

RENOVATION PROPOSAL – LET US DO IT FAST !!

Why Renovation?

There are two main reasons for planning the Renovation of our Vashi Office :

- (1) Around 2009 the Authorities had granted extra FSI for our Building. All the Residents of the Building had utilized the extra FSI to their advantage and increased the floor area of their Flats. They had to make some construction that was common (eg Pillars) for all the Flats and since we did not contribute at that time, our share was borne by others as 'common cost'. We have to pay our share of this 'common cost' whenever we decide to go for any construction and the share amount will be more than it was actual at that time. We could have done similar expansion of our Office at that time. Obviously the cost ('own cost') would have been much less than it will cost now. Naturally both these costs (our share of 'common cost' and our 'own cost' will continue to increase with time. At present the area (on East side of our Office) is full of waste materials and in such a bad condition that all of us would like to change it without further delay. Moreover we have been alerted by our neighbors repeatedly about possible misuse of the area that needs to be taken seriously. The extra area is around 100 sf and it will add 'great value' to the Section once constructed. This can be a new Reception cum office Room with a modern design and look. But that will cost a substantial amount from our present fund which takes us to the second reason for Renovation
- (2) Our Section is fortunate to have its own office – that too in a prime location. This is an Asset – no doubt. But at present we are unable to make use of the good area mainly because of the Furniture (8 work stations) that was made from a different perspective. The Pantry area is full of old and damaged Furniture that can be disposed off / replaced, the Pantry can be shifted. This way the present Hall can be converted to a bigger Hall - from 250 sf to 350 sf (approx) with a sitting capacity of 25. On the other hand our yearly 'minimum expenditure' is much more than 'committed income'. Unless we successfully reverse the situation our fund situation will continue to go down. We can reverse the situation by creating such through such renovation and utilizing it with various alternatives. Till that happen, the 'Asset' will work like 'Liability'.

What has been planned?

Here we have described the 'plan' in simple text from one end to other end of the available area.

(a) Existing work area from west side Varanda upto Pantry area :

Veranda : Leveling of 'sinking' floor.

Hall : Clear the entire floor, retaining 1 or 2 Work Stations, if useful. Office Desk shifted to new FSI area. (North) Wall mounted Storage (existing) and Book Cases below (new) can be used for Documents / Library adding folding table / Computers. The Partition between Hall and Pantry to be removed to increase the Hall space. Pantry (sink, platform, storage) – shifted opposite with new piping. Toilet totally renovated / shifted with loft. Later, we have to arrange Screen (and White Board) on the west side wall of the Hall (normal entrance will be from east side) and Projector fitted on the Ceiling. East Side Shutter / Door to be replaced with glass door.

(b) FSI area from east side Boundary Wall upto Pantry Shutter-Door :

Boundary Wall (north-south – our part and east-west) – repair/re-plaster/paint.

Front ground – garden or lawn or pavement

First 3 feet of construction area – Tiles

New Reception Area. Main Entrance with glass door with light-weight shutter and glass wall (east) and brick wall (south). Floor / ceiling / wall – new. All fixed Materials (eg pipes, valves etc) to be relocated. Toilet vent – ducting to be made for venting outside the Room. Later Furniture and other office arrangements to be placed.

Other 'common' jobs – plastering, repair, painting, cleaning, servicing. Disposing off old / defective / useless materials (Furniture, Computer Hardware, Documents, and Debris etc).

Electrical : To be done as per requirement.

What will be the cost implication and return?

Based on our recent discussions with the Consultant who had earlier done this job and sent us some cost estimates at that time, the cost for doing the consultancy job which includes architectural part and all paper-work (obtaining clearance / permissions with necessary documents from NMMC / CIDCO) will be around 4 lacs. The cost for obtaining NOC from the Society / Residents ('common cast' as explained above) may be around Rs 1.5 lacs. Cost for all civil and electrical jobs will be around Rs 1.5 lacs. For new furniture and Conference / Training facilities around Rs 1 lac. Thus, TOTAL cost implication will around Rs 8 lacs. We can request donation from members with a target of Rs 1 lac. On the other hand, the bigger Hall will have 25 to 28 sitting capacity which can be used for Training, Workshop, Meeting etc. We can arrange regular training and other program, if necessary in partnership with other Organizations (as we have done in the past), which can, in turn, to arrange more and more program and maintain a positive growth at the end of each year.

Status and decision from the AGM

The detail scope of work has been completed with necessary specifications. We need to start the process of contracting following the laid down procedure. We have identified some Contractors for civil work. For FSI related paper work – we may have to go to the same Consultant who has earlier done this job and with whom we are in touch. Moreover he can provide all documents that we do not have with us and are required for obtaining clearance / permission from the Authorities.

Above details are placed in the AGM so that all our Members get a detail idea about the job that is not only important but critical for maintaining growth of our section. I am sure from this AGM we can take a firm decision that:

“ The next Executive Committee should go ahead to renovate the existing Office area by converting it into a bigger hall that can be utilized for various program and also make new construction in the area where we have been granted additional FSI”.

- Dilip Sengupta.