

The Gateway



BULLETIN OF THE ROTARY CLUB OF BOMBAY

VOLUME 66, ISSUE NO. 23, DECEMBER 10, 2024
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THIS TUESDAY Annual General Meeting

COMING UP

December 10th, 2024
Annual General Meeting.

December 10th, 2024
Wild India - a conservation
photography exhibition.
Details inside

December 11th, 2024
Inauguration of DRX machine.
Details inside

December 12th, 2024
Christmas celebrations with
neuro divergent children and
their parents.
Details inside

December 14th, 2024
Save the Date: Christmas
Sundowner.
Details inside

December 15th, 2024
Walking tour - Art Deco & food
of Matunga
Details inside

December 17th, 2024
Ashish Dhawan to be felicitated
with Rotary Club of Bombay PV
Gandhi Award for Excellence in
Public Life.

December 17th, 2024
Hanukkah, the Jewish festival
of lights.
Details inside

December 24th & 31st, 2024
No meeting.

January 4th, 2024
Ananda Yaan sports day
Details inside

January 11th & 12th, 2024
Rotary Golf Classic 2025 and
Rotary Golf Challenge 2025.
Details inside

A fireside chat featuring Rtn. Ishraq Contractor, Rtn. Vivek Kothari, and Mr. Dhaval Vussonji, moderated by Rtn. Pranay Vakil, on Redevelopment Madness in Mumbai



Rtn. Pranay Vakil: I'm sure all of you are living in a place that is either being developed, or the place to the right of you is being developed, or the place to the left of you is being developed, or some job nearby is under development. In any case, everybody knows about Dharavi being redeveloped, right? So, everything is under redevelopment, and there is going to be this madness.

We have three people here who are all experts, each with 30 years of experience. Starting with you, Rtn. Vivek Kothari, what is this madness? Why is all of this happening in Bombay? If you're on the Coastal Road and look to your right, almost every building you see is either redeveloped, in the process of being redeveloped, or something similar. So, what is this madness?

Rtn. Vivek Kothari: I would say this is the COVID effect. What we experienced during COVID highlighted the need for space. People who had space managed much better. But older buildings without balconies or much open space felt very restricted. With the introduction of new government schemes, such as those under DCPR 2034 (Regulation 33 for redevelopment of dilapidated or tenanted buildings), redevelopment has become more feasible. It's now more viable

for developers to come in and make it work for themselves and the tenants.

Everyone wants to upgrade, especially with enhanced infrastructure like Coastal Road and Metro projects making accessibility better. Earlier, projects that weren't viable due to ingress, egress, or road width issues are now feasible under schemes like 33.9 for cluster redevelopment. This creates a win-win situation for all stakeholders, including tenants. However, there are challenges, such as high premiums and increased construction costs. Yet, it remains viable for developers, stakeholders, and tenants alike.

But what problems do you face with the government or the tenants, and how do you resolve them?

Rtn. Vivek: Tenants need to take a leap of faith. Everything beautiful requires time and patience. Developers are creators who put thought into product design, elevation, and layout, creating fantastic developments. However, on-ground reality involves coordination issues between government agencies, which can delay projects. No developer wants unnecessary delays, but miscoordination between agencies such as MHADA and CIDCO can complicate matters.



What Bombay truly needed was proper urban planning, a master plan, which didn't happen over the years. Development has been piecemeal. Still, developers have taken many initiatives to deliver world-class projects despite these limitations.

With so much supply coming in — I believe that in the island city alone, there are 6,000 buildings under redevelopment and in the extended suburbs, there are about 13,000–14,000 buildings undergoing redevelopment — not all of them will be re-occupied by their current residents. What is the impact this surplus stock will have on prices over the next three to five years?

Rtn. Vivek: Take Versova as an example. It was subdued for a while, but with the Coastal Road and new infrastructure, areas that haven't performed well due to poor connectivity will see an upward trend. The Golden Triangle, traditionally seen in South Bombay around Breach Candy, might shift towards other locations with better ingress and egress.

What impact will this have on infrastructure? For example, if you're driving on the Eastern Freeway to Chembur, you pass areas with densities of 28,000 people per square kilometre — the third-highest in the world — what will this mean for roads and infrastructure?

