



E GROUP ARCHITECTURE

DESIGN AND DESIGN MANAGEMENT

BUILDING A BETTER FUTURE

Presentation for
New Sujata Co-operative Housing Society
S.no.361/362 Bund Garden Road, Pune 1

Date: 30th December 2023





“

OUR MISSION IS TO BUILD
NOT JUST STRUCTURES, BUT
ALSO RELATIONSHIPS THAT
STAND THE TEST OF TIME.





400 +

HOUSING SOCIETIES
CONSULTATION FOR
REDEVELOPMENT

180 +

FEASIBILITY REPORTS
SUBMITTED

100 +

SOCIETIES CURRENTLY
CONSULTING
AS PMC CONSULTANTS

50 +

PROJECT
UNDER
CONSTRUCTION



We are a team of handful professionals dedicated towards enhancement & betterment of entire Re-development compliance procedure for our clients.

E Group Architecture is specialist in all required technical, legal, financial compliances for redevelopment.

SERVICE SPECTRUM

ARCHITECTURAL
AUDIT

LEGAL
AUDIT

CO-OPERATIVE
COMPLIANCES

FINANCIAL
ADVISORY

OUR TEAM

Meet our skilled team of architects, legal advisor, project managers, and CA, dedicated to bringing your vision to life.



HARSHAL
KAVADIKAR



KIRAN
KABRA



KETAN
JAJU



ABHISHEK
KHANDALKAR



E GROUP ARCHITECTURE

Key Team Members



E GROUP ARCHITECTURE



Architect Team

- Senior Architects (10 Yrs+) - 02
- Junior Architects (2 Yrs+) - 02



Legal Team

- Associate Advocate (10 Yrs+) - 02
- Associate Advocate (3 Yrs+) - 02
- Legal Intern - 03



Project Co-ordinator

For all documentation & society correspondence/communication etc.



Civil Engineers

- Experience more than 20+ - 01
- Experience more than 5+ - 01



IT Team



- Draughtsman (10+ Yrs)
- Office Administration and Mentor for Architectural Design Support (Guru Shishya Parampara) with experience of more than 40 years



Finance



Ar. Harshal Kavdikar



E GROUP ARCHITECTURE

EXPERIENCE IN FIGURES

6000⁺ Interactions with members for re-development

4000⁺ Units Designed for Residential users across Maharashtra

100⁺ Projects designed and Completed for Housing Layouts

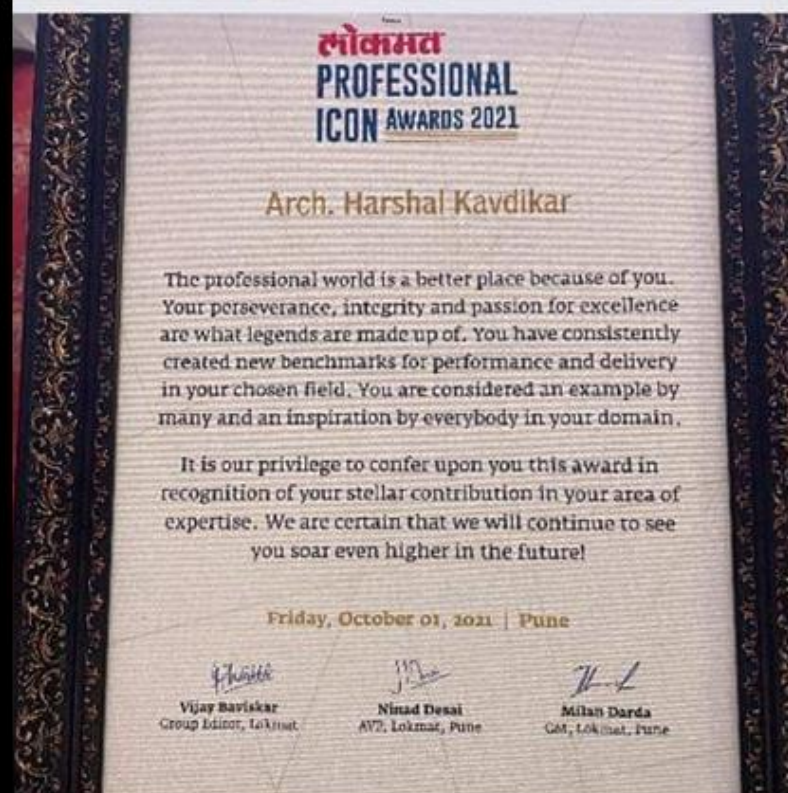
People and System
Driven Approach

**Worked on key projects for various
industries across Maharashtra**

SPECIAL ACHIEVEMENT



Professional Icon of the Year Award 2021 by Lokmat Group



LANDMARK PROJECT



**Paranjape Schemes Construction Ltd
and Athashri Foundation, Pune**

168

Home Units
in Phase I

165

Home Units
in Phase II

**SENIOR
CITIZEN
HOUSING
PROJECT**





Adv. Kiran Kabra



E GROUP ARCHITECTURE

EXPERIENCE IN FIGURES

2000⁺ Individual Search and Title for Property – Residential Units

2500⁺ Search and Title Report for Commercial Property

150⁺ Project Finance Reports – Legal Reports and Documentation

200⁺ Commercial Documentations for Industries

Worked on various commercial and legal documentations – for various industries across Maharashtra



KETAN
JAJU



E GROUP ARCHITECTURE



ABHISHEK
KHANDALKAR

- An expert in financial domain.
- With experience of more than 18 years; Ketan is presently helping corporate in designing strategies and fundraising.
- He also worked with various funds and Institution helping them analysing different markets and doing diligence on developers for their project & financial stability.
- With this expertise & insight about the micro market and financial situation of various developer, we ensure that the developer selected by the society is financially strong and capable of delivering the promised deliverables.

- Professional experience of 17 years
- Strength in IT Operations/application development management
- key strength for Nilay Sarathi - Website Development and Digital media establishment for communication in between redevelopment stakeholders

REDEVELOPMENT TERMINOLOGY OVERVIEW



E GROUP ARCHITECTURE

WHAT IS REDEVELOPMENT?

