



Please collect your copy of the Annual Report from the registration counter at the entrance.  
11.30 to 12 noon : Registration and Site-visit

# AGENDA



01

## Introduction

- *Mool Mantar Path*
- *President's Message*
- *Felicitation / Mentors Steer*
- *Approval of Minutes from Last AGM, 2022-23*



02

## Approval of Financials & Statutory Appointments

- *Financials : 2023-24, Insights and key takeaways*
- *Proposed Budget & Approval : 2024-25*
- *Statutory Appointments : 2024-25*
- *Proposed Bye-laws amendment*



03

## Project Updates

- *Key Projects in Surrounding Area*
- *Development Landscape & Status*
- *Project Highlights*
- *Society Enhancement Proposal*
- *Project Financial Compliance*
- *Update Layout Plan Changes*



04

## Implementation

- *Proposed Building Guidelines*
- *Permanent Site Office Approval*



05

## Way Forward

- *Planned roadmap*
- *Gursikh Society – Phase 2*



06

## Closing

- *FAQ / Q & A*
- *Vote of Thanks & Closing Notes*

01

## Introduction

- *Mool Mantar Path*
- *President's Message*
- *Felicitation / Mentors Steer*
- *Approval of Minutes from Last AGM*

# Mool Mantar Path



# President's Message



***Spread over ~ 10 acres our project “Guru Nanak Enclave” draws inspiration from the teachings of Guru Nanak Dev ji – Nishkam Seva and Truthfulness***

***“Your unwavering dedication and commitment have been pivotal to our society’s advancement and prosperity. We remain committed addressing the needs and concerns of our members , ensuring that our society continues to flourish as a vibrant and dynamic community”***

***Thank you for all the support and guidance from Directors, Members and Partners***

# Felicitations



**S. Chiranjeev Singh, IAS Retd.**

*Development Commissioner and Additional Chief Secretary to Govt of Karnataka*



**Col. M.S Khaira**



**Jasbir Singh Dhody**

*President SGSS*



# Approval of Minutes from Previous Meetings (2022-23) - 1



Welcome  
Note with  
felicitation

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

Sharing of  
Annual  
Report

- Sr. Paramveer Singh and Sr. Amandeep Singh Chandhok presented the audited Financials of the society for the financial year 2023-24.
- Audited accounts were presented, and proposed budget was shared and passed by the members

Progress on  
Guru Nanak  
Enclave

- Sr. Kavinder Singh shared in summary the efforts put in by our vendor and partners ensuring transparency, visibility and proper tracking of progress
- Sr. Paramjeet Singh gave a detailed presentation on the project – Guru Nanak Enclave



## Approval of Minutes from Previous Meetings (2022-23) - 2



### Plot Allotment

- Developer to sell a few plots within 9 months of BMRDA approval
- Allotment 4 premium residential plots as Type-5 and 6, after BMRDA approval.

### Questions & Answers

A detailed question and answers session was conducted

### Vote of Thanks

All Advisors, Members, Directors and well wishers were thanked for their Seva to the society and participation in the AGM.

02

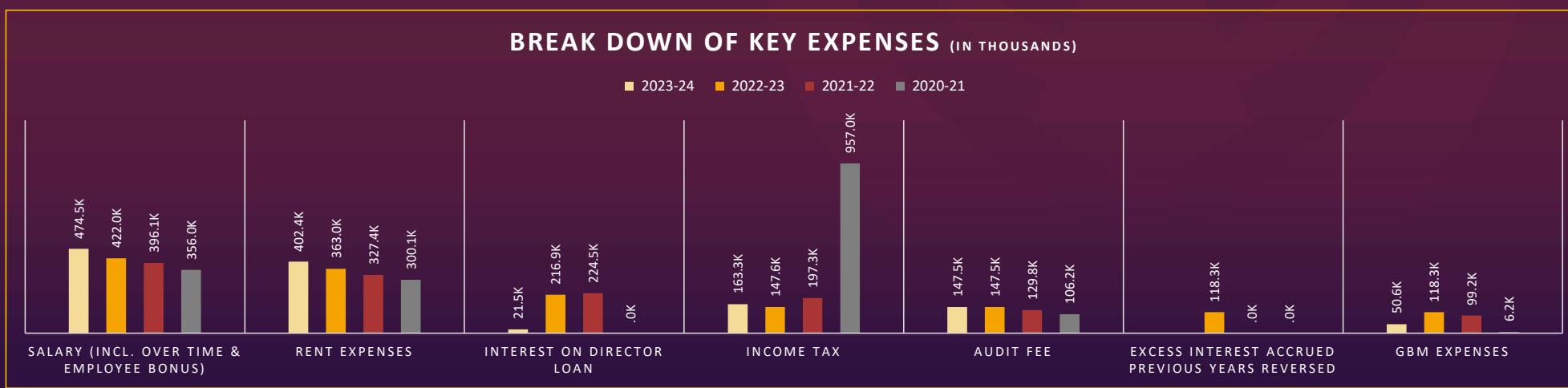
## Approval of Financials & Statutory Appointments

