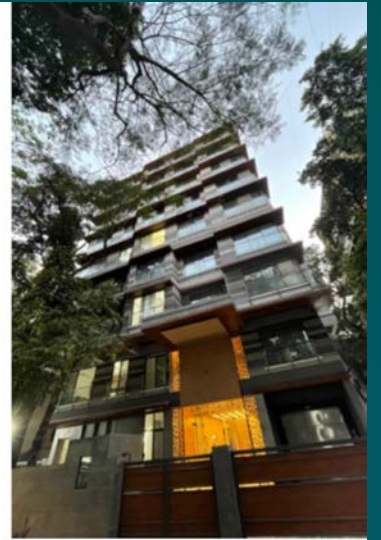


# Presentation for the Introduction of COVE Architects

*Society Redevelopment PMC*

**COVE**  
ARCHITECTS



# Who we are & what we do?

## Established in year 2009.

### Firm is headed by Soumitra Shende

Registered with Council of  
Architecture (COA) since 2004.  
Completed M.Arch from USA in  
2007.  
Certified Project Management  
Professional (PMP®) since 2015.

### Firm enjoys mentorship of experienced professionals

Mr. Pravin Shende, Architect by  
profession & Mr. V. V. Joshi,  
Structural Consultant by  
profession with more than 45  
years of industry experience.

### Involved in 70+ Societies

Our team currently is working on 70+ projects in the prestigious neighbourhoods of  
Bandra, Khar, Santacruz, Vile Parle, and Juhu, cementing our reputation  
as the trusted experts in residential redevelopment.

# Why COVE Architects?

We work **exclusively** with Societies as our clientele.

How does exclusivity benefit the Society?

1. 🔍 **Experts in the field of redevelopment** as we have the exposure of working with multiple societies with varied challenges. Also, Experts in 33(11), Collector's Land Redev.
2. 🤝 **No Conflict of interest** as we do not have Developers as our clients. There is immense opportunity for us to get additional work but this is our conscience decision to stay true to Societies as our clients.
3. 🧠 **Passionate about our industry.** We engage in safe redevelopment practices, and offer transparent and effective communication.



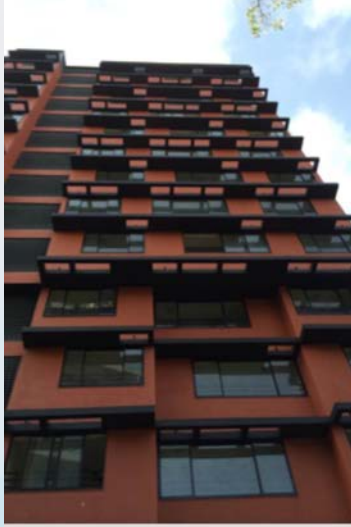
**Unmatched Track Record: Our company boasts an industry-leading portfolio, with the HIGHEST number of successfully completed redevelopment projects with OC.**

Constr. Start Date    Date of O.C.  
2012                      2014

FLYING CARPET

Constr. Start Date    Date of O.C.  
2012                      2014

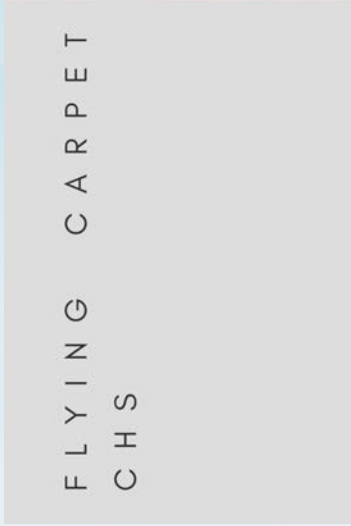
KAVITA KUNJ



K H A R , W E S T  
2 0 1 4



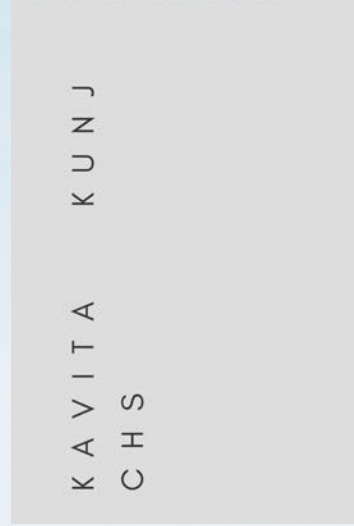
B A N D R A , W E S T  
2 0 1 4



F L Y I N G   C A R P E T  
C H S



K A V I T A   K U N J  
C H S



COVE  
ARCHITECTS

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Constr. Start Date    Date of O.C.  
2012                      2014