- OLD BUILDING TO BE RECONSTRUCTED
- ON THE SAME PLOT WITH MODERN AND
UPDATED FACILITIES ACCOMODATING
ORIGINAL MEMBERS



STATE & CENTRAL LAWS

- Guidelines For Re-Development, 2009
 - Maharashtra Ownership Flats Act
 - Consumer Protection Act
 - RERA
 - GR on Re-development by State
Government of Maharashtra dtd 04.07.2019
 - GR on ULC and related laws.
 - GR on Self Re-development by State
Government of Maharashtra dtd 13.09.2019
-

**GR ON RE-DEVELOPMENT OF
CO-OPERATIVE HOUSING SOCIETY**

04.07.2019





WHAT IS P.M.C ?



TEAM OF PROFESSIONALS



ARCHITECTS



LEGAL ADVISORS



IT
PROFESSIONALS



CHARTERED
ACCOUNTANT



WHY PROFESSIONALS ARE NEEDED?

- Complex procedures at various stages
- Architecture , Legal , Financial documentation support needed.
- Laws applicable – Umbrella of laws – All real Estate Laws + Co-operative Laws, Guidelines, Policies etc + Personal Laws (Legal Heirs) + Development Laws
- Regulatory Authorities – Pune Municipal Corporation, Revenue Authorities, Urban Land Ceiling Departments, Environmental Clearance , Ministry of Defence

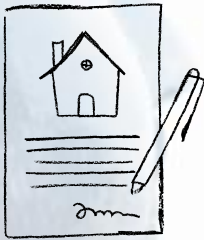


REDEVELOPMENT ACTION PLAN

REDEVELOPMENT DOCUMENTATION PROCESS



E GROUP ARCHITECTURE



**Resolution for
Redevelopment**



- **Appointment of
Redevelopment Committee**
- **Appointment of Consultants**



**Submission of Report to
committee**

- Feasibility Report
- Legal Audit Report
(Appro. 2 months)

- **Floating Tender for
Redevelopment**
- **Tender Opening and
shortlisting of Developer**

**Inviting Expression of Interest
in Redevelopment**

- **Resolution accepting the
Feasibility Report**
- **Resolution for Floating
Expression of Interest**

**Selection of Developer
(3 Months from Final
feasibility)**

**Documentation like
MOU, DA, Assistance in
Planning and
Allotment**

**Verification of all documentation
and terms before Vacation
(6-9 months from Selection of
Developer)**

**Periodic Supervision for
Quality and Timelines
(36+6 months from
Vacation of premises)**

**Handing Over the
Project**

SELECTION OF DEVELOPER

- **A critical stage** – Searching a Developer who can fulfil the expectations of Members.
- Credible and competent Developer
- **Project Visits** – Architectural Team
- **Legal Verification** – Reports to Committee and Members.
- **Financial Capability** – Report by Chartered Accountant after due diligence
- **IT Team** – necessary updates on Website



POST SELECTION OF DEVELOPER

- Review , finalize and execution of various Legal Documentations
- Review, finalize the Project plan for Society
- Review and finalize the unit plans for members.
- Coordinating with the Developer – Legal and Architecture level.
- Regular updates to Committee and Members through various connects and Website etc.



CONSTRUCTION PHASE



E GROUP ARCHITECTURE

PHASE-I

- Periodical visits of Architects and Civil Engineers
- Construction Bar chart monitors
- Plans & Construction – Audited Periodically
- Member's Agreements – Review etc
- Updating the status on the Website

PHASE-II

- Confirming constructions as per Plan
- Member's new units are verified on site
- Ready for possession



HANDING OVER PHASE

- Verification of Reports submitted.
- Preparation and verification of Master file for Society
- Possession of individual Units
- Admission of new purchasers as Members.
- Handing over of the Projects and related documents



E GROUP ARCHITECTURE



E GROUP ARCHITECTURE

OUR UNIQUE WAY



COMMITTEE GUIDANCE AT EVERY STAGE

Information about rules,
regulations, Policies

Preparation of Minutes and
related compliances

Empowering Committee to
take further strategic /
Policy Decisions

Empowering Committee to
take a holistic approach
towards Members, their
concerns, Developer
selection Process and Legal
documentations,
Clarifications, Construction
phase technical and legal
aspects

Handing Over
Process







MEMBER'S CONNECT

Interactive
Sessions

Informative
Sessions

Members are free to
ask

Members are
encouraged to ask

Workshop for
Committee Members

Workshops for
Members



MEMBER'S CONNECT



MEMBER'S CONNECT



DATA ON FINGERTIP

Dedicated Website

(Members Lobby area for exchange of legal/administrative documents)

Effective Chatbot Implementation

Query Resolve
through E-Mail /
Whatsapp
Group/
Community
Center



SNAPSHOT OF OUR REDEVELOPMENT WORK



E GROUP ARCHITECTURE



THEN



PROPOSED



BHUMI-PUJAN



THEN



PROPOSED



THEN



PROPOSED



THEN



PROPOSED





VIEWS

PROJECT FACT

NEW SUJATA CHS: Property Details

a) Address:	Bund Garden, Sangamvadi, Pune, Maharashtra 411001
b) Type	Co-Op Housing Society Ltd.
c) Ownership	Sujata Co-op Housing Society.
d) Developer	To be selected
e) Commencement	Document to be received from CHS
f) As per Old Sanctioned Plan	7288.18 sq.mtrs.
g) Completion	Document to be received from CHS

