

# RESIDENTIAL FEASIBILITY REPORT

## ON REDEVELOPMENT OF

### ARCHANA NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED



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## 1. COVER LETTER:

The Hon. Chairman /Secretary,  
Archana Nagar Co-operative Housing Society Ltd.

**SUB: - Our Feasibility Report on Redevelopment of your Society Building ( For Residential Purpose Only ) by utilizing the Plot Potential and Additional Area in lieu of TDR.**

Dear Sir,

At the outset, We express our sincere THANKS to all the committee members of the Society for giving us an opportunity for providing Project Management Consultancy and Architectural Services for your Society Redevelopment Work.

We are enclosing herewith our Feasibility Report for the proposed redevelopment of your Society.

Kindly go through the same. Please feel free to call us for any clarifications.

Thanking you and assuring you of our Best services at all times.

Truly yours,

**Ar. Prashant Y. Deshmukh.**

**Er. Santosh Kolhe**

**TALLER REDEVELOPMENT CONSULTANCY**



# **CHAPTER – 1**

## **PREAMBLE**

## 2.1 PROBABILITY AND POSSIBILITIES OF REDEVELOPMENT

Under instructions from committee members of Archana Nagar Co-operative Housing Society Limited, we have studied the redevelopment proposal in respect of the property bearing S.No. **39 / 2 / 2, Erandawane, Pune.**

The property is currently owned by Archana Nagar Co-operative Housing Society and we have inspected the property for the purpose of feasibility report.

This property is designated in the re-development plan for residential user. This property is situated in Erandawane, Gulawani Maharaj Road and is in close proximity to Children Paradise School, Dr. Kalmadi Shamrao High School, Haroon Bakery, Hotel Oblique Kitchen, Kalyani Endocrine Clinic, Shri Dashbhuj Ganpati Mandir, etc. It is at 15 minutes walking distance from SNTD Bus-stop and 5/10 minutes walking distance from Alankar Police Station.

Thus the plot under reference is well connected to different areas from all sides and is situated in an ideally placed residential area and shopping area.

Further the property under reference is well connected to Municipal Sewer line and Municipal Water supply line through Paud Road.

The Archana Nagar Co-operative Housing Society is located at S.No. **39 / 2 / 2, Bharat Kunj - 2, Gulawani Mharaj Road, Erandawane Pune - 411007.**

The **plot area is 7734.94 Sq.m. ( 83258.12 Sq.ft )**. There are **126 flats** and **11 shops**. As per Bye-law no. 77, Structural Audit of the Building is to be conducted when the Building is more than 30 years old. The Report of such Structural Audit would reveal the condition of the Building and indicate whether the Society needs Redevelopment.

The Archana Nagar Co-operative Housing Society Ltd. building is **30 +** years old. The society members would require parking space for their vehicles. Some of residents are old aged so that they will require lift in the new building. Redevelopment of the building will be considered by the Society only if an adverse Structural Audit Report is received from an approved Structural Auditor appointed by the Society to do Structural Survey / Audit of the Building.

This Feasibility Report will be circulated to all the members of the Society within one month from the date of receipt of the Report along with the Managing Committee's views and their opinion / objections on the same should be called for in writing for discussion in the next Special General Body Meeting. It is informed that majority of members are in favour of proceeding with the redevelopment process as per PMC / Govt. Guidelines.

Corpus fund received by each individual member will take care of increase in the maintenance cost of the Premises or could be utilised for other purposes.

During the construction of buildings, the members will have to shift to a Temporary Alternate Accommodation for the period of the construction.

Displacement of residents, especially senior citizen, is a major concern in redevelopment projects. The Developer shall give a temporary alternative accommodation to the members of the society. Most developers prefer to give them rent expenses, brokerage and shifting expenses. The Developer should help residents to shift to the alternate accommodation.

**Note: Plot area 7734.94 Sq.m. ( 83258.12 Sq.ft ) is considered as per the documents given by the Society.**

## 2.2 CORPORATION GUIDELINES FOR REDEVELOPMENT

The following order will be called as "Order of Redevelopment of the Co-op. Hsg. Society's Buildings".

### 1) TO CALL A SPECIAL GENERAL BODY MEETING OF THE SOCIETY TO DISCUSS THE REDEVELOPMENT OF THE SOCIETY'S BUILDING/S.

For the Co-op. Hsg. Societies in which the Redevelopment work of the buildings is required to be undertaken, an application of requisition to hold a Special General Body Meeting of the members of the society to consider and discuss the Redevelopment Project and suggestions on the same, is to be submitted to the Hon. Secretary of the Managing Committee which is properly elected as per provisions of the society's Bye-laws and also constituted as per the provisions of the MCS Act 1960. The requisition application is to be signed by not less than 1/4<sup>th</sup> of the total members of the society.

### 2) TO CALL THE SPECIAL GENERAL MEETING

As per Sr. No.1, on receipt of requisition for calling the meeting, the Managing Committee of the society, within 8 days of the receipt of the application, should consider the same and within a period of 1 month the Hon. Secretary will call the General Body Meeting of the members of the society giving 14 clear day notice for which acknowledgement will be collected from every member and maintained in the records of the Society.

Before holding of the meeting the committee shall call quotations from minimum five Architects or Project Management Consultants who are empanelled with the Government or any local competent Authority. After considering all the quotations received, the Special General Meeting will select one of the Experts.

The SGM will consider the business as per following Agenda.

- (1) To take primary decision, after considering the demands and suggestions from the members, on the Redevelopment of the Society Building/s
- (2) **To select expert and experienced Architect / Project Management Consultant**, who are empanelled by Government / local Authority, for the work of Redevelopment and frame Rules / conditions of their work.
- (3) To submit the project of proposed Redevelopment of the building.

**3) TO RECEIVE WRITTEN SUGGESTIONS FOR THE MEMBERS ON THE REDEVELOPMENT OF BUILDING**

**The members of the society can submit their inputs, suggestions, recommendations and also names of known experienced and expert Architects/Project Management Consultants for the redevelopment project.** However this should be submitted to the Committee, in writing, 8 days before the date of the meeting. Further approval **letter of the referred Architects / Project Management Consultants** shall also be submitted stating that they are interested to take up work of Redevelopment.

**4) DECISIONS TO BE TAKEN IN THE SPECIAL GENERAL MEETING(SGM)**

The quorum for the SGM called to consider subject of Redevelopment of the society's building will be 3/4<sup>th</sup> of the total number of the members of the society. In case of no quorum, the meeting will be adjourned for 8 days and if there is no quorum attained for the adjourned meeting under such circumstances such adjourned meeting will be dissolved considering that the members have no interest in the Redevelopment of the society's building/s. On condition of attaining required quorum the suggestions, objections, recommendations and references placed by the members regarding Redevelopment of society's building/s will be considered and noted in the minutes of the meeting along with the observations made by all the members. Thereafter a majority of 3/4<sup>th</sup> of the members present at the meeting is required to pass a primary resolution regarding the decision for Redevelopment of the society building. After the approval of the Resolution for Redevelopment the Meeting will consider following business.

(a) To approve the Terms and Conditions along with the scope of the work to be carried out by **the eligible Architect / PMC** who can be selected from the Panel of Govt./ Local Authority for the Building Redevelopment work.

(b) To submit proposal of Building Redevelopment Project.

**5) TO CIRCULATE MINUTE OF THE MEETING TO ALL THE MEMBERS.**

The Hon. Secretary of the society should prepare the minutes of the SGM and circulate it to all the members within 10 days. The acknowledgement against receipt of the copy of minutes taken from the members should be kept on record. Further, one copy of the minutes should be sent to the office of the Registrar.

**6) TO ISSUE LETTER OF APPOINTMENT TO THE ARCHITECT / PMC**

The Hon. Secretary of the society as per the decision taken in the Special General Body shall issue **Letter of Appointment to the Architect / PMC selected by the SGM within 15 days** of the meeting. Further the committee will sign the Agreement containing Terms and conditions passed in the SGM, with the Architect / PMC.

## 7) THE INITIAL WORK TO BE CARRIED OUT BY THE ARCHITECT / PMC.

- a) To carry out survey of the Land and Building.
- b) To seek information regarding the conveyance of the society's land.
- c) To seek information about available F.S.I. and T.D.R. for the building and land  
Considering Rules of the MHADA / S.R.A. / Municipal Corporations, as applicable from time to time, according to ownership of the land and current provisions of the Government.
- d) To prepare a feasible project report considering suggestions, references and recommendations made by the society members about the redevelopment taking into account the residential area, commercial area, open spaces, Garden, Parking, the specification of construction etc.
- e) The Project Report shall be prepared and submitted to the committee by the Architect / PMC within 2 months from the date of their appointment.

## 8) BUSINESS AFTER RECEIPT OF THE REDEVELOPMENT PROJECT REPORT

- a) After receipt of the Redevelopment Project Report and considering the suggestions presented by society members, the Hon. Secretary of the society will call a joint meeting of committee members and **Architect / PMC to obtain approval from majority towards the submitted Project Report**. A proper Notice mentioning the day, date, time, place etc. of the meeting will be displayed on the Notice Board of the society. The Notice will also inform that the copy of the Project Report is available to the members for the inspection. Also the members will be informed that they can submit their suggestions, before 8 days of the Committee Meeting. This Notice about members suggestions shall be given to every member and their acknowledgement, shall be kept in the records of the society.
- b) The Hon. Secretary shall send all the suggestions received from **the members to the Architect / PMC** for their consideration, 7 days before the Jt. Meeting.
- c) The said Jt. Meeting will consider the suggestions, **recommendations received from members along with the opinion expressed by the Architect / PMC**, and after detailed discussion on all the related matters and after incorporating the required corrections, the Project Report will be approved by the meeting. The provisional draft of the Tender will also be prepared and day, date and venue will be finalized for the next joint meeting for discussing and finalising the draft of the Tender document. **The Architect / PMC** will prepare the draft Tender for inviting competitive offers, where in the one of the primary requirements (Unchangeable) carpet area or corpus fund will be decided and considering the other technical aspects tenders will be invited. This will help to receive competitive Tenders from well known, expert and experienced Developers. The members of the society can forward this information to their choice of renowned and experienced Developers.

## 9) TO PUBLISH LIST OF TENDERS RECEIVED

- (a) The Hon. Secretary of the society will prepare list of the Tenders received till the last day of receipt and publish it on the Notice Board of the society.
- (b) Within 15 days of the last date of the receipt of the Tenders, the Hon. Secretary of the society will call the Special Meeting of the Managing Committee. The meeting will be attended by the official representatives of the Developers where interested members of the society can attend as observers. All the received Tenders will be opened in the presence of all the people participating in the meeting. ***The Architect / PMC will conduct scrutiny of all the Tenders and prepare a comparative chart. The expertise, status, experience and competitive rates offered etc. will be examined by the Architect / PMC*** and a selection of minimum 5 Tenders and in case of less than 5 Tenders received, list of all of them shall be prepared to be placed before the SGM. The concerned Tenderer's shall also be immediately informed accordingly.

## 10) SELECTION OF A DEVELOPER

### a) The office of Registrar to appoint an Authorised Officer for the SGM.

***With the help of the appointed Architect / PMC***, selection of the developer to be carried out from those selected tenders, wherein the selection of one developer on the basis of experience, calibre, financial status, technical expertise and competitive rates is to be carried out in the Special General Body Meeting, where the committee will make an application, attached with the members list, within a period of 8 days, to the Registrar, C.S. to appoint an Authorised Officer to attend a Special General Meeting which is called to select one Developer from amongst the Tenderers selected by the Consultants. The Registrar will take decision on the application and appoint Authorised Officer.

### b) To call SGM to finalise the Tender.

The Hon. Secretary of the society, for appointing the developer, shall within one month of the appointment of the Authorised Officer and with his prior permission fix day, date, time and venue of the SGM. The Notice of the said SGM will be issued 14 days before the date of the SGM which shall be hand delivered as well as sent to every member by Registered A.D. Post and the acknowledgements will be kept in the Society's Records. Similarly, the Representative of the Registrar's Office will ensure the presence of the Official Representative of the Tenderers, whose Tenders shall be considered at the SGM. The Arrangement for Video Shooting of the SGM, at the expenses of the society, shall also be made. Only bonafide member of the society shall be eligible to attend the SGM. Members would require to carry their individual identification papers to attend the meeting. While submitting Redevelopment proposal for approval to the concerned competent Authority it is necessary that, the complete business of selection of Developer and allied matters are carried out in presence of the Authorised Officer.

### c) If there is no quorum for SGM.

The quorum for the SGM shall be 3/4<sup>th</sup> of the total number of members of the society. If the quorum is not attained, the SGM shall be adjourned for 8 days. In case of no quorum for the said adjourned meeting, the meeting will be dissolved considering that the members have no interest in the Redevelopment of the society building. The subject cannot be brought before the any SGM for its approval for further one year.

**d) The business in the SGM for selection of the Developer.**

Authorised Officer from the office of the Registrar will attend the SGM to observe the business of the meeting. On the designated day, date and time of the meeting, only in the presence of the required representative and Authorised Officer and with the presence of sufficient 3/4<sup>th</sup> quorum as mentioned, the meeting will undertake the following business.

1. To give comparative information about the selected Tenders to be considered. (With regards to Redevelopment work).
2. To present Tenderer's in serial order. (Tender Presentation)
3. To select one Developer, with Terms and Conditions, for the Redevelopment of the building and finalise the Tender.
- 4 To get approval from the selected Developer.

**Reference –**

**Redevelopment in Co-operative Housing Society by CA Ramesh Prabhu by order and in name of the Governor Dr. Sudhir Kumar Goyal. (Principal Secretary – Textile and Co-operation)**

## 2.3 DEVELOPMENT AGREEMENT

The Managing Committee as per the Terms & Conditions passed in the **S G M in consultation with the appointed Architect / P M C** and seeking their guidance shall make an Agreement with the Developer within one month.

The Agreement as per the suggestions of **the appointed Architect / PMC** along with other important issues should also include the following points.

1. The completion period of Redevelopment shall be of not more than two years and in special cases not more than 3 years in case of any exigencies.
2. The Developer will give Bank Guarantee for the Redevelopment Project.
3. The Developer will try to give alternate accommodation to the members in the same area till the Redevelopment Project is complete. Otherwise he will pay monthly rent agreeable to members or make available Transit Camps.
4. The Agreement will be registered under Registration Act 1908.
5. All the new members shall be admitted in the society after completion of the Redevelopment Project and after approval of General Body Meeting of the society only.
6. The Agreement shall have specific mention of the agreed Carpet Area.
7. The Development rights given to the Developer will be non-transferable.
8. The flat owners will vacate their flats only after receipt of all the legal permissions for the Redevelopment work.
9. Those in possession of their flats will not lose their rights.
10. **Agreement between Contractor, Architect, PMC and Society** shall have a condition that disputes, if any, on the Redevelopment work shall be settled as per PMC guide lines.
11. After receipt of the Occupation Certificate for the Redeveloped building the distribution of the flats should be preferably made in accordance to the prevailing arrangement of present floors. In case when the Allotment of flats is required to be made by lots, only after completion of the building the Developer should make available the lottery system after completion of the Redevelopment Project.
12. No member of the Committee or Office bearer shall be a Developer or his relative.
13. The Building Plans which are approved by the Municipal Corporation / Competent Authority shall be again placed before the General Body Meeting for information. A member wishing to have a copy of the approved Documents can get the same on his written application. The Committee is bound to issue the information on charging a reasonable fee.

