

BLOSSOM CO-OPERATIVE HOUSING SOCIETY LTD.

(Regn. Bom/Hsg- 39/65)

Military Road, Marol, Mumbai 400059

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BLOSSOM CO-OPERATIVE HOUSING SOCIETY LTD.**(Regn. Bom/Hsg- 39/65)****Military Road, Marol, Mumbai 400059****1. INITIATION OF RE DEVELOPMENT**

- (i) On 17-02-2014 Managing committee (MC) received a requisition from the members to call for SGM to consider redevelopment of the society buildings.
- (ii) On the basis of the requisition MC called for a SGM on 16th Mar 2014.
- (iii) The Proposal for re-development of Blossom Society was discussed in the Special General Body meeting held on 16th March 2014 in the premises of the Society and the resolution for re-development of the Society was passed by overwhelming majority of the members present(. ie 240 out of 244 members present). SGM has nominated a Re Development Committee(RDC) of eleven members by name and directed them to prepare a Policy Document , a tender document for PMC , advertise and shortlist 5 PMCs for General Body of the Society within 4 months in coordination with the MC.
- (iv) At the same SGM, the MC of the Society has also requested the members to give their suggestions etc in connection with the proposed Re-development of all the eleven Buildings of the Society in a time bound period and thereafter the comments/suggestions received from the members were collated and prepared a document which was made available to the RDC for preparation of Policy Document/RFP
- (v) The RDC met several times and drafted a Policy Document considering the views of the members and also drafted Request for Proposal(RFP) for selection of PMC. The salient features of the Policy document are detailed below.

BLOSSOM CO-OPERATIVE HOUSING SOCIETY LTD.**(Regn. Bom/Hsg- 39/65)****Military Road, Marol, Mumbai 400059****2. MEMBER'S SUGGESTIONS & WISH LIST FOR RE DEVELOPMENT.****2.1 PRIMARY SUGGESTIONS****(i) General :**

- a. The Developer/Builder must be highly reputed Company. Members of the Society preference is for the Developer/Builder to be a reputed Corporate such as Godrej , L&T , Tata , Shapoorji , Mahindra.
- b. The new buildings must be A Class having earthquake resistant structures.
- c. Taking advantage of the advances in concrete and construction technology , the Developer must build structures that have a life of 100 years.
- d. The maximum permissible height in the locality must be used for the new buildings so as to provide maximum open spaces.
- e. Many existing members prefer a re development process where shifting is not required.
- f. In case part of the plot needs to be reserved for MHADA - We should have separate entry / exit.
- g. Payments to PMC to be paid through the Society.
- h. The quality of construction and amenities should be identical for existing and new members.
- i. Every building should have a healthy balance of existing members and new members. Uniformity in agreement - No additional or special privileges to new members
- j. Existing members must get adequate individual corpus fund directly from the Developer.
- k. Many members of the Society will not like to shift. Shifting should be attempted only if the Re Development cannot proceed without shifting. In case of alternate accommodation, Developer needs to provide rent amount till the time the Occupation Certificate /BCC is given to the existing member.
- l. Stamp Duty & Registration charges to be borne by the developer.

(ii) Apartments / Parking

- a. Every existing member should get maximum additional carpet area as possible.
- b. Existing balcony area to be added while calculating carpet area of each flat.
- c. While calculating carpet area , the skirting and plaster on internals walls to be excluded.
- d. Utilize maximum permissible FSI and TDR based on the prevailing Development Control (DC) regulations keeping in mind any amendments so that the existing members are benefited.
- e. Every existing member should get covered parking for 2 four wheelers without cost.
- f. Existing members must get the first preference for purchase of the new apartments before they are offered for sale outside.
- g. Members may be permitted as per their wishes to move to a higher area (i.e C to B or A ; B to A) or to a lower area(i.e. B to C , A to B , A to C).

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- a. Corpus for existing members shall be paid by Developer 50% of the Total corpus at the time of Agreement and the balance of 50% within 6 months from the date of agreement.
- b. In the event shifting is necessary then the balance of corpus fund shall be paid by the Developer before the shifting or 6 months from the date of agreement, whichever is earlier.

(iv) Shifting : In the event shifting is required during the construction stage , then before shifting :-

- a. The balance corpus amounts should be paid to the existing members.
- b. The shifting and re-shifting expenses should be paid to the existing members.
- c. Rent amount calculated should be in accordance of market rates (including brokerage) for similar accommodation in the vicinity. Rent shall be calculated in sq ft of carpet areas.
- d. Rent to be paid until the existing members get the Occupation Certificate /Building Completion Certificate.
- e. Rent to be paid lump sum to existing members for the entire period till scheduled completion and until physical possession.

