925 24/2/2011
176	80 Bajju	Shri P N Subramaniyam		13.68	5926 24/2/2011
177	81/2	Shri Krishnappa		15.60	5927 24/2/2011
178	27	Shri Krishnappa		65.23	6058 03-01-2011
179	30	Shri Chandregowda		21.58	6060 03-01-2011
180	110	Shri K M Gopinath		34.42	6061 03-01-2011
181	27P	Shri Basavraj		28.23	6062 03-01-2011
182	154	Shri Nagaraja		24.09	6063 03-01-2011
183	27P	Shri Venkatesh		26.36	6064 03-01-2011
184	27	Shri Shankarappa		32.58	6065 03-01-2011
185	30/1	Shri Chandregowda		21.58	6111 03-05-2011
186	149	Shri Siddegowda		35.06	6112 03-05-2011
187	27/P	Shri Chandregowda		26.40	6113 03-05-2011
188	27/p	Shri Basavraj		28.23	6114 03-05-2011
189	154	Shri Nagaraja		24.09	6115 03-05-2011
190	27/P	Shri Venkatesh		26.36	6116 03-05-2011
191	138	Shri Papamma		34.33	6227 03-09-2011
192	27/P	Shri Chandregowda		26.40	6147 03-07-2011
193	149	Shri Siddegowda		35.06	6149 03-07-2011
194	92	Shri Chandrashekhhar		40.04	6151 03-01-2011
195	27	Shri Murali		27.10	2148 07-06-2011
196	27/P11	Shri Hemanna		39.49	2151 07-06-2011
197	27	Shri Kitti		15.04	2147 07-06-2011
198	27	Munendra		12.03	2150 07-06-2011
199	78/2	Shri Sunil		14.69	3498 20-08-2011
200	78/2	Shri Sunil		14.69	3500 20-08-2011
201	30/1	P Marappa		15.15	3504 20-08-2011
202	30/1	P Marappa		15.15	3505 20-08-2011
203	78/2	Shri Narayana Murthy		18.45	10475 20-03-2012
204	82/2	Shri Chandrashekhhar		34.20	609 05-02-2012
205	82/1	Shri Basavraj		30.74	611 05-02-2012
206	29/1	Shri Venkataswamy		9.95	613 05-02-2012
207	24/1	Shri Manjunatha		9.93	615 05-02-2012
208	80/1	Shri Murali		29.56	617 05-02-2012
209	81/1	Shri Harish		30.73	619 05-02-2012
210	83/1	Shri Devaraju		32.28	766 05-05-2012
211	81/1	Shri Murthy		31.23	767 05-05-2012
		<b>Total</b>		<b>56</b>	<b>3953.69</b>
		<b>Total</b>		<b>154</b>	<b>33.08</b>

# Land Map – Procured and Required

## MASTER PLAN PROPOSED RESIDENTIAL LAYOUT FOR M/S.SECHS LTD - ISRO AT POOJENA AGRAHARA AND DODDAGATTIGANABBE NEAR HOSKOTE , BENGALURU



Note :

- 1.Registered land with SECHS
- 2.Gram Thana land area
- 3 Requirement of continuity land area

- 117 Acre 11.75 Guntas
- 37 Acre 21.95 Guntas
- 20 Acre 0 Guntas

**DRAFT**

### GENERAL NOTES

1. ALL DIMENSIONS IN FEET AND ACRES UNLESS SPECIFIED OTHERWISE. DIMENSIONS ARE TO BEING AND NOT BOUNDARIES.
2. ALL LEVELS ARE 0.00' UNLESS SPECIFIED OTHERWISE.
3. EACH DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & THE GENERAL STANDARD DETAILS. THE DRAWINGS SHALL BE CORRELATED WITH THE RELEVANT CONSULTANTS' DRAWINGS AND DETAILS.
4. ANY DISCREPANCY NOTED IN THE DRAWINGS SHOULD BE BROUGHT TO THE NOTICE OF THE ARCHITECTS IMMEDIATELY BEFORE EXECUTION.

