

Must-have documents for redevelopment

Redevelopment of occupied buildings of housing societies is a challenging task in itself. To make redevelopment possible and feasible, a society has to face and solve number of challenges like lack of trust and unity, members' personal disputes, etc. Besides solving such issues, the society has to overcome the following technical and legal impediments pertaining to documents of ownership records, which are a must for redevelopment.



LEGAL DOCUMENTS

- ▶ To obtain conveyance of the property if not executed in favour of the society so far.
- ▶ To transfer the ownership of property in favour of society if it is not reflected in Property Register Card of City Survey Office even though Conveyance and Index -II are obtained.
- ▶ To obtain fresh PR card reflecting ownership of society therein with plot area in figures and words duly certified by the City Survey Officer.
- ▶ To obtain corrected P.R Cards from City Survey Office if there is correction in area.
- ▶ To obtain renewal of lease if earlier lease period is over or likely to be over soon when the plot is lease hold where the lessor is either a private party or any statutory authority.
- ▶ To obtain certified true copies of ownership documents from the registration authority, in case the same are misplaced not traceable.
- ▶ To obtain written consent from the lessor for proposed redevelopment scheme particularly for the use of additional E.S.I or loading of T.D.R. if such permissions are not incorporating in the original lease document.

- ▶ To obtain up to date fresh City Survey Plan of property from City Survey Office.

TECHNICAL DOCUMENTS

- ▶ Non-availability of approved plans according to which building is constructed.
- ▶ Non-availability of Occupancy Certificate, of the building in reference.
- ▶ Non-availability of structure plans and calculation according to which building is designed.
- ▶ Non-availability of City Survey Plan as well as Physical Survey plan showing existing boundaries, its dimensions and actual area available on site.
- ▶ Non-availability of names and address of component agencies i.e. original vendors, developer and who had constructed the building, as well as of architect, structural engineer, site engineer under whose supervision the building work was carried out.

2016: THE REAL ESTATE STORY

The year 2016 saw the government churning out new drafts and resolution, which have had a major impact on the real estate market. **Suraj Uchil** does a round-up

December is here, and in a few days' time we will usher in the New Year. It's a good time to look back at the significant developments in real estate since the start of the year.

The first important move was the passing of the Real Estate Regulatory Authority Bill (RERA) in the parliament. This was done with the view of holding the developers and builders more accountable and also to bring about a certain level of transparency in the system. With RERA in

place, the builders would now be forced to finish up their projects in time and also hold them accountable for all the promises they made to the clients and failed to fulfill them.

MORE ACCOUNTABILITY

Rahul Panvelkar, Managing Director at Panvelkar Group believes that due to RERA there will be an intense clean up in the real estate market. "Only the real and genuine builders will be left in the market. People who are in this industry to only make money will be flushed out by RERA. This move will also help build the trust factor in the minds of the buyers as the builders will have to divulge all the necessary information to them and thus cannot keep them in the dark about any aspect of the project," he explains.

"One of the other major benefits of RERA would be that the builders won't be

allowed to use the money from one project to start another one. One of my relative's under-constructed house was stuck for five years as the builder had invested that money into funding his new project. These things will not happen anymore and it's a much welcome relief for the middle class people," explains Sai Shankar, an IT professional from Mumbai.

The other aspect that completely shook up the real estate market was the government's decision last month to ban the usage of Rs 500 and Rs 1,000 notes in the market, rendering them invalid within a span of days. While this move has garnered mix response from sections of the media and public, people in the real estate market are very happy about the move. Almost everybody in the real estate market feels that demonetisation will bring about positive changes in the market.

"Almost close to 150 small scale industries are directly dependent on the housing industry for work. So, the more houses that are built, the better it is for all those people working in those industries."
Jitendra Mehta, VP, MCHI Thane Unit

CLEAN-UP JOB

"Builders who were selling flats and asking for money in cash i.e. black money will now realise their folly. Many builders were parley to this. This move will now help clean them out from the market. The good and reputed builders always dealt in white money, making sure that their clients paid in proper legally accepted methods. So they have nothing to worry," adds Panvelkar.

Jitendra Mehta, Vice President, MCHI Thane Unit, also feels demonetisation will lead to the sector become even more transparent. "Buyers will now be assured that since the payment will be done in completely legal ways, the money can't be misused by the developers. Also, since the drive has led to massive amounts of cash being deposited into the banks, the opportunity to get loan also becomes easier for the buyers. All these moves will help garner more sales in the coming months," he says while adding, "Almost close to 150 small scale industries are directly dependent on the housing industry for work. So, the more houses that are built, the better it is for all those people working in those industries."

Though the moves by the government will take its time to have permanent effects on the real estate market, people in the industry are already positive about the way forward. And, they believe that this is just a start, and the New Year will definitely have good news in store for them.



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Rahul Panvelkar, MD, Panvelkar Group

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PROPERTY RATES SOUTH MUMBAI

Location	INR (Per Sq. Ft.)
Colaba	35000-55000
Cuffe Parade	55000-80000
Churchgate	50000-75000
Malabar Hill	65000-75000
Walkeshwar	50000-80000
Peddar Road	43000-55000
Altamount Road	63000-130000
Mumbai Central	28000-45000
Mahalaxmi	35000-65000
Worli	25500-65000
Lower Parel	25000-40000
Prabhadevi	30000-50000

WESTERN SUBURBS

Bandra (East)	25000-38000
Bandra (West)	35000-50000
Khar (West)	23000-29500
Santacruz (East)	18000-28000
Santacruz (West)	27000-36500
Vile Parle (East)	19500-30000
Vile Parle (West)	25000-32000
Andheri (East)	10000-23000
Andheri (West)	15000-22500
Goregaon (East)	10500-18200
Goregaon (West)	11000-18000
Malad (East)	8500-15500
Malad (West)	10500-16000
Marol	10000-15000

CENTRAL SUBURBS

Wadala	13500-20500
Dadar (East)	25000-30000
Dadar (West)	25000-40000
Sewri	20000-30000
Parel	18000-31500
Chembur	14000-28000

NAVI MUMBAI

CBD Belapur	8500-11000
Kharghar	6000-9500
Nerul	9500-16500
Panvel (East)	2700-6500
Panvel (West)	3000-8000
Sanpada	9500-10500
Vashi	11000-15000

Source: JLL India Research
Note: 1) Above rates are in INR per sq. ft. on saleable area.
2) The rates may vary depending on market condition.

