



# ਗੁਰਸਿੱਖ ਹਾਊਸਿੰਗ ਕੋ-ਆਪਰੇਟਿਵ ਸੋਸਾਇਟੀ ਲਿਮਿਟਡ

## GurSikh Housing Co-operative Society Limited

(Registered under Karnataka Co-operative Societies Act 1959 with Govt. of Karnataka)

### Board of Advisors

Sr. Chiranjiv Singh, IAS  
Col. M.S. Khaira  
Dr. Charan Singh

Dated: 22<sup>nd</sup> Sept 2024

### President

Mahendar Pal Singh  
9844019711

### Vice President

Paramjeet Singh  
9740014531

### Board of Directors

Jarnail Singh  
9945775663  
Amanprit Singh Arora  
7760975111  
Dr. Jaspal Singh H  
Tehalia  
9448139330  
Paramvir Singh  
9945211553  
Kavinder Singh Dusanj  
9741784908  
Mandeep Kaur  
9986869195

**9<sup>th</sup> Annual General Body Meeting (AGM) of Gursikh Housing Co-operative Society Ltd. held on Sunday, September 22<sup>nd</sup>, 2024@ 11.30 am at Guru Nanak Enclave, Hacharahalli, Opposite BEML Layout, Bidarahalli Hobli, Bengaluru, Karnataka 562129.**

### Attendees :

1. 67 out of 632 members of the society including Directors.
2. 8 out of 8 appointed Directors

### Agenda:

1. President's Message.
2. Reading and approval of the minutes of the previous AGM (8<sup>th</sup> AGM).
3. Presentation of Annual Report and Financials for the financial year 2023-24.
4. To approve the proposed Budget for period 2024-2025.
5. Appointment of Statutory Auditors and suppliers for the financial year 2023-24.
6. Proposed Bye-laws amendment
7. Share project details and way forward for Guru Nanak Enclave (GNE)
8. Guru Nanak Enclave enhancement budget approval
9. Guru Nanak Enclave Project Financial compliance
10. Proposed Building Guidelines - GNE
11. Society's permanent Site Office Approval
12. Initiate discussions and survey for 2<sup>nd</sup> project of Guru Nanak Enclave
13. Questions from members to be answered.
14. Vote of thanks

### Minutes of the meeting:

Meeting started with recitation of the holy –Mool Mantar Paath led by Sr. Jarnail Singh. Sr. Amanprit Singh Arora welcomed the members and took everyone through the agenda and sequence of sessions.

1. The President appreciated and thanked the members for showing confidence in the society's functioning and the efforts put in by the Directors, Partners and the Volunteers.

The President felicitated the following people for their extreme commitment to the cause of the society:

- a. Sr. Jasbir Singh Dhody Ji : President – Gurdwara Sri Guru Singh Sabha

President also thanked the volunteers of the society for their contribution.

He shared the key features of the Annual Report and under project progress change permit to Plan the progress since the last AGM. The summary of his speech is as follows:

***Waheguru Ji Ka Khalsa, Waheguru Ji Ki Fateh!***

*It is my distinct honor to address you today as the **Mukh Sewadar** of our revered **Gursikh Housing Cooperative Society**, during our **9th Annual General Body Meeting**.*

*Firstly, I wish to convey my sincere appreciation to each of you for your enthusiastic involvement and cooperation throughout the year. Your unwavering dedication and commitment have been pivotal to our society's advancement and prosperity.*

*Over the past year, we have accomplished several notable milestones, including:*

- *Installation of underground water lines*
- *Establishment of underground power lines*
- *Development of sewage lines*
- *High quality road construction*
- *Erection of an overhead water tank*
- *Implementation of grill work for the park, CA site, and boundary along the main road entrance*
- *Drilling of two additional borewells for sustainable water supply*

*These development projects are nearing completion. In response to members' feedback from prior AGMs, the Board has chosen to implement RCC - Cement Concrete Roads rather than Bitumen Roads (subject to approval). Additionally, to prevent future disruptions, we have incorporated extra underground Hume pipelines to accommodate future needs such as Internet cables, CCTV, gas pipelines, and other such anticipated requirements.*

*I wish to assure you that the Board has consistently maintained high standards of quality in the development work undertaken at Gurunanak Enclave. These achievements have been made possible through the collective efforts of our members, committee, and volunteers.*

*Looking ahead, our priorities will include:*

- *Planting fruit trees and enhancing the aesthetic appeal of the layout*
- *Developing the parks*
- *Engaging architects to design layout plans and facades for various plot types*
- *Registering plots in members' names*
- *Attracting service providers for Broadband Internet Services*

*We remain committed to addressing the needs and concerns of our members, ensuring that our society continues to flourish as a vibrant and dynamic community.*

*To accommodate members who were unable to acquire plots at Gurunanak Enclave and to further enhance community engagement, the Board is contemplating the acquisition of an additional layout or negotiating a bundle deal with reputable developers for apartments, with the aim of securing the best possible rates for our members.*

*I would like to extend my heartfelt thanks to our committee members and staff for their relentless efforts and contributions. Your dedication and hard work have been indispensable to the success of our society. To my fellow members and volunteers, I*