ORIENTATION:	DEALT BY:	LAKSHMI
	CHECKED BY:	RAVI KUMAR
	SCALE:	-
	DATE:	15-12-2021
	ISSUE DATE:	15-12-2021

### ARCHITECTS



### SERVICE CONSULTANTS

ELECT & P/E:	
INFRASTRUCTURE:	

### SIGN & SEAL

MAARKVISION (BLR) Pvt Ltd

### CLIENT

**SPACE EMPLOYEE'S CO-OPERATIVE  
HOUSING SOCIETY LTD.**  
( Reg No. JRB/CRD/REGN/19/4896/01-02)  
U.R.RAO SATELLITE Centre HAL Airport  
Road,Vimanapura P.O.,  
Bengaluru-560017, Email:sachsid92@gmail.com

### PROJECT TITLE

**PROPOSED RESIDENTIAL  
LAYOUT FOR ISRO**  
AT POOJENA AGRAHARA AND  
DODDAGATTIGANABBE NEAR HOSKOTE,  
BENGALURU

### DRAWING TITLE

LAYOUT MASTER PLAN

### DRAWING STATUS

CONCEPTUAL	GAD	GFC

### PROJECT NUMBER

MV/ISRO-SECHS/15/2021-22

### DRAWING NUMBER

MV/ISRO-SECHS/12/MP/2021-22



## Site Requirement

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

## Current Financial Status / Payment

Particulars	Receipts	Payments
<b>Amount Collected as on date( 3rd Phase)</b>	15255.33	
Amount Spent for - Nelamangala Land		1141.61
Amount Spent for - Hosakote Land		12657.33
<b>Sub-Total</b>		<b>13898.94</b>
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
<b>Sub-Total</b>		<b>1020.56</b>
<b>A/c Balance (Includes 8th Instalment paid by 350 members )</b>		<b>435.83</b>
<b>Total</b>	<b>15255.33</b>	<b>15255.33</b>

## 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 (Provision)	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
<b>Total</b>	<b>2413.29</b>

**SECHS Board**

1. **Sri C H Venkateswara Rao,**  
**President**
2. **Sri Devaraja B K, Vice-**  
**President,**  
**Directors:**
3. **Sri D RadhaKrishna ,**
4. **Sri Lokesh Kumar Garg,**
5. **Sri Channabasava B,**
6. **Sri T M Nagaraja,**
7. **Sri Jeyaraj G,**
8. **Sri Arjun Rao,**
9. **Sri Sadananda N,**
10. **Sri Shankar C,**
11. **Smt Vasuki E,**

**Advisory Committee**

1. **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 3<sup>rd</sup> 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 Required 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)**

## 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**

## Approaches

### 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
- Cultivation @ some portion of land



Covering about 75  
Survey Numbers

#### **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. 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
	<b>TOTAL</b>	<b>33.26875</b>	

## Actions Plans

- **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

## Actions Plans

- **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**



## Actions Plans

- **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 not 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

## Actions Plans

- **Land Records**

- (i) **PTCL cases**

- 7.5 acre is under PTCL
    - The Land Aggregator is pursuing 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.,)

## Actions Plans

- **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**

## Stake Holders Meeting – Board & AC

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

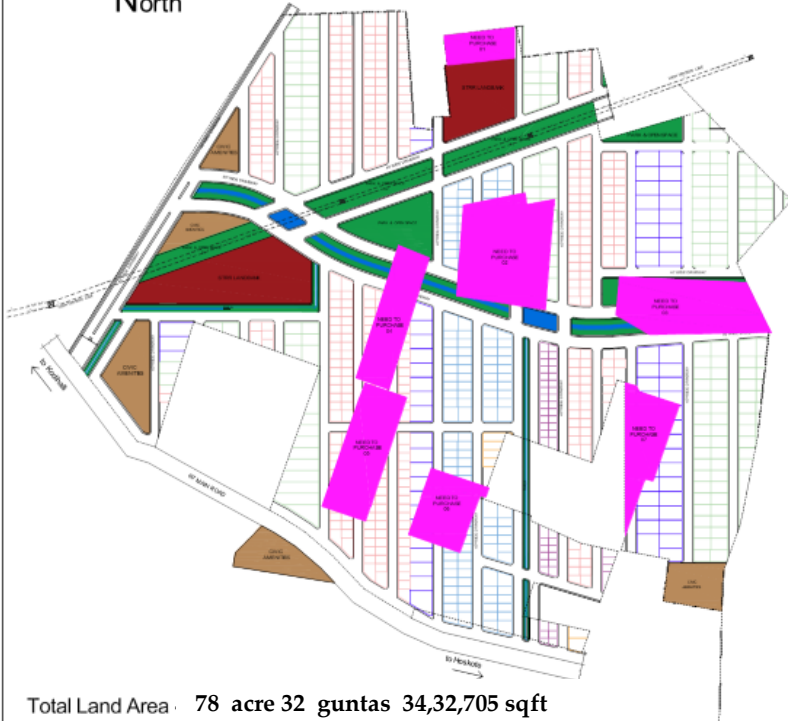
- a) The Legal Advisor has understanding of the Lands, issues and pursuing cases
- b) The Developer M/s MRRPL has the experience and competency to execute larger layouts
- c) M/s Sundaram Architect has experience in realising building and lacks experience of larger layouts similar to Phase3. The response 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



