

॥ ॐ श्री गुरुभ्यो नमः । श्री भवानीशङ्कराय नमः । श्री मात्रे नमः ॥





Talmakiwadi Redevelopment

Special General Body meeting - 22 January 2023

Birth of Talmakiwadi

- Desire of Param Pujya Shrimat Anandashram Swamiji to construct housing society for the lower middle class of the Chitrapur Saraswat community who cannot afford to buy a flat
- Lifestyle upgrade for the members – Chawl to Talmakiwadi
- Wishlist before TCHS was constructed
 - Temple with well qualified Priests to fulfill the spiritual needs of the residents, Dispensary, Co-operative Stores and Grocery shop, Social Service class to train women, Seva Dal (Volunteers), means to provide games and amusement and a Reading Room, Gymnasium, Well conducted quarterly journal and a Kala Bhuvan – Art school

Redevelopment of society

**New
Structure**

**Well
Equipped
Building**



**Bigger
Carpet
Area**

**Environment
friendly**
with Ultra Modern
amenities

Factors for success of the Project

**Active
Involvement of
every member**

Selection of PMC

**Right Guidance at
every step**

**Planning,
Execution
Procedure**





Factors affecting Redevelopment

- Allowable FSI by Planning authority
- Sale Rate in that area
- Shape of plot
- Size of Plot
- Road widening area or reservation
- Design of existing building (Tenement size, Shops, ownership structure)
- Co-operation from members

Major challenge

**Complicated
ownership
structure**

Trust factor

**Technical
Guidance for
decision making**

**Awareness to follow
redevelopment
guidelines**



 **RCC
CONSULTANT**

 **ARCHITECT**

 **ADVOCATE**

 **CUSTOMER
REALATION
MANAGER**

 **CIVIL
ENGINEER**

 **CHARTERD
ACCOUNTANT**

TEAMWORK
Makes
The **DREAMWORK**



What
should
we look
for in a
PMC



Ability



Track



Ideas



Verification

The redevelopment process

- Governed by GoM Circular Sec 79A dated 04 July 2019
- Spirit of the circular - transparency and democracy
- 1st Step: in principle approval with at least 2/3rd quorum and 51% of total members as majority vote and appointment of PMC and feasibility study and decide on type of Redevelopment model
- Subsequent steps: final decision on redevelopment - appointment of contractor/ developer/ builder with same stringent requirements of quorum/ majority
- Directions provided by the Office of Deputy Registrar on 19 Jan when we met them in their office

Objective of SGM today and subsequent steps

- Grant approval to commence redevelopment process by appointing PMC and deciding on type of redevelopment
- Authorise the MC to call meeting of tenants of TCHS and discuss the modalities of redevelopment with them
- Detailed Redevelopment scheme will be submitted by the shortlisted PMC and placed before the House for FINAL APPROVAL OF THE REDEVELOPMENT SCHEME
- Further tendering and selection process to decide on contractor/ developer/ builder
- Final approval for redevelopment scheme (selection of contractor/ builder/developer) subject to same stringent quorum and majority requirements
- In addition - proceedings to be videographed and Registrar's official to be invited in all such meetings

Agenda Item 1

- To consider the issue of redevelopment of the Society Buildings
- Essentially to grant an approval for the Redevelopment of the Society Buildings singly or jointly alongwith KSA and BVES

Agenda Item 1: Draft Resolution

Resolved that the members of Talmakiwadi Co-operative Housing Society Ltd. present at the Special General Body meeting held on 22 January 2023, hereby grant their approval to permit the Managing Committee to initiate the process of redevelopment of the society as per the guidelines provided in the Government of Maharashtra Revised Redevelopment Direction dated 4th July 2019 regarding Redevelopment of Buildings of Co-operative Housing Societies, independently or jointly alongwith Kanara Saraswat Association and Balak Vrinda Education Society

Agenda Item 2: Draft Resolution

Resolved that the members of Talmakiwadi Co-operative Housing Society Ltd. present at the Special General Body meeting held on 22 January 2023, hereby direct the Managing Committee to call a meeting of the tenants of Talmakiwadi Co-operative Housing Society Ltd. and apprise them about the process of redevelopment of the society being undertaken by the society

Agenda 3: Appointment of PMC/ Architect

- Prospective PMCs will make a brief presentation of 40 mins each followed by Q & A of 20 mins
- Presentation of Evaluation Sheets (80 marks allotted by members + 20 marks allotted by Redevelopment Sub committee) - Total 100 marks
- Resolutions appointing the PMC
- Resolutions on type of Redevelopment to be undertaken (Builder/ Developer led model OR Self Redevelopment model)