SALMONA VILLE

Constr. Start Date    Date of O.C.  
2014                      2016

DAULAT BAGH



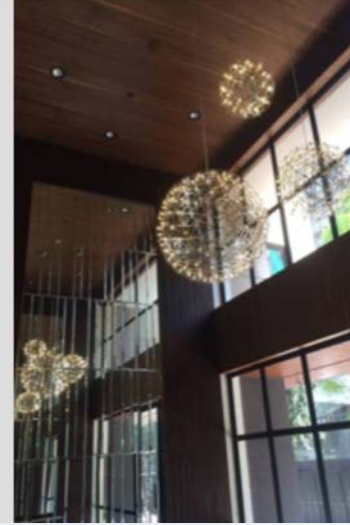
SALMONA VILLE  
CHS



SANTACRUZ, WEST  
2014



DAULAT BAGH  
CHS



BANDRA, WEST  
2016

COVE  
ARCHITECTS

**Unmatched Track Record: Our company boasts an industry-leading portfolio, with the HIGHEST number of successfully completed redevelopment projects with OC.**

Constr. Start Date    Date of O.C.  
2017                      2019

VASANT KUNJ

Constr. Start Date    Date of O.C.  
2018                      2020

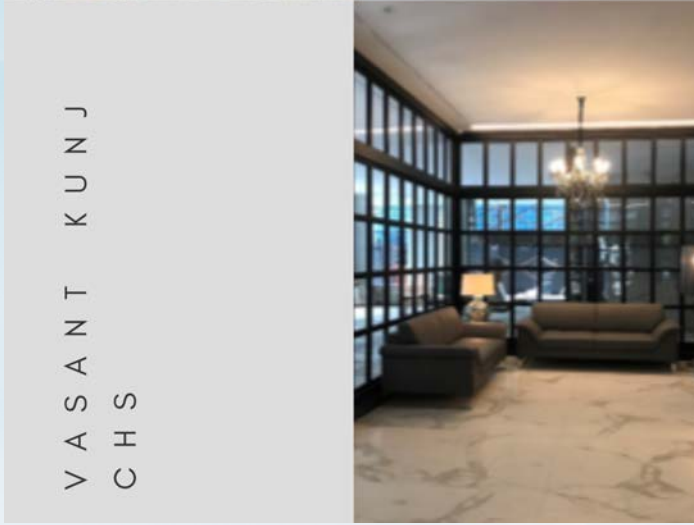
RAMLAXMI



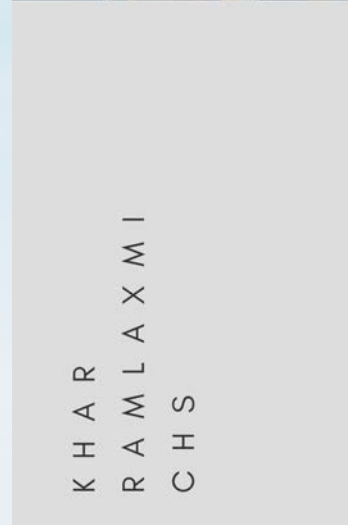
SANTACRUZ, WEST  
2019



KHAR, WEST  
2020



VASANT KUNJ  
CHS



KHAR  
RAMLAXMI  
CHS



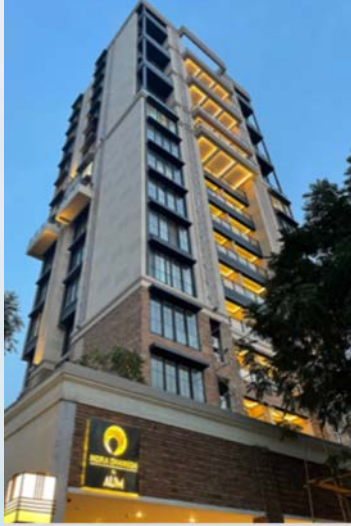
**Unmatched Track Record: Our company boasts an industry-leading portfolio, with the HIGHEST number of successfully completed redevelopment projects with OC.**

