

# “Comparative Study between Self-Redevelopment & Redevelopment through Developer”

AUTHOR

-----  
Date of Submission: 06-06-2022

Date of Acceptance: 21-06-2022  
-----

## I. Introduction

### 1.1 INTRODUCTION ON REDEVELOPMENT

Redevelopment? Redevelopment method thrashing the Old Construction and altering the matching with Fresh Construction with new Proportions and Space. Old Building is demolished & new is Constructed Factors need to consider in redevelopment. Structure is to be accomplished whilst the Construction is greater than 30 years old. Structural Audit decides whether to go or not for Redevelopment.

#### **Rewards of Redevelopment?**

- Better deliberate and designed residences with earthquake shape with connected toilets in bedrooms might be to be had.
- Sum be able to be spent for dissimilar resolves.
- Additional vicinity of 25-30% might be obtained as repayment from the Developer. Also, extra area, if to be had, can be bought from the Developer at high-satisfactory to be had price.
- Modern lifts, intercom machine, smoke detectors, fire fighting, plumbing, and wiring for electricity, cable TV, telephone.
- Stilt or underground parking might be to be had so one can ease area at the floor.
- Clubhouse, Gymnasium, Community Hall, Swimming Pool.

#### **What are the Disadvantages of Redevelopment?**

- Firsthand associates might take lengthier time to get with the honest Persons, subsequent in advices on numerous difficulties.
- Additional individuals would require more intake of water growing shortage or scarcity of to be had water supply.
- Additional automobiles would require extra parking area.
- The Tax burden is excessive and in case the Occupation Certificate (OC) isn't procured, municipal expenses and Water expenses are excessive
- Additional vicinity obtained will appeal to Stamp Duty and Registration Charge at present day Market Price.

In towns like Mumbai & Pune, land could be very scarce however the call for housing is developing continuously. Moreover, a number of the homes in Mumbai, Pune and in different towns, have outlived their beneficial lifestyles and pose a threat to the lives of the residents. The Self Redevelopment of antique homes has significantly modified the face of Mumbai & Pune, with inside the ultimate 25 years. The conventional practice, is for Self Redevelopment to be performed via a developer, in which the advantages of the extra ground area index (FSI) accruing to the constructing, do now no longer by skip directly to the individuals of the society.

### 1.2 STARTING OF REDEVELOPMENT PROCESS

What precaution ought to the Society take on the time of thinking about Redevelopment in their Buildings? The Civilisation should to tolerate in mind Re-development most active if the Civilisation has Transference Effort of their goodwill. Without Conveyance, the Society ought to now no longer by skip any decision for redevelopment however ought to most effective pass toward important maintenance. Whether man or woman consent of all of the individuals is needed for redeveloping the society's homes or most effective a Resolution via way of means of the General Body might be sufficient? For Restoration Permission in inscribed is Essential. 100% Consent is required of all the members before going for Redevelopment. What is the result if Consent isn't obtained from all of the individuals for wearing out Redevelopment? If all of the individuals of the Society do now no longer provide their Consent for Redevelopment, then permission for Redevelopment will now no lengthier be arranged via way of earnings of the complicated administration just like the of Co-operative Societies and the Pune Municipal Board. Only if a member has a robust purpose to retract his Consent, then he

has to comply with the Legal system for proving his factor of discontent for retracting his Consent. If the motives for stalling the mission are robust, then redevelopment cannot continue except the problems with them are settled. Can one or individuals preserve the Society to ransom on flimsy grounds? No member can blackmail society on any ground. The Civilisation will must intensify initiative in obstacle to such persons.

### **1.3 PAST OF SELF REDEVELOPMENT**

The Maharashtra Housing Board changed into hooked up in 12 months 1948 and had a jurisdiction over the complete State of Maharashtra besides Vidharbha region. This frame commenced making of inhabited homes below many housing schemes for incomparable sections of the civilisation. The allocation and protection of those homes changed into being taken care of via way of means of it. On the re-enterprise of the State, the Vidharbha Housing Board changed into hooked up with inside the 12 months 1960 as a successor frame to the erstwhile Madhya Pradesh Housing Board.

Lately MHADA has pop out with a low expense housing scheme providing 2,593 flats in Mumbai and Mira Road in its May 2012 Lottery Scheme. In a press convention on 28.08.2019 MHADA Chairman Uday Samant said that MHADA might not name lottery for three years because of unavailability of housing inventory. MHADA has inventory of most effective 217 homes as of August 2019.

### **1.4. NECESSITY OF SELF REDEVLOPMENT**

In examples of Self Redevelopment, its miles stated that until you do now no longer go away the society, you're the KING. The day on that you handover your home to the builder for Self Redevelopment and go away the society, the builder is the KING.

Mumbai has end up the capital of corruption, specifically with inside the creation occupational, feasibly, due to the best resources quotes in India. Deceitful belongings customers, break the instructions, getting the requiring papers and strategies authorized on event in development, helping lodging and unlike unencumbered from FSI areas and making and sale of unlawful carpeting are not uncommon place currently with inside the economic capital of India.

