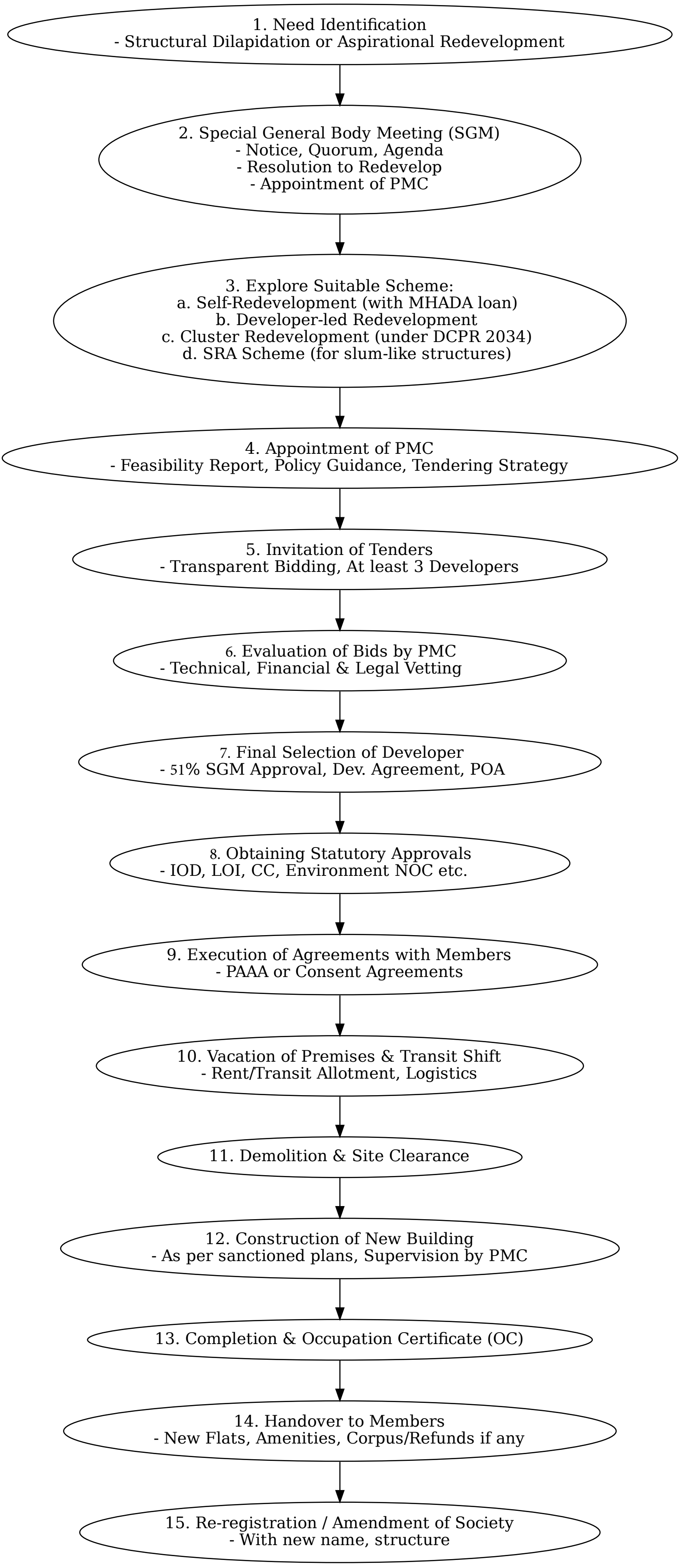
1. Need Identification
- Structural Dilapidation or Aspirational Redevelopment
2. Special General Body Meeting (SGM)
- Notice, Quorum, Agenda
- Resolution to Redevelop
- Appointment of PMC
3. Explore Suitable Scheme:
a. Self-Redevelopment (with MHADA loan)
b. Developer-led Redevelopment
c. Cluster Redevelopment (under DCPR 2034)
d. SRA Scheme (for slum-like structures)
4. Appointment of PMC
- Feasibility Report, Policy Guidance, Tendering Strategy
5. Invitation of Tenders
- Transparent Bidding, At least 3 Developers
6. Evaluation of Bids by PMC
- Technical, Financial & Legal Vetting
7. Final Selection of Developer
- 51% SGM Approval, Dev. Agreement, POA
8. Obtaining Statutory Approvals
- IOD, LOI, CC, Environment NOC etc.
9. Execution of Agreements with Members
- PAAA or Consent Agreements
10. Vacation of Premises & Transit Shift
- Rent/Transit Allotment, Logistics
11. Demolition & Site Clearance
12. Construction of New Building
- As per sanctioned plans, Supervision by PMC
13. Completion & Occupation Certificate (OC)
14. Handover to Members
- New Flats, Amenities, Corpus/Refunds if any
15. Re-registration / Amendment of Society
- With new name, structure