

25th August 2023

MINUTES OF THE GENERAL BODY MEETING

The minutes of the General Body Meeting of SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD., which was held on Sunday 20th August 2023 at 06.30 pm at the Society's compound to transact the following business: -

The Hon. Chairman Mr. Ashish Shah took the chair and welcomed the members present in large numbers and appreciated the members who were not in Mumbai/India but yet remained present on zoom.

Mr. Tawheed Sofia mentioned that the committee is doing very good work but had a suggestion "To pass the minutes of previous redevelopment meeting in this SGM". It was replied that we are following directive under section 79a of Maharashtra Co-op Act 1960 and have prepared the current agenda as mentioned in this directive and accordingly the minutes of previous redevelopment meeting were well circulated to all the members and one copy thereof was submitted to the office of the Registrar and all acknowledgments well taken. Hence all rules had been followed as per guidelines. Further Mr. Adi Engineer suggested that we can start this practice of confirming minutes of previous redevelopment meetings from next SGM which was well accepted as the committee always welcomes suggestions and ideas from members for betterment of the society.

The Hon. Secretary Mr. Ketan Dalal then started conducting the proceedings of the meeting since quorum was completed to transact the following agenda:

1) To present two feasibility reports for redevelopment of our society.

The two feasibility reports one by Mr. Abhijit Sawant of Architectural Associates and the other by Mr. Suresh Sahu of Supreme Engicons (India) Pvt Ltd., were made available for members review in the society office from 10th August 2023 to 19th August 2023.

Mr Suresh Sahu clarified that inspite of their best efforts with various agencies they could not find approved plans and other documents of the society. However, they have tried their best in preparing the feasibility report so that members can understand and move ahead accordingly. During this meeting a lot of calculations and examples were given by way of power point presentation so that members and especially senior citizens having difficulty in understanding the feasibility report get clear picture of redevelopment.

Overall, the members were very happy with this feasibility report and detailed presentation given by the team of Supreme Engicons (India) Pvt Ltd.

"It was resolved that the feasibility report submitted by Supreme Engicons (India) Pvt Ltd was approved and members instructed them for further process".

Proposed by: Mr. Paresh Panchmatiya
Seconded by: Mr. Sudhir Sanghani
Carried unanimously



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- 2) To see the presentation of second PMC and appoint them as our Project Management Consultant (PMC) and to finalize the scope of their work with terms and conditions of their appointment and to fix their remuneration.

Mr. Suresh Sahu of Supreme Engicons (India) Pvt Ltd., gave a detailed presentation to the members and it was unanimously decided to appoint Supreme Engicons (India) Pvt Ltd., as our Project Management Consultant.

The Hon. Chairman Mr. Ashish Shah informed the house the remuneration to be paid to Supreme Engicons (India) Pvt Ltd., would be as follows:

Feasibility Report –	Rs. 31,000
Tendering -	Rs. 68,000
Scrutiny of tender documents-	Rs. 49,000 and

PMC fees 1% of construction cost to be paid by Developer to the Society and in turn shall be paid by the Society to the PMC.

“It was resolved to appoint Supreme Engicons (India) Pvt Ltd., as our Architects / Project Management consultants as per remuneration above and the Managing committee is authorized to decide there the scope of work and terms and conditions”.

Proposed by: Mr. Bhagwandas Chhabaria
Seconded by: Mr. Premal Shah
Carried unanimously



- 3) To make an action plan for redevelopment process.

After completion of above agenda 1 & 2, a lengthy round of question-and-answer session followed for an action plan for redevelopment, wherein the members gave their opinion / suggestions / recommendations. Several queries of members were also answered by Mr Sahu.

- i) The PMC team explained that there are several challenges in carrying out the project. To name a few there is height restriction since this society falls under vision of funnel and height restrictions of approx 40 metre or approx 12 to 14 habitable floors as per DCPR 2034. Further there is severe encroachment near the F zone wall and at the entrance of the society, big variation in sizes of the flats, garages, several missing documents including the property card, sub division of the plot is pending, DP road which was not till Simla house plot, hard rock basement, parking issues due to restricted FSI etc.
- ii) Mr. Hemant Chhabria suggested for physical measurement of each flat and garages to arrive at the actual carpet area of all. The charges for the same will be paid by the society and in turn will be billed to the members in their quarterly bills. Mr. Sahu of Supreme Engicons (India) Pvt Ltd., informed that MHADA will also be doing the measurements of all the flats in future as per law.

- iii) It was discussed and decided that members can email their queries by email on the society email ID, so that the same can be discussed during one of the upcoming SGM.
- iv) Mrs. Rahil Shah & others suggested that we can make a website for information on redevelopment. The Hon. Chairman replied that the committee always welcomes suggestions and ideas from members and can consider this.
- v) PMC fees 1% of construction cost to be paid by Developer to the Society and in turn shall be paid by the Society to the PMC.
- vi) Mrs. Rahil Shah expressed to have 12 feet of height in our flats, because in suburbs everywhere they give that kind of height in residential buildings.
- vii) Mr. Premal Shah inquired that, "will the funnel issue be ever resolved because that seems like a major problem"? Mr. Sahu replied that depends on the developer.
- viii) Mr. Tushar Dharia informed that we need to a lot of homework for parking, garages, restricted FSI, height problems.

"It was resolved that physical measurements of all 246 flats and 83 garages to be carried out and MC is authorized to fix up the charges per sq feet and appoint one company on behalf of the members and charges thereof to be billed to members quarterly bill".

"It was further resolved that the PMC Mr. Suresh Sahu of Supreme Engicons (India) Pvt Ltd., to prepare the draft of the tender which should contain all the challenges mentioned by them for this project. The same to be submitted to the Managing Committee and then after to General body after which to be published in the newspapers".

Proposed by: Mr. Tushar Dharia
Seconded by: Mr. Paresh Mehta
Carried unanimously.



The members were very happy at the end, because a lot of information was received, and they were able to express their views. The Hon Chairman informed that we all should take the redevelopment ahead in such a manner that our society sets an example for entire South Mumbai. He further expressed that we should have more such meetings so that everyone gets more and more clear picture for the entire process of Redevelopment.

Since there was no other matter pending for discussion, the meeting ended with a vote of thanks to the Chair.

For Simla House Co-op. Housing Society Ltd.,