Self-Redevelopment is the fresh problematic these times as empty and un-encroached property is now rarely to be had to perform likewise formation. A quantity of Housing Societies have antique and dilapidated homes that want Self Redevelopment. The fee of structural repairs via technique of means of defeating and rebuilding such homes is regularly past the accomplish of any Housing Society and flat owners. This is the high purpose why many Housing Societies are inclined to choose Self Redevelopment to gather last safety.

The Housing Societies having antique homes are having many weaknesses and vulnerabilities along with loss of offerings like safety, cleaning, absence of not unusual place centres like Society workplace, unavailability of right gambling vicinity for youngsters with inside the compound, continual leakage troubles, absence of elevators in excessive upward push homes, bad and underprivileged indoors making plans of rooms and coffee resale cost on sale of flat because of the bad situation of the homes. Therefore, Self-Redevelopment in Mumbai has massive ability for Builders and Property Developers as there are constraints at the availability of open land in the town boundaries as a consequence of the emerging call for homes and a critical shortage of housing record.

On the alternative hand, there are numerous blessings for the Housing Societies who choose Self Redevelopment in their current habitations in to new systems having lavish grand front foyer, present day facilities in rooms, one-of-a-kind Society workplace as in line with rules, greater opinion from inhabitations, large not uncommon place passageways and stairs, convenience of leading-edge lifts, beneficent automobile parking area, gym and health clubnasium if agreed, panorama lawn for recreation, excessive quit safety systems, stand via way of means of generators, green fire fighting machine, underground water tanks with submersible pumps taking radars, delivery for piped gas, cable TV, telecom, net connection, plumbing and electric lines.

The immoral persons of the Management Teams also lodge to arm twisty, nuisance and dangerous method to the flat managers into proposal as in line with the builder's instructions. Scared via way of means of such hounding tactics, maximum society individuals be given and provide their consent toward the Self Redevelopment in their society with none protest and like to go with regardless of the individuals of the entire Managing Committee decides. It is widely known truth that the unlawful gratifications and extravagant spending via way of means of a massive cartel of unscrupulous Builders lure the individuals of the Managing Committees of Cooperative Societies and initiate them to show in disapproval to their very own persons of the Society with inside the sum of obtaining permission and heaviness application of Self Redevelopment.

Numerous instances are on document of press in which the goals of harmless centre elegance households are crashed whilst the Self Redevelopment assignments undertaken are neither achieved in given time via way of means of Builders selected via way of means of Housing Societies nor are the promised centres made to be had or by no means supplied. There are varieties of voracious It has been frequently observed that in the manner of Self Redevelopment, the phrases of Development Agreements as agreed upon are twisted and bad tries with ulterior reasons are made via way of means of the Builders to curve and grossly violate the regulations

of MRTP and DCR via way of means of illegal making plans and building extra / unauthorized regions which might be past their entitlement (i.e. past the plot FSI and the TDR / FSI loaded) for his or her hidden monetary gains. The clients of such unlawful houses / dwellings land themselves in proposals that consequence in lawsuit at a later date as moreover it isn't feasible to drag the builder to courtroom label and watch for years to get honest righteousness.

The Builder unquestionable on, should to be of immobile salutation for unexpected, ability, confidence, cautious making devices, peak unusual services, exceptional enterprises, well planned last hint, certain possessions and as long as of properties of the Society for renovation of its behaviours.

Housing Societies ought to recollect that getting in for Self Redevelopment without understanding the best techniques and approaches concerned is like on foot on the brink of a cliff blindfolded - they don't have any concept whilst a incorrect step should ship the Society tumbling down. Vital records is one idea in which 1/2 of evidence is substantially superior dangerous than unawareness. Even if the Society takes the proper step however without following the essential guidelines, all efforts might be rendered null and void. Clearly, the want of the hour is that the ones status on the border of Self Redevelopment obtain commendation from Trade Bests having each, the Skill and Skill.

Most recent, nevertheless now no lengthier the smallest, the a hit completing of any Self Redevelopment task more frequently than not trusts upon at the switch via way of resources of the persons of the Management Commissions with noticeable exertions to lookout the corporation relaxation of the civilisation and 100% co-operation of every and each associate. This, in flip is once more relies upon at the ability of the individuals of the Managing Committees who're entrusted with the control of complete manner of the Self Redevelopment with their honesty and integrity.

We desire to train Housing Societies and warning them to be vigilant from Irregularities and illegalities in Self Redevelopment via way of means of the Builders, Illegal gratifications showered via way of means of Builders on corrupt Members of Managing Committees, Rampant Corruption in BMC, Obvious destruction of Guidelines and Procedures via way of means of the Constructors, the way to watch out for Trickster and Scam Builders and their criminal and antisocial acts.