(v) Allotment process: The Allotment process would be by any of the objective methods such as a lottery system or any other feasible method suggested by PMC and acceptable to the General Body. A member currently having more than one apartment will be accommodated for the number of apartments he/she is entitled to in the same building / wing as near as possible. In the matter of Sale/ allotment of apartments , the first right of refusal would be offered to the existing member / family member. Only after allotment of their apartments to the existing members is completed , apartments for sale to outsiders by developers will be allotted.

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The following are the other suggestions received from existing members. The PMC while preparing the feasibility report may consider only those points that collectively benefit existing members substantially.

- (i) Community Hall
- (ii) Club / Gymnasium
- (iii) External Amenities
- (iv) Environmental benefits : Rainwater harvesting / Solar Energy / Earthquake Resistant & Certified Green Building / Garbage Clearance / Tree Plantations / Anti Flooding Solutions
- (v) The proposed ground level of the Society shall be raised at least 3-4 feet above the level of military road to avoid water logging problems
- (vi) Water tank/pump closest to BMC water inlet to the society.
- (vii) As much open spaces and space between buildings as today if not more.
- (viii) 1 Play Ground/ One Basket Ball / Badminton Ground/ One Ground similar to Shooting Ground/ Garden/ Park for senior citizens. All of them to be well lite up.
- (ix) Multilevel Basement / Podium Parking - Parking for each flat (Two 4 Wheelers)
- (x) Same Amenities, inside Fittings, Lobby for all flats/buildings
- (xi) Each Tower needs to also have a Service Lift - Only for material movements
- (xii) Security booth
- (xiii) CCTV to cover all areas / Lobby / Floors. Intercom Facility
- (xiv) Double wall buildings like Hiranandini Builders so that we face minimum leakage problems.
- (xv) Bore Well and tap points all across the property. Ideally one tap for each building.
- (xvi) MS grills of approved design to be fixed for all windows for a standardized look.
- (xvii) Street Light to be bright for proper lighting. Look at possibilities of having solar lamp posts
- (xviii) Proper Boundary Wall with concertina/ barbed wire fencing at the top.
- (xix) Toilets for Security / Drivers / Cleaners etc
- (xx) Internal Amenities
- (xxi) Maximum Ceiling Height inside flats.
- (xxii) Construction to be done in a manner that minimum beam or columns are visible inside the house.
- (xxiii) Flooring – fully vitrified tiles(Upwards)
- (xxiv) Need Dry Areas - washing areas
- (xxv) Garbage shutes in every apartment
- (xxvi) Modular Kitchen for all flats. All plumbing fittings need to be at least Jaguar fittings or upwards
- (xxvii) Provision to be given for installing Window or Split AC which should not be visible from the exterior
- (xxviii) Hot water connections to be given in Wash Basin, Kitchen Sink and in Bathrooms

BLOSSOM CO-OPERATIVE HOUSING SOCIETY LTD.**(Regn. Bom/Hsg- 39/65)****Military Road, Marol, Mumbai 400059****3. STAGES FOR REDEVELOPMENT.**

The following STAGES define the Redevelopment for the Society:-

STAGES	DESCRIPTION
1	SELECTION OF PMC
2	PHASE I - PRE-TENDERING
3	PHASE II – TENDER PROCESS
4	PHASE III – EXECUTION

3.1 SELECTION OF PMC

- (i) Since our Redevelopment project is very large and to meet reasonable expectations of the members, our Society has to appoint a good and well experienced PMC who has handled similar large redevelopment projects in the past. PMC who qualify should have professional architects and a team of engineers and other required professionals.
- (ii) For the appointment of a PMC , General Body in the meeting held on 16-03-2014 has nominated a Re Development Committee(RDC) comprising of 11 members to prepare a policy document. RDC shall also prepare the RFP/Tender for *short listing top 5 PMCs*. Copies of the Tender Document shall be made available for members to study and record their suggestions at the Society's office. The scope of work for PMC shall be in 3 PHASES:-
 - a) PHASE I : (PRE-TENDERING) The pre tendering phase involves preparation of a Feasibility Report which will be presented by the PMC to the General Body of the Society. Scope of work in PHASE I is further described in the RFP/Tender for selection of PMC.
 - b) PHASE II – TENDERING : In this phase , the PMC shall prepare a comprehensive tender document for selection of Developers (the Society shall advertise the Tender) ; scrutinize , screen , evaluate and tabulate the bids received ; present the top five bids to the General body of the Society for selecting the Developer for award of the Redevelopment Project ; prepare the Agreement to be signed between the Society and the Developer . Scope of work in PHASE II is further described in the RFP/Tender for selection of PMC.
 - c) PHASE III – EXECUTION : In this phase , the PMC shall represent the Society during the execution of the redevelopment until the final handing over of apartments to all members . Scope of work in PHASE III is further described in the RFP/Tender for selection of PMC.
- (iii) RDC/MC shall decide the eligibility criteria of the PMCs taking into consideration the minimum experience required based on the size of the Re Development of the Society.
- (iv) Society will release an advertisement in two leading local newspapers calling for applications from qualified PMCs. RDC shall evaluate the offers received from the