## 2.4 PERMISSIBLE FSI (AS PER LATEST UDCPR)

FOR ARCHANA NAGAR CHS								
								24.01.2024
SR.NO.	ROAD WIDTH IN METERS	BASIC FSI	FOR ALL MUNICIPAL CORPORATIONS			FOR REMAINING AUTHORITIES / AREAS		
			FSI on Payment of Premium	Max Permissible TDR Loading	Max Building Potential on Plot Including In-Situ FSI	FSI Payment of Premium	Maximum Permissible TDR Loading	Maximum Building Potential on Plot Including In Situ FSI
1	2	3	4	5	6	7	8	9
1	Below 9 m	1.10	....	....	1.10	....	....	1.10
2	9 m and above but below 12 m	1.10	0.50	0.40	2.00	0.30	0.30	1.70
3	12 m and above but below 15 m	1.10	0.50	0.65	2.25	0.30	0.60	2.00
4	15 m and above but below 24 m	1.10	0.50	0.90	2.50	0.30	0.70	2.10
5	24 m and above but below 30 m	1.10	0.50	1.15	2.75	0.30	0.90	2.30
6	30 m and above	1.10	0.50	1.40	3.00	0.30	1.10	2.50

In addition to above, ancillary area FSI up to the extent of 60% of the proposed FSI in the development permission (including Basic FSI, Premium Fsi, TDR but excluding the area covered in Regulation No.6.8) shall be allowed with the payment of premium as specified in Regulation No. 6.1.1 This shall be applicable to all buildings in all zone.

### Reference-

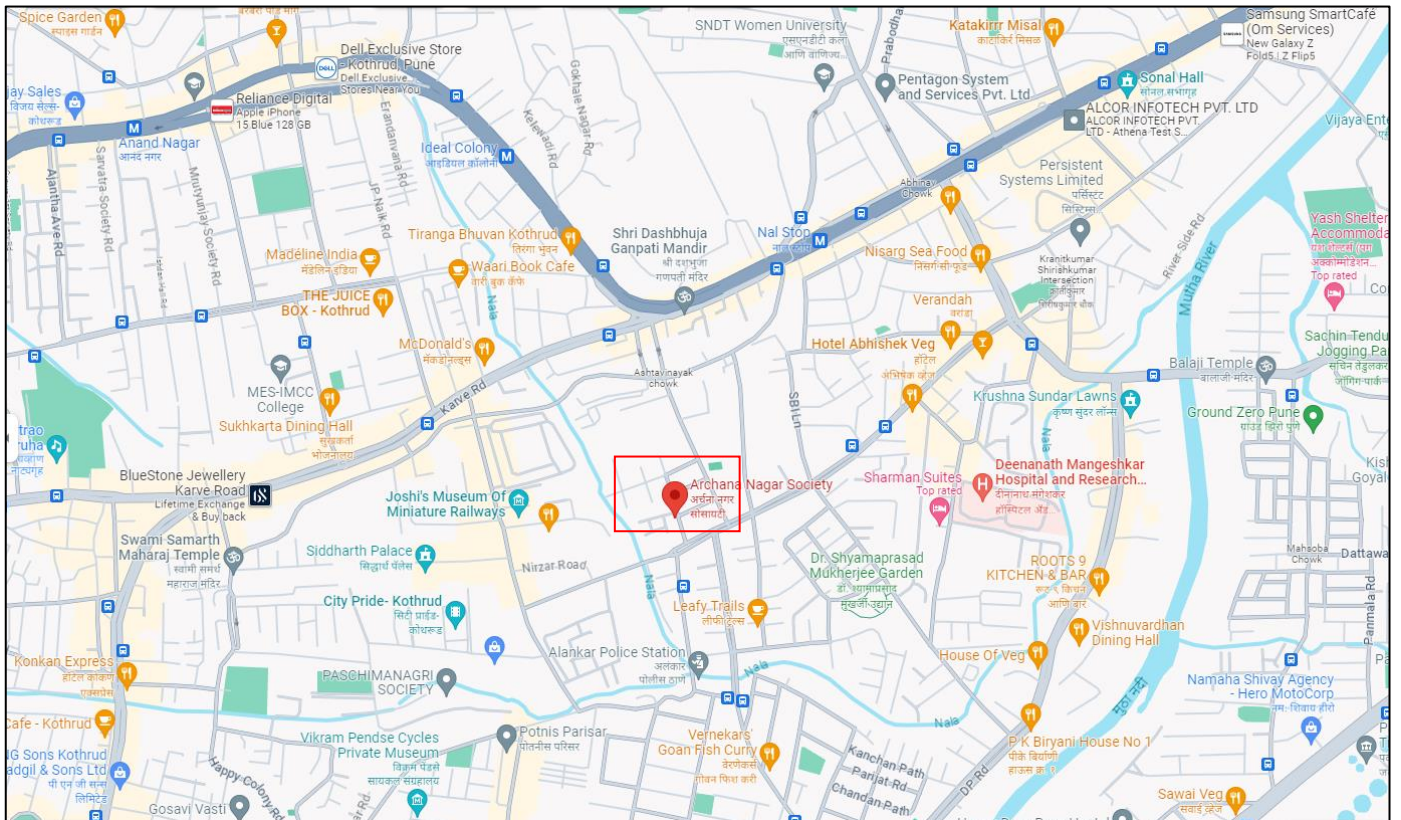
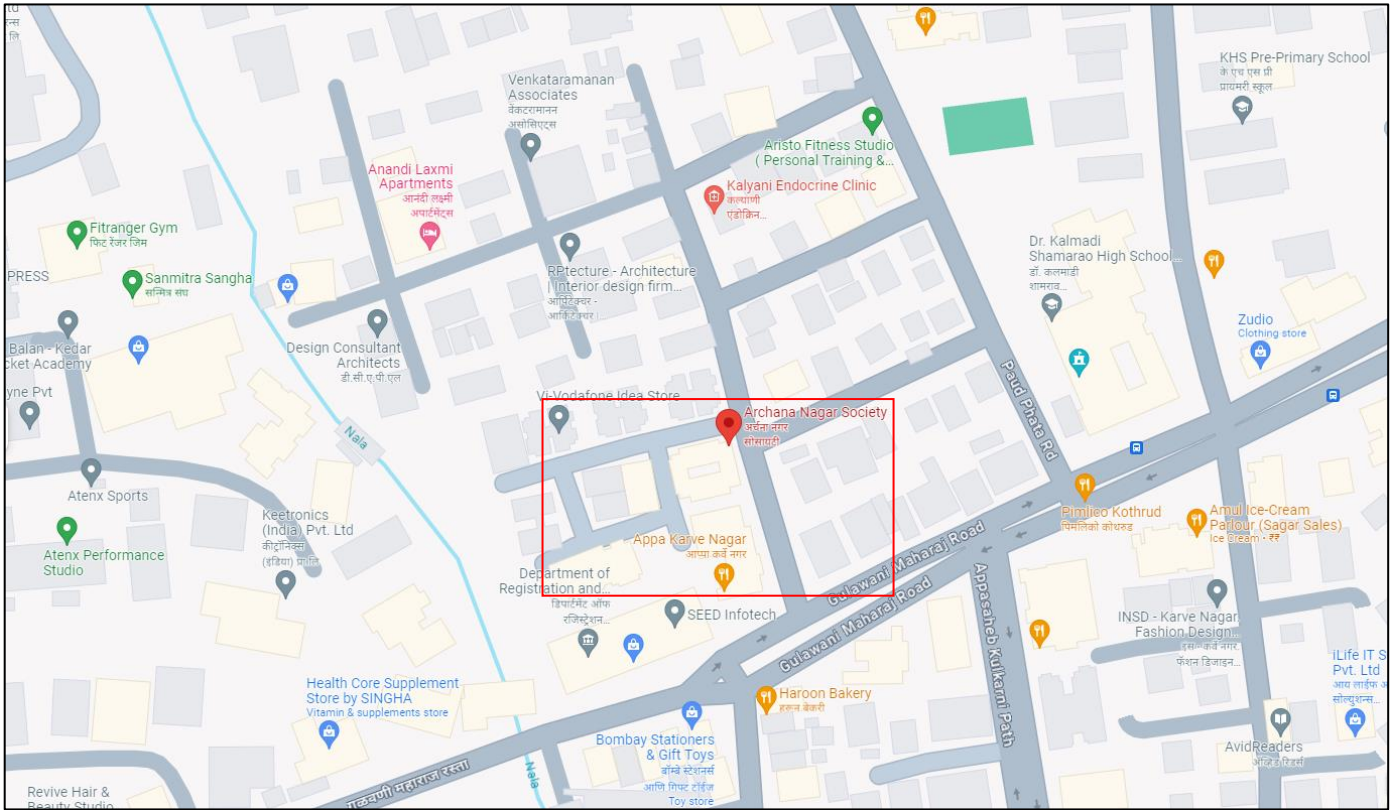
Unified Development control and Promotion Regulations are sanctioned by the State Government under Section 37(1AA) (c) and Section 20(4) of the Maharashtra

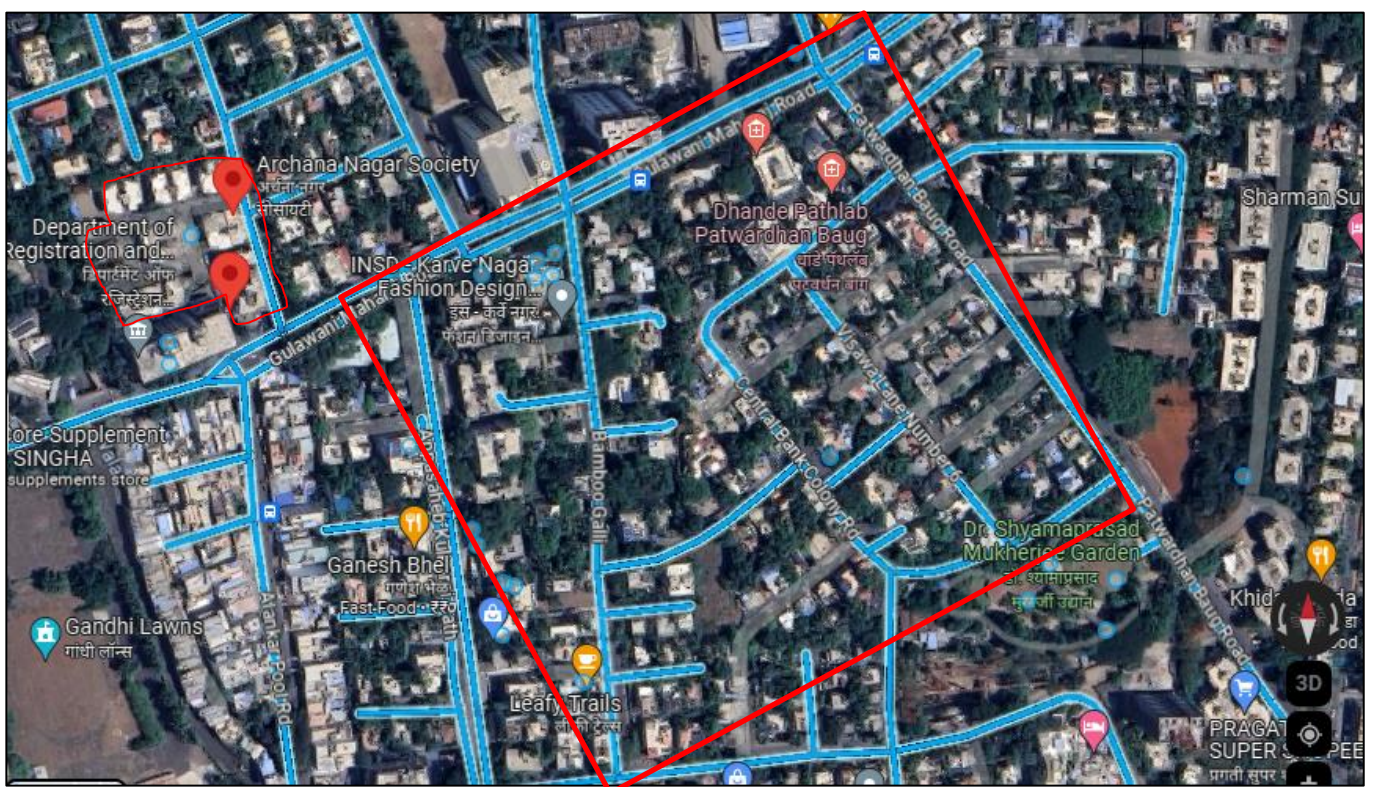
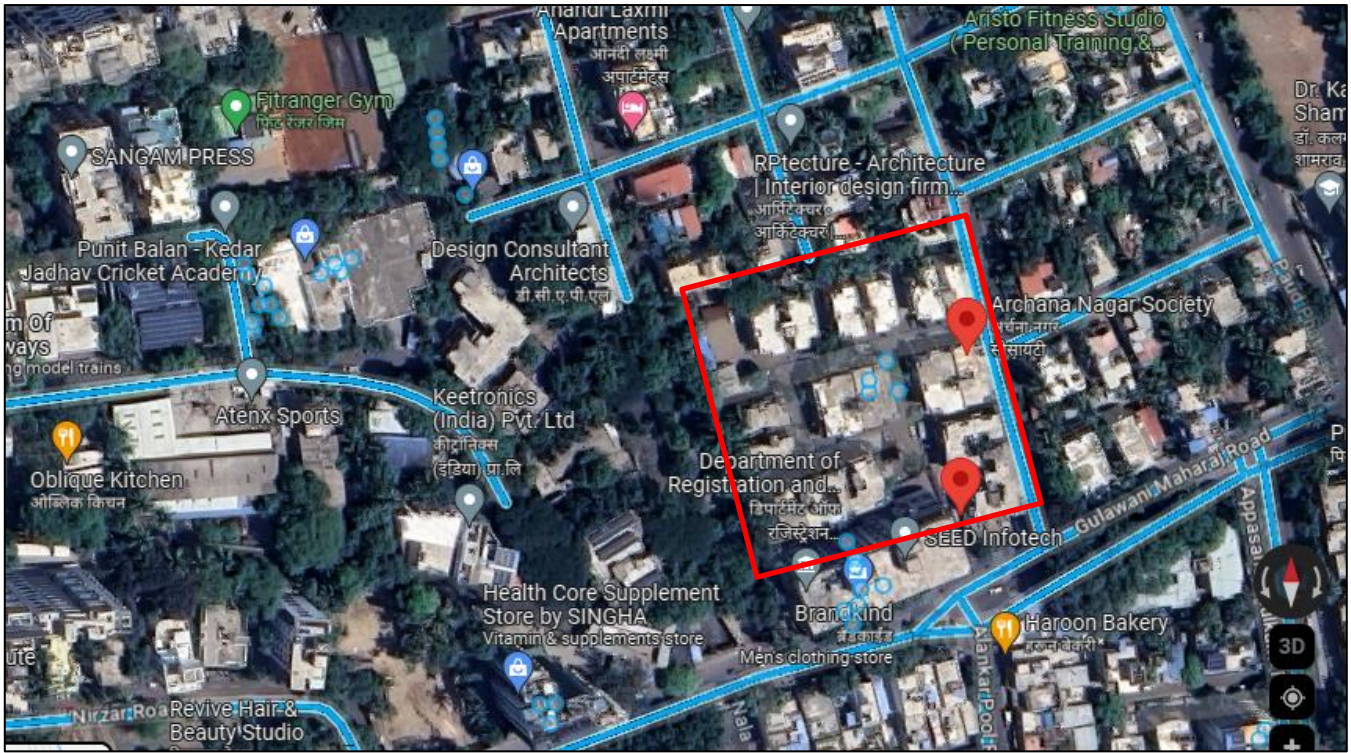
Website: [dtp.maharashtra.gov.in](http://dtp.maharashtra.gov.in)