## **1.5 OBJECTIVES**

- To keep away from delays from Builder
- To keep away from and maintain music on creation sports
- To get most vicinity for themselves instead of what they may get in provide from builder
- To make use of most vicinity via way of means of society itself for his or her income.
- This can keep away from all of the political problem as society might be doing on their very own(neighborhood flesh presser problems, Corporater)

## **II. Literature Review**

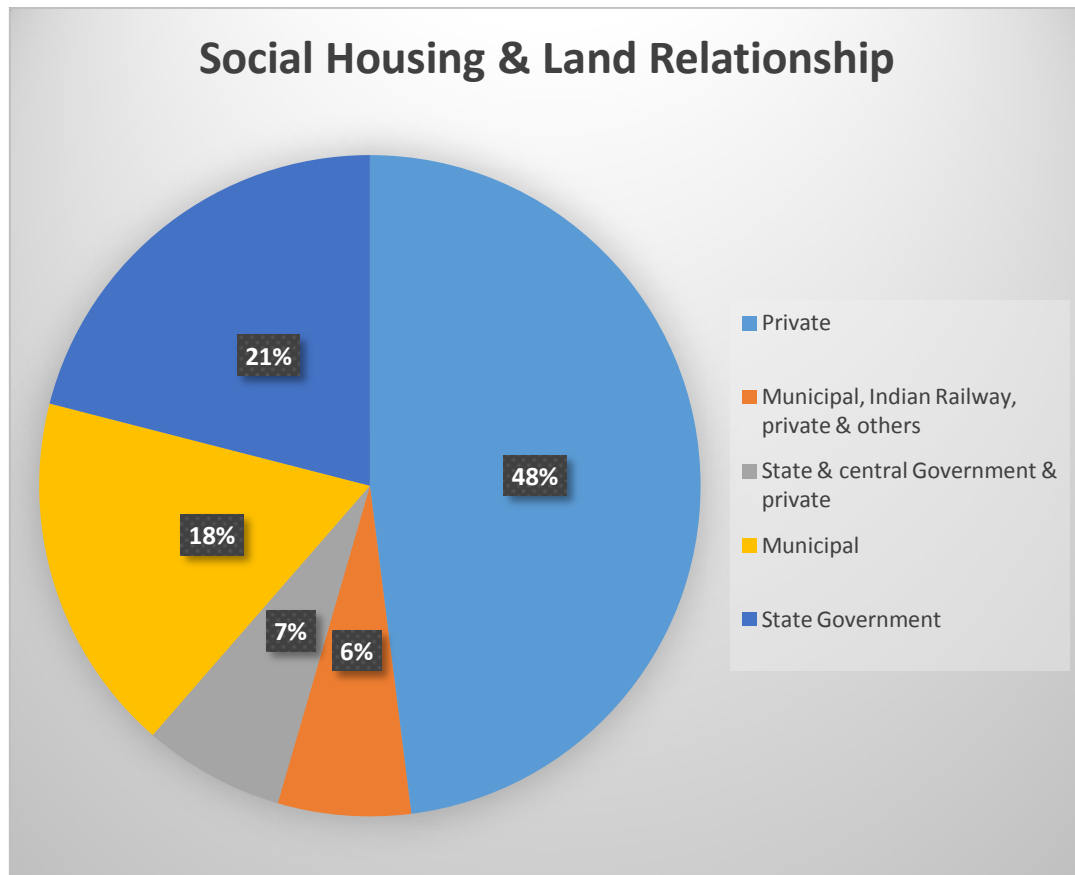
### **2.1 LITERATURE REVIEW**

Most of the Self Redevelopment initiatives in Mumbai are characterised via way of means of excessive actual property cost of the agreement regions. Agencies like MHADA, MMDRA and SRA, via quasi-judicial powers, very own the rights over those lands, as soon as consent from the bulk (70% with inside the case of SRA) is tested via way of means of the developer. In many instances used as an possibility to say development rights over the land via way of means of the developer, the Self Redevelopment initiatives additionally affords unfastened housing to the agreement dwellers as a version of “self-sustenance” (Brat, Stone, & Hartman, 2006).

However, what's misplaced is their proper over the land wherein they are living. The concept that human beings have the enterprise to attend to themselves, as soon as an unfastened residence is supplied to them, with none helping rights, is flawed. Even without a unfastened residence, there are more than one entitlements and rights aside from housing that residents use to preserve themselves with inside the town.

Under the pretext of neoliberal housing interventions like. Providing a unfastened residence, resettlement initiatives are used as equipment to exert State authority over City land, and assets via contentious participation of the agreement dwellers. Riding the fee of creation at the developer, State organizations control regulations, zonings, approvals, constructing codes, and ground area index (FSI) to advantage the developer, instead of the housing want.

Thus, the State's function in putting in place a quasi-judicial (self-regulatory) frame to manipulate actual property in Mumbai fulfils numerical aspirations for politicians, via way of means of imparting “unfastened homes”, fending off the exceptional of residing in them. This country mechanism is a similarly purpose for displacement and inequity in Mumbai.



## 2.1 Social Housing & Land Relationship

According to Berkeley Scholar David Dowall, Mumbai noticed a pointy boom of 720% in land cost among the intervals of 1966- 1981. Post liberalisation within the 1990s, actual property markets have become greater speculative as land values shot up, as a result of the burgeoning call for; thus, growing actual property cost 4 instances among 1998 and 2012. However, in among all of the hypothesis over actual property; land possession and titling has remained suspiciously hid in Mumbai; eight.five% of Mumbai's land possesses 49% of slums in Mumbai.