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PMC and shortlist 5 PMCs. MC shall issue notice for SGM in which the following items will be taken up:-

- a. Presentation by RDC of the marks obtained by the short listed PMCs and discussion .
 - b. Selection of the PMC and passing the appropriate resolutions.
 - c. Formation of a Redevelopment Sub Committee which will work in coordination with the MC and PMC for preparation of Tender for Developer and short listing top 3 Developers.
- (v) Once the PMC is selected in the SGM a letter of appointment will be issued by the society to the selected PMC within 15days of such approval.
- (vi) Managing Committee will sign the agreement containing the terms and conditions passed in the SGM with the PMC.

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- (i) The PMC shall complete PHASE I as per RFP/Tender and submit the Feasibility report to the Society within 2 months. RDC/MC shall review the Feasibility Report and if any changes are found necessary for the benefit of the members of the Society , the PMC may be asked to submit modified version of the Feasibility Report after incorporating the changes.
- (ii) Copies of the Feasibility Report received from the PMC shall be given to all members with due acknowledgement.
- (iii) Members may submit their suggestions / corrections to the Feasibility Report within 10 days from the date of the circular.
- (iv) MC shall call for a SGM for members to discuss and approve the Feasibility Report with or without modifications.
- (v) If the feasibility report is accepted at the SGM then the next steps will be continued.
- (vi) If the feasibility report is not acceptable to the members , then the PMC shall make suitable changes taking into account members' views and submit the Report to the RDC/MC.

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- i. After the approval of the feasibility report , PMC shall prepare a tender document for short listing of top 5 Developers / Builders.
- ii. Once the draft tender documents are ready , the same should be discussed with RDC/MC .
- iii. The PMC shall obtain clearance from the RDC/MC after making necessary changes(if any) in the Tender Document .
- iv. The Society shall release advertisement calling for Tender for Developers/Builders in 3 leading newspapers. The Tender Fee shall be decided in consultation with the PMC.
- v. The Tender Fees and the Bids submitted will be collected by Society.
- vi. Hon Sec shall prepare and publish on Society's notice boards the list of the Tenders received on the last date for submission of tenders.
- vii. Within 10 days of the last date of receipt of the tenders , the Hon. Sec shall call a special meeting of the MC/RDC along with official representatives of the developers for opening of the tenders received. Interested members of the Society can also attend the same as observers. The MC in consultation with the RDC/PMC shall decide the date/time/venue for meeting. The tenders will be opened in the presence of all the participants in the meeting.
- viii. PMC shall initiate the process of scrutinizing and evaluation of the Tenders received.
- ix. PMC to organize joint Site Visits of the completed and on going projects of the eligible Developers . PMC to coordinate and organize presentations by the Developers to the RDC /MC.
- x. PMC to prepare a final chart of the Top 5 Developers / Builders to be placed before the SGM of the Society **within 4 months from the date the Feasibility Report is approved by the SGM.**
- xi. Society to make an application to the Registrar co-operative societies to appoint an authorized officer to attend a special general meeting to select ONE DEVELOPER from amongst the short listed tenderers.
- xii. Hon. Secretary, shall within one month of appointment of authorized officer with his prior permission fix day, time, and venue of the SGM.
- xiii. The MC shall intimate the short listed Tenderers the date / time / venue of the SGM where the selection of Developer shall be considered.
- xiv. Notice of the SGM will be issued 14 days before the date of the SGM which will be hand delivered as well as sent to every member by Registered A.D. post.
- xv. The representative of the Registrar's office will ensure that only official representatives of the tenderers whose tenders shall be considered are attending the SGM.
- xvi. Members attending the SGM would require to carry their individual identification papers such as PAN card / Adhaar Card/ Election Card / Passport to attend the meeting. Associate member shall carry PAN card / Adhaar Card/ Election Card / Passport and also a photo copy of the Share Certificate.
- xvii. Entire proceedings of the meeting will be officially video recorded.
- xviii. Quorum for the meeting will be $\frac{3}{4}$ of total members of the Society. In the event that quorum is not attained , the SGM shall be adjourned /postponed for eight days. In case of no quorum for the said adjourned meeting , the meeting will be

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dissolved and further Redevelopment process shall not be taken up for one year as per Govt guidelines S.G.Y.2007/L/N.554/14-C DTD 3RD JAN 2009.

