

REDEVELOPMENT of CO.OP.HSG. SOCIETIES

(Guidelines Dtd. 03/01/2009 under section 79-A)

**Conference at
The Institute of Chartered Accountants of India
(Western India Regional Council)
on, 21- 22nd Feb. 2014.**

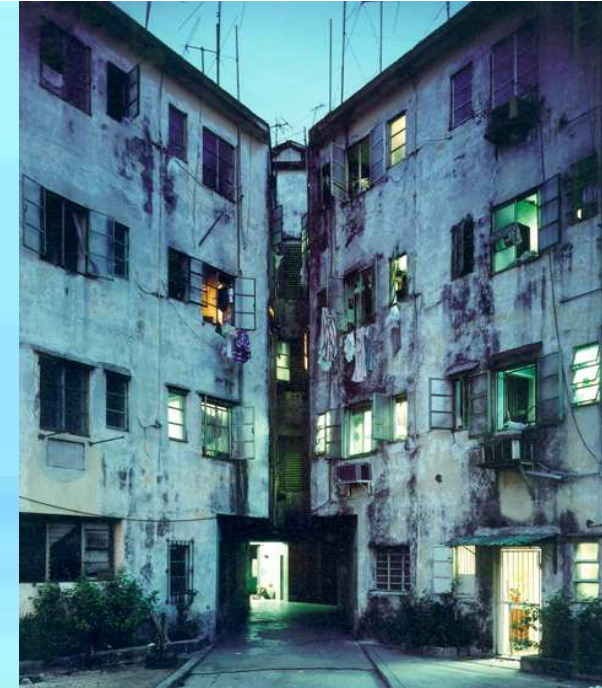
Why

the society buildings should be

Redeveloped ?

By Ar. Mukund Godbole

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



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

By Ar. Mukund Godbole



1. Whether the society premises has enough **Parking Space**?

1. Do you have enough **Play Area** for children?

1. In heavy rain whether society plot **Submerges with Flooding Water**?



By Ar. Mukund Godbole

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



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

By Ar. Mukund Godbole

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



1. Whether the available **Redevelopment Schemes** are beneficial?

By Ar. Mukund Godbole

1. Do you have **Modern Facilities** like.....

a) High speed lifts with attractive lobby.

b) Wide staircases.

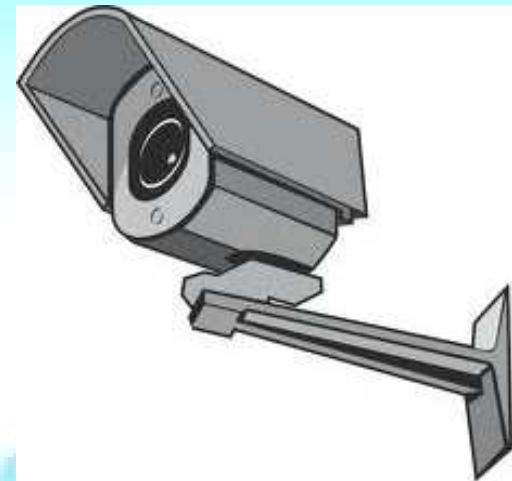
c) Children play area & Gardens.



By Ar. Mukund Godbole

1. Do you have **Modern Facilities** like.....

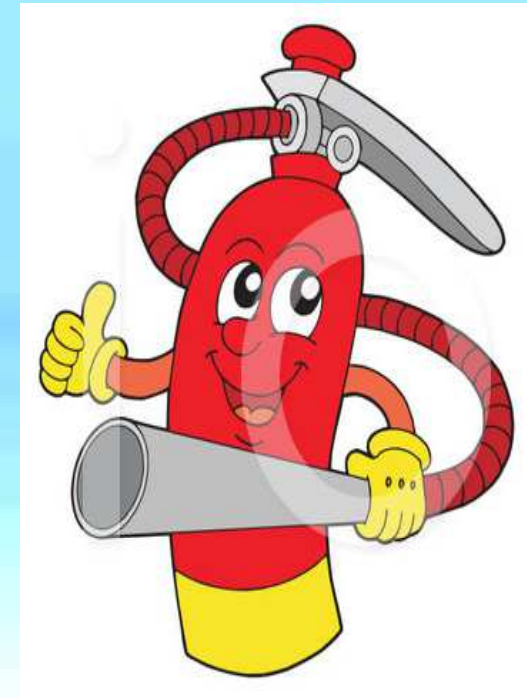
- a) Intercom.
- b) Security camera phone.
- c) Modern Toilets.



