

Meeting held at Society on 29/10/2022

Society: JAL PADMA C.H.S.L at Bangur Nagar ,Goregaon (W).

Present:

From society: Managing Committee (MC)

From PMC

1. Mr. Pankaj Shah 2.Mr.Jignesh Waghela 3.Mr. Rajnish Dubey

Discussed points during meeting are as follows:

1. **Mr. Pankaj shah (PMC)** introduced his team members and explained the purpose and benefits of “ **PROJECT FEASIBILITY REPORT**” (PFR).
2. **PMC** presented the “**DRAFT PROJECT FEASIBILITY REPORT**” (PFR) which is prepared as per DCR 33(7)(B) to the Managing Committee.
3. This “DRAFT PFR” is prepared by considering **RESIDENTIAL AS WELL AS PART COMMERCIAL IN SALE AREAS (80% RESIDENTIAL & 20% COMMERCIAL)**, **This is proposed considering the Viability of Project as per costings of Project.**
4. Plot area considered as per “**P.R.Card**” (given by Society) of **8387.50 Sq. Mt.**
5. **PMC** also showed **DP2034 remarks(as given by society)** which shows **EP details** of Deductible areas i.e. **172.39 Sq. Mt.**, which may be deducted from Plot areas if Road Widening or for other purpose. Hence Net Plot area is considered after deducting this Area.
However Twice the benefit is also added.
6. **Under DCR 33(7)(B), Total Development Potential (TDP) available is 3.24** i.e. $(1+0.5+0.9) \times 1.35$ (Fungible) Equals to **3.24 where 1 is Base FSI+ 0.5 is Government FSI + 0.9 (0.5 TDR +0.4 road width TDR) . Hence Total Development Potential(TDP) allowable for this plot is 3.24.**
7. After that PMC explained the conversion factors i.e. built up area (BUA) to Carpet area (0.893) & Carpet area to BUA (1.12).
8. **PMC** informed that as per DCPR 2034, **Amenity Open Space Clause 14(A)**, if Plot area is between **4000 Sq Mt. &10000 Sq Mt** then **5% AMENITY OPEN SPACE(AOS)** is to be handed over to Government with clear access from Road.
9. Also explained the concept of road widening and availabilities of road width as per **DP2034** remarks for Society.
10. Various **Costing of the Projects** were explained including those of Rents, Brokerages, Shifting charges , premiums, TDR, Fungible ,construction Costs and hence probable Free C arpet area, rents ,corpus, brokerage, shifting charges etc, .
11. **PMC** also explained that if Society members should be ready to allow **Commercial spaces in Sale areas** so that the Developer may find project more Viable and he may offer appropriate Benefits to the members.
12. **PMC** also suggested that because the plot area is very large and very near to linking road, members MAY ALSO GET offers from Bidders for using DCR 33(11) & 33(9), 33(20) (B)etc.
13. All the above types of DC Rules which may be opted by future Bidders were also explained by **PMC**
14. Final copy of the “**PFR**” will be sent to Managing Committee which will be discussed in next SGBM . This will also include List Of Amenities , Safeguards to be taken for selection of Developer etc
15. Resolutions for approving the “**PFR**” & going ahead with tendering process will be passed in the next SGBM.