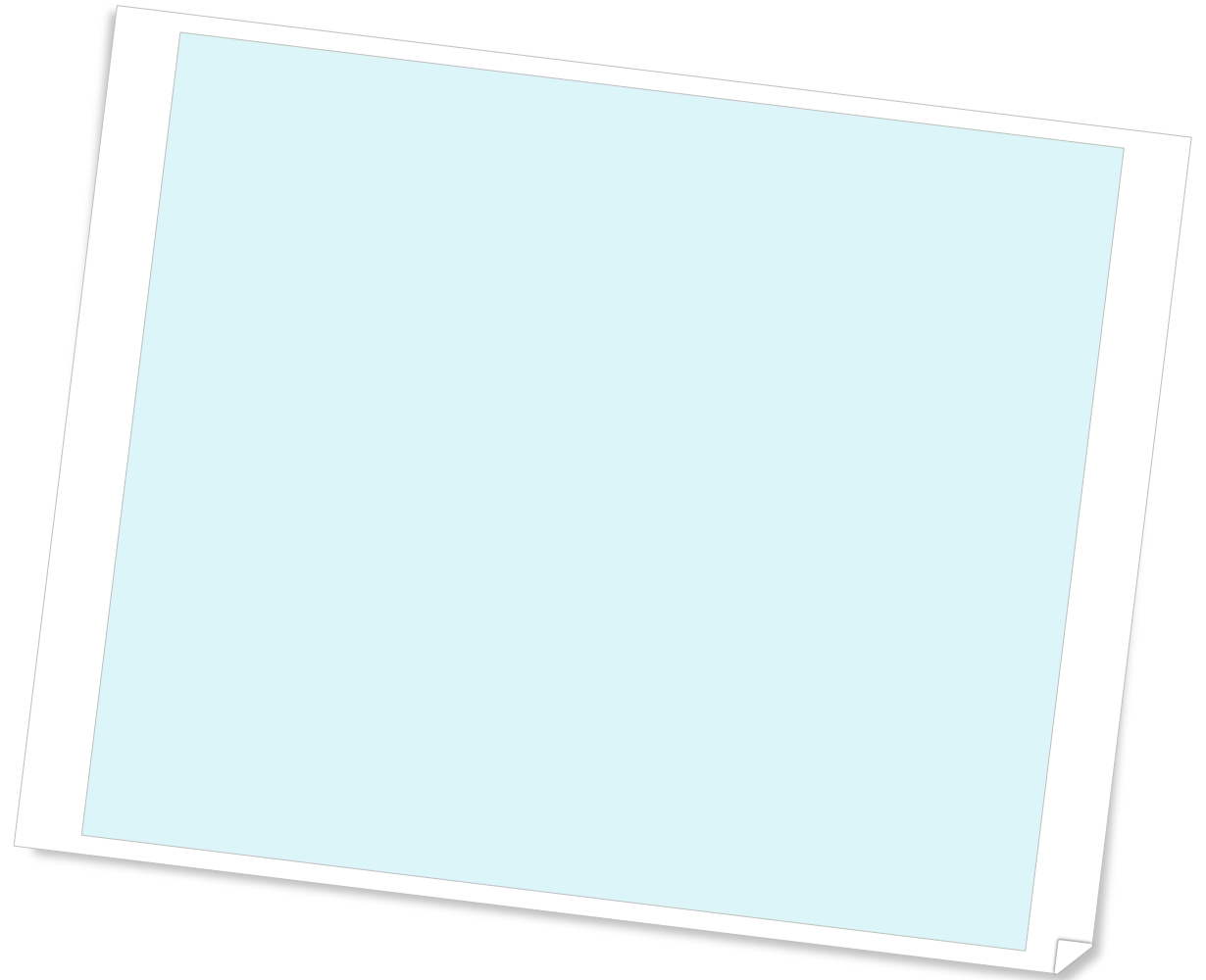




**REDEVELOPMENT  
OF  
CO.OP. HSG. SOCIETIES  
(GUIDELINES**

**UNDER SECTION 79-A)**



# **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. 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.