

PMC ROLE, RESPONSIBILITY AND FEASIBILITY REPORT

Presented by :

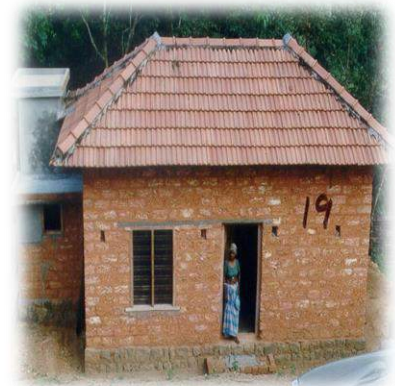
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- **ROLE OF PROJECT MANAGEMENT CONSULTANT**

- **FEASIBILITY REPORT**



To understand the feasibility, first know the **BASIC ACTIVITIES IN THE RE-DEVELOPMENT**

- Re-development means to demolish the existing building and reconstruct new building to accommodate existing members/tenants of the existing building.
- The area of the new building may be equal to existing area or less or more.
- **BASIC ACTIVITIES IN THE RE-DEVELOPMENT PROCESS ARE AS PER FOLLOWS:-**
 - 1) Possession of the plot.
 - 2) Planning and Approval of the proposed new building.
 - 3) Approval Expenses including premiums fees etc.

To understand the feasibility, first know the **BASIC ACTIVITIES IN THE RE-DEVELOPMENT**

- 4) Construction of new building.**
- 5) Finance for new construction.**
- 6) Sale or Marketing of additional premises if any.**
- 7) Monitoring all these activities through appointed consultants (PMC)**

FEASIBILITY REPORT

- **A Feasibility Report is a formal project document that shows results of the analysis, research and evaluation of a proposed Redevelopment project and determines if this project is technically feasible, cost-effective and profitable.**
- **Profitability of the project has various parameters, such as specific requirement of society, present rules & regulations and site constraints etc.**
- **After evaluating all these parameters, feasibility report should be prepared by expert consultant/Architect.**
- **The primary goal of Feasibility Report is:-**

FEASIBILITY REPORT

- a) to assess and prove the economic and technical viability of the Proposed Redevelopment Project.**
- b) to present the Project Parameters and define the Potential Solutions to the defined problem, need, or opportunity.**
- c) to identify, explore and evaluate a project's solutions to save time and money.**

CONSTITUENTS OF FEASIBILITY REPORT

- 1) The Project Scope**
- 2) The current Market Analysis**
- 3) The Requirements**
- 4) The Approach**
- 5) Evaluation**
- 6) Review**

PROJECT SCOPE

- (a) The first step is to clearly define the Project problem/ opportunity that has to be addressed.
- (b) The Project Scope has to be definitive and to the point. Rambling narratives serve no purpose and can actually confuse the Society.
- (c) It has to be ensured that the parts of the Project also should be defined that would be affected either directly or indirectly.
- (d) A well-defined Project Scope can ensure an accurate Feasibility Report. Starting a project without a well-defined scope can easily lead to wandering outside budget and time.

PROJECT SCOPE

- (e) Under this an Architect/ Project Management consultant will evaluate various development control regulations to prepare the feasibility report.
- (f) Different feasibility report may be prepared under different DCR and then compare them to adopt the best suitable to the members of the society.

The Current Market Analysis

This step is critical as it examines the Project environment in which the newly constructed building will be standing.

From this analysis, the strengths and weaknesses of the current approach will be discovered.

Reviewing the strengths, weaknesses, opportunities, and threats faced by a project helps Architect / PMC and the Society focus on the big picture.

The Requirements

- (a) This component represents three groups of requirements viz. technical requirements, society requirements and market requirements.
- (b) If there is a potential market and demand for the project then it is a must to identify what technical and resource requirements are needed for the new.

The Approach

The next step is to consider and choose the recommended solution or course of action to meet your requirements.

For example there are various major paths of Redevelopment, i.e. Redevelopment through 100% Self Redevelopment, Barter System, Package Deal, Development Model Agency or Developer Model.

The Architect/ PMC will consider various alternatives and then choose a solution that is the most preferable for the society.

The Approach

Before finalizing on the approach, the Architect/PMC will take into consideration following points:

Does the approach meet the Society's requirements?

Is the approach taken a practical and viable solution?

Will the saleable area benefit the Project?

The detailed answers to the above questions will guide the Architect/ PMC and the Society to take up the less problematic way to the completion.

The Evaluation

The evaluation phase allows the Architect/ PMC to examine the cost effectiveness of the selected approach and the estimated total cost of the Project. Other alternatives will also be estimated for comparison purposes.