In a assembly addressing the formation of cooperatives to gather land for Self Redevelopment and network mobilization in Jogeshwari, coverage activist Simpreet Singh termed the Urban Land Ceiling and Regulation Act (ULCRA) as a educate that human beings forgot to take even as now, it has handed the station. There changed into a Sudden shift within the network's belief in their ability rights and claims. The solution to housing safety changed into now no longer a unfastened residence anymore, however rights over the land they are living in. However, present day legislation are used to permit land proprietors to Transfer Development Rights (TDR), from contested land to greater feasible locations, in preference to shifting land tenure to slum dwellers, to align with marketplace pursuits (Das 1999).

As described via way of means of Severyn Bruyn (1995), "A social marketplace (in a genuine sense) is a machine of change wherein each, monetary and human elements are gift. A social marketplace (in a normative sense) is a self-responsible machine of change that is greater productive, profitable, green, responsible, non-bureaucratic, Humanly-focused, self-managed, decentralized, and network oriented.

A social marketplace units norms with inside the public hobby via its very own machine of self- duty and via stakeholder involvement".<sup>12</sup> Self- Redevelopment is a manner via which the present dwellers of the location shape a cooperative housing society via way of means of obtaining the land on rent after which governing the Self Redevelopment manner via way of means of deciding on their very own contractors and obtaining a mortgage via way of means of a finance enterprise. Considering the bulk of the unsuccessful outcomes with developer-led approaches, self- Redevelopment appears an apt version for its qualitative and quantitative blessings.

At a qualitative degree, the families in a Self-Redevelopment version have greater corpus, massive carpet regions, authority, and an stepped forward exceptional of residing. The technique of forming the cooperative housing societies and obtaining the land on rent desires a deeper readability for a Self-Redevelopment to begin. The shape of a cooperative, the idea for appointing its representative, the timeline and fee feasibility

for the mission desires a broader know-how. While mapping grassroot efforts on self-Self Self Redevelopment in Mumbai, an come across with Mr. Madan Naik, a CPIM leader-activist of S-ward in Mumbai found out years of lively mobilization efforts that had long gone into addressing lower priced housing in casual settlements and the basis problem of obtaining land. As a person who used to live in an casual agreement in his preliminary days in Mumbai, Mr. Naik has been combating in opposition to predatory builders looking for land and organizing groups to get entry to higher exceptional housing at lower priced prices.

He has been at the vanguard in mobilizing numerous casual groups to return back and check in as a cooperative housing society withinside the Bhandup (S Ward) vicinity of Mumbai. Through those cooperative formations, it have become viable for domestic seekers in casual settlements to plot their destiny lower priced houses autonomously. Recognizing the efforts in such grassroots led housing initiatives, the subsequent case research replicate the functioning synergies in a Self Redevelopment version.

### **III. REDEVELOPMENT DOCUMENTS**

#### **3.1.1 Documents Required.**

For a hit final touch of Redevelopment, the Office Bearers of the Society ought to be aware about the Documents to be saved prepared and the Documents to be received from the Builder what's the listing of critical Documents required for beginning Redevelopment?

1. Society Registration Certificate.
  2. 7/12 Extract.
  3. Form no. 6 from Income Office.
  4. Conveyance Deed / Lease Deed / Sale Deed.
  5. Search Report and Title Certificate.
  6. Index II
  7. N. A. Order.
  8. Development Agreement.
  9. City Survey Plan.
  10. Approved Building Plan.
  11. Copy of I.O.D.
  12. Commencement Certificate.
  13. Occupation Certificate.
  14. Completion Certificate.
  15. Agreement for Sale.
  16. Stamp Duty paid proof.
  17. Registration Charges paid proof.
  18. Appointment Letter.
- 3.2 Documents required to begin Redevelopment.

#### **What are the Documents had to be organized for Redevelopment?**

1. Feasibility file.
2. Suggestions from individuals.
3. Public Notice for inviting the Tender.
4. Minutes of numerous Meetings.
5. Correspondence with exceptional Authorities.
6. Obtaining required permission from Deputy Registrar, BMC, ULC Department, Na Department etc.
7. Tender Form.
8. Summary of Tenders obtained.
9. Approval of Tenders with inside the General Body conferences and training of Draft and Final Minutes.
10. Appointment letters to Advocate, Structural Engineers, Architect, Project Management Consultant etc.

#### **What are the numerous Documents and Agreements to be organized with inside the manner of Redevelopment?**

1. Redevelopment Agreement.
2. Indemnity Bond via way of means of the Developer.
3. Format of Bank Guarantee from the Builder.
4. Power of Authority from the Society to the Developer.
5. Agreement for change accommodation.
6. Consent Letters from the individuals to the Society.
7. Consent Letters from the individuals of the Society to Builder / Developer / BMC.
8. Memorandum of Understanding (MOU) among the Society and Builder / Developer.
9. Appointment Letter from the Society to the Builder / Developer.

10. Possession Letter from the Builder to the Members.
11. Application via way of means of new individuals to the Society for turning into individuals in Form no. three.
12. Undertaking from the brand new individuals to the Society.
13. Format of the Resolution to confess new individuals.
14. List of Documents required to be amassed from the Builder.
15. Revocation / Cancellation of Power of Attorney.

