

The 2026 MBMC Redevelopment Readiness Checklist

A comprehensive audit of DCPR norms, statutory compliance, and commercial prerequisites for housing societies in Mira Bhayandar.

Phase 1: Legal & Documentation Readiness

- ☐ **Conveyance Deed / Deemed Conveyance:** Has the society successfully secured the conveyance of the land in its name?
- ☐ **Property Card (PR Card) Verification:** Is the society's name officially updated on the PR Card with exact area measurements matching the conveyance?
- ☐ **Title Search Report:** Has an independent advocate conducted a 30-year title search to confirm the plot is free of encumbrances, liens, or undisclosed litigation?
- ☐ **Approved Sanction Plans:** Does the managing committee have the original BMC/MBMC approved building plans and the final Occupancy Certificate (OC)?
- ☐ **Member Carpet Area Audit:** Has a physical measurement of all existing flats/shops been conducted and cross-verified against the original agreements to prevent future allocation disputes?

Phase 2: Statutory Compliance (Section 79A Directives)

- ☐ **Managing Committee Legitimacy:** Is the current managing committee legally constituted and updated with the Deputy Registrar of Co-operative Societies?
- ☐ **Initial SGM for Redevelopment:** Has a Special General Meeting (SGM) been convened to officially discuss and pass the resolution to undergo redevelopment?
- ☐ **Project Management Consultant (PMC) Appointment:** Has the society formally appointed an independent, builder-neutral PMC to evaluate feasibility and draft tender documents?
- ☐ **The 51% Consent Mandate:** Have you secured the mandatory 51% written consent from the total society members required to initiate the developer selection process?
- ☐ **Registrar & Video Recording Preparedness:** Is the society prepared to conduct the developer selection SGM in the presence of an Authorized Officer from the Registrar's office, complete with mandatory video recording?



Phase 3: Technical & FSI Feasibility (MBMC DCPR Norms)

- [] **Plot Potential & Zonal Regulations:** Has the PMC evaluated the plot against the latest MBMC Unified Development Control and Promotion Regulations (UDCPR)?
- [] **Base FSI vs. Premium FSI vs. TDR:** Has a clear calculation been made regarding the Base FSI, the cost of purchasing Premium FSI, and the loading of Transferable Development Rights (TDR)?
- [] **Mini-Cluster Eligibility:** If the plot is at least 2,500 sq.m., has the PMC evaluated the project for the MBMC mini-cluster redevelopment scheme to unlock higher FSI benefits?
- [] **Road Width Verification:** Has the exact width of the access road been verified, as this dictates the maximum permissible height and FSI consumption of the new tower?
- [] **Geotechnical & Structural Audit:** Has a preliminary soil test and structural audit of the existing building been performed to justify the necessity of redevelopment?

Phase 4: Commercial Terms & Developer Due Diligence

- [] **Bank Guarantee Standardization:** Is the society demanding a minimum 20% performance bank guarantee from bidding developers to secure the project against stalling?
- [] **Transit Rent Strategy:** Have current localized rental rates in Mira Bhayandar been analyzed to ensure members receive adequate monthly transit rent and shifting charges?
- [] **Corpus Fund Calculation:** Has a fair corpus fund been calculated to absorb the future increased property taxes and maintenance costs of the new building?
- [] **MahaRERA Registration Check:** Are the bidding developers actively registered with MahaRERA, and have their past project completion timelines been forensically audited?
- [] **Airtight Development Agreement (DA):** Does the drafted DA include strict penalty clauses, milestone-based delivery charts, and a clearly defined defect liability period?