By Ar. Mukund Godbole

1. Do you have **Modern Facilities** like.....

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



By Ar. Mukund Godbole

Line of Action Of Redevelopment Process

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

By Ar. Mukund Godbole

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**

By Ar. Mukund Godbole

Short listing of Developer.

Understanding the Developer

Finalization of Developer

Development Agreement & Power of Attorney with Developer .

Shifting of Soc. Members

Approval of Building Plans

Finalize the Building Plans.

By Ar. Mukund Godbole

**Commencement
of Construction .**

**Supervision &
Quality control**

Joint Inspection

**Occupation Certificate
from Municipal Corp.**

**Handing over
the Possession**

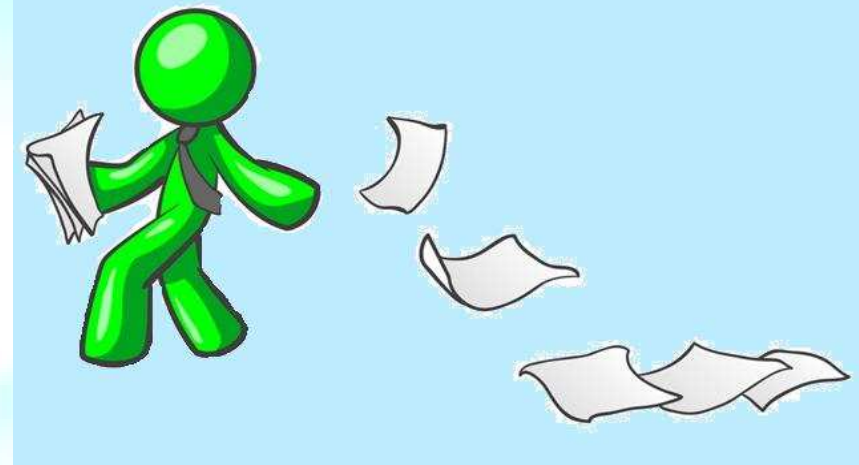
**Dream Come
True.....**



By Ar. Mukund Godbole

1. Application for Redevelopment.

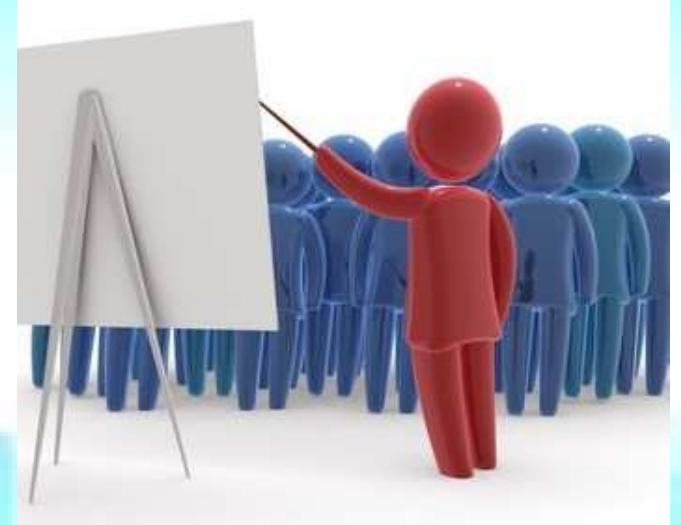
a) Minimum 25 % of the Society Members should give an application to Secretary of the Managing Committee to **Discuss about the Redevelopment Process** of Society Building.



By Ar. Mukund Godbole

1. Application for Redevelopment

- a) After receiving application, Managing Committee will take the decision within 8 days & **shall arrange the Spl. Gen. Body Meeting within One Month** from the date of application.