Constr. Start Date    Date of O.C.  
2019                      2022

INDRADHANUSH

Constr. Start Date    Date of O.C.  
2021                      2023

BHOLE PREMISES



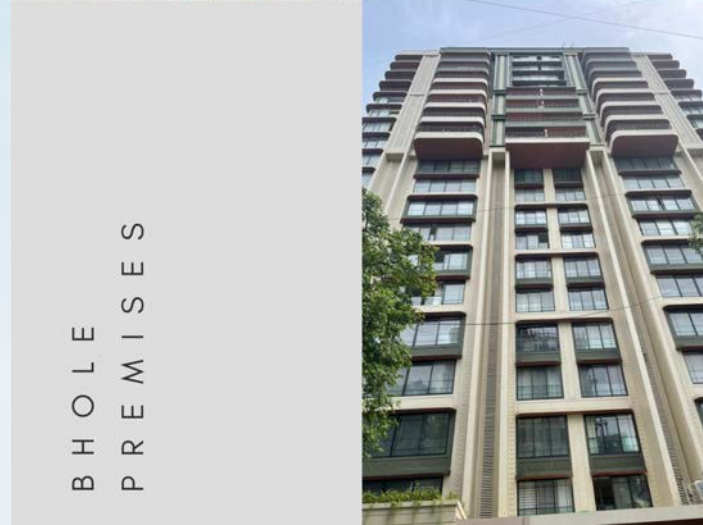
SANTACRUZ, WEST  
2022



KHAR, WEST  
2023



INDRADHANUSH  
CHS



BHOLE  
PREMISES

**Unmatched Track Record: Our company boasts an industry-leading portfolio, with the HIGHEST number of successfully completed redevelopment projects with OC.**

