

To
The Secretary
Flower Queen Co-op Housing society Ltd
Veera Desai Road
Andheri West
Mumbai 400058

18/10/2023

Ref: Suggestions for Redevelopment

Dear Madam,

In accordance with #9 of the Revised Guidelines for Redevelopment for Co-operative Society Buildings issued on 4th July 2019, as well as the Notice of SGBM issued on 24-09-2023, we would like to offer our suggestions for redevelopment as follows.

- a. Currently we have a nice garden, a playground for small children, large open area where elder children can play cricket. Members' children do not need to go to an outside garden to play but can do so in our own healthy environment. These days cases of senior citizens being knocked down while on their morning walks are routine. Luckily, we seniors of FQ don't need to step out and can reap the benefits of the environment provided by our diverse old trees, which make our society quite unique. Any plan for redevelopment should ensure that these old trees are not cut down and we continue to have such an environment-ie, playground and garden. Importantly we should not ignore our children and their need as well as a right for a safe and healthy environment to play and develop.
- b. Secondly, any new floor plan should ensure that areas of our bathrooms and toilets are at least the same areas as they are now. They are anyway quite small as they are and preferably should be increased. We understand that BMC may have recommended smaller minimum areas for these, but these recommendations are not mandatory. Also, the purpose of redevelopment is to improve and increase our living spaces.
- c. Thirdly, under no condition should kitchens become smaller than they are currently. That would make them too small and inconvenient for use as well as leaving too little space for a refrigerator.
- d. Fourthly, dimensions of our passages should be maintained at least as they are today. Most people do not have drying machines and during the monsoon months clothes cannot be kept outside for drying either. This space is important.
- e. It is also essential to find a builder who has a good record of quality in construction, on time project completion and also does not leave the project incomplete or uses substandard materials in construction.
- f. Finally, it is essential that all the revised Government guidelines on redevelopment, referred to in the first paragraph, be strictly and transparently followed. Incidentally, in case of lack of quorum the guidelines clearly state that the next meeting is to be held 7 days later and not after half hour as stated in the Notice of SGBM dated 24/09/2023.

J. Sakrikar
(J. SAKRIKAR)
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Satish Sakrikar
(SATISH SAKRIKAR)
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