Rtn. Vivek: With developments like the Coastal Road, existing road networks need to expand to double or triple lanes in some cases. Bombay has always lacked a master plan and is now catching up. Infrastructure bottlenecks need urgent resolution, and there must be a greater emphasis on improving them.

Dhaval, there are several types of redevelopment, such as

slum redevelopment and tenant redevelopment. Many of these cases involve no clear title because the occupants are encroachers. If 500 sq. ft. is given to them, does that constitute a title? How do you address this?

Mr. Dhaval Vussonji: In slum redevelopment schemes, which are public welfare projects, the SRA issues leases to slum dwellers and the free-sale component as well. These leases, issued by the Slum Redevelopment Authority, provide title, even though the land is government-owned.

But would this be recognised in international courts, given that the title arises through the operation of law rather than a traditional flow of title?

Mr. Dhaval: Yes, since the land is government-owned, the title flows from the government to the lessee.

Rtn. Vivek, during redevelopment, tenants often receive rent during the interim period. Is this payment treated as capital gains or revenue?

Rtn. Vivek: These rents are typically revenue receipts. However, recent income tax rulings offer some relief, exempting such rents or transit accommodation payments from tax in certain cases.

Rtn. Ishraq Contractor, what about cases where someone has two flats, resides in one, and pockets rent for the other? How would this be treated for tax purposes?

Rtn. Ishraq Contractor: If rent is received as compensation or hardship allowance, it may be treated as a capital receipt and not taxed. However, if it is excess income, it could be taxable under "income from other sources." A recent Bombay High Court ruling deemed such payments as non-taxable capital receipts, but this remains subject to interpretation.

So, you say it could be. I mean, there is uncertainty about that, and more cases will surface over time.

Rtn. Ishraq: I would consider it as an excess amount. See, today, people often engage in innovative tax planning. They might create a situation claiming hardship, but in documentation and substance, what is it? Is it genuinely hardship, or are they simply receiving excess rent to avoid tax? It all depends on the property in question, the rental being received, and how it is structured. If you want to play it safe, you should declare it as income from other sources.

Right, but you know you're not going to draft a separate agreement for each tenant. Let's assume there's a building with 25 occupants, right? same? The agreement will be the same for all 25. So, the tax treatment should also be the same for all 25, shouldn't it?



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TRANSCRIPT
OF THE TALK**

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LIGHTHOUSE PROJECT: NURTURING A HARMONIOUS FAMILY ENVIRONMENT



The 14th session of the Lighthouse focused on equipping mothers with practical tools to nurture a harmonious family environment and boost their confidence in parenting. The primary objective was to explore strengths and develop techniques for positive parenting.

One key activity, “Your Parenting Superpower,” encouraged participants to reflect on their strengths as parents, such as bedtime stories, cooking, time management, or inventing family activities. This helped mothers identify and celebrate their unique skills.

Key Concepts Discussed:

1. **Positive Techniques:** Mothers learned the importance of rewarding good behaviour rather than punishing bad ones. Praise for positive qualities in children can foster growth and self-esteem.

2. **Setting Rules & Boundaries:** Clear and consistent rules provide structure and security. For example, a bedtime routine helps children feel safe and secure.
3. **Encouraging Positive Behaviour:** Mothers were encouraged to model the behaviour they wish to see in their children, such as using polite language like “please” and “thank you.”

Life Skills Highlighted:

- Boundary setting
- Active listening and empathy in communication
- Patience and forgiveness, understanding children as individuals on their unique journey.

The session concluded with a creative activity, “Family Value Tree,” where mothers outlined their family strengths, rules, and positive behaviours to encourage within their families.

