

Drug Employees Co-Operative Housing Society Ltd, Thane

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

1st Pokharan Road, Jekegram P.O, Thane (W) – 400606

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Minutes of Meeting of Special General Body Meeting

Minutes of Meeting of Special General Body Meeting of Drug Employees Co-operative Housing Society Ltd, Thane conducted on Monday, 14th February 2022 at 7:00 P.M in the open space in front of the society office & via Video Conferencing/Zoom Call to transact the business mentioned in the Notice dtd 08.02.2022.

The Meeting was attended by members of the society physically and via Zoom app. The meeting was adjourned for 30 minutes for want of quorum. Tea & Snacks were served to all present. The meeting commenced thereafter at 7:30PM. It was recorded that 36 Members of the society joined the meeting via Zoom app and 73 society members were physically present at the venue.

The Chairman greeted the members present on zoom call and members physically present and requested the Secretary to transact the business as mentioned in the Notice dtd 08.02.2022. The Secretary welcomed the team of the Project Management Consultant and introduced Architect Sameer Shinde, Mr Rajiv Mehta, Mr Jayesh Patel, Architect Vaidehi & Architect Devanshi to all members of the society.

The Secretary proceeded with transacting the business as per the agenda of the notice:

Agenda No.1

To approve the minutes of the Special General Body Meeting held on 17.10.2021.

The Secretary stated that the minutes of the Special General Body Meeting held on 17.10.2021 was circulated vide circular dtd 17.11.2021. It was resolved in the meeting to: (1). To approve the minutes of meeting of the Special General Body held on 5th September 2021.

Passed Unanimously



(2). To appoint Esthete Architects & Consultants (or the duly registered Private Ltd Company) as Project Management Consultant for the redevelopment project of the society for an approved amount of Rs 2,10,100/-(excluding GST).

Members Participated in Voting= 74 nos

Members Voted 'Yes'= 73 nos

Members Voted 'No'= 1 nos.

Resolved by way of Voting

Resolution No.1

It is resolved to confirm & approve the minutes of the Special General Body Meeting held on 17.10.2021.

Proposed by : Mr Vinod Shetty

Seconded by: Mrs Rajamani

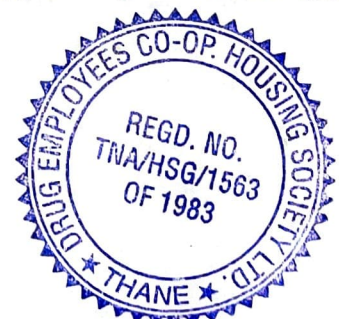
Passed Unanimously

Agenda no.2

To discuss, decide & approve the further course of action w.r.t Redevelopment of Society by considering the feasibility report being submitted by the appointed Project Management Consultant & passing necessary resolution to that effect.

The Secretary placed before the General Body the feasibility report submitted by Project Management Consultant, soft copy of which was sent to all members via Whatsapp and also kept for study in the society office. The Secretary invited Architect Mr Sameer Shinde to come forward and explain the entire feasibility report to the General Body for better understanding.

Architect Mr Sameer Shinde greeted the General Body of the society and stated that he was overwhelmed to see members gathered in large numbers, which is also a positive sign and demonstrates that we are coping with these bizarre times. Architect Sameer Shinde while introducing his team mentioned that they have come together and recently formed 'One Arch Studio Consultants' a Private Ltd Company with associates having expertise in the field of Architecture, Liaison and legal for more than 25 years. The purpose of this diversification was to form a team which will enable to provide complete solution/management while implementing such redevelopment projects. Architect Sameer Shinde mentioned that their team did bid for the redevelopment project and thanked the society for appointment them and giving them an opportunity to work with the society.

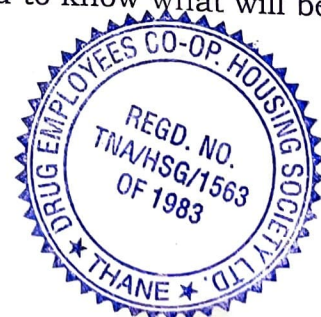


The feasibility report submitted by the PMC is a detailed report consisting of 40 pages and therefore their team has prepared a Power Point Presentation extracting the salient features of this redevelopment scheme. The main aim of the feasibility report is to understand how the society will benefit from the redevelopment scheme and to understand the further procedures involved.

