

Letter to SHILP Associates
for fee structure

Redevelopment Committee

FROM: Redevelopment committee

Anand Court Co-operative Housing Society Ltd.

Plot No-1C/3A, Dr. V. Raghunath Marg Bandra- West

Mumbai-4000 50

Date: APRIL 28, 2024

TO,

SHILP ASSOCIATES

ANAND COURT CO-OPERATIVE SOCIETY CALLS FOR FEE STRUCTURE IN SEALED ENVELOP
OF COMPLET PMC SERVICE STAGE WISE AND SHOULD BE SUBMIT TILL----- 4th May 2024
– UP TO 9.00 pm at FOLLWING ADDRESS

B/5 FIRST FLOOR

ANAND COURT CO-OPERATIVE SOCIETY

Dr. V. Raghunath Marg Bandra- West

Mumbai-4000 50

STAGE :1 (FEASIBILITY REPORT)

1) List of different types of feasibility report and its comparision required
by Anand Court Co-op Housing Society

- a) Self- Development
- b) Self-Development through total Management consultant.
- c) Redevelopment through developer
- d) if 33 (12)B clubbed with 33 (7)B as a front road width of 9meter.

Giving Technical and financial comparison chart.

2) List of measurement to be taken and its remark and conclusion with BMC approved
Layout.

- d) Plot measurement checking and to Prepare the drawing and cross checking (super imposing) with official plan and If any discrepancy noted to be informed
- e) All flat internal measurement to be taken and to preparing its drawing with mentioning carpet area and its chart to be given
 - 1)Excluding balcony & terraces and 2) including balcony 3) Terrace area 4) Garage Area
- f) Verifying plot number and property card number do society have do go through any official process, if yes then will the cost will be borne by developer. this point has to be clarified.

g) All remarks of DP, RL & Metro should be specified

h) 9meter & 6meter road adjoining the plot will the government policies affect the Society development plan & its feasibility it's should be consider and mentioned

3) List of Queries to be clarify

i) The feasibility report should incorporate detail explanation about the BMC rule of enclosed Garages, open parking and open terraces policy while redevelopment of building and up to what extend as per feasibility report members can get it or on its bases members can demand.

In how many meetings and in which way the feasibility report will be explain to the society members. Should be mentioned in the fee structure.

STAGE: 2 (DRAFTING OF TENDRE DOCUMENT AND CALLING BIDS)

STAGE: 3 (PREPARING OF COMPARISION CHART OF BIDERS)

STAGE 4: (SELECTION OF DEVELOPER)

STAGE 5: SUPERVISING CONSTRUCTION TILL HANDING OR THE PROJECT BY THE DEVELOPER TO SOCIETY (O.C)

THANKS.

Letter to ARCHITECTURAL ASSOCIATES
FOR fee structure

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Letter to MANGURDEKAR & ASSOCIATES
for fee structure

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