

REX - GSS.

Date - 12/12/13

REX : GSS FORECAST on construction industry SINCE 1995 – 2015 with FOCUSED - view on social Re-development.

1. 1995 – We suggested / Our Prediction to make Structural Audit & Survey mandatory for buildings of 20 yrs of age or more .  
 Our firm started the structural survey work for societies building by 1997 till 2002 done more than 200 buildings.  
 After 2001 earthquake Govt. made it mandatory to do Structural Audit & Survey of all bldg's. Over 15 yrs of age.
2. 1995 – We suggested / Our Prediction to utilize TDR for redevelopment of dilapidated buildings within suburbs.  
 By 1997 govt. issued notification & modified the DCR allowed 1: 2 FSI to do Redevelopment of old buildings in suburbs with the use of TDR.
3. 1999 – We suggested / Our Prediction to regulate the Redevelopment & System , not to allow redevelopment on top of existing old buildings.  
 Our firm floated redevelopment tender notice within suburbs in 2001 . This was first tender notice at newspaper by any society / PMC in suburbs. ( details at profile )  
 By 2003 BMC notified & stopped redevelopment on top of old bldg.
4. 1999 – We suggested / Our Prediction to regulate the Redevelopment & System , with consent of majority ( 70% ) and by authorizing PMC / Architect to do process / monitoring till completion. ( Refer newspaper article with our name march - 2004 )  
 Since 2001 Our firm did the process of redevelopment with the consent of 80% or more. We already did more than 25 projects till 2009 .  
 By 2009 – MCS act 79 A was modified to add Role of PMC / Architect to do the redevelopment project / process with the consent of majority.
5. 2000 – We suggested / Our Prediction to regulate the Redevelopment & System , by allowing cluster redevelopment with higher FSI .  
 Since 2003 - Our firm initiated the process of cluster redevelopment of 22 society / 9 society / 3 society / 11 society together with the consent of 80% or more.  
 By 2008 – Govt. modified the DCR to allow the cluster redevelopment project / process with the consent of 70 % majority.
6. 2007- We suggested / Our Prediction to regulate the Free of FSI area for all projects.  
 By 2012 – Govt. modified the DCR and stopped all free of FSI area & converted / limited it to 35% Fungible area.
7. 2008 – We suggested / Our Prediction to minimize the role of developer on redevelopment project by not allowing to do planning / approval , But to promote society to initiate and role of PMC to do designing / planning / approval.  
 Since 2003 our firm had initiated the Contract redevelopment and completed 3 buildings by 2009. Whereas members got 67% area benefit against builders offer of 30% ( photo attached at profile )  
 By 2013 Mhada issued incentives guideline to do self / contract Redevelopment.

By 2015 ( expected ) UD will issue incentives guideline to do self / contract Redevelopment.

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EXPECTATION on Date - 11/11/2014

under new govt. rule of law. For 2015 - 2020  
 REX : GSS Suggestion / prediction On Date - 11/12/2014.

- a. FSI ( Residential ) to become higher & simpler to calculate / plan / construct / use.
  - b. FSI ( Commercial - specific Zone only ) to become higher & simpler to calculate / plan / construct / use.
  - c. Role of BMC scrutiny to be reduced.
  - d. Role of PMC / Architect / independent third party ( technical ) to be increased.
  - e. Parking rules – ( no rules ) to construct parking area underground only.
  - f. Role of Developer – No developer to enter into BMC office for design approval.
  - g. FSI premiums to BMC – Rationalize the rate 25% of the ready recknor on FSI granted.
1. UD (Urban Development ) FSI - Residential .  
**4 FSI** for Residential buildings Entire mumbai Including all funjible area / staircase – lift – passage / lobby / society office / gym ( nothing exempted ) etc. . Height limit & open spaces to be fixed . Community hall within complex fixed.
  2. UD (Urban Development ) FSI - Commercial .  
 Specific Business district / zone / area only to be declared.  
**5 FSI** for Full Commercial buildings within CBD. Entire Mumbai Including all funjible area / staircase – lift – passage. Height limit & open spaces to be fixed .
  3. Role of BMC – To crosscheck plan & approval without going into any details inside the building. To confirm / measure the FSI area only external construction line measurements x no of floors.
  4. R. G. area – 10% of plot area on ground to be made common for all plots above 1000 mtrs. To make available at one common place within a group of 10 or more buildings.
  5. Road width – 30 ft to be minimum road width across all area.
  6. Parking ; - All possible / Any nos of parking allowed but underground.
  7. Role of Developer – Developers POA / barred / cannot be authorized for planning & approval. Except ( property is in developer name as per record - own name ) .
  8. Role of Architect / PMC – Authorised approval of Architect / PMC to BMC must after each 4 floors / 25% of building completion.
  9. Power of attorney ( POA ) to be valid only in special cases for any construction / all works . In General case Owners must sign at all documents himself in person.
  10. Contract / Self Re- Development – No POA to builder for design – plan – approval , ( unless owns the property in same name ) thus society can authorize only PMC / Architect thus automatically promote the contract redevelopment mode.
  11. Premiums / charges to BMC - standard / common charge – premium 25% of ready recknor for new FSI after existing / consumed FSI.
  12. Ready Recknor – Rates to revise downwards to be made at par / related with overall growth / average rate of 10 metropolis. .

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