GOOGLE LOCATION

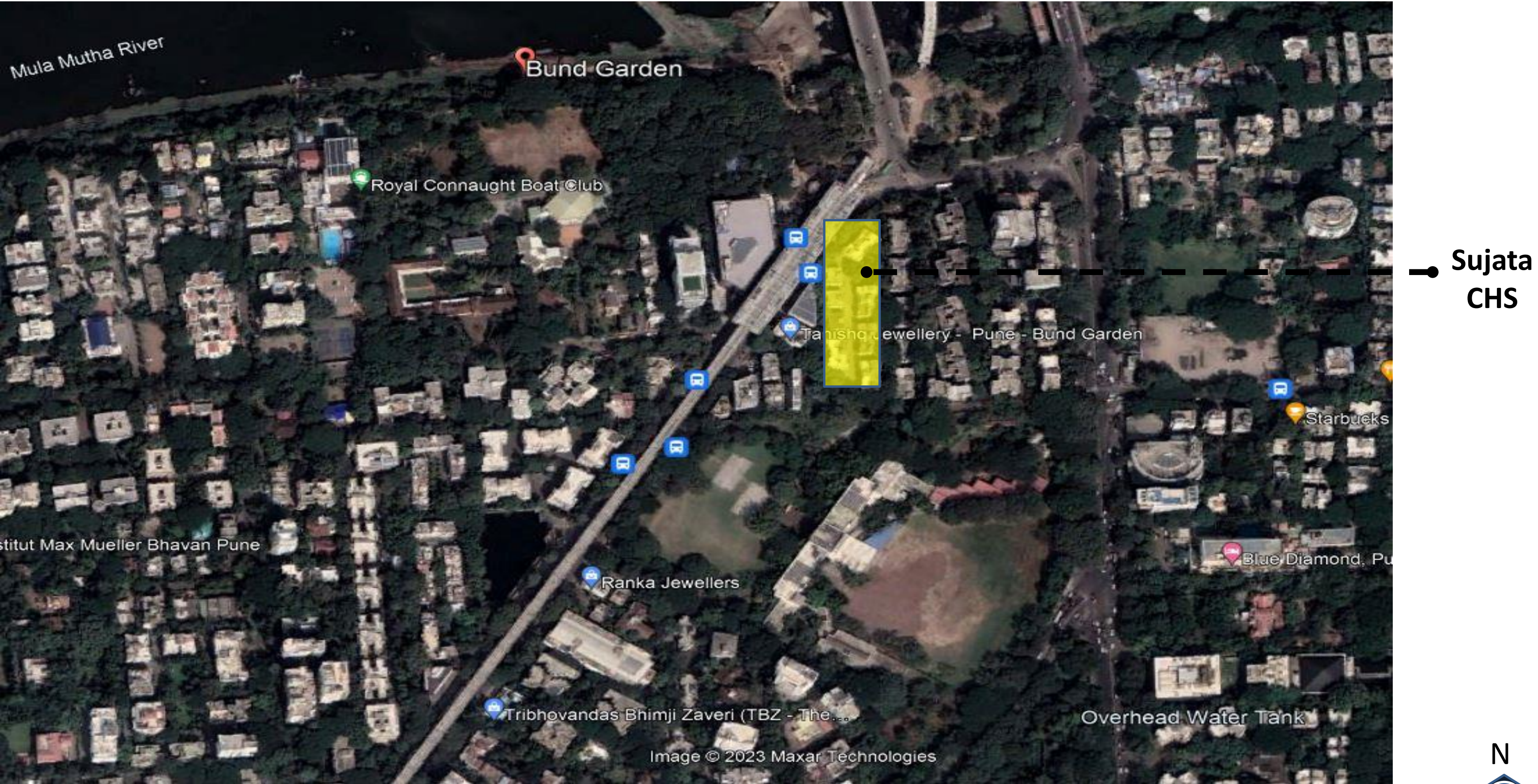
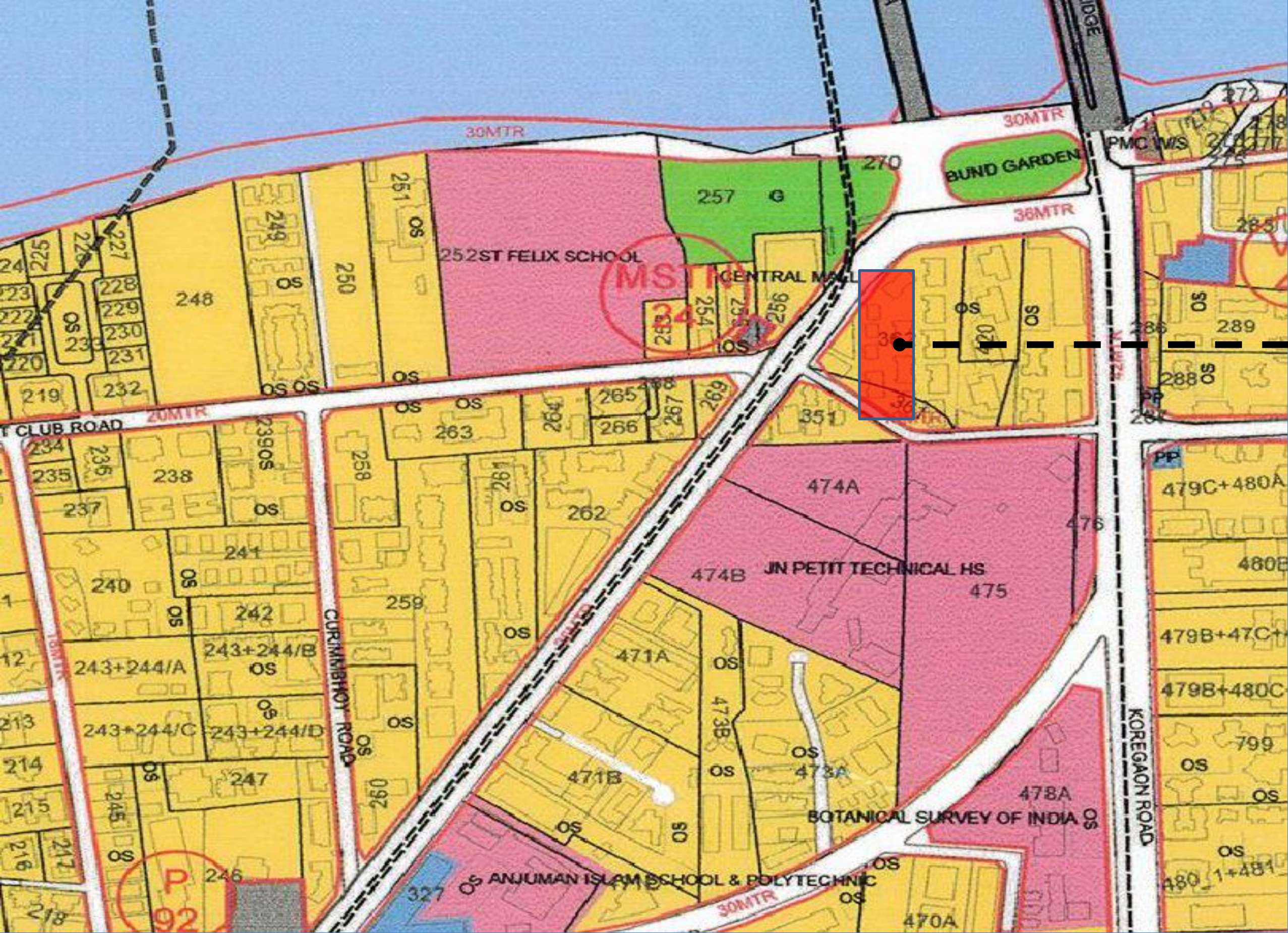


