

	Property Rights / Dev - FSI / Built up / Carpet area	- Breakup / Purpose
	Short Cut Method	Standard System
A	Non Transparent	Transparent
		OLD PLAN / Existing Building
1	2000 sq mtrs	Plot area FSI – 1 : 1
2	2000 mtrs	Built up area = = Development rights
3	Not known to Majority	Unit wise / Members share of Dev. rights
4	Built up vs Carpet area (10%) less - 100 bup = 80 carpet + 10% Balcony = 90.	Wall thickness – 9 inch / 6 inch
5	45 sq ft each x 40 units	Carpet area / Usable area at each unit
6	484 sq ft x 40 units = 19375	Total Carpet area / Usable area
		19375 sq ft / 1800 mtrs
B		New Building – F R report by PMC
1	2000 sq mtr	Plot area
2	6000 mtr	FSI – 1 : 3
3	6000 mtrs	Built up area / Development rights
4	50% on carpet	Builders offer – Assumed - 50% extra
5	Missing	Members share of Dev. Rights – Total
6	Missing	Unit wise / Members share of Dev. rights
7	Missing	Dev. Rights / vs Carpet area
		Note – Ratio of built up vs carpet at old bldg. to new building must be same – 10%
8	Missing	Carpet area / Usable area at each unit
9	710 sft x 40 = 28417	Total Carpet area / Usable area
	Built up vs Carpet area (12%) less - 100 bup = 88 carpet including Balcony	Wall thickness – 7 inch / 4 inch
C		Tender / Bidding / offer from builders
1	2000 mtr	Plot area in clear possession
2	Missing	To use Maximum FSI / Dev. Rights on plot
3	50% Carpet	Additional area to member
4	710 Carpet to each	Dev. Rights = Carpet area offer
5	Missing	Balance Saleable area to builder
		3000 mtrs
D		D A – Legal Documents
1	2000 mtr	Plot area in clear possession
2	Maximum Available	To use Maximum FSI / Dev. Rights on plot
3	50% Carpet	Additional area to member
4	Missing	Dev. Rights of each member
5	710 Carpet to each	Property Rights of member = Carpet area offer
6	Missing	Balance Built up area for Sale to recover cost + profit by builder
7	Entire Dev. & Sale Rights -	Property Rights / Development Rights to builder
		6000 Dev . right & just 3000 mtr Sale rights
E	General POA	POA – Power of Attorney
1	Do all approvals of project	POA – 1 - To do all approvals
2	& Sale rights of Entire Dev. rights - General Terms	POA – 2 - To Sale allotted / fixed FSI Area
		Specific / Limited POA
		POA Expires – on pre fixed date.
		To sale – Part Dev. rights 3000 mtr to Expires on first sale.
F		New Building – Plan for MCGM approval
1	2000 mtrs	Show plot area
2	1: 3 / 6000 mtrs	Show FSI / Built up
3	Missing	Show Existing members area / Rehab part
4	Missing	Show sale area / for New Purchaser
		3000 mtrs
G		On Site – During Construction
1	Yes - Possible	Check building plan / FSI use as DCPR
2	Not – Possible as per GPOA	Measure floor plate – Size – Tally with Quantified Dev. Rights share
3	Not – Possible as per GPOA	Measure Built up area of each unit – Size – Tally with Members Dev. Rights share
		Check & confirm use of 3000 mtrs Dev. Rights each Part
		Check & confirm use of 75 mtrs Dev. Rights each member
H		Penalty / Termination in case of default
	Difficult in absence of Clear terms of Rights / Timeline – Under GPOA	Check with Specific terms for default
		Easy / Possible in presence of Clear terms of Rights / Timeline – Under Limited POA.

Action plan at Redevelopment Project by REX PMC TEAM / Timeline

Start - Planning of Redevelopment by Society / members.

- 1- 25% members submits EOI to society to commence redevelopment process – 1 m
- 2- Society invites PMC to submit LOI & provide work scope & Fees quote – 1 m
- 3- Collect / Update society – Plot – members Documents (3 m or more)
- 4- Scrutiny & shortlisting & presentation by 5 PMC at society – 1 m .
- 5- Site & office visit by Society members – 1 m .
- 6- Final 3 PMC to present at **SGBM** for Selection & appointment on one – 1 m . Total – 6 m .