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TUESDAY MEETINGS AT ROTARY CLUB OF BOMBAY



President Satyan wishes Rotarians Rahil Shah and Zulfiqar Memon a happy birthday



Rotarians PP Nirav Shah, Priyasri Patodia and Deepak Kapadia



Rotarians Rajan Gupta, Ishraq Contractor and PE Bimal Mehta



Rotarians PP Framroze Mehta, Hoshang Nazir and Jaidev Merchant



Rotarians Priyasri Patodia, Khurshed Poonawala and Roda Billimoria



Rotarians PP Ramesh Narayan, Tahera Mandviwala, Rina Deora and Priyasri Patodia



Rotarians PP Ramesh Narayan, President Satyan Israni and Priyasri Patodia



Rotarians Sameer Tapia, Rina Deora, President Satyan Israni, Ritu Prakash Desai and Jaidev Merchant



Rotarians Vivek Kothari, Baji Bilimoria, Ashok Chinai, Pranay Vakil, Deepak Kapadia, Ishraq Contractor and PP Nirav Shah



Rtn. Deepak Kapadia, Rtn. Pranay Vakil, PP Kalpana Munshi, Rtn. Rina Deora, Rtn. Ptn. Sweta Vakil, PP Nirav Shah and guests Smita and Hemant Vakil



Rtn. Rina Deora, Rtn. Mehul Sampat, Speaker Dhaval Vussonji, President Satyan Israni, speaker Rtn. Pranay Vakil, speaker Rtn. Ishraq Contractor and speaker Rtn. Vivek Kothari



Rtn. Arish Dastur



Rtn. Mehul Sampat



Rtn. Natasha Treasurywala



Rtn. Karl Divecha asks a question



Rtn. Dushyant Dave, Rtn. Rina Deora and Rtn. Ptn. Malti Jain



PP Preeti and Rtn. Ptn. Gautam Mehta



Rotarians Zinia Lawyer and PP Kalpana Munshi





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Animal Welfare Committee



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DECEMBER

TUESDAY

10

5 PM

KAMALNAYAN BAJAJ ART GALLERY,
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Kamalnayan Bajaj Art Gallery.

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From Cosmic Rhinoceros to Worlds within Worlds: A night of Surrealism Reimagined

On Tuesday, December 3rd, 2024, the Rotary Club's Heritage, Art and Culture Committee hosted a captivating double venue event titled Surrealism Reimagined. This evening, filled with art, culture, and fascinating stories, began at the installation of Salvador Dali's iconic surrealist sculpture, Cosmic Rhinoceros. The artwork, now part of the private collection of Gayatri and Atul Ruia, is proudly displayed at their Phoenix Palladium Mall.

Gayatri Ruia, as poised and graceful as ever, shared an intimate story about her journey into the world of art appreciation, which began when she acquired a G N Souza watercolour for Rs 18,000. She explained the special significance of Cosmic Rhinoceros, revealing how Atul had surprised her with the sculpture as an anniversary gift. This personal story added depth to the artwork, making the experience even more meaningful for all who attended.

From Phoenix Palladium, the group moved to Tao Gallery, where they were warmly greeted by visionary artist Jaideep Mehrotra, his wife Seema, and gallery owner and curator Kalpana Shah. The gallery was alive with energy, showcasing Jaideep's latest works that beautifully blended traditional and modern art techniques. Guests were treated to a delightful spread

of wine, cheese, and hors d'oeuvres as they wandered through the gallery, marveling at Jaideep's innovative use of mixed media.

Jaideep gave an inspiring presentation about his 57-year journey as an artist. He spoke of his early foray into Surrealism, the influence of new technologies and digital art, and his curiosity in exploring various media. His presentation also highlighted the social commentary embedded within his work, adding layers of meaning to his art.

One of the most captivating moments of the evening was Jaideep's demonstration of a continuously running video display. The video featured individual works of art slowly zooming out to reveal them as elements within another piece, creating a nested, looping regression of worlds within worlds. The audience was left in awe as each image dissolved into the next, showcasing the endless possibilities of artistic interpretation and vision.

The evening was a truly immersive experience, combining fascinating discussions, innovative art, and a sophisticated atmosphere. Guests enjoyed the art, the conversations, and the rich offerings of wine and cheese, making it an unforgettable night dedicated to the power of surrealism and creative expression.





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DECEMBER

14

SATURDAY
5:00 PM

US CLUB

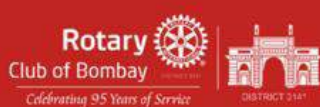
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Puranava Quiz Competition: A Unique Learning Experience

Eighteen students and two teachers from the Bhavishya Yaan program at NM Joshi Marg School attended the Puranava - Quiz Competition for school students. The term Puranava combines “Pura” (ancient) and “Nava” (new), aiming to introduce students to the rich heritage of Ancient India. The quiz covered a

wide range of topics, from Indian architecture and cultural arts to food and literature, blending education with fun. It proved to be a highly enriching experience for the students. Special thanks to Jaya Prasad for helping organise this enlightening event.