Fig.1: Google location of Sujata Society

PROPOSED DP PLAN

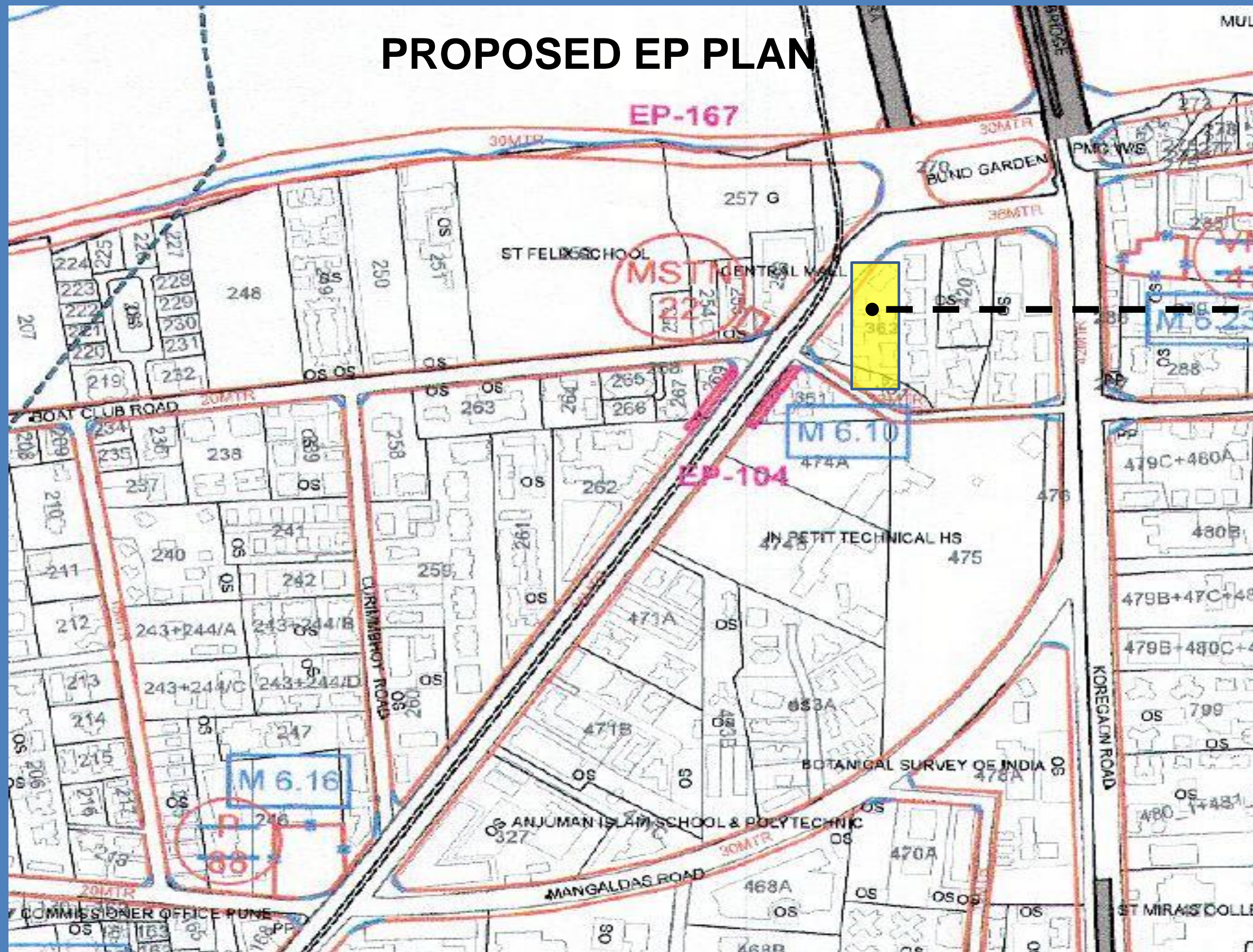


PROPOSED
SITE



Fig.2: DP PLAN OF PMC

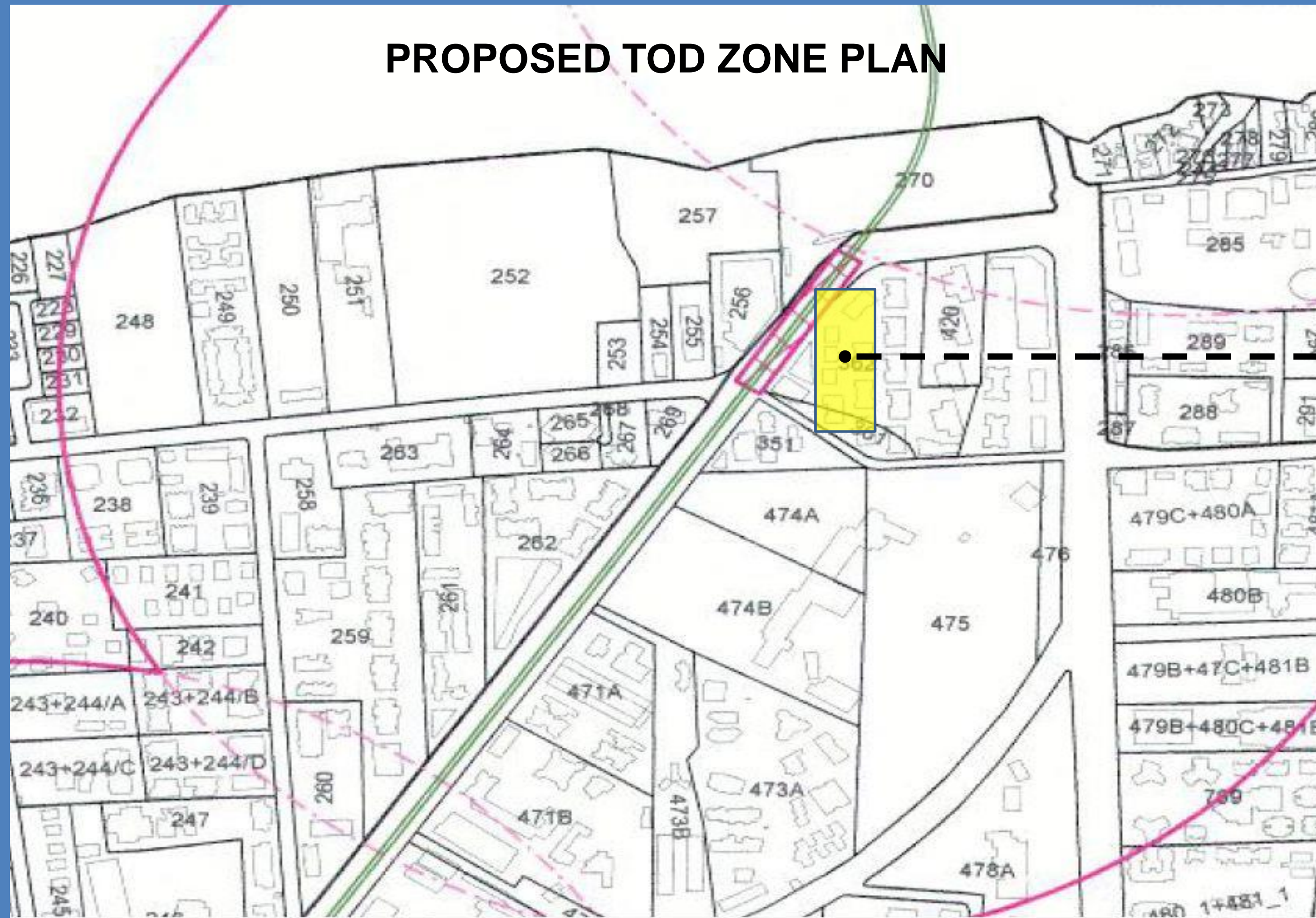
PROPOSED EP PLAN



PROPOSED
SITE

Fig.3: EP PLAN OF PMC

PROPOSED TOD ZONE PLAN



PROPOSED
SITE

Fig.4: TOD PLAN OF PMC

TOD Rules

(iv) **Principal DCPR:** - Principal DCPR means the *UDCPR sanctioned vide notification dt.02.12.2020 and as amended from time to time.*

14.2.1.2 Maximum Permissible FSI :- The maximum permissible total FSI in TOD zone shall be 4.00 including the base permissible FSI, subject to condition that, the additional FSI over and above the base permissible FSI shall be allowed within the overall limit of maximum permissible FSI, as given in the Table below -

Sr. No.	Road width in mt.	Maximum Permissible FSI
1	2	3
1	9 m. and up to 12 m.	2.50
2	12 m. and up to 15 m.	3.00
3	15 m. and up to 24 m.	3.50
4	24 m. and above	4.00





नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Home

Valuation Rules

User Manual

Close

Feedback

2023/2024

Annual Statement of Rates

Selected District

पुणे

Select Taluka

हवेली

Select Village

घोरपडी

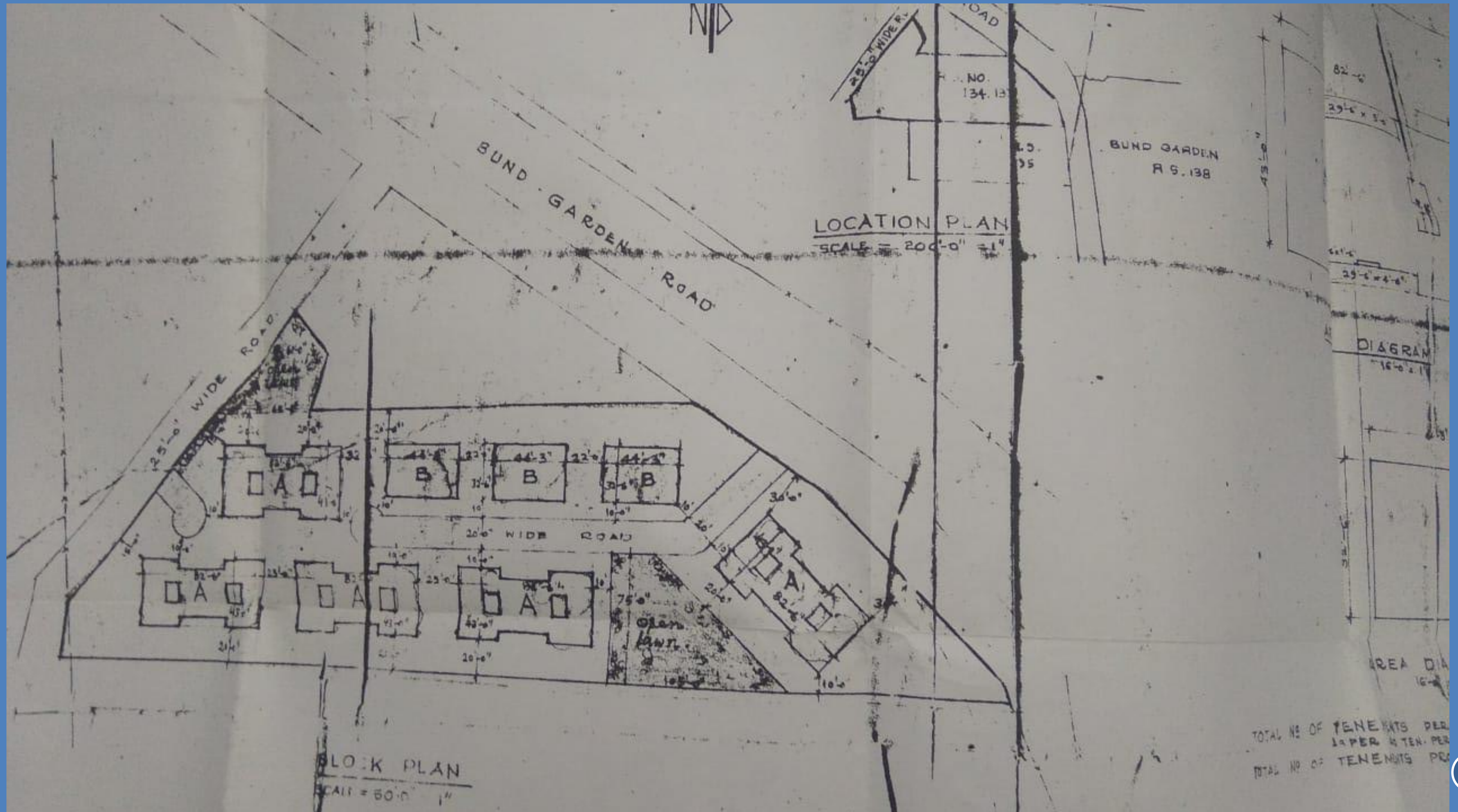
Search By

☐ Survey No ☒ Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	32/480-कोरेगाव पार्क	63030	153530	176560	191910	0	चौ. मीटर
SurveyNo	32/481-कोरेगाव रोड - रिझर्व रोड - मुठा नदी व नाला यामधील क्षेत्र व टी.पी.स्कीम संगमवाडीचे क्षेत्र	45750	120710	138810	150880	0	चौ. मीटर
SurveyNo	32/482-बंडगार्डन रोड (कॅनॉट रोड) वरील मालमत्ता बंडगार्डन पुलापर्यंत	48610	133620	153660	167020	0	चौ. मीटर
SurveyNo	32/483-मंगलदास रोड वरील मालमत्ता	51620	143370	163040	179210	0	चौ. मीटर
SurveyNo	32/484-कॅनॉट रोड, रेल्वे लाईन व कोरेगाव पार्क रोड यामधील उर्वरित मालमत्ता	49320	135540	146540	162080	0	चौ. मीटर

1 2 3 4 5 6 7 8

SANCTION DRAWING



FEASIBILITY CONSIDERATIONS

Notes:

A. Zone: Residential

B. TDR/TOD: Allowed

C. Road Widening:

a) Abutting on 30 mtr road.

b) Road widening is seen in D.P. Plan. Proposed Road is 36 mts.

c) FSI Calculations based on 24 mtr and above for TOD.

EXPECTATIONS FOR EXISTING MEMBERS CONSIDERED FOR FEASIBILITY

Minimum expectations considered for feasibility

1. **Rent** – Minimum Rs. 50,000-60,000/Month
From vacation of premise to new possession of flat (36 months-42 months)
2. **Betterment Charges** - Between Rs. 15 lakhs to Rs. 25 Lakhs
3. **Shifting Charges** – Minimum Rs.50,000 Thousand
To and fro
4. Based on the above parameters additional Carpet Area to be expected from Developer.

TOD PROJECT Statement (As per UDCPR dated 02.12.2020)

SUJATA CHS FSI STATEMENT AS PER TOD (fully residential)				
Sr.no	F.S.I. calculations	In Sq m	In Sq ft	Remark
1	Area of Plot	7288.18	78,449.97	As per OLD SANCTIONED PLAN
2	area under road	90.00	968.76	3 mtrs.Road widening as per DP plan to be verified
3	Net Plot	7198.18	77,481.21	(Sr.No.1 - Sr.No.2)
4	Deductions		-	
5	Open Space (10%)	0.00	-	Mandatory open space (10% of Sr.No.3)
6	Net Plot Area for FSI	7198.18	77,481.21	Net Plot Area for FSI consideration
7	Basic F.S.I.	7918.00	85,229.33	1.1 as per current UDCPR
8	Add for		-	
9	TDR of GPA(1) (72.5%)	5283.93	56,876.23	25 % TDR considered
10	TOD Premium F.S.I.(217.5%)	15851.79	170,628.68	total 2.9 out of which 75% is TOD
11	Green FSI	359.91	3,874.06	Green Building FSI incentive
12	Total Addition	21495.63	231,378.97	addition of Sr.no. 9+10
13	Total potential add. FSI	21495.63	231,378.97	
14	Total FSI	29413.63	316,608.30	Addtion of Sr.No. 7+12
15	Max. Building potential	29152.72	313,799.88	Max 3 of Net Plot Area in Sr.No.6
16	Max. Permissible	29413.63	316,608.30	
17	F.S.I. On Plot possible	29413.63	316,608.30	Maximum potential FSI possible
18	Ancillary FSI	17648.18	189,964.98	Considering 60% Ancillary for Residential Building
19	FSI+Ancillary FSI	47061.81	506,573.28	total of 17+18
20	Approximate Carpet AREA	38590.68	415,390.09	Carpet area of 82% of 19
21	Existing Carpet Area	6502.00	69,984.00	aproximately 90% of total built up area of 6005 sq.mtrs.
22	Approximate Construction Area	61180.35	658,545.27	Approximately 30% added to s.no.19
23	Approximate Cost of Project	Rs. 460 CR		Considering Project cost @7000/sq.ft. including profit
24	Approximate Sale rate	Rs.15,000/sq.ft.		Can range between Rs.14000 to Rs.15000
25	Approximate Sale Area required	287500 sq.ft.		sr.No.23/Sr.No.24
26	Approximate Carpet area for developer	220000		loading of 40 % considered
27	Remaining for Owners	195390		