Architect Sameer Shinde began with explaining the layout of the plot which is Final Plot No.5 & 6 naturally subdivided by the 12 mtrs wide T.P Road and explained that the redevelopment of both the plots will be taken up together. The project working is based basically on the current provisions of the Development Control Regulations applicable in the city of Thane. It was mentioned that the Unified Development Control Regulations are in force for the rest of Maharashtra (which includes Thane City) but excluding Mumbai Metropolitan Region and the working of this project will be as per the UDCPR sanctioned by the Government.

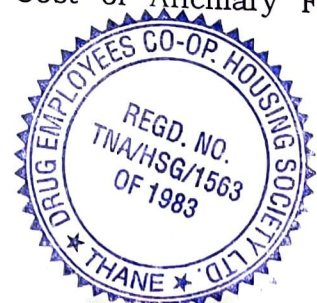
The Architect explained that the first part of the feasibility report would be the area statement on the basis of the FSI available. The Second part of the report would be the project cost and the third part would be how to recover the cost from the perspective of the society and how to share the balance with the external entity like a builder/developer. Architect briefed through the total potential of the plot and the total FSI which will be available for the scheme. The entire redevelopment from the FSI perspective on a total plot area of about 9000 sqmtrs is worked out considering one society by the PMC. The Architect enlightened the highlights of the scheme. The FSI eligibility in its order, the basic FSI would be 1.1, TMC grants 50% premium FSI on the basis of Ready Reckoner Rate, the TDR would be eligible as per the width of the adjoining road. Further there has been a revision in the UDCPR and an incentive of 50% over and above the three factors is declared from the Government for initiating redevelopment schemes by housing societies. The table of total FSI potential of the scheme is shown in the feasibility report.

Member Mrs Pushpa Dhume requested to know more about the 50% incentive area being offered by Govt and the number of floors in the proposed buildings. The Architect explained that the state government has from time to time been issuing policies to make redevelopment feasible for Housing Societies. One such incentive is the 50% incentive approved/issued by the Government over and above the official BUA of the buildings shown in the approved plan/OC plans issued in the year 1985. The no. of floors will vary as per the FSI potential and planning. Member Mr Mohare requested to know what will be the



total FSI available for the scheme by adding all the incentives and FSI. The Architect explained in detail that in this case there are two plots one abutting a 12mtr wide road, but one abutting one side by a 12mtr rod & 18mtr wide road accordingly the FSI would definitely differ and there are a various other factors considered while calculating the FSI. The basic FSI is calculated on the net plot area (which would be after deducting the reservations and setbacks), TDR & Premium FSI would be on the gross plot area and the incentive area would be on the factor of approved BUA in the OC plans and therefore it would not be justified to total and determine the flat FSI for plots in the scheme. The Total FSI component/potential worked out after considering all the basic FSI available as per the current norms, considering both the plots is about 25000 sqmtrs. The Architect further explained about the Ancillary FSI available which is 60% for residential and 80% for Commercial. The Area towards staircase, balcony, common areas which used to be previously counted free of FSI are now computed/accommodated in Ancillary area. There are further areas exempted from FSI like area under parking, service areas, basement areas for service installations & AC plants, generator, parking etc. The Architect explained that they have calculated and submitted this report considering Ancillary FSI as per residential development in the area. However there is an option to explore the commercial potential which is a prerogative of the society. The Total BUA after adding up the Ancillary FSI would be about 40,000sqmtrs which is seen vide FSI table in the feasibility report. The Architect thereafter explained how he has determined the total construction area considering optimum planning and further these planning are the choice of the society. However the Architect has worked out construction area by adding 5% on the total area and also considered 500 Four Wheelers parking (which is on a higher side) thereby achieving a total BUA of about 42,661sqmtrs. The fine tuning as per the requirement of the members/society will be done at a later stage but these calculations are from vast experience and study of the market.