By Ar. Mukund Godbole

1. Application for Redevelopment

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

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



By Ar. Mukund Godbole

1. Application for Redevelopment

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



By Ar. Mukund Godbole

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 / 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**.



By Ar. Mukund Godbole

4. Documentation & Survey

a) Procuring latest **Documents and Records of Land and Building.**

b) Checking status of **Conveyance Deed & Title** of the land.

c) Detailed **Contour Survey**

of existing Plot boundary of the

Soc. Land.



4. 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.



By Ar. Mukund Godbole

5. Project Report



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



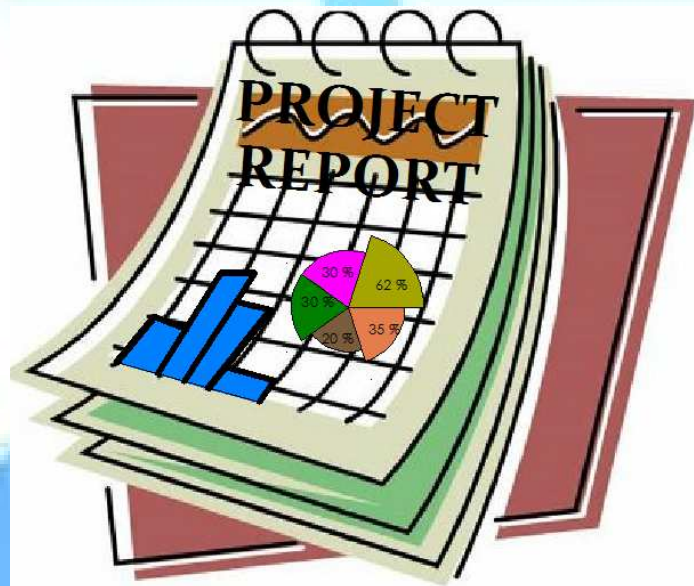
By Ar. Mukund Godbole

5. Project Report



c) Preparation of detailed **Area Statement** as per by-laws of Local Authorities .

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



By Ar. Mukund Godbole

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 .



By Ar. Mukund Godbole

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.



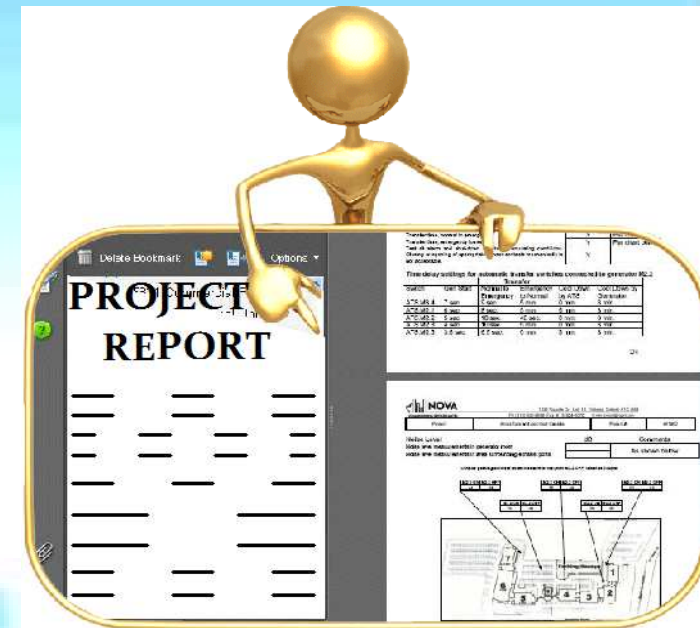
By Ar. Mukund Godbole

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**.



By Ar. Mukund Godbole

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**.



By Ar. Mukund Godbole

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.