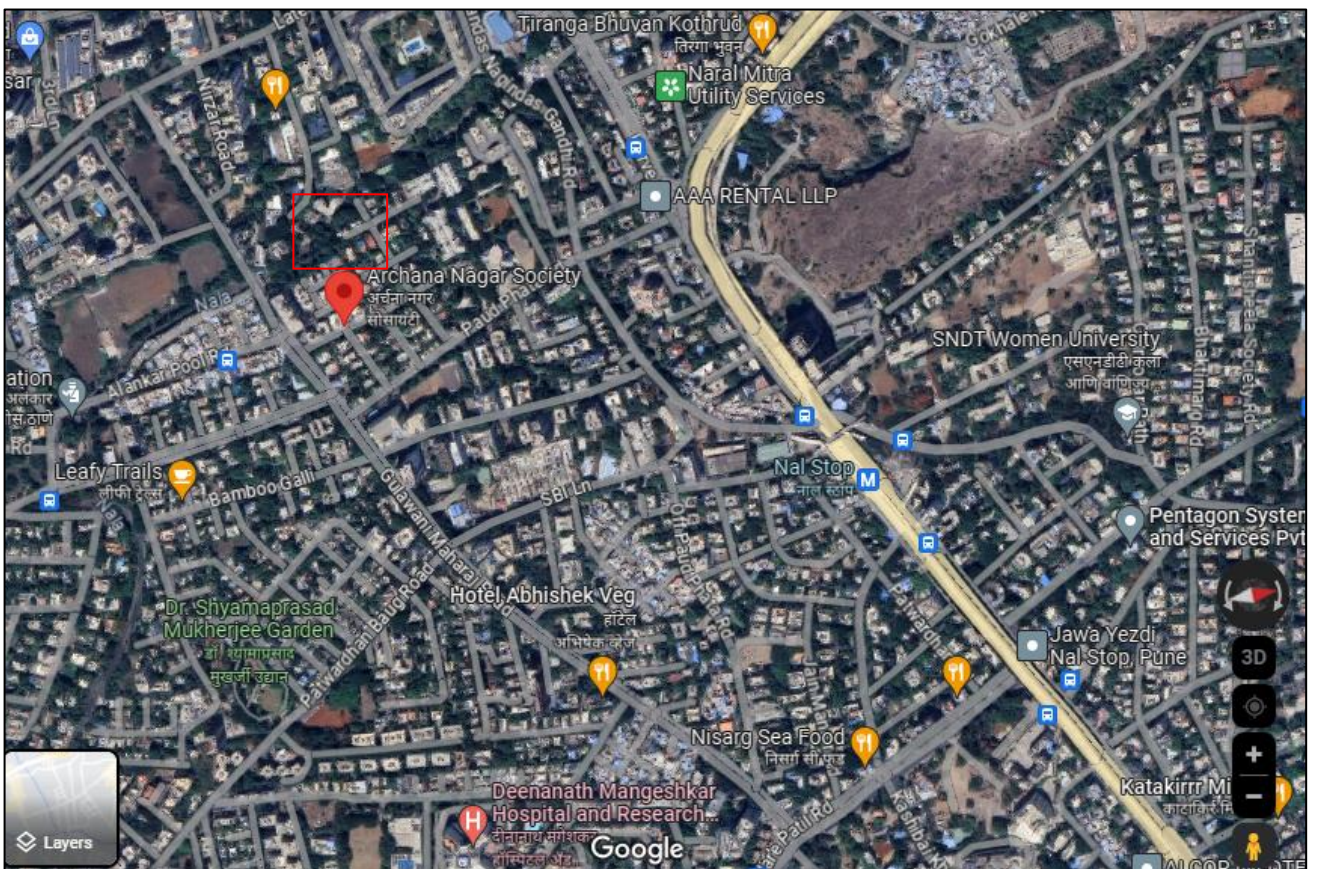
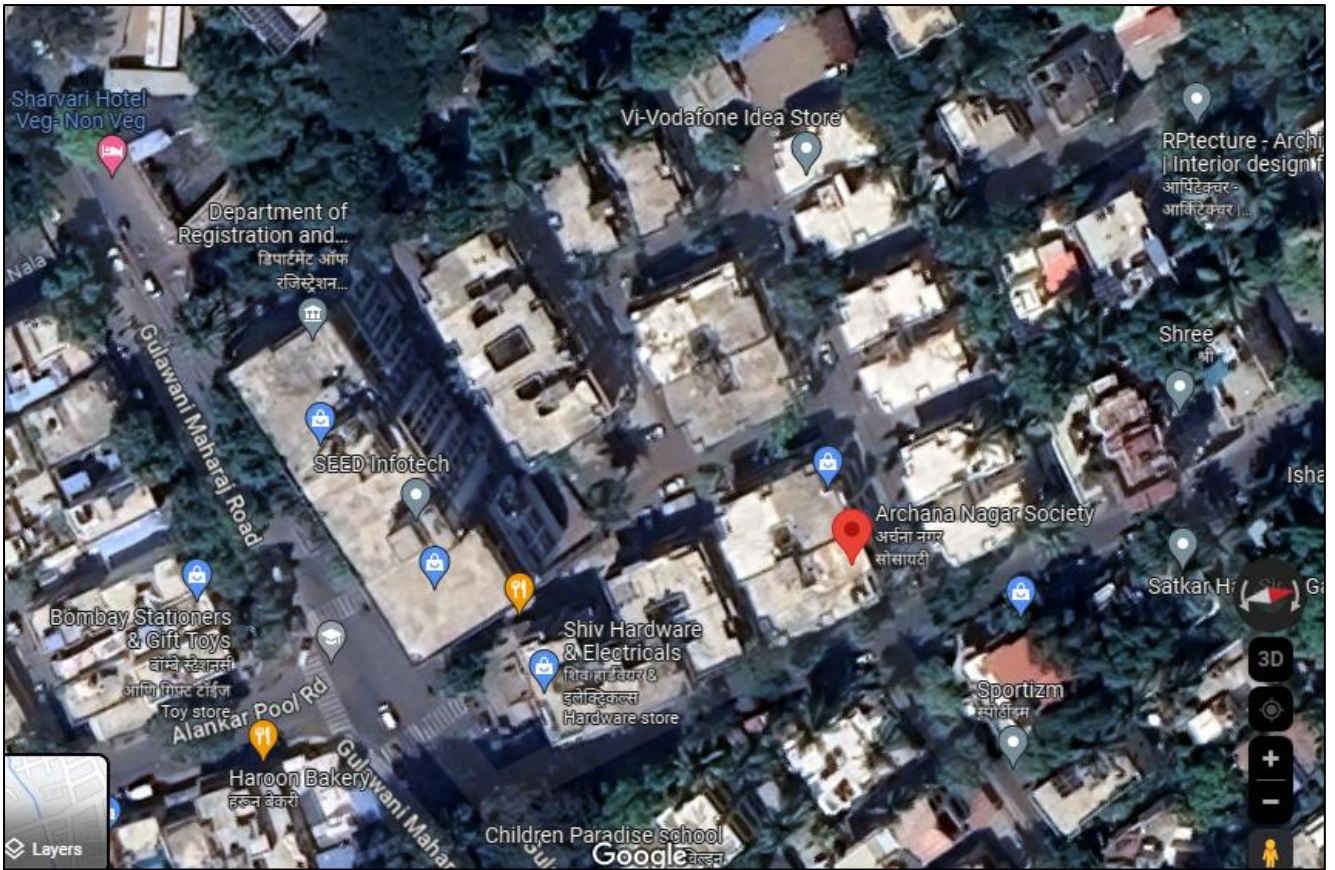
## **CHAPTER – 2**

# **EXISTING DETAILS OF THE SOCIETY**

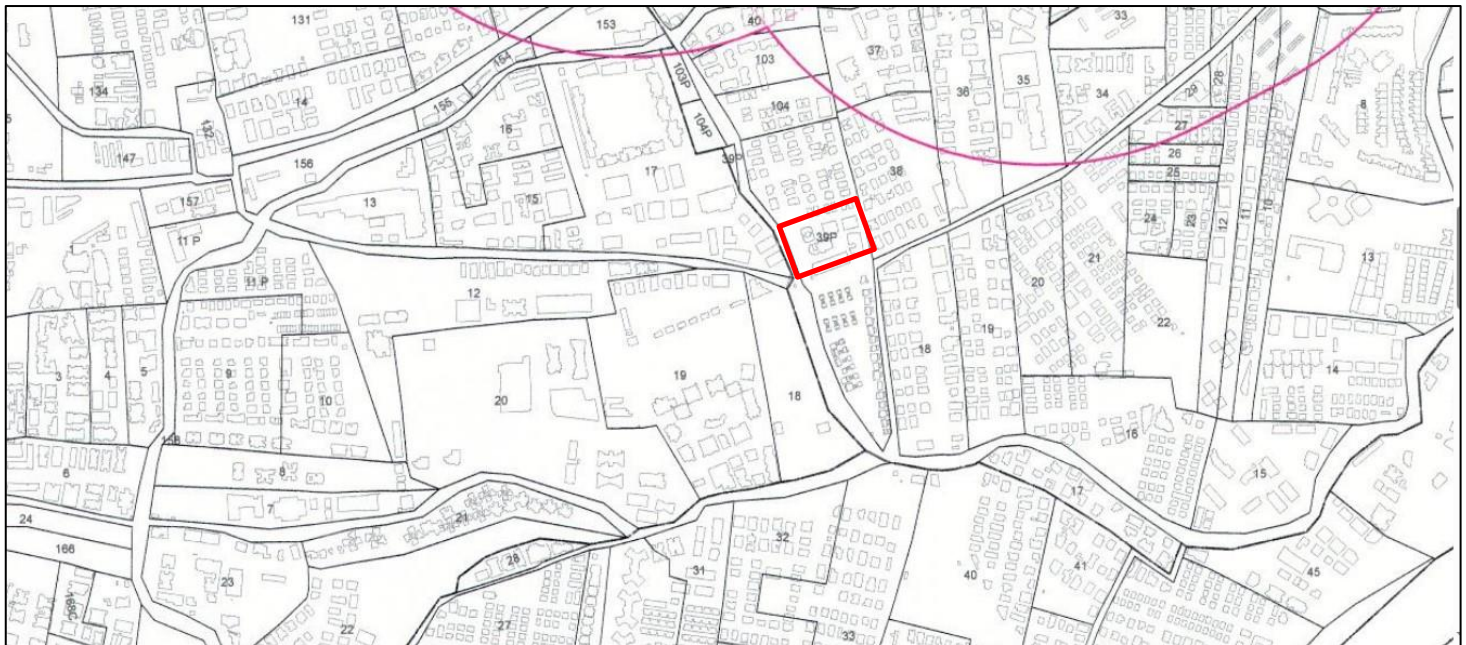
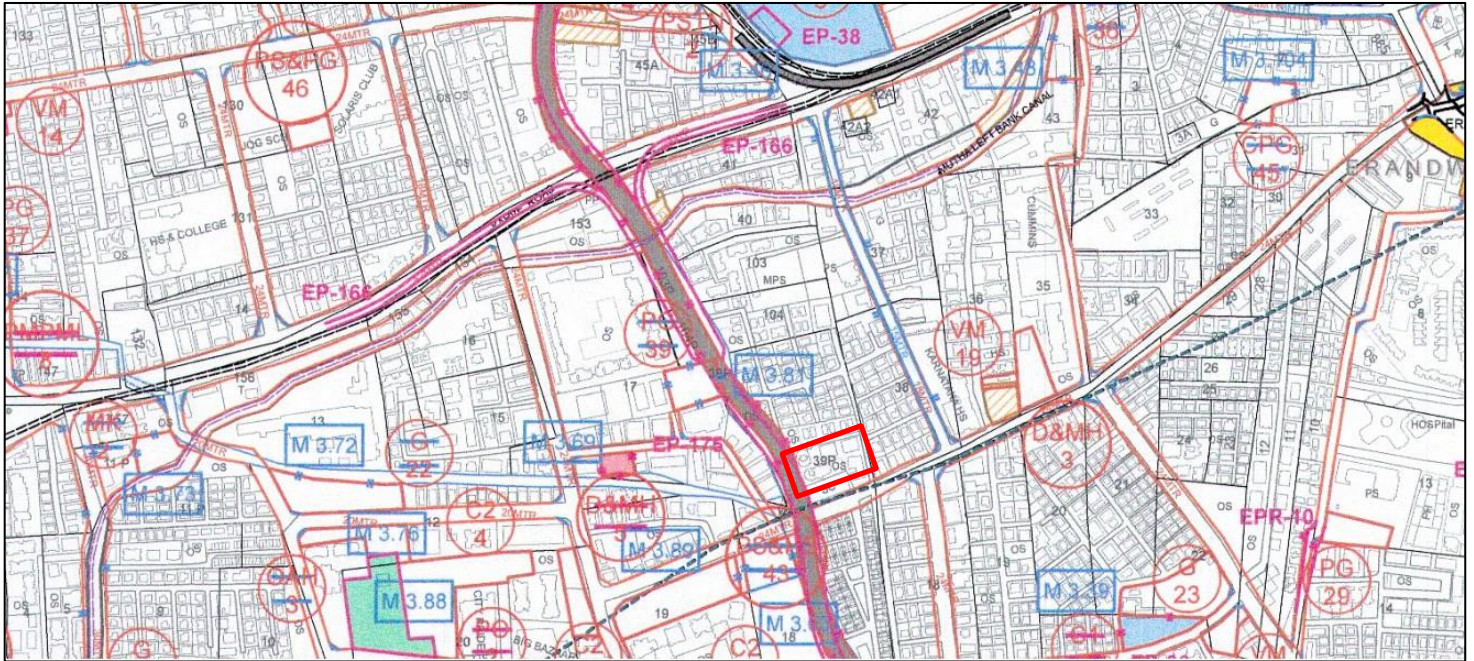
### 3.1 LOCATION