- xix. All the short listed developers will give individual presentations of 10 to 15 minutes duration to the members in the SGM.
- xx. Member shall select any one developer from the short list by secret ballot. In the event of a tie amongst the short listed developers the same process will be repeated between the tied developers to finally select one.
- xxi. The selected developer or their representatives who do not register their presence for the SGM will be considered as having given their consent for the Redevelopment proposal and further process will be carried.

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- (i) MC as per resolutions passed in the SGM in consultation with RDC and the appointed PMC and seeking their guidance shall make an Agreement with the Developer within one month of appointment of Developer.
- (ii) Development agreement will be registered under Registration Act 1908.
- (iii) The agreement shall have specific mention of the agreed carpet area.
- (iv) The development rights given to the developer will be non transferable.
- (v) Those in possession of their flats will not lose their rights.
- (vi) The PMC shall ensure that Plan prepared by the Developer is in conformity with the requirements of the Society and the Policy Document of the Society.
- (vii) The building plans which are approved by the Municipal Corporation/competent authority shall be placed before the General Body meeting for information. A member wishing to have a copy of the approved documents can get the same on his/her written application against payment of fees as per MCS Act.
- (viii) Within one month after the building plans are approved , the PMC shall coordinate with MC/RDC to :-
 - a. Obtain the list of members who wish to purchase additional apartments and;
 - b. Obtain the list of members who wish to move to a larger apartments and;
 - c. Obtain the list of members who wish to move to a smaller apartments and;
 - d. MC in coordination with RDC/PMC shall call for a SGM in which allotment of apartments to existing members shall be taken up as described in the para "Allotment process" .
 - e. The developer can sell or offer for sale the new apartments to outsiders only after the allotment process of apartments to existing members is completed in all respects.
- (ix) PMC shall coordinate with Developer and members to ensure that :
 - a) That the Developer should strictly adhere to the time schedule as per the tender document.
 - b) That the developer shall get all the required permissions from the regulatory authorities.
 - c) That Construction stage starts on time and completes on time.
- (x) During Construction stage , PMC shall make weekly visits to site and his authorized qualified person shall present on site every day . The PMC shall keep the MC/RDC updated on the progress on a weekly basis.
- (xi) After Construction , PMC shall ensure smooth physical allotment of apartments to existing members as well as new members.
- (xii) The duration of time for completion of Re Development and physical allotment of apartments with all amenities along with necessary documents complete in all respects including Occupation Certificate (OC) shall not exceed 36 months from the date of selection of Developer/Builder.

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- (i) The Developer will have to carry out all necessary work of getting sanctions / approvals / permission from the competent statutory authorities to construct the new buildings. It will be the responsibility of the Developer to redevelop the property with minimum inconvenience to the present Members of the Society and to shift the existing members into their flats in the new buildings to be constructed by the Developer.
- (ii) Members of the Society are at present residing in 11 buildings located at different points of the land as shown on the plan. Since there is sufficient open land otherwise available, the Developer in its planning should make provisions in a manner so that the Developer if awarded the contract, constructs buildings without requiring any existing member of the Society to shift from the existing accommodation. In the new building constructed partly it would be occupied by the members and partly flats would be sold by the Developer to outsiders who would become the members of the Society. With the members of the existing building being accommodated in the new building constructed by the Developer who would then demolish the existing building and proceed with the construction on the land that has fallen vacant. In the event that shifting is inevitable then PMC shall ensure that :
 - a. All regulatory sanctions, approvals and permissions are received before the members are asked to shift. Further, before shifting the process of assignment of apartments to existing members should be completed. Moreover before shifting the members should also receive :
 - b. Entire Corpus fund in advance is paid to the existing members
 - c. Shifting expenses and Shifting back expenses is paid to the existing members
 - d. Rent for the entire period is paid to members.
- (iii) The Benefits to existing members of the Society in terms of additional area, corpus funds, rent compensation in the event of re-locating from the current residence, compensation for inconvenience and any other additional cash benefits must be factored in the preliminary feasibility report of the PMC.
- (iv) The PMC must study the existing Development Control Rules(DCR) and frame a suitable model with the maximum utilization of FSI available under the DCR vis-à-vis the areas which can actually be built under the given condition/situation in the area especially in a location within a radius of 2KMs from the International Airport/Metro Station etc
- (v) Resolution of Disputes/Arbitration clause with jurisdiction in Mumbai must be incorporated while entering into Contract with any Developer/PMC

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The scope of work which shall be carried out and performed by the Developer shall *inter alia* include the following but is under no circumstances limited to what is appearing hereinafter.