After the total cost of the Project has been calculated, an evaluation and cost summary will be prepared to include a return on investment, cost/benefit analysis etc.

The Review

Finally, all the above elements will be assembled into a Feasibility Report and a formal review will be conducted. The review will be used to verify the accuracy of the Feasibility Report and to make a project decision.

At this stage, the Society can approve, reject or even direct the PMC to revise the Report for making a decision. Once the Feasibility Report is approved, all the involved parties i.e. the Society Members sign the document.

The Data Required for Feasibility Report

- 1) List of Members along with Area of Flat, Flat number, Floor
- 2) City Survey Map
- 3) D.P Remark
- 4) TP Remark
- 5) BMC approved Plan
- 6) Occupation Certificate
- 7) Assessment Extract
- 8) Location Map
- 9) Survey Report – From Architect / Survey Engineer

Feasibility Report consist of:-

PART-1

To determine what is maximum carpet area available in the project.

PART-2

To determine the Total Project Cost

PART-3

To determine how much carpet area required to sale in the open market to recover the project cost..

PART-4

Balance Carpet Area for existing members.

PART-5

Evaluation in terms of percentage of Balance Carpet area with respect to existing Carpet Area

Comparative Feasibility Summary for

I : 100% Self Redevelopment Model (Departmental Self-redevelopment)

II: Barter System

III: Package Deal

IV: D.M.A. Model

V: Developer Model

Conclusion

The final step of the feasibility study reporting process requires you to make a conclusion by summarizing the project's aim and stating the most feasible solution.

Benefits of Feasibility Report

Below are some key benefits of conducting a feasibility study

- Improves project team's focus
- Identifies new opportunities
- Provides valuable information for "go/no-go" decision
- Narrows the business alternative
- Identifies a valid reason to undertake the project
- Enhances the success rate by evaluating multiple parameters
- Helps in decision making of the project
- Identifies reasons not to proceed

**How to determine the
maximum permissible
Carpet Area in the Project?**

**IT IS VERY ESSENTIAL
TO KNOW
D.C.Regulations**

IMPORTANT

REGULATIONS TO

**UNDERSTAND
THE FEASIBILITY REPORT**

D.C. Reg. 30 of D.C.P.R. 2034: Deals with FSI

TABLE 12

Floor Space Indices in Residential, Commercial and Industrial Zones

Sr No	Areas	Zone	Road width	Zonal (Basic)	Additio nal FSI on payme nt of Premi um	Adm issib le TDR	Permi ssibl e FSI (4+5 +6)
	1	2	3	4	5	6	7
I	Island City	Resid ential /Com merci al	Less than 9m	1.33			1.33
			9m & above but less than 12.00m	1.33	0.5	0.1 7	2.0
			12.00 m & above but less than 18.00m	1.33	0.62	0.4 5	2.4
			18.00m & above but less than 27m	1.33	0.73	0.6 4	2.7
			27 m and above	1.33	0.84	0.8 3	3.0
II	Suburbs and Extended Suburbs						
	i	The area earmarked for BARC from M Ward	Resid ential /Com		0.75	-	0.75

D.C. Reg. 30 of D.C.P.R. 2034: Deals with FSI

Sr No	Areas	Zone	Road width	Zonal (Basic)	Additio nal FSI on payment of Premium	Adm issible TDR	Permi ssible FSI (4+5 +6)
		merci al					
ii	Areas of the village of Akse, Marve and CRZ affected areas of Erangal in P/North Ward and excepting gaathan proper.	Resid ential /Com merci al		0.5		-	0.50
ii	The remaining area in Suburbs and Extended Suburbs	Resid ential /Com merci al	Less than 9m	1.0		-	1.0
			9m & above but less than 12.00m	1.0	0.5	0.5	2.0
			12.00 m& above but less than 18.00m	1.0	0.5	0.7	2.2
			18.00m & above but less than 27m	1.0	0.5	0.9	2.4
			27 m and above	1.0	0.5	1.0	2.5

D.C.Reg.31 of D.C.P.R.2034

31(1) Deals with area to be counted in FSI.

31(2) Deals with area to be exempted from FSI

31(3) Fungible compensatory FSI at par with D.C.Reg.No.35(4) of DCR 1991.

D.C.Reg.32 of D.C.P.R.2034 deals with Transferable Development Rights (T.D.R.)

D.C.Reg.No.33

Deals with additional FSI in certain categories at par with D.C.Reg.No.33 of DCR 1991

D.C.Reg.33

Additional F.S.I. allowed in certain categories.

e.g.

