

## **Redevelopment Committee Meeting with PMCs for Shortlisting PMCs**

Anand Court CHS,

Minutes of the meeting – Redevelopment Committee meeting with PMCs

**Date: 31<sup>st</sup> Mar'24**

- RC meeting with two PMCs was held on 31<sup>st</sup> Mar'24 at Anand Court CHS compound and the meeting was attended by the following members:
  - Gurpreet Sethi
  - Sharat Menon
  - Anil Parab
  - Sunil Parab
  - Amar Gandhi
  - Ryan Fonseca
  - Paarthik Bhedaa
- Following were the two PMCs and their resp. members who attend the meeting:
  - Mangurdekar & Associates at 11:15 AM – 12:20 PM
    - Prathamesh Mangurdekar
    - Mr. Taranath (Assistant)
  - Architectural Associates at 12:30 PM to 1:45 PM
    - Abhijit Sawant
    - 1 more Partner
- Both the PMCs presented their credentials and their firms overview along with few projects they have undertaken
- **Key discussion points with Mangurdekar & Associates**
  - The PMC agreed to the RC's requirements on all points which are to be covered by the PMC in the Feasibility Report (refer to page 3&4).
  - The PMC pointed out the shortcomings of self-development via Developer.
  - RC presented the society documents, PMC requested for a copy of the OC, since RC does not have the society's OC, PMC asked for water supply document from which the PMC will back track the OC from BMC.
  - RC shared its concern on the road widening order from the BMC to widen the road from 6meters to 9meters behind the B wing. PMC is of the opening that the road will not be widened, and it will not affect the society.
  - PMC also pointed out the importance of capturing the exact requirement and mandatories in the development agreement right at the tendering stage and before shortlisting the developer, so that there are no disputes between the developer and the society later.
  - Garage, balconies, and terraces were also discussed. The PMC's pint of view is that for garage owners they will get 1 additional parking or money in exchange from the developer, for balconies, the full area of the balcony shall be considered by the developer and for terrace flat owners they will get 30% to 1/3<sup>rd</sup> of the terrace space in form of extra area or cash by the developer.
  - Due to road width up to 9.00 mts redevelopment can be done under 33(7)B

- **Next action points**
  - Society to share a deadline for the PMC to submit their commercials/fees for all the stages of redevelopment i.e., Feasibility to tendering to final redevelopment.
  - RC to share the society's water supply document.
  - PMC is expected to share their quotations before the deadline in a sealed envelope
  
- **Key discussion points with Architectural Associates**
  - The PMC agreed to the RC's requirements on all points which are to be covered by the PMC in the Feasibility Report (refer to page 3&4).
  - The PMC pointed out the shortcomings of self-development via Developer. And shared the benefits for self-redevelopment by the society members without appointing any developer.
  - The PMC also asked for OC, however, for the first stage of feasibility report they are okay with the current documents the society has.
  - RC shared its concern on the road widening order from the BMC to widen the road from 6meters to 9meters behind the B wing. PMC is of the opening that if the BMC has made a note in the DP remark, then sooner or later society will have to let go of society's land for road widening. However, In the BMC FSI Calculation will be same (I.e. road setback area won't be deducted from society's net plot area) but as pmc also mentioned that the designing floor plate will reduce which eventually effects percentage of feasibility.
  - PMC also pointed out the importance of capturing the exact requirement and mandatories in the development agreement right at the tendering stage and before shortlisting the developer, so that there are no disputes between the developer and the society later. The PMC agreed for the RC to keep the past tender documents and feasibility report done by the PMC for their other client societies.
  - Garage, balconies, and terraces were also discussed. The PMC's pint of view is that for garage owners they will get 1 additional parking or money in exchange from the developer, for balconies, the full area of the balcony shall be considered by the developer and for terrace flat owners they will get 30% to 1/3<sup>rd</sup> of the terrace space in form of extra area or cash by the developer.
  - Due to road width up to 9.00 mts redevelopment can be done under 33(7)B.
- **Next action points**
  - Society to share a deadline for the PMC to submit their commercials/fees for all the stages of redevelopment i.e., Feasibility to tendering to final redevelopment.
  - PMC is expected to share their quotations before the deadline in a sealed envelope.

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FROM: **Redevelopment committee**

Anand Court Co-operative Housing Society Ltd.

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

Mumbai-4000 50

Date: March \_\_\_\_\_, 2024

**TO** \_\_\_\_\_

Sir/Madam

**2) List of different types of feasibility report and its comparison required by Anand Court Co-op Housing Society**

- a) Self- Development
- b) Self-Development through total Management consultant.
- c) Redevelopment through developer  
Giving Technical and financial comparison chart.

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

- d) Plot measurement checking and dwg and cross checking with official plan  
If any discrepancy noted to be informed
- e) All flat internal measurement and its dwg with mentioning carpet area  
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

**4) 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.
- j) is by any government schemes (33(11),33(12b),33(20)) can society avail more FSI which will help member to get more carpet area and other benefits to be specified with there pro's and con's.

	<b>Page4</b>					Date :
	TO,					
	PROJECT MANAGEMENT CONSULTANTS					
	FOLLOWING DOUCUMENT SOCIETY HAVE AS AGINST LIST GIVEN BY PMC					
NOS	DOCUMENT					YES /NO/NA
1	P.R.CARD					YES
2	C.T.S PLAN					YES
3	REGISTERED CONVEYANCE DEED					YES
4	REGISTERED SALE DEED					NA
5	REGISTERED LEASE DEED					NA
6	EXISTING MEMBER LIST WITH CARPET AREA					NO
7	ASSESSMENT BIL AND WATER BILL					YES
8	EXISTING BUILDING APPROVED PLAN IOA &OC PLAN					YES
9	EXISTING BUILDING OC LETTER					NO
10	DP REMARK					YES
11	REMARK FROM A.E / (SURVEY)					NO
12	PLAN TABLE SURVEY PLAN					NO
13	RL -ROAD REMARK					YES
14	MMR REMARK					NO