- (i) Obtaining approval to the detailed architectural and structural drawing from the Project Management Consultants appointed by the Society.
- (ii) Geotechnical investigation including earth quake resistance before starting of new construction.
- (iii) Topographical Survey.
- (iv) Construction of new buildings.
- (v) All drainage works including provision for outlet for storm water.
- (vi) All arrangements for water supply, including underground, overhead tanks, pumps, pipes etc.
- (vii) Provision of all amenities as mentioned hereinafter..
- (viii) Testing of materials and all other testing for drainage, waterproofing etc.
- (ix) Green Buildings: The Society would like the new buildings to be ""Eco-friendly Green Buildings"". For this, the Bidder will have to incorporate the following:
 - a. Water Recycling : Drainage from bathroom/kitchen shall be taken to a Sewage Treatment Plant (STP) suitably located in the plot. STP will consist of septic tank, soak pits, drying beds and a compact effluent water treatment plant. The treated water will be stored in a separate under ground tank from where it will be pumped to separate over head water tanks for re-supply to flushing purposes in toilets.
 - b. Rain Water Harvesting: Under Ground water tank of sufficient capacity shall be provided to which all rain water from terraces shall be diverted for storage. Provision shall be made so that this water can be pumped to the effluent water tank to augment supply of re-cycled water.
 - c. Bore Wells: Two bore wells at two locations in the plot as suggested by specialist shall be constructed - provision for pumping water from the same to separate tank on terrace/podium level shall be made. Down-take pipes from this tank shall be provided to supply this water for gardening, cleaning, car washing and other purposes.
 - d. Solar Panels: Solar panels and related equipment should be provided on the terraces to supply power sufficient for lighting of garden and common areas (lobbies etc.).
- (x) Financial & Performance Guarantee from a nationalized bank shall be arranged by the Developer to cover the cost of redevelopment of 120% of existing area along with the additional entitlement pertaining to existing members.

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The list of amenities / specifications mentioned are only indicative and are not intended to cover all details. In any case the Developer shall execute the works in accordance with modern practices adopted for 'A' class constructions.

(i) Exteriors of Buildings:-

- a. The structure will be designed as per the IS codes of practice for dead load, live load, earthquake load, wind load as per IS codes of practice i.e, IS-800, IS-456 and IS-1893 etc.
- b. Soil investigation will be carried out at site to ascertain the safe bearing capacity of the soil or the depth of pile foundation and the rock-socketing length as per the IS codes of practice to define the soil system.
- c. The foundation system will be pile foundation with drilled cast in situ piles in minimum M30 grade of concrete using cement of the approved quality and brand.
- d. The Admixture for curing and corrosion inhibitors will be added during execution of the work. For the phase-wise development, rotary type/micro piling shall be carried out so that minimum disturbance is caused to the existing building.
- e. For R.C.C., foundation works and other civil works, cement of grade 53 approved quality and brand such as L&T , ACC , Birla and as recommended by soil experts shall be used.
- f. The Super structure will be constructed in minimum M30 grade of concrete with mix design carried out at every stage of work with TMT 500 of reinforcement bars for the same. The reinforcement bars shall be treated with anti-corrosive treatment as per the specifications. The concrete used for the R.C.C. work shall be in mix design concrete approved by authorized laboratories of minimum M30 grade.
- g. The external masonry work will be carried out in 9" thick first class brick masonry work or as per the MCGM regulations in auto clave blocks and internal walls in 4" thick first class brick work in 1:4 cement mortars.
- h. External plaster will be average 25 mm thick with sand faced finish in two coats with 1:4 proportion for first coat of average thickness 15mm and 1:3 proportion for second coat of average thickness 10mm for both the coats of plaster water proofing chemical shall be added as recommended by the PMC. At the junction of the R.C.C. members and masonry work polymer slurry shall be filled up with application of chicken mesh so as to avoid the development of cracks at the junction in future.