- . *Financials : 2023-24, Insights and key takeaways*
- . *Proposed Budget & Approval : 2024-25*
- . *Statutory Appointments*
- . *Proposed Bye-laws amendment*

# I&E notes 2023-24

YoY We have seen a fall in the Excess of expense over income, owing to the below reasons

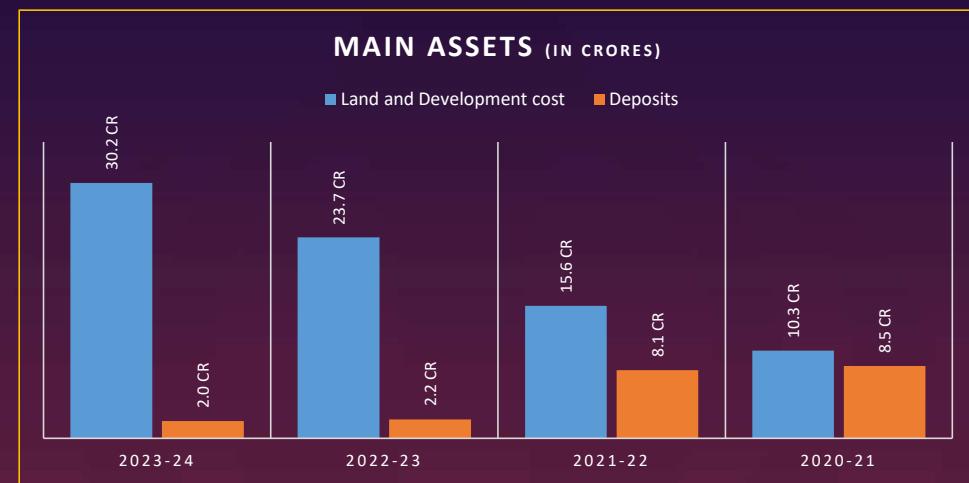
- All the director loan and interest has now been paid off
- An increase in office expenses is mainly due to Rent expenses ₹ 4.02lk (up by c. ₹ 40k) & Salary ₹ 4.74lk (up by c. ₹ 52k).
- Offset by an increase in Interest of deposits ₹ 9.90lk (up by c. ₹ 7.23lk)



## BS notes

Balance sheet continues to maintain a healthy uptrend:

- We do see an Uptick of 10.68 % (c. ₹2.71cr) Deposit from members, 8 new members onboarded, and no refunds issued.
- Current liabilities have increased by ₹3.6cr primarily due to Land cost payable to BVG India Ltd & payments which will be due in FY24-25 to Shasman Infra Pvt Ltd ₹5.78cr.
- This payment is expected to be realised from the committed funds of 16 Developer plots.
- We do believe that the funds when realised will be sufficient to pay the Current and Future liabilities.



# Proposed Budget (2024-25)

GurSikh Housing Co-Operative Society Limited.

