



Karnataka Golf Association
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Notice is hereby given under Rule 19.7 of the Karnataka Golf Association read with section 11(3) of Karnataka Societies Registration Act 1960 of a **SPECIAL GENERAL MEETING** of the Members of Karnataka Golf Association to be held at the KGA Clubhouse on **Friday, 27th September 2024** at **04.00 PM** to transact the following business.

- 1. To read the Notice of the Meeting.**
- 2. To consider and if approved, pass the following Resolutions proposed by the Managing Committee, with or without amendments:**

A. Capital Expenditure

1) Club House:

- a) Construction of Caddie's Toilets near Main Security Room.
- b) Construction of a segregated Vegetarian Kitchen and Barbecue Kitchen and extension of Claret Jug Bar.
- c) Procurement of Gym Equipment.
- d) Remodel and Upgradation of the Upper Deck Bar.
- e) Construction of a Steel Bridge to access New Parking Area & Upgradation of Parking Area.

2) Course:

- a) Installation of Additional Poles & Lights for Hole Nos.3, 4, 11, 12 and 13.
- b) Procurement of Course Equipment.

3) Driving Range :

- a) Procurement of Buggy with Trolleys.
- b) Procurement of Ball Washing Machine.
- c) Procurement of Range Ball Dispenser.

4) Information Technology:

- a) Digital KGA

B. To consider the Members' Resolutions, if any, under Rule No.19.7.9

C. Any other Resolutions.

By Order of the Managing Committee,



Col C. P. Nanjappa (Retd)
Hon. Secretary

Date: 05.09.2024
Place: Bangalore

2. To consider and if approved pass the following Resolutions proposed by the Managing Committee with or without amendments.

A. CAPITAL EXPENDITURE:

1) CLUB HOUSE :	
Proposed Resolutions	Explanatory Note
<p>Resolution No. 1:</p> <p>(a) CONSTRUCTION OF CADDIE’S TOILETS NEAR MAIN SECURITY ROOM</p> <p>RESOLVED that the Managing Committee be and is hereby authorized to undertake the construction of the Caddies’ Toilets near main security room, at an estimated cost of Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand Only) plus GST.</p>	<p>The current caddies' toilet facilities are in poor condition, situated at the basement level next to the Nala. This location poses significant challenges for sanitary connections and has led to unsanitary conditions, making the facilities unhygienic and not in good shape.</p> <p>To address these issues, it is necessary to construct new caddies' toilets.</p> <p>The proposed project entails the construction of a new slab at the road level and building new caddies' toilets for both gents and ladies on top of this slab. This will resolve the current sanitary problems and improve the overall hygiene and functionality of the facilities.</p> <p>A 650 sq. ft. RCC slab is proposed at road level, on which 2 WCs, 1 shower each (for both gents and ladies), and 3 urinals for men will be constructed, covering an area of 620 sq. ft.</p> <p>The schematic diagram and details with the costing have been placed on the notice board.</p> <p>Approval is requested from the General Body to incur an expenditure of an estimated cost of Rs.17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand Only) plus GST.</p>

Resolution No. 2:

(e) CONSTRUCTION OF A SEGREGATED VEGETARIAN KITCHEN AND A BARBECUE KITCHEN AND EXTENSION OF CLARET JUG BAR.

RESOLVED that the Managing Committee be and is hereby authorized to undertake the construction of a segregated Vegetarian Kitchen and a Barbecue Kitchen, extend the Claret Jug Bar, and renovate the existing Vegetarian Kitchen at an estimated cost of **Rs.1,75,00,000/- (Rupees One Crore Seventy-Five Lakhs Only), plus GST.**

The Karnataka Golf Association (KGA) faced a major flooding issue in its basement, office and kitchen areas during heavy rains. This has resulted in operational disruptions, property damage, and safety concerns and unhygienic conditions.