#### **What are the necessities from the Developer?**

1. Partnership Deed of the Developer duly registered OR Memorandum of Association (because the case might also additionally be)
2. Copy of Registration Certificate.
3. Name and deal with of the Partners / Directors in conjunction with their PAN.
4. Copy of PAN of the Firm.
5. Income Tax Return filed for the ultimate three years of the Partners / Directors of the Company.
6. Service Tax Registration no.
7. Copy of Balance Sheet and P/L A/c to apprehend the monetary energy of the Firm / Company.
8. Feasibility Report from the Developer as to how they might broaden the Property on the gives given via way of means of them.

### **IV. Methodology**

The Officers of the Society are asked to obey with the consequent stages for redeveloping their Society effectively.

#### **4.1 Self Redevelopment –**

Self-Redevelopment can be started only after procurement legal Structural Audit.

#### **4.2 . Conveyance-**

The Society must to reconsideration Self Redevelopment most actual if the Society has Conveyance Deed of their support. Without Conveyance, the Society must to now no lengthier skip any Determination for Self Redevelopment however must to pass toward significant repairs.

#### **4.3. Circulation of Structural Audit Report-**

Once Structural Audit has been achieved Committee has to circulate it with all the associates & take recommendations in writing within 14 days of the report weather to go for repairs or not. If more than 76% members are for Redevelopment of Self Redevelopment then society can commence for redevelopment

#### **4.4. Starting Redevelopment –**

Special General Body Meeting to give attention and speak the Self Redevelopment Project and consents at the similar, is to be submitted to the Secretary of the Managing Committee that is selected and necessities of the Society's Bye-Laws and additionally constituted as in line with the provisions . The Application value is to be contracted via way of means of now no lengthier much less than 1/4th of the full persons of the Society.

#### **4.5. SGM for Self Redevelopment –**

On receiving of application for calling the Meeting, the Managing Committee of the Society, eight days of the getting of the suitability, must bear in mind the similar and inside a ten days of one month, the In charge will name the General Body Meeting of all the members of the Society giving 14 clean days' note for which by-line might be combined from each member. The quorum for the SGM will be three/4th of the full quantity of individuals. If the minimum isn't reached, the SGM will be suspended for eight days. In this kind of scenario, the Self Redevelopment challenge cannot be delivered earlier than any SGM for its popularity of similarly one 12 months).

In the Meeting, 76% of the persons found in then Meeting opt for approving for Self-Redevelopment after which a Resolution has to be passed for successful previously for Self-Redevelopment of the Building and permitting the Management Committee to reach consent from the Deputy Registrar of Helpful Societies for Self Redevelopment. A Resolution must to moreover be offered approving the Managing Committee to reach extracts from expert Architects / Project Management who're empanelled via way of means of Government / Local Authority, for the paintings of getting ready Feasibility Report and framing Rules / Conditions for his or her paintings.

#### **4.6. Permission for Re-development-**

The society should apply for Self redevelopment with submitting copy of Structural Audit to Managing Committee for Self Redevelopment.

#### **4.70 Feasibility Report-**

Within 30 days from the date of receiving of permission for re-redevelopment from Dy. Registrar of Co-operative Societies, the Society would to work an Designer or a Project Management Consultant to examination the Project Plot /Area / F.S.I. / T.D.R.guidelines related / technical / monetary information together with viability, contrast of maintenance v/s re-development and post a Feasibility Report. This Feasibility Report should to be spread to all of the persons of the Society inside one month from the date of receipt of the Report in combination with the Managing Committee’s viewpoints and their belief / protests at the matching must to be referred to as for in writing for interchange with inside the consequent Special General Body Meeting.

#### **4.8. SGM for Constitution of Re-development Committee-**

The Society ought to name for a SGM and considering the fact that this being an critical assembly the quorum for the assembly will be as a minimum 75% of the Members of the Society. The Managing Committee ought to speak the Feasibility Report withinside the Meeting and if as a minimum 76% of the Members gift with secret the gathering agree for Re-Development, then they should to by skip a Determination to move for Re-development of the Building and approve the Bureau to begin the system to employ Architect / Civil Engineer / Financial Consultant. In the meeting, the Society have to shape a “Self Redevelopment Committee” of as a least five senior members of the Society, 11 on behalf of every constructing of the Society, to supervise the operative of the Managing Committee.

#### **4.90. Appointment of Consultants-**

They can now choose Architect /Civil Engineer/and other Consultant / for selection and suggest their names to the Self Redevelopment Committee to verify their options and costs implication via with the help of experts.. The Core Committee then can call for SGM and introduce all the consultants to the society members for the approval. A choice to be taken on this Meeting to employ all or any them and connect their requirements and costs.

#### **4.10. Pooling of Documents for Re-development-**

Core Committee can ask consultants to submit file for submission for to start the process of redevelopment in following manner

Society Registration Certificate.

7/12 / Revenue Office. Conveyance Deed / Lease Deed / Sale Deed / Search Report / Title Deed.

Non Agricultural Order.

Property Card / City Survey Plan

Copy of I.O.D / Commencement / Occupation / Completion Certificates.