100% RESIDENTIAL OPTION: SNAPSHOT

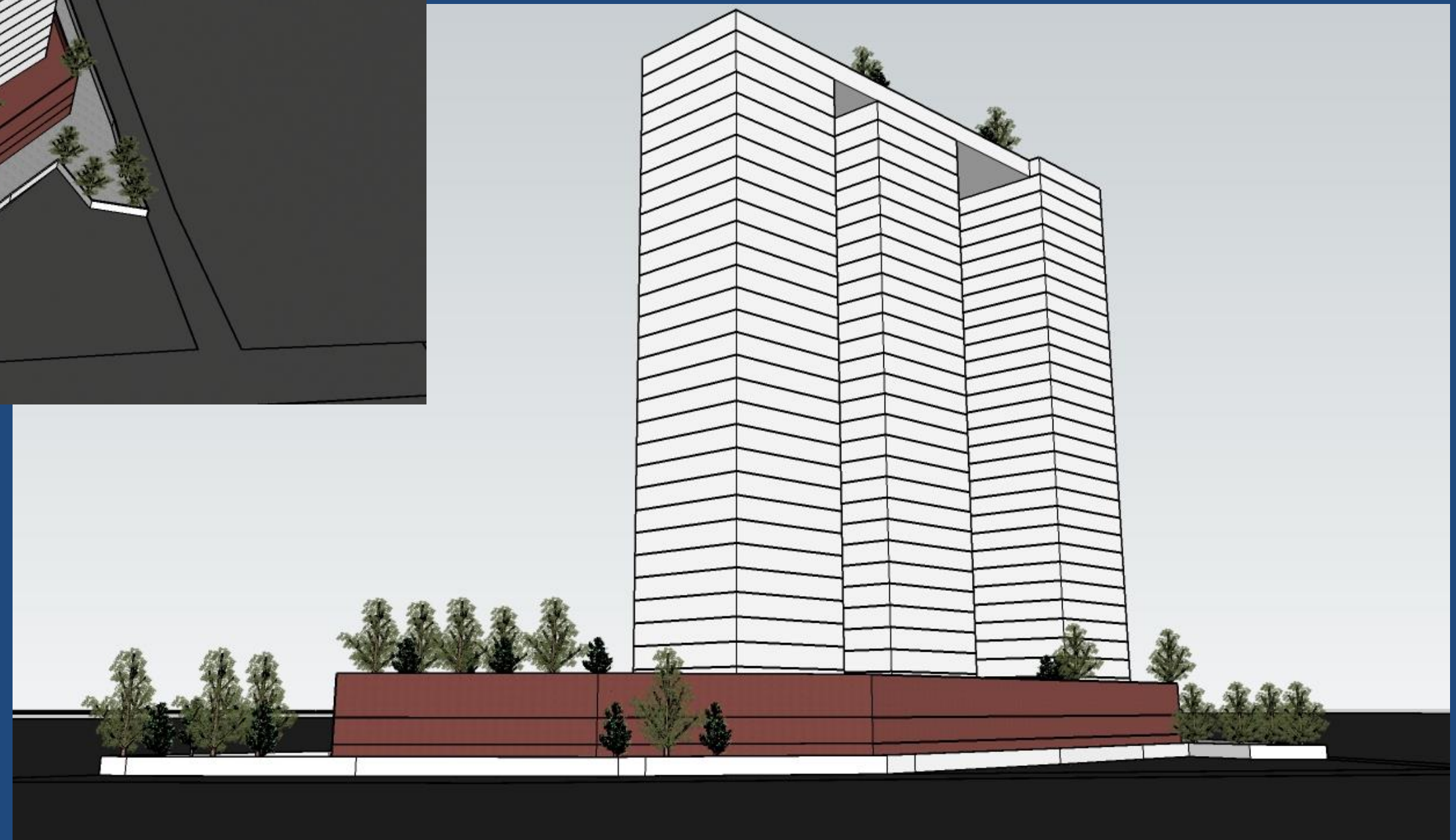
- Area of Plot - 7198.18 Sq.M.
(after road widening) - 77,481.21 Sq.Ft
 - Basic F.S.I. – 85,229.33 Sq.Ft.
- F.S.I. On plot possible – 316,6088.30 Sq.Ft.
 - Ancillary FSI - 189,964.98 Sq.Ft.
 - FSI + Ancillary – 506,573.28 Sq.Ft.
- Existing area for 84 members = 800 Sq.Ft. / member (Approx)
 - **Approximate area for each unit**
Residential = 1,800 – 2,000 Sq.Ft. / member
(approximate 235 to 245% of new area alongwith
existing carpet area)

Average Rate for Sale Considered Rs.14000 – Rs.15000 per sq.ft. of salable area

**100%
RESIDENTIAL
OPTION:
SNAPSHOT**

100% Residential Option				
Carpet Area	Range (Approximate % increase+old area)			
	230%	235%	240%	245%
1032	2374	2425	2477	2528
852	1960	2002	2045	2087
816	1877	1918	1958	1999
780	1794	1833	1872	1911
672	1546	1579	1613	1646
636	1463	1495	1526	1558

BLOCK PLAN



TOD PROJECT Statement (As per UDCPR dated 02.12.2020)

SUJATA CHS FSI STATEMENT AS PER TOD (part comm+ part residential)				
Sr.no	F.S.I. calculations	In Sq m	In Sq ft	Remark
1	Area of Plot	7288.18	78,449.97	As per OLD SANCTIONED PLAN
2	area under road	90.00	968.76	3 mtrs.Road widening as per DP plan to be verified
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4	Deductions		-	
5	Open Space (10%)	0.00	-	Mandatory open space (10% of Sr.No.3)
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8	Add for		-	
9	TDR of GPA(1) (72.5%)	5283.93	56,876.23	25 % TDR considered
10	TOD Premium F.S.I.(217.5%)	15851.79	170,628.68	total 2.9 out of which 75% is TOD
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19	FSI+Ancillary FSI	47061.81	506,573.28	total of 17+18
20	Approximate Carpet AREA	38590.68	415,390.09	Carpet area of 82% of 19
21	Existing Carpet Area	6502.00	69,984.00	aproximately 90% of total built up area of 6005 sq.mtrs.
22	Approximate Construction Area	65886.53	709,202.60	Approximately 40% added to s.no.19
23	Approximate Cost of Project	Rs. 510 CR		Considering Project cost @7200/sq.ft. including profit
24	Commercial Carpet (45%)	17365.81	186925.54	considering 45% commercial offices+retail
25	Residential Carpet (60%)	21224.87	228464.55	exclusive luxury residences
24	Approximate Sale rate for comm.	Rs.18000/sq.ft.		
26	Approximate Carpet AREA	186926		for developer
27	Remaining for Owners	228465		for owners

COMMERCIAL + RESIDENTIAL OPTION : SNAPSHOT

- Area of Plot - 7198.18 Sq.M.
(after road widening) - 77,481.21 Sq.Ft
- Basic F.S.I. – 85,229.33 Sq.Ft.
- F.S.I. On plot possible – 316,6088.30 Sq.Ft.
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- FSI + Ancillary – 506,573.28 Sq.Ft.
- Existing area for 84 members = 800Sq.Ft. / member (Approx)
- Approximate area for each unit
Residential = 2000 – 2200 Sq.Ft. / member