The current Vegetarian Kitchen facilities are inadequate and do not meet our operational needs. To address this, we propose the construction of a segregated Vegetarian Kitchen and a Barbecue Kitchen. These new kitchens will be completely isolated from each other to ensure optimal hygiene and functionality.

The roof of the new kitchen area aligns with the Claret Jug Bar, making it ideal to extend this space as part of the Claret Jug Bar. This extension will enhance the bar's capacity and utility.

Additionally, the open area next to the new Vegetarian Kitchen will be enclosed. This will improve hygiene and provide additional floor space, which will be particularly useful during weekends and entertainment events.

These improvements are aimed at enhancing operational efficiency, maintaining high hygiene standards, and providing greater flexibility for various activities.

The areas involved are as follows: Kitchen - 900 sq. ft. and Covered Open Space 1500 sq. ft. Roof Extension - 900 sq. ft.

The schematic diagram and the details with the costing have been placed on the notice board.

Approval of General Body is requested to incur an expenditure of an estimated cost of **Rs.1,75,00,000/- (Rupees One Crore Seventy-Five Lakhs Only) plus GST.**

<p>Resolution No. 3:</p> <p>(c) PROCUREMENT OF GYM EQUIPMENT</p> <p>RESOLVED that the Managing Committee be and is hereby authorized to procure Gym Equipment at an estimated cost of Rs.27,00,000 (Rupees Twenty-Seven Lakhs Only) plus GST.</p>	<p>Currently, some of the gym equipment is outdated and no longer meets the needs of our members. With the substantial increase in footfalls, it is essential to ensure a safe, effective, and enjoyable workout experience. To address this, we are planning to procure new and modern equipment for the gym area.</p> <ul style="list-style-type: none"> • Treadmill – 2 Nos. • Rowing Machine – 2 Nos. • Glute buster – 1 No. • Lying down leg curl – 1 No. • Weightlifting belt – 3 Nos • Barbale thick grips - 3 Nos • High Pulley bar - 1 Nos • Lockers - 6 Nos <p>The details with the costing and photographs of the Gym Equipment have been placed on the notice board.</p> <p>Approval is sought from the General Body for procurement of Gym Equipment at an estimated cost Rs. 27,00,000 (Rupees Twenty-Seven Lakhs Only) plus GST.</p>
<p>Resolution No. 4:</p> <p>(d) REMODEL AND UPGRADE THE UPPER DECK BAR</p> <p>RESOLVED that the Managing Committee be and is hereby authorized to Remodel and Upgrade the Upper Deck Bar at an estimated cost of Rs.1,10,00,000 (Rupees One Crore Ten Lakhs Only) plus GST.</p>	<p>The existing Umbrella Bar, built in 2010, is now in a dilapidated condition and its architectural elements do not match the clubhouse and lower deck. Due to the increasing demand for bar facilities, there is a need to create a larger bar to better serve the current needs of our members.</p> <p>The Bar Area is 1,600 sq. ft., with an additional 600 sq. ft. of Open Space.</p> <p>The schematic diagram and the details with the costing have been placed on the notice board.</p> <p>Approval of the General Body is requested to incur an expenditure of an estimated cost of Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only) plus GST.</p>

Resolution No. 5:

(f) CONSTRUCTION OF A STEEL BRIDGE TO ACCESS NEW PARKING AREA & UPGRADATION OF PARKING AREA ON THE LAND ADJACENT TO THE 10TH TEE BOX AND FAIRWAY.

RESOLVED that the Managing Committee be and is hereby authorised to undertake the construction of a Steel Bridge to access new parking area & the upgradation of the parking area at an estimated cost of **Rs.2,50,00,000 (Rupees Two Crore Fifty Lakhs only) plus GST.**

KSTDC acquired the land adjacent to the 10th Tee Box and Fairway and handed it over to KGA in October 2020. This land, located in Survey No. 146 and comprising of 0.7 acres, is currently underutilized. It is imperative that this piece of land is occupied at the earliest. It has no right of way or approach road to this piece of land hence building a bridge over the Raj Kalve is the only option.