## 3.2 DEVELOPMENT PLAN



### 3.3 SITE PHOTOGRAPHS

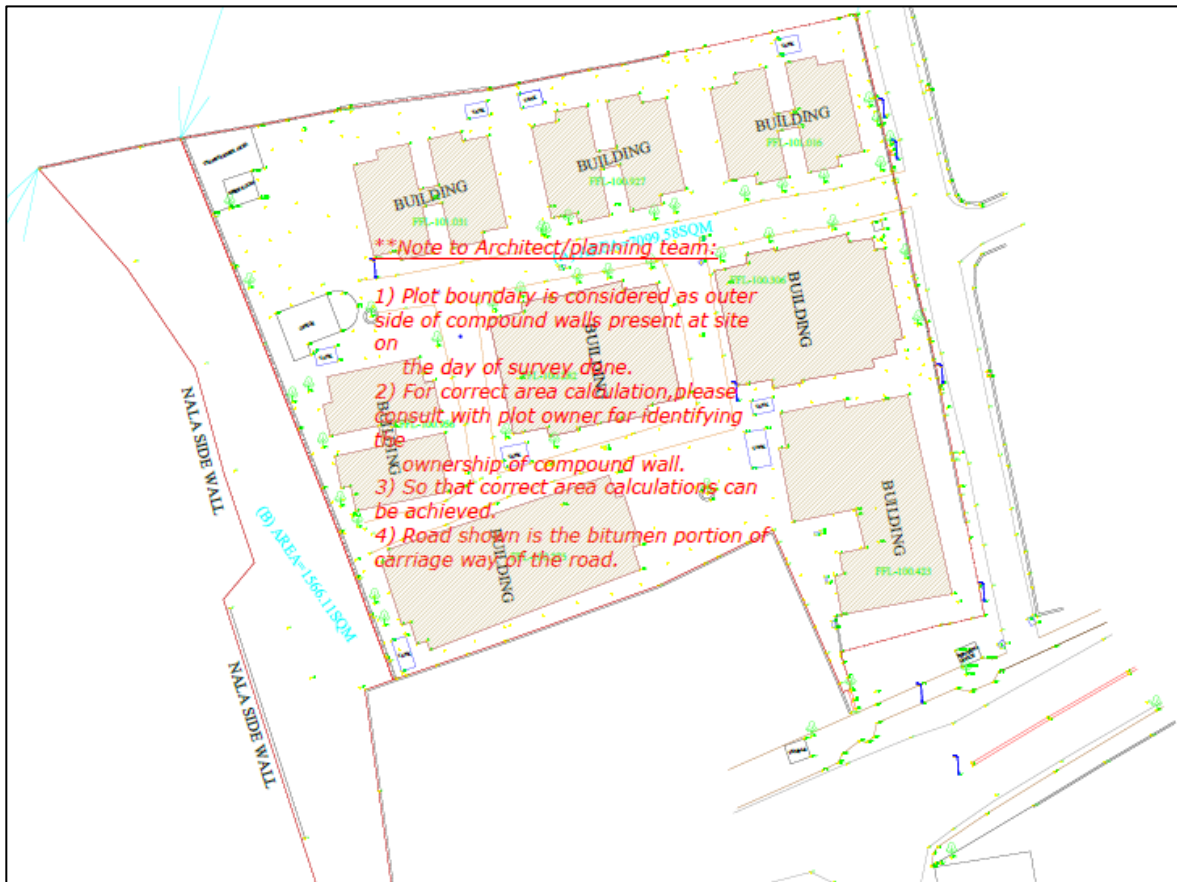








### 3.4 DETAIL SURVEY PLAN



#### Area statement

Plot area (A) : 7099.58 sqm

Plot area (B) : 1566.11 sqm

Note : - 1. Above Area Statement given by the Society.

2. Revised Plot area 7734.94 Sq.m. ( 83258.12 Sq.ft ) is considered as per the details given by the Society.

### 3.5 EXISTING AREA DETAILS AS PER THE SANCTIONED PLAN:

- Area of a plot is given in the existing plan – **12278.13 Sq.m. (132162 Sq.ft.)**
- The deduction in area
  - i) Proposed road – **570 Sq.m (6132 Sq.ft)**
  - ii) Road Acquisition– **197 Sq.m (2116 Sq.ft)**
  - iii) Any reservation – **2007 Sq.m (21605 Sq.ft)**
- The Net Area of the plot (a - b) – **7753 Sq.m (83258 Sq.ft)**
- Deductions for –
  - i) **Open Space – 774 Sq.m (8326 Sq.ft)**
  - ii) Internal roads – **674 Sq.m (7255 Sq.ft)**
  - iii) Recreation ground – **Nil**
- The Balance Area of the Plot– **6287 Sq.m (67677 Sq.ft)**
- Addition for FSI (2a) – **2536 Sq.m (27299Sq.ft)**
- Total Area of the Plot – **8824 Sq.m (94976 Sq.ft)**
- Residential F.S.I and Floor space permissible – **3144 Sq.m (33838.69 Sq.ft)**
- Existing Residential Floor space – **6904.26 Sq.m (74317.45 Sq.ft)**
- Proposed residential floor space – **1398.18 Sq.m (15050 Sq.ft)**
- Total Residential F.S.I & Floor space permissible –**1186.73 Sq.m (12774 Sq.ft)**
- Commercial F.S.I & Floor space permissible – **203.38 Sq.m (2139.25 Sq.ft)**
- Existing commercial floor space -
- Proposed commercial floor space -- **203.38 Sq.m (2139.25 Sq.ft)**
- Total commercial F.S.I & floor space
- Permissible coverage – **3144 Sq.m (33838.69 Sq.ft)**
- Proposed coverage –
- Total Covarage- **2095.53 Sq.m (22556.29Sq.ft)**

#### TENEMENT STATEMENT

- Tenement permissible ( for item 7 above )**225T/Hector – 8239.78 Sq.m**
- Tenement permissible 149 Nos

#### PARKING STATEMENT

- Parking required by rules
  - Parking provided
  - Garages Permissible
- |  | Cars | Scooter | Cycle |
|--|------|---------|-------|
|  | 12   | 112     | 220   |

### **3.6 XEROX COPY OF SANCTIONED PLAN**

### **3.7 BRIEF SPECIFICATIONS OF EXISTING BUILDING**

- RCC framed structure with columns beams , slabs in M25
- All external walls 230 mm brick work.
- All internal walls 150 mm brick work.
- Internal Plaster – Smooth Cement Plaster With Sanla Finishing
- External Plaster - Sand faced plaster
- Neeru finish plaster internally
- RCC Roof Slab With Water Proofing

### 3.8 EXISTING BUILDING BUILT-UP AREA (Sq.Ft.) - Building No. 1

Sr. No.	Flat No.	Built - up Area
1	1	900
2	2	900
3	3	900
4	4	900
5	5	900
6	6	900
7	7	900
8	8	900
9	9	900
10	10	900
11	11	900
12	12	900

### EXISTING BUILDING BUILT-UP AREA (Sq.M) - Building No. 1

Sr. No.	Flat No.	Built - up Area
1	1	83.61
2	2	83.61
3	3	83.61
4	4	83.61
5	5	83.61
6	6	83.61
7	7	83.61
8	8	83.61
9	9	83.61
10	10	83.61
11	11	83.61
12	12	83.61

## EXISTING BUILDING BUILT-UP AREA (Sq.Ft.) - Building No. 2

Sr. No.	Flat No.	Existing Built - up Area
13	1	856.38
14	2	900
15	3	900
16	4	900
17	5	900
18	6	900
19	7	900
20	8	900
21	9	900
22	10	900
23	11	900
24	12	900

## EXISTING BUILDING BUILT-UP AREA (Sq.M) - Building No. 2

Sr. No.	Flat No.	Existing Built - up Area
13	1	79.6
14	2	83.6
15	3	83.6
16	4	83.6
17	5	83.6
18	6	83.6
19	7	83.6
20	8	83.6
21	9	83.6
22	10	83.6
23	11	83.6
24	12	83.6

### EXISTING BUILDING BUILT-UP AREA (Sq.Ft.) - Building No. 3

Sr. No.	Flat No.	Existing Built - up Area
25	1	480
26	2	480
27	3	480
28	4	480
29	5	480
30	6	480
31	7	480
32	8	480
33	9	480
34	10	480
35	11	480
36	12	480

### EXISTING BUILDING BUILT-UP AREA (Sq.M) - Building No. 3

Sr. No.	Flat No.	Existing Built - up Area
25	1	44.59
26	2	44.59
27	3	44.59
28	4	44.59
29	5	44.59
30	6	44.59
31	7	44.59
32	8	44.59
33	9	44.59
34	10	44.59
35	11	44.59
36	12	44.59

### EXISTING BUILDING BUILT-UP AREA (Sq.Ft.) - Building No. 4

Sr. No.	Flat No.	Existing Built - up Area
37	1	480
38	2	480
39	3	480
40	4	480
41	5	480
42	6	480
43	7	480
44	8	480
45	9	480
46	10	480
47	11	480
48	12	480

### EXISTING BUILDING BUILT-UP AREA (Sq.M) - Building No. 4

Sr. No.	Flat No.	Existing Built - up Area
37	1	44.59
38	2	44.59
39	3	44.59
40	4	44.59
41	5	44.59
42	6	44.59
43	7	44.59
44	8	44.59
45	9	44.59
46	10	44.59
47	11	44.59
48	12	44.59

### EXISTING BUILDING BUILT-UP AREA (Sq.Ft.) - Building No. 5

Sr. No.	Flat No.	Existing Built - up Area
49	1	480
50	2	480
51	3	480
52	4	480
53	5	480
54	6	480
55	7	480
56	8	480
57	9	480
58	10	480
59	11	480
60	12	480

### EXISTING BUILDING BUILT-UP AREA (Sq.M) - Building No. 5

Sr. No.	Flat No.	Existing Built - up Area
49	1	44.59
50	2	44.59
51	3	44.59
52	4	44.59
53	5	44.59
54	6	44.59
55	7	44.59
56	8	44.59
57	9	44.59
58	10	44.59
59	11	44.59
60	12	44.59

### EXISTING BUILDING BUILT-UP AREA (Sq.Ft.) - Building No. 6

Sr. No.	Flat No.	Existing Built - up Area
61	1	480
62	2	480
63	3	480
64	4	480
65	5	480
66	6	480
67	7	480
68	8	480
69	9	480
70	10	480
71	11	480
72	12	480

### EXISTING BUILDING BUILT-UP AREA (Sq.M) - Building No. 6

Sr. No.	Flat No.	Existing Built - up Area
61	1	44.59
62	2	44.59
63	3	44.59
64	4	44.59
65	5	44.59
66	6	44.59
67	7	44.59
68	8	44.59
69	9	44.59
70	10	44.59
71	11	44.59
72	12	44.59

### EXISTING BUILDING BUILT-UP AREA (Sq.Ft.) - Building No. 7 ( C )

Sr. No.	Flat No.	Existing Built - up Area
73	1	540
74	2	520
75	3	540
76	4	540
77	5	540
78	6	540
79	7	530
80	8	540
81	9	525
82	10	500
83	11	520
84	12	520
85	13	540
86	14	540
87	15	540
88	16	540
89	17	540
90	18	500
91	19	540
92	20	540
93	21	540
94	22	540
95	23	540
96	24	540
97	25	540
98	26	500
99	27	498
100	28	540
101	29	540
102	30	520
103	31	518
104	32	540

**Note : - Few flat owners have not mentioned there areas in the document submitted by the society, so there areas (marked in red colour) have been assumed at higher end in that particular building.**

## EXISTING BUILDING BUILT-UP AREA (Sq.M) - Building No. 7 ( C )

Sr. No.	Flat No.	Existing Built - up Area
73	1	50.17
74	2	48.31
75	3	50.17
76	4	50.17
77	5	50.17
78	6	50.17
79	7	49.24
80	8	50.17
81	9	48.77
82	10	46.45
83	11	48.31
84	12	48.31
85	13	50.17
86	14	50.17
87	15	50.17
88	16	50.17
89	17	50.17
90	18	46.45
91	19	50.17
92	20	50.17
93	21	50.17
94	22	50.17
95	23	50.17
96	24	50.17
97	25	50.17
98	26	46.45
99	27	46.27
100	28	50.17
101	29	50.17
102	30	48.31
103	31	48.12
104	32	50.17

**Note : - Few flat owners have not mentioned there areas in the document submitted by the society, so there areas (marked in red colour) have been assumed at higher end in that particular building.**

## EXISTING BUILDING BUILT-UP AREA (Sq.Ft.) - Building No. 8 (D)

Sr.No.	Flat No.	Existing Built - up Area
105	1	750
106	2	780
107	3	780
108	4	780
109	5	780
110	6	550
111	7	750
112	8	720
113	9	750
114	10	750
115	11	780
116	12	530
117	13	750
118	14	750
119	15	750
120	16	540
121	17	750
122	18	780
123	19	424
124	20	720
125	21	580
126	22	1050

**Note : - Few flat owners have not mentioned their areas in the document submitted by the society, so their areas (marked in red colour) have been assumed at higher end in that particular building.**

## EXISTING BUILDING BUILT-UP AREA (Sq.M) - Building No. 8 (D)

Sr.No.	Flat No.	Existing Built - up Area
105	1	69.68
106	2	72.46
107	3	72.46
108	4	72.46
109	5	72.46
110	6	51.10
111	7	69.68
112	8	66.89
113	9	69.68
114	10	69.68
115	11	72.46
116	12	49.24
117	13	69.68
118	14	69.68
119	15	69.68
120	16	50.17
121	17	69.68
122	18	72.46
123	19	39.39
124	20	66.89
125	21	53.88
126	22	97.55

**Note : - Few flat owners have not mentioned their areas in the document submitted by the society, so their areas (marked in red colour) have been assumed at higher end in that particular building.**

### EXISTING BUILDING BUILT-UP AREA (Sq.Ft.) - Building No. D

Sr.No.	Flat No.	Existing Built - up Area
127	1	23.23
128	2	13.94
129	3	11.61
130	4	15.79
131	5	21.37
132	6	15.79
133	7	21.83
134	8	20.44
135	9	13.94
136	10	16.26
137	11	23.23

### EXISTING BUILDING BUILT-UP AREA (Sq.M) - Building No. D

Sr.No.	Flat No.	Existing Built - up Area
127	1	250
128	2	150
129	3	125
130	4	170
131	5	230
132	6	170
133	7	235
134	8	220
135	9	150
136	10	175
137	11	250

**CHAPTER – 3**

**PROPOSED  
REDEVELOPMENT**

#### 4.1 DATA TO BE SUPPLIED BY THE SOCIETY:-

The following documents were supplied by the Society at the time of our appointment:

1. Xerox Copy of Property Registered Card (P.R.C.) of plot bearing S.NO\_\_\_\_\_.  
Plot no. \_\_\_\_\_.
2. Xerox Copy of C.T.S. Plan,
3. Copy of Title Certificate from Advocate
4. TAX NOC.
5. Zoning demarcation from (DP) P.M.C
6. Xerox Copy of Conveyance registered under No BOM/R/608/1966 and copy of Index II,
5. Xerox Copy of registration certificate of society,
7. Xerox Copy of D.P. Remarks,
8. Copy of E.E.T.& C. Survey remarks,
9. Copy of Existing building plans (Building I & II)
10. Copy of building Completion Certificate Under No GB / 877 / II and GB / 878 / II
11. Copy of layout approved letter Under No TPLO / 1535 dated 6 / 10 / 1964
12. Copy of S.W.D. remarks and completion Certificate
13. Copy of R.L. demarcation and Road Completion Certificate.
14. Copy of Structural Report.

