

**KARNATAKA TELECOM DEPARTMENT EMPLOYEE'S CO-OPERATIVE SOCIETY LIMITED**

No. 31 / 1, 1st Floor, 2nd Main, Vyalikaval, Bangalore 560003
www.ktdecoopsoci.com Ph no: 23568683
23568584

21st July 2011
Bangalore

Dear Members,

Sub: Seeking reconciliation of escalation in the cost of general factors and incidental cost in Development.

We have great pleasure to let you know that we finally reached a stage where our principal objective of acquiring a quality housing facility for our members has become eminent and evident. The "AYUSHMANBHAVA" layout work is set accelerating progress. The layout plan has been approved by the 'BMRDA' vide no: **LAO/02/2011-2012, DATED:- 16/07/2011**. Hence we received the work order to commence the layout work with order dated 16/07/2011 to start the civil works.

The developer had already promised certain kind quality product, but during the course of time, the developer, in the whole scheme of their functioning and up gradation of standards of their functioning and up-gradation of standards of their own working modes, has committed themselves into much higher qualitative work at the proposed residential layout.

- 1) The water supply and under ground drainage connections will be facilitated to each residential unit and therefore will prevent ugly and harassing road cuttings, which we can see in all the existing and even in new developing layouts.
- 2) Provisions for over head electrical connections.
- 3) Please note that water supply and network of pipes in the layout will be through HDPE pipes (High Density Poly ethylene) made from material grade PE-100 that are built in temperature control technology quality ,instead of the regular PVC pipes.
- 4) Ground level Sumps (GLS) of required numbers along with over head tank (OHT) for sufficient water storage and regular supply in the layout.
- 5) Footpath on both sides will be laid with pavers.
- 6) Sewerage Treatment plant (S.T.P)
- 7) There are facilities for rainwater harvesting in the layout, which will not only prevent wastage but also will conserve and will optimally utilize water, which many layouts actually crave for. The other purpose of adopting this rainwater harvesting technology is with a farsightedness to maintain water table level in the layout.
- 8) Lighting in public areas.
- 9) Fully developed parks and playgrounds, with separate walking and jogging tracks and exclusive play area for the children.
- 10) The developers will be planting plants on road pathways at a distance of 50 ft throughout the layout.

(P-T-O)

The factors above have added to the cost, but we should realize that buying a residential site is a lifetime for most of us and when we invest we should know that we are entitled to get the best, and investment therefore more often than not, we need not make some compromises to get this best quality.

We have several sessions of meetings and meticulous working out of computations and have finally arrived at a computation of Rs.20/- per square feet as the additional payment, to be collected from the members to meet this bona-fide escalated cost occurring from the above factors.

We should also state that while negotiating the above escalation the amount originally assessed, was much higher and hard negotiations considering comfort levels of the members, we finally agreed on Rs.20/- per square feet to be collected from our worthy members. The effort was to strike a balance between our comfort and the need of the work to complete in time.

We are convinced that the cost escalated though may not have been satisfying or pleasing the Developers completely but surely convinced that every money will be worth spent and we will get a great residential layout for our members. Please be convinced of the fact that the additional cost is well worked out and is emergently needed, for the due and proper completion of the development.

BASED ON THE ABOVE FACTORS WE HAVE RESOLVED TO COLLECT AN ENHANCEMENT OF RS.20/- PER SQUARE FEET, FROM THE MEMBERS, TO RECONCILE AND DETERMINE THE ESCALATION IN THE COST OF OUR ACQUISITION AND DEVELOPMENT OF THE RESIDENTIAL LAYOUT.

WE ALSO STATE THAT THE ASSESSMENT IS VERY MODEST AND WOULD JUSTIFY EVERY PIE SPENT AND ALSO WITH A PERSPECTIVE THAT FOR YOU IT WILL NOT ONLY BE A SATISFYING EXERCISE OF HAVING SUFFICED THE NEED OF QUALITY RESIDENTIAL ABODE FOR OUR HARD – WORKING MEMBERS.

WE ALSO REQUEST YOU THAT YOU SHALL NOT DELAY THIS PAYMENT OF ESCALATION OF RS.20/- PER SQ FT WITH FINAL INSTALMENT OF RS 100/- PER SQ FT (TOTAL OF RS.120/- PER SQ FT) AND THEREFORE IN ALL REASONABLENESS MANDATE YOU TO PAY THE SAID SUM WITH IN 30DAYS OF THE RECEIPT OF THIS LETTER.

PARTICULARS	PER SQ FEET	30 x 40	40 x 60	50 x 80
3 RD INSTALMENT	Rs .100	1,20,000	2,40,000	4,00,000
ESCALATION	Rs.20	24,000	48,000	80,000
TOTAL	Rs.120	1,44,000	2,88,000	4,80,000

Thanking you

Yours faithfully
Sd/-
V.J.K. BAKTHAVAKCHALAM
President
KARNATAKA TELECOM DEPARTMENT
EMPLOYEE'S CO- OPERATIVE SOCIETY LTD.