A major challenge at KGA is inadequate parking facilities. The land acquired from KSTDC cannot be accessed due to the Nala running through the area. To resolve this, it is necessary to construct a steel bridge over the Nala.

The proposed construction of the steel bridge will achieve several important objectives:

- **Increase parking capacity** by accommodating approximately 80 additional cars and enable the use of the land handed over by KSTDC.
- **Enhance overall space efficiency** and mitigate the risk of potential future litigation.
- **Improve access** to the underutilized areas with the new steel bridge over the Nala.

We are in the process of obtaining approvals from the BBMP and will undertake the project only after receiving their approval. If permission is granted, we also propose to construct a stacked parking facility, which will accommodate up to 200 cars.

The schematic diagram and the details with the costing have been placed on the notice board.

Approval of General Body is requested to incur an expenditure of an estimated cost of **Rs.2,50,00,000 (Rupees Two Crore Fifty Lakhs Only) plus GST.**

2) COURSE :

Proposed Resolutions	Explanatory Note
<p>Resolution No. 1</p> <p>(a) INSTALLATION OF ADDITIONAL POLES & LIGHTS FOR HOLE NOS. 3 & 4, AND 11 TO 13</p> <p>RESOLVED that the Managing Committee be and hereby authorised to undertake the Installation of additional poles & lights for Hole Nos. 3 & 4 and 11 to 13 at an estimated cost of Rs.2,56,00,000/- (Rupees Two Crores Fifty-Six Lakhs Only) plus GST.</p>	<p>It was proposed to install course lights, for which we have permission from HAL ATS for the lighting of the full course with existing lights and addition light poles cabling and LED lights.</p> <p>The current lighting on the course covers Hole Nos.1, 2, 9, 10 and 18. Originally, light poles were installed for the full course, but due to the HAL not granting permission for their use, some of the poles were moved to the Driving Range for use during early morning and late evening practices</p> <p>We are now under pressure to increase time slots to accommodate more members playing golf. In this context, we have approached the HAL authorities, and since it is now a non-commercial airport, they have kindly permitted us to install the lights.</p> <p>We propose the following lighting options:</p> <ol style="list-style-type: none">1. Lighting of Holes 3 & 4 and 11 to 13 - costing Rs.2.56 crores.2. Lighting of Holes 3 & 4 and 11 to 18 - costing Rs.4.30 crores.3. Lighting of the whole course of 18 holes with new design as per International norms - costing Rs.9.60 crores. <p>Considering the finances, we propose to undertake Option No. 1, which will allow 12 slots of golfers to play from both the 1st and 10th Tees starting at 4:30 am. This will enable 48 players to utilize an additional 1,440 golfers to play per month. If the full 18-hole lighting is installed, there will be an additional 20 slots or 80 golfers available for night play.</p> <p>Marshals, Caddies, and other amenities will be provided. The maintenance schedule for the course will be planned with the additional machinery proposed for sanction.</p>