Sr No	Evaluation parameters	Max Marks
1	Organizational Setup - Resources to handle large housing projects	25
1.1	Size of the Firm and the type of Clients handled Varied experience, Awards or recognitions	5
1.2	Technical Staff - Consider number of senior architects, structural engineers, civil engineers, draftsmen etc. Their qualifications, overall experience, time spent with the firm etc.	5
1.3	Ability to handle from start (PFR) to Finish (OCC)	5
1.4	Managerial / Admin Staff and ability to provide an appropriate contact person to co-ordinate our project.	5
1.5	Ability to meet our legal & tax requirements through associates or own inhouse personnel	5
2	Housing Projects Completed / On Hand	20
2.1	Projects Completed and in Process	5
2.2	Experience of handling large housing projects successfully in the area of redevelopment of Societies	5
2.3	Knowledge of regulations	2
2.4	Knowledge and experience of self development	3
2.5	Quality of Feasibility Reports prepared by PMC	5

Sr No	Evaluation parameters	Max Marks
3	Plans proposed	35
3.1	Time frame proposed (Lesser period more score)	5
3.2	Corpus proposed	5
3.3	Extra area	5
3.4	Plans to offset future maintenance through alternative cash flow	5
3.5	Plans to reduce hardship to members during construction	5
3.6	Assessment in respect of overall plans proposed	5
3.7	Ability for Financial tie-up	5
Grand Total		80
TCHS - EVALUATION SHEET FOR RATING OF PMCs BY REDEVELOPMENT SUB COMMITTEE		
4	Due Diligence (from Societies where PMC has worked) (atleast three responses for each PMC)	20
4.1	Knowledge and Liaisoning	
	1) Knowledge of redevelopment process	3
	2) Ability to liaise with BMC, State Govt., and other Public Bodies	4
	3) Ability to handle / advice on legal issues	3
4.2	Professional Competence	5
4.3	Quality Assurance	
	1) How realistic and comprehensive was the feasibility report	3
	2) Did the Completed project meet client's expectations	2
Grand Total		100

Sr No	Evaluation parameters	Max Marks	Mukesh Mehta Scores	Verite Scores	Toughcons Scores	Sumedha Gore Scores	Mullerpatan & Vaidya Scores
SCORE BY REDEVELOPMENT SUB COMMITTEE							
4	Due Diligence (from Societies where PMC has worked) (atleast three responses for each PMC)						
4.1	Knowledge and Liaisoning						
	1) Knowledge of redevelopment process	3	1	3	2	3	3
	2) Ability to liaise with BMC, State Govt., and other Public Bodies	4	3	3	2	3	4
	3) Ability to handle / advice on legal issues	3	2	2	2	2	2
4.2	Professional Competence	5	3	4	4	3	3
4.3	Quality Assurance						
	1) How realistic and comprehensive was the feasibility report	3	1	2	2	2	3
	2) Did the Completed project meet client's expectations	2	2	2	2	2	2
	Grand Total	20	12	16	14	15	17

Agenda Item 3: Draft Resolution

Resolved that the members of Talmakiwadi Co-operative Housing Society Ltd. present at the Special General Body meeting held on 22 January 2023, after deliberations hereby agree that the Self Redevelopment model is chosen for the proposed Redevelopment of Talmakiwadi Society complex and authorize the Managing Committee to take necessary steps to undertake steps for Redevelopment of the society in this regards.

Resolved further that M/s Mullerpatan Prasad & Nikhil Vaidya, Architects are hereby appointed as the Architects/ Project Management Consultants for conducting a detailed feasibility study for the redevelopment of the Talmakiwadi Co-operative Housing Society complex in line with their offer dated 16/12/2022 as per the terms of reference laid down by TCHS and submit their report within Two months. Further resolved that the MC is authorised to negotiate the fees and payments terms to the benefits and best interests of the Society

In the absence of Mullerpatan Prasad & Nikhil Vaidya Architects not accepting the offer or not accepting the terms & conditions laid down, the MC may appoint M/s. Verite Valuehomes Pvt Ltd as the PMC for the project and submit their report within two months

Agenda 4: Submitting a broad outline of redevelopment process

- Appointment of Architect/ PMC - issue of letter : 15 February 2023
- Receipt of a draft detailed report from the PMC: 10 April 2023
- Discussion of the Draft Report with MC: end April 2023
- Discussion of Draft Report in the General Body meeting: June 2023
- Receipt of Final Report: July 2023
- SGM to consider the Report and decide on the redevelopment scheme: August 2023

Resolution for conduct of online SGM

Resolved that the members of Talmakiwadi Co-operative Housing Society Ltd. present at the Special General Body meeting held on 22 January 2023, hereby direct the managing committee to request the Deputy Registrar for permission to hold General body meetings online and make arrangements to record the proceedings of the General Body and preserve the same.

Resolution for dissolution of Sub committee

Resolved that the members of Talmakiwadi Co-operative Housing Society Ltd. present at the Special General Body meeting held on 22 January 2023, hereby express their gratitude to the members of the Redevelopment Sub committee for the work undertaken by them during the past 4 years.

Considering that the purpose for which the sub committee was formed has been achieved it is hereby resolved that the Redevelopment Sub Committee constituted by earlier Annual General Body be and is hereby dissolved.

**Thank you for
your
participation
and Good night**