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- i. The internal plaster will be 18 mm thick sand finish plaster in single coat in 1:4 C.M. proportion.
 - j. For the terrace slab and the staircase slab, waterproofing work shall be carried out for the entire area with in three layers :
 - 1. first chemical coating over the slab surface as recommended by PMC.
 - 2. seasoned brick bats shall be laid to proper slopes of average 4" thickness in 1:4 C.M. and
 - 3. over the same I.P.S. shall be laid in 1:4 C.M. of 1" average thickness as mentioned in the technical specifications with china chips laid over the same in 1:4 C.M. and terrace laid to proper slopes between the crown of the terrace and edges.
 - 4. During every stage, ponding test shall be carried out to test the water proofing treatment. Water proofing chemicals of Roff shall be added during the execution of the treatment as per the detailed specifications as recommended by the PMC. A minimum guarantee of waterproofing for at least 15 years is absolutely necessary and necessary performance and financial guarantees will be obtained from the firm which is entrusted with waterproofing
 - k. The drainage , waste water , rain water , vent pipe lines shall be in ultra violet rays resisting P.V.C. pipes of approved specifications, quality and reputed brand and the last length shall be in C.I. Pipes of the approved specifications, quality and brand as per the IS Standards.
 - l. All water supply lines shall be of approved specifications, quality and brand.
 - m. The external painting work will be in two coats of acrylic paint or any other decorative external paint in approved colours and shades
 - n. Box type decorative grills wherever required for the windows with box of width 2'-0" and grills shall be of approved quality and brand
- (ii) Interiors of Buildings
- a) The entrance lobby of each wing shall be provided with first quality *granite* stone slab for the wall cladding in approved design.
 - b) At the entrance lobby of each wing, an emblem / logo of Blossom will be engraved.
 - c) For the staircase area first quality granite flooring shall be provided for the tread, risers and mid-landing area and the skirting shall be of 4" thickness.
 - d) The entrance area will be illuminated with the required number of decorative electric fittings as per approved design, quality and brand.

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1. Minimum 2 elevators / lifts of minimum passenger capacity of 8 will be provided for each wing. They will be of approved quality and brand having the requisite capacity and speed as per standards.
2. Service lift – one per wing of approved quality and brand will be provided
3. Necessary indicators on each floor will be provided with the arrangement for the lift coming against landing gate in case of power failure and all other standard amenities.
4. The lifts will have :
 - I. Auto rescue device
 - II. Automatic doors with Laser curtain
 - III. Power back up arrangement

- f) There would be a provision for CCTV camera at the Entrance lobby , lifts , passages and common areas.

(iii) Interiors

- a. Ceiling height - internal ceiling height of the flat will be minimum 10ft.
- b. Provision for a balcony in every flat in the new set up.

c. Flooring / Tiling

1. Hall, passage, dining + kitchen and bedroom areas will be fully vitrified tiles of size 4' X 4' of the approved quality and brand. These will be laid to proper line and level as per the instructions of the PMC in 1:4 cement mortar with mirror finish for the same and skirting shall be provided for the same of 6" height in neat cement float in flush with the wall.
2. Passage area – ceramic tiles of the approved quality and brand will be provided near the wash basin up to ceiling level
3. Bathroom and toilet - tiles of approved quality and brand to be provided up to full height.
4. A counter in first quality granite, of approved quality and brand, shall be provided for the wash-basin area with moulding etc.

d. Kitchen

1. The platform will be in L shape with main platform of width 2'-6" and secondary platform of 1'-6" width in granite of A class quality with Cuddappa

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sandwich-type of construction for the same. Granite moulding strip / patti will be provided for the kitchen platform.

2. Two sink will be of stainless steel of the approved quality and brand.
3. Glazed tiles will be provided of the approved quality and brand for the full height from the floor the floor level.
4. A chimney of the approved quality and brand will be provided.
5. Below the kitchen platform, modular kitchen cabinets with steel joints, trolleys and drawers with steel wires will be provided with decorative laminate for the same of approved quality and brand.
6. 2 no. of kitchen sink tap of approved quality and brand will be provided with the necessary fittings
7. 1 no. point as provision for water filter unit will be provided for the kitchen area.

- e. Electric fittings phase concealed electric fittings will be provided with main circuit of approved quality and brand and the fittings will be of MDS/Clip seal type for the various areas. For all the flats, ELCB and MCB of approved quality and brand shall be provided as per the requirement of the Power Supply Company so as to avoid any mishaps. The electrical points will be provided as per the layout approved by the PMC and the same shall be approximately as follows:

1. Hall
 - I. 12 nos. of light points and
 - II. 6 nos. of 15 Amp points
 - III. 2 nos. of telephone points
 - IV. 1 cable TV / dish TV / DTH point.
 - V. 1 intercom point connected with the security cabin/main entrance area.
 - VI. Broadband internet connection facility shall be provided
2. Kitchen
 - I. 6 nos. of light point
 - II. 8 nos. of 15 amp points.
 - III. 1 point for exhaust fan
3. Bedroom
 - I. 10 nos. of light points
 - II. 4 nos. of 15 amp points
 - III. 1 telephone point

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- IV. 1 cable TV / dish TV / DTH point.
- V. Broadband internet connection facility shall be provided.

- 4. Toilet / Bathroom :
 - I. 2 nos of light
 - II. 1 exhaust fan point
 - III. 2 nos of 15 amp points.

