



# The Malad Co-operative Housing Society Ltd.

REGD. NO. BOM/HSG-38 OF 1965

1/9, Podar Park, Podar Road, Malad (East), MUMBAI - 400 097. Tel.: 2883 4966

Mob.: 98330 03421 E-mail : mchs1965@rediffmail.com

Ref. No.: \_\_\_\_\_

Date : \_\_\_\_\_

053/2023-24

12-Aug-2023

## NOTICE / SPECIAL GENERAL BODY MEETING

**Dear Members / Shopkeepers,**

You are hereby informed that SGM of the society will be held on 20<sup>th</sup> August, 2023 at 11:00 AM at Temple Area of the Society to transact following Agenda followed by Lunch.

### AGENDA: -

1. To read & approve the minutes of last SGM.
2. To discuss and finalize the list of amenities for Proposed Redevelopment of Society by consent of the members present in the meeting (Prepared by PMC) (List of Amenities attached herewith for reference).
3. To decide the Tender process (Open or Close) to be followed by the Society for the Selection and Appointment of Developer by the consent of the members present in the meeting. (PMC to brief Tender process)
4. To certify the area of flat's & shop's by the Society with the consent of the members present in the meeting (310 Residential flats & 72 tenanted Shops)  
Area measurement carried out by the Society by appointed consultant.
5. Members/Tenants have already decided to go for Redevelopment by giving their written consents to the Society and appointed Rasik P. Hingoo as PMC with majority votes, PMC provided Feasibility under different scheme under Reg.33 (9)CDS, 33(11), 37(A) scheme) of DCPR 2034 to the Society.
  - i. Updated Feasibility Report under 33(9) CDS prepared by PMC to be emailed to members for reference. (2 changes in Feasibility: a) Corpus Fund increased from 500 to 1500 per sq. ft carpet area, b) 50% Reduction in Premium FSI)
  - ii. Suggestions if any to be sent before 2 days of the SGM.



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## Note : Reg.33(9) Cluster Redevelopment Scheme of DCPR 2034

### The Plot size should be above 6000 sq.mtrs to under Cluster 33(9)

#### a) Description of Society area :

- As per PR Card : 13,798 sq.mtrs
- Area as per physical survey : 12,447 sq.mtrs
- Roadwidth : 18 mtr

#### b) Minimum Criteria to go under 33(9) CDS:

- Society plot area is more than 6,000 sq.mtrs & 18 mtrs Roadwidth
- minimum criteria required for going under Reg.33(9) CDS of DCPR 2034 for Redevelopment.
- Society satisfy the criteria for going under Reg.33(9) CDS of DCPR 2034(Development Control Regulation Scheme)
- FSI :4 is available under the 33(9).

PMC has suggested 33(9) CDS of DCPR 2034 the most viable scheme for the Society Redevelopment.

6. To update regarding the progress of Redevelopment process.
7. To allocate funds for Redevelopment work of Society in Redevelopment Account.
8. Any other matter with the permission of chair.

FOR THE MALAD CO.OP.HSG.SOC.LTD

Shri Rakesh Agarwal  
Hon. Chairman

Shri Deepak Kanodia  
Chairman Redevelopment

Shri Anil Mishra  
Secretary Provisional Committee

## **LIST OF AMENITIES FOR PROPOSED REDEVELOPMENT OF SOCIETY**

### **Outdoor Amenities**

- Swimming pools
- Visitor Car parking facilities
- Rooftop decks
- Landscaped Gardens, patios, etc.
- Kid's play area

### **Indoor Amenities**

- Library
- Table tennis court/Squash
- Gyms
- Game rooms
- Amphitheatre

### **Security Amenities**

- Maintaining perfect safety and security system.
- Using the cameras, sensors, etc
- Smart access control systems.

### **Wellness Amenities**

- Yoga centers /Meditation room
- Spas
- Shaded walkways, and cycling and jogging tracks

### **Car Charging, Car washing, Parking, and Transportation**

- The installation of EV charging stations
- Reserved Car parking for residents and guests.
- Multilevel vehicle parking.

### **Clubhouse/Community Hall**

- A community hall or a multipurpose hall with few rooms for social and business gatherings and also Kitchen approx. 300 sq.ft carpet
- Clubhouse for recreation.
- Guest rooms