The said buildings would require further major structural repairs after five years because of Corrosion in the reinforcement and other distresses which occurs due to leakage/ seepage related problem in the building. Lack of proper preventive maintenance would further aggravate the situation and would accelerate the distress in the structural elements (i.e Column, Beam & Slabs) which would lead to partial or total collapse of that particular portion of the building.

The entire report is bifurcated into following sub heads namely: -

1. Technical Report
2. Financial feasibility of the Redevelopment proposal
3. Benefits of Redevelopment proposal

At the end of the report we have given the sequence of operation that shall be followed in implementing this Redevelopment Project.

Thanking you,

Yours truly,

**Prashant Deshmukh and Associates.**

**Er.Santosh Kolhe**

**TALLER Redevelopment Consultancy**



## 4.2 AREA STATEMENT FOR PROPOSED REDEVELOPMENT (Residential)

ARCHANA NAGAR CHS LTD.			23.01.2024
AREA STATEMENT FOR PROPOSED REDEVELOPMENT AT ERANDAWANE (AS PER UNIFIED DEVELOPMENT )			
SR.NO.	AREA STATEMENT	SQ.MT.	SQ.FT.
<b>1</b>	<b>Area of plot</b> (Minimum area of a, b, c to be considered)	7734.94	83258.12
(a)	As per ownership document (7/12, CTS extract)		
(b)	as per measurement sheet	7734.94	83258.12
(c)	as per site		
<b>2</b>	<b>Deductions for</b>		
(a)	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening		
(b)	Any D.P. Reservation area		
(c)	<b>(Total a+b)</b>		
<b>3</b>	<b>Balance area of plot (1 - 2)</b>	7734.94	83258.12
<b>4</b>	<b>Amenity Space (if applicable)</b>		
(a)	Required -		
(b)	Adjustment of 2(b), if any -		
(c)	Balance Proposed -		
<b>5</b>	<b>Net Plot Area (3 - 4 (c))</b>	7734.94	83258.12
<b>6</b>	<b>Recreational Open space (if applicable)</b>		
(a)	Required - 10% of Net Plot Area - <b>(7734.94 X 0.1)</b>	773.49	8325.81
(b)	Proposed -	773.49	8325.81
<b>7</b>	<b>Internal Road area</b>		
<b>8</b>	<b>Plottable area (if applicable)</b>		
<b>9</b>	<b>Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) - (7734.94 X 1.1)</b>	8508.43	91583.93
<b>10</b>	<b>Addition of FSI on payment of premium</b>		
(a)	Maximum permissible premium FSI - based on road width / TOD Zone 0.5, <b>(Sr. No. 5 x Premium FSI) - (7734.94 X 0.5)</b>	3867.47	41629.06
(b)	Proposed FSI on payment of premium.	3867.47	41629.06
<b>11</b>	<b>In - situ FSI / TDR loading</b>		
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any		
(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)].		
(c)	TDR area <b>1.15 - (7734.94 X 1.15)</b>	8895.18	95746.84
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	8895.18	95746.84
<b>12</b>	<b>Additional FSI area under Chapter No. 7(Clause No.7.6.1) (0.3 For Redevelopment On Existing Built-Up Area) - (6904.26 X 0.3)</b>	2071.28	22295.03
<b>13</b>	<b>Total entitlement of FSI in the proposal</b>		
(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable.	21271.09	228959.83
(b)	Ancillary Area FSI up to 60% or 80% with payment of charges. - <b>(21271.09 X 0.6)</b>	12762.65	137375.90
(c)	<b>Total entitlement (a+b)</b>	34033.74	366335.73
<b>14</b>	<b>Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8}</b>	4.4	
<b>15</b>	<b>Total Built-up Area in proposal.(excluding area at Sr.No.17 b)</b>		
(a)	Existing Built-up Area.		
(b)	Proposed Built-up Area (as per 'P-line')	33958.00	365520.52
(c)	Total (a+b)	33958	365520.52
<b>16</b>	<b>F.S.I. Consumed (15/13) X 100 %</b>	<b>99.78</b>	
<b>17</b>	<b>Area for Inclusive Housing, if any</b>		
(a)	Required (20% of Sr.No.9 i.e., on Basic F.S.I) for plot area above <b>4000 sq.m (8508.43 X 0.2)</b>	1701.687	18316.79
(b)	Proposed	1701.687	18316.79

### 4.3 PROJECTION OF PROPOSAL WITH REFERENCE TO PMC GUIDELINES

**- Premium FSI :**

Premium for higher FSI shall be as per Road width mentioned in UDCPR. Rate of Premium is based on land rate mentioned in ASR for respective S.No./ CTS.

**- TDR Cost (Transfer of development Rights):**

Transfer of development rights (TDR) means making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owner of the land so that it can be used extra built-up area either himself or transfer it to another in need of the extra built-up area for an agreed sum of money.

**- Redevelopment of multi-dwelling buildings of owner / society.**

FSI allowed for redevelopment shall be FSI of existing authorized building and 10%incentive FSI shall be allowed on the FSI, TDR, premium FSI etc. consumed in the existing building. This shall be subject to maximum building potential.

**Ancillary FSI:**

The ancillary FSI is a new concept introduced in the UDCPR to denote common areas such as lift, lobbies staircase, flower bed, etc., which were earlier excluded from FSI computation. The above FSI shall be allowed with payment of premium as specified in UDCPR.

**- Liasoning Charges:**

To take permission for commencement certificate and building completion certificate from PMC. This process is called liasoning process.

For this statutory Approval from PMC liasoning charges for this is as below

- Government Fees- Tentatively Rs. 300/Sq.mt
- Co-ordination Fees- Tentatively Rs.300/Sq.mt

#### 4.4 PRE-QUALIFICATION METHOD

For appointment of Developer, 3/4<sup>th</sup> majority of the present members shall give in writing their approval. The selected developers or their representatives who do not register their presence for the S G M will be considered as having given their consent for the Redevelopment proposal and further process will be carried

The Prequalification criteria based on the rating are as follows

Pre Qualification of Developer						
Main Criteria	Sub-criteria	Rating	Company name			
			1	2	3	4
1)Financial	a)Financial stability	5				
	b)Turnover	5				
	c)Banking arrangement( balance sheet)	5				
	Total	15				
2)Experience	a)Machinery	10				
	b)Type of project	10				
	c)Size, number of projects	10				
	d)Man power	10				
	Total	30				
3)Management capability	a)Material	5				
	b)Past performance	5				
	c)Methodology(quality control)	5				
	d)Project management & knowledge	5				
	e)Staff qualification & experience	5				
	Total	25				
4)Health and Safety	a)Accidents	5				
	b)Insurance policy	5				
	c)Safety & health management	5				
	Total	15				
5)Reputation/History	a)Number of years in field	5				
	b) Feedback from previous client	5				
	c)Reputation in market	5				
	Total	15				
6)RERA Registration		Y/N				
	Grand Total	100				

## 4.5 Ready Reckoner Rate

DIVISION / VILLAGE : ERANDWANE Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type	Class "A" Corporation			
Local Body Name	Pune Municipal Corporation					
Land Mark	Patwardhan Garden, Laxminarayan Nagar, Indiranagar, Bharatkunj Society, Swapn Mandir Society and the area around ( T. P. S. No. 1 Erandavana )					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
17	17/302	42650	114700	130970	186270	0
212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 884/7B 884/8, 884/9, 884/10, 884/11, 884/12, 885, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 935, 936, 937, 939, 940, 942, 943, 944, 946, 947, 948, 950, 951, 952, 954, 955, 956, 958, 959, 960, 962, 963, 964, 966, 967, 968, 969, 970, 971, 973, 974, 975, 977, 978, 979, 981, 982, 983, 985, 986, 987, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060,						

## 4.6 ECONOMICAL FEASIBILITY REPORT

ARCHANA NAGAR CHS LTD.					
BUDGETARY ESTIMATE					DATE: 23.01.2024
Plot Area - 7734.94 Sq.M.			Total Built - Up Area - 37354		
SR. NO.	DESCRIPTION	AREA	Unit	RATE IN Rs / Unit	AMOUNT (RS IN LACS)
<b>1</b>	<b>GENERAL WORK</b>				
	<b>Floors</b>				
i	Parking	3320	SQM	15000	498.00
ii	Total Built-up Area for Development	34034	SQM	24000	8168.10
	<b>Total A Built-up Area</b>	<b>37354</b>	<b>SQM</b>		<b>8666.10</b>
<b>2</b>	Site Development	7735	SQM	2000	154.70
<b>3</b>	Amenities	117		24000	28.08
<b>4</b>	Landscape	1000	SQM	1800	18.00
	<b>Total B</b>				<b>200.78</b>
<b>5</b>	Mechanical Stack Parking	396	Nos.	145000	574.20
<b>6</b>	Passenger lift (8-10 person each)	8	Nos.	1700000	136.00
<b>7</b>	Electrical Power Requirement, External/ Common Lighting etc. (excluding transformer and DG)	37354	SQM	2000	747.07
<b>8</b>	Fire Fighting with Sprinklers/Fire Detection System	37354	SQM	1200	448.24
<b>9</b>	Fire Tank & Domestic Under Ground Water Tank	10,00,000	Lit	20	200.00
<b>10</b>	Over Head Water Tank	4,00,000	Lit	20	80.00
<b>11</b>	Rain Water Harvesting Pond		Lumpsum		20.00
<b>12</b>	Solar PV System (Lighting) + DG (Common Area)	200	KW	60000	120.00
<b>13</b>	Solar System (Water Heater)	1	Lumpsum		26.00
<b>14</b>	Interior (Lobby Area)	1	Lumpsum		80.00
<b>15</b>	Municipal Charges	37354	SQM	300	112.06
<b>16</b>	Government Liasoning Charges	37354	SQM	300	112.06
<b>17</b>	Building Management Systems	37354	SQM	350	130.74
<b>18</b>	Advocate Approx. Charges	1	Lumpsum		20.00
<b>19</b>	Rent Expenses for 126 existing Residential Owner (for 36 Months)	77381	Sq.ft	40	1114
<b>20</b>	Rent Expenses for 11 existing Shop Owner (for 36 Months)	2125	Sq.ft	150	115
<b>21</b>	Brokerage Charges for Flats	78150	Sq.ft	40	31.26
<b>22</b>	Brokerage Charges for Shops	2125	Sq.ft	150	3.19

SR. NO.	DESCRIPTION	AREA	Unit	RATE IN Rs / Unit	AMOUNT (RS IN LACS)
23	Relocation Charges ( To & Fro )	137	Flat	40000	54.80
24	Corpus Fund	137	Flat	200000	274.00
25	TDR - 1.4 (100% of 42650 Ready Reckoner Rate )	6823.90	SQM	42650	2910.39
26	Paid Premium Fsi - 0.5 (35% of 42650 Ready Reckoner Rate)	3867.47	SQM	14928	577.32
27	Ancillary Fsi - Additional 0.6 (15% of 42650 Ready Reckoner Rate)	12762.65	SQM	6398	816.49
28	Incentive F.S.I - 0.3 (15% of 42650 Ready Reckoner Rate)	2071.28	SQM	6398	132.51
29	Land Development Charges (1% of 42650 Ready Reckoner Rate)	7735	SQM	427	32.99
30	Built-up Charges (4% of 42650 Ready Reckoner Rate)	34034	SQM	1706	580.62
31	Development Agreement Charges (DAPA) (7% of 42650 Ready Reckoner Rate)	3704	SQM	2986	110.57
32	Consultant Charges	37354	SQM	1076.39	402.07
33	Marketing Charges	17332	SQM	538.195	93.28
34	Admin & Overhead Charges	37354	SQM	807.2925	301.55
35	Property Tax (10000 / year / Tenament)	137	Flat	10000	41.10
36	Electrical & drainage charges (20000 / Tenament)	137	Flat	20000	68.50
37	Audit Fees	1	Lumpsum		5.00
38	G.S.T Charges (5% of Saleable Cost)	3704	SQM	6727	622.90
	<b>Total (1 to38)</b>				<b>19961</b>
39	<b>Add Contingencies 5%</b>				<b>998</b>
40	<b>Project Development Administration Charges (PMC)</b>		Lumpsum		<b>63</b>
41	Considering Interest Cost Up to Plinth	17%			2585.62
	<b>Total Estimate Project Cost</b>				<b>23,607</b>
42	Saleable Cost ( Rs12000 / Sqft ) Considering 1.35 Saleable Factor (RERA CARPET AREA)	15400.00	SQM	129167	26853.78
43	Saleable Cost ( Rs15000 / Sqft ) Considering 1.40 Saleable Factor (RERA CARPET AREA)	231.00	SQM	161459	522.16
44	Compensation from MAHADA for the hand overed area of 1701 sqm (may differ as per rate allowed from MAHADA)	1701.00	SQM	57350	975.52
45	Saleable Car Parking	250.00	Nos.	200000	500.00
46	<b>GROSS PROFIT TO THE DEVELOPER</b>				<b>5,244.08</b>
47	<b>NET PROFIT say Rs: in Cr.</b>				<b>Rs. 52.44</b>
PS:	1. The above estimate is as per thumb rule and based on proposal drawing.				
<b>Prepared by TALLER</b>					

## 4.7 NOTES

- We are giving all the tenements to their existing area free of cost (rebuilt inclusive terrace, balcony as in case)
- The developer will offer minimum 20% Extra built-up area to each tenement can be given by the developer pre-decided market saleable price
  - All rate Considered, above are based on -
    - i. Current / Prevailing market costs for construction and demolition
    - ii. TDR cost considered is as per verified PMC Data
    - iii. Premium for FSI is based RRR (Published by State Govt. Of Maharashtra)
    - iv. Premium for redevelopment FSI is taken from UDCPR Published by Govt. Of Maharashtra as per Instruction.
    - v. Premium for Ancillary FSI is considered as per UDCPR & Subsequently notes and Instructions.

