



New Sujata Cooperative Housing Society Presentation – 30 Dec 2023

<https://dreamsredeveloped.com/>

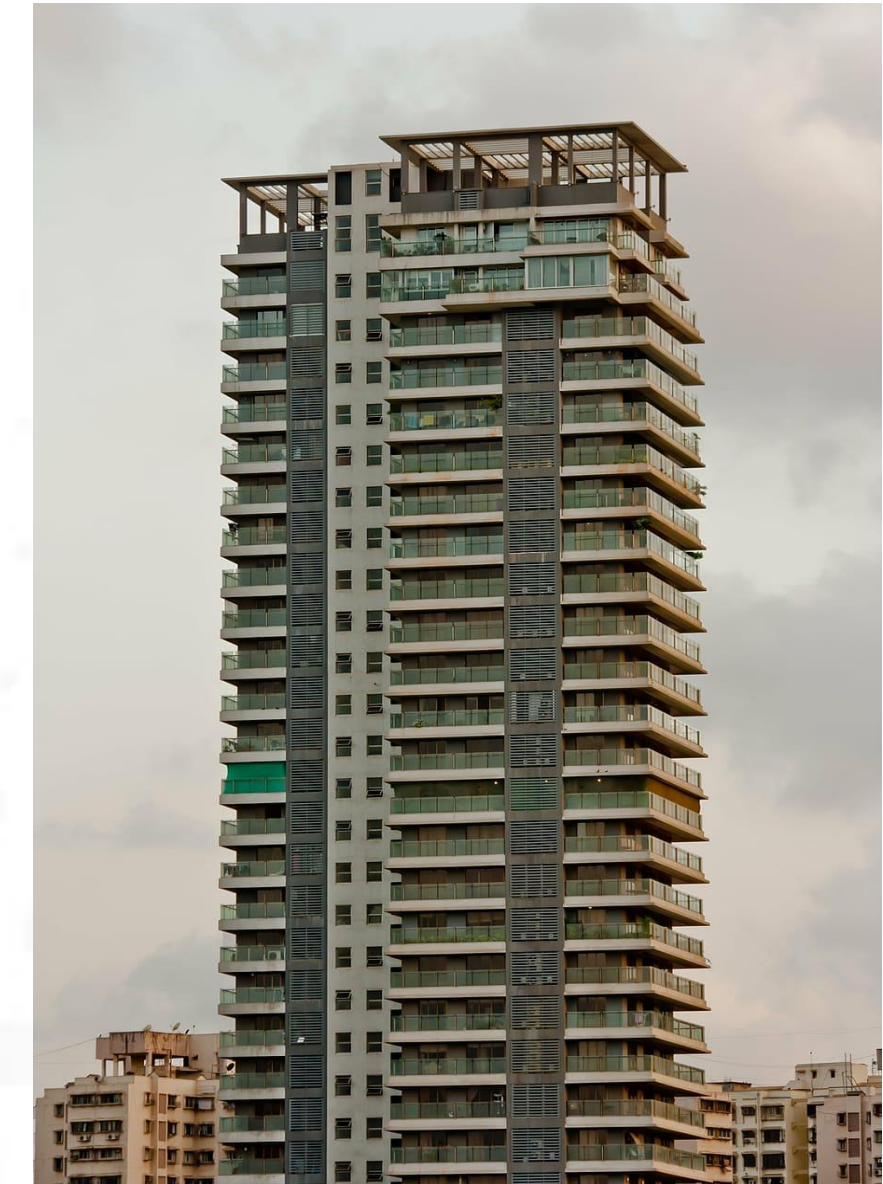
Our Vision: A Better World

Bharat's Redevelopment ecosystem for
Green and Sustainable Transformation

*Transparent, Speedy, Cost-effective Ecosystem for
Redevelopment*



TRANSPARENT REDEVELOPMENT



<https://dreamsredeveloped.com/>

<https://testapp.dreamsredeveloped.com/project/pune-sangamvadi-new-sujata-cooperative-housing-society-0>



Redevelopment

Readiness

Togetherness

Process based Approach

as per Guideline



Society

Feasibility Report (4 step)

PASS – (Paperwork> Area Statement>
Same thought process> Similar
Expectations)

Transparent Bidding

Vetted Agreements

Handholding till Possession



Timelines

Preparation - 3 to 6 months

Bidding – 3 to 4 Months

Agreements – 2 to 3
months

Construction – 2 to 4 years

Depending on Plot Area/
No. of Flats/ Complications



Features

Transparency

Speed

Online

Green/ Smart Building



We are with you – Lets enjoy the Journey

PROCESS ORIENTED TRANSPARENT REDEVELOPMENT

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Welcome to Dreams Redeveloped