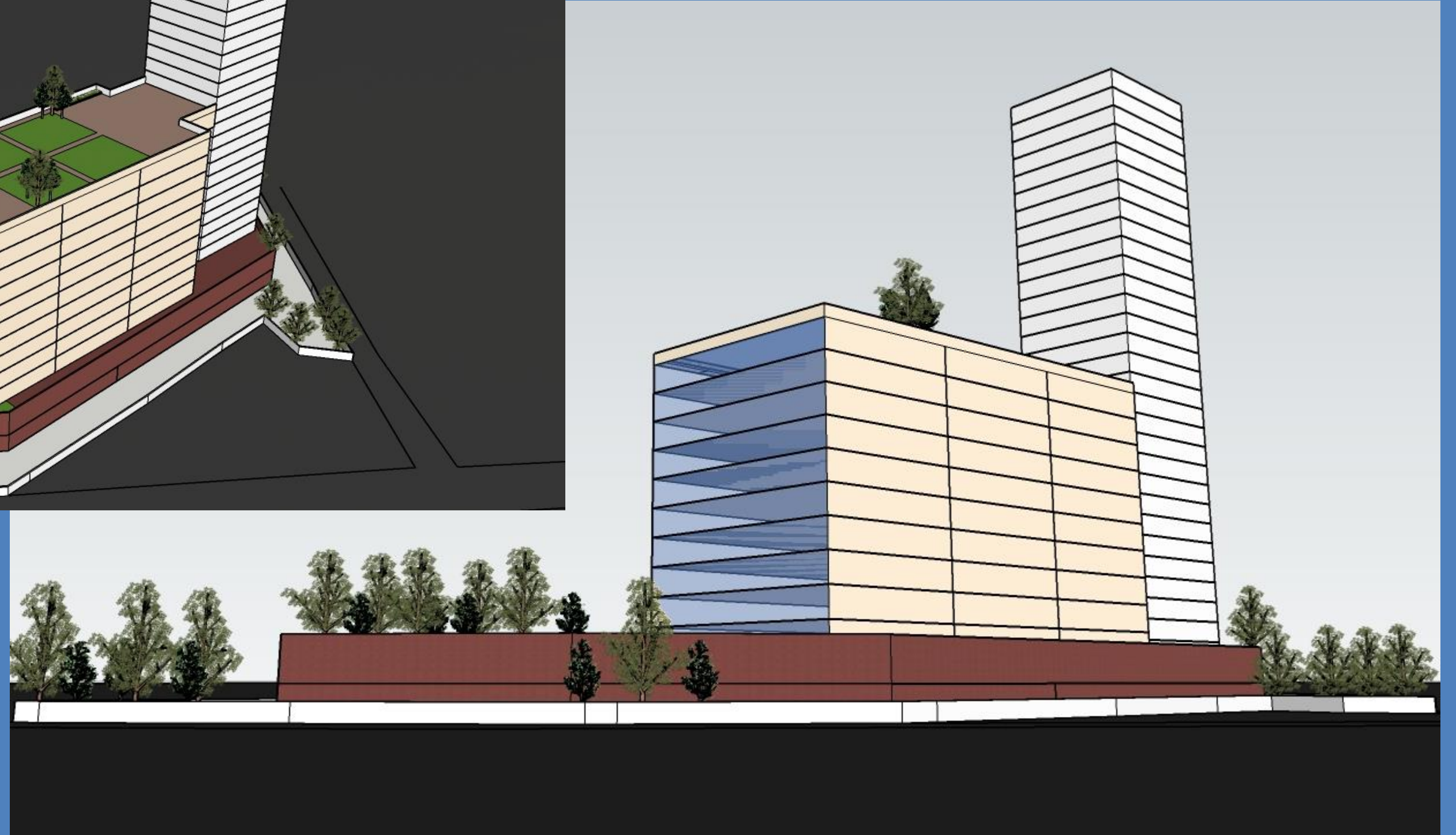
(approximate 280 to 285% of new area alongwith
existing carpet area)

Average Rate for Sale Considered Rs.16000 – Rs.18000 per sq.ft. of salable area

**COMMERCIAL
+
RESIDENTIAL
OPTION :
SNAPSHOT**

Commercial + only existing members Residential				
Carpet Area	Range (Approximate % increase+old area)			
	275%	280%	285%	290%
1032	2838	2890	2941	2993
852	2343	2386	2428	2471
816	2244	2285	2326	2366
780	2145	2184	2223	2262
672	1848	1882	1915	1949
636	1749	1781	1813	1844

BLOCK PLAN



Commercial + Residential Building

Pro's

- a) No new members added- existing members will be part of Residential society
- b) No main road facing flats
- c) Residential Building Amenities can be planned as per society requirements e.g. no swimming pool etc.
- d) Existing members may get better offer than full residential

Challenges

- a) Shops and offices can create noise and disturbance that may impact residential tenants.
- b) Allocating common spaces can be source of conflict.
- c) Total Residential plot area becomes small.

Residential Building

Pro's

- a) Quiet and peaceful environment for living.
- b) Larger layout of entire plot can be used providing possibilities of more amenities

Challenges

- a) Density of members will increase because of TOD Zone
- b) New members will be added to their society.
- c) The number of units more than 200 is envisaged

WHY CHOOSE US ?

- **END TO END SOLUTION**
- **MEMBER CONNECT WITH INTERACTIONS**
- **EXPERTISE OF HANDLING LARGE SCALE
REDEVELOPMENT PROJECTS**
- **ARCHITECT,LEGAL AND FINANCIAL UNDER ONE
ROOF**
- **PROCESS AND TECH DRIVEN APPROACH**

WHAT MEMBERS SHOULD GET?

- **INCREASE OF 150% TO 250% DEPENDING ON TYPE
OF PROJECT**
- **BETTERMENT OR HARDSHIP PAYMENT OF
15 TO 20 LAKH RUPEES**
- **CORPUS OF RS. 10 LAKH PER MEMBERS TOWARDS
SOCIETY MAINTENANCE CONTRIBUTION**
- **RENTAL OF APPROXIMATE RS.50 PER SQ.FT.**



TOWARDS

SAFE AND SECURE PROCESS

OF REDEVELOPMENT

TRANSFORMATION OF SOCIETY



E GROUP ARCHITECTURE

**FOR CONSIDERING US, WE APPRECIATE
YOUR INTEREST!**

THANK YOU