Proof of Payment of Stamp Duty / Registration Charges.

Copy of paid Bill / Water Bill / Electric Bill.

Approved Building Plan / all Architectural and R.C.C. Drawings.

#### **4.11. Tender Floating-**

After the Technical troubles are looked after out, the Society ought to name for a SGM no. four to apprise the individuals of the Society’s status at the numerous technical factors Referred to above and bring their perspectives in addition to the perspectives of the Self Redevelopment Committee on the problem and are seeking the approval of the General Body to continue similarly. The General Body must take a judgement and sanction the Managing Committee to endure in advance and float Tenders via way of means of engaging excellent Agencies / Builders / Developers to provide their gives via Newspaper Notice etc.

#### **4.12. Opening of Tenders-**

In 7 working days after the final date for getting of Tenders, the Society should to name for a SGM and shown the Tenders to the Members of the Society with in the meeting. The data achieved should be examine out with in the assembly and a provisional benefit list should be made with inside the assembly itself.

#### **4.13. Comparison Statement-**

The Consultant chosen via way of means of the Society must detect the Tender and put composed relative plans and offer their references to the Core Committee who will accomplish themselves nearly the endorsements of the Consultants and located it up previous than the Re-development Committee for remarks. The high-satisfactory offer to be brief indexed benefit-sensible and indication dispersed to all of the individuals of the Society calling for viewpoints.

#### **4.14. Selection of Contractor-**

The Society ought to name for a SGM no. 6 and after discussing the deserves and Demerits of all of the gives, ought to pick out one Contractor for wearing out the Self Redevelopment of the Society. In this Meeting, the individuals ought to agree on the subsequent problems:

The additional area which members will get should be mentioned in Square feet.

The break-up and the due dates for price of the identical ought to additionally be sincerely specified.

The break-up and due dates for price of the identical ought to be sincerely specified.

Letter of Intent-

The Society ought to flow into the agreed Terms and Conditions to all of the persons of the Society and attain Irreversible Letter of Approval addressed to the Society, the Developer, BMC, Dy. Registrar of Co-operative Societies and different involved events. When as a minimum 90% of the Members provide Approval Letters to the Society, the Society should provide a Letter of Intent to the chosen Design Consultants & request them to provide sets of options with plans for new homes to be constructed, facilities to be provided and allotment of residences to individuals should go hand in hand along with the brand new plan.

#### **Re-Development Agreement-**

On receiving of First Cut plans from architect Committees can have dialogues with individual as per there need & can alter the plans as per the specific requirements of individual. Then, the Society ought to name for a SGM no. 7 for approving the plan of the residences / constructing and facilities determined via way of means of individuals. When the identical are authorized with inside the General Body, the Society repair the date for vacating the antique residences.

#### **4.17 Conveyance / Occupation Certificates-**

After Completion of the New Structure is completed, the Society should obtain and comply and make sure that they gets Conveyance, Occupation Certificate and everyday Water Connection in four to five months from the date of completion of the new residences to the individuals of the Society.

## **V. Research Methodology**

AIM

Note Bandi, Gst & Rera lot of developers have wind upped their paintings, as they have been not able to manage up with the situations.

Society can get concerned with inside the layout manner in their dream domestic and might advocate adjustments to the Design architects.

The Safer & higher opportunity for Redevelopment & Society receives Maximum Benefits.

Profit from the project will be equally distributed among members only.

Keep the individuals secure from any troubles bobbing up from the builder, Risk unfastened development.

Management & Control over all the activities are in the hands of Society.

Problem Statement

Most societies opt for Developer led Redevelop for their homes as they want no hassle for accommodation, corpus fund and quiet and timely ownership, But we have seen as this is has following issues for completion:

Builder choice and negotiation is wastage of time.

The high-satisfactory provide imparting builders will now no longer always be a well-financed and well timed executor.

Builders take liberty and extrade Building Plans, for his or her vested pursuits.

Original individuals continue to be on the mercy of Builders for finishing their Building and ownership most effective remains a dream.

Sometimes the developers additionally forestall paying rents to the tenants and exceptional of creation is frequently substandard. Builders took benefit of the scenario supplying unrealistic schemes.

#### **Objectives**

To get maximum area for themselves instead of what they may get in provide from Developer

To limit time in making movement & get the possession on time that is generally now no longer carried out from developer.

To speedy music the development with the assist of PMC (Project control Consultancy) or DM (Development Management)

To keep away from delays from Builder

To keep away from and maintain music on creation sports

To make maximize use of area via way of means of society itself for income

This will keep away from all of the political problem as society be doing on their very own(neighborhood flesh presser problems, Corporater)



**5.4 Comparison among Normal Redevelopment & Self Redevelopment**

Description	Normal Redevelopment	Self-Redevelopment
Work Clearance	Exact Clarity is never given what is stucked & where	Clarity of each & everything as the whole process is done by themselves
Specification	Can be change by developer to match his budget without informing Members	Cannot be changed without approval or won't be changed as it is decided by committee
Area Offered	May vary from site to site ranging from 10% to 50% on existing area	Area receivable will be minimum twice of existing area
Motive	To Make Profit	To get maximum area possible for members & to recover Construction Cost
Monitoring	Cannot be monitored on daily, weekly or monthly basis	Can be Monitored on daily weekly & monthly Basis
Funding	From Selling or Project Finance	Self-Funding, or Bank Funding at cheaper rate of interest
Amenities	Depends on Builder	Can be finalized as per requirement of society members
Risk of Holt	Yes	Very Minimum as it can be addressed immediately & contractor or PMC can be changed at any given point

