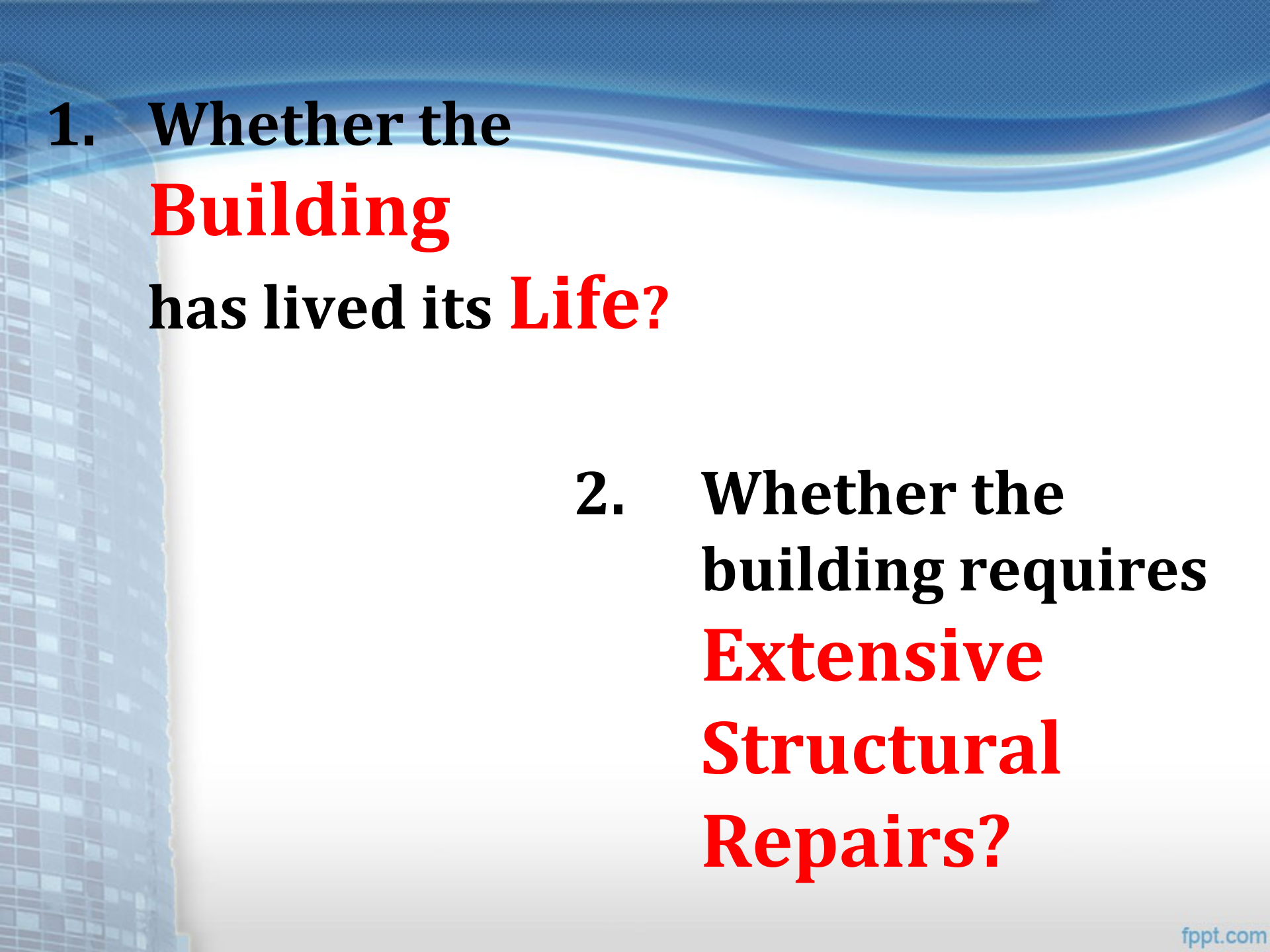


**REDEVELOPMENT
of
CO.OP. HSG. SOCIETIES
(Guidelines
Dtd. 03/01/2009
under section 79-A)**

Shri Suresh Sahu,



WHY REDEVELOPMENT ?