## BUDGET PROPOSAL FOR THE YEAR 2024-25

S.No	Particular	Amount	Expenditure Amount	Expected Expenditure in the next 7 Months
1	Staff Salary	550000.00	195000.00	355000.00
2	Statutory Auditor's Fee	175000.00	0.00	175000.00
3	Architect Fee	50000.00	0.00	50000.00
4	Legal Advisor Fee	100000.00	50000.00	50000.00
5	Consultant Engineer	300000.00	39900.00	260100.00
6	Rental Premises	430000.00	177000.00	253000.00
7	Office Infrastructure	50000.00	0.00	50000.00
8	Conveyance	35000.00	15025.00	19975.00
9	Telephone Charges	10000.00	2600.00	7400.00
10	Printing & Stationery	20000.00	4500.00	15500.00
	Office Expenses & Staff	25000.00	6500.00	18500.00
11	Welfare			
12	General Body Meeting	250000.00	0.00	250000.00
13	Website Development/ Web Hosting Renewal Charges	10000.00	0.00	10000.00
14	Project Budget (Land Cost, Project Development Cost & Facilitation Charges)	100000000.00	15000000.00	85000000.00
15	Election Expenses	0.00	0.00	0.00
<b>TOTAL</b>		<b>102005000.00</b>	<b>15490525.00</b>	<b>86514475.00</b>

## BUDGET PROPOSAL AND EXPENDITURE FOR THE YEAR 2023-24

S.No	BUDGET PROPOSAL Amount	Expenditure Amount
1	550000.00	506037.00
2	175000.00	161778.00
3	200000.00	106200.00
4	50000.00	0.00
5	350000.00	0.00
6	400000.00	402440.00
7	50000.00	15500.00
8	25000.00	15224.00
9	10000.00	6275.00
10	20000.00	8177.00
	20000.00	20757.00
11		
12	50000.00	50582.00
13	10000.00	4658.00
14	110000000.00	43559543.00
15	0.00	0.00
<b>TOTAL</b>	<b>111910000.00</b>	<b>44857171.00</b>

Key points :- The proposed budget denotes a reduction of 1 crore from the Project budget (land and development cost)



# Statutory Appointments (2024-25)



## Architect

Virendra Kumar Girdhar from Girdhar Architects and Consultancy (2023-24 & Continuing)

## Law Firm

Dr. D H Mokhashi from D H Mokhashi & Associates (2023-24 & Continuing)

## Finance Auditor

Mr. Raghavendra Shetty from Raghavendra Shetty and Associates (2023-24)

New Appointee – Mr Arun Shetty (2024 – 25)



## Tax Advisor

Mr. Akshaya K S. R S C A & Co. (2023-24 & Continuing)

## Project Management Consultant

Mr. Manjunath – Engineer (2023-24 & Continuing)

## Developer

Shasman Infra Pvt Ltd (2023-24 & Continuing)



