



## **Redevelopment Projects – Process, Risks & Challenges** **Half Day Seminars for Members of Housing Societies** *(On Sundays, Commencing on 3<sup>rd</sup> June 2018)*

Redevelopment is the most affordable way to get a new and bigger home and better amenities for your family. Additionally, you can also get some money in form of a corpus. However, if a proper and time bound process is not followed; or if the risks, uncertainties and challenges are not handled properly, even a seemingly simple project can fail, thereby causing great anguish and hardship to you, sometimes leading to prolonged litigation.

**Technoesis** is a consulting firm with expertise in structural engineering, project management and structural rehabilitation. We also conduct professional training programs which are approved and supported by Engineering Council of India (ECI) and Construction Industry Development Council (CIDC).

Based on our experience of over 20 years in Construction Project Management and 10 years in Redevelopment, Technoesis offers the following specially designed seminars to guide the members of housing societies through the process of redevelopment and make them aware of its risks, uncertainties and challenges. The Speaker's expertise and vast experience and the Seminar's structured and interactive nature will help you get excellent insight into your own redevelopment project.

### **Seminar 1 - Understanding the Process of Redevelopment**

*(A Walk through a Model Redevelopment Project)*

- Redevelopment – *What, Why, When*
- Govt. Directive u/s 79(A)
- Phases of Redevelopment, Time Frames
- Role & Selection of PMC & other consultants
- FSI, Fungible FSI, TDR, Development Potential, Carpet & Built up Area
- Feasibility Study & Report
- Tender Documents – *2 Bid System*
- Bidding, Evaluation & Selection of Developer
- Building Plans, Approvals, Allotment of Flats, Legal Documents
- Construction – Monitoring Quality & Progress, Documentation
- Handing Over & Closure of Project

### **Seminar 2 - Avoiding Pitfalls & Failures in Redevelopment**

*(Dos and don'ts of Redevelopment)*

- Roles & Responsibilities of Different Parties
- Common Risks, Uncertainties & Challenges
- Transparency & Inclusive Approach
- The Time Factor – Planning for a Successful Project
- Understanding Strengths & Weaknesses of Project
- Critical Stages & Precautions
- Important Clauses in Tender & Development Agreement
- Common Pitfalls & Failures - Learning from Case Studies
- Importance of Documentation
- Resolving Disputes

**Speaker:**

**Umesh Dhargalkar**, B Tech (Civil), M Tech (Struct.), IIT Bombay  
Senior Prof. Engineer & Chartered Engineer with an experience of 30 years  
Licensed Structural Engineer, MCGM, Accredited Mediator/ Conciliator & Arbitrator  
Member of several Professional Bodies  
*Currently working as PMC for several redevelopment projects in Mumbai.*

**Seminars at Technoosis Office:**

The Seminars will be periodically conducted at our office as under:

**Schedule:** Sundays, 10 AM to 1 PM (*Subject to Advance Registration of Min 7 persons*)  
Please call/ email to register. For online registration visit [www.technoosis.co.in](http://www.technoosis.co.in)  
*It is strongly recommended that you attend BOTH Seminars for better insight.*

**Venue:**

Dhargalkar Technoosis (I) Pvt. Ltd.  
D-104, Radha Govind, Siddharth Nagar, Off W E Highway, Borivali (E), Mumbai 400066

**Registration Fees:**

Rs. 750/- per Person per Seminar (*Rs. 650/- for a group of 5 or more*) + GST @ 18%  
*Max 10 persons per Seminar, on 'First come First served' basis.*

Fees may be paid by cash/ cheque drawn in favour of "Dhargalkar Technoosis (I) Pvt. Ltd."  
**OR** by direct bank transfer to A/c No. 803249320, Indian Bank, Kandivali (E), Mumbai 400101, Bank IFSC Code IDIB000K161 (*Pl. confirm by email/ phone*).

**Seminars at Your Premises:**

These seminars may also be organized for a group of people at your premises as under:

**Duration:** 3 Hours per Seminar, to be scheduled as per mutual convenience  
**Arrangements:** All arrangements shall be made by you except the projector, laptop and screen which will be brought by us.  
**Fees:** Rs. 10,000/- per Seminar + GST @ 18%

**Registration/ More Info:**

**Dhargalkar Technoosis (I) Pvt. Ltd.**

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