

There has to be a vision and proper planning'



Nimish Vora, director, **Kavya Buildcon Pvt. Ltd.,** explains the need for redeveloping Mumbai and how the process can be simplified to reduce the timeframe

Redevelopment is essential mainly in city like Mumbai because there is no horizontal expansion possible as there is scarcity of land, so it is always advisable to go vertical. Constructing a high rise building while provide parking facility, better road infrastructure, garden, gymnasium, restaurants, etc., will help in upgrading life style of the people. People residing in old structures will get new calamity proof structures. I would say redevelopment of old buildings is the first step to convert Mumbai into Shanghai.

INFRASTRUCTURE CONCERNS

Will it put an addition pressure on the existing infrastructure of Mumbai? No, absolutely not. In fact by going for redevelopment, the city will get better infrastructure. By creating new car parking facility in the building premises itself, we are actually making the roads traffic free; as unwanted parking on the roads will be reduced. Secondly, there is a misconception that the essential amenities like water and electricity will be burdened. Let us not forget that it is the same local population that is going to buy flats in the re-developed building; hence there is no question of infrastructure being burdened. Thirdly, redevelopment helps BMC create better sewerage systems by laying new drainage pipe lines in place of old ones. This way we can solve the flooding problem. New electrical and communication cables can also be placed, which was not possible due to congestion in infrastructure.



Personally feel in every society revival is necessary and with Redevelopment we are giving people living in old buildings a better and healthy lifestyle without any cost, so we should grab the opportunity instead of thinking in negative. With new age of construction, we have

seen complete change in ceramics in landscaping; electrification, etc. why not accept good life style.

STATE GOVERNMENT'S ROLE

The state government has rightly come up with the redevelopment policy to provide better housing and infrastructure for the local residents. People are getting new age construction with better light, ventilation and good amenities free of cost by giving their societies for redevelopment to builders and devel-

FSI incentives

- Slum redevelopment is entitled to FSI of 3.
- Now MMRDA is coming up with rental housing scheme.
- Like wise MHADA has a different policy.
- However, for private societies there is no such benefit.
- It is just 1:1 FSI in suburbs, which should be increased to 2.5 FSI.
- Similarly, in South Mumbai the FSI should be increased to at least 2.
- This will lead to faster development.
- We will have better city within 20 years.

opers. State Government should expedite the redevelopment procedure by giving single window clearance.

GETTING A GOOD DEAL

This depends on the size and location of the project. A good deal for a society is getting a good reputed developer on board, getting all the facilities like parking, gymnasium, security systems, quality construction, bank guarantee and very importantly timely completion of project and above all a dream home.

SELECTING A DEVELOPER

- First and foremost, a society should study all the rules and understand its own requirements. Always insist on:
- Better construction
 - Better amenities
 - A reputed Developer.

Even if you are getting a little less space, go for an experienced and reputed developer who has done redevelopment projects and is well experienced. Your project will automatically fetch a higher price in future if it is redeveloped by a reputed developer. The space planning

should be done with minimum wastage.

Always check on a developer's credentials, he should not be a franchisee of a known builder. A new trend has emerged, wherein a reputed developer lends his brand name to another small time builder in return of profit from the redevelopment project.

Make sure you meet directors/owners of the company and not their representatives.

No matter how big the developer is, if he is interested in the project, he will definitely meet the society members.

THE STEPS INVOLVED

Please thoroughly follow the outlined procedure:

- Invite estimate by giving tender notice in news papers.
- Check the proposals in details.
- Shortlist three developers from the offers received.
- Check technical qualification.

Check financial qualification.

- Check goodwill of the Developer.
- Check the list of amenities provided.
- Visit other sites of the developer for checking the quality of construction.
- Ask for bank guarantee.

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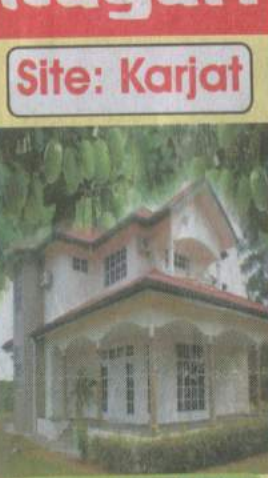
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