

*B. H. Wadhwa & Co.*

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6.	Can we start redevelopment/ construction by demolishing one building out of 4 in phase 1 without demolishing other 3 buildings ?	You give your proposal. We will have to discuss with members of Society. We as P.M.C. will positively recommend. You may give proposal with phase programme.
7.	Can we be allowed to construct commercials above the shop line?	You are requested to give your proposal. We will examine the same. We will discuss with members of the Society.
8.	We require a copy of the feasibility report prepared by PMC as per current regulation so that we all are in the same line in terms of FSI calculation, Premium calculation, Construction cost calculation etc.	Copy of Feasibility Report requested have been given to all the Developers present in pre Bid meeting.

Other queries asked by members and clarification given:-

1.	Whether Developer can avail of setback F.S.I. advantage etc.	1.It was clarified that Developer shall restrict his proposal to Net 9255.00 Sq.m. Only. This area is exclusive of set-back area.
2.	What will be the project cost ?	2. We will work out excluding Land cost for Bank Guarantee purpose. Developer should work out accordingly, he should quote accordingly. If he desires to put his condition, we will examine the same on merit.
3.	Tentative layout and status of proposal.	3.In response to queries raised we explained as follows:- We had tentatively prepared the proposal. Proposal have been submitted to B.M.C. Approval of Ch.Eng.D.P./Hon.M.C. had been obtained for layout proposal. R.G. on East Side had been maintained. R.G. on West Side is Proposed on Podium. 40% R.G. can be on Podium. It is proposed to have construction on: west existing R.G. The Approval of Layout Plan will be very fast. We have already obtain:- i) MMRD - NOC for Metro Rail. ii) Civil Aviation N.O.C. & various other remarks. Tentative building Proposal is also submitted to B.M.C.
4.	Clarification from P.M.C. P.M.C. :	4. i) Any Developer can approach us any time for any clarification. We will have pleasure to clarify the same. ii) On enquiry we confirmed that if any member wishes to see tentative plan prepared, Layout plan prepared. He can come to our office and inspect. iii) Everyone will help the Developer for any difficulty from Society side and also from P.M.C. side. We want to have very competitive and capable Developer. We wish to be very positive and co-operative.

(B.H.Wadhwa)