

Latest GR on Redevelopment in Mumbai for Housing Society

The Maharashtra Cooperation Department issued the latest redevelopment GR on **September 30, 2026**. It replaces the July 4, 2019 GR and the circulars issued under it. It applies to co-operative housing societies across Maharashtra, including Mumbai, and covers developer-led redevelopment, self-redevelopment, and group or cluster redevelopment. The focus is on member participation, written consent, competitive developer selection and time-bound documentation.

1. Who can start redevelopment

Only a duly elected and constituted Managing Committee can initiate the process. A committee whose term has expired cannot take this decision. A committee member, office-bearer or their relative cannot become the developer for the society's project.

2. Member approval and quorum

- A redevelopment proposal needs approval from **at least 51% of the society's total membership**.
- The special general meeting (SGM) needs a **two-thirds quorum**.
- Members who vote in favour must give **written consent** before the process moves forward.
- Members who are abroad, critically ill, persons with disabilities, or otherwise unable to attend for unavoidable reasons can take part by **video conference or another approved remote system**. Their participation counts towards both the quorum and the required majority.
- Under the Maharashtra Co-operative Societies (Amendment) Rules, 2026 (effective 30 June 2026), the society must also give **14 clear days' notice** for a redevelopment SGM.

3. Feasibility and project report

An architect or Project Management Consultant (PMC) must assess the building and land. The assessment covers available FSI and TDR, development options, and a project report on construction, open spaces, gardens and parking.

4. Developer selection and tendering

- The society must invite **at least three competitive tenders** from developers.
- If it receives fewer than three bids, the **tender period must be extended** before the available proposals go to the SGM.

- The developer-selection meeting is held in the presence of an **authorised officer from the Registrar's office**.
- The meeting must be **video-recorded**. The society keeps one copy and submits another to the registrar.
- Appointing a developer needs approval from at least **51% of total membership**, participating physically or remotely, with written consent. Votes or opinions from absent members cannot be counted.

5. Agreements and deadlines

Stage	Deadline
Development Agreement (DA)	Within 3 months of developer selection
Registered Permanent Alternate Accommodation Agreement (PAAA) with each member	Within 3 months of DA registration
Construction completion	Within 2 years of the first or plinth certificate
Extension	Up to 1 more year in exceptional cases

6. Member safeguards

Reports describe safeguards such as a **bank guarantee**, alternative accommodation or monthly rent during construction, to be set out in the agreement.

7. Transparency and record access

Members can inspect these documents **free of charge**:

- Notices, minutes and attendance records
- Video recordings
- PMC reports and tender documents
- Comparative statements
- Draft agreements

8. Action against violations

The GR provides for action against office-bearers or committee members involved in violations, collusion, fraud, or conduct that harms members' interests.

What it means for Mumbai societies

The GR sets the state-level procedure. Mumbai societies still need separate approvals from MCGM under DCPR 2034, or from MHADA where the building falls under its schemes. They should also keep the RERA registration requirements in mind.