# Proposed Bylaws Amendment (2024-25)



## Cancellation of Membership

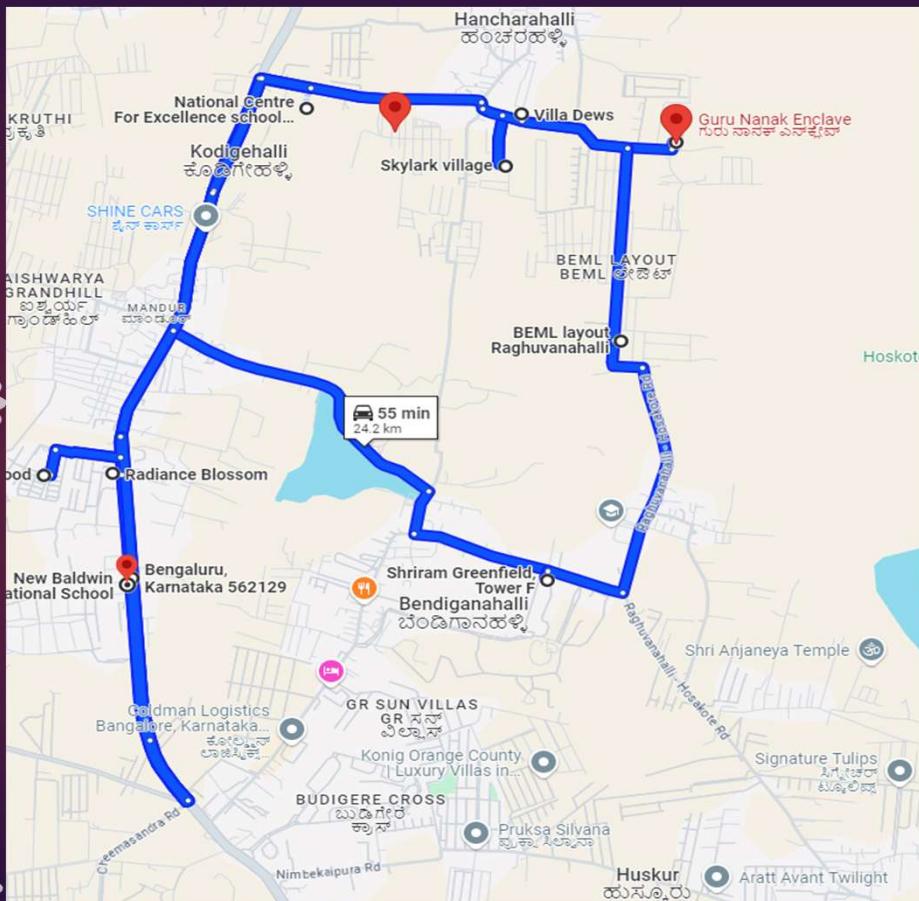
In case any member is involved in any code of conduct issue, the society will follow the due process and thereafter basis evaluation might decide on cancellation the membership of the member, followed by closure of accounts.

03

## Project Updates

- Key Projects in Surrounding Area*
- Development Landscape & Status*
- Project Highlights*
- Society Enhancement Proposal*
- Project Financial Compliance*
- Update Layout Plan Changes*

# Key Projects in Surrounding areas



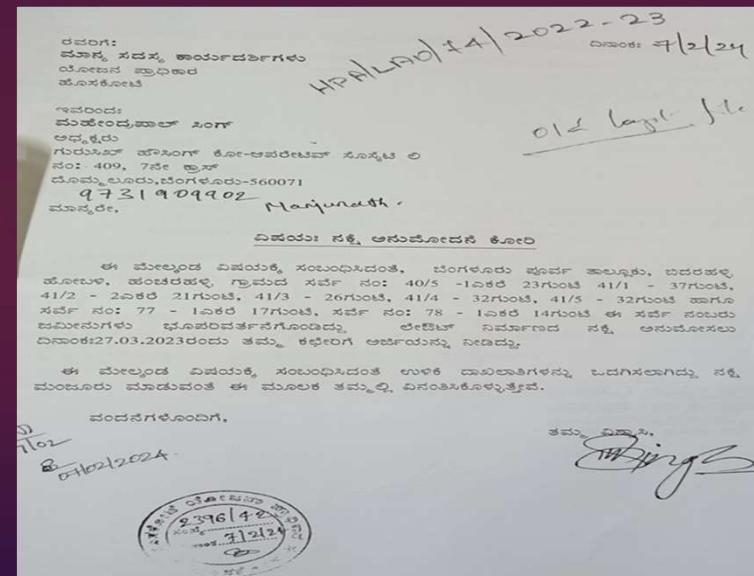
Projects	Distance
Villa Dews	450 Mtrs
Skylark village	1 Km
Blissful Nest	1.1 Kms
Sizzle BHOO SIRI Residential Layout	1.4 Kms
National Centre For Excellence School	1.5 Km
ShreRam Greenfields	2.3 Kms
DeFiner Upper Deck, Apt complex	3.2 Kms
Radiance Blossom, Row houses	6.3 Kms
Prestige Tranquility	5.5 Kms
Chaitanya Samarth	4.5 Kms
Prestige Signature Towers, Prestige Buena Vista	4.3 – 4.8 Kms



# Development Landscape & Status

- Legal Documentation Status
- Letter of acceptance of the layout plan from BMRDA received.