**

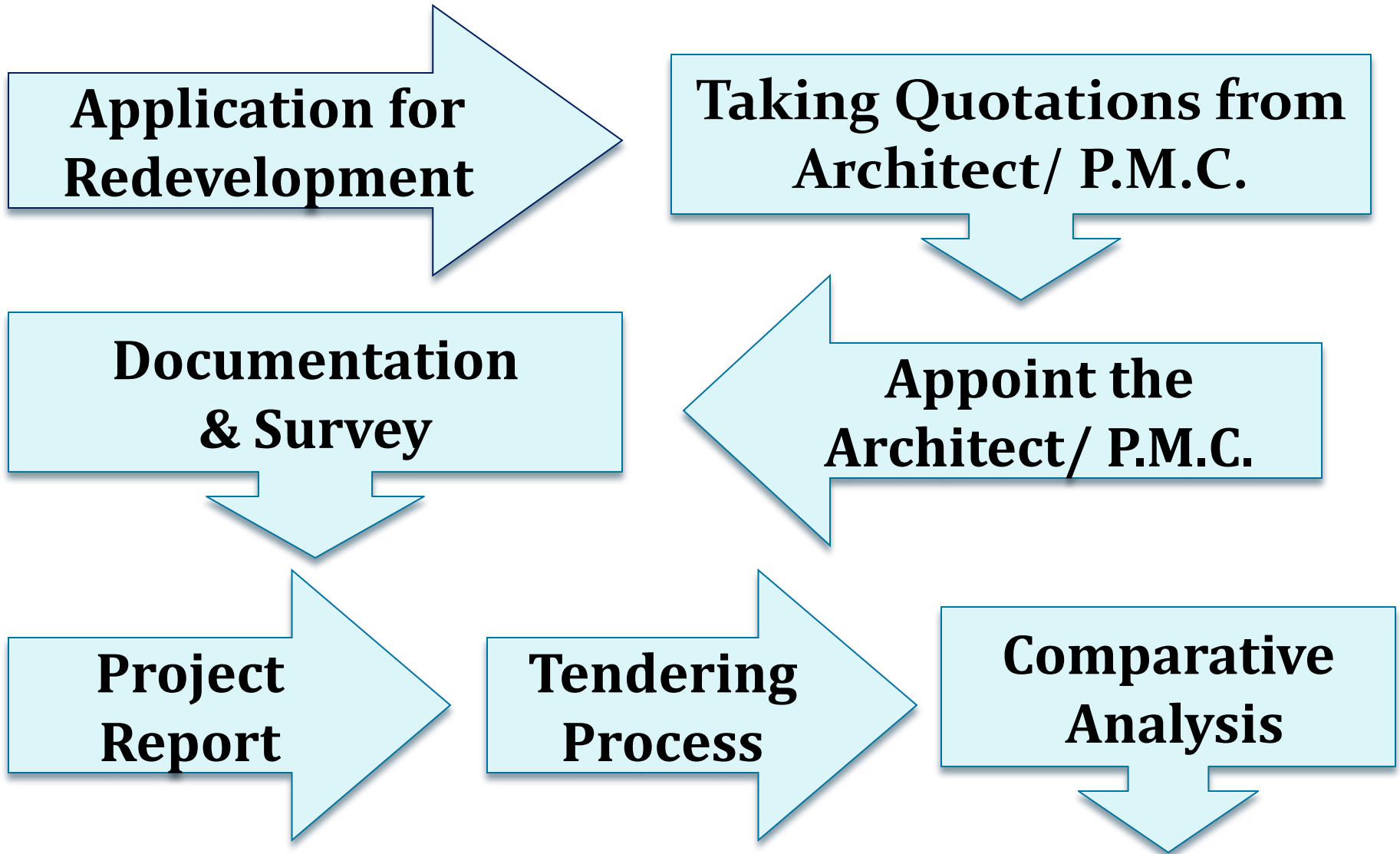
**Documentation  
& Survey**

**Appoint the  
Architect/ P.M.C.**

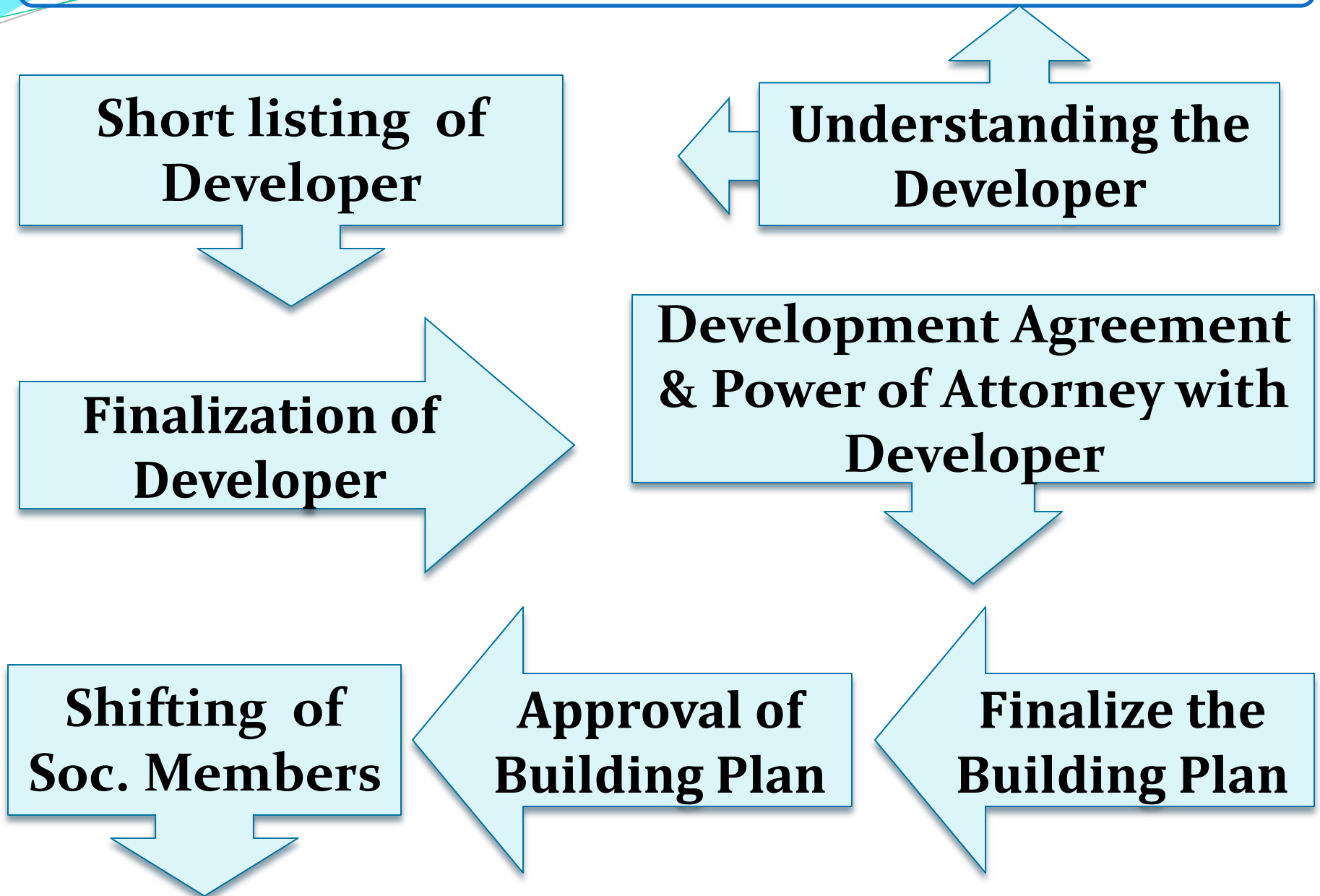
**Project  
Report**

**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 ARCHITECT**

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



### **3. APPOINTMENT OF ARCHITECT / PMCA**

- 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 & 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 Engineering Agency.**