Further, the Architect explained in detail the statement where the cost/expenses for the project is shown in the report. The cost of construction has been considered as per the projected inflation at the time of beginning of actual construction work of the plot. The GST component has also been included. The construction has been divided into two part built area and other areas like podium and stilts cost of which is considerably less. For the sake of estimation/costing it is also considered that the work will happen on high rise like Stilt + Podium +13 floors and parking as a different component. The cost of construction considering all the above factors will be Rs 160 Crores. There are further expenses like premium to buy FSI, TDR, Cost of Ancillary FSI,



Municipal payments/fees, and various ex-gratia amounts which adds upto Rs 131 crores as per table. The other costs towards society like Corpus Funds, rents, legal expenses etc will also be the parameters while working out the costing which will also be part of the bidding while negotiating with the developer. The time period of the project is considered as 3 years from the date of vacating the flats upon obtaining the Commencement Certificate for the buildings. The rents and other charges are considered accordingly. The total costing of the developer sums up to Rs 292 Crores as per the available potential and the total gross cost of the project is about 400 Crores. The profit of developer after considering the cost, deducting the cost for the area of minimum incentive @ 50% additional area on carpet area to be given to the society, the profit for the developer would be about 130 crores as shown in the costing statement. It is recommended that the society can demand a minimum 50% additional area over the carpet area.

Members Mr Mohan Gupte wished to know the specification of materials which will be used for construction. The Architect explained that this is again the prerogative of the society, however for working out the costing the Architect has considered good quality & standard specifications, Class-I materials w.r.t cement, flooring, wall tiles, paints, lifts etc. These will definitely form part of the tender document which will be drafted subsequently during our joint sessions and brainstorming. Member Mr Aubrey Dias wished to know how many flats would be built eventually to which the Architect replied this will depend on the configuration we achieve. Considering the balance area after constructing 158 flats for the society and the available balance FSI and the market conditions the builder will decide how many salable flats can be accommodated, approx 300 flats as per the current calculations. Members also wished to know what would be the amenities provided in the newly built buildings to which the Secretary mentioned that this is a part of planning and will be decided at a later stage i.e when we conclude on the potential of the plot and after understanding what we are entitled in terms of FSI. Members Mr Gopalkrishnan & Mr Sunil Pradhan expressed their concern with the timeline of 3 years shown for completing the project. The Architect explained that the stringent is considered but it is a reasonable timeframe in which the developer should deliver and the condition goes without saying that the grace period or the period which he overruns should be compensated or otherwise as the case may be and this should part of the tender document.



Member Mr Sharma requested to know the ratio of BUA to carpet area and the outcome of the survey done in random flats of the society. The Architect explained that the area considered here is the absolute Carpet Area/approved area as per the available approved/ OC plans that there is uniformity in the typical areas of all flats while negotiating with the developer. The carpet area so considered will be uncontested and it is highly recommended to always consider same for all further calculations to avoid any ambiguity. Member Mr Mohare requested to know what would be area considered for 6 nos of terrace flats. The Architect explained that as PMCs the recommendation would be that if any flat has terrace open to sky and being legally used then the similar area can be provided as terrace area in BUA in the new construction or as per the case decided mutually amongst the General Body of the society.

Member Mr Sunil Pradhan enquired regarding incorporating a clause towards Bank Guarantee. The Architect was of the opinion that to obtain a BG of about 20% of the Project Cost the market is such that 100% funds needs to be blocked which is usually seen as a dead asset by the developer. The Architect opined that there are other alternatives like insisting the developer to obtain all permission and Commencement Certificate to the full potential to cover the society against any risks. We can also incorporate conditions wherein the society will have stakes in the purchase of the TDR/FSI and an airtight agreement needs to be made envisaging maximum possibilities. However the PMC assured that this can definitely be taken up during the further brainstorming and discussions and also made part of the tender/development agreement if required.

This Special General Body Meeting of the society which commenced at 7:30PM continued through 9:30PM and it was observed that few members had left as per their convenience without any intimation to the chair. At this juncture, the Secretary requested to know from the members whether they were in acceptance with the feasibility report submitted by the PMC. The members on zoom and members who were physically present were of the consented opinion to accept the feasibility report submitted by the Project Management Consultant.