North



Total Land Area - 78 acre 32 guntas 34,32,705 sqft

- 25'0"X30'0" | Area 750 Sq ft | 50 Plots
- 30'0"X40'0" | Area 1200 Sq ft | 382 Plots
- 30'0"X50'0" | Area 1500 Sq ft | 153 Plots
- 40'0"X60'0" | Area 2400 Sq ft | 155 Plots
- 50'0"X80'0" | Area 4000 Sq ft | 70 Plots
- ODD | 18 Plots

Total No.of.Plots - 828

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

### STRR LAND BANK:

01	-	1,00,875.72 Sq ft (2 Acre 12.4 Guntas)
02	-	82,826.78 Sq ft (1 Acre 36 Guntas)
<b>TOTAL</b>	-	<b>1,83,702.50 Sq ft (4 Acre 8.4 Guntas)</b>

### CIVIC AMENITIES:

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)
<b>TOTAL</b>	-	<b>1,45,676.51 Sq ft (3 Acre 13.6 Guntas)</b>

### 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 Sq 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)
<b>TOTAL</b>	-	<b>4,56,920.77 Sq ft (10 Acre 19.2 Guntas)</b>

### GENERAL

#### NOTES

1. ALL DIMENSIONS IN FEET AND INCHES UNLESS SPECIFIED OTHERWISE. DIMENSIONS ARE TO BE READ AS NOT INDICATED.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS SPECIFIED OTHERWISE.
3. EACH DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & THE GENERAL STANDARD DETAILS. THE DRAWINGS SHALL BE CORRELATED WITH THE RELEVANT CONSULTANTS' DRAWINGS AND DETAILS.
4. ANY DISCREPANCY NOTED IN THE DRAWING SHOULD BE BROUGHT TO THE NOTICE OF THE ARCHITECT/STRUCTURAL CONSULTANT BEFORE EXECUTION.

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 N	CHECKED	RAVI KUMAR
	SCALE	-
	DATE	16-12-2021
	ISSUE DATE	16-12-2021

### ARCHITEC TS

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

### SERVICE CONSULTANTS

TYPE	NAME
STRUCTURE	-
MECHANICAL	-
ELECTRICAL	-
PLUMBING	-

### SIGN & SEAL

**MAARKVISION (BLR) Pvt Ltd**

### CLIENT

**SPACE EMPLOYEE'S CO-OPERATIVE HOUSING SOCIETY LTD.**  
 ( Reg No: JRB/CRD/REG/2019/4896/81-82 )  
 U.R.RAO SATELLITE Centre,HAL, Airport Road,Vimanapura P.O., Bengaluru-560017,Email:sachshd52@gmail.com