- 5. Passage:
 - I. 1 no. light point

- 6. Wash basin area:
 - I. 1 no. light point and 15 Amp point.

f. Doors –

- 1. Main door frame shall be in first class teak wood of size 6"x4" . The main door shall be of size 7' X 4' in first class teak wood and the shutter shall be a single panel of first class teak wood.
- 2. Other habitable rooms - door frames shall be 4"x3" size in first class teak wood and the shutter shall be a single panel of first class teak wood.
- 3. A safety door in first class teak wood of approved design to the main door is also to be provided.
- 4. Toilet / bathroom units - door frames will be in granite of approved quality and brand in double patti with moulding etc.
- 5. Hall doors - The doors shall be first class teak wood door of approved design and finish in first quality teak wood with brass fittings and with high quality night latch of approved quality and brand with additional locking arrangement.
- 6. Bedroom and Kitchen doors - shall be panel doors of approved design, quality and brand with brass fittings for the same.
- 7. Toilet / Bathroom units - marine flush decorative door shall be provided with fittings.

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1. The windows will be anodized aluminum sliding windows of approved quality and brand with first quality granite framing for the same in double patti.
2. Size –
 - I. Hall and bedroom - 8'x 6' minimum. Additional window of 4'x2' size shall be provided with granite framing for the same for A.C Duct.
 - II. Kitchen - 6'x 4' with a 9" x 9" exhaust fan of approved quality and brand.
3. Toilet / Bathroom unit - louvers shall be provided of size 1'-6"x 2' with 9" x 9" exhaust fan of approved brand and quality fitted in first quality granite framing for the same in double patti.

h. Bathroom / Toilets

1. The bathroom and toilets would be one single unit in all flats. Furthermore, the number of bathroom/ toilet units in the flats would be corresponding to existing type of flats as under:
 - I. A type – 4 units with three attached
 - II. B type – 3 units with two attached
 - III. C type – 2 units with one attached
2. The attached toilet / bathroom units will be provided with *wall mounted closet* of approved quality and brand with flush tank etc
3. Dual discharge water system must be present.
4. Provision to use bore well water in the toilets will also be insisted.
5. Solar energy for water heaters.
6. MGL gas for water heaters.
7. Separate dry and wet areas in bathrooms.

i. Plumbing -

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1. Concealed copper plumbing will be provided.
 2. Plumbing for water filter is to be provided.
 3. Plumbing for washing machine to be provided.
- j. One Storage Water Heater (25 L capacity) of approved quality and brand per bathroom / toilet unit to be provided.
 - k. The internal area viz. walls and ceiling will be finished with POP in proper line and level and the internal painting will be carried out with the approved brand and finish.
 - l. Intercom facilities for all the members .
 - m. Video door phone will be provided for each flat.
 - n. Mahanagar pipe gas connection will be provided for each flat
 - o. Drying area for clothes will be provided for each flat
 - p. Additional water line/supply from MCGM to be provided as per the requirement.
 - q. Internal water tank / storage of 400 L.
 - r. Provision of loft.

(iv) Premises of Blossom**1. Entrance Gates**

- I. Separate gates for entrance and exit.
- II. Separate gates for pedestrians and vehicles for both entrance and exit.
- III. Each entrance and exit gates shall have two nos. of M.S. decorative grill gates of size 15 X 7' .

2. Compound Wall - the compound wall shall be constructed all around the periphery of Blossom in 9" thick brick work of minimum 6' height in 1: 4 C.M as per the approved design and drawings with 18" thick rubble wall as base for the same carried 2' below the ground level with P.C.C of 4" thick in 1:3:6 with rubble soling. The compound wall shall be provided with two coats of plaster from both the sides in approved design in 1:4 C.M.

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3. In addition to a residential flat in the newly developed Blossom, each member will be entitled to two covered parking spaces.
4. Open spaces at ground floor level -- landscape paver tile blocks of approved make shall be provided for the entire area with rubble soling of 9" thickness for the same and the work shall be carried out to proper slopes to drain out the stream water in efficient way. Garden area will be developed within the surrounding open spaces and seating arrangement shall be provided for members and children playing area and equipment.
5. The underground water tank will be provided in R.C.C. in minimum M30 grade of concrete and the over head water shall be R.C.C cast in minimum M30 grade OD concrete and the capacity of the tanks shall be as per the MCGM rules and regulations. The underground water tank will be provided with 2 sets of suitable capacity water pumps complete with all fittings with automatic pumping system.
6. All around the building premises including all the internal roads, sufficient nos. of electrical lightings shall be provided with cable wiring for the same including landscape lighting.
7. The internal roads to be segregated for pedestrians and vehicles.
8. Society office
 - I. A society office of 1000 sq. ft. as approved by M.C.G.M. will be provided
 - II. Vitrified tile flooring of approved quality and brand will be provided.
 - III. 2 nos. of windows of 6'x4' size and flush door etc. of approved quality and brand.
 - IV. Necessary office furniture :
 - A. 1 no of administrative cabinet of approved quality and brand
 - B. 1 no. of table of size 6'x2'.6" of approved quality and brand
 - C. 20 nos. of chairs of approved quality and brand
 - D. Adequate no. of tube lights and fans of approved quality and brand
 - E. Attached toilet complete with the amenities and appropriate lighting
 - F. AC of approved quality for the Society office should be provided.
9. A common store room of approximately 200sq ft to be provided.
10. 2 toilets, bath and change rooms for workers / service personnel employed by members of Blossom Society exclusively for women and another set of 2 toilets, bath and change rooms exclusively for men.