#### 4.8 PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA (Sq.Ft.) Building - 1

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
Building No. 1				
1	1	900	450	1350
2	2	900	450	1350
3	3	900	450	1350
4	4	900	450	1350
5	5	900	450	1350
6	6	900	450	1350
7	7	900	450	1350
8	8	900	450	1350
9	9	900	450	1350
10	10	900	450	1350
11	11	900	450	1350
12	12	900	450	1350

#### PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA (Sq.M) Building - 1

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
Building No. 1				
1	1	83.61	41.81	125.42
2	2	83.61	41.81	125.42
3	3	83.61	41.81	125.42
4	4	83.61	41.81	125.42
5	5	83.61	41.81	125.42
6	6	83.61	41.81	125.42
7	7	83.61	41.81	125.42
8	8	83.61	41.81	125.42
9	9	83.61	41.81	125.42
10	10	83.61	41.81	125.42
11	11	83.61	41.81	125.42
12	12	83.61	41.81	125.42

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA – (Sq.Ft.) Building – 2**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
Building No. 2				
13	1	856.38	428.19	1284.57
14	2	900	450	1350
15	3	900	450	1350
16	4	900	450	1350
17	5	900	450	1350
18	6	900	450	1350
19	7	900	450	1350
20	8	900	450	1350
21	9	900	450	1350
22	10	900	450	1350
23	11	900	450	1350
24	12	900	450	1350

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA (Sq.M) Building – 2**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
Building No. 2				
13	1	79.6	39.78	119.34
14	2	83.6	41.81	125.42
15	3	83.6	41.81	125.42
16	4	83.6	41.81	125.42
17	5	83.6	41.81	125.42
18	6	83.6	41.81	125.42
19	7	83.6	41.81	125.42
20	8	83.6	41.81	125.42
21	9	83.6	41.81	125.42
22	10	83.6	41.81	125.42
23	11	83.6	41.81	125.42
24	12	83.6	41.81	125.42

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA – (Sq.Ft.) Building - 3**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
<b>Building No. 3</b>				
25	1	480	240	720
26	2	480	240	720
27	3	480	240	720
28	4	480	240	720
29	5	480	240	720
30	6	480	240	720
31	7	480	240	720
32	8	480	240	720
33	9	480	240	720
34	10	480	240	720
35	11	480	240	720
36	12	480	240	720

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA (Sq.M) Building - 3**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
<b>Building No. 3</b>				
25	1	44.59	22.30	66.89
26	2	44.59	22.30	66.89
27	3	44.59	22.30	66.89
28	4	44.59	22.30	66.89
29	5	44.59	22.30	66.89
30	6	44.59	22.30	66.89
31	7	44.59	22.30	66.89
32	8	44.59	22.30	66.89
33	9	44.59	22.30	66.89
34	10	44.59	22.30	66.89
35	11	44.59	22.30	66.89
36	12	44.59	22.30	66.89

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA – (Sq.Ft.) Building – 4**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
Building No. 4				
37	1	480	240	720
38	2	480	240	720
39	3	480	240	720
40	4	480	240	720
41	5	480	240	720
42	6	480	240	720
43	7	480	240	720
44	8	480	240	720
45	9	480	240	720
46	10	480	240	720
47	11	480	240	720
48	12	480	240	720

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA (Sq.M) Building – 4**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
Building No. 4				
37	1	44.59	22.30	66.89
38	2	44.59	22.30	66.89
39	3	44.59	22.30	66.89
40	4	44.59	22.30	66.89
41	5	44.59	22.30	66.89
42	6	44.59	22.30	66.89
43	7	44.59	22.30	66.89
44	8	44.59	22.30	66.89
45	9	44.59	22.30	66.89
46	10	44.59	22.30	66.89
47	11	44.59	22.30	66.89
48	12	44.59	22.30	66.89

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA – (Sq.Ft.) Building – 5**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
<b>Building No. 5</b>				
49	1	480	240	720
50	2	480	240	720
51	3	480	240	720
52	4	480	240	720
53	5	480	240	720
54	6	480	240	720
55	7	480	240	720
56	8	480	240	720
57	9	480	240	720
58	10	480	240	720
59	11	480	240	720
60	12	480	240	720

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA (Sq.M) Building - 5**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
<b>Building No. 5</b>				
49	1	44.59	22.30	66.89
50	2	44.59	22.30	66.89
51	3	44.59	22.30	66.89
52	4	44.59	22.30	66.89
53	5	44.59	22.30	66.89
54	6	44.59	22.30	66.89
55	7	44.59	22.30	66.89
56	8	44.59	22.30	66.89
57	9	44.59	22.30	66.89
58	10	44.59	22.30	66.89
59	11	44.59	22.30	66.89
60	12	44.59	22.30	66.89

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA – (Sq.Ft.) Building – 6**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
<b>Building No. 6</b>				
61	1	480	240	720
62	2	480	240	720
63	3	480	240	720
64	4	480	240	720
65	5	480	240	720
66	6	480	240	720
67	7	480	240	720
68	8	480	240	720
69	9	480	240	720
70	10	480	240	720
71	11	480	240	720
72	12	480	240	720

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA (Sq.M) Building - 6**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
<b>Building No. 6</b>				
61	1	44.59	22.30	66.89
62	2	44.59	22.30	66.89
63	3	44.59	22.30	66.89
64	4	44.59	22.30	66.89
65	5	44.59	22.30	66.89
66	6	44.59	22.30	66.89
67	7	44.59	22.30	66.89
68	8	44.59	22.30	66.89
69	9	44.59	22.30	66.89
70	10	44.59	22.30	66.89
71	11	44.59	22.30	66.89
72	12	44.59	22.30	66.89

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA – (Sq.Ft.) Building - 7(C)**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
Building No. 7 ( C )				
73	1	540	270	810
74	2	520	260	780
75	3	540	270	810
76	4	540	270	810
77	5	540	270	810
78	6	540	270	810
79	7	530	265	795
80	8	540	270	810
81	9	525	262.5	787.5
82	10	500	250	750
83	11	520	260	780
84	12	540	270	810
85	13	540	270	810
86	14	540	270	810
87	15	540	270	810
88	16	540	270	810
89	17	540	270	810
90	18	500	250	750
91	19	540	270	810
92	20	540	270	810
93	21	540	270	810
94	22	540	270	810
95	23	540	270	810
96	24	540	270	810
97	25	540	270	810
98	26	500	250	750
99	27	498	249	747
100	28	540	270	810
101	29	540	270	810
102	30	520	260	780
103	31	518	270	810
104	32	540	270	810

**Note : - Few flat owners have not mentioned there areas in the document submitted by the society, so there areas (marked in red colour) have been assumed at higher end in that particular building.**

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA (Sq.M) Building – 7(C)**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
<b>Building No. 7 ( C )</b>				
73	1	50.17	25.08	75.25
74	2	48.31	24.15	72.46
75	3	50.17	25.08	75.25
76	4	50.17	25.08	75.25
77	5	50.17	25.08	75.25
78	6	50.17	25.08	75.25
79	7	49.24	24.62	73.86
80	8	50.17	25.08	75.25
81	9	48.77	24.39	73.16
82	10	46.45	23.23	69.68
83	11	48.31	24.15	72.46
84	12	48.31	24.15	72.46
85	13	50.17	25.08	75.25
86	14	50.17	25.08	75.25
87	15	50.17	25.08	75.25
88	16	50.17	25.08	75.25
89	17	50.17	25.08	75.25
90	18	46.45	23.23	69.68
91	19	50.17	25.08	75.25
92	20	50.17	25.08	75.25
93	21	50.17	25.08	75.25
94	22	50.17	25.08	75.25
95	23	50.17	25.08	75.25
96	24	50.17	25.08	75.25
97	25	50.17	25.08	75.25
98	26	46.45	23.23	69.68
99	27	46.27	23.13	69.40
100	28	50.17	25.08	75.25
101	29	50.17	25.08	75.25
102	30	48.31	24.15	72.46
103	31	48.12	24.06	72.19
104	32	50.17	25.08	75.25

**Note : - Few flat owners have not mentioned there areas in the document submitted by the society, so there areas (marked in red colour) have been assumed at higher end in that particular building.**

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA – (Sq.Ft.) Building – 8(D)**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
Building No. 8 ( D ) FLATS				
105	1	750	375	1125
106	2	780	390	1170
107	3	780	390	1170
108	4	780	390	1170
109	5	780	390	1170
110	6	550	275	825
111	7	750	375	1125
112	8	720	360	1080
113	9	750	375	1125
114	10	750	375	1125
115	11	780	390	1170
116	12	530	265	795
117	13	750	375	1125
118	14	750	375	1125
119	15	750	375	1125
120	16	540	270	810
121	17	750	375	1125
122	18	780	390	1170
123	19	424	212	636
124	20	720	360	1080
125	21	580	290	870
126	22	1050	525	1575

**Note : - Few flat owners have not mentioned there areas in the document submitted by the society, so there areas (marked in red colour) have been assumed at higher end in that particular building.**

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA (Sq.M) Building – 8 ( D )**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
Building No. 8 ( D ) FLATS				
105	1	69.68	34.84	104.52
106	2	72.46	36.23	108.70
107	3	72.46	36.23	108.70
108	4	72.46	36.23	108.70
109	5	72.46	36.23	108.70
110	6	51.10	25.55	76.64
111	7	69.68	34.84	104.52
112	8	66.89	33.44	100.33
113	9	69.68	34.84	104.52
114	10	69.68	34.84	104.52
115	11	72.46	36.23	108.70
116	12	49.24	24.62	73.86
117	13	69.68	34.84	104.52
118	14	69.68	34.84	104.52
119	15	69.68	34.84	104.52
120	16	50.17	25.08	75.25
121	17	69.68	34.84	104.52
122	18	72.46	36.23	108.70
123	19	39.39	19.70	59.09
124	20	66.89	33.44	100.33
125	21	53.88	26.94	80.82
126	22	97.55	48.77	146.32

**Note : - Few flat owners have not mentioned there areas in the document submitted by the society, so there areas (marked in red colour) have been assumed at higher end in that particular building.**

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA – (Sq.Ft.) Building - D**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
<b>Building No. 8 ( D ) SHOPS</b>				
127	1	250	125	375
128	2	150	75	225
129	3	125	62.5	187.5
130	4	170	85	255
131	5	230	115	345
132	6	170	85	255
133	7	235	117.5	352.5
134	8	220	110	330
135	9	150	75	225
136	10	175	87.5	262.5
137	11	250	125	375

**PROPOSED EXTRA AREA ON EXISTING BUILT-UP AREA (Sq.M) Building - D**

Sr. No.	Flat No.	Existing Built - up Area	Extra 50% on Built-up Area	Total Proposed Built-up Area
<b>Building No. 8 ( D ) SHOPS</b>				
127	1	23.23	11.61	34.84
128	2	13.94	6.97	20.90
129	3	11.61	5.81	17.42
130	4	15.79	7.90	23.69
131	5	21.37	10.68	32.05
132	6	15.79	7.90	23.69
133	7	21.83	10.92	32.75
134	8	20.44	10.22	30.66
135	9	13.94	6.97	20.90
136	10	16.26	8.13	24.39
137	11	23.23	11.61	34.84

#### **4.9 PROPOSED REDEVELOPMENT PLAN**

**NOTE: The plans are puerly tentative and prepared with intention to arive at propable development plan and probable total built-up area based on which developers can offer excess area to each member. The said plan should not be shared by any of the society members with probable developers.**

## **5.0 CONCLUSION / SUMMARY:**

Since the proposal appears to be beneficial to Hon'ble Society Members as also to the developer. The proposal is purely feasible and TALLER intends to execute the Development Project for Archana Nagar Co-operative Housing Society Ltd. as per PMC guidelines and mutually resolved terms and conditions as total PMC of the project.

## **5.1 ACTION PLAN:**

- a. Inviting Tenders from probable builders.
- b. Pre - qualification of bidders.
- c. Site visits on bidders' sites and feedback from existing users.
- d. Scrutiny of Tenders / Offers.
- e. Negotiation Process.
- f. Finalisation of terms along with Society's Legal Consultant.
- g. Issue of L.O.I. to the selected bidder.
- h. Execution of MOU as per guidelines from legal consultant of the society.
- i. Execution of Development Agreement along with legal consultant.

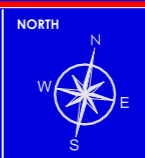


# Project Management Consultancy for REDEVELOPMENT





**SITE PLAN**  
WITH TYPICAL FLOOR PLAN





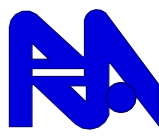
**SITE PLAN**  
WITH GROUND FLOOR PLAN

**REDEVELOPMENT OF ARCHANA NAGAR**  
**CHS ERANDAWANE, PUNE**

**SITE PLAN**  
(WITH GROUND FLOOR PLAN)

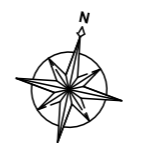


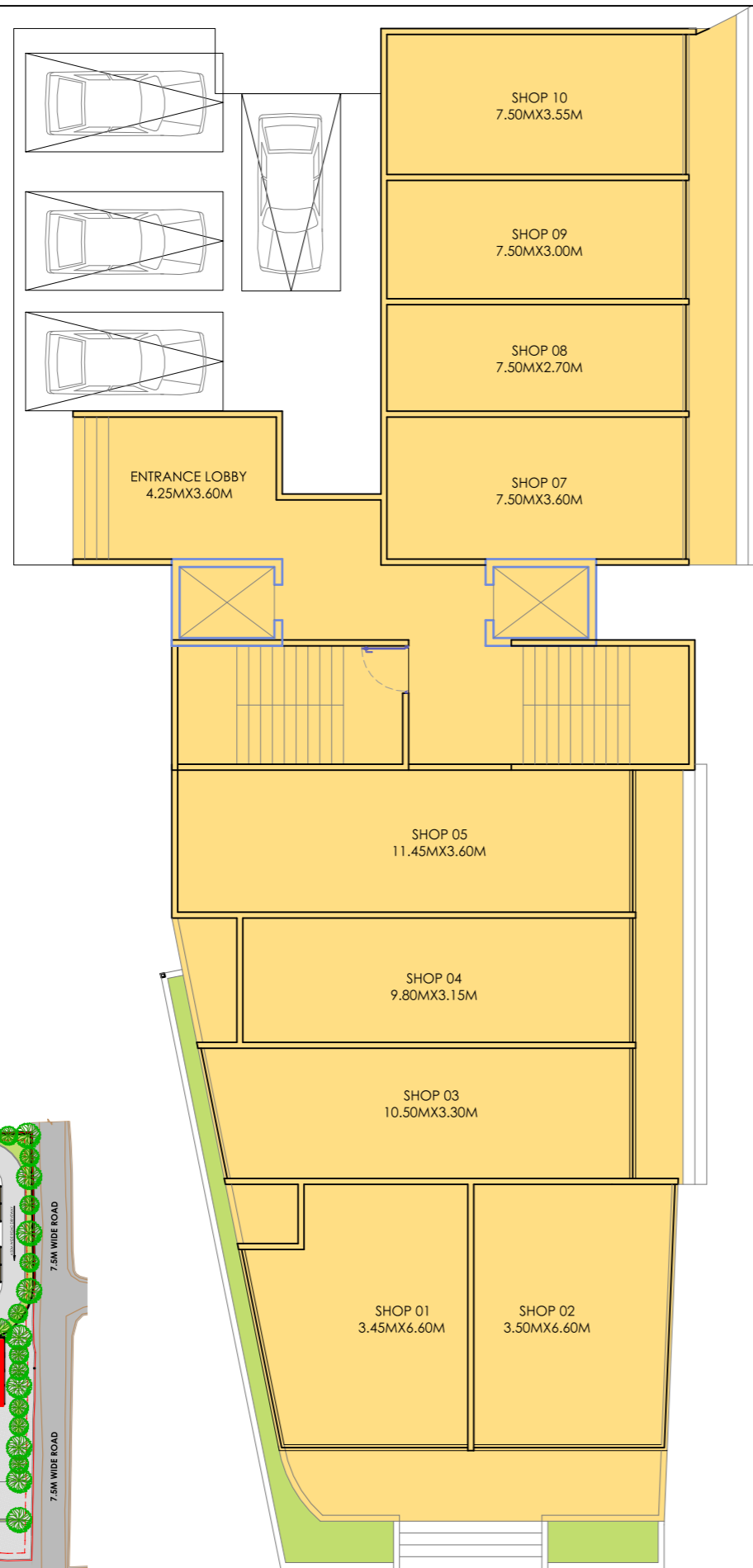
**PRASHANT DESHMUKH AND ASSOCIATES**  
ARCHITECTURAL & ENGINEERING CONSULTANTS  
1/62-B, PADMADARSHAN SOC.,  
PUNE - SATARA ROAD, PUNE - 411 009.  
TELEFAX :- 2422 78 96 32907142 24218714