Phase – 1 – Explore / Analyse the project by professional / Neutral person.

- Step – 1 - Appointment of PMC - Provide documents + Appt. Letter + **pay Rs. 51 k** for Feasibility Study & Report.
- Step – 2 – Feasibility Report / FR submission by PMC under 3 finance option - 1 m
- Step – 3 - **SGBM** approval of FR report & PMC agreement + **pay Rs. 51 k** – 1 m
- Step – 4 – Submission of Project report 400 pts – part 2 & Tender Format 700 pts by PMC - 1 m.
- Step – 5 – Project report 400 pts & Tender Format 700 pts approval by **SGBM** - 1 m. Total - 4 M .

Tender Process – **Open House system.**

- Step – 6 – Tender float at Newspaper to invite competitive offers from builders / DM – 1 m .
- Step – 7 - Shortlisting process of Builders / bidders by **SGBM** – 2 m.
- Step – 8 - Clarification of terms & Negotiations & Selection of builder by **SGBM** – 1 m
- Step – 9 – **SGBM** Approval of builder appointment under 79 A guideline by Registrar – 1 m . Total - 5 M .

Phase – 2 – Confirmation of Project Promoter.

- Step – 10 - LOI to builder / Collection of SD money – approx. 1 cr + others - 1 m .
- Step – 11 - Compilation / Finalization of Project report & FTGL terms by PMC / **Pay 0.2% / Rs 5 + 5 - 10 L** .
- Step – 12 - Submission of Draft DA from legal team / PMC / OR builder team - 1 m .
- Step - 13 - Discussion & Clarifications of DCA by legal team / PMC / OR builder team – 2 m .
- Step – 14 - Finalization & Approval of DCA & POA by Society **SGBM** – 1 m.
- + Registration & SD pay of DCA & POA by Builder – 1 m. Total - 5 M .

Phase – 3 – Documentation of project (Technical & Legal)

- Step – 15 - Submission of Draft Building Plan from PMC Architect / builder's Architect team - 1 m .
- Step – 16 - Discussion & Clarifications of Building Plan by members / Society – 1 m .
- Step – 17 - Finalization & Approval of Building Plan by Society **SGBM** – 1 m
- Step – 18 – Submission of Building plan to MCGM for scrutiny & Approval – 1 m .
- Step – 19 – Approval / IOD / IOA – from MCGM / MHADA for entire project – 4 m . Total - 8 M .

Phase – 4 - Vacation of OLD bldg. & Execution of project

- Step – 20 – Final allotment & MOFA Registration of members flat. – 1 m .
- Step – 21 – **SGBM** approval - Building Vacation by members / Society. – 1 m .
- Step – 22 – Commencement Certificate / C C Approval from MCGM / Mhada – 1 m .
- Step – 23 - Construction of Plinth work / Basement & RERA Registration – 3 M.
- Step – 24 - Construction of20 floor.....RCC & Civil works & finishing / others / **One floor per month.** – 20 M.
- Step – 25 - Occupation Certificate / O C from MCGM / MHADA - 1m .
- Step – 26 – Repossession of flat to old & new members & Building to Society – 1 m . Total - 28 M .

Phase – 5 – Building Warranty period

- Step – 27 – **SGBM** approval / Project Completion / BCC certificate from MCGM / MHADA - 3 m.
- Step – 28 – Start of DLP / Building warranty – at Building – next 5 yrs.
- Step – 29 – PMC to visit every six month to check functioning of building material & equipment.
- Step – 30 – PMC to issue – No defect Certificate on completion of 5 years.

Ideal period - 57 + months / 5 yrs -

Average period – 100 Months / 8 + + yrs

Sample work process & timeline for Members information / Awareness / Availability. – 15082022

- By REX BMC PMC - Building ka Do 65

Architects + Structural Engineers + Advocates - Project Management Consultants / Advisors / Auditors .

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