

REDEVELOPMENT OF OUR SOCIETY – A STATUS REPORT – 25.03.2019

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 (PMC) – M/s. Daisaria Associates, M/s. Mangurdekar & Associates and M/s. Nandapurkar & Associates.

Due to their high fees, M/s. Daisaria Associates were subsequently not considered. 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) 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The DP, however, had many mistakes and after protests from the general public and industry professionals, the DP was withdrawn in April 2015.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 24.09.2017. Please see the minutes of the AGM for the relevant information.

The DP was finally released in November 2018.

However, despite our best efforts, we are yet to procure an authentic copy of the DP.

Present Status:

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 is under consideration by the RSC.

Mr. Arvind Nandapurkar of M/s. Nandapurkar & Associates has told us that there will be a delay of a few months because as per the Ministry of Environment, Forest and Climate Change, Government of India, 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 feels that it is better to wait.

The delay in issuing the Government Regulation (GR) after completion of the required statutory compliance, is also due to the code of conduct rules applicable till the general elections are over.

Once the Society has received the feasibility reports, they will be made available to the members. PMCs will be invited to address the members and answer their questions.

Once the process begins in earnest, members must be prepared to attend meetings that will be convened at regular intervals.

The RSC has requested the Managing Committee to induct Mr. Siddartha Ray into the committee.

To gather as much information as possible, the members of the RSC are attending seminars, lectures and presentations on various aspects of redevelopment.

Dr. Shashi Marballi
(Chairman – Redevelopment Sub-Committee)