

REDEVELOPMENT OF OUR SOCIETY – A STATUS REPORT – 24.01.2021**A Brief Recap:**

On 9th November 2014 we had the first SGM for redevelopment of our Society wherein an overwhelming majority of the members voted in favour of proceeding with the redevelopment process.

In that meeting, the General Body appointed three Project Management Consultants (PMCs) – M/s. Daisaria Associates, M/s. Mangurdekar & Associates and M/s. Nandapurkar & Associates.

M/s. Daisaria Associates subsequently informed the Managing Committee that they had erred in the quote provided by them and which was placed at the SGM and indicated a very high fee. They, therefore, opted out.

In January 2015, the appointment letter was given to M/s. Mangurdekar & Associates and M/s. Nandapurkar & Associates to proceed with the feasibility report for the redevelopment of our Society.

In February of 2015, the long awaited Development Control and Promotion Regulations 2034 (known in short as the Development Plan or DP 2034) for the city of Mumbai was released.

The PMCs requested time to study the new regulations. Both the PMCs were of the opinion that the plan would have a major impact on our project.

The DP, however, had many mistakes and after protests from the general public and industry professionals, the DP was withdrawn in April 2015.

Anticipating the release of the revised DP, the Redevelopment Sub-Committee (RSC) was reconstituted in our AGM held on 24th September 2017. Please see the minutes of the AGM for the relevant information.

The DP was finally released in November 2018.

Pursuant to the release of the DP the RSC met with the PMCs and began discussion on the feasibility reports. The required documents were made available to the PMCs.

M/s. Mangurdekar & Associates have submitted their report which was discussed in the RSC.

As regards the other PMC, M/s. Nandapurkar & Associates, we have received no co-operation from them.

Mr. Arvind Nandapurkar of M/s. Nandapurkar & Associates informed us in February 2019 that there will be a delay of a few months because as per the Ministry of Environment, Forest and Climate Change, Government of India letter dated 18th February 2019, a statutory compliance by the Maharashtra Coastal Zone Management Authority (MCZMA) has not been completed. Though this may or may not have any effect on our project, Mr. Nandapurkar felt that it is better to wait.

The delay in issuing the Government Regulation after completion of the required statutory compliance was also due to the code of conduct rules applicable till the general elections was over.

Since then we have had no response from Mr. Nandapurker. Numerous phone calls and e mails from our Hon. Secretary, Mr. Kiran Bajekal, have gone unacknowledged.

We even resorted to use the good offices of our MLA, Mr. Ashish Shelar, but to no avail.

Finally in September 2019, through the good offices of Mr. Prathamesh Mangurdekar a few members of the RSC met with Mr. Gopal Chiplunkar, a leading expert on CRZ issues and who was in the committee that charted the High Tide Line (HTL) in 1991 – 92, that led to the CRZ Act.

Mr. Chiplunkar confirmed that our Society was not affected by the CRZ and consequently, the ministry's letter does not concern us. We have obtained a document from the Municipal Corporation confirming the same. However, we lost a lot of time in the process.

As mentioned earlier, to this day, we have had no response from Mr. Nandapurker.

Then the pandemic struck and all work came to a standstill.

Present:

Once the lockdown restrictions were relaxed, the RSC began its meetings. In the last year, there have been quite a few amendments to the DP 2034 as well as the Society bye-laws. It took us some time to understand the changes.

The feasibility report submitted by M/s. Mangurdekar & Associates has been made available to the members.

As many members have commented that the report is difficult to understand and raise queries consequently, the Managing Committee proposes to organise a presentation by M/s. Mangurdekar & Associates (online or a mix of online and physical gathering) of the

feasibility report to the Members. This will place the Members in a better position to understand the report and raise questions.

The date, time and mode of the presentation will be communicated in due course.

Members may thereafter send in their queries to the office within 14 days, in writing or by e mail.

Subsequently, the Managing Committee proposes to conduct an SGM to formally discuss the feasibility report and related issues to decide on the future course of action.

Other related issues under discussion are:

1. We wish to place before the General Body a course of action against M/s. Nandapurkar & Associates, who have been unresponsive, and cancel their appointment.
2. Since the spirit of the decision of the SGM held on 9th November 2014 was to have more than one PMC submit a feasibility report to enable us understand the options of redevelopment better, we wish to place before the General Body, the appointment of one or two other PMCs. We are already talking to a few PMCs and will keep the General Body informed.
3. Another issue under discussion whether to opt for self redevelopment or redevelopment through a developer.
4. We are contemplating physical meetings in smaller groups for a better understanding of the views and needs of the Members on redevelopment.
5. A questionnaire is under consideration to understand the specific needs and aspiration of the Members from the redevelopment.

Once the process begins in earnest, Members must be prepared to attend meetings that will be convened at regular intervals. As the times we live in do not permit a large gathering, these meetings may be online or a mix of online and physical gathering of a small group. Members are requested to download the Zoom app on their devices so that they can participate in the meetings.

The Managing Committee welcomes any suggestions in writing or by email.

Shashi Marballi

(Dr. Shashi Marballi)

(Redevelopment Sub Committee)