

Drug Employees Co-Operative Housing Society Ltd, Thane

(Regd No: TNA/HSG/1563 of 1983)

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08.09.2021

Minutes of Meeting of Special General Body Meeting

Minutes of Meeting of Urgent Special General Body Meeting of Drug Employees Co-operative Housing Society Ltd, Thane conducted on Sunday, 5th September 2021 at 7:30 P.M via Zoom Call to transact the following business

Agenda No.1

To discuss and decide regarding appointment of Project Management Consultant for redevelopment of society by passing necessary resolution.

The Meeting was attended by members of the society via Zoom app. The meeting was adjourned for 30 minutes for want of quorum, the meeting commenced thereafter at 8:00PM. It was seen that 81 Members of the society joined the meeting via Zoom app and 1 (one) society member & 6(six) MC Members were physically present in the Society Office from where the Zoom Call was hosted. It is observed that due to technical/network issues few members have not been able to connect till the end of the meeting. This has been taken on record.

The Chairman greeted all the members attending the meeting through Zoom Call and requested the Secretary to transact the Agenda. The Secretary read out the Agenda of the meeting which was circulated to all members on 28/09/2021 and acknowledgement of members were obtained.

The Secretary commenced the meeting by placing on record the letter received from members of the society requesting the Secretary to initiate the process of redevelopment of the society by conveying Special General Body Meeting for specific purpose. The Secretary explained that the members in their letter have narrated various hardships caused due to wear and tear in the buildings constructed and occupied since year 1985. The members have narrated their mental agony due to falling plaster, cracks on the columns, beams, leakages on both external and internal walls of the flats, leaking overhead tanks and choked drainage lines and the recurring costs and expenses to repair the same from time to time. Further the fact that the buildings have no lift itself depicts the hardships caused to senior citizens and members residing on the top floors.

The letter requesting for SGB meeting for redevelopment is signed by 105 members of the society.

Further the Letter of Mr A N Mhatre & 7 others received in the office was brought on record by the Secretary and the same was discussed. The Secretary briefed the members that Mr A N Mhatre has brought up the matter of the Writ Petition filed by him in the Hon'ble High Court against the order of Jt Registrar of Societies, Konkan Division and he has also taken up the matter of pending stamp duty. The Secretary stated that he is not in complete agreement with Mr A N Mhatre on these issues but assured that all the concerns raised in the letter would be taken up and dealt with at appropriate stages as and when the redevelopment procedure progresses. It was mentioned that in this case the order of the Hon'ble Jt Registrar, Konkan Division is in effect and no refraining order whatsoever from any court is issued and there is no any hurdle in initiating the process of redevelopment.

Member Mr Abhichandani requested the Secretary to brief what the UDCPR was and how the redevelopment scheme is said to be moderately feasible for the society. The Secretary explained that the UDCPR i.e the Unified Development Control & Promotion Regulations (similar to the Development Control Regulations in Mumbai) regulates the manner in which construction/development in any area/city/town/village should happen. The Government of Maharashtra in December 2020 has approved the UDCPR for areas excluding Mumbai Municipal Corporation, thereby increasing the basic FSI for construction/development in Thane City. The increase in the percentage of FSI to be loaded over and above the basic FSI, the increase in percentage of TDR to be loaded corresponding to the road widths and other benefits like Ancillary area FSI etc are the salient features of the UDCPR. The Secretary explained that the UDCPR which has now been issued by the Government of Maharashtra has made it feasible for developers to implement redevelopment schemes in our area, especially our society. The Secretary explained that for the purpose of proceeding with redevelopment it is recommended that the society appoint a Project Management Consultant who can assist the society technically and legally in this process. The Secretary explained that once the PMC is identified and appointed there can be open hall discussions and get educated about the process.

At this juncture Member Mr Sunil Pradhan exclaimed that there are members including him who were unaware about the redevelopment plans and decided to go ahead, spend money and renovate their flats, had it been informed to them well in advance this could have be avoided. The Secretary explained that

the UDCPR was approved in December 2020 and till date there are ambiguities while actually implementing the same. The decision to go ahead with the redevelopment was taken only now i.e after close study and analyzing the effect of the UDCPR on the feasibility of our scheme. Moreover, the Chairman explained that this process of redevelopment is not something that will happen overnight and he himself proposes to repair his flat due to the wear and tear attributed to poor quality of construction and such repairs are inevitable.

Members Mr Vinod Shetty & others wished to know what would be the scope of the Project Management Consultant and the estimated budget to appoint one. The Secretary explained that an estimated sum of Rs 2,00,000/- to 2, 50, 000/- (excluding GST) would be incurred and the same would be paid as per stages of their scope of work which include Study of Title related documents, Study of Old approved plans, Study of present Town Planning remarks, working out feasibility and recommending the initial roadmap to redevelopment. The scope of PMC initially will not include construction stage activities. The Secretary explained that it is a general practice that the said remuneration paid to PMC would be refunded to the society by the developer proposed to be appointed by the society. The Managing Committee now proposes to publish a public notice (newspaper ad) inviting expression of interest from reputed/established Project Management Consultants to assist the society technically and legally for proceeding with redevelopment of the society.

The members insisted that the proposed decision of appointment of Project Management Consultant be put to vote. The Secretary mentioned that the resolution passed in this SGB meeting will also be confirmed physically from members who have attended the meeting and from members who have not be able to attend the meeting due to personal or other reasons.

Following the results of the poll the below resolution is passed.

Resolution No.1

It was agreed/resolved by way of voting to appoint Project Management Consultant considering a budget of Rs 2,00,000/- to 2,50,000/- (excluding GST) which will be reimbursed by the developer proposed to be appointed for redevelopment of society.

Members Participated in Voting = 76 nos.

Members Voted 'Yes' = 74 nos.

Members Voted 'No' = 2 nos.

Resolved/passed by Voting

Member Mr S G Panchal expressed his gratitude and appreciated the efforts taken by the Managing Committee in proceeding with redeveloping the property. It was also requested to have video conferencing/ streaming of the open hall discussions for outstation members to participate. Members Mr Sunil Kothari & others extended their wholehearted support for the cause.

The Meeting concluded with the Vote of Thanks to the Chair.

On the 5th Day of September 2023

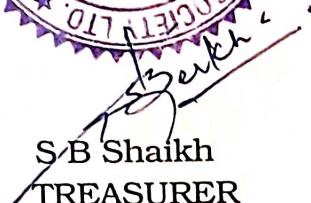
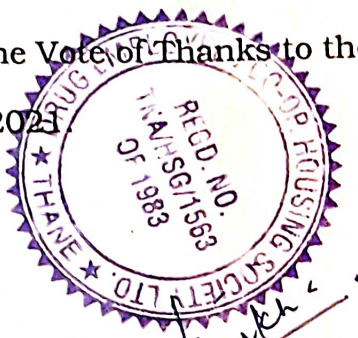
For Drug Employees CHS Ltd



Satish Salian
CHAIRMAN



Sudhir Pillai
SECRETARY



S/B Shaikh
TREASURER