	<p>The cost of lights, manpower, etc., is being worked out and will be subject to whichever proposal is approved.</p> <p>The main aim of the proposal is to allow more members to play golf.</p> <p>The schematic diagram and the details with the costing have been placed on the notice board.</p> <p>Approval of General Body is requested to incur an expenditure of an estimated cost of Rs.2,56,00,000/- (Rupees Two Crores Fifty-Six Lakhs Only) plus GST.</p>
<p>b) PROCUREMENT OF COURSE EQUIPMENT:</p>	
<p>Resolution No. 2</p> <p>b.1 - PROCUREMENT OF HAND GREENS MOWERS – 2 NOS.</p> <p>RESOLVED that the Managing Committee be and is hereby authorized to procure 2 Nos. Hand Greens Mowers at an estimated cost of Rs.25,00,000 (Twenty-five Lakhs Only) plus GST</p>	<p>We currently operate 4 Flex 2120 mowers, each responsible for mowing 5 greens daily, covering a total of 20 greens, including putting greens. With no backup machines available, any breakdown would significantly disrupt our maintenance schedule. As our existing mowers, purchased in 2019, approach 5 years of use, it is important to procure 2 additional Greens Mowers. These new units will serve two essential purposes: providing rotational support to ensure timely completion of greens mowing and acting as a backup in case of equipment failure.</p> <p>This will help maintain the high quality of our turf and ensure uninterrupted operations. This equipment will allow our grounds team to maintain the greens with greater accuracy, ensuring a consistent playing surface across the course.</p> <ul style="list-style-type: none"> • Enhanced Turf Quality • Improved Playability • Operational Efficiency <p>The details with the costing have been placed on the notice board.</p> <p>Approval of General Body is requested for procurement of 2 Nos. Greens Mowers at an estimated cost of Rs.25,00,000 (Twenty-five Lakhs Only) plus GST.</p>

<p>Resolution No. 3</p> <p>b.2 PROCUREMENT OF FAIRWAY MOWER.</p> <p>RESOLVED that the Managing Committee be and is hereby authorized to procure Fairway Mower at an estimated cost of Rs. 80,00,000 /- (Eighty Lakhs Only) plus GST</p>	<p>We propose replacing our existing Fairway Mower, the John Deere 8700 PC, purchased in 2012, with the new RM 5610 machine. After 12 years of extensive use, the John Deere 8700 PC has become increasingly unreliable, leaving us without a backup during critical maintenance periods. Given the need for regular bi-annual renovations, a more efficient and dependable machine is essential to achieving high-quality results.</p> <p>The Fairway Mower is the ideal choice to meet these demands. Its advanced efficiency and reliability will significantly enhance our course maintenance capabilities and ensure the consistent upkeep of our fairways.</p> <p>The Fairway Mower is renowned for its superior cutting precision and durability, designed specifically for maintaining large areas with consistent and high-quality results.</p> <p>The details with the costing have been placed on the notice board.</p> <p>Approval of General Body is requested for procurement of Fairway Mower at an estimated cost of Rs. 80,00,000 /- (Rupees Eighty Lakhs Only) plus GST.</p>
<p>Resolution No. 4</p> <p>b.3 - PROCUREMENT OF TURF-TIDY.</p> <p>RESOLVED that the Managing Committee be and is hereby authorized to procure Turf - Tidy Machine at an estimated cost of Rs.25,00,000/- (Rupees Twenty-Five Lakhs Only) plus GST</p>	<p>To address the insufficiency of our existing Leaves Collecting Machine Model 1310, purchased in 2019 and now nearly 5 years old, we propose supplementing it with the Turf Tidy machine. The current machine struggles to meet our standard maintenance requirements, making it difficult to efficiently manage our turf with only one unit.</p> <p>Acquiring a second Turf Tidy Machine will enable us to enhance our maintenance capabilities, improve efficiency and productivity, and ensure consistent quality in leaf collection. By using one machine per side, we will be able to maintain our turf to the highest standards and meet our growing demands.</p> <ul style="list-style-type: none"> • Efficient Debris Collection. • Versatility in Maintenance. • Enhanced Course Appearance.