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1 - 3 - 1 - 2

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DREAMS REDEVELOPED Forum Offers  **Lakshminarayanan Selvaraj**
9769888614

Hrishikesh Society- c-1003 [Project Link](#) **Add Another Project**

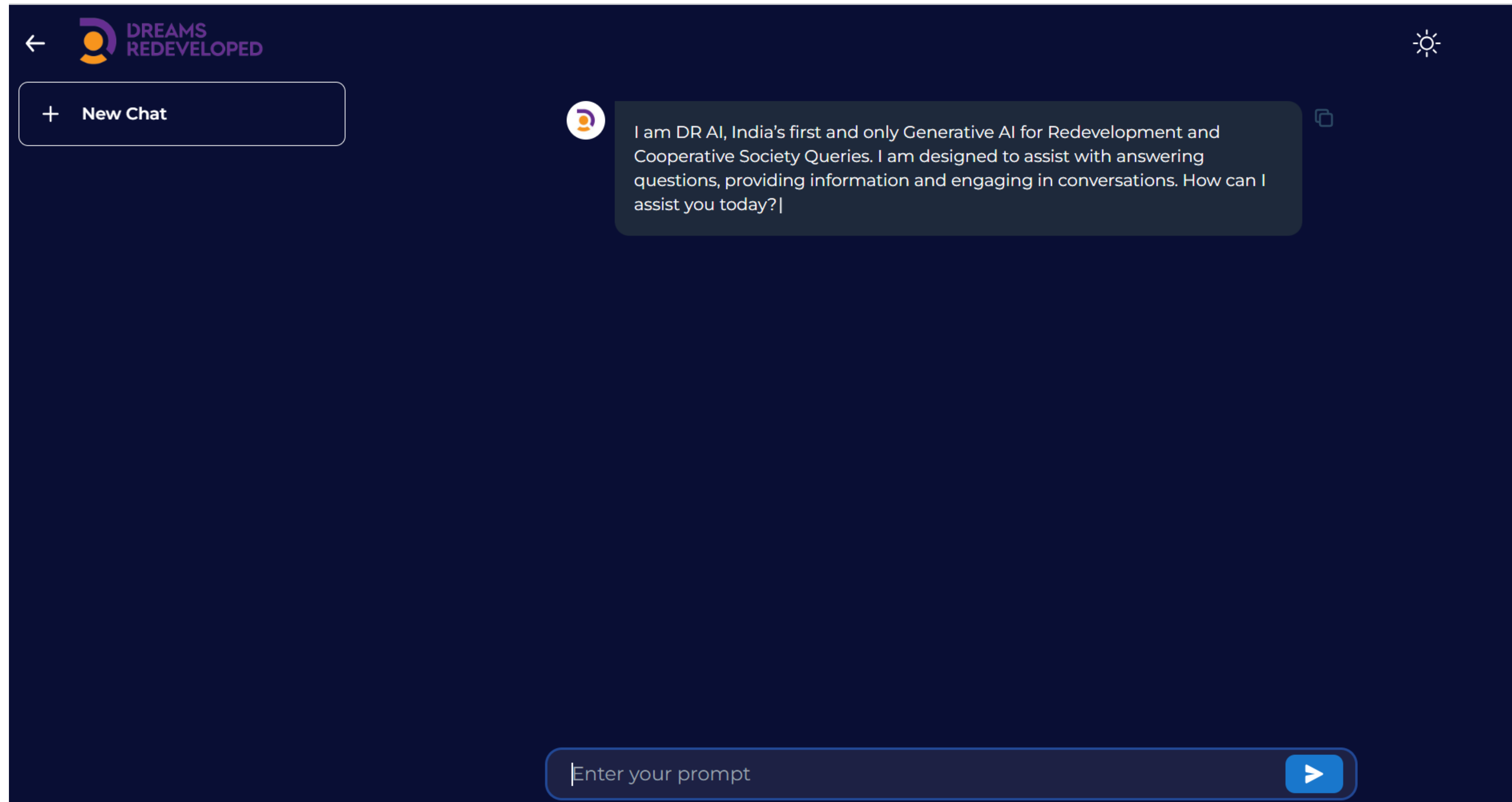
Progress Updates Search About Property Project Documents My Documents

Lets Redevelop Get Together **Website Creation** Potential Readiness Bids Finalize Agreements Handover