33(5):- For MHADA Buildings

33(7):- For Cess Category Buildings

**33(7)(A):- Non Cess tenanted buildings
in city and suburbs**

**33(7)(B) :- Additional Incentive FSI for
redevelopment of existing housing
society excluding cessed building**

33(9):- For Cluster Development

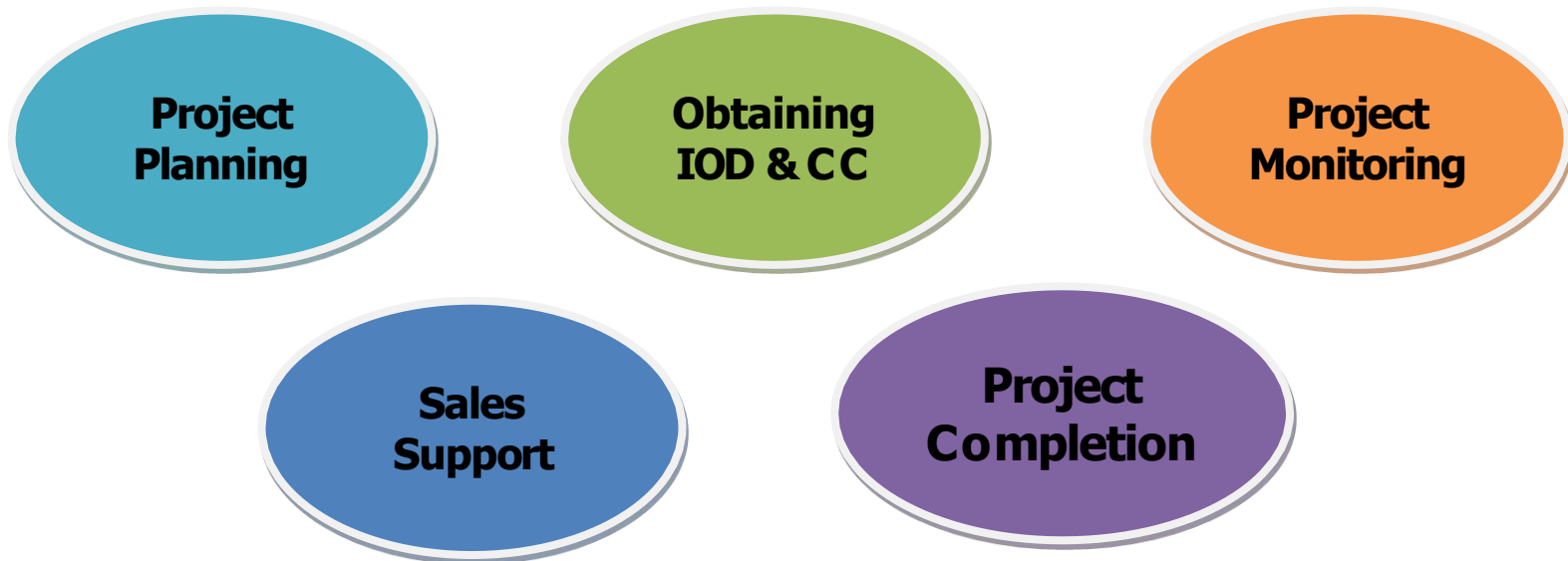
33(10):- For Slum Re-development

**WHICH MODEL of
Re-development
to adopt ? ? ?**

**To solve the problem, select
the specialist in the field,
known as
Project Management
Consultant**

12. ROLE OF PROJECT MANAGEMENT CONSULTANT

SCOPE OF WORK OF A PMC IN SELF REDEVELOPMENT



The Scope of a PMC in traditional redevelopment is limited to this along with occasional monitoring of the work being executed by the Developer

ROLE OF PMC IN SELF ReDEVELOPMENT

Attributes of a PMC

- a) Experience –**
- b) Leadership Skills –**
- c) Excellent communication skills –**
- d) Decisiveness –**
- e) Deal Making –**
- f) Solution oriented**
- g) Big Picture Focus**
- h) Organization Skills**
- i) Ability to Delegate**
- j) Enthusiasm**

ROLE OF PMC IN SELF ReDEVELOPMENT

Team of professionals in PMC:

A PMC is a Team Leader who heads a team of dedicated professionals to offer their expertise to all facets of development. This team of professionals includes:

(1) Project Architect / Design Architect:

To prepare the Feasibility Report, involving technicalities and financial implication of redevelopment project, design and prepare the proposed building plan, after and listing down

ROLE OF PMC IN SELF ReDEVELOPMENT

the requirements, of each of the existing members and to accommodate such requirements, wherever possible, based on the prevailing regulations and incorporate them in the final drawing, to the extent possible.