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11. Decorative watchman cabins as under :

- I. One 8'x5'x6' cabin in 9" thick brick work at the entrance
- II. 4 cabins of 5'x5'x6' in 9" thick brick work around the premises
- III. R.C.C. slabs will be provided
- IV. 1 light and tube point.
- V. The flooring for the same will be in ceramic tiles.

12. Fire Fighting Systems - to include Fire hydrants in the Compound as well as fire fighting water tanks (UG/OH) incl. wet risers/pumps, fire alarm system, smoke detectors, etc as per statutory requirements.

13. Anti-termite wood treatment for the whole complex before start of construction.

14. Generator back ups for lifts/ water pumps to be provided.

15. Jogging track as per specifications.

16. Sit out areas and group sittings in common areas around the premises of Blossom.

17. Provision for water harvesting, water recycling system to be included.

18. Solar panels to be included to reduce common electricity charges

19. Provision of a sub station for Power.

BLOSSOM CO-OPERATIVE HOUSING SOCIETY LTD.**(Regn. Bom/Hsg- 39/65)****Military Road, Marol, Mumbai 400059****6. SOCIETY'S DISCLOSURE.**

In order to give a proper disclosure to the PMC and Developer , the existing court cases of the Society and of one outside pocket land of the Society are as per the following :

6.1 COURT CASES BY MEMBERS V/S SOCIETY

- (i) Mr Jaychandran Pillai, Rita Menon v/s Blossom CHS : CASE NO CC / IV/ 327/2006. : COURT : Cooperative Court. It was filed by 2 members on the complaint that major repairs was not undertaken and illegal redevelopment.
- (ii) Mr Anthony D'Abreo, Mr George Karkada v/s Blossom CHS/Office bearers of Managing Committee : CASE NO CC/IV/22/2012. : COURT: : Cooperative Court
The disputants have filed this dispute in April 2012 against Blossom Co-operative society and various office bearers forming part of separate individual managing committees for a span of 10 years commencing from 2003. This dispute is filed mainly as an election petition but included several issues which are pending with Dy. Registrar , K East Ward.
- ~~(iii)~~ Mr P Jaychandran Pillai v/s Blossom CHS , M/s Sasha Enterprises , (repair contractor) M/s United Engineers (Repair Consultant) CASE NO.CC/IV/ 157/2012 : COURT : Cooperative Court. It pertains to granting interim relief to the member from paying the increased costs towards the repairs, the demand for immediate repairs to the buildings and includes alleged illegalities in the Major Repair Project.
- (iv) Mr Jaychandran Pillai v/s Blossom CHS Ltd and others . CASE NO. CC/IV/ 111/13 : COURT : Cooperative Court. This case pertains to the member wanting the AGM held on 10th November 2012 conducted by Adv. Nilesh Chauhan who was appointed by the Dy. Registrar , to be declared illegal and the Society be handed over to the Administrator.
- (v) Mr P Jaychandran Pillai v/s Chairman , Secretary of Blossom CHS . CASE NO. 2614/2012 : COURT : Dindoshi Court. The complainant has filed a case of defamation against the Chairman and Secretary of the Society for the reply filed by the Society before the Registrar , in response to his complaint.

6.2 COURT CASE BY SOCIETY

- (i) Blossom CHS v/s Nissar Porbunderwala . CASE NO. SC/SUIT NO 1730/2008 : COURT : BOMBAY CITY CIVIL COURT , Dindoshi. Boundary wall issue : The defendants have now constructed a wall on their side of the plot and Society has filed an amendment seeking that the defendant will not extend the compound wall beyond the fencing of the Society.

6.3 POCKET LAND OUTSIDE THE SOCIETY

- (i) One pocket land of the Society (city survey no 264 : area 590.10 sq meters) is situated outside the Society and is currently encroached.

M Thomas
Chairman RDC

Sujeeth Amin
Convener RDC

Anil Tawde
Hon. Secretary

Caroline Dsouza
Hon. Chairperson