### PROJECT TITLE

**PROPOSED RESIDENTIAL LAYOUT FOR ISRO**  
 AT POOJENA AGRAHARA AND DODDAGATTIGANABBE NEAR HOSKOTE, BENGALURU

### DRAWING TITLE

**LAYOUT MASTER PLAN PHASE - 1**

### DRAWING STATUS

CONCEPT	GA	GF
AL	D	C

### PROJECT NUMBER

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

### DRAWING NUMBER

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

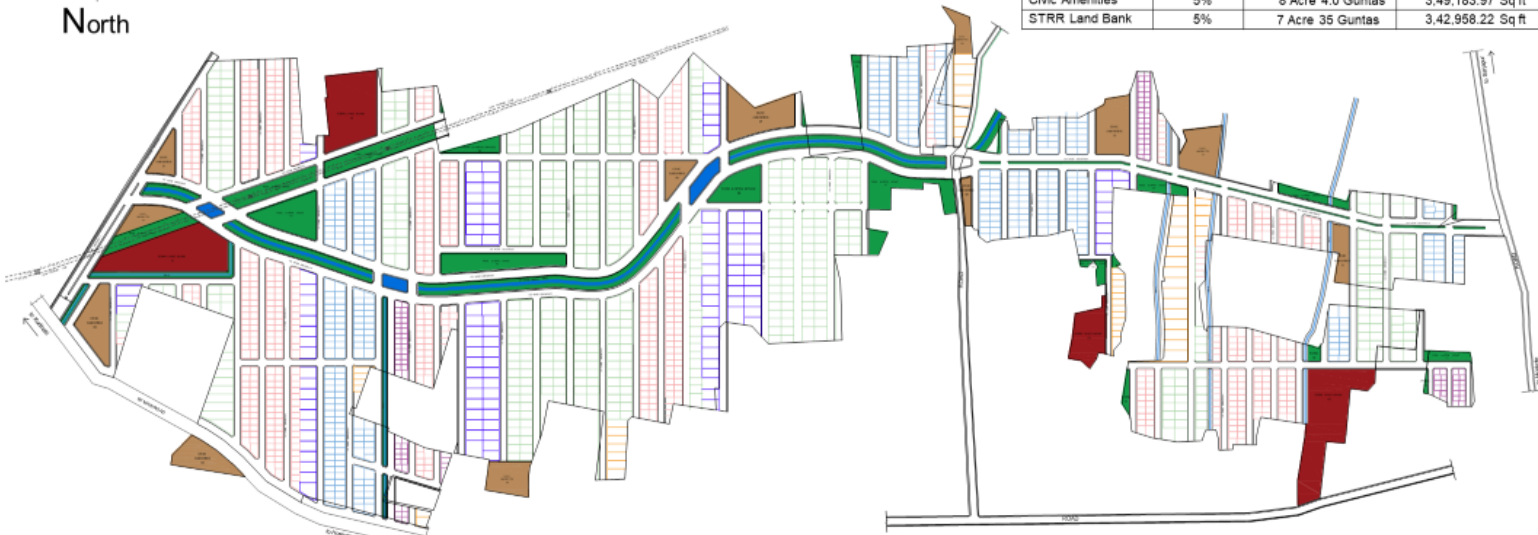
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# Proposed Layout Plan

## 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%	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



### STRR LAND BANK:

01	-	1,00,875.72 Sq ft (2 Acre 12.4 Guntas)
02	-	82,826.78 Sq ft (1 Acre 36 Guntas)
03	-	39,811.82 Sq ft (0 Acre 36.4 Guntas)
04	-	1,11,787.63 Sq ft (2 Acre 22 Guntas)
<b>TOTAL</b>	-	<b>3,42,958.22 Sq ft (7 Acre 35 Guntas)</b>

### CIVIC AMENITIES:

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)
06	-	15,714.86 Sq ft (0 Acre 14 Guntas)
07	-	52,469.35 Sq ft (1 Acre 8 Guntas)
08	-	17,416.95 Sq ft (0 Acre 15 Guntas)
09	-	9,249.18 Sq ft (0 Acre 8 Guntas)
10	-	42,520.09 Sq ft (0 Acre 39 Guntas)
11	-	41,103.43 Sq ft (0 Acre 8 Guntas)
12	-	25,249.63 Sq ft (0 Acre 22 Guntas)
<b>TOTAL</b>	-	<b>3,49,183.97 Sq ft (8 Acre 4 Guntas)</b>

