

SUCCESSFUL REDEVELOPMENT

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Phase 3: Pre-Construction

SUMMARY NOTES



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YouTube Channel: Technoesis Redevelopment Help

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Major Steps - Preparations

1. Letter of Intent (LOI) to Selected Developer ... **[M/ R/ GP]**
2. Acceptance of LOI by Dev, Payments & Deposits ... **[R]**
3. Confirmation/ Rectification of Legal Title
4. Confirmation/ Rectification of Technical Aspects
 - Latest Property Documents
 - Old Approved Plans
 - Physical Survey of Plot
 - FSI Potential
 - Final Amenities & Work Specs ... **[R/ GP]**
5. Subdivision/ Amalgamation, if required

M: Milestone, R: Record, GP: Guideposts – Ref. www.redevelopment.info

Major Steps - Legal Documentation

1. Legal Title Certificate ... **[R]**
2. Development Agreement. (DA), Power of Atty. (POA) – *First Draft by Society*
3. Review → Modify → Review Draft DA, Annexures & POA
4. Finalize DA, Annexures, POA (*LA & MC*)
5. Individual Agreement (PAAA) – *First Draft by Society*
6. Review → Modify → Review → Finalize PAAA
7. Approve DA, POA, PAAA (SGBM) ... **[M/R]**
8. **Execute & Register DA** ... **[M/ R]**
9. Discharge Obligations on Execution of DA
10. Issue Power of Attorney to Developer

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Major Steps - Plans & Approvals

1. Collect Arch Floor Plans from Developer (Architect) ... **[GP]**
2. Review → Modify → Review Floor Plans ... **[GP]**
3. **Finalize Arch Floor Plans (PMC & MC) ... [M/ R]**
4. Collect Detailed Proposal Plans from Developer ... **[GP]**
5. Review of Proposal Plans & Report (PMC) ... **[R/ GP]**
6. Decide Scheme of Allotment of Members' Units
7. **Approve Plans & Allotment (SGBM) ... [M/ R]**
8. **Submit Proposal for Approval by Developer ... [M]**
9. **Obtain Approvals/ IOD ... [M/ R]**
10. Verify Approved Plans & Report (PMC)

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Major Steps - Vacating existing Units

1. Comply with Conditions of IOD
2. **Execute & Register PAAA ... [M/ R]**
3. *Fulfil Conditions* for Issuing Notice to Vacate by Developer ... **[GP]**
4. Issue Notice to Vacate to Society by Developer ... **[R]**
5. Vacate Existing Units
6. *Fulfil Conditions* for Letter to Enter (LTE) ... **[R]**
7. **Issue LTE to Dev ... [M/ R]**
8. Collect Letter of Acceptance of LTE from Dev... **[R]**
9. Demolish Existing Buildings
10. **Obtain Commencement Cert (CC) ... [M]**
11. Register Project in RERA ... **[R]**

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Milestones

1. Issue LOI
2. Approve, Execute & Register DA ... SGBM
3. Finalize Plans by MC
4. Approve Proposal Plans & Allotment ... SGBM
5. Submit Plans to Statutory Authorities
6. Obtain Approvals/ Permissions
7. Execute & Register PAAA
8. Issue Letter to Enter (LTE)
9. Obtain Commencement Certificate (CC)

Records

1. Letter of Intent
2. Letter of Acceptance of LOI
3. Lists of Internal, Common & Built Amenities
4. Legal Title Certificate for Plot
5. MoM of SGBMs
6. Development Agreement (Registered)
7. Power of Attorney
8. Finalization of Floor Plans
9. Report on Review of Proposal Plans

Records (Contd.)

10. Approval of Proposal Plans & Allotment
11. Approval of Proposal by Statutory Authority
12. PAAA – Individual Agreements (Registered)
13. Notice to Vacate Units
14. Detailed Project Schedule & Project Insurance
15. Letter to Enter (LTE)
16. Letter of Acceptance of LTE
17. RERA Registration

Guideposts

1. Content of LOI
2. List of Amenities
3. Contents of Arch. Floor Plans
4. Checkpoints for Review of Floor Plans
5. Contents of Proposal Plans
6. Checkpoints for Review of Proposal Plans
7. Conditions for Vacating Premises

Successful Redevelopment – Recordings

Visit YouTube Channel  Technoosis Redevelopment Help

Sr No	Video Title	Link
1	Webinar-1: Overview	https://youtu.be/QvreZLbeuI
2	Webinar-2: Initiating Redevelopment & Selecting PMC	https://youtu.be/ys3ylw5ciCA
3	Webinar-3: Feasibility Study & Report	https://youtu.be/_MSBeHWaKmg
4	Webinar-4: Tendering for Redevelopment	https://youtu.be/WTJYOWEttW4
5	Webinar-5: Selecting a Developer	https://youtu.be/3HHyWbqh_is
6	Webinar-6: Pre-Construction Stage	https://youtu.be/iF8U9IxDM5c
7	Webinar-7: Construction Phase - Part 1	https://youtu.be/IQrPM_Vz7KI
8	Webinar-8: Construction Phase - Part 2	https://youtu.be/RXufLpVQ_8c
9	Webinar-9: Repossession	https://youtu.be/PxPEh-Drl4o

THANK YOU !



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