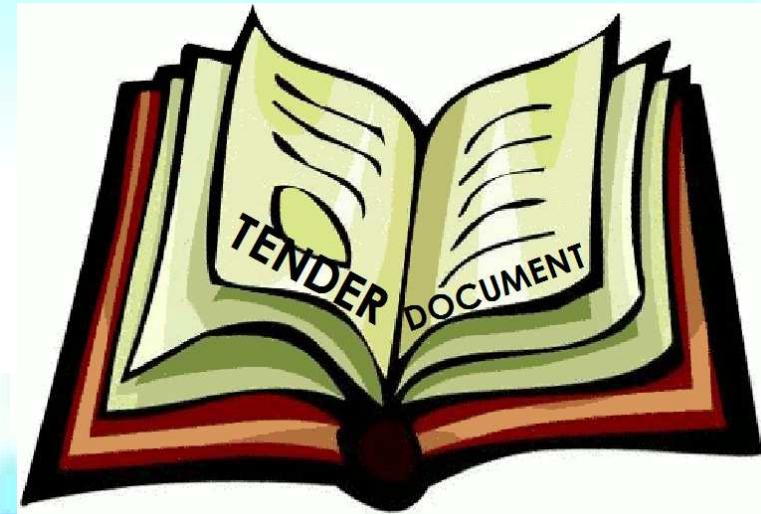
d) The Tender document will be released from the office of Architect & will be submitted in the Society office in a given time period.



6. Tendering Process



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



By Ar. Mukund Godbole

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.

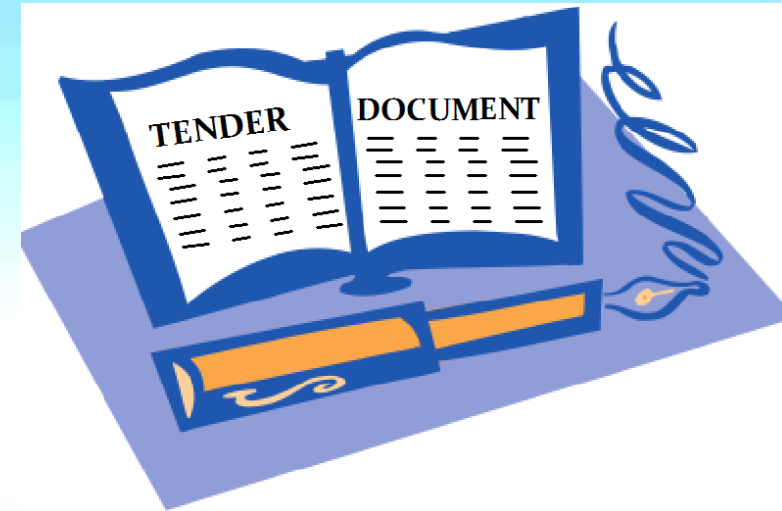


By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

7. Comparative Analysis

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.

By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

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.

By Ar. Mukund Godbole

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.

By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

10. Finalization of Developer



- a) In the said Spl. Gen. Body Meeting, Architect/PMC will Explain the **Comparative Analysis** of 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%.**



By Ar. Mukund Godbole

10. Finalization of Developer

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



By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

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.

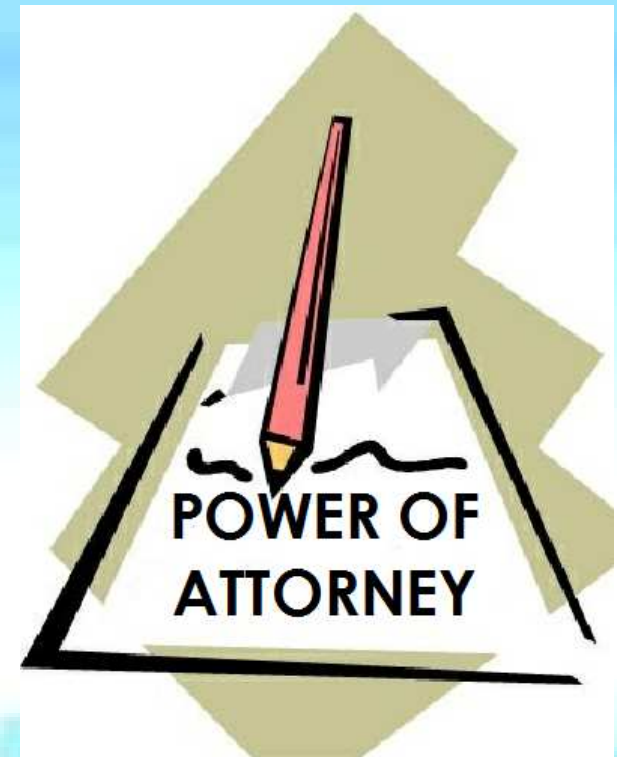
Body Meeting subject to compliance of authorized procedure to finalize the Developer.