1. Whether the **Building** has lived its **Life**?

2. Whether the building requires **Extensive Structural Repairs**?

3. Whether the society premises has enough **Parking Space?**
4. Play Area for children?
 5. In heavy rain whether society plot **Submerges with Flooding Water?**

6. Do you have **Lifts?**
Or elders climb to
3rd or 4th floor?

7. Is it convenient to
get a **Patient** down
through staircase
in **Emergency?**

8. Whether the
Existing Flat
Area is enough for
your **Growing**
Family?

9. Whether the
available
Redevelopment
Schemes are
beneficial?

10. Do you have Modern Facilities like...

- a) High speed lifts with attractive lobby.**
- b) Wide staircases.**
- c) Children play area & Gardens.**

10. Do you have Modern Facilities like...

- a) Intercom.
- b) Security camera phone.
- c) Modern Toilets.



10. Do you have Modern Facilities like...

- a) Fire fighting system.**
- b) Uninterrupted water supply.**
- c) Fitness center.**

LINE OF ACTION OF

**(As per the Guidelines of State
Govt. of
Maharashtra dtd. 3rd Jan. 2009)**

STEPS FOR REDEVELOPMENT OF CO. OP. HSG. SOCIETY.

Application for
Redevelopment

Taking Quotations from
Architect/ P.M.C.

Documentation
& Survey

Appoint the
Architect/ P.M.C.

Project
Report

Tendering
Process

Comparative
Analysis

STEPS FOR REDEVELOPMENT OF CO. OP. HSG. SOCIETY.



STEPS FOR REDEVELOPMENT OF CO. OP. HSG. SOCIETY.

Commencement of Construction .

Supervision & Quality control

Joint Inspection

Occupation Certificate From Municipal Corp.

Handing over the Possession

Dream Come True.....

dream  **come true**

1. APPLICATION FOR REDEVELOPMENT

a) **Minimum 25**
% of the Society

Members

should give an

application to

Secretary of the

Managing

Committee to Discuss about the

Redevelopment Process of Society Building.

1. APPLICATION FOR REDEVELOPMENT

b) After receiving application, Managing Committee will take the decision within 8 days & shall arrange the Special General Body Meeting within One Month from the date of application.

1. APPLICATION FOR REDEVELOPMENT

c) The Notice of the Spl. Gen. Body Meeting should be given **14 days** in advance to the Society Members.

d) Minimum Quorum for the Spl. Gen. Body Meeting shall be **75%.**

1. APPLICATION FOR REDEVELOPMENT

- e) **After brain storming, the decision for the redevelopment will be taken by Min. Majority of 75%.**
- f) **Finalize the Line of Action for the Redevelopment Process.**

2. TAKING QUOTATION FROM PMC

- a) The Managing Committee will get the Techno-Commercial offers from min. 5 Experienced, Registered Architects / PMC.**

3. APPOINTMENT OF ARCHITECT / PMC

- a) Discuss about the Scope of Work of Architect / P.M.C.**
- b) After the Technical Scrutiny, finalize the Architect / PMC & give them the Appointment Letter.**

4.DOCUMENTATION & SURVEY

- a) Procuring latest Documents and Records of Land and Building.**
- b) Checking status of Conveyance Deed & Title of the land. Deed & Title of the land.**
- c) Detailed Contour Survey of existing Plot boundary of the Soc. Land.**

4. DOCUMENTATION & DOCUMENTATION & SURVEY

- d) Understand the Existing Built up Area of each Flat.**
- e) The Managing Committee will get the Structural Audit done about the structural condition of the building from reputed St. Engineering Firm.**

5. FEASIBILITY REPORT

- a) **Scrutiny of Approved Plans & Existing Status of the building.**

- b) **Study the Available Schemes for redevelopment. Incentive / MHADA etc.**

5. FEASIBILITY REPORT

c) Preparation of detailed **Area Statement as** per byelaws of Local Authorities

d) Preparation of Project Report to check the **Potential & Techno Commercial Feasibility** of Project Report