*encourage you to continue your active participation in our society's activities and decision-making processes. Your feedback and suggestions are essential in guiding our future endeavours.*

*Let us continue to collaborate to build a brighter future for our Gursikh Housing Cooperative Society.*

Sr. Jasbir Singh Dhody ji, the President of Sri Guru Singh Sabha and member of Gursikh Housing Cooperative Society also addressed the members. His message covered the following points:

- i. **Community Unity:** Emphasized the importance of coming together as a community and fostering a sense of belonging through more initiatives like this.
  - ii. **Acknowledgment:** Praised the Directors and Volunteers for the significant progress made towards the society's strategic goals.
  - iii. **Encouragement:** Urged all members to actively participate and contribute to these noble causes.
  - iv. **Best Wishes and Support:** Extended best wishes and assured continued support.
2. Sr. Amanprit Singh Arora read out the last Minutes of the Meeting. Updates on the Action Items were shared. Proposed by Payal M Arora (Membership No. 0188) and seconded by Tarunjit Singh (Membership No. 0618), the minutes were passed.
  3. Sr. Paramvir Singh presented the audited Annual report and the Financials of the society for the financial year 2023-24. These were already shared by mail and in printed form before the AGM as a pre-read. Proposed by Swaranjit Singh (Membership No. 0579) and seconded by Hargurjeet Singh Ganger (Membership No. 0257), the Financial Accounts were passed.
  4. Proposed budget for the year 2024-25 was presented. The members asked a few clarifications which were duly answered. Proposed by Swaranjit Singh (Membership No. 0579) and seconded by Hargurjeet Singh Ganger (Membership No. 0257) respectively, the budget was passed.
  5. Appointment of Statutory Auditors and Service providers for the financial year 2024-25 were proposed and discussed. The efforts put in by our vendor and partners ensuring transparency, visibility and proper tracking of progress were detailed out. Proposed by Puneet Sapra (Membership No. 0644) and seconded by Inderpal Singh Gandhi (Membership No. 0646) respectively, the appointment of statutory Auditors was passed.
  6. Sr. Amanprit Singh suggested the following amendment to the Bye-Laws:
    - a. **Transfer of Member Plot booking:** The member who has booked a plot can transfer his booking to another member of the society as a through sale of gift deed.
    - b. This would transfer all rights and priority number of the booking.
    - c. The same will be updated in society's records upon payment of transfer fee.
    - d. Clearance of all dues is a pre-requisite.

Supported by all members present and voting, with no objection or concern received this Bye law amendment was passed. The change was proposed and seconded by Mr. Gulshan Kinra (M.No. 105) and Mrs. Alka Kinra (M.No. 624) Respectively.

**Cancellation of the Primary Membership of Society:** In case any member is involved in any serious code of conduct issue, the society will follow the due process of appointing a grievance committee of 5 members and thereafter basis evaluation, might decide on cancellation the membership of the member, followed by closure of accounts.

This was unanimously agreed by the members. The resolution was proposed and seconded by Sumit Pal Saluja (Membership No. 626) and Taranjeet Singh Sachdev (Membership No. 616) respectively, to be passed.

7. Sr. Paramjeet Singh gave a detailed presentation on the project – Guru Nanak Enclave. The following topics were shared and discussed:
- a. Key Projects in Surrounding Area
  - b. Development Landscape & Status
  - c. Project Highlights
  - d. Update Layout Plan Changes

8. Sr. Amanprit Singh shared the Guru Nanak Enclave enhancement budget approval. It was agreed that all plot owners of saleable sites will pool in a capex amount of Rs. 187 per sq ft as per the size of the plot they have booked. This expenditure will be for construction of RCC roads, provisioning of Optical fibre network and Gas pipeline, CCTV wire network and camera (24 number) and purchase of CA site from the Government. This does not include the additional amount, in excess of Rs. 1675 per sq ft., that will be generated by sale of 4 numbers of Type-5 & 6 plots, which will be used exclusively for the construction of Gurudwara Sahib in Guru Nanak Enclave.

All members present collectively supported the proposal. Proposed as a resolution by Harvinder Singh (Membership No. 156) and seconded by Kamaljeet Singh (Membership No. 636), it was passed.

9. Sr. Amanprit Singh shared the Guru Nanak Enclave project financial compliance requirement that requires us to pay GST translating upto Rs. 73 per sq. ft. subject to final negotiations with the developer. Proposed and seconded by Harvinder Singh (Membership No. 156) and Kamaljeet Singh (Membership No. 636) respectively, the resolution was passed.

10. Sr. Paramjeet Singh and Sr. Amanprit Singh collectively put across the Building Guidelines that will form a part of the Sale Deed and need to be followed mandatorily by all the plot owners of Guru Nanak Enclave. Any exception to these would require a written approval from the co-operative society.

➤ All saleable Plots in Guru Nanak Enclave are categorized into 4 Categories. These plots do not include Common Area, Public Areas, Gurudwara and plots facing 100 feet main road.