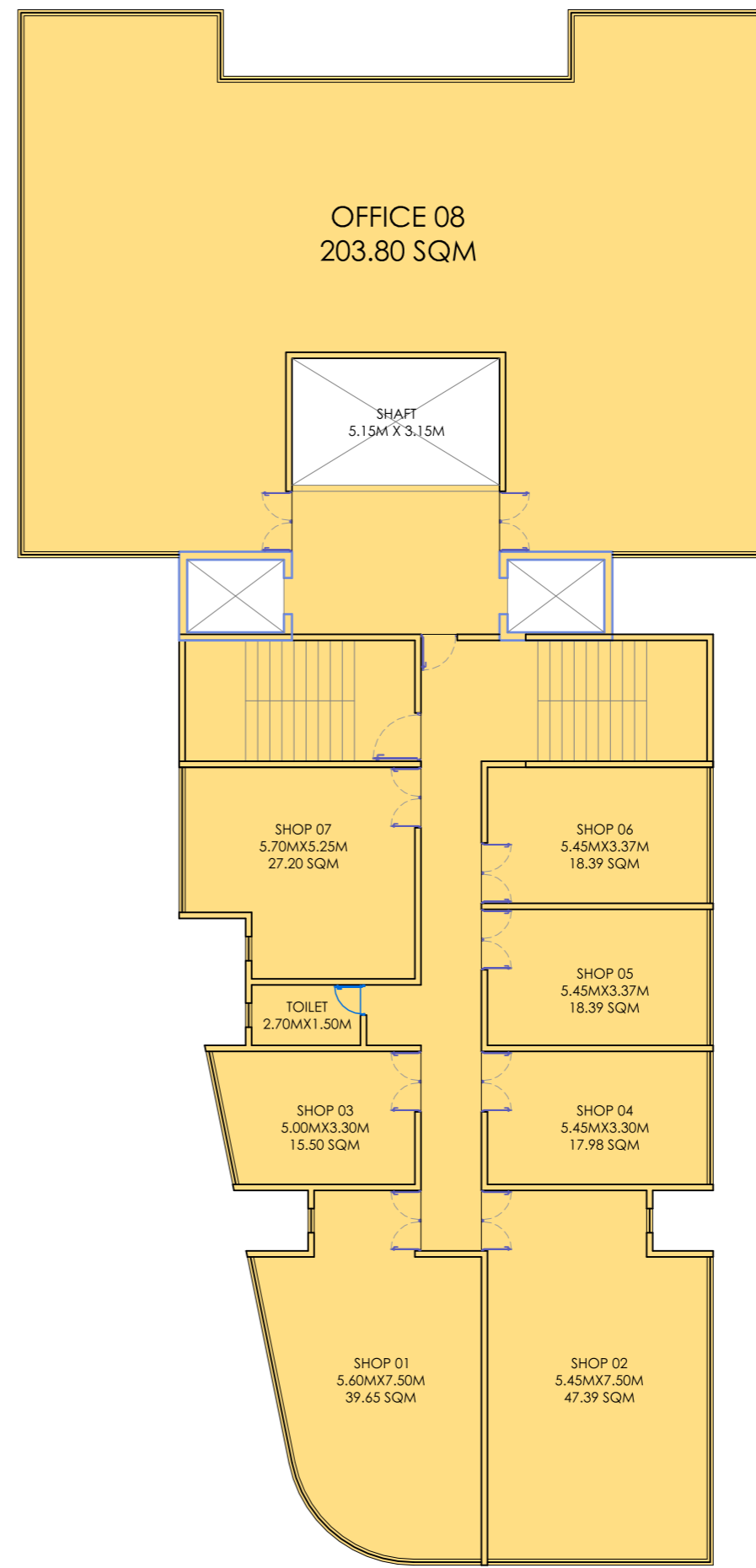


**SITE PLAN**  
WITH BASEMENT FLOOR PLAN





**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



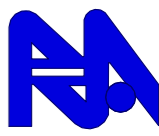
**SITE PLAN**  
WITH TYPICAL FLOOR PLAN

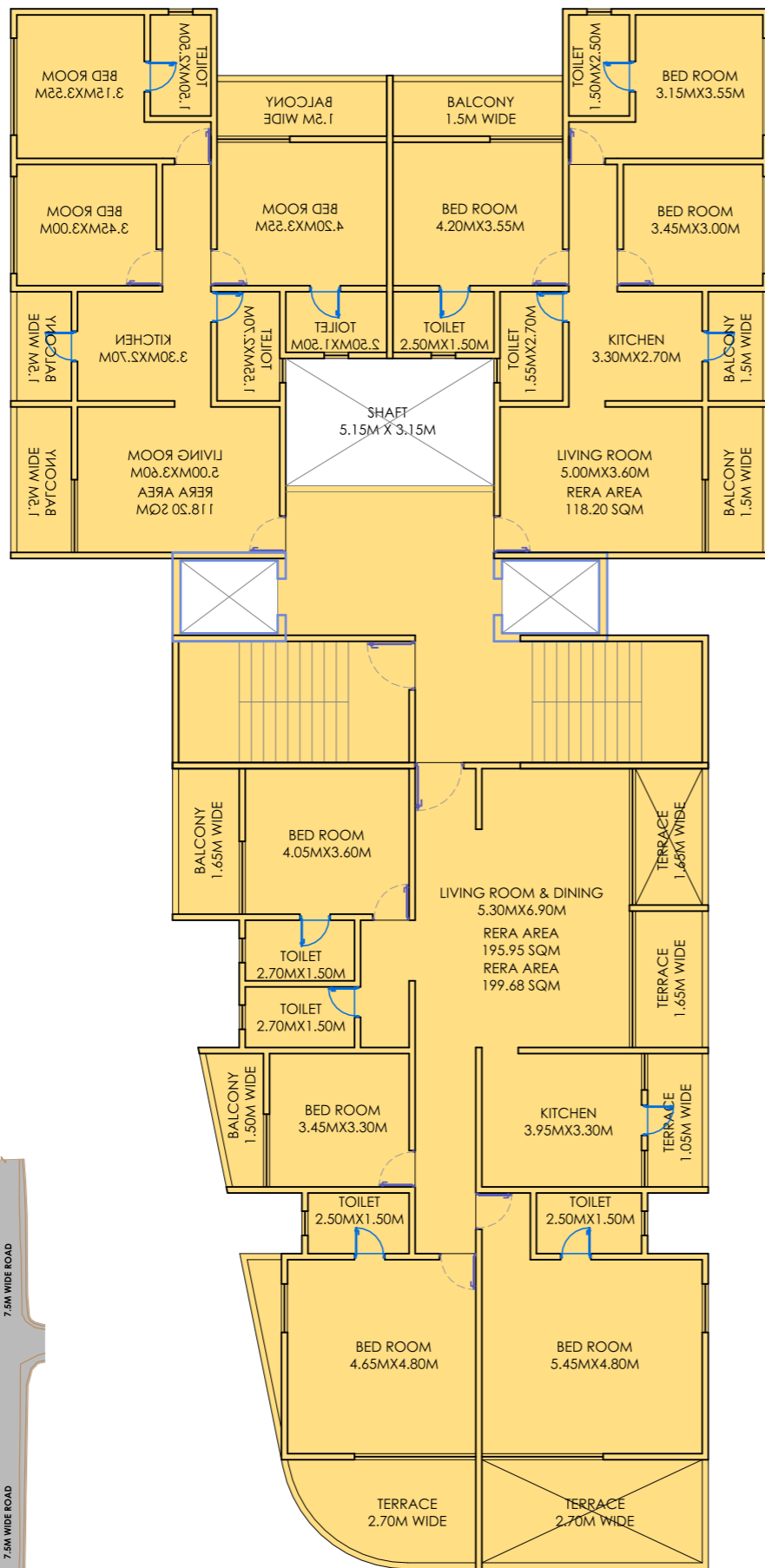
**REDEVELOPMENT OF ARCHANA NAGAR  
CHS ERANDAWANE, PUNE**

**A-WING  
GROUND FLOOR PLAN**

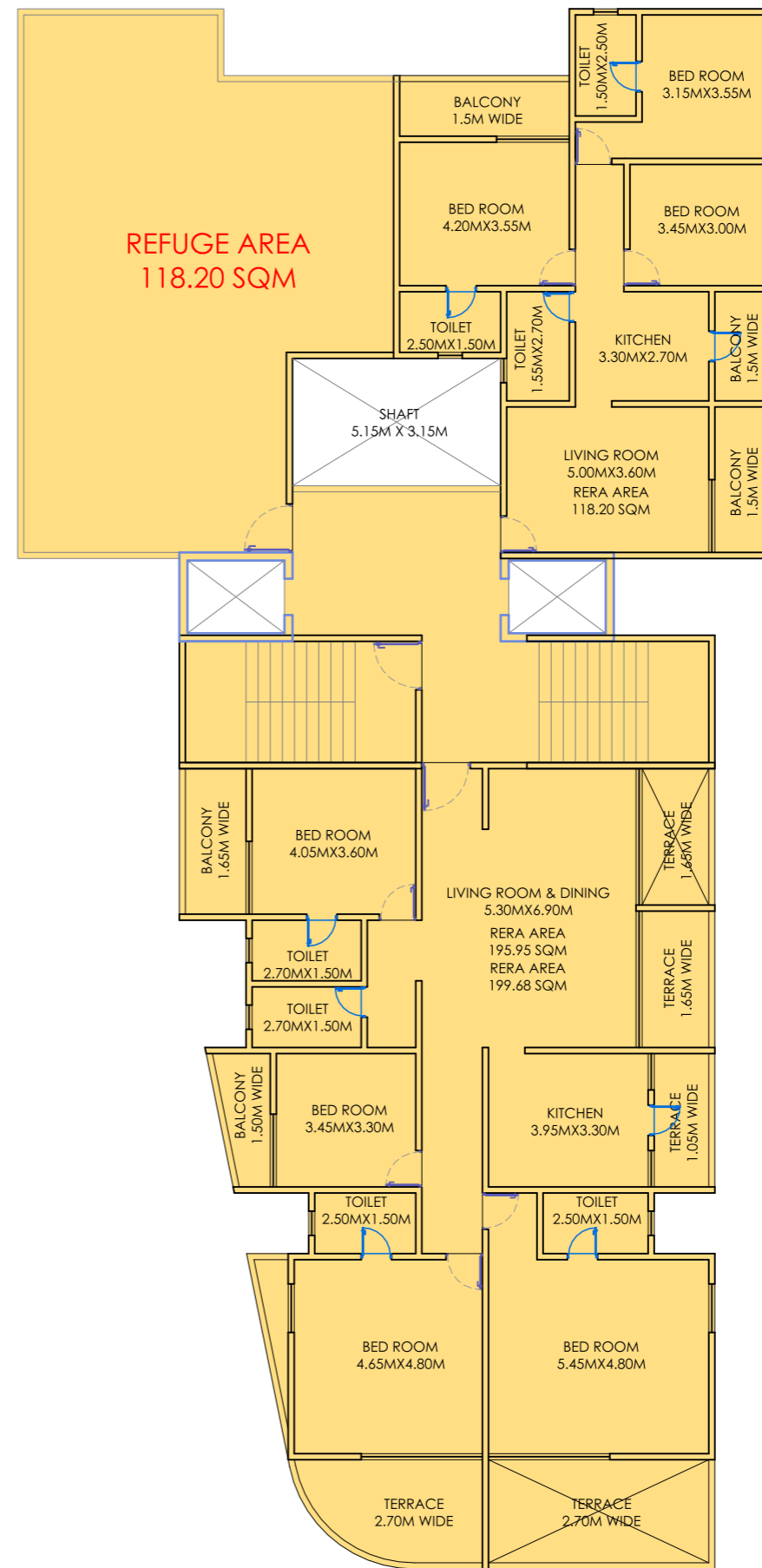


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**2ND-6TH , 8TH-11TH & 13TH  
FLOOR PLAN**



**7TH, 12TH & 14TH  
FLOOR PLAN**



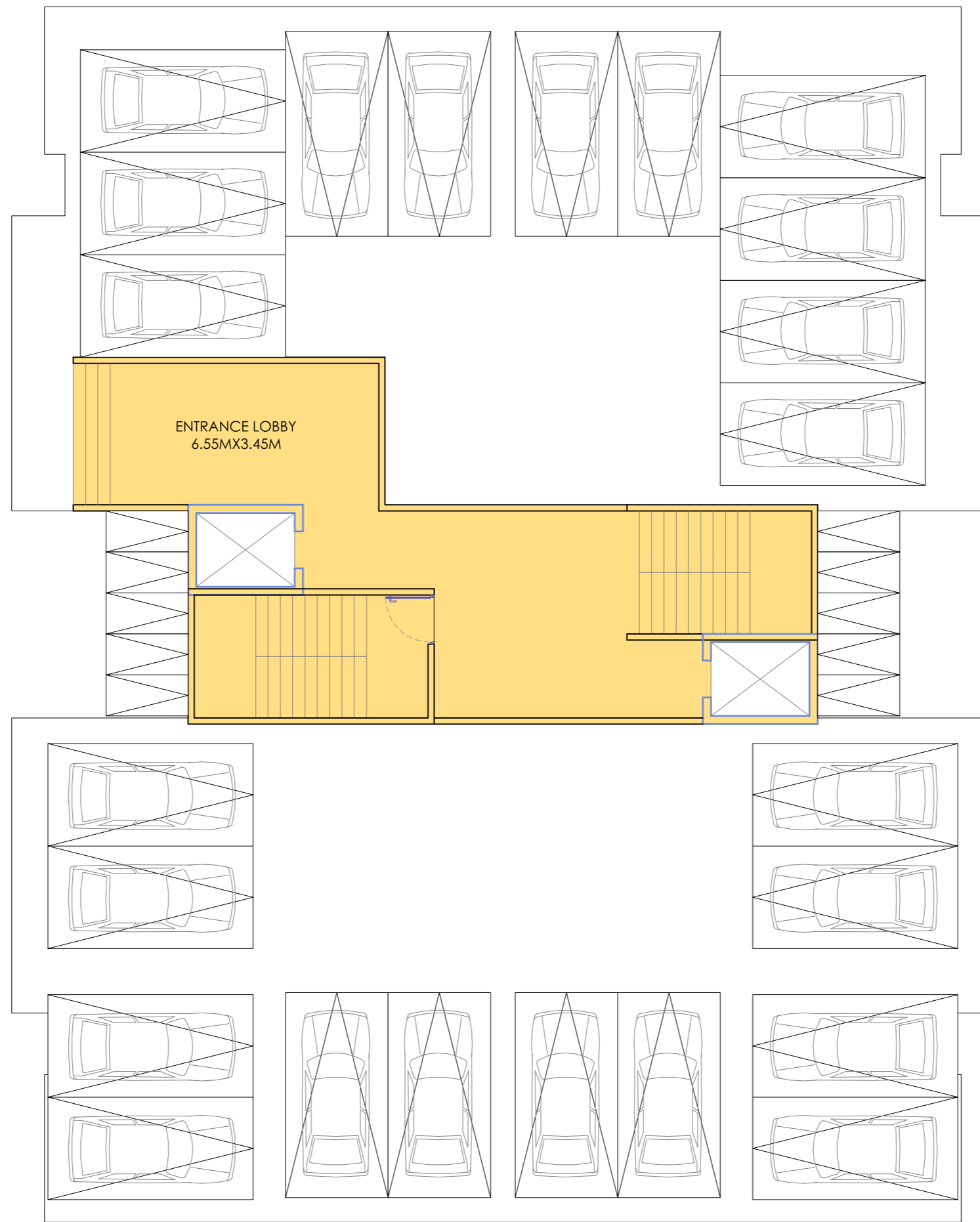
**REDEVELOPMENT OF ARCHANA NAGAR  
CHS ERANDAWANE , PUNE**

**A-WING  
TYPICAL FLOOR PLANS**



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TELEFAX :- 2422 78 96 32907142 24218714





