

**JAL PADMA CO-OPERATIVE HOUSING SOCIETY LTD
(BOM/HSG/2676/DT.16.12.1970)**

H2/8, Bangur Nagar
Link Road
Goregaon(west),
Mumbai-400 104
Date : 21 February, 2022

November 30, 2022

**MINUTES OF THE SPECIAL GENERAL BODY MEETING DATED 25th
NOVEMBER 2022 ON THE SOCIETY GROUND**

The meeting commenced at 7.00 p.m. 74 members were present physically.

Chairman, Mr. Thomas Mathew conducted the meeting by reading Notice of convening the Special General Body Meeting to understand the Revised Project Feasibility Report (PFR) as per suggestions submitted by the members of the Society and to pass Resolutions to approve the PFR and to go ahead for Tendering Process.

Points explained and discussed during the meeting are as follows :

1. Mr Pankaj Shah, Project Management Consultant (PMC) of S P Consulting Engineers Pvt. Ltd introduced his team members (1) Mr Jignesh Waghela and (2) Mr Rajnish Dubey to the society members and explained the purpose and benefits of PFR.
2. The 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 costing of Project.
3. PMC explained that this "PFR" is prepared by considering the Plot area of 8387.50 Sq. Mt as per "P.R.Card" (given by the Society).
4. PMC informed that as per DCPR 2034, Under DCR 33(7)(B) scheme, 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.
5. PMC also showed DP2034 remarks (as given by the society) which shows EP details of deductible areas i.e. 172.39 Sq. Mtrs., which may be deducted from Plot areas for Road Widening or for other purpose. Hence Net Plot area is considered after deducting this area. However Twice the benefit is also added.
6. With the consideration of all Suggestion and Points given by Society Members, PMC presented the "REVISED Project Feasibility Report" (PFR) on SCREEN which is prepared as per DCR 33(7) (B) and explained to all members present in SGBM.

7. PMC also explained that as per market Practice, under the DCR 33(7) (B), 10 Sq.Mtrs or 15 % of FSI area whichever is higher, per member is generally permitted by Society to be utilized by developer to save on costs in TDR PREMIUM. This is not over and above 3.24.
 - Related to above point (7), certain queries were raised by members and requested to MC there should be some extra benefits provision for smaller type of flats as compared with larger size of flats.
 - The MC members did not agree for the above request. They said that the Redevelopment is undertaken together as a Society, therefore EACH AND EVERY BENEFIT will be shared equally to all members of the Society.
 - Then PMC replied that after selection of Developer, Society will discuss these issues with the Developer in presence of PMC
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. Various Costing of the Projects were explained including those of Rent, Brokerages, Shifting Charges, Premiums, TDR, Fungible, Construction Costs and hence probable Free Carpet area, Rent, Corpus, Brokerage, Shifting charges etc.
10. 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.
11. The PMC also explained the various schemes like 33(11), 33(9) &33(20)(B) as per DC Rule for Redevelopment ON SCREEN & explained their Pro's and Con's to all members present in SGBM.
12. Certain queries were raised by members related to CARPET AREA, RENT, CORPUS, BROKERAGE, ROAD SETBACK etc. which were answered by PMC during the meeting.
13. The PMC also showed various lists of amenities and explained their features to all present members.
14. Query related to Passage Areas, Parking and various amenities for Sale and Rehab members are the same or different.
 - On this PMC advised that we will specifically mention in our Tender that all the Common Facilities & Amenities offered by Developer will be same for Sale members and Rehab Members.
15. After that "PMC" also explained to all members about tendering process. Only after that, Society members will get to know the various actual benefits offered by Developer.
16. One query also asked by member related to buying new Flats / Extra areas from the Developer, will there be any Benefits for Existing Member or not.

- On this PMC answered YES, Developer should give surely some benefits for existing members. Society have their Rights to NEGOTIATE with Developer on this during Finalization of Developer for their Redevelopment Project.
17. Society Members appreciated the PMC for giving such wonderful Presentation and explaining each and every aspects of "PFR" to all members and that they are fully satisfied with PMC work.
18. The Re-development of "Jal Padma Society" was discussed, debated and the following resolution was passed unanimously :

"RESOLVED THAT IT IS HEREBY BE AND APPROVED UNANIMOSULY THAT THE REDEVELOPMENT PROJECT OF "JAL PADMA SOCIETY" BE UNDERTAKEN UNDER DCR 33(7)(B) SCHEME ONLY".

PROPOSED BY : Mr Dinesh Omprakash Bareja - Flat No. G 03/12.
SECONDED BY : MR Bhaskar Srinivasan - Flat No. H 03/09.

19. The Project Feasibility Report was discussed, debated and well understood and the following resolution was passed unanimously for further Tendering Process :

"RESOLVED THAT IT IS HEREBY BE AND APPROVED UNANIMOSULY THAT THE PROJECT FEASIBILITY REPORT (INCLUDING CONSIDERATIONS OF VARIOUS OFFERS) AS PREPARED BY "SOCIETY'S PMC" ARE WELL UNDERSTOOD BY MEMBERS OF THE SOCIETY AND PASSED FOR FURTHER PROCESS OF TENDERING".

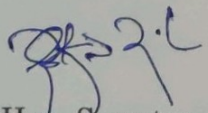
PROPOSED BY : Mr Shivram Pareek - FLAT NO. H2/24.
SECONDED BY : Mr M Subhashchand Goyal - FLAT NO. G12/7.

"IT WAS FURTHER RESOLVED THAT IT IS HEREBY BE AND APPROVED THAT THE "PMC" S P CONSULTING ENGINEERS PVT. LTD BE REQUESTED TO PREPARE TENDER DRAFT AND DISCUSS WITH THE MANAGING COMMITTEE (MC) MEMBERS AND INFORM MEMBERS ABOUT SALIENT FEATURES OF THE SAME".

FURTHER RESOLVED TO CALL FOR SEALED OFFERS IN THE TENDER DOCUMENTS FROM REPUTED AND EXPERIENCED DEVELOPERS BY ADVERTISING IN NEWS PAPERS BY THE SOCIETY AND TO OPEN THE SAME IN NEXT "SGBM"

PROPOSED BY : Mr Amit Sonavane - FLAT NO. G 04/01.
SECONDED BY : Mr Dutta Akerkar - FLAT NO. H02/12.

For Jal Padma Co.op. Hsg Soc. Ltd


Hop. Secretary