- Type 1 : Plots upto 1490 sq. ft.
- Type 2 : Plots ranging from 1491 sq. ft. to 2000 sq. ft.
- Type 3 : Plots ranging from 2001 sq. ft. to 3000 sq. ft.
- Type 4 : Plots ranging from 3001 sq. ft. and above

➤ The front façade of the building of each Plot, its colour and the building's height will be defined by Gursikh Housing Co-operative Society and provided as a part of the Sale Deed. It will be consistent for each Type of Plot with the only exception to the odd sites on a road which will need to be the same as the standard ones on that road

➤ Setback norms are the minimum distance that a building must be set back from property lines, roads, or other structures. These regulations help in providing ventilation, light, privacy, and safety. These would vary for each Type and needs to be followed as per BMRDA norms.

➤ Building height restrictions as per BMRDA norms are generally based on the width of the abutting road. Here are the typical guidelines for building heights in relation to road widths that will be considered while defining the standard façade to be

- Road Width less than 9 meters:
- Maximum building height: 9 meters / 29.5 ft (approximately 3 floors)

- Road Width 9 meters to 12 meters:
  - Maximum building height: 12 meters / 39.3 ft (approximately 4 floors)
  - Road Width 12 meters to 15 meters:
  - Maximum building height: 15 meters / 49.2 ft (approximately 5 floors)
  - Road Width 15 meters to 18 meters:
  - Maximum building height: 18 meters / 59 ft (approximately 6 floors)
- No plot owner is expected to park their vehicles on the road. Each Plot needs to have dedicated parking place only at the ground floor within the plot.
- The minimum Type-wise requirements are as follows:
    - Type 1 : 1 Car Park + 2 Two-Wheeler equivalent space
    - Type 2 : 2 Car Park
    - Type 3 : 2 Car Park + 2 Two-Wheeler equivalent space
    - Type 4 : 3 Car Park + 4 Two-Wheeler equivalent space
  - Car parking space: Typically, each car parking space should be at least 2.5 meters wide and 5 meters long.
  - Two-wheeler parking space: Typically, each two-wheeler parking space should be at least 1 meter wide and 2 meters long
- No Signage or billboard of any size or form will be put on the front façade of the building. The space and dimensions earmarked for Name Plate and Letter box is only to be used for the purpose.
- There will be a garden space in Type-3 & 4 which is not to be covered with any permanent or temporary canopy/structure thereby impacting the front façade.
- The purchaser shall not sink a borewell or create / dig any wells in the plot.
- Implement rainwater harvesting systems as mandated by BMRDA. Ensure proper design and maintenance of these systems.
- Ensure compliance with sanitation and sewage disposal regulations. Provide proper drainage systems and sewage treatment facilities if required
- Adhere to fire safety norms, including the provision of fire exits and firefighting equipment. Ensure compliance with the National Building Code of India for fire safety measures.
- Ensure the building design complies with structural safety standards. Obtain necessary approvals and certifications from licensed professionals.
- Submit detailed building plans for approval by BMRDA. Ensure plans are prepared and certified by licensed architects and engineers. No building construction work to be carried out in Guru Nanak Enclave till the BMRDA or equivalent approval is not received and informed to the society's office.
- Ensure proper connections are there for water, electricity, and other utilities, without any inconvenience to other residents of Guru Nanak Enclave. Obtain necessary permits and approvals for utility connections. Permanent utility connections from the society will be provided only after the Occupational Certificate from BMRDA or a competent authority is received

There were detailed discussions on these points. Post the discussions all members present in the AGM collectively agreed to go ahead with these guidelines to be rolled out to all the members and followed mandatorily by all.

Proposed by Harkirat Kaur (Membership No. 06sienQ) and seconded by Dilbagh Singh (Membership No. 0057), the resolution was adopted.

11. Permanent Site Office Approval :

The proposal for GHCSL to acquire approximately 1200 sq ft site for its office and use it only for official purpose and self use was presented. A total of upto Rs. 60 Lakh was proposed including Land, Construction and other statutory expenses.

The proposal received overwhelming support from the members. It was passed upon being proposed and seconded by Dilbagh Singh (Membership No. 0057) and Kannar Pal Singh (Membership No. 0629) respectively.

12. There has been a considerable demand for the next project of Gursikh Co-operative Society. Hence, it was suggested by members to start a new demand survey for requirements. Sr. Kavinder Singh and Sr. Amanprit Singh has taken the responsibility of conducting the survey – to be concluded by December 2024. Basis requirement, the office bearers need to initiate scouting options. Shortlisted options to be proposed in the next AGM or SGBM.

13. More than 1 hour of detailed question and answer session was conducted with active participation from all members. Members whole heartedly appreciated the voluntary selfless service by Directors and Volunteers.

14. The Vice President felicitated the following people for their support and partnership with the society:

- a. Mr. Prasanna Shastri : CEO Shasman Infra
- b. Mr. Manjunath : Partner – Shashman Infra

The AGM was concluded and Sr. Jaspal Singh proposed the vote of thanks.

Prepared by



Sr. Amanprit Singh  
General Secretary

Approved by



Sr. Mahendar Pal Singh  
President