5. FEASIBILITY REPORT

d) The Project report will be **Circulated** to all the Soc. Members & their **Suggestions** are invited 8 days in advance of the Spl. Gen. Body Meeting

5. FEASIBILITY REPORT

e) These suggestions are **Sent to the PMC** for his guidance 7 days in advance of the Spl. Gen. Body Meeting.

f) After detailed discussion, **Accepted Suggestions** will be incorporated in the Project Report.

5. FEASIBILITY REPORT

g) The modified project report will be **Approved by the Majority** in the Spl. Gen. Body Meeting.

h) The PMC will be requested to prepare a **Tender document** as per **Approved Terms & Conditions.**

6. TENDERING PROCESS

- a) **Understanding the Requirements from Society Members and Real Estate Market Trend.**

- b) **The Tender Document is prepared by keeping either Required Carpet Area or Corpus Fund Constant as Basic Condition.**

6. TENDERING PROCESS

- c) The Tender Notice will be Published in Reputed News Papers. The Soc. Members may ask known reputed developers to participate in Tendering process.**

- d) The Tender document will be released from the office of PMC & will be submitted in the Society office in a given time period.**

6. TENDERING PROCESS

- e) **The Tender Document will consist of Tender Notice, Area Statement, Methodology, Terms & Conditions, List of Amenities, Property Documents, Existing Survey Documents, Existing Survey Drawings & Photographs of Plot & Building.**

6. TENDERING PROCESS

f) The Tender document will be **Approved** in Spl. Gen. Body Meeting by the majority.

g) All the Tenders should be **Opened** by the Members of Managing Committee in the presence of the Soc. Members, Architect / PMC & representative of developers.

6. TENDERING PROCESS

h) **After Opening** the offers received from Developers, the Secretary will make the **List of Received Tenders** & will display on Society's Notice Board.

7. COMPARATIVE ANALYSIS

- a) All the received offers will be **Handed Over** to the PMC for his assessment.
- b) The PMC will prepare **Techno-Commercial Comparative Analysis** & will submit to the **Managing Committee** to circulate the same to all the **Soc. Members**.

8. UNDERSTANDING THE DEVELOPER

- a) **Technical and Commercial Discussions with Developers** are carried out during the joint meeting.
- b) All the information & **Clarifications** are sought from developers **Regarding their Capability & Credibility.**

8. UNDERSTANDING THE DEVELOPER

c) The Developers will be asked to submit **Further Details in sealed Envelope** which are not properly submitted by them in the Tender Offers.

d) **Final Techno-Commercial Comparative Analysis** is prepared in regards with revised offers received from Developers.

9. SHORT LISTING OF DEVELOPER

- a) **Site Visits** shall be done to check the quality & construction management of probable shortlisted Developers.
- b) Taking into consideration capability, credibility & commercial offer, **Minimum 5 Developers** are shortlisted.

9. SHORT LISTING OF DEVELOPER

c) The draft of **Terms & Conditions of Development Agreement & Power of Attorney** will be discussed & **Approved** by the Spl. Gen. Body Meeting.

10. FINALIZATION OF DEVELOPER

- a) In the said Spl. Gen. Body Meeting, Architect / PMC will Explain the **Comparative Analysis** offers submitted by 5 shortlisted developers.

10. FINALIZATION OF DEVELOPER

b) **Application** should be sent to the office of **Deputy Registrar of Co. Op. Hsg. Soc.** well in advance to be present for the **Spl. General Body Meeting**, which will be recorded **In the Video Camera.**

c) **Minimum Quorum** for the **Spl. Gen. Body Meeting** shall be **75%.**

10. FINALIZATION OF DEVELOPER

- d) Shortlisted 5 developers will make **Presentation of their Commercial Offer** one after another.