### PARK AREA:

01	-	29,887.23 Sq ft (0 Acre 27.2 Guntas)
02	-	30,997.51 Sq ft (0 Acre 28.4 Guntas)
03	-	39,702.21 Sq ft (0 Acre 36.4 Guntas)
04	-	43,263.14 Sq ft (0 Acre 39.6 Guntas)
05	-	44,717.69 Sq ft (1 Acre 0.8 Guntas)
06	-	30,595.47 Sq ft (0 Acre 28 Guntas)
07	-	49,095.06 Sq ft (1 Acre 4.8 Guntas)
08	-	12,663.61 Sq ft (0 Acre 11.6 Guntas)
09	-	8,473.73 Sq ft (0 Acre 7.6 Guntas)
10	-	13,373.72 Sq ft (0 Acre 12 Guntas)
11	-	10,659.96 Sq ft (0 Acre 9.6 Guntas)
12	-	4,178.47 Sq ft (0 Acre 3.6 Guntas)
13	-	4,962.38 Sq ft (0 Acre 4.4 Guntas)
14	-	20,796.72 Sq ft (0 Acre 18.8 Guntas)
15	-	12,446.90 Sq ft (0 Acre 11.2 Guntas)
<b>TOTAL</b>	-	<b>3,55,813.80 Sq ft (8 Acre 6.4 Guntas)</b>

Total Land Area - 75,98,112.46 Sq ft (174 Acre 16.8 Guntas)

- 250'X300' Area 750 Sq ft | 109 Plots
- 300'X400' Area 1200 Sq ft | 727 Plots
- 300'X500' Area 1500 Sq ft | 390 Plots
- 400'X600' Area 2400 Sq ft | 524 Plots
- 500'X800' Area 4000 Sq ft | 127 Plots
- ODDI 54 Plots

Total No. of Plots - 1,931 Plots

**NOTES**  
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N ↓	CHECKED	RAVI KUMAR
	SCALE	-
	DATE	16-12-2021
	ISSUE DATE	16-12-2021

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

**SERVICE CONSULTANTS**  
**STRUCTURE**

**SIGN & SEAL**

**MAARKVISION (BLR) Pvt Ltd**

**CLIENT**  
**SPACE EMPLOYEE'S CO-OPERATIVE HOUSING SOCIETY LTD.**  
( Reg No: JRB/CRD/REGN/19/4890/81-82)  
U.R.RAO SATELLITE Centre, HAL, Airport Road, Vimanapura P. O., Bengaluru-560017, Email: sachshs1052@gmail.com

**PROJECT TITLE**  
**PROPOSED RESIDENTIAL LAYOUT FOR ISRO**  
AT POOJENA AGRAHARA AND DODDAGATTIGANABBE NEAR HOSKOTE, BENGALURU

**DRAWING TITLE**  
**LAYOUT MASTER PLAN**

DRAWING STATUS		
CONCEPTU	GA	GF
AL	D	C

**PROJECT NUMBER**  
MV/ISRO-SECHS/45/2021-22

**DRAWING NUMBER**  
MV/ISRO-SECHS/13/MP/2021-22

# 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



North



Total Land Area - 75,98,112.46 Sq ft (174 Acre 16.8 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 | 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
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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

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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.



## 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

Activities since Nov 2020 Contd



Activities since Nov 2020 Contd



## 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

## 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

## 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	

## 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	
<b>20</b>	<b>Final Allotment</b>	<b>31 Jan 2024</b>	
21	Electrical, Water & Sewage Approvals	29 Feb 2024	
<b>22</b>	<b>Occupancy/Katha</b>	<b>31 Mar 2024</b>	

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



# Budget Estimate – Realisation Of 3<sup>rd</sup> 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
<b>Sub Total</b>	<b>147.00</b>
Resolution of Land Issues	14.00
Misc	3.00
<b>Grand Total</b>	<b>164.00</b>
Expected return from Nelamangala	24.00
<b>Net Additional Budget Requirement</b>	<b>140.00</b>

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

## Instalment Proposal

Sl. No.	Milestone	Date	Amount (Rs / Sq feet)
1	For PTCL, OS, Development, RTC/NAK	Aug 2022	50 (8 <sup>th</sup> )
2	Daughters/Family Disputes (50%) & PODI Conversion	Nov 2022	50
3	Sector 2 Approval	Jan 2023	50
4	Resolution of (90%) land Issues	Apr 2023	50
5	Sector 1 & 2 Completion	Jul 2023	50
6	Sector 3 Completion	Sep 2023	50
7	Sector 4 Completion	Nov 2023	50
8	Sector 5 Completion	Jan 2024	50
9	Allotment	Mar 2024	45

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

- **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



# THANK YOU

Special Thanks to

Chairman, ISRO; AS, DOS; JS&FA, DOS; Director, URSC; Controller, URSC;  
and other Officials of ISRO/DOS