

SPACE EMPLOYEES' CO-OPERATIVE HOUSING SOCIETY LTD.,

No.C2-10, Indiranagar old land Housing colony, Opp ESI Hospital,

Indiranagar, Bengaluru - 560 008.

Ph: 080 2526 2666, Mob. No. 8088708002

E-mail: sechsltd82@gmail.com, E-notice board: www.sechsltd.in, SECHS E-channel

CIRCULAR- 247

Date: 26-10-2024

- 1) We are pleased to inform members that the third phase activities, including documentation, legal dispute resolution, layout approval, and developmental activities, are progressing well. Regular updates are provided to members through the society's Telegram E-Channel. The latest updates are detailed in Annexure-1 for your reference.
- 2) To continue the ongoing third phase activities, including remaining land documentation, layout plan approval for the remaining lands, and development activities, additional funds are required. Therefore, it has been decided to collect the 12th Installment at a rate of Rs 50/- per sq. ft, as per the resolution of the 41st AGBM meeting held on 14-09-2024. The installment amounts payable for different site dimensions are detailed in the following table.

Sl. No.	Site dimension (Sq. Ft)	Amount in Rs.
1	25x30	37,500
2	30x40	60,000
3	30x50	75,000
4	40x60	1,20,000
5	50x80	2,00,000

The last date for payment of 12th installment is 07-12-2024.

- 3) Default payments after the due date will attract additional cost of 14% per annum till 07-01-2025 and 18 % per annum afterwards.
- 4) Please note that partial payments will not be accepted.
- 5) For detailed payment instructions, please refer to Annexure-2.
- 6) Members are requested to update their phone numbers, addresses and email address, to ensure timely receipt of important communications from the society.
- 7) Your full cooperation and support are requested for the timely completion of the third phase.



(Handwritten signature)
26/10/2024

(Venkateswara Rao. CH)
President

To: All the members through notice board and e-notice board (www.sechsltd.in)

THIRD PHASE LAYOUT UPDATE

The Board is regularly updating the status of third phase project activities through e-channels, the website. As discussed and decided in the 41st AGBM, the Committee has decided to collect the 12th instalment for further progress in the third phase of layout activities. The complete financial statement to date was presented and discussed, including details on available funds.

The current progress status is as follows. Most of this information was shared at the AGBM, but for those who may have missed it, the updates are provided here:

- ❖ Development works such as electrical, sewage, and plumbing installations are underway. Earthworks, including cutting/filling, concrete works for drains, sewage pipes, drinking water lines, electrical ducts, and potholes, are progressing well.
 - The construction of the 2nd Ground Level Reservoir is in progress.
 - Earth cutting and filling work in remaining land is underway.
 - The 8 lakh-liter Ground Level Reservoir is nearing completion.
 - Storm water drains have been constructed across 70 acres.
 - Access from NH207 has been cleared.
 - Leveling and stone breaking activities are done.
- ❖ Development Activity for 33 Acres:
 - Layout development in 9 acres, including drainage, electrical, sewage lines, plumbing, chambers, wet mix, and culverts, is completed.
 - In 24 acres, layout development, including drainage, chambers, sewage lines, plumbing, culverts, and 25% wet mix, is completed.
- ❖ Development Activity for 44 Acres:
 - 90% of drainage works and 50% of sewage works (for approximately 30 acres) are complete.
- ❖ A 1.5 km compound wall has been constructed to prevent encroachment.
- ❖ The Society is pleased to announce that we have received STRR approval for an additional 43 acres, a total of approximately 77 acres have received STRR plan approvals. The approval process for the remaining land has been initiated, with only minor corrections required for the survey, conversion, connectivity, and other issues.
- ❖ A drone survey of the land has been completed, and surveying and marking for other sectors have been initiated.
- ❖ A digital survey for the entire land area has been initiated.



- ❖ The ADLR survey sketch for STRR approval is in progress.
- ❖ Taking the monsoon season into account, additional earthwork on the remaining 20 acres is underway to expedite development activities and meet scheduled milestones and targets.
- ❖ Reconversion of approximately 9 acres of previously cancelled land is complete.
- ❖ Another 9-acre khata has been obtained, and reconversion is in progress. Once the reconversion order is received, the modified plan will be submitted for STRR approval.
- ❖ The Grmarthana land court order and the corresponding Tahsildar order for the PODI of 9.5 acres have been received.
- ❖ Two confirmation deeds have been executed for two survey numbers.
- ❖ **Pocket Lands:** The Board has worked extensively with a land aggregator to acquire critical connecting lands from farmers, as these are essential for inter-sector connectivity and efficiency. Approximately 12 acres of crucial pocket lands for SECHS were previously acquired, with an additional 13 Guntas recently acquired and registered in the Society's name.
- ❖ The PODI for the 15-acre area is under progress. Efforts are being intensified for the remaining lands PODI, though challenges remain.



Payment Instructions

1. **Mode of payment:**
 - A. Members can make payment directly at SBI, ISRO branch using the "Payment Acknowledgement Form" in triplicate available at Society office and e-notice board. (www.sechsltd.in)
 - B. A/c payee Multi city cheque or DD drawn on "**SPACE EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LTD**" or "**SECHS LTD**", payable at **BENGALURU**, sent to society office along with duly filled "**Payment Acknowledgement Form**" in triplicate.
 - C. When making payments via SBI account transfer, please ensure that your membership number is clearly stated in the bank statement. We kindly request members to send the completed Payment Acknowledgement Form to sechsltd.payment@gmail.com
 - D. Transfer through "Internet Banking" or NEFT/RTGS from other banks to the credit of "SECHS LTD", **A/C No: 30034045905, SBI, ISRO branch [IFS Code: SBIN0009048]**. We kindly request members to send the completed Payment Acknowledgement Form to sechsltd.payment@gmail.com.
2. In case of making payment through **Internet banking**, **Membership number should be quoted in the purpose column or remarks column** in the format "**MN XXXX**", where **XXXX** denotes four-digit membership number (Example: **MN 1234**).
3. Members making payment through Bank transfer should submit to the society "**Payment Acknowledgement Form Copy**" available at society office or downloaded from society website <http://sechsltd.in/downloads/> by post to the society office or sent through E-mail: sechsltd.payment@gmail.com
4. Members making payment by **Internet banking or transfer through NEFT / RTGS**, should send the completely filled "**Payment Acknowledgement Form**" in duplicate (Society copy and Member's copy) available download in website <http://sechsltd.in/downloads> by post to the society office or
5. Payment Acknowledgement forms should be submitted with all details.
6. Members may ensure that their account is **reconciled and up to date** by contacting / communicating with the society office.
7. **Note:** We have observed that some members are not submitting the filled Payment Acknowledgement Form for online payments. Any amount received without a membership number or Payment Acknowledgement form will be held in a suspense account, making it challenging for society to verify payment details for such members. Therefore, we kindly request members to send filled Payment acknowledgement to email sechsltd.payment@gmail.com after making online payments without fail to ensure accurate payment and accounting records.
8. For any further queries members are requested to contact office staff during office hours for clarifications. Ph: 080- 2526 2666 Mob.No.8088708002 sechsltd82@gmail.com.