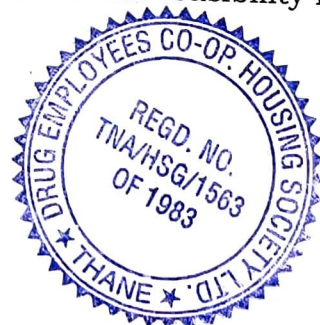
The Secretary further requested to know whether the appointment of PMC could be extended for Phase II of the project. Member Mr Vinod Shetty inquired what the Phase II was and what would be the cost liability on the society. The Secretary explained that the second stage involves advising for Legal matters at preliminary level pertinent to the subject proposal vis-à-vis title, society



matters, overall redevelopment procedure etc, preparation of tender document for invitation of offers from developers, receiving the offers from the Developers and making comparative statement/analysis, helping society members in negotiations with developers and assisting in finalizing the developer & guiding society members on the legal matters in addition to the advice of legal expert, helping to appoint the legal advisers and providing inputs to avoid possible legal complications in future while appointing the developer. The cost for Phase-I was the liability of the society and the expenses for Phase-II was supposed to be borne by the builder/developer being appointed. The Secretary explained that the appointment of PMC was done along with all these conditions in the Special General Body of the society dtd 17.10.2021. Member Mr Abhichandani mentioned that members might want to study the feasibility report and thereafter a decision in this respect should be taken. At this juncture few members mentioned that the decision in this respect should be differed.

Further Member Mr Kalpak Nerlekar requested to know the background of the PMC and the projects completed by the PMC in the last 5 years and whether the members can visit their sites. The Secretary at this juncture exclaimed that the PMC is not the developer or the entity who will be constructing any of the buildings in our scheme however the PMC is assessed on the basis of the Architectural and Liaison knowledge they have. It is more important that the appointed PMC is well versed with the provisions of the UDCPR. The detail scrutiny of all the PMCs who had submitted their Commercial Offers in the SGB Meeting dtd 17.10.2021 was done and a resolution by way of voting was passed to appoint this PMC. Accordingly an appointment letter was issued, payments were released and the feasibility report is obtained.

Members Mr Nelson requested to know whether there would be any expense incurred or payments to be done by the member during the redevelopment process to which the answer was negative. Member Mr Ashok Saraf enquired about the kind of investment/ROI visualized by the developer of the project and also regarding exploring the commercial option w.r.t achieving higher benefit due to 80% Ancillary FSI. Architect Sameer Shinde explained in detail the cost & investment to the satisfaction of the member. Regarding exploring the commercial option, Architect was affirmative and said it is the prerogative of the society to decide in this respect however such decision should be made considering the market, demand & surplus inventory available. Member Mr Ashok Saraf appreciated the PMC for the manner in which the feasibility report is made.



The Secretary stated that, after placing the appointment, release of payments & submission of a detailed feasibility report, to differ the appointment of PMC for Phase-II without any valid/genuine reason would be sheer waste of money, time and resources. Member Mr Vinod Shetty requested to know what the further road map towards redevelopment would be. Member Mr Sanjeev Vig & Mr Santosh Shetty exclaimed that without continuation of PMC the scheme is in jeopardy. At this juncture members physically present and over zoom were of the consented opinion that the appointment of PMC One Arch Studio Consultant should be continued for the further progress in the scheme. The Secretary stated that even though the General Body has come to a common consent in the matter it would be appropriate to approve this resolution by raising a poll on zoom and recording signatures of members present physically.

Resolution No.2

It is resolved to accept the feasibility report submitted by the Project Management Consultant 'One Arch Studio Consultants Pvt Ltd' for the redevelopment of society.

Proposed by: Mr Sunil Pradhan
Seconded by: Mr Kalpak Nerlekar
Passed Unanimously

Resolution No.3

It is resolved to appoint One Arch Studio Consultants Pvt Ltd for Phase-II of redevelopment project of the society as per the approved Commercial Offer dtd 14.10.2021.

Proposed by: Mr Sanosh Shetty
Seconded by: Mr Sanjeev Vig
Passed Unanimously

Total No of Votes= 28
No of Votes 'Yes'= 28
No of Votes 'No' = 0
By way of Voting on Zoom call.




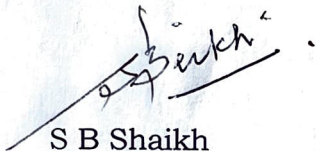
The entire SGB meeting was video recorded and the same concluded at 10:30PM with the vote of thanks to the chair and the Secretary thanking the entire team of One Arch Studio Consultants Pvt Ltd for accepting the invite and attending the meeting.

On the 14th Day of February 2022.

For Drug Employees CHS Ltd


Satish Salian
CHAIRMAN


Sudhir Pillai
SECRETARY


S B Shaikh
TREASURER

