

Minutes of 12th May 24

Conference Call Meeting
with PMC

Redevelopment Committee Meeting - Anand Court Co-operative housing society

Ltd. Plot No-1C/3A, Dr.V.Raghunath Marg. Bandra West
Mumbai -4000 50

Date: 15th May 2024

- **Minutes of the Conference call – Redevelopment Committee scheduled Conference calls on 12th May 2024 with MANGURDEKAR & ASSOCIATES at 11.00 am and ARCHITECTURAL & ASSOCIATES at 1.30pm to discuss the under mentioned:**
 - this was one of the closure points as decided in the meeting held by the RC Members on 5th May 2024
 - to obtain further information and clarity on the PMC fee structure and details received from them.
- RC Members present in the Call:
 - Anil Parab
 - Sunil Parab
 - Amar Gandhi
 - Radha Jayaram
 - Nayan Bhandarkar
 - Gurpreet Sethi

Points of Discussion with **MANGURDEKAR & ASSOCIATES** – Mr Prathamesh Mangurdekar

1. As per Point 2B measurement of flats where it is mentioned in the report as Rs – 2/ per sq foot in order to know the approx. current total sq foot area of total flats
 - After discussion on the Technicalities of the plot it was deliberated and concluded that the current approx. area is 15,000 to 16,000 of all the flats (including balcony and terrace) which was considered for arriving at a approx. figure for calculation of the fee structure. Once measurement of all flats is done the final report with the calculation will be provided to the Society.

2. DP & RL Remark - As per Actual as charged by Government Body and the amount paid receipt of the same shall be submitted to the Society. But to arrive at a fig. for calculation it was considered as Rs 8,000/.
3. What will the time frame of submission of Feasibility report after being appointed as PMC and all relevant information as mentioned in the check-list is provided
 - For preliminary technical information gathering 15 days
 - Post that maximum 1 month for submission of Feasibility report
4. Time frame required for Tendering Document (Two-way process between Society & PMC)
 - 6 to 8 weeks after approval of Tender Drafting and submission or relevant feedback/suggestion on draft Tender document from Society.
 - It was also explained by PMC that DA agreement if drafted along with Tender Document.
5. It was informed by the PMC that draft DA will be part of Tender document and benefits of this process was explained.
6. The Fee Structure – Stage IV Stage V – detail description and scope of work was not provided, hence it was informed by the PMC that the same shall be provided by 15th May 2024.

Points of Discussion with **ARCHITECTURAL & ASSOCIATES – Mr. Abhijeet Sawant**

1. As per Point 2B measurement of flats where it is mentioned in the report as Rs – 3.50 per sq foot in order to know the approx. current total sq foot area of total flats
 - After discussion the Technicalities of the plot it was deliberated and concluded that the current approx. area is 15,000 to 16,000 of all the flats (including balcony and terrace) which was considered for arriving at a approx. figure for calculation of the fee structure. Once measurement of all flats is done the final report with the calculation will be provided to the Society.

2. DP & RL Remark - As per Actual as charged by Government Body and the amount paid receipt of the same shall be submitted to the Society. But to arrive at a fig. for calculation it was considered as Rs 10,000/ (4,000 + 6,000)
3. Time frame required for Tendering Document (Two-way process between Society & PMC)
- 4 weeks after approval of Tender Drafting and submission of relevant feedback/suggestion on draft Tender document from Society.
4. Advertisement cost for obtaining Bidders will be borne by Society but complete process will be handled by PMC.
5. Approx. Construction cost per square foot to be considered to arrive at a figure for the fee structure –
- 3,500 to 4,000 per square foot
 - Construction area in New Project – Basic plot area * FSI * 1.8 times
 - which equals to $15,000 * 2.7 * 1.8$
= 72,900 area
@ 4,000 Const Cost * 72,900
Construction Cost of New Project = Approx. 29 Cr.

The conference call meeting ended with vote of thanks to RC member and **next step of RC committee to schedule the meeting with two short listed PMC firms for final negotiation of Fee structure.**