

OUR RESEARCH on Problems & Effective solution -

What are the stages & reason, where redevelopment projects gets stuck ?

Stages - Reason - Solution :-

1. Tender process

Reason :- society members are divided in groups supporting their builders.

Solution :- Ask each member to invite their choice of builder & also publish at newspaper.

To fix a principle & criteria to ask 300 + questions OR as many as possible for detailed study / scrutiny under tender process to each & all interested builder.

2. Appointment of builder.

Reason :- Some of members feels that somewhere / something is missing / needs higher offer / lack of transparency .

Solution :- Whomsoever builder confirms /replies in writing almost all 300 questions + / fulfils criteria/ agrees for scrutiny / presentation in detail at SGBM in presence of all members. Then after stands shortlisted and selected.

Various level of multiple information / interaction / scrutiny provides negotiating skills for members – crosschecking by com members & confirmation by SGBM will/ may help install higher level of benefits = confidence among members for appointment of builder.

3. Agreement with builder.

Reason :- Members feel loss of confidence to sign.

Solution :- A set of 300 question with tender & others from members point of view must be clarified before appointment , same points / terms shall be used to prepare development Contract agreement under techno legal terms. Means Application of all terms on site , not at court.

4. Building vacation by members .

Reason :- Members feel loss of confidence to sign. (Ex. 70% of the project / Father to son transfer)

Solution :- A detailed agreement with all issue / set of 100 terms to be drafted in simple language and must be explained to all members to be clarified before appointment , same points / terms shall be used to

prepare development agreement under techno legal terms. Once members gets satisfied due to clarification at documents, hence becomes confident about builder & vacates the building for construction.

5. During construction.

Reason :- members feel the quality is not maintained.

Solution :- Detailed / informative 100 points / terms at tender , further at descriptive drafting of terms at development agreement will provide your PMC / ENGINEER to monitor the works during construction. Every month meeting / SGBM must be called of all members at site to watch & observe , this will safeguard your issue on regular basis.

6. During Repossession.

Reason :- Under 70% case Members feel greatly cheated when they see the actual flat carpet area & relates the same with the promises made / terms agreed by builder while submitting offer.

Solution :- Under agreement society must keep one saleable flat of 1000 sq ft lien / mortgage in favour of society and Rs. 250 lacs of security deposit and 25% bank guarantee to be released only after BCC. If any carpet area sq.ft / works / amenities / material / documents / promises are missing , society can utilizes the guarantees to fulfill the left over promises, otherwise go to court for another 10 years.

Provide your opinion after study on

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