Survey Number	Sale Deed	Khata Transfer to GHCSL name	DC Conversion Status
77	Completed	Completed	Completed
78	Completed	Completed	Completed
41/1	Completed	Completed	Completed
41/2	Completed	Completed	Completed
41/3	Completed	Completed	Completed
41/4	Completed	Completed	Completed
41/5	Completed	Completed	Completed
40/5	Completed	Completed	Completed





# Project Highlights

## Amenities

- Functional Gurudwara Sahib
- Proper lighting in a gated community
- Kids Play Area & Joggers / Elderly Park
- Central Park with provision for Open Area Gym, and Sitting benches
- Vacant space for Future Club House
- ~21,520 sq ft has been kept as provision for Common Amenities

## Infrastructure

- Villa plots with common Façade
- Society roads are 30 / 40 / 50 feet wide
- More than 47% of open area in the project
- 24\*7 water supply - 2 lac liters of ground sump, 1.5 lac liters of overhead sump
- State of Art Sewage treatment plant (STP) and Rainwater Harvesting
- Underground box type drainage sewage and cabling system for trouble free experience
- Provision for Security & Centralized CCTV
- Sidewalks on both sides of the Road

# Society Enhancement Proposal

- We have ensured that we deliver the best possible Amenities and Infrastructure in Guru Nanak Enclave.
- Ensured that our members get the best value for money.
- Basis comparison with other new gated Villa / Plot of “A Grade” builders and suggestions received from members over last 3 AGMs the following enhancement options have come up:

S.No	Particular	Approximate Total Cost Involved	Cost per sq. ft on Saleable Area
1	Move from Tar Road to RCC Road	7,100,000	32
2	Optical Fibre Network Provisioning	500,000	2
3	Gas Pipeline Provisioning	300,000	1
4	CCTV Wire Network and Cameras	1,300,000	6
5	Purchase CA site from the Government	32,280,000	146
Total		41,480,000	187

\* Total Saleable Area : ~ 221,445 sq. ft. / CA plot Area : ~ 21,520 sq. ft.