	Constr. Start Date	Date of O.C.
NAVKIRAN	2021	2024
GNYANDEEP & CASSIAS	2021	2024



NAVKIRAN  
CHS



SANTACRUZ, WEST  
2024

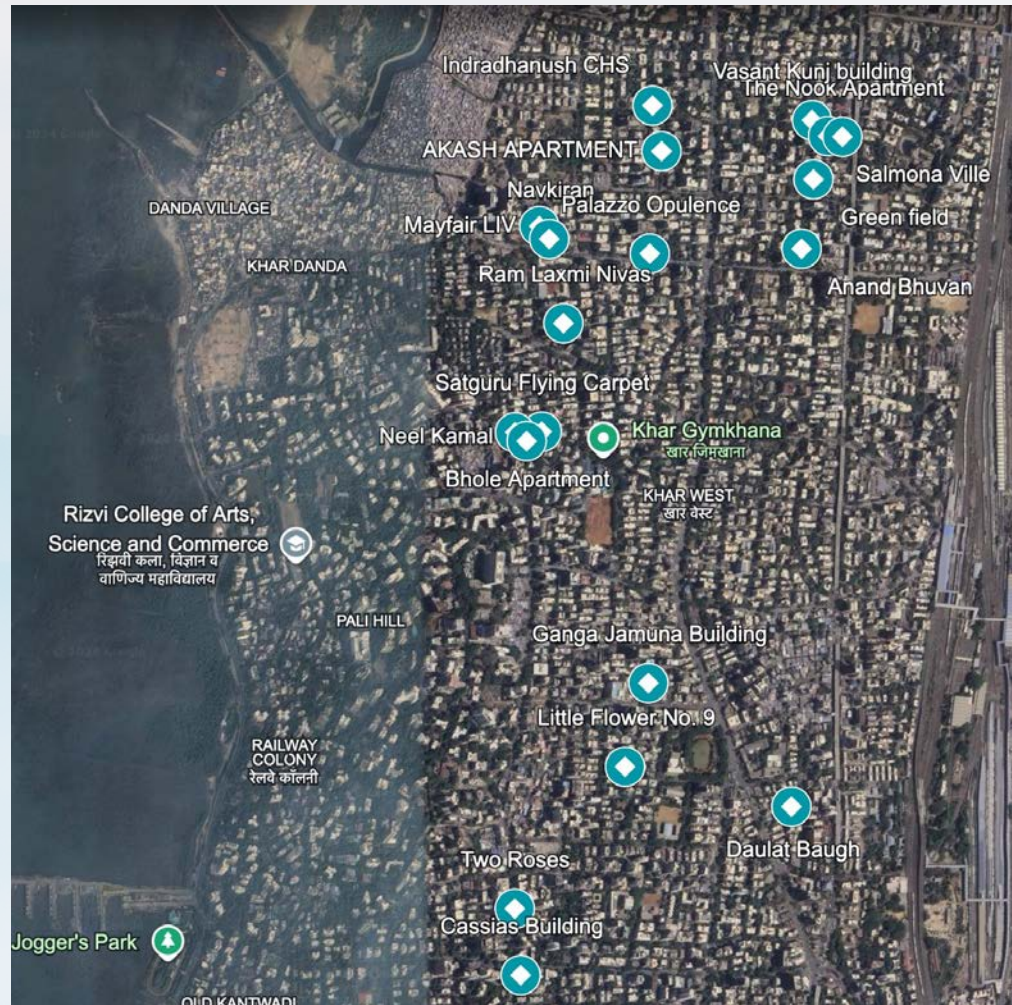


CASSIAS CHS  
SANTACRUZ, WEST  
2024

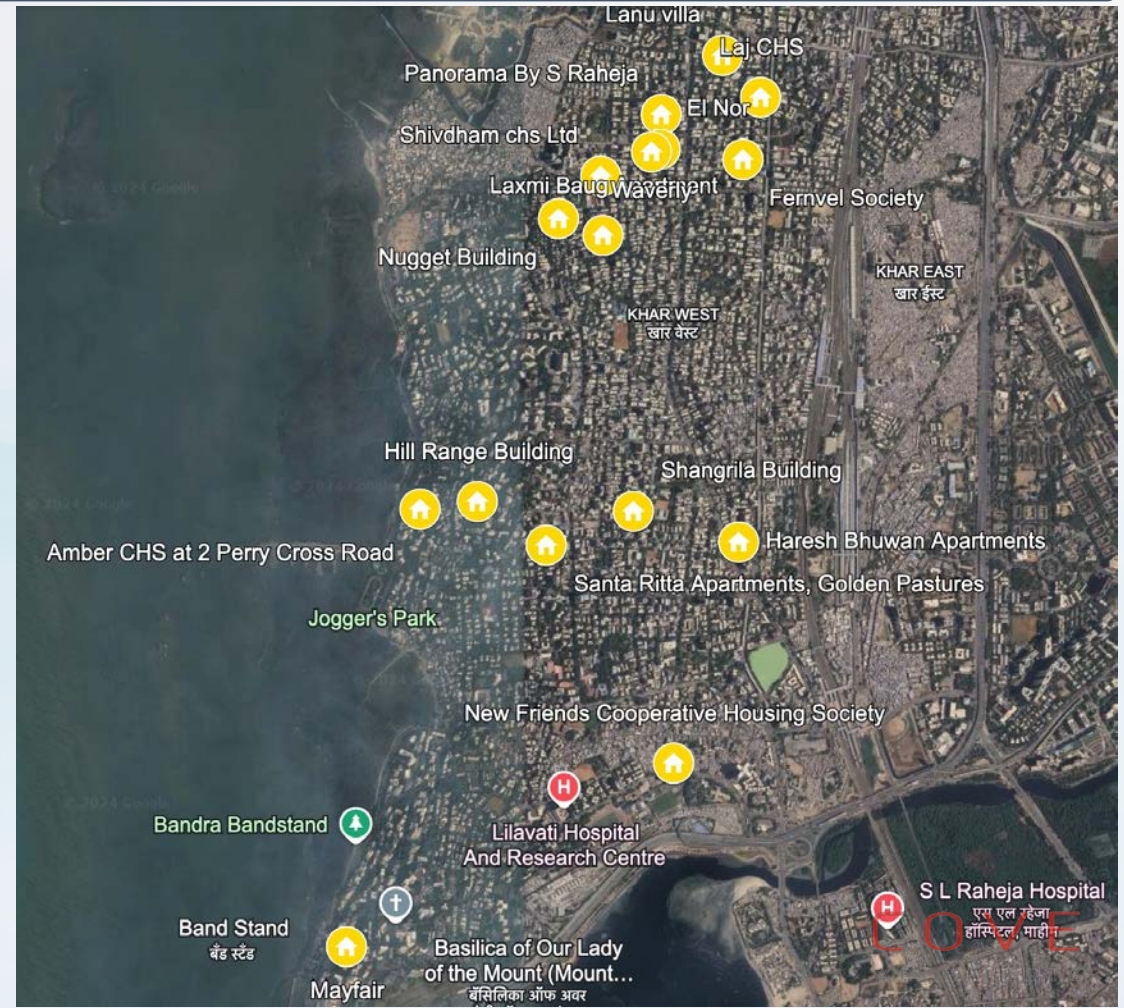


GNYANDEEP CHS  
SANTACRUZ, WEST  
2024

We pride ourselves in being the **ONLY** PMC with nearly 25 completed & 15+ under construction