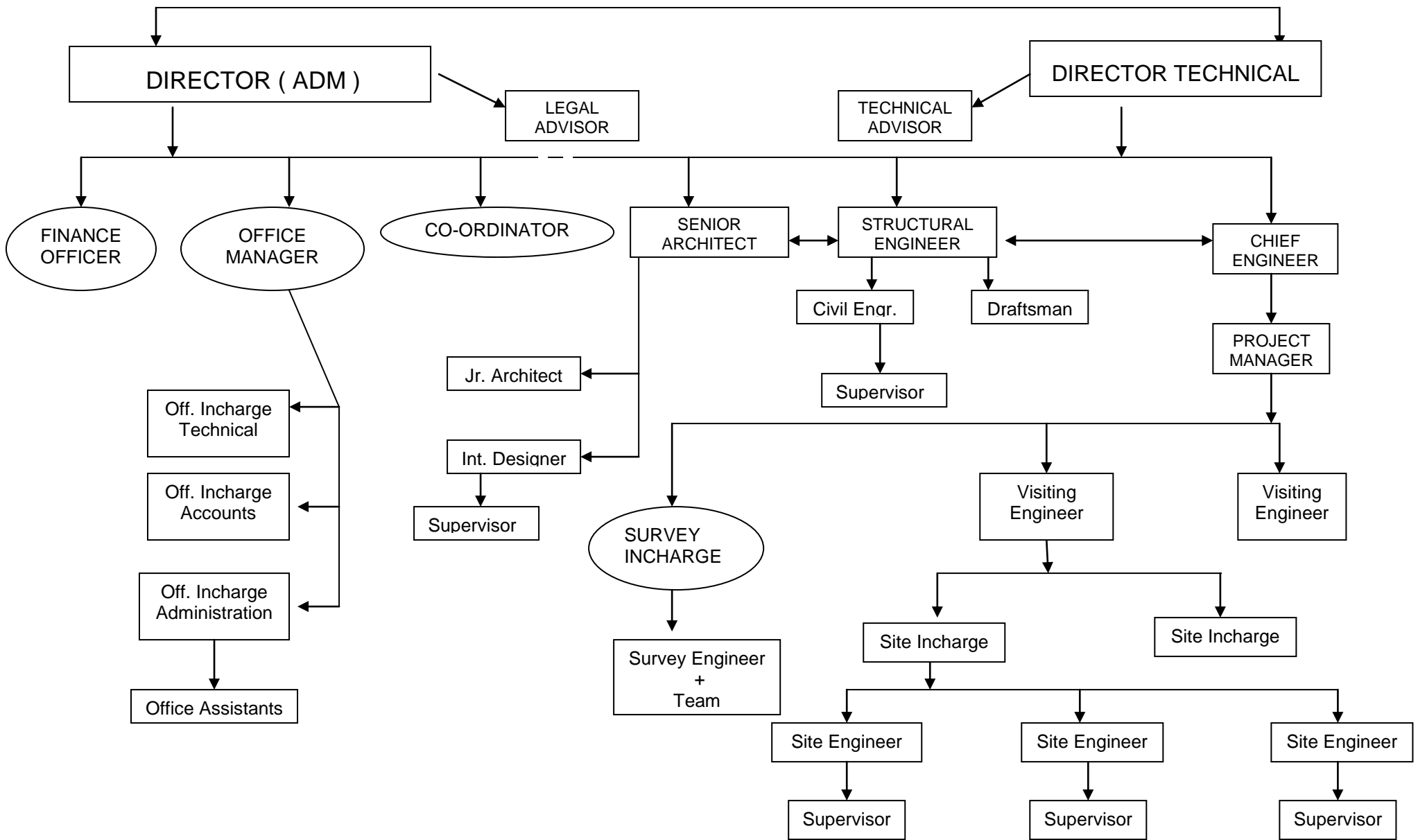


REX CON COR Consultants Pvt. Ltd. (Constructions / Development / Repairs)



ORGANISATION CHART - (Project Management Consultants)
 CONSULTING ARCHITECT & STRUCTURAL ENGINEERS / TECHNO – LEGAL – FINANCIAL ADVISORS.

OPEN LETTER TO SOCIETY & ITS MEMBERS.

After meeting and providing technical services to more than 2000 society & its members, we have gained good & multiple experiences over last 18 years in the field of redevelopment of Society plot / bldg. First 10 years (1998 – 2008) has been spent by us educating society members through conducting seminars / workshops / informative classes / group discussion / free distribution of guideline materials & write ups & approx. 2000 nos. - 150 page redevelopment books. Following is our observations & opinions.

1. Social service initiative started by REX – GSS remains open & available for seekers.
2. Before 2008 there were hardly 5 PMC in the field, from 2009 – 2012 it shot up to approx. 2000 - PMC/s, across Mumbai. Since 2013 after changes in DCR there are approx 200 PMC/s., but lack of infrastructure / work force / experience prevails with many.
3. Success rate of society redevelopment is approx. 30%.
4. The MCGM has been coming out with new norms / rule very often.
5. Developers act as typical businessman, always trying to exploit for their personal benefit with any option available throughout the project. .
6. 70% of Society members generally feel lack of (co-operation – co-ordination – time space – infrastructure – competence – finance – confidence) thus dealing on the subject becomes tough task.
7. Corruption at each level increases 10% of the project cost.
8. Society members generally deal the subject without responsibility combined with ego / innocence / ignorance.
9. Society members / developers / BMC & Govt. authorities / court of laws / prominent professionals are of little help in case of distress, Thus stakeholders are equally responsible for the 70% failure of the redevelopment project / result / market.
10. Now lots of avenues / sources are available for general citizens / society members to seek for fair opinion / support / information on any matter before decisions, if one may require.
11. The general members in a society have now got fair knowledge of all redevelopment related matters.
12. Society & its members must explore their wisdom / common sense / intelligence and then may jointly decide the course of action (option – 1 or 2) they want for the project.

In light of above we have defined two type / option of our work scope & services & fee structure to suit requirements of small / medium / large members society combined with general / principal / practical – PMC for the project within ambit of 79 A guidelines.

From -
Anup gupta –
Principal project management consultants /
Social activist /
Pursuing studies on compiling thesis on social redevelopment /