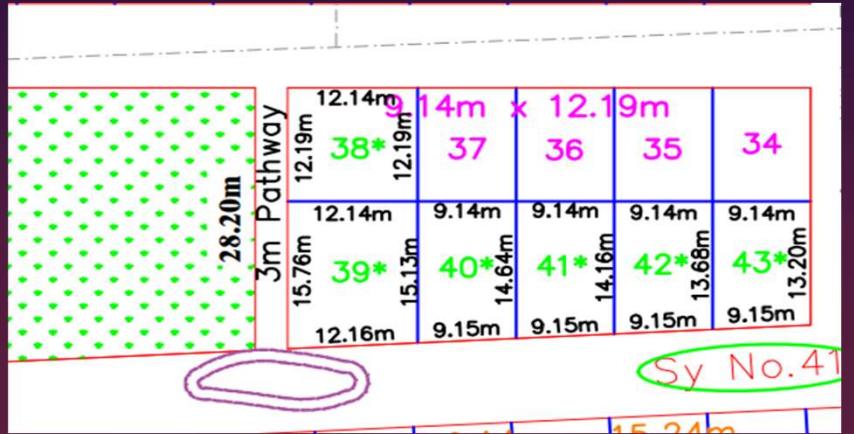
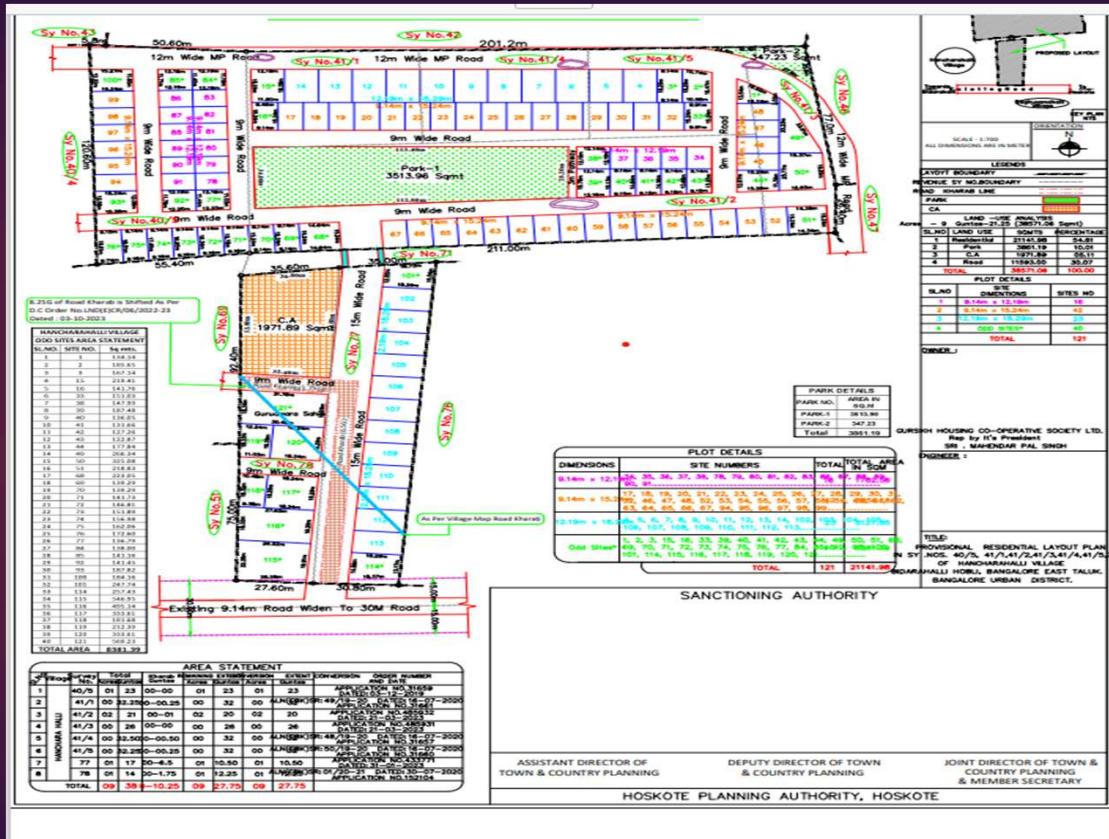


## Project Financial Compliance

- As per Government norms we are expected to pay GST on the payments that we make to the Developer.
- Basis discussions with our CA, we need to make the payment.
- While contractually we are obliged to pay, we have been negotiating with the Developer to share the cost.
- As an outcome of the negotiations, In the worst-case scenario we are expected to pay around : 1 Crore 62 lakhs.
- This would translate to **Rs. 73 per square feet** of Total Saleable Area of 2,21,445 square feet.



# Update Layout Plan Changes



## Plot 38

Old Size: 1200 Sq ft  
New Size: 1583 Sq ft

## Plot 39

Old Size: 1511 sq ft  
New Size: 2017 sq ft

04

## Implementation – Building Guidelines

- Proposed Building Guidelines*
- Permanent Site Office Approval*



# Building Guidelines - Size & Facade



All salable 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.



# Building Guidelines – 1 (Setback and Height Norms)



- 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)*

## Building Guidelines -2 (Car Park)

- 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.



## Building Guidelines – 3 (Other Key Details)



- 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.



## Building Guidelines – 4 (Other Details)



- 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.



## Permanent Site Office Approval



The proposal is for GHCSL to acquire a 1200 sq ft site for its office and use it only for official purpose and self use. It would allow :

- easy access of society to Guru Nanak Enclave members
- provide a permanent office address and identity
- save rent and benefit from land cost appreciation

Tentative Cost for Office at GNE:

Land Cost	= 28 Lakhs
Additional	= 5 Lakhs
Construction	= 27 Lakhs
Total	= 60 Lakhs

05

## Way Forward

- *Planned Roadmap*
- *Guru Nanak Enclave - Phase 2*

# Planned Roadmap

## Permits and Compliance

- All required NOC
- Individual Land Khata
- Support members with documents for loans



## Construction completion

- BMRDA Approval
- Common infrastructure and amenities to be completed



## Move-in for construction

- Support bank loan approval
- Suggest architect and contractor
- Support regulatory compliance for Utilities