(2) Liaising Agencies, this can either be:

Liaison Architect / Licensed Surveyor To submit and to obtain approval of proposed building plans, layout, from the relevant authorities, to utilize the maximum redevelopment potential of

ROLE OF PMC IN SELF ReDEVELOPMENT

the plot, as per the Development Control & Promotion Regulations, in force.

(3) Civil / Structural Engineer / Site Supervisor:

Use of quality material, and to design and to prepare necessary structural drawings, based on relevant I S Code and implementation thereof at site. Structural Engineer to supervise the progress of structural work periodically, whereas the Site Supervisor is expected to supervise the entire work, round the clock, to

ROLE OF PMC IN SELF ReDEVELOPMENT

monitor construction of the building and to ensure material quality, its workmanship and also to ensure, no deviation from approved drawings /working drawings.

(4) Advocate:

To verify title of the land and to prepare and vet various legal documents, including the conditions reflecting in MOU (Memorandum of Understanding) Tender document, POA (Power of Attorney), Development Agreement,

ROLE OF PMC IN SELF **Re**DEVELOPMENT

appointment letters given to various agencies, consultants, Terms & Conditions of Consent Letter and various agreements etc.

(5) Chartered Accountant:

To analyze the various financial options and its implication on the project, providing necessary recommendations, planning of fund flow for the execution of the project, Tax planning/compliances etc.

ROLE OF PMC IN SELF ReDEVELOPMENT

PMC - SCOPE OF WORK

PHASE – I : Project Planning & Feasibility (Technical as well as Financial)

- a) Specific Potential / Use of Site – Analyze the various potentials that the site offers.
- b) In cases where the PRC (Property Register Card/s), does not stand in the name of the Society, to guide the Society in obtaining of Conveyance / Deemed Conveyance of the land, held and occupied by the Society.

ROLE OF PMC IN SELF REDEVELOPMENT

- c) In case of self-redevelopment, providing various options to the Society, to raise initial finance required for the project, including raising of required contribution from each of the existing members, for obtaining conveyance, if still pending and funds for obtaining FSI 1.00 approvals, by selling a part of the sell area to amongst interested existing members, may be at concessional rate.
- d) Preparing terms and conditions, for inviting applications, from existing members,

ROLE OF PMC IN SELF ReDEVELOPMENT

towards purchase of additional area, from the available sell component.

- e) Defining of the Specific Needs of the Client, Some societies might have specific needs to be addressed
- f) Project Feasibility Report - Preparation of Preliminary Feasibility Report with respect to current Government policy.
- g) Market Analysis and exploring and

ROLE OF PMC IN SELF ReDEVELOPMENT

coordinating on various options of raising finance for the project

- h) Directions and guidance with respect to 79-A guidelines, from the beginning till the appointment of Contractors.
- i) Assisting the Committee, in finalizing the most appropriate Design Architect and Liaison Architect or Liaison LS (Licensed Surveyor).

ROLE OF PMC IN SELF ReDEVELOPMENT

- j) Preparation of Plans, through the Design Architect and to present it before the Society members, for its approval, so as to submit the same through Liaison Architect / LS, for obtaining sanction from the relevant authorities.

- k) A physical survey of the plot to ascertain the area of the entire plot precisely and accurately.(This activity needs to take place beforehand, before the plans are prepared / building is designed)

ROLE OF PMC IN SELF ReDEVELOPMENT

- 1) Listing down the requirement of each member and trying to accommodate such requirements with the design architect for the final drawing. Already covered above as, "Defining specific needs of the client"..... etc.

ROLE OF PMC IN SELF ReDEVELOPMENT

PHASE – II : Obtaining IOD and Commencement Certificate

- a) Submission of finalized plans for approval
- b) Obtaining Intimation of Disapproval (IOD).
- c) Allotment of flats and execution of agreements, with all individuals (flat owners) (Execution of individual agreement needs to happen beforehand)
- d) Compliances to be done of the conditions listed-down in the IOD

ROLE OF PMC IN SELF ReDEVELOPMENT

- e) Vacating and Demolition of the existing building
- f) Approval of plans by MCGM/MHADA through the appointed Architect. (Already covered on top, as obtaining IOD)
- g) Commencement Certificate up-to plinth / stilts, to be issued by MCGM.
- h) RERA & GST – Registration, Certification, and other Ongoing Compliances.