By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

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.

By Ar. Mukund Godbole

11. Development Agreement & Power of Attorney

d) Development Agreement should be **Signed & Registered within One Month** from the date of finalization of Developer.



By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

13. Submission and Approval of Drawings

c)The Architect will **Submit the Plans for Approval** to Local Competent Authorities like Municipal Corporation or MHADA .



By Ar. Mukund Godbole

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.



www.shutterstock.com · 28681426

By Ar. Mukund Godbole

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.

By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

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.**



By Ar. Mukund Godbole

15. Commencement of construction

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

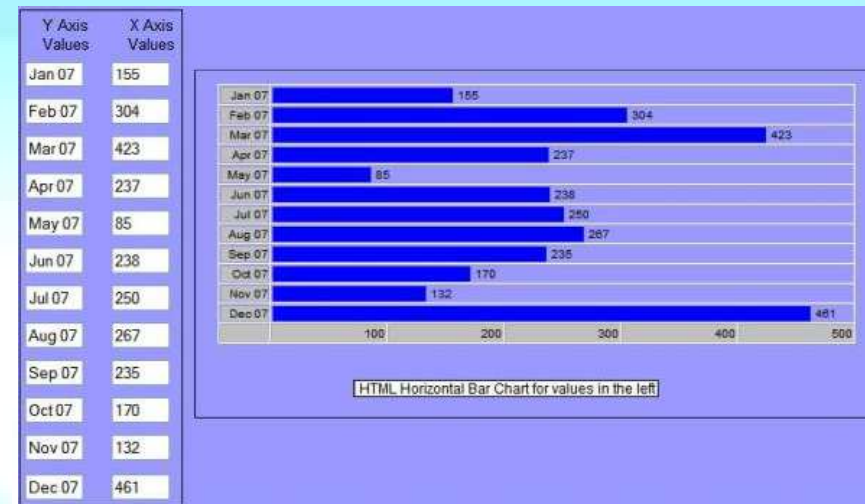
- Setting up of **Labour Camp.**
- Storage of **Building Materials.**



By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

15. Commencement of construction

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



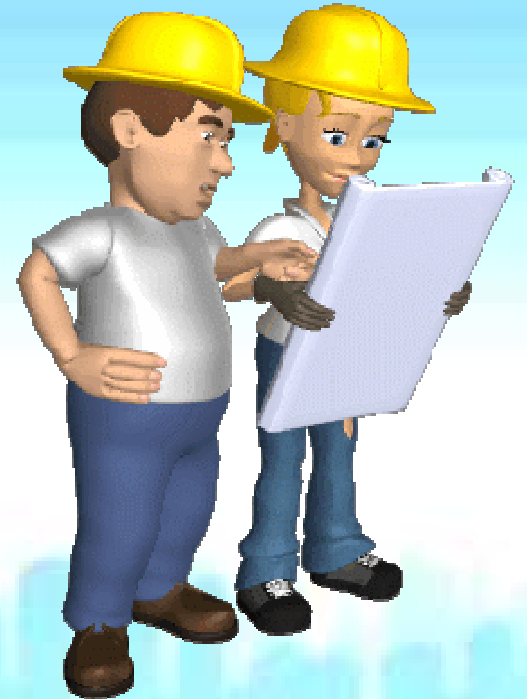
By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

17. Occupation Certificate

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



By Ar. Mukund Godbole

18. Joint Inspection



a) After receipt of Occupation Certificate the Architect & Developer will procure the Necessary

Water Supply, Drainage
& Electrical Connections.



By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

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.



By Ar. Mukund Godbole

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**.



By Ar. Mukund Godbole

**The Redevelopment
Process is Successfully
Completed in all
respect.**



By Ar. Mukund Godbole