PROPERTY

(Continued from last week)

THE main concern in terms of safety for the general public is with extremely low frequency waves. Extremely Low Frequency (ELF) fields produce non-ionizing from 1 Hz to 300 Hz. These are produced by power lines, electrical wiring, and electrical equipment. This type of radiation does not split atoms and molecules. Current scientific evidence indicates that low frequency exposure to Radio frequency (RF) fields, such as those emitted by mobile phones and their base stations, is unlikely to induce or promote cancers.

People are exposed to many sources of Radio frequency (RF) electromagnetic fields including radio and TV transmitters, telecommunications links and satellite communications as well as mobile phones and their supporting transmitters. RF fields are generated either deliberately as part of the global telecommunications networks or are adventitious as part of industrial and other process utilising RF energy.

People both at home and at work are exposed to electric and magnetic fields arising from a wide range of sources that use RF electrical energy. The source of RF fields to which people

may be exposed are many and varied. Within the frequency band from 3 kHz to 300 GHz, the sources include those used for telecommunications or security and access control where the transmitted fields are essential to their function, and industrial processing such as induction and dielectric heating where the emitted fields are incidental.

Communication equipment cover most of the frequency range with TV and radio transmission frequencies from about 200 kHz to 900 MHz. Personal telecommunication devices operate over the range of frequency from 100 MHz to 3 GHz with current GSM mobile phones operating at approximately 900 MHz and 1.8 GHz. The next and subsequent generation of mobile telephony will operate at frequencies up to few GHz.

BEWARE OF RADIO WAVES

As we know, a microwave has the capacity to heat any object. In the same manner, these radio frequencies radiated by any mobile or handset have the ability to heat up human nerves. These radio waves induce electromagnetic effect around our bodies causing thermal energy which results in



Household gadgets and its effects



The use of mobiles, Wi-Fi and other hi-tech gadgets at home is unavoidable in today's times. But, it is imperative for one to be aware of its harmful effects. **Dr. Tushar Yashwant Savdavar** tells us more

changing the atoms surrounding our body into dielectric atoms. This is the main reason causing the cells to die early. Mobile phones lie between the frequencies of 825 MHz to 915 MHz, which turns to be hazardous to human body.

Ohio State University has researched on the telephone towers ranging 100 metres, and has concluded that women staying in that region face more mental as well as physical stress along with a major chance of delayed child birth. This result is obtained by observing the protein (alpha amylase) level in ladies. The observation concluded that women with high protein level have a 29% less chance of

giving birth than ladies with low protein level. Not only that, but a cordless phone also causes the same or rather heavy effect than a mobile phone.

As we know, a cordless telephone is more harmful to our health than a mobile. The prime reason for this is that, the cordless phone station itself acts a whole mobile tower, radiating signals, also depending on the model of that cordless device. It has been observed that some of the cordless phone base create radiations of about 6V/mtr which is even more than the mobile phone tower at a distance of 100 metres. We can even observe a radiation of 2.5V/mtr by the cordless phone base at a distance of 2 mtr and more. According to scientists, this level of radiation is 50 times harmful

than the set secured level of radiation.

USING LAPTOPS AND MOBILES

Working on laptop by placing it on laps for hours causes a lot of heat and some radiations, which can disbalance the level for formation of sperms in males. In case of female, the heat produced (above reference) doesn't cause so much of harm as compared to male due to the presence of heat in the ovaries, which forms ovum. According to Dr. Sneha Sathe, keeping mobile phones in bags, and not in pockets of shirts and pants, also away from stomach (especially for pregnant women), preferring text messages instead of calling are some small but very effective changes which can help you being more active and have optimistic thoughts for life. The mobile phones lies between the frequencies of 825 MHz to 915 MHz, which turns to be hazardous to the human body.

THE WI-FI GENERATION

India is in the grip of a Wi-Fi revolution with offices, and homes going wireless - but there is a concern that technology could carry health risks. There have been no studies on the health effects of Wi-Fi equipment, but thousands on mobile phones and masts. The

radiation Wi-Fi emits is similar to that from mobile phone masts. It is an unavoidable by-product of going wireless. Entire cities have become what are known as wireless hot spots. "If you look into literature, there are various harmful effects like chromosome damage. There is also an impact on concentration capacity. It decreases short-term memory, and increases the number of cancer incidences," according to Prof Olle Johansson.

A research by University of Warwick Physicist Dr Gerard Hyland on the human body's own electromagnetic radiation raised a host of new concerns and possibilities as to the effect of microwave radiation (such as that generated by mobile phones, radar or microwave ovens) on the human body. Dr Hyland gave two papers at an international conferences outlining his research into the phenomenon that biological systems, including the human body, generate and emit extremely low intensity radiation in the form of photons emissions. They are not random but display coherence (similar to that possessed by the much more intense light generated by a laser).



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