

Social Services Initiative

Members awareness program from 1997 & continued.....

Redevelopment started since 1997 due to change in TDR policy & process.

Haphazard extension / construction over existing 2/3 story bldg stopped in 2004.

Economy slowdown in 2008 busted out many myths & bubbles.

Majority of society & their members woke up & attended **our 50+ seminars / workshop** for more awareness on various technical & legal issues about society management and property rights under redevelopment over last decade.

Albeit late but Govt. is doing just 70% for common members of Co-Op. Society, Are u ready to do balance.

Redevelopment guideline under 79 A of MCS act dt. 03-01-2009 / Revised July 2019.

Society to appoint PMC / Architect to provide all technical support.

Society to follow defined procedure to get 75% / 51% member's consent throughout.

Builder to be appointed in presence of registrar by 51% majority.

PMC to observe / guide the society throughout the course of project.

Deemed Conveyance notification by govt. 27th Sept. 2010

Society can file a case against builder / developer at registrar level to get the title of building & land transferred / conveyed in the name of society.

The process of conveyance has been simplified & made faster & is named & considered as Deemed Conveyance. More than 15,000 society / Common man is benefitted.

Special Drive for Deemed Conveyance -

time to time .

Initiated by The state govt. under leadership of Chief Minister - Mr. Prithviraj Chauhan.

The documents required & time period under process has been reduced.

The process of registration & stamp duty & Mutation entry has been made simplified.

Modified DCR BY MCGM dt. 6 Jan 2012. (Ex. Mun. Com. Mr. Subodh Kumar effect)

Loopholes at various BMC norms modified to bring transparency in planning & approval.

Introduction of limited fungible FSI & for building construction projects.

Limitation on approval time & role of officials at depts. of MCGM.

Limitation on profits to builders & undue expectation of soc. members.

97th Amendment of Constitution on co-operative society.

Members to take serious participation / Limitation on role of by registrar.

Increase in Role & responsibilities of Managing committee & Auditor.

Redressal committee within members but other than MC to solve issues.

Application of Independent / proper election process to avoid mismanagement.

Application of Suspension of voting rights up to expulsion of members.

Adopt New Model Bye-Law - It has become necessity for all the co-operative housing societies to call for a SGBM before 30.04.2013 to adopt the MODEL BYE – LAWS OF COOPERATIVE HOUSING SOCIETY AS PER 97TH CONSTITUTIONAL AMENDMENT effective **15/02/2013**.

under MAHARASHTRA CO-OP. SOCIETIES (AMENDMENT) ORDINANCE 2013.

Development Control & Promotion Rules - 2018.

Utilization of more FSI as per plot area – land / road width / location / use / requirement. Thus to generate better / more benefits / revenue to govt. and citizens.

MAHARERA - Housing regulatory bill act - 2017

Guideline / Process / rules / penalties to avoid disputes / cheating / complications by builders during construction and sale of flats / units & after sale service. Thus better security to citizens.

Self / Contract Re-development guideline / scheme / act by 2019

Guideline / Process to avoid disputes / corruption / complications among members.

To plan to arrange finance & manage project thus generate better benefits to citizens.

Compulsory Education & Training Classes under 24 A of MCS act 2016

Guideline / Information to members to avoid disputes / corruption / complications.

Our office shall provides interim advice / consultation by following consultants on 2nd & 4th Saturday 4 - 7 pm.

Common citizen / members of society may reach us on **rexgroup@ymail.com** OR visit our

office for advice on token fee of Rs. 500/- only.

But free through email.

Practicing - (Advocate / Court commissioner / Architect / Structural Engineer)

Retired - (Registrar of Co-Op. Societies / Asst. Commissioner - BMC / Chief Engineer - Mhada)