# GROUND FLOOR PLAN



SITE PLAN  
WITH TYPICAL FLOOR PLAN

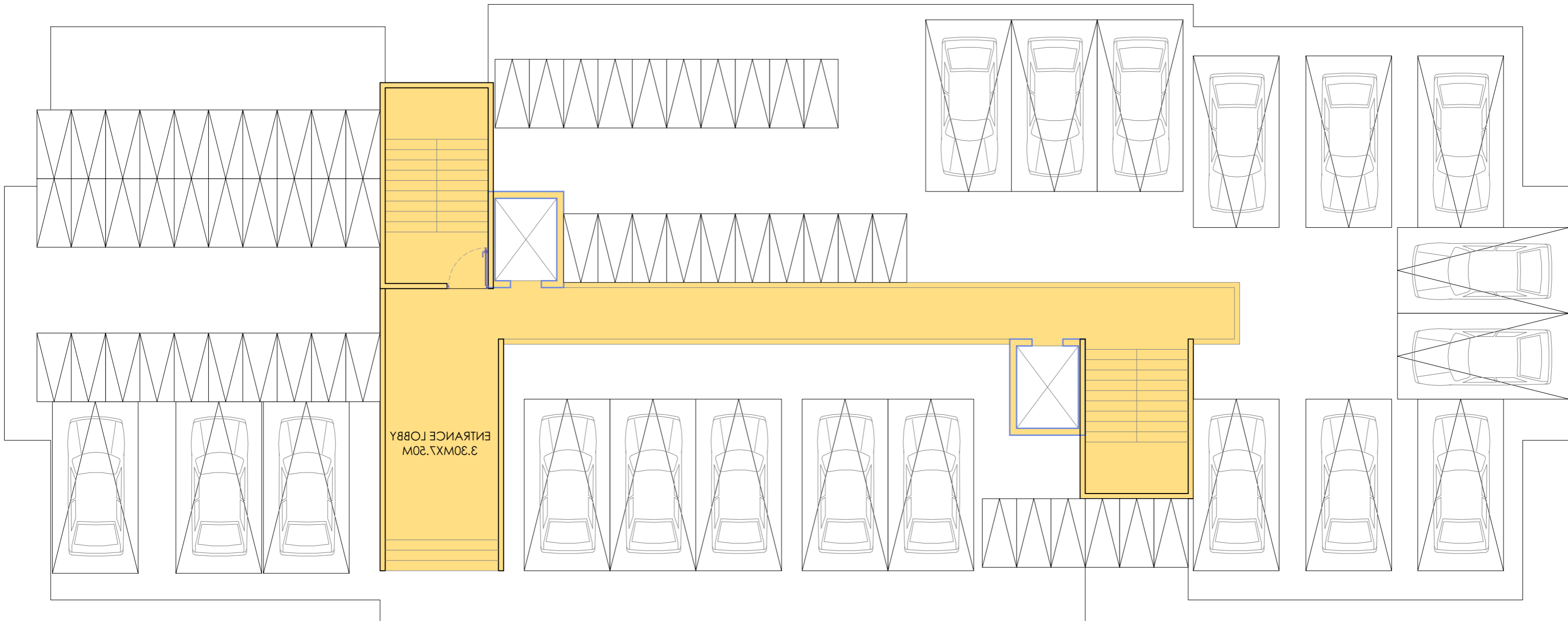






# 7TH, 12TH & 14TH FLOOR PLAN

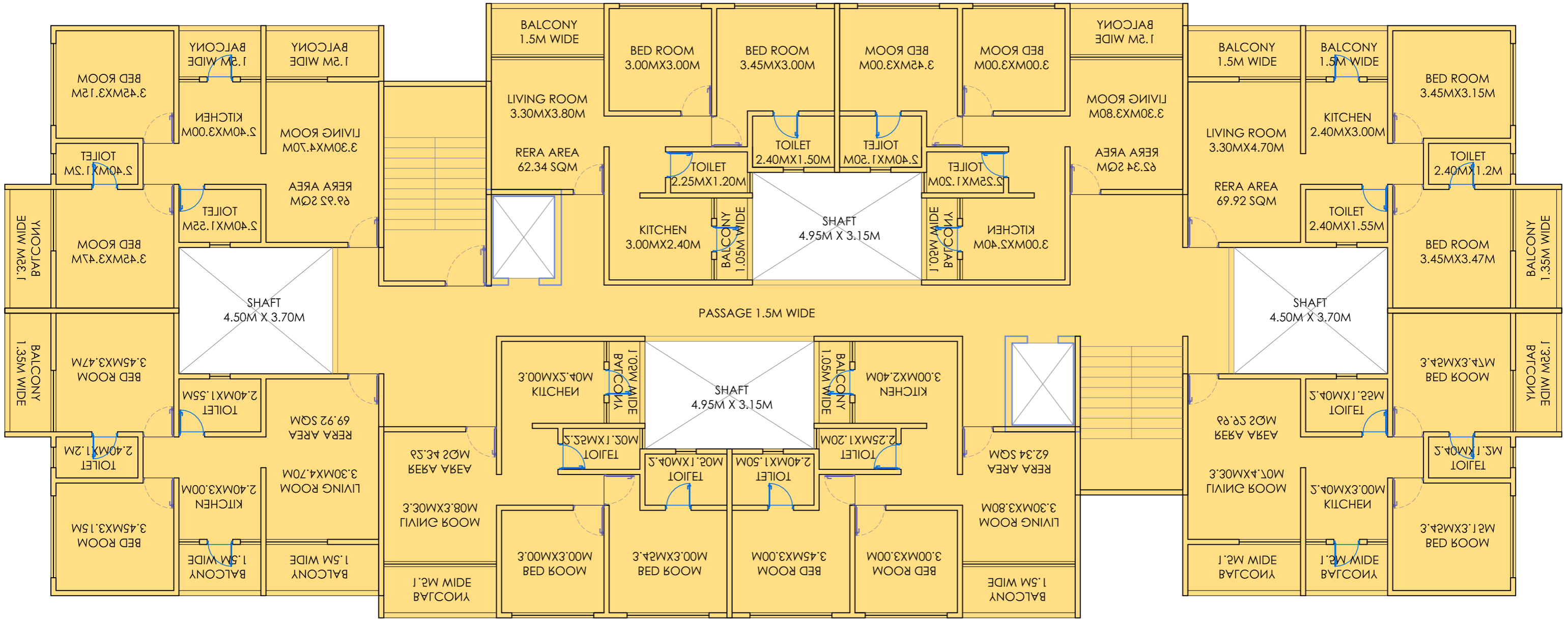




ENTRANCE LOBBY  
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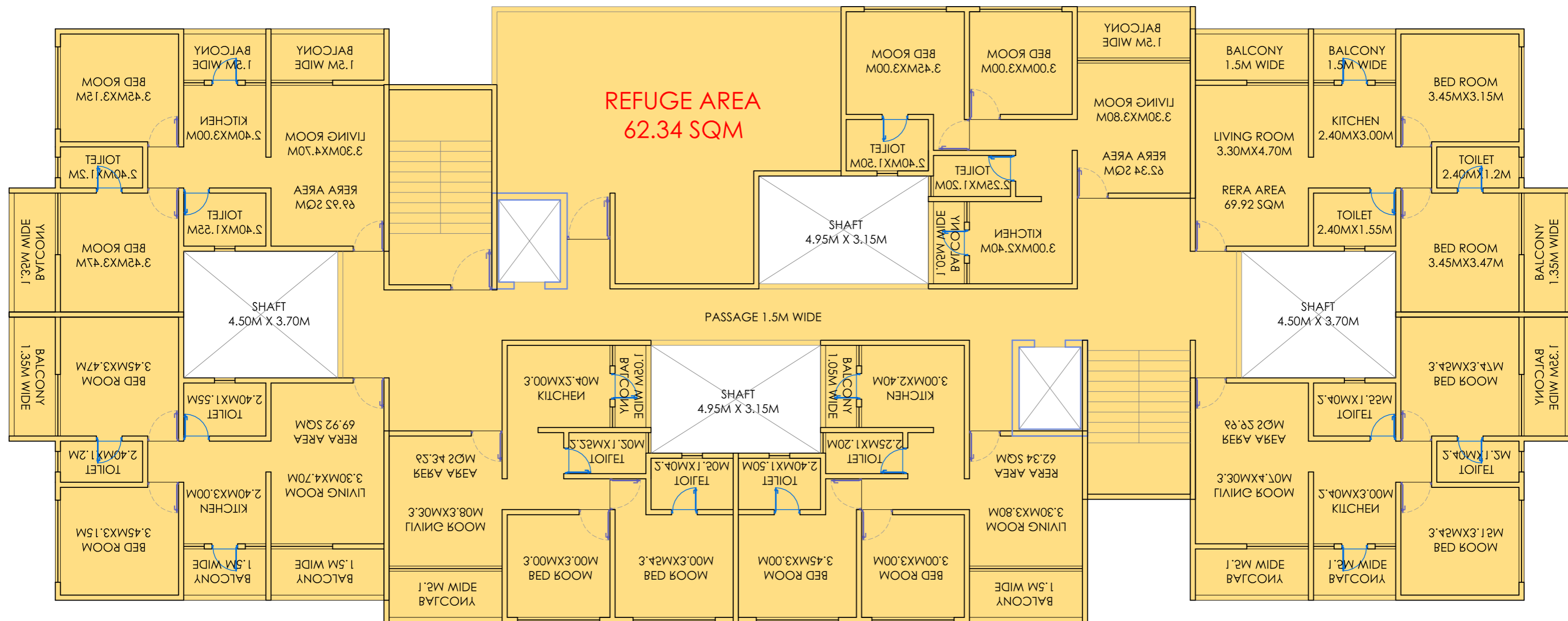
# GROUND FLOOR PLAN



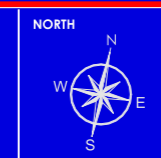


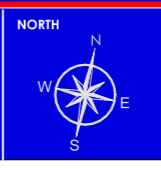
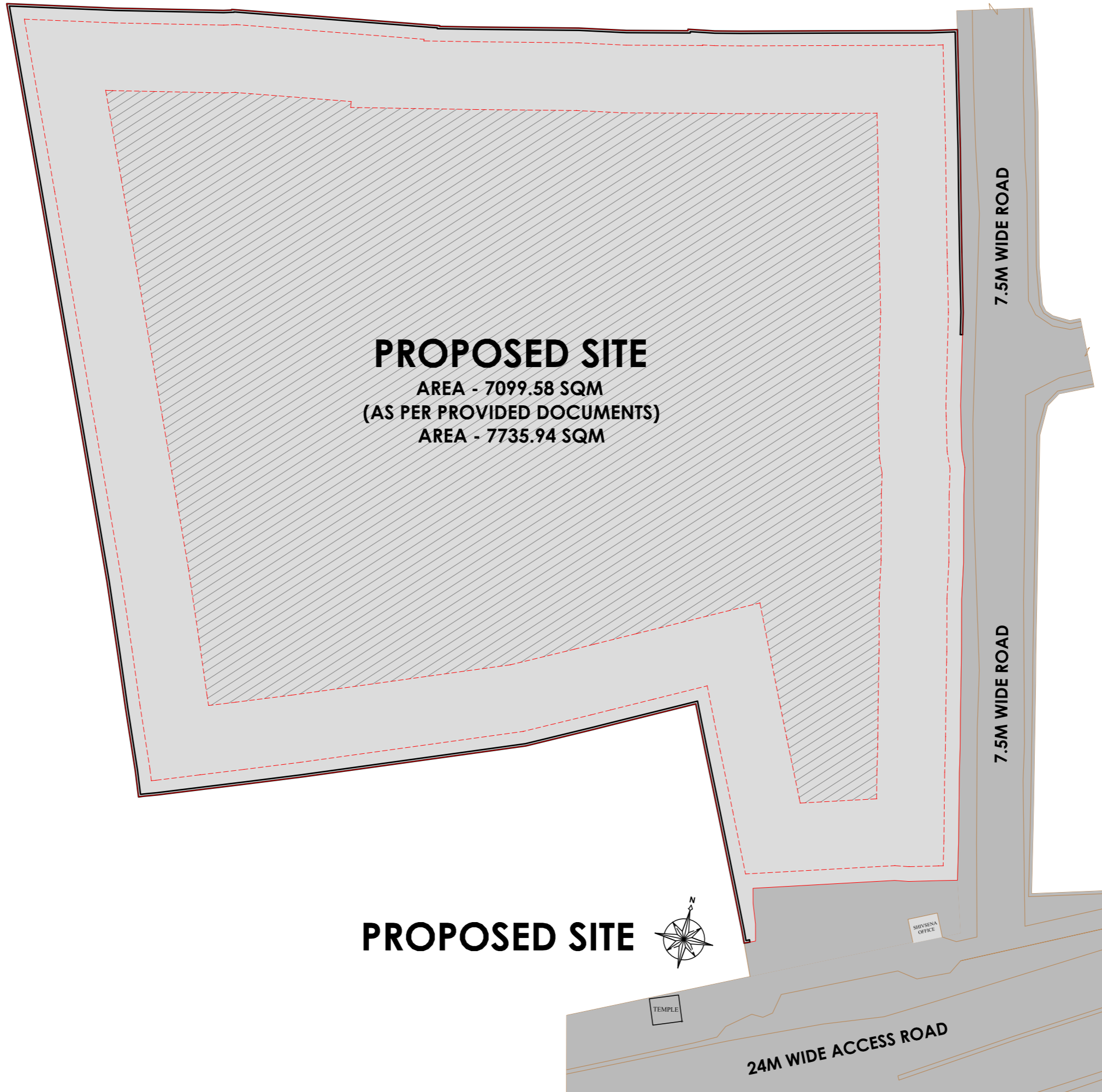
# 1ST-6TH , 8TH-11TH & 13TH FLOOR PLAN





# 7TH, 12TH & 14TH FLOOR PLAN







## **TALLER PROJECT MANAGEMENT CONSULTANCY**

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**Ar. Prashant Deshmukh**

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**Thank you...**

