

07-06-2022

To
Chairman / Secretary / works committee members
Gandhara Nagar,

Sub: Redevelopment of Society

I am very much thankful to all works committee members for arranging presentation from METAMORPHOSIS on 5th Jan

Following points may please be taken into consideration while discussing further meetings with PMC for redvelopments.

1. Town planning scheme reservation for plot no 9 of society Land, kept vacant by M/s A.V. Bhat & Co while constructing buildings
2. Original Luvraj Society's agreement with M/s A.V. Bhat for handing over Society Land to builder for creating assets and selling the same and returning Land back to society without any reservation.
3. Free F.S.I (with fsi index 10% on society Land) distribution in equal proportion to all 108 owners as decided by AGM long years back. Few members are still ~~not~~ ~~agg~~ apprising this but since ~~this~~ this proposal was agreed by all society members, efforts should be made to agree this by all 108 members.

(Bhat)

4. During the talk by Legal advisor during above meeting on 5th Jan, he had mentioned that the distribution of FSI should be decided by society only. However he had mentioned that addition area being offered by builder should also be equally divided in all 108 members. This was objected by a member then and there ~~only~~ only stating that there will be statement in project on this issue and we will again revert back to 20 years position, the original dispute amongst us. I therefore request committee members to kill this issue now itself before it flares up.

5. As per work order ~~Metaph~~ to Metamorphosis, the firm will provide End to End project management consulting work to society. Nice presentation on this was also given by Mr Dhene, Arch & Mr Adv. Somax. However present ~~the~~ fees ~~for~~ of Rs 3,24,000/- is only for phase I ~~up~~ stage. It was clarified by Chairman his fees for balance phases of consultation will be Rs 34000/- per members. However this is nowhere recorded in work order.

Justice

It is

Please resolve the above few points presently ~~not~~ noticed by me to achieve hasslefree progress in redevelopment.

yours

~~S. B. Joshi~~
S. B. Joshi

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P.S.: Please bear with my handwriting, -english and spelling mistakes.