



Redevelopment – Process, Risks and Challenges **Half Day Seminars for Members of Housing Societies**

Seminar 1 - Understanding the Process of Redevelopment (Roadmap to a Project)

- Redevelopment – *What, Why, When*
- Time Frame & Phases of Redevelopment
- FSI, TDR, Fungible FSI & FSI Potential
- Feasibility Study & Report
- Plans, Approvals, Allotment of Flats
- Documentation, Handing Over & Closure
- Govt. Directive u/s 79(A)
- Role & Selection of PMC & other consultants
- Carpet Area, Built up Area, RERA Area
- Tendering, Evaluating & Selecting Developer
- Construction Supervision & Monitoring
- Major Precautions & Safeguards

Seminar 2 - Avoiding Pitfalls & Failures in Redevelopment (Dos and don'ts)

- Sensitivities of a Redevelopment Project
- 79(A) as a Strong Foundation, Limitations
- Strengths/ Weaknesses of Project & Strategy
- Dos & Don'ts at Various Stages
- Importance of Documentation
- Broad Risks, Uncertainties & Challenges
- Transparency & Inclusive Approach
- Time Frame, Stages & Critical Milestones
- Common Pitfalls/ Failures & Case Studies
- Precautions & Safeguards

Seminar 3 - Selection of Developer for Redevelopment (Tendering, Evaluation, Selection)

- Feasibility – Project Strengths & Weaknesses
- 2 Bid System – Technical & Commercial Bid
- Comm Bid – Costs, Benefits, Terms etc
- Evaluation of Bids received
- Shortlisting, Negotiation & Selection
- Preparations & Strategy for Tendering
- Tech Bid – Instruction, Conditions, Specs etc
- Bidding Process
- Developer Selection Criteria
- Final Offer & Letter of Intent

Seminar 4 - Understanding Self-Redevelopment (Roadmap & Challenges)

- Redevelopment – *What, Why, When, Risks*
- FSI, TDR, Fungible FSI & FSI Potential
- Role & Selection of PMC
- Fund Requirement, Cash flow, Initial Finance
- Time Frame, Stages & Critical Milestones
- Construction Supervision & Management
- Initiating & Preparing for Self-RD, 79(A)
- Carpet Area, Built up Area, RERA Area
- Feasibility Study & Report
- Financing – Sources of Funds and Revenue
- Plans, Designs, Approvals, Working Drawings
- Advantages, Challenges, Success Mantra

Speaker: Umesh Dhargalkar, B Tech (Civil), M Tech (Struct), IIT Bombay
Sr Professional Engineer, Chartered Engineer, Accredited Mediator/ Conciliator
Currently working as PMC for several redevelopment projects in Mumbai.

Venue: (Notes will be provided)

1. Technoesis Office, Borivali (E), *Subject to advance registration of Min 8 persons (Max 14)*
2. At your Society

More Info/ Registration: Dhargalkar Technoesis (I) Pvt. Ltd.

D-104, Radha Govind, Siddharth Nagar, Off W E Highway, Borivali (E), Mumbai 400066

P: 28461500, 28461317, 9819732195 **E:** technoesis@gmail.com **W:** www.technoesis.co.in