



Specialised in

# Society Self-Redevelopment







## PROFILE

### Founder, Promoter **Mr. Bhupendra Panchal**

Vision coupled with hard work and learnings gained by working with well-known names in Construction Industry, Mr. Panchal has laid a strong foundation in line of business. His alliance with Architects, RCC Consultants, Contractors and Builders has helped him to gain 360 degree view of this complex industry.

Mr. Panchal has been instrumental to re-create and then developing his own business venture. This has been possible due to the right blend of entrepreneurial qualities, dynamism and visionary outlook in him, with his appropriate educational background (Diploma in Civil Engineering from VJTI and B.E. Civil from University of Mumbai) and his rich experience of 29 years in construction sector.



He has enabled his dream to convert to reality via Shree Group. His experience has enabled him to deal with a variety of projects like multistoried Residential, Commercial and Industrial projects which would include complete internal and functional requirements.

Since 2004, we as a Shree Consultant providing our consulting services to the developers to complete their projects with Best Quality, Timely completion and within the budget cost. Government is providing a great opportunity for all the Housing societies to develop by their own. With the experience of 29 years, we can help the housing societies for their Self Redevelopment as a Project Management Consultant by providing following services

- Feasibility Report, Convincing the Society members.
- Approaching banks for the loan and necessary documentation for the approval.
- Appointing team of Various Consultant, Architect, Structural Consultants, MEP Consultants for successful Design Coordination, and Execution of the Project.
- Liasioning work with authorities for the timely approvals and Permissions.
- Budget of the project, Cash flow etc.
- Floating Tender for the appointing team of Contractors, Prepare Comparative.
- Complete project execution and hand over successfully with Best Quality, Timely Completion and Cost Effectiveness.

## FEW OF OUR PROJECTS COMPLETED:

### **Signature Bungalows**

Bungalows Project, Khandala  
Construction Area : 11 Acres  
Architect : M/s. Edifice Architect Pvt. Ltd.  
RCC Consultant : M/s. Accent Consultant

### **Shreeji Villa**

Residential Tower, Tardeo  
Construction Area : 28,000 SFT  
Architect : M/s. P.R. Dharia & Associate  
RCC Consultant : M/s. V.J.Joshi & Associates

### **Garden Court**

Residential Tower, Bhayander (W)  
Construction Area : 85,000 SFT  
Architect : M/s. Rein Profile.

### **Shree Vardhman**

Residential Tower, Khotachi Wadi, Girgaum  
Construction Area : 20,000 SFT  
RCC Consultant : M/s. V.J.Joshi & Associates



## COMPARATIVE BETWEEN SOCIETY SELF REDEVELOPMENT & SOCIETY REDEVELOPMENT THROUGH BUILDER

Sr. No.	Points for Comparison	Society Self Redevelopment	Society Redevelopment Through Builder
1	Selection of PMC	<p>Appointing the Project Management Consultants (PMC) for executing the Project from Inception to Completion with best Quality, timely completion.</p> <ol style="list-style-type: none"> <li>1. Feasibility report</li> <li>2. Documentation and loans for development</li> <li>3. Liaisoning and permission from various authority</li> <li>4. Appointing various team of consultants, contractors &amp; vendors</li> <li>5. To get the OC &amp; BCC.</li> </ol>	<p>Appointing the Project Management Consultants (PMC) for floating Tenders to various developers, Selection of developer, DA(Development Agreement), necessary supervision, etc.</p>
2	Transparency of Benefits	<p>SSRD will be more feasible due to all the extra areas goes to Society members as per the BMC norms which will be utilized by the members to reserve Society Corpus Fund and recover cost of development.</p>	<p>Floating of Tender to various Developers and negotiating with them to get additional area benefits above the carpet area.</p>
3	Planning & Design	<p>Society will be directly involved in Planning and designing with the team of consultants, therefore society can give priority to their requirements.</p>	<p>Society have to depend on builder for Planning and designing, where builder will give more priority for sales.</p>
4	Corpus Fund	<p>As per the society discretion they can reserve the fund for the corpus.</p>	<p>Society have to depend on builder for the corpus fund.</p>
5	Amenities	<p>Society can avail and upgrade the latest technology amenities as per their requirement during the development.</p>	<p>Once the DA signed with developers they can't change the amenities provided.</p>
6	Occupancy Certificate	<p>The lapses (illegalities) conducted by builder, can be easily avoided, when the building is developed on "Self-Re-Development" basis.</p>	<p>The builder takes adequate liberties to conduct several lapses (illegalities), consequent to which the BMC does not grant "Occupation Certificate (OC)", which in turn means double the rate of water-charges for all residents of the building.</p>
7	Project Completion	<p>With the help of the PMC and the timely decision from the Society they can achieve the Completion Date with best Quality, because there is no any other reason for the delay.</p>	<p>In case of the Builder project may delay due to their various internal challenges.</p>



## FAQs by the Society Members for Society Self Redevelopment

<p>1. What is Society Self-Redevelopment?</p>	<p>Ans: Society can redevelop their own Premises by demolishing the Old Structure and constructing new building as per the current "Development Control Rules, DCR".</p>
<p>2. What is Property Card?</p>	<p>Ans: Property Card: Property Card / P. R Card...Both are title cards of city survey for residential property and 7/12 extract for agricultural land. A property card provides detailed information about the ownership of a property and history of holders of a land located in jurisdiction of village in an urban area.</p>
<p>3. What are the General Documents required for society redevelopment?</p>	<p>Ans:</p> <ol style="list-style-type: none"> <li>1. Previous copies of approvals i.e. Layout plan, C.C, Occupation, N.A. Permission, ULC, NOC etc.</li> <li>2. D.P., CRZ, R.L. Remarks,</li> <li>3. C.T.S. Plan, P.R. Card,</li> <li>4. 7/12, Mutation entries,</li> <li>5. KJP Extract,</li> <li>6. All T. P. Record,</li> <li>7. Society Registration Certificate,</li> <li>8. No. of Flats/ Shop &amp; existing carpet area statement,</li> <li>9. Copy of conveyance &amp; Index –II.</li> </ol>
<p>4. Can Society apply for the Self Redevelopment without having Conveyance?</p>	<p>Ans: No, Without Conveyance the Society should not pass any resolution for redevelopment.</p>
<p>5. If Society does not have conveyance, what are the remedies?</p>	<p>Ans. Society will get Deem Conveyance as per the govt. law, Society have to appoint Advocate for the necessary procedure.</p>
<p>6. What is TDR, FSI, IOD, CC, OC?</p>	<p>Ans. TDR: Transfer of Development Rights (TDR) means making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owners of the land, so that they can use extra built up area either by themselves or transfer.</p> <p>FSI: FSI or Floor Space Index means the area of construction allowed on a plot of land as per the Development Control Rules.</p> <p>IOD: IOD (meaning Intimation of Disapproval) is an essential permission. given for the development by the municipal authorities to re-develop.</p> <p>CC: Commencement Certificate (CC) is issued upon which the Promoter can start the construction work.</p> <p>OC: On receipt of the Occupancy Certificate (OC) the Promoter can lawfully allow the possession of the flats to be taken over by their owners.</p>

For more queries please contact us or visit our website  
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