ROLE OF PMC IN SELF ReDEVELOPMENT

- i) Commencement of Work at Site
- j) Preparing tender documents in coordination with the committee and legal advisor for inviting bids by contractors and other service providers. (This needs to happen before commencement of work at site).
- k) Assisting the committee in finalizing the most appropriate contractors and other service providers.

ROLE OF PMC IN SELF REDEVELOPMENT

- ✓ Assisting the committee in structuring the Letter of Intent, in accordance with the terms negotiated with the selected agency.
- ✓ Ascertaining preparation of all working drawings and structural drawings by RCC Consultant, MEP Consultant and the Design Architect.
- ✓ Ascertaining preparation of all detailed Electrical and Plumbing layouts by Design Architect.
- ✓ Ensuring that there is a penalty clause

ROLE OF PMC IN SELF ReDEVELOPMENT

inserted, in any such deals with Contractors/agencies to ensure timely completion.

- I) Conducting various soil investigations to ascertain the required materials or construction techniques to be adapted at the time of construction.

(y) Material Management-

- ✓ Ensuring quality control and adherence to specification.

ROLE OF PMC IN SELF ReDEVELOPMENT

- ✓ Ascertaining the quantum of various materials required for different construction activities, checking their order placements and ensuring their timely procurement.
- ✓ Establishment of a store for safe storage of building materials.
- ✓ Having a sound inventory management system to ensure that the above points are taken care of.

ROLE OF PMC IN SELF ReDEVELOPMENT

PHASE – III : Ongoing Project Monitoring (From Start of Construction)

- a) Regular monitoring of Actual Construction by Technical Team (Engineers/ Architects / Site- Supervisor)
- b) Carrying-out periodical laboratory tests, at site, of various construction materials used in construction, also obtaining cube-test results, from a recognized laboratory, to ensure the strength of casted R. C. C work at site, as

ROLE OF PMC IN SELF ReDEVELOPMENT

well as certification of the work carried-out by the contractors.

- c) Co-ordination at regular intervals with key Architects, Consultants and Contractors and other professionals (RCC Consultants, Electrical Consultants, Plumbing Consultants, Lift Agencies, Landscaping Consultants, etc) involved in the project.
- d) To ensure that development of the project conforms to the approved Municipal Drawings/ Plans.....

ROLE OF PMC IN SELF ReDEVELOPMENT

- e) Periodic meetings with the concerned contractors, so as to have a hands on insight about any practical difficulties that are being faced at site, or otherwise.

- f) Ensuring project is on schedule, as per the Pert-CPM Chart, provided by the Contractor during commencement of the work, to ensure that the project is finished as per its agreed upon schedule.

ROLE OF PMC IN SELF ReDEVELOPMENT

- g) Preparation of fortnightly progress reports to keep Society members in loop of the developments being carried-out.
- h) Triggering Special Reports to point out substantive cost/time/quality variances.

SCOPE OF WORK OF A PMC IN REDEVELOPMENT by DEVELOPER

**Feasibility
Report**

**Tendering
Process**

**SHORTLISTING
Developers
and
agreements**

**Approval
monitoring**

**Construction
monitoring**

**Project
Completion**

The Scope of a PMC in traditional redevelopment is limited to this along with occasional monitoring of the work being executed by the Developer

LIST OF DOCUMENTS REQUIRED TO BE SUBMITTED

1. Notice form u/s. 337 of B.M.C. Act.
2. Application of Commencement Certificate u/s. 44/69.
3. Architect's Appointment letter
4. Certificate of Council of Architecture with revalidated copy
5. Personal Identification information on Rs. 100/- stamp paper.
6. P.R. Card and C.TS. Plan
7. T.P. Remarks
8. D.P. Remarks as per D.C.P.R..2034
9. General Body resolution for redevelopment.

LIST OF DOCUMENTS REQUIRED TO BE SUBMITTED

10. Owner's affidavit for plot area on Rs. 100/- stamp paper.
11. Appointment of Consultants as per EODB
12. Acceptance letter by consultants as per EODB
13. Comprehensive Indemnity Bond
14. Comprehensive RUT.
15. Architect Area Certificate.
16. Area calculation by triangulation method on proposed plan
17. Title certificate.
18. Table survey of the plot.
19. Assessment extract.

LIST OF DOCUMENTS REQUIRED TO BE SUBMITTED

20. Copy of occupation plan of existing building.
21. Set of plan showing proposed work.

Thank You

Sandeep Kangutkar
ARCHITECT