	<p>The details with the costing have been placed on the notice board.</p> <p>Approval of General Body is requested for Procurement of Turf - Tidy Machine at an estimated cost of Rs. 25,00,000(Rupees Twenty Five Lakhs Only) plus GST</p>
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3) DRIVING RANGE :

<p>Resolution No. 1</p> <p>a) PROCUREMENT OF BALL PICKING BUGGY WITH 2 NOS. TROLLEYS</p> <p>RESOLVED that the Managing Committee be and hereby authorized to procure Ball Picking Buggy with 2 Nos. Trolleys at an estimated cost of Rs.13,25,000- (Rupees Thirteen Lakhs Twenty-five Thousand Only) plus GST.</p>	<p>At the KGA Driving Range, we currently have only one ball-picker buggy and trolley, which is in a state of disrepair. Maintenance is challenging, particularly in terms of transportation during repairs. To address these issues and ensure the smooth operation of the range, it is essential to acquire a spare buggy.</p> <p>Having a spare buggy will ensure continuous operation during peak times and provide a backup in case of breakdowns, preventing service interruptions.</p> <p>The break-up of the cost for Ball Picking Buggy and Trolleys :</p> <ul style="list-style-type: none"> • Ball Picking Buggy – Rs.8.25 Lakhs • 2 Nos. Trolleys – Rs.2.5 Lakhs x 2 No’s = Rs.5.0 Lakhs <p>The details with the costing along with the Photographs have been placed on the notice board.</p> <p>Approval of the General Body is requested for procurement Ball Picking Buggy with 2 Nos. Trolleys at an estimated cost of Rs.13,25,000/- (Rupees Thirteen Lakhs Twenty-five Thousand Only) plus GST.</p>
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<p>Resolution No. 2</p> <p>b) PROCUREMENT OF BALL WASHING MACHINE</p> <p>RESOLVED that the Managing Committee be and hereby authorized to procure Ball Washing Machine at an estimated cost of Rs.8,00,000/- (Rupees Eight Lakhs Only) plus GST.</p>	<p>Currently, we have only one Ball Washing Machine at the Driving Range. As a result, ball washing at the JDP area is being done manually.</p> <p>To improve efficiency, we plan to relocate the old machine to the JDP and procure a new one for the Driving Range.</p> <p>This upgrade will expedite operations at both the JDP and the Driving Range, ensuring a smoother and more efficient ball-cleaning process.</p> <p>The details with the costing along with Photographs have been placed on the notice board.</p> <p>Approval of the General Body is requested for procurement of Ball Washing Machine at an estimated cost of Rs.8,00,000/- (Rupees Eight Lakhs Only) plus GST.</p>
<p>Resolution No. 3</p> <p>c) PROCUREMENT OF RANGE BALL DISPENSER</p> <p>RESOLVED that the Managing Committee be and hereby authorized to procure Range Ball Dispenser (Single Dispensing Outlet) at an estimated cost of Rs. 14,00,000/- (Rupees Fourteen Lakhs Only) plus GST.</p>	<p>To enhance operational efficiency at our driving range, we propose the procurement of a Range Ball Dispenser (Single Dispensing Outlet).</p> <p>This advanced equipment will:</p> <ul style="list-style-type: none"> • Enable Faster Ball Distribution: The new dispenser will facilitate quicker and more organized ball distribution, reducing wait times for players. • Improve Player Experience: By streamlining the distribution process, it will enhance the overall experience at the driving range. • Support High Service Standards: This upgrade is essential for maintaining high service standards, especially during peak times, and ensuring smooth and efficient range operations. <p>It is important to procure this machine to improve our facility and provide a better experience for our members.</p> <p>The details with the costing alongwith Photographs have been placed on the notice board.</p>