projects in the **MOST PREMIUM** localities of Suburban Mumbai: **Bandra, Khar, Santacruz West**.



We pride ourselves in being the **ONLY** PMC with more than 25 completed & 15+ under construction projects in the **MOST PREMIUM** localities of Suburban Mumbai: **Bandra, Khar, Santacruz West**.

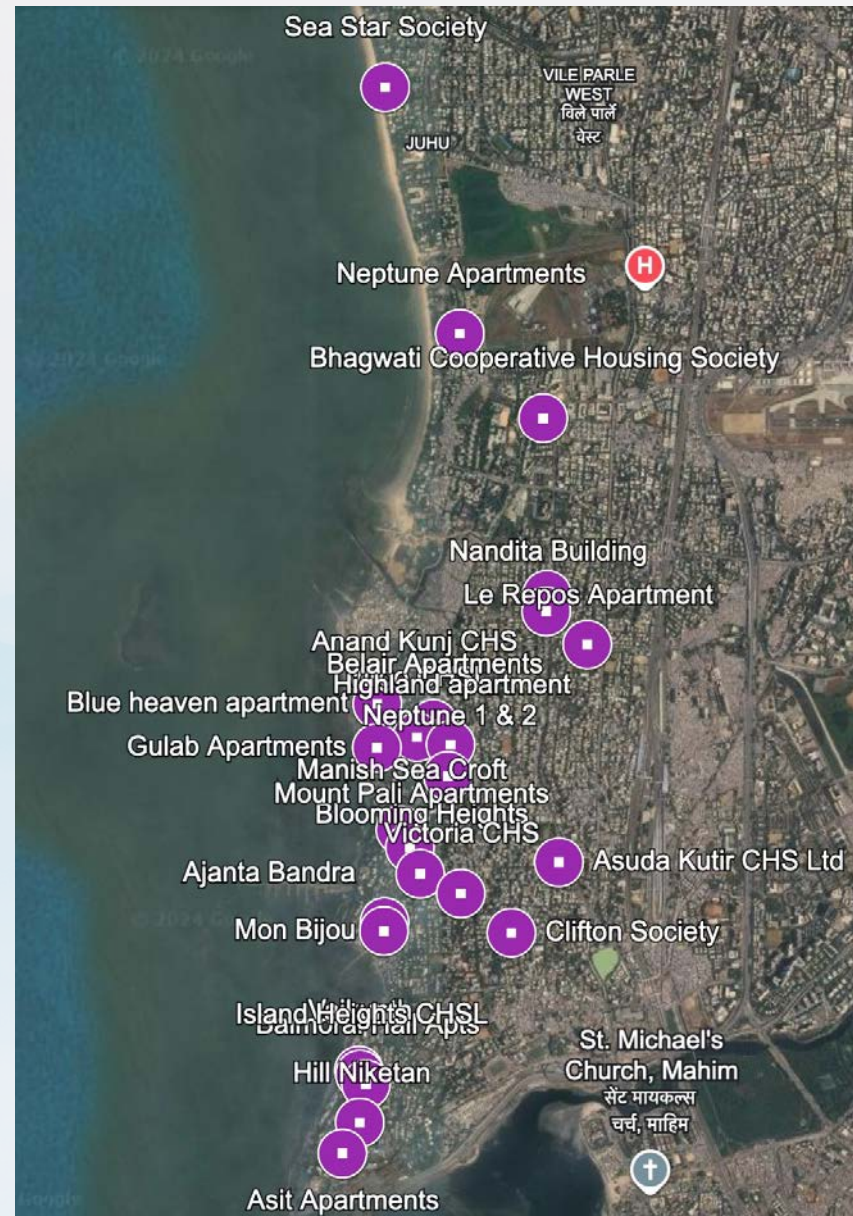


CRZ opened for redevelopment in 2019.

