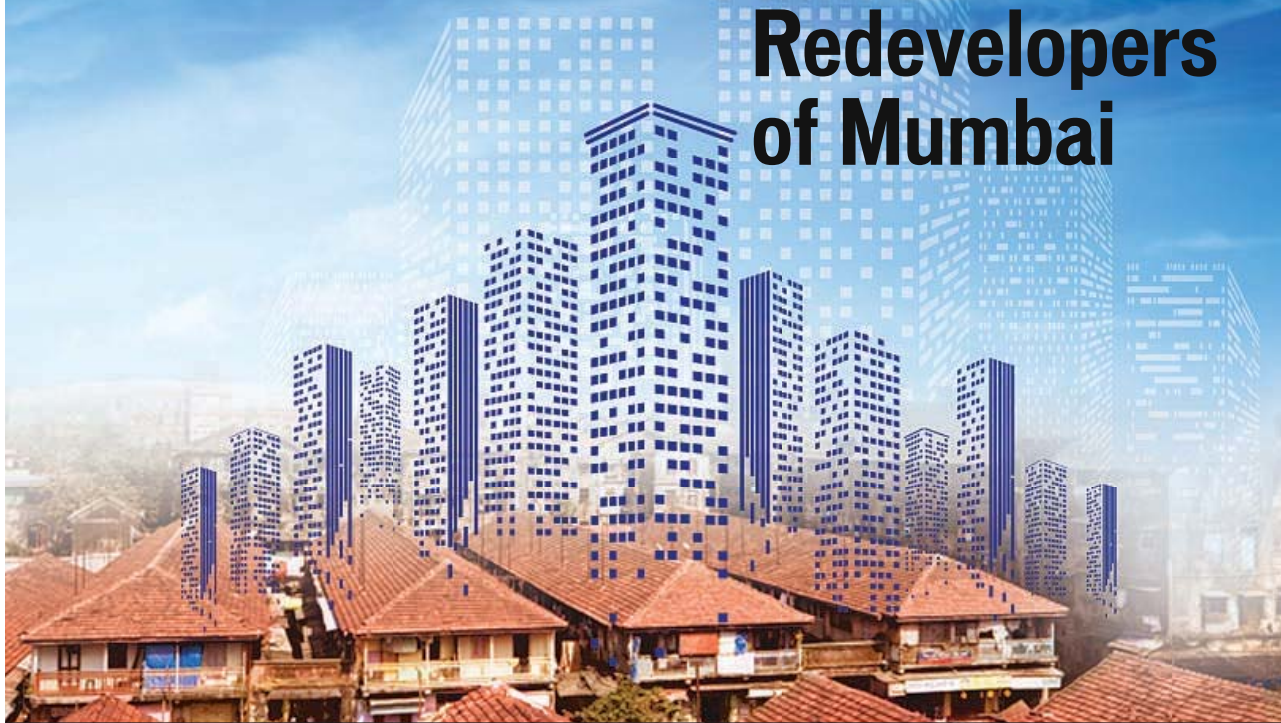


htestatesluxe

Ultimate Redevelopers of Mumbai



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REDEVELOPMENT

Redevelopment is, and has always been the most talked about subject, when it comes to the domain of real estate. As years pass and, structures age, redevelopment becomes necessary, for instance the construction of 1980s now demands to be broken down, and redeveloped in line with newer designs, planning, technology and offerings.

The Incentives

- The incentives given to the existing tenant include:
- provision of 300 Sq. Ft. carpet area to tenants with less than 300 sq. ft. area provision of carpet area between 300 sq. ft. to 753 sq. ft. to those with area that falls within the range, provision of 753 sq. ft. to those with that much area.
- The developers could construct building with 3 FSI or Rehab portion plus incentive FSI of 50%, 60% or 70% without any cap on FSI whichever is more.
- Private tenanted buildings, private cooperative housing societies and land on collector land in Suburbs are allowed to use FSI of 2.70 including the fungible FSI.
- Considering these incentives, existing flat owners are able to get nearly 30% to 50% extra area, Lakhs of Rupees as corpus amount to meet future increase in maintenance, rent during the transit accommodation, bank guarantees from the developer and all new amenities.

Also, surmounting costs associated with repairs and the enticement of a lieu of amenities, both indoors and outdoors, including additional car parking space, lavish swimming pools, state-of-the-art gymnasiums, and a total rehaul of the existing surroundings that redevelopment almost always brings with itself, are too good to let go. Add to the list, additional values such as increased carpet area, additional corpus, rent during the construction period, among others.

All these added frills have been made possible by the introduction of TDR Loading index of 1 in addition to prior permission of FSI of 1. Also 2012 onwards, 35% as fungible FSI has been permitted, which simply means ease of construction of flower beds, dry balcony, elevations, staircase, lift, passage, society rooms, ample parking space, etc. All these are granted free of FSI which in the Development control Rules prior to 1991 were treated as parts of it. These revised rules are incentives that are encouraging cooperative housing societies that were constructed with one FSI until 1995, to opt for redevelopment.

STATISTICS:

About 17000 cess buildings in south Mumbai, 2500 societies on the collector's land, over 3500 buildings/societies on MHADA land, about 20000 private housing societies constructed prior to 1995 and nearly 15 Lakh slums are looking at undergoing redevelopment. The actual process of redevelopment started in the year 2000 onwards.

At present in Mumbai, redevelopment can ensure that the supply of housing goes up in the city and rates become more affordable. We compliment Hindustan Times for taking out this supplement to promote redevelopment.

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STEPS TO NOTE IN ORDER TO BEGIN THE PROCESS OF REDEVELOPMENT

- A Special General Body meeting to be arranged at the request of 25% or more members to take a decision on redevelopment. Voting must be done by majority - more than 75% members present.
- Appointment of Project Management Consultants (PMC) to guide the society and its members.
- Preparation and publication of tender
- Selection of developer in the special General body meeting having a quorum of more than 75% members of the society present and such meetings to have video recording and the officer from the deputy registrar of cooperative societies shall be present in such meetings.
- Minutes of such meetings to be circulated within 10 days to the members
- The deputy registrar to issue a certificate that all the process is done as per directions given under section 79A of MCS Act, 1960
- The courts have upheld the supremacy of general body and Rule of majority to prevail while selecting the developer.
- Few aggrieved members or tenants cannot stop the process of redevelopment.