10. FINALIZATION OF DEVELOPER

e) Taking all the points of Final

Comparative Analysis

into account one

Developer is Approved

or Finalized with

min. 75 % of Majority.

f) The **Written Consent** from finalized developer is received.

10. FINALIZATION OF DEVELOPER

g) The Deputy Registrar of Co. Op. Hsg. Soc. will furnish **his No Objection Certificate** & will endorse the

decision taken by the Spl. Gen. Body Meeting subject to compliance of authorized procedure to finalize the Developer.

11. DEVELOPMENT AGREEMENT & POWER OF ATTORNEY

a) As per **Approved Terms & Conditions**, the Legal Advisor will prepare the **Draft of Development Agreement &**

Power of Attorney in consultation with the Soc. Architect/PMC.

11. DEVELOPMENT AGREEMENT & POWER OF ATTORNEY

- b) The said draft is discussed, modified & **mutually Agreed** by the **Developer**.
- c) The Spl. General Body will **Approve** the Draft of **Development Agreement & Power of Attorney** and will **Nominate min. 3 Committee Members** to enter into Development Agreement, P.O.A. & Individual Agreement on behalf of the Society.

11. DEVELOPMENT AGREEMENT & POWER OF ATTORNEY

d) **Development Agreement should be Signed & Registered within One Month from**

the date of finalization of Developer.

12. FINALIZATION OF THE PLANS

a) Architect will suggest in consultation with the Developer various options in planning so as to have **Suitable Design from Society's Point of View.**

b) The Spl. Gen.
Body of the Soc.
Will discuss, modify

& Approve the Final Plans & Elevations of the Proposed Society Building.

13. SUBMISSION AND APPROVAL OF DRAWINGS

- a) The Developer's Architect will procure the **Relevant NOC's and Prepare the Municipal Drawings.**
- b) The Developer will purchase the **Additional TDR** from BMC & from open Market to utilize on the **Society plot.**

13. SUBMISSION AND APPROVAL OF DRAWINGS

**c) The Architect will
Submit the Plans for
Approval to Local
Competent Authorities**

**like Municipal
Corporation or
MHADA.**

13. SUBMISSION AND APPROVAL OF DRAWINGS

d) The Developer **will Pay** the necessary **Development Charges, Fees, Deposits** etc. to the various **Local Competent Authorities**.

e) The respective **Authorities** will give their **Approval** & will issue **IOD & Commencement Certificate**.

14. SHIFTING OF SOCIETY MEMBERS

- a) The Spl. Gen. Body of the Soc. Will **Approve the Allotment of the Flat** to each Society Member as per mutually agreed allotment system.
- b) The **Individual Flat Agreement** is signed & registered between Developer & Individual flat owner.

14. SHIFTING OF SOCIETY MEMBERS

c) The Developer will issue **Cheques** in advanced towards **Rent, Deposit, Brokerage & Shifting.**

d) The Society Members will **Shift to Temporary Alternate Accommodation** and will vacate the existing premises.

14. SHIFTING OF SOCIETY MEMBERS

e) The Soc. Members may remove movable fittings, fixtures & furniture made by them.

f) After shifting of Members, the possession of the **Soc. Premises** will be **Handed Over to the Developer.**