## Financials

- Payment to BVG and Shashman
- Plot registration basis actual size
- Handover to RWA

# Guru Nanak Enclave – Phase 2 Proposal

## OPTION 1 - FARM HOUSE

- ❖ ~70 Acres of Land in Hindupuram
  - location : Border of Karnataka and Tamil Nadu.
  - Off Doddadalavatta to Vitalpura Road
  - 60 min of drive from Bangalore International Airport.
- ❖ Salient Land Features
  - Clear marketable title
  - Agriculture Land Use
  - Good road connectivity
  - Source of tax free income.



# Guru Nanak Enclave – Phase 2 Proposal

## OPTION 2 - APARTMENTS



- ❖ A reputed builder in Bangalore
  - Location : North Bangalore
  - Near Aerospace / KIADB Hardware Park
  - Within 10 min of drive from Bangalore International Airport, preferably before.
  
- ❖ Salient Features
  - Group booking discount
  - Preferred tower and location
  - Can be rented out from Day-1
  - RERA Approved.
  - Common facilities such as functional club house, housekeeping, security.

# Guru Nanak Enclave – Phase 2 Proposal

## OPTION 3 – Plotted development

- ❖ 10 -20 Acres of Land in Hindupuram
  - location : North or East Bangalore
  - Within 20 min of drive from Bangalore International Airport or Hope Farm Junction.
- ❖ Salient Land Features
  - Clear marketable title
  - Residential Land Use
  - Good road connectivity

# Felicitations



Mr. Prasanna Shastri – CEO  
Shasman Infra



Mr. Manjunath – Developer

06

## Questions & Answers

Vote of Thanks

07

## Appendix

# Near By Areas



## GROCERIES & MARTS

- 10 - 15 Mins

- Grand Plus Hypermarket ~ 5km
- All Market (Orion Uptown Mall) ~ 4.7 Km
- Farmers Market ~ 6 Km



## SCHOOLS & INSTITUTIONS

- 10 - 15 Mins

- Shri Ram Global School OMR ~ 2.1 Km
- New Baldwin School ~ 3 km
- Silver Oak International ~ 6.7 Km



## HOSPITALS

- 20 - 30 Mins

- Sri Sathya Sai Hospital ~ 15 Kms
- Narayana Multi Specialty ~ 16 Kms
- Manipal Hospital ~ 16 Kms
- KR Puram Hospital ~ 14 kms



## MALLS & HOTELS

- 20 - 30 Mins

- Orion Uptown Mall ~ 4.7 km
- Forum Mall ~ 17 km
- Gopalan Mall ~ 18 km
- Phoenix Market City ~ 18 km



## RAILWAY STATION

- 25 - 60 Mins

- Whitefield ~ 12 kms
- KR Puram ~ 16 Kms
- City Railway Station (Majestic) ~ 30 Kms



## TECH PARKS

- 15 - 40 Mins

- KIADB / Aero & IT SEZ Park ~ 13 Km
- Brigade Signature ITPL ~ 5.1 Km
- ITPL / EPIP Zone ~ 19 Km
- Bagmane Tech Park ~ 22 Km
- Manyata Tech Park ~ 20 Km



CENTRAL  
BUSINESS  
DISTRICT  
30 - 40 Mins



## AIRPORT

- 25 ~ 30 Mins (~ 22kms)



Gurudwara Sahib Guru Singh Sabha (Ulsoor)

- 40 mins (~ 23kms)

# Key construction initiatives

## Roads & Infrastructure

- RCC Roads
- Underground infrastructure
- Proper Lighting
- Pavements

## Sustainable Water Supply

- Functional borewells
- Rain Water harvesting
- Water storage
- Deep Borewell Recharge

## Plan for Future

- Gurudwara Sahib
- Building Guidelines
- CA Plot
- Planned Green stretch and tree plantations

## Permits & Approvals

- BMRDA Approval
- RERA Approval
- BWSSB
- BESCOM
- Forest Deptt
- KHB
- KIADB

# Construction Status

