



**ABM Infocity**<sup>®</sup>  
Owners Welfare Association

ABM Infocity OWNERS WELFARE ASSOCIATION (ABMIOWA (R))  
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# Club House at ABMInfocity

A Project proposal by ABMIOWA

## **1.0 Background:**

Having a clubhouse at any residential layout would definitely add to the growth of the Layout and also be a single point recreational avenue for all residents.

## **2.0 The Need:**

ABM infocity is one of the biggest, oldest and well maintained layouts of Bidadi, to attract more investors and and general growth of the layout and also looking at exponential growt prospects Bidadi township/smartcity, it was found necessary to have a club house at our Layout

## **3.0 Objectives:**

To Have a functional club house with recreational facilities within TWO years

To have accommodation facilities of at least 4 rooms within THREE years

## **4.0 Way Forward**

This was proposed in the annual generalbody meeting held on 31<sup>st</sup> may 2026, in principle most of the members present agreed to the plan.

A committee with likeminded persons to be formed, a project proposal needs to be drafted and be circulated to all members who have envinced interest in the project

## **5.0 Steps in formation of Club House**

### *a. Proposal be made at the AGM*

The idea came up as a proposal by few members and the members in principle have agreed to start the process.

### *b. Committee to be formed*

Immediately after the AGM a opinion poll was circulated in the whatsapp group, a preliminary meeting will be called shortly for the action plan

### *c. Resolution to be passed for starting the club house*

Since it had the concurrence of the Generalbody, Resolution will be prepared and recorded

*d. Amendment / Inclusions in the association byelaws about the clubhouse*  
Legal opinion will be sought shortly and necessary inclusions will be made in our association byelaws

*e. Preparation and circulation of Project proposal*

*f. Expression of interest to the project by members*

In order to have an effective and workable committee, we need to have signed copy of EOI from each member at a small fee

*g. Identification of plots and purchase*

This is very much a grey area as many members have multiple opinions, a detailed work plan will be prepared after preliminary committee meeting, however few points are mentioned alongwith that may help in taking quick decisions

*h. Construction and facilities*

Depends on availability of funds at the each stage of the project

## **6.0 Few Important points to be considered**

- a) Project proposal, passing of a resolution and inclusions to the association byelaws are legal requirements.
- b) ABMIOWA cannot start the clubhouse by itself as the association does not have dedicated funds for club house at present
- c) A committee of like-minded members is formed so that only those members who are interested and can pool in funds for the club house go ahead with the plan
- d) There will also be sufficient provisions for the other members of the association to join at a later stage
- e) As in other clubs there will be joining fee and also annual membership fee for the club house
- f) CA site situation
  - Though we have 8 Civic Amenities sites at our layout, they do not belong to us, it is the property of Purasabe.
  - Civic amenities can be purchased only against the Gazette order by government when they release the order and give notification

- CA sites are released for a specific purpose only, like school, shopping complex, health centre, unless earmarked, they will not be released for club house
- Once notification is given, any association/NGO/social establishment can apply, if others apply along with us, not sure of getting allotted to us
- Under special provisions CA sites can be purchased at the cost of 1.5 times the guidance value
- We have many CA sites but none (Except one at the entrance) are suitable for club house

**However, association will keep pursuing for a Favourable CA site parallelly**

Keeping the above condition in mind the committee can think of following option

#### Option 1

Identify and Purchase of 50 x 80 site from our own existing members

	<b>Particulars</b>	<b>Cost in Lakhs</b>	<b>Remarks</b>
1	Purchase of Site and others	100	At present rates
2	Legal and other charges	18	
3	Construction of primary structure	50	Rooms excluded
4	Deposits and permission for utilities	10	
5	Permission and approvals	10	
	Total	188	

We need around 200 members to become members by paying 1,00,000 (One Lakh Rupees)

## Option 2

Request present site owner to lease us the land for 10 years

	<b>Particulars</b>	<b>Cost in Lakhs</b>	<b>Remarks</b>
1	Lease charges	40	@35000/- per month
2	Legal and other charges	10	
3	Construction of primary structure	50	Rooms excluded
4	Deposits and permission for utilities	10	
5	Permission and approvals	10	
	Total	120	

We need around 120 members to become members who can pay 1,00,000/-

## Option 3

Request present site owner to construct the club house and give for rent

	<b>Particulars</b>	<b>Cost in Lakhs</b>	<b>Remarks</b>
1	Monthly Rentals @ 65000/- x 120 months	78	@35000/- per month
2	Legal and other charges	5	
4	Deposits and permission for utilities	10	
5	Permission and approvals	6	
	Total	99	

We need around 100 members to become members by paying 1,00,000/-