	Approval of the General Body is requested for undertaking the Procurement of Range Ball Dispenser at an estimated cost of Rs.14,00,000/- (Rupees Fourteen Lakhs Only) plus GST.
4) INFORMATION TECHNOLOGY:	
Proposed Resolution	Explanation
<p>Resolution No.1</p> <p>(a) DIGITAL KGA</p> <p>RESOLVED THAT the Managing Committee be and is hereby authorised to incur an expenditure on the IT infrastructure and systems (hereinafter referred to as “Digital KGA”) to a sum not exceeding Rs.2.86 crores (inclusive of project management cost) spread over a period of two committee years</p>	<p>Pursuant to the Review Committee (RC) report that highlighted the lapses and shortcomings in the functioning of the KGA operations, the General Body at its meeting on 21st Nov 2021 approved the formation of the Systems and Procedures (S&P) committee. With the clear mandate given, S&P committee submitted its report to the General Body on 29th June 2022 and this was duly adopted. One of the recommendations was that the IT infrastructure and its adjoining systems were poor, and that it had fallen behind in supporting good management and governance and that there was an urgent need to have this modernised.</p> <p>At the SGM on 29th Oct 2022, the General Body authorised the MC to go ahead with the appointment of a consultant whose task was to review the shortcomings and suggest improvements. To this end, Deloitte was appointed as consultant and the General Body duly notified vide the SGM held on 10th March 2023. The report from Deloitte showed clear gaps in our procedures and systems. It further recommended that unless a standard Enterprise Resource Planning(ERP) is implemented forthwith, with all systems completely coordinated into one system, the unregulated ad hoc systems would not be able to handle the increasing workload.</p> <p>Based on the finalised Request for Proposal (RFP) submitted by Deloitte, the following steps were taken</p> <ol style="list-style-type: none"> 1) Request for RFP was sent to potential vendors

- 2) Tender Notice sent the Members / Published in Deccan Herald and on the KGA website
- 3) 16 vendors submitted their proposed interest in participating. This was evaluated by Deloitte and the list was scaled down to 5 and then to 3. This was done based on specified criteria.
- 4) Three vendors submitted their financial bids – Canarys Automations Ltd (Canarys), Protiviti India Member Pvt Ltd, and Clubman+ V-serve. Of these financial bids, Canarys ERP solution was ranked No.1 by Deloitte, after considering all parameters, and whose figure has been included in the resolution. However, this figure is subject to final negotiation.

Key Highlights of the Canarys proposal

- 1) ERP proposed: Microsoft Dynamics
- 2) Hosting: on the Cloud
- 3) All modules viz Finance, HR, Purchase, PoS , etc will be part of ERP
- 4) App Based information to be developed
- 5) Existing Apps that are still required to be integrated, will remain for now
- 6) Time to complete 8 months from start of contract

NOTE:

While the above quotes are subject to negotiations and finalisation, we are also evaluating a co-ownership model that will substantially reduce our total cost of ownership if the technical, legal, and audit requirements are met.

Expenditure breakup

The major items included in the quotation of **Rs 286.25 lakhs** (still to be negotiated and finalised) include ERP modules customisation (14 modules) ,AMS Support (4 months Hyper Care), Licenses cost, On prem server set up, Cloud Hosting, and Project Management office (for 12 months approx.) Major items included in the quotation of **Rs 56.47 lakhs** from second year onwards include Licenses cost, on premises server maintenance, Cloud hosting charges, and AMC (tickets raised)

	<p>Key benefits of implementing the new ERP system</p> <p>One of major weakness of our current operation is that there have been too many ad-hoc systems that have been in operation over the years. This had not only been highlighted by the S&P committee, but also by Deloitte in their assessment report. Owing to these multiple systems in operation, an enormous amount of time is lost in reconciliation primarily because these systems are not integrated into one comprehensive package, with each module ‘talking’ to each other seamlessly.</p> <p>A very detailed analysis of the time spent on reconciliation between systems, manual processes, manual follow ups, and avoidable paperwork has been done across all the departments at KGA (Accounts, Admin, Billing, Purchase, Membership, HR, F&B, IT, Course , Driving Range, Tournament, Events, Facility, and Health Club). The number of person hours spent on the above activities annually is approx. 38,000 hours valued at about Rs 71 lakhs per annum. With the implementation of the new ERP system, these manual processes involving reconciliation, manual follow ups etc will be largely eliminated.</p>
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By Order of the Managing Committee



**Col. C. P. Nanjappa (Retd)
Hon. Secretary**

**Date: 05.09.2024
Place: Bangalore**