



Dear Voters,

I introduce myself as Ratan Dorab Patel, a retired businessman residing in Godrej Baug. For last many years a distinct unsatisfactory functioning of the BPP has been observed by one and all. So instead of criticising just as a fence-sitter, I have decided to actually try and get myself into the day-to-day functioning of the BPP as an elected representative of the community on the BPP board. I humbly offer myself to the service of our community 24 x 7 (as I am a retired person). According to me the first thing for cleaning up the BPP is to curtail the powers of the Trustees as “power corrupts and absolute power corrupts absolutely.” There should be 100% transparency literally.

My manifesto is :

1. 100% transparency with an independent officer in BPP as a Public Relations Officer along with a transparent website containing all relevant information like details of the tenants, licensees and details of all new allocations of BPP flats seeking suggestions and complaints from the community etc.
2. The entire voter list should be checked for duplication, deletion & correction.
3. All major decisions / agreements concerning the sale of community property within the BPP's control directly or indirectly to be made public inviting suggestions from the community which should be given due cognizance before a final decision is taken. Details of open auction & financial gains to be available on the website.
4. An autonomous body called Housing Committee to be formed and allotment of the housing to be made only by the Housing Committee and the Trustees will have no say what so ever. The Committee to meet quarterly or need based. Any objections by the Trustees to the Committee's decisions to be sent back to the Committee for review with proper reasons and suggestions for the same. This also to be made available on the website. This enables the community to be aware of the objections taken by the Trustees in a particular case. The Committee reviews its decisions and sends it to the Trustees for ratification.
5. There has to be a curb on powers of Trustees to go in for litigation & all the present cases should be evaluated by a duly appointed Legal Committee.
6. As Trustees of the BPP, he / she should not have any personal preferences, likes and dislikes for the community members. All rules of the BPP to be applied equally to all community members including Trustees themselves. The Trustees to abstain himself / herself from the decision process if the applicant is personally close to that particular Trustee.
7. Community members to have the right to recall a non-performing Trustee. This right to be strengthened & adequately publicized.
8. All religious decisions to be made by an autonomous Religious Committee comprising of widely acceptable genuinely knowledgeable religious community members from both, Athornan & Behdin classes.
9. Proactive Protection of our religious & community institutes from unscrupulous elements within and outside our community.
10. Strengthening of Dokhmenashini at Doongerwadi with participation of widely acceptable true and sincere like-minded community members. Due cognizance to be given to the view points

of all lobbies in the community within the frame work of the trust deed of the BPP & Doongerwadi.

11. Community members to have complete freedom to raise justifiable objections about the working of BPP staff or its Trustees without the fear of any repercussions by the BPP. Without the beneficiaries, there is no BPP and hence no Trustees. Therefore the Trustees are there due to the presence of the beneficiaries and not vice versa.
12. All Leave & Licence Agreements to be converted into Tenancy if legally permitted by keeping the Parsi Conveyance clause intact **OR** fortify Leave & Licence by way of a clause that no Leave & Licence Agreement will be terminated or refused for renewal without legal and just cause. Auto Renewal should be given if the Licensee agrees to bear the cost.
13. Automatic transfer of all rent receipts in the name of the present occupants who are the legal heirs of the holders of rent receipts.
14. Senior citizens to be taken care of by BPP by allowing them to stay in their own house instead of sending them to Parekh Dharamshala and Parsi wards of hospitals if medically fit. While this is a very idealistic view, community members along with BPP should come up with workable suggestions for taking care of those Senior citizens who live alone.
15. BPP to work towards development scheme to groom up our youth through Career guidance and motivational programmes to steer our youth towards being future professionals / entrepreneurs. Reservation for Parsi youth in Parsi owned companies purely based on merits and qualifications. Financial assistance to be provided towards the cost of fee, books and hostel accommodation.
16. Full financial support for the financially backward community members in form of jobs rather than cash thus making them self Reliant.
17. The work ethics of the BPP to be of such standards that the beneficiaries willingly donate their Tenanted flats which could be allotted to the needy & poor of our community. Also the more privileged members of our community to willingly donate their wealth and estate to the BPP and enable increase in the corpus of the BPP.
18. Trustees of the BPP shall compulsorily be the custodians of the property of the community and in no way behave as owners of the same.
19. Trustees to personally visit the Baugs / Colonies at least once in every 6 months to take firsthand knowledge about the problems faced by the residents of the Baugs / Colonies instead of getting cooked up stories from biased and prejudiced informers.
20. Training to be given to the BPP staff to deal courteously with the community members.
21. BPP to be run more professionally as a corporate with all heads of the department to be sufficiently empowered with accountability. Trustees should not interfere in day to day working of the BPP. No use having CEO and Executives with no powers and acting as puppets.
22. Complete evaluation and transparency of the election process with paper trail proof. Transportation of the EVMs and counting of the votes to be under the clear supervisions of the nominees and their representatives.

The community needs sincere, hardworking member to work for them as Trustee rather than professionals & influential people. Do not elect me as a Trustee of the BPP but as a representative of the community on the BPP Board. I have realised that the system at BPP needs to be cleaned from inside and hence request the community's help to change this manifesto into a reality.

For clarification call on mobile 9821024482 or email on rdpasia@yahoo.co.in

TOGETHER WE CAN BRING A CHANGE