g) After shifting of Members, existing building will be **Demolished.**

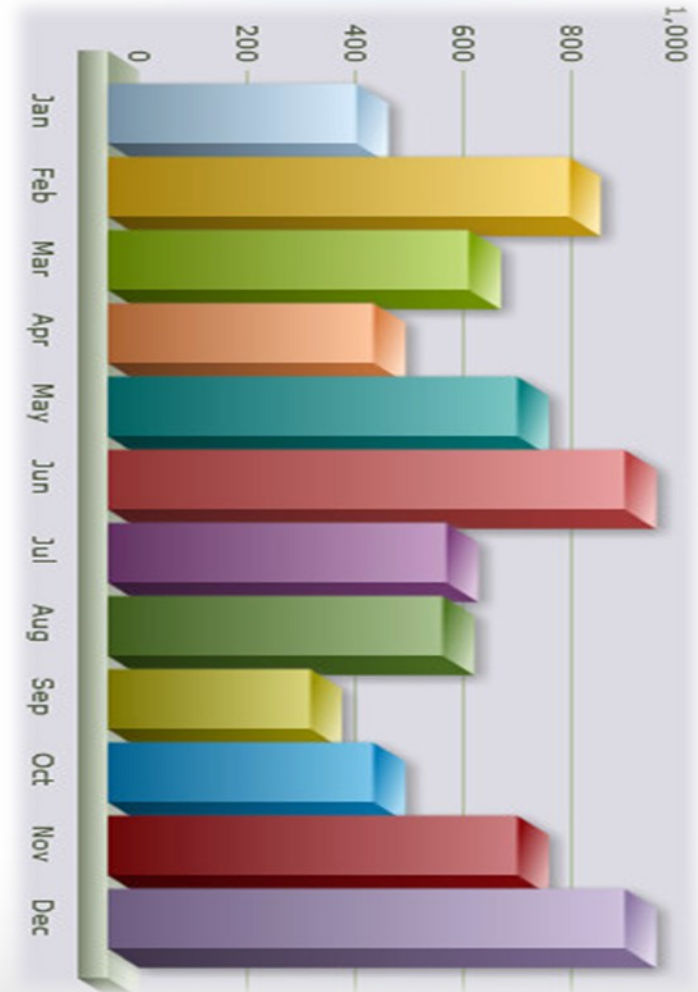
15. COMMENCEMENT OF CONSTRUCTION

a) The PMC, Soc. Committee & Developer will work out the **Action Plan for Construction Activity** towards

- **Setting up of Labour Camp.**
- **Storage of Building Materials.**

15. COMMENCEMENT OF CONSTRUCTION

- **Prevention of Nuisance to adjoining Buildings.**
- **Setting up temporary Society & Site Office.**
- **Soil Investigation.**
- **Schedule of construction activity(Bar Chart) etc.**



15. COMMENCEMENT OF CONSTRUCTION

- a) **The Developer will also prepare & submit the **Action Plan** regarding **Security, Health & Insurance Policy** as per terms of **Agreement.****

15. COMMENCEMENT OF CONSTRUCTION

b) Architect will advise on the **Quality Tests** required to be done during the progress of construction work.

c) Architect & Structural Consultant will make **Periodic Supervision to Check the Progress & Quality** of the construction work.

16. SUPERVISION & QUALITY CONTROL

a) After completion of the plinth, the PMC will procure further Commencement Certificate till completion of the construction work from Municipal Corporation.

17. ENSURING REGULAR QUALITY CONTROL MEASURES SUCH AS NDT TESTING

NDT Machines

Corrosion Analyzing Instrument



Rebar Detection System



Rebound Hammer

Core Cutting Machine



Ultra Pulse Velocity (UPV) Test

NDT Machines



Bar Locator And Cover
Depth Meter



Resistivity Meter



Ultra Sonic Thickness Gauge

18. OCCUPATION CERTIFICATE

- a) After completion of total Construction work, the Developer's Architect will procure Necessary Permissions from various Authorities & Occupation Certificate from Municipal Corporation.**

19. JOINT INSPECTION

- a) After receipt of Occupation Certificate the Architect & Developer will procure the Necessary **Water Supply, Drainage & Electrical Connections.**

20. JOINT INSPECTION

- b) **The Developer will arrange the Joint Inspection with representatives of Developer, PMC & respective flat owner for **Checking the Completion & Quality Certification of Internal finishes of every flat.****



21. HANDING OVER OF FLATS

- a) After satisfactory Certification, the respective new flats are **Handed Over** by Developer to respective flat owners, on ownership basis.
- b) All the flat owners **Shift** to their flats in newly constructed building.



22. HANDING OVER OF FLATS

- c) Subsequently the Developer will **Hand Over the Possession of Sale Flats** to the respective new owners.

- d) The sale flat purchasers are accepted as **New Members** in the **Existing Regd. Society.**

THANK YOU