Sparsh Report: Prevention of Sexual Abuse of Children at GK Marg

A session of Sparsh - Prevention of Sexual Abuse of Children, was conducted at Ganpatrao Kadam Municipal School under the Bhavishya Yaan Project on Thursday, November 28th, 2024. The session was attended by forty children aged 12 to 14 years, who actively participated in the workshop.

The session was led by Zainab Lokhandwalla, from the Inner Wheel Club of Bombay, who engaged the children with a series of thought-provoking quiz questions. The students displayed exceptional enthusiasm, providing quick and accurate responses, making the session a truly enjoyable experience. A

key component of the session was a brief yet informative talk on internet safety, providing children with crucial knowledge on navigating the online world securely.

The Inner Wheel Club of Bombay extends its gratitude to Rtn. Ptn. Ekta Shah for her unwavering support in facilitating these important sessions. Special thanks also go to Ms Monica from Bhavishya Yaan, whose assistance was instrumental in ensuring the session ran smoothly. The combined efforts of all involved contributed to a successful and impactful session for the children.



ROTARY CHANGING COMMUNITY ANIMAL LIFE!



On behalf of PAWS, I would like to extend my heartfelt gratitude to the *Rotary Club of Bombay* for their incredible generosity and support in sponsoring the life-saving surgery and post-operative care of Bolly, a dog who had been suffering from a large tumor in his belly.

This compassionate gesture is a testament to the Rotary Club of Bombay's unwavering commitment to making a difference—not just for humans but also for animals in need. Their support goes beyond Bolly, as they continue to champion initiatives that protect and care for animals, fostering a more humane society.

The surgery was complex and extremely expensive, but thanks to the Rotary Club of Bombay, especially *Rtn. Malti Jain, Rtn. Priyasri Patodia & Rtn. Anand Trivedi*, Bolly now has a second chance at life and a brighter future.

Thank you for being a true friend to animals and a shining example of kindness.

Warm regards,
Dr. Rtn. Nilesh Bhanage
Founder PAWS



MONTHLY PATIENT COUNT

Director	Rtn. Renu Basu	
Committee chair/co-chair	Rtn. Mihir Mody / Rtn. Meera Alreja	
Name of the Committee	RCB Medical Centre, Talwada	
Patients visited / treated		Nov-24
PRVEC	OPHTHALMIC OPD	1134
	SPECT GIVE DURING THE MONTH	95
	OPERATIONS	53
	THE PATIENT KEPT FOR TREATMENT	9
	IOL	46
	YAG LASER	16
	GREEN LASER	--
	KERATOPLASTY	--
	TOTAL	1353
ADMC	GENERAL OPD	1041
	DENTAL OPD	49
	PEDIATRIC OPD	36
	PATHOLOGY LAB	56
	TB PATIENTS	--
	TOTAL	1182

Director	Rtn. Renu Basu	
Committee chair/co-chair	Rtn. Dr. Mehernosh Dotivala / Rtn. Reema Damani	
Name of the Committee	Cotton Green	
Patients visited / treated		Nov-24
COTTON GREEN	HOMEOPATHY	373
	DENTAL OPD	242
	OPHTHALMIC OPD	105
	PAEDIATRICS OPD	333
	GENERAL OPD	99
	PATHOLOGY LAB	10
	TOTAL	862



KENESETH ELIAHOO SYNAGOGUE

**Event by the
Urban Heritage Committee on
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Please share a scanned copy of your ID, specify your meal preference, and ensure you carry the same ID to the venue.

Contribution Details:

Rotarians/Partners	Guests
Veg: ₹2000 Non-Veg: ₹2500	Veg: ₹2500 Non-Veg: ₹3000

Keneseth Eliyahoo Synagogue
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NEXT WEEK: ASHISH DHAWAN TO BE FELICITATED WITH ROTARY CLUB OF BOMBAY PV GANDHI AWARD FOR EXCELLENCE IN PUBLIC LIFE.