**5.5 How to calculate or understand Area to Self-contribution Amount**

Plot Area 10,000 square feet , having ten members having 750 square feet existing area

Fsi 2.7 So total Construction Area will be 27000 Sqft

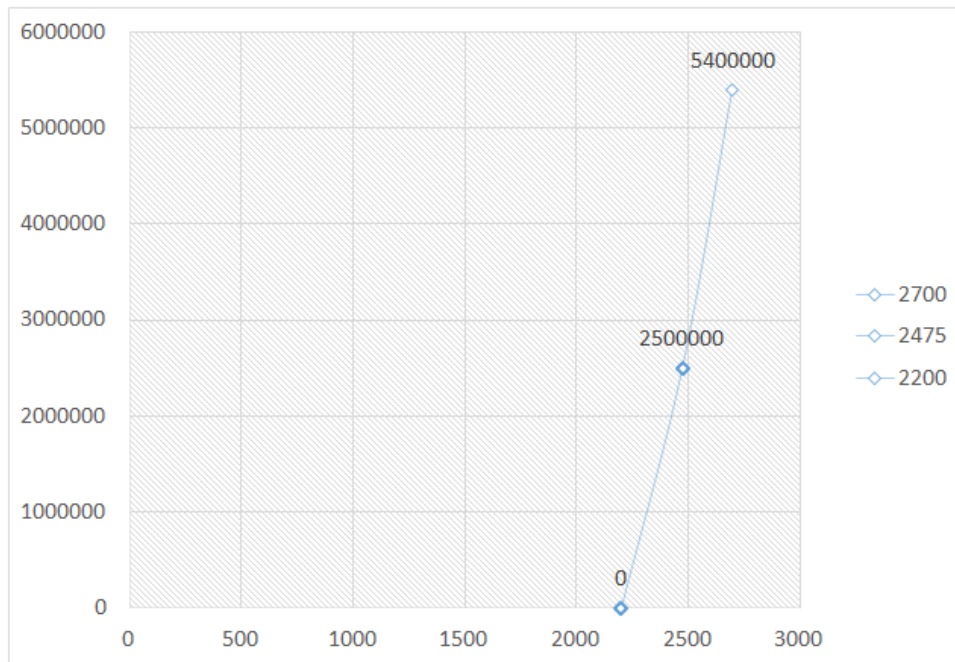
Cost of Construction including Sanctioning and TDR RS 2000 /-

Total Area Construction Multiply By Cost of Construction is 27000 x 2000 = 5,40,00,000/- (5.4 CR)

Property Is located in Model Colony where selling rate per sqft area is Rs 13,000/-

Calculation is explained in the graph

**5.5 Calculation on plot area of 10000 Sqft with 10 members & 2.7 FSI**



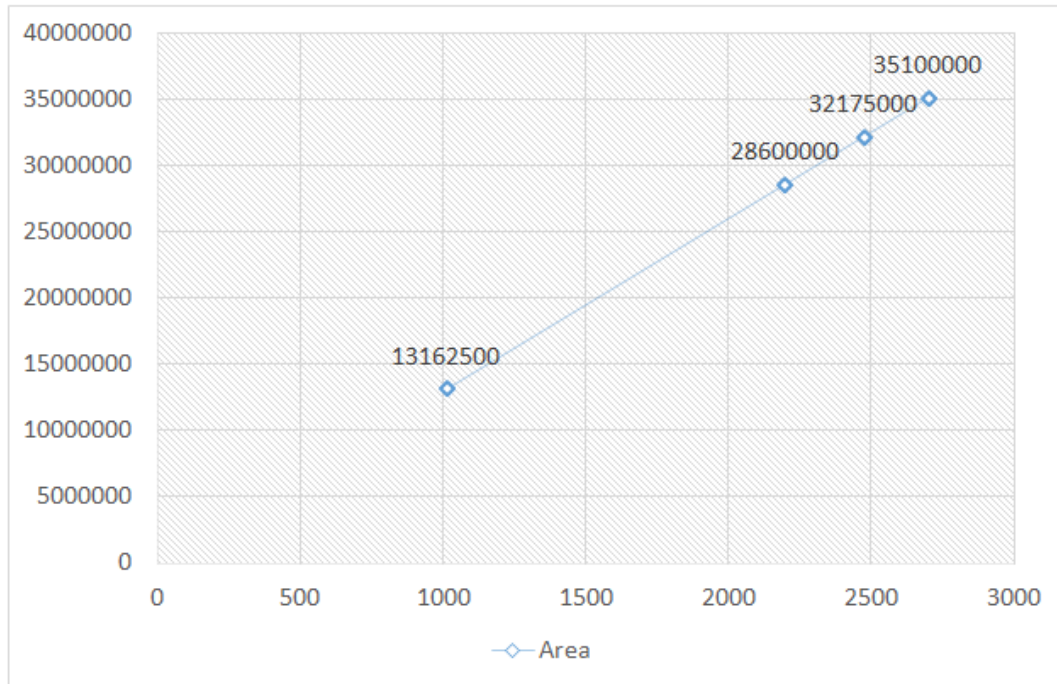
### 5.6 How to calculate or understand Area to Self-contribution Amount

Self-contribution is directly proportional to the area receivable more the area more will be the self-contribution  
1st condition in graph, if Members keep 2200 sqft area for each members so they will not have to do any self-contribution to construct, they will have to sell the remaining area & recover Construction cost.

