

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

Anand Court CHS,

Minutes of the meeting – Redevelopment Committee meeting with PMCs

**Date: 14<sup>th</sup> April'24**

- RC meeting with two PMCs was held on 14<sup>th</sup> April'24 at Anand Court CHS compound and the meeting was attended by the following members:
  - Gurpreet Sethi
  - Anil Parab
  - Sunil Parab
  - Amar Gandhi
  - Ryan Fonseca
  - Paarthik Bhedaa
  - Radha Jayaram
  - Nayan Bandarkar
- Following were the two PMCs and their resp. members who attend the meeting:
  - Shilp Associates at 11:30 AM – 12:45PM
    - Mr. Dheeraj Gadkar(Associate)
  - Ascon Arvind Singh Consultants at 12:45 PM to 1:15 PM
    - Akash Pawar (Assistant)
- Both the PMCs presented their credentials and their firms overview along with few projects they have undertaken
- **Key discussion points with Shilp 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 will give Feasibility of all type development and even will check the feasibility under 33(12)B
  - RC presented the society documents, PMC requested for a copy of the OC, AS PMC Mention it can get from BMC Building Proposal department and the cost will be extra.
  - 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 point out that the bmc personal should be made aware of that the entrance of the plot at the dead end is away from the Anand court society plot boundary wall so it won't solve the issue of fire fitting vehicles to reach the plot.
  - 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
- **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

- **Key discussion points with Ascon Arvind Singh Consultants**
  - The PMC presented their firm credentials
  - As per Ascon Arvind Singh Consultant submitted firm portfolio and explained by Mr. Akash Pawar they are master in structural audit, Repairs and PMC for redevelopment are done - 2 Project's
  - RC asked Akash Pawar to provide details through whatsapp the Personell contact numbers where the redevelopment project is done.
- **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/N A
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