Ashish Dhawan is the Founder-CEO of The Convergence Foundation (TCF), an organization dedicated to driving India's economic growth and development. TCF incubates impactful non-profits addressing economic growth, equality of opportunity, and sustainability, with initiatives spanning jobs, governance, women's empowerment, air pollution, and philanthropy. Ashish is the Founding Chairperson of Ashoka University, a premier liberal arts institution, and the Central Square Foundation (CSF), which champions foundational literacy and numeracy in India. Through CSF, he collaborates with state governments to improve early-grade learning outcomes. Ashish serves on the governing board of the Bill and Melinda Gates Foundation (BMGF), bringing his expertise to global development efforts. In his earlier career, Ashish was a leading private equity investor, founding ChrysCapital, India's top private equity firm. He is a Yale graduate and holds an MBA from Harvard Business School, exemplifying his commitment to education and transformative leadership.

ROTARIAN MEMBER BIRTHDAYS



DECEMBER 10
PP Vikram
Kamdar



DECEMBER 12
Rtn. Hiranmay
Biswas

ROTARIAN PARTNER BIRTHDAYS

DECEMBER 10

Rtn. Ptn. Shreelekha Damani

DECEMBER 10

Rtn.Ptn. Niti Desai

DECEMBER 10

Rtn.Ptn. Shailaja Mogul

DECEMBER 16

Rtn.Ptn. Vasudha Alimchandani

DECEMBER 16

Rtn.Ptn.Dr. Natasha Khubchandani

ANNIVERSARIES

DECEMBER 10

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Rtn. Amrita Saraf

DECEMBER 11

Rtn.Ptn. Neeta &
Rtn. Sunish Anand

DECEMBER 11

Rtn.Ptn. Honey &
Rtn. Anil Harish

DECEMBER 11

Rtn.Ptn. Radha &
Rtn. Vishal Vora

DECEMBER 12

Rtn.Ptn. Kanan &
Rtn. Ravindra Fotedar

DECEMBER 12

Rtn.Ptn. Dipti &
Rtn. Mahesh Goenka

DECEMBER 12

Rtn.Ptn. Divyaa &
Rtn. Mayank Kumar

DECEMBER 12

Rtn.Ptn. Poonam &
Rtn. Ajit Surana

DECEMBER 13

Rtn.Ptn. Sudesh &
Rtn. Ramesh Dhir

DECEMBER 14

Rtn.Ptn. Swati &
Hon.Rtn. Ajay Piramal

DECEMBER 15

Rtn.Ptn. Dina &
Rtn. Dr.Sharukh Golwalla

DECEMBER 15

Rtn.Ptn. Dr. Sandesh &
Rtn. Swati Mayekar

DECEMBER 15

Rtn.Ptn. Sandhya &
Rtn. Jaidev Merchant

DECEMBER 15

Rtn.Ptn. Manjiri &
Rtn. Jairaj Purandare

DECEMBER 15

Rtn.Ptn. Arwa &
Rtn. Sameer Tapia

DECEMBER 16

Rtn.Ptn. Pratiksha &
Rtn. Mihir Mody

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Ananda Yaan	Kaushal Mehta
Trans Salon (DEI)	Ratna Sharma
Director Rahil Shah	
Integrated Village Development with Chirag	Ravindra Fotedar
Panchatattva Gale Village	Vinti Gajree
Urban Nature Habitat	Jamshed Vakharia
Heritage, Art & Culture	Aditya Somani
Animal Welfare	Priyasri Patodia
Director Gautam Doshi	
Bhavishya Yaan	Akhil Sanghi
IT Innovation Labs	Abhishek Saraf
Adult Literacy for Women	Runit Shah
EVS Curriculum	Nikhil Bhatia
Programme	Rina Deora
Vocational Training & Night Study Centre	Wrinda Rajgarhia
Director Renu Basu	
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Cotton Green Clinic	Dr. Mehernosh Dotivala
Cancer Aid	Farokh Balsara
Committee for Neurodivergent Children	PP Shernaz Vakil
Dharamshala	Naresh Pachisia & Miral Shah
Dialysis	Swati Jajodia
Director Mudit Jatia	
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Satellite Club	Murad Currawalla
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