

BLOSSOM CO-OPERATIVE HOUSING SOCIETY LTD.

(Regn.Bom/Hsg-39/65)

Military Road, Marol, Mumbai 400059

May 21, 2021

Dear Members,

Notice is hereby given that a Special General Body Meeting of Blossom Co-operative Housing Society Limited will be held **ONLINE** on **Microsoft Teams platform** on **Saturday, May 29, 2021 at 5:00 p.m. IST**

AGENDA

To discuss and decide:

- i. Appointment of Mr Chandrasekhar Prabhu as an Advisor to Society during implementation of Self-redevelopment project of Blossom.
- ii. Approve the rules and regulations of Redevelopment Committee (RDC) to be constituted in respect of self-redevelopment project of Blossom.
- iii. Constitute the Redevelopment committee to assist the Managing committee, during implementation of Self-redevelopment project of Blossom.

For Blossom CHS Ltd.

Aswade
Hon. Secretary



Note:

- i. Please download Microsoft Teams App on your Laptop/ Computer/ smartphones, well ahead of the scheduled meeting. Members requiring assistance, in doing so, may kindly contact the Society Office and/or volunteers who are helping and supporting senior members.
- ii. Preamble and draft of resolutions to be passed are enclosed in the annexure
- iii. The draft rules and regulations of RDC are already sent to current RDC/RC members for their suggestions/modifications. The draft as modified by incorporating their suggestions will be made available to members shortly.
- iv. Member who wish to volunteer to become Redevelopment Committee member by giving their time, expertise and services may come forward and give their names in writing to Society Office upto 28th May 2021 by 9:00 pm.

ANNEXURE:

PREAMBLE: 1(i): appointment of Mr Chandrashekhar Prabhu (CP) as advisor

Mr. Chandrashekhar Prabhu gave his presentation on self-redevelopment to Blossom members on 19.4.2021 and also answered number of queries on this issue. The members who attended the lecture were impressed by this presentation. MC has already circulated the gist of his presentation. Based on the voices echoed in the various discussions/ meetings, suggesting appointment of Mr. Chandrashekhar Prabhu as an advisor for guiding and helping society to achieve its goal of redeveloping BLOSSOM buildings

through self-redevelopment process, Managing Committee approached Mr. Chandrashekhar Prabhu requesting him to assume the role of advisor for Blossom self-redevelopment project. He has given his consent and has also agreed to address Blossom members before 29th May 2021. He has also specifically clarified that his appointment as an advisor is without any remuneration and as a selfless activity. He further clarified that he would help society in taking decisions after studying pros and cons of each proposal.

Brief write up about CP

- Chandrashekhar Prabhu is an architect, professor, urban planner and management expert, having held public and corporate positions of repute.
- Mr Prabhu, graduated from Sir J. J. College of Architecture, Bombay University
- Mr Prabhu was the youngest member elected to the State Legislative Assembly. He was elevated to the post of the President of the Maharashtra Housing and Area Development Authority (MHADA) a cabinet rank position.
- Mr Prabhu has also served as the Chairman of SEEPZ (Santacruz Electronic Export Processing Zone), Mumbai (1982-93), Chairman of the Drugs and Pharmaceutical Committee of the Government of Maharashtra. He was on the Board of the Bombay Metropolitan Region Development Authority (BMRDA) (1985-92), now known as MMRDA. He was the Chairman of the Advisory Committee to the Housing Department of the Government of Maharashtra and served as an advisor to the Chief Minister of Maharashtra (1999-2004). Prabhu has served as the Director General of Maharashtra Economic Development Council (MEDC) and was the Chairman and Consulting Editor of MEDC Economic Digest Editorial Board.
- Mr Prabhu presently serves on the Board of the Slum Rehabilitation Authority (SRA) and is on the Independent Monitoring Panel for World Bank Schemes in Maharashtra
- Mr Prabhu is a Fellow of the Indian Institute of Architects and Indian Institute of Interior Designers (F.I.I.A, F.I.I.I.D. He is a visiting lecturer at educational institutions in India, UK and USA and teaches Architectural Design, Urban Design, and Humanities.
- Mr Prabhu is currently guiding many co-operative housing societies in their endeavour of redevelopment of their old buildings through self-redevelopment mode. He firmly believes that self-redevelopment will soon be the preferred choice of most housing societies in the Mumbai city.

DRAFT RESOLUTION

Resolved that Mr Chandrasekhar Prabhu be and is hereby engaged as an Advisor to Society in the self-redevelopment process without any remuneration for the services rendered by him in this regard.



PREAMBLE: 1(ii): Rules and regulation of RDC

The Society is implementing self-redevelopment project which is gigantic and calls for lot of alacrity and responsible actions. In order to help the MC during the entire process of self-redevelopment a new Redevelopment Committee needs to be constituted. Society, currently have a RDC which is constituted during our last journey of redevelopment through developer model. As the general body has already mandated to carry redevelopment through self-redevelopment model, it is necessary to form rules and regulations guiding all the members as well as Redevelopment committee members to know their duties and responsibilities and also manner of discharging their duties. The rules & regulations gives clarity on various aspects such as objectives of RDC, constitution of RDC, Eligibility of members to become member of RDC, duties and obligations of each member of RDC, Maximum number of RDC members and appointment of chairman & convenor of RDC, Tenure of RDC, manner of reporting, maintenance of records, minutes and study papers, expectation from RDC and power to modify existing rules etc.

The draft of these rules and regulations have already been circulated among the members of current RDC/RC and awaiting their suggestions. After their suggestion's contents of the draft rules and regulations will be shared with each member before ensuing GB meeting so that each member can make valuable suggestions in the draft rules. Once the draft rules and regulations are approved by GB this can be used as a standard guideline.

After discussing in the GB, the proposed rules and regulations will be approved by GB by passing a resolution, a draft of which is given below.

DRAFT RESOLUTION

Resolved that the rules and regulations, as presented and as finalised in the meeting after due deliberations be and are hereby approved and will be applicable forthwith.

PREAMBLE: 1(iii)

The proposed self-redevelopment project of Blossom is a huge project and requires in house support of experienced persons and specialists who will support and help MC in achieving the project along with various professionals/ agencies appointed for implementing blossom project. The professionals/agencies to be appointed for the project are Project Management consultants (PMC)/ Contractors, Architects, Structural Engineers, Liaoning Architect, Interior Designers, Chartered Accountants, team of solicitors and legal advisors, fire/environmental/ aeronautical issues advisors, Taxation and Accounting firms and such other specialist which are needed for the completion of the project and have been roped in the process.



For handling all these agencies and the enormous work involved in the implementation of the project, MC and RDC must coordinate their efforts and work wholeheartedly to make the project successful. Therefore, it is requested that those members who are willing to contribute to achieve this goal can come forward and volunteer themselves for being nominated as member of RDC.

The willing members are requested to come forward and give their names and based on the number and eligibility, the RDC will be constituted by passing the following resolution

DRAFT RESOLUTION

Resolved that the Redevelopment Committee (RDC) be and is hereby constituted with following members

- 1.
- 2.

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Resolved further that, each member of RDC be and is hereby directed to discharge their duties within the ambit of rules and regulations as approved in this meeting

This meeting is very crucial, and all members are requested to spare time on 29th May 2021 and attend it in large numbers.



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