

MINUTES OF EXTRAORDINARY MEETING HELD ON 1st Nov 2025

Subject: GREEN PEACE PLOT OWNERS' WELFARE ASSOCIATION, Chennai-20, MINUTES OF EXTRAORDINARY MEETING OF MEMBERS HELD ON 1st Nov 2025-in pursuance to the Notice and Agenda sent to members on 19.10.2025.

The meeting was attended by 94 members including those members who represented as proxies for members who could not attend the meeting.

The meeting was called to order by the Chairperson at 9.40 AM after giving grace time of 25 minutes for arrival of members and welcomed those present and gave a brief account of the matter included in the agenda and requested the 2-member team Sri. V. Thyagarajan, Secretary and Sri. Krishnamurthy, Member- facilitator to explain in detail about the key features of NNT Scheme and to present, by way of power point, the criteria adopted for workings to arrive at the tentative amount of contribution by the members, as recommended by the Managing Committee, pending receipt of the Cost estimate from the competent authority.

The team reiterated the following key aspects:

1. The foremost point to note is to restore and top up with bitumen the existing (mud) Main Road running from east to west and from north to south, dredging of water channel and repair of culvert etc. being the very basic infrastructure to be focused in the first stage; restoring and topping up with bitumen of the side roads serving as approach to the individual plots will be separately taken up in the 2nd stage.
2. There are substantial number of plot owners who are not members of the association and most of these plots are on the side roads and giving top priority to the Main Road is imminent as these plot owners will be motivated to enroll as Members of the Association when the Main Road gets the up gradation.

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3. Referring to the Workings displayed on the screen, the statistics of members, the criteria for categorization of the members and the total length of the Main Road as made available by the Asst. Engineer (Rural Development), based on the site inspections, as 3580 Meter (3.580KM), the team remarked that the percentage of active members falling under category-1 constitutes nearly 60% of the total of 197 active members from whom contribution is expected.
4. All the plots from the entry point abutting OMR were first developed by the erstwhile Promoter during 1991-94 with total area of 100 acres as Phase-1 and almost all the plots were sold with 5 grounds area falling under Category-1 in the workings displayed on the Screen. The members in Category-1, so to say, were the early birds. (Phase-2&3 came up later).
5. The team explained the route map of the Main Road and the criteria adopted by the Mg. Committee for cost sharing among members based on the length of the Road as 3.580 KM given by A E (RD) on 30th Oct'25 at our specific request.
 - a. *It is to be noted that the main entry gate to the layout as requested by us vide our letter dated 31.03.2022 was from OMR with the main arterial 30ft wide road leading to Siruthavoor and another 25 ft wide branch road to reach Phase-2&3 of the layout (see attached road map).*
 - b. *However, our above request was turned down by the Additional Collector and Project Director, DRDA , Chengalpattu on the ground that as per the records of the Revenue department, the stretch of mud road abutting OMR from the entry gate, falls under "Odai- Puramboke" land (comprised under Survey Nos.407 & 413 (see attached road map)*

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- reportedly, and in turn advised us to identify an alternate main approach to the layout and submit a fresh proposal for consideration.*
- c. *Hence, the Association had to choose an alternate approach road to the layout from the north end starting from Survey No.363 to reach the main arterial road joining at the junction of OMR-Siruthavoor connecting road vide our letter dated 02.10.2024 which was acceptable to the Competent authorities to give 'in-Principle' approval to qualify for NNT Scheme.*
- d. *Thus, despite being the early birds, the plot owners in Phase-1 are adversely affected as they are deprived of enjoying the bitumen topped road from the traditional Main Entry gate to the layout from OMR up to the point slightly beyond the Main Transformer which fall under Govt. Puramboke (ODAI) land.*
- e. *This constraint however is expected to last only for a short period till such time the upgrading and strengthening of the side roads serving as approach roads to the individual plots of members which is scheduled to be taken up in the 2nd stage as elaborated in Para.1 above. When once the side roads get upgraded there will be a substantial welcome relief to the plot owners in Phase-1.*
6. The purpose of narrating the above history, is to show case as a concrete example, as to how, due to external factors, and for no fault of the Plot Owners in Phase-1 are made to swallow the bitter pill in the larger interest of the plot owners, temporarily, awaiting relief as explained in para 5.(e) above.
7. The team emphasized that given the complexity of our case which is peculiar and unique with no known precedence to look for a solution, the criteria is based on the simple dictum that the categorization and

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methodology should be fair and equitable given that it is for the common benefit of all plot owners/members giving scope for enrolment of new members to share the cost in course of time.

The doubts raised by the members were all addressed to their satisfaction. The presentation and query session lasted for nearly 2.30 hours.

Voting by show of hands by all the participating 94 members:

It was unanimously agreed by all the participating members that the cost sharing basis adopted and the criteria for categorization of the members as presented by the Managing Committee in the attached Work Sheet voted for Option -2 as acceptable to them and assured their continued full support and cooperation, by acknowledging the unstinting efforts put in by the Association.

The Secretary pointed out that virtually many NRI and resident members who could not participate, conveyed their solidarity to abide by the decision made by the Association in letter and spirit, by email.

CONCLUSION: There being no other business, the meeting got adjourned with thanks to the Chair at 12.20 PM

V.Thyagarajan
Secretary

Chennai
Nov 04.2025

ATT:(1) The Main Road Route map (2) Tentative Workings for Contribution by members presented and discussed in the EGM.

GREEN PEACE GARDENS LAYOUT



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Strengthening of the Main Road in Green Peace Layout under NNT Scheme		
Tentative working to arrive at Contribution amount from Members		
Members Count		
No. of members enrolled till 30-Sep-2025		261
No. of members removed from the membership		-19
No. of inactive members as on 30-Sep-2025		-40
Both the spouses with distinct membership nos (based on info available)		-5
Total No. of active Members expected to contribute:		197
Cost Estimation		
Item	Length (M)	Amount
Estimated cost per meter (tentative) as given by BDO	1	11,500
Total cost based on the expected road length	3,580	4,11,70,000
GPPOA's share under NNT scheme		1,37,23,333
Avg share of contribution per member		69,662

Members Categorization		
Plot size	Subscription	Category
Not exceeding 5 Grounds	1,200	Category 1
Between 5 and 10 grounds	1,800	Category 2
Above 10 grounds and less than 1 acre	2,500	Category 3
1 Acre and above	3,000	Category 4

Option 1			
Contribution loosely based on subscription amount			
Category	Amount	# of Members	Total
Category 1	56,300	116	65,30,800
Category 2	62,200	39	24,25,800
Category 3	66,600	20	13,32,000
Category 4	75,500	22	16,61,000
Total Contribution:			1,19,49,600
Deficit and/or, in case of delay if any, in remittance of contribution amount			17,73,733
Total GPPOA Contribution as above:			1,37,23,333

Option 2			
Proportional contribution based on subscription			
Category	Amount	# of Members	Total
Category 1	44,100	116	51,15,600
Category 2	66,100	39	25,77,900
Category 3	91,800	20	18,36,000
Category 4	1,10,200	22	24,24,400
Total Contribution:			1,19,53,900
Deficit and/or, in case of delay if any, in remittance of contribution amount			17,69,433
Total GPPOA Contribution as above:			1,37,23,333