

## KARNATAKA TELECOM DEPARTMENT EMPLOYEES' CO-OPERATIVE SOCIETY LIMITED



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Place :- Bengaluru,

Date :- 02/11/2023

Dear Members,

### Sub:- Regarding stages of development of Ayushmanbhava layout.

With respect to the above subject I, Maluru Es En Krissshnaiah Setty after having a meeting with the President, Board of Directors and the members who have applied for a site in Ayushmanbhava layout on 9th Oct 2023 at the Society would like to give a commitment letter with regards to the progress of the layout and its completion.

Whereas, in the above meeting I had assured to give a commitment letter within 30th Oct 2023 regard to the stages of development and the completion of the layout. In this regard I would like to give a commitment as elaborated below:-

- Totally 120 Acres of layout shall be developed.
- The total layout development shall be completed within 18 Months.
- The same shall be developed in three stages.
- Each stage shall be completed within 6 Months.
- In each stage 40 Acres of Layout shall be developed.
- Out of this 40 Acres 25 Acres will be developed with 30x40 sites.
- And another 15 Acres will be developed with 40x60 sites.

In this regard the Developer has already identified the lands in Bidraguppe and Byalahalli Villages for an extent of around 120 acres (CLU for this extent of lands has been obtained from the Government of Karnataka vide Order No. BMRDA/APA/CLU/73-2010-11) and the documentation of the same is in progress for verification of the legal title of the land owners to avoid further Litigation/s, which we are experiencing. Once the legal title clearance is obtained from the advocate, then the registration of the land, conversion of the same from agricultural to non-agricultural residential purposes shall be obtained and in the next stage Layout plan shall be approved from the STRR Authority and the layout shall be developed as per the above mentioned dimensions without any delay. After the development Individual E-Katha shall be obtained from the concerned Gram Panchayath Office which will enable us to register Sites in favour of the Members as per their seniority list.

The above procedure shall be followed for the next stage of 40 Acres followed by the remaining 40 Acres of development of Ayushmanbhava Layout.

The main delay in Development works in the layout is due to civil disputes cropping more and more, however we both are over coming such hurdles through court as well as out of the court settlement to speed up the progress in the layout.

P.T.O.

with all these Government Officials was very essential so that the UG cabling work goes off smooth without any hindrance. After laying the UG Cable, we have received the Estimate Approval from BESCOM Sarjapura to carry on the internal electrical works vide No. Est. No. AE/O&M/SJP/195, dt. 10/07/2023, accordingly we have obtained order for supply/release of Transformer from BESCOM Chandapura stores vide Order No. MK-9034, Account Ledger ref. No. 461/CWIP/47-313-7/Q-3349, dt. 25/07/2023.

As we have mentioned above, 2nd phase of 40 Acres land followed by 3rd phase of another 40 Acres in Ayushmanbhava Layout will be developed within the committed period from the Developer as well as from the Society.

The Progress of the layout will be addressed to our valuable members via SMS, E- Mail etc., to avoid members coming all the way to the Society to know their status. Further it is also decided to engage Sri.SIDDARAJU and Sri.SUNIL (Site Engineer) as a co-ordinators to Ayushmanbhava layout and the Mobile No's is 9945945933/8660018481 respectively. Hence forth the members can directly contact the above mentioned Co-Ordinators via SMS or Whatsapp or Phone to know the progress of the Layout works.

Always assuring you of our co-operation.

Thanking you,

For and on behalf of the board of management

Sd/-

**B.S.MANJUNATH**

C.E.O