Top-tier Real Estate overlooking the ocean has opened up for redevelopment:

Carter Road,  
Pali Hill,  
Juhu Beach,  
Mount Mary,  
Worli Sea face,  
Versova

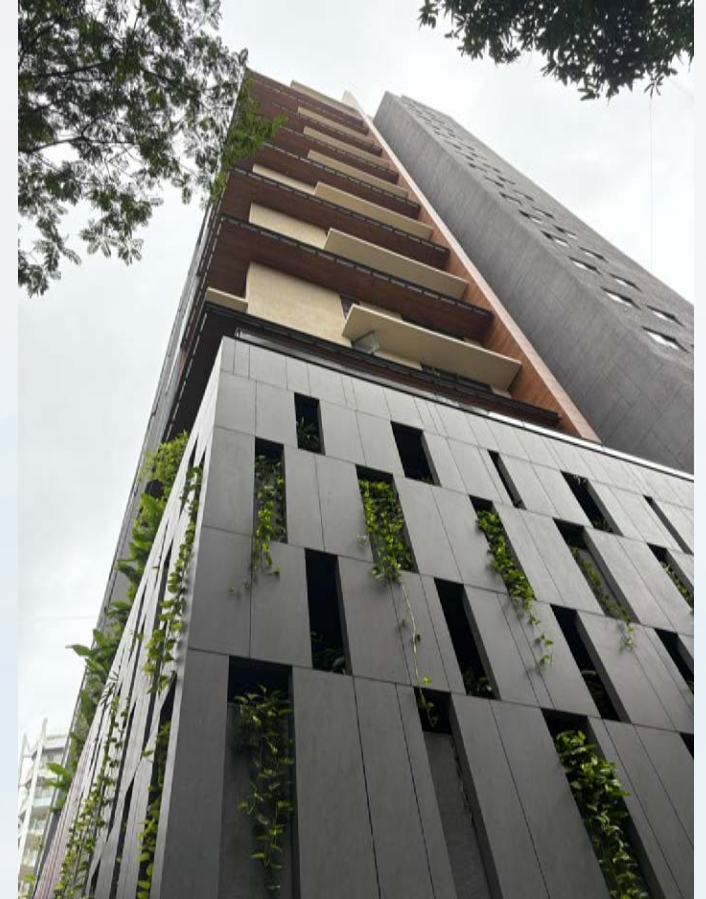
The map shows some of our projects that are in various stages of redevelopment.



- Projects completed with O.C.
- Under construction projects
- Projects in various stages of redevelopment



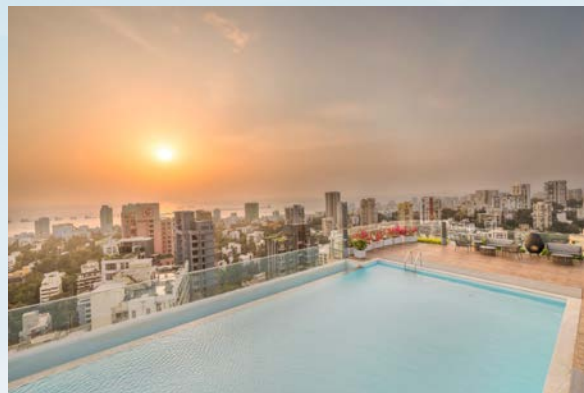
# Few recently completed projects: Little Flower 9, 14<sup>th</sup> Road, Bandra (W)



# Few recently completed projects: Cassias, Turner Road, Bandra (W)



# Few recently completed projects: Cassias, Turner Road, Bandra (W)



# Redevelopment Project Phases

1

## Inception Phase – Fact finding & Feasibility

- Survey and Document collection
- Feasibility – Share of the pie – Costing vs. Revenue vs. ROI
- Way forward with a definitive approach

