

Self-Redevelopment Readiness Checklist

Use this before the Society treats self-redevelopment as a committed project route. Resolve unclear items with the relevant PMC/architect, advocate, CA/finance advisor and authority.

1. Society & title readiness

☐	Society registration / governance records are available and current.
☐	Title / lease / property records have been collected and checked.
☐	Conveyance status is known; deemed conveyance need, if any, has been assessed.
☐	Sanctioned plans / existing building records / member area schedule are available.

2. Decision & professional readiness

☐	Applicable Society approvals / meeting records are planned and documented.
☐	PMC / architect scope is defined and independent feasibility is commissioned.
☐	Legal advisor is appointed for title, agreements and statutory review.
☐	CA / finance advisor is involved before funding or sale assumptions are adopted.

3. Feasibility & funding readiness

☐	Planning authority and current regulation route are identified.
☐	FSI / development potential is separated from actual buildability constraints.
☐	Full project cost includes approvals, premiums/TDR, construction, transit, finance, tax and contingency.
☐	Funding route and cash-flow gap are tested before vacating / construction commitments.

4. Execution readiness

☐	Authority approval / CC route is mapped.
☐	Contractor procurement will use defined scope / BOQ / qualification / comparison.
☐	MahaRERA registration / compliance need is assessed before marketing or sale.
☐	Construction monitoring, billing certification, quality, safety, completion, OC and handover controls are planned.

Record: Project / Society _____ Date _____ Reviewed by _____