2<sup>nd</sup> condition in graph, if Members keep 2475 sqft area for each members so they will have to do any self-contribution of RS 25,00,000/- to construct, they will have to sell the remaining area & recover Construction cost

3<sup>rd</sup> condition in graph, if Members keep all the area & doesn't sell anything so they have to bare the construction cost so self-contribution for getting 2700 sqft area will be RS 54,00,000/-

### 5.6 Valuation of property as per the Self Redevelopment Vs. offer given by Builder



## VI. Conclusion

Self Redevelopment is a new concept but is not widely used by Housing Societies due to unawareness and lack of information, risk taking ability, fear of not completing the project, dealing with “n” number of agencies & government authorities.

If societies get professional guidance and if they are made aware of the pros & easiness of completing the project by doing themselves with “n” number of Benefits which they might not get if they gave a builder to redevelop.

As the factors affecting participation and stakeholder involvement in self Redevelopment models are to be assessed contextually for each neighborhood, key inferences for addressing affordable housing can be drawn from the case studies.

Self- Redevelopment Models are a resistance movement against the developer lobby that dominates the landscape of Mumbai currently. The nature of social housing in Mumbai is sacrificed to provide for speculative real estate, where the quality of social life and nutrition is forgone for the public in need of support.

Through self-financing feasibility, the cooperative is able to sustain itself for maintenance of the building, public amenities and taxes. Since the load of running the built arrangement is looked after, the home-owners express their own answers for self-sustenance. Self- Redevelopment keeps the agency in members control. It is critical to develop solidarity among such grounded models of development, so that it can be interpreted and adapted by communities in need.

After Doing Comparison & finding Objectives according to each Calculations I have come down to following Conclusions

Observation 1 clearly states that self-redevelopment has positive results in terms of comparison.

Observation 2 shows that if after not doing any investment still the area which will be retained by Members will 200% more than what Developer would have offered.

Observation 3 shows that Self-Redevelopment gets project finance at lesser rate which is saving of 5% interest per year & almost 200% of more valuation of the property.

All the observations leads o conclusion that Self Redevelopment can be very successful considering all the results & Observations.

### References:

- [1]. Burra, S. (2005). Towards a pro-poor frame work for slum upgrading in Mumbai, India. *Environment and Urbanization*, 17(1), 67–88. [Http://doi.org/10.1177/095624780501700106](http://doi.org/10.1177/095624780501700106)
- [2]. Bardhan, R., Sarkar, S., Jana, A., & Velaga, N. R. (2015). Mumbai slums since independence: Evaluating the policy outcomes. *Habitat International*, 50, 1-11.
- [3]. Gandhi, Shailesh. "Housing Mumbai's Poor." *Economic and Political Weekly* 42, no. 38 (2007): 3835-837.
- [4]. Jagdale, R. H. (2014). *An overview of slum rehabilitation schemes in Mumbai, India* (Doctoral dissertation).
- [5]. Mukhija, V. (2000). *Squatters as developers? Mumbai's slum dwellers as equity partners in Self Redevelopment* (Doctoral dissertation, Massachusetts Institute of Technology).
- [6]. Panwalkar, P. (1996). Upgradation of slums: a World Bank programme. *Bombay: metaphor for modern India*, 121-142.
- [7]. Sharma, K. (2000). *Rediscovering Dharavi: Stories from Asia's largest slum*. Penguin Books India.
- [8]. Slum Rehabilitation Authority, Mumbai. (n.d.). Retrieved March 27, 2018, from <http://sra.gov.in/page/innerpage/about-us.php>
- [9]. <https://www.mdccbank.com/board-of-directors.aspx>
- [10]. <https://www.hindustantimes.com/mumbai-news/self-Self-Redevelopment-housing-projectsin-mumbai-to-get-a-boost-as-realty-sector-struggles/storypyt5XAS9Oky1NCFli4HfI>.
- [11]. <http://www.Self-Redevelopmentofhousingsocieties.com/about-us/23-realty-frauds-andscams/78-city%E2%80%99s-first-self-Self-Redevelopment-project-busted.html>
- [12]. <http://www.thehindu.com/news/cities/mumbai/opposition-calls-cms-push-for-selfSelfRedevelopmenta-failed-idea/article22399744.ece>

XXXXX. “Comparative Study between Self-Redevelopment & Redevelopment through Developer”. *IOSR Journal of Mechanical and Civil Engineering (IOSR-JMCE)*, 19(3), 2022, pp. 01-11.