## 5. PROJECT REPORT

- a) **Scrutiny of  
Approved Plans  
& Existing  
Status of the  
building.**
  
- b) **Study the Available Schemes for  
redevelopment. Incentive /  
MHADA etc.**

## 5. PROJECT 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

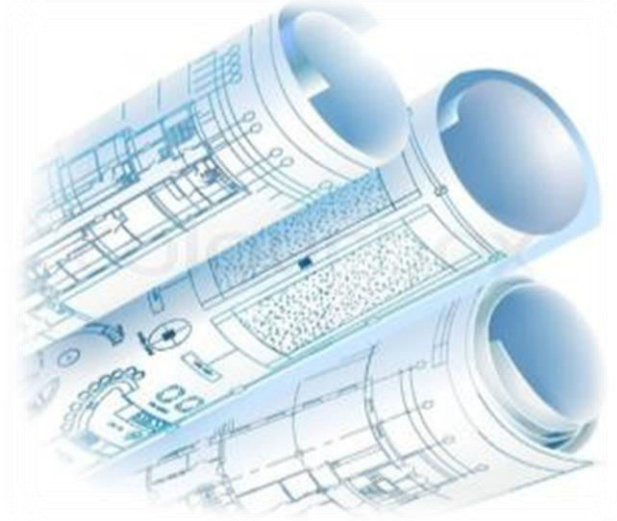
## 5. PROJECT REPORT

- 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. PROJECT REPORT

- e) These suggestions are **Sent to Architect** 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. PROJECT REPORT

- g) The modified project report will be **Approved by the Majority** in the Spl. Gen. Body Meeting.
- h) The Architect 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 Architect & 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 COMPARE

- a) All the received offers will be **Handed Over** to Architect for his assessment.
- b) The Architect 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 **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 **In 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 Adviser will prepare the  
**Draft of Development Agreement &**  
**Power of**  
**Attorney in**  
**consultation**  
**with the Soc.**  
**Architect.**

## **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.**



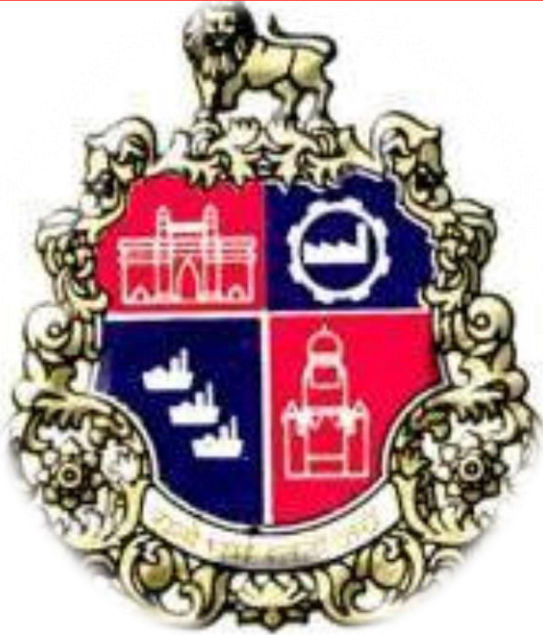
## 12. FINALIZATION OF THE PLANS

- 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 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 offer **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 Architect, 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 Architect will procure further Commencement Certificate till completion of the construction work from Municipal Corporation.**



## **17. OCCUPATION CERTIFICATE**

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

## 18. JOINT INSPECTION

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



## **18. JOINT INSPECTION**

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

## 19. 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.

## 19. HANDING OVER OF FLATS

- c) Subsequently the Developer will **Hand Over** the **Possession of Sell Flats** to the respective new owners.
  
- d) The sell flat purchasers are accepted as **New Members** in the **Existing Regd. Society.**



**THANK YOU**