2

## Pre-Construction Phase – Tendering , Planning & DA

- Tender Document– Communicate requirements clearly,
- Project Controls, Level playing field, Transparency, Linear progress
- Shortlisting, Negotiations and Developer Selection
- Planning and Development Agreement
- Validation of permissions
- Vacation

3

## Construction Phase – Execution & Monitoring

- Monitoring of the work and compliance check with documentation
- Quality control and monitoring
- Finishing Coordination – Sample Flat, Material selection
- Progress and Deviation reporting
- Project Handover

**INCEPTION PHASE**  
APPROX 2/3 MONTHS FROM THE  
FINALISATION OF THE PMC

**PRE-CONSTRUCTION PHASE**  
APPROX 12-14 MONTHS FROM THE  
FINALISATION OF THE FEASIBILITY REPORT

**CONSTRUCTION PHASE**  
APPROX 36 MONTHS FROM THE TIME  
THE MEMBERS VACATE THE PREMISES

# Project Inception phase / Feasibility

1

Documenting & Establishing Existing Facts

2

Development Potential vs. Costing vs. Recovery

3

Zone of Potential Agreement (ZOPA)

## Existing Facts

Plot area scenarios,  
Conveyance, Road widths

Existing carpet area  
representation,

Any other peculiarities

## Development Potential

Total available FSI under  
various scenarios,

Total revenue potential,

Total costing for the project  
versus investment and ROI,

Share of the pie

## Zone of Potential Agreement (ZOPA)

- Additional Area
- Hardship Compensation
- Rental Compensation
- Corpus to Society
  
- Floor Config
- Heights
- Parking

## Commonly used terms:

- ❑ **MOFA: Maharashtra Ownership Flat Act**
- ❑ **RERA: Real Estate Regulatory Authority**
- ❑ **MOFA / Wall to wall Carpet: Usable Carpet inside the flat excluding area covered by external and internal walls**
- ❑ **RERA Carpet: Carpet Area of the flat excluding area covered by external walls but including area covered by internal walls.**
- ❑ **RERA Carpet = (1.03 to 1.05 ) X MOFA Carpet**
- ❑ **DCPR 2034: Development Control Promotion Regulation 2034**
- ❑ **DCP Regulation 30(A)+33(7)B: Redevelopment along with section 30(A) of DCPR 2034 for Societies with buildings which are 30+ year old– Approving authority is BMC**
- ❑ **DCP Regulation 33(11): Redevelopment under SRA with a swap of PTCs**
- ❑ **DCP Regulation 33(20)B: Redevelopment under BMC with swap of PAP/AH**

## Commonly used terms:

- ❑ **FSI: Floor Space Index**
- ❑ **TDR: Transfer of Development Rights**
- ❑ **Fungible FSI: 35% add. FSI on top of Built-up Area (BUA)**
- ❑ **DA: Development Agreement between Society & Developer**
- ❑ **PAAA: Permanent Alternate Accommodation Agreement; Individual Agreement between Member, Society & Developer post IOA**
- ❑ **IOD: Intimation of Disapproval**
- ❑ **IOA: Intimation of Approval**

# Few upcoming project images: Panaroma, North Avenue CHSL



# Few upcoming project images:

Evergreen, Perry Road



# Few upcoming project images:



# Few upcoming project images: Amber, Off Carter Road



# Few upcoming project images: Superstar, Perry Road



# Few upcoming project images: Asit Premises, Mount Mary



# Risk Management Measures: Tender & DA

## Prequalifying Developers:

Prequalifying developers based on their credentials ensures they have the experience to handle the project effectively.

## Financial Safeguards:

Safeguards: Earnest money deposits, security deposits, and bank guarantees, security premises.

## Advance Payments:

Advance payments for corpus and rents.  
Moveout on full loading of FSI

## Defined clarity:

Avoid ambiguity and disputes by detailing out the tender thoroughly.

## Termination and Penalties:

Termination clauses and penalty/liquidated damages, safeguards like step-in clauses.

## Permission Validation:

Checking & validation of drawings, permits, NOCs by PMC before Moveout + On site checks.

# Thank you.!

We hope that we can be part of  
your Redevelopment Journey..!