Website Creation Details - 05/31/2023

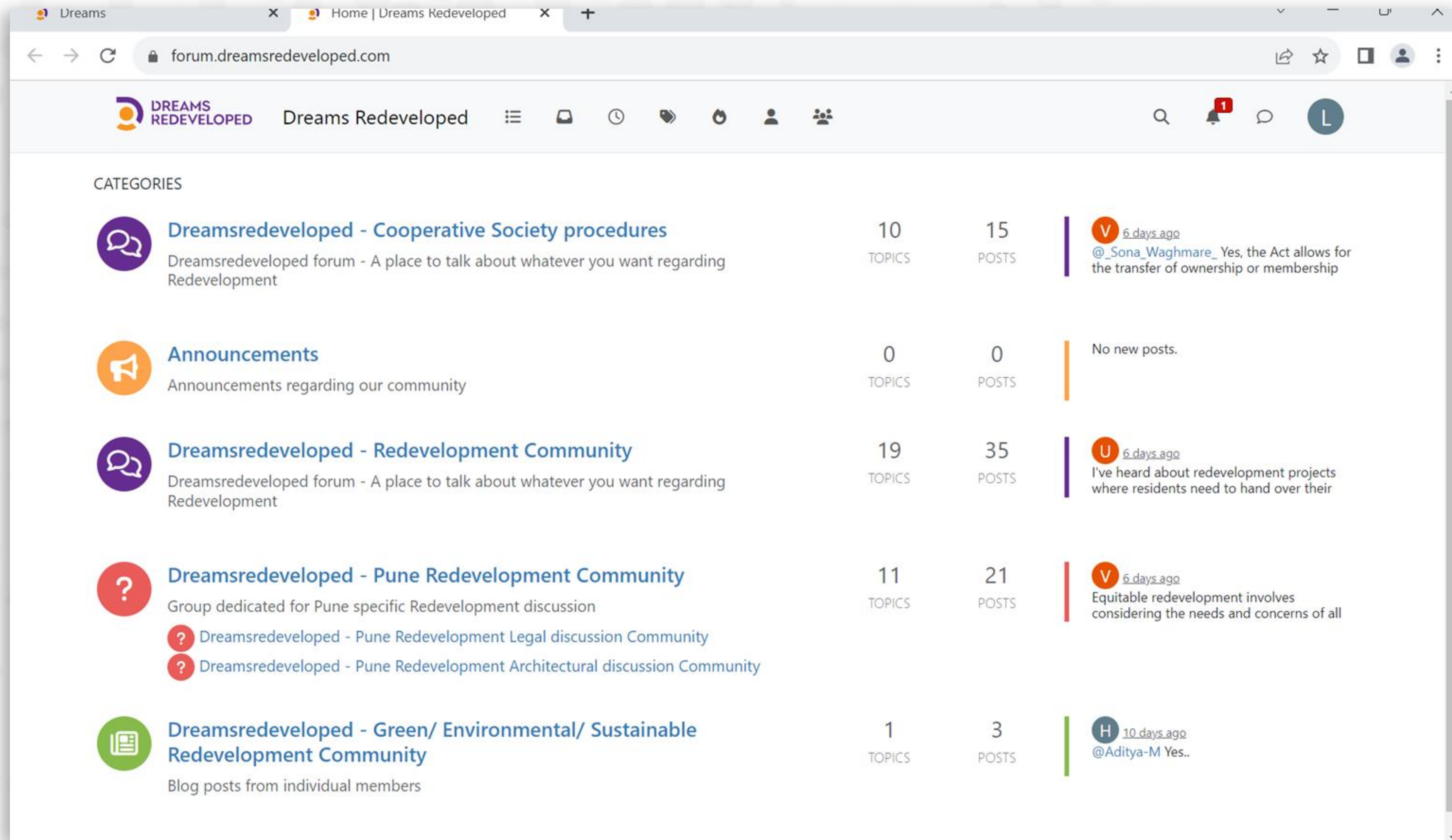
Total Units:	10
Verified:	Project Verified Successfully.

AI – REDEVELOPMENT & COOP SOC QUERIES



AI Bot for Redevelopment & Housing Society Query resolutions – First in India

FREE FORUM FOR ALL CITIZENS



The screenshot shows the forum interface for Dreams Redeveloped. The browser address bar displays 'forum.dreamsredeveloped.com'. The forum header includes the logo, navigation icons, and a user profile icon labeled 'L'. The main content area lists five categories with their respective topic and post counts, and a preview of the latest post in each category.

Category	Topics	Posts	Latest Post
Dreamsredeveloped - Cooperative Society procedures Dreamsredeveloped forum - A place to talk about whatever you want regarding Redevelopment	10	15	V 6 days ago @_Sona_Waghmare_ Yes, the Act allows for the transfer of ownership or membership
Announcements Announcements regarding our community	0	0	No new posts.
Dreamsredeveloped - Redevelopment Community Dreamsredeveloped forum - A place to talk about whatever you want regarding Redevelopment	19	35	U 6 days ago I've heard about redevelopment projects where residents need to hand over their
Dreamsredeveloped - Pune Redevelopment Community Group dedicated for Pune specific Redevelopment discussion <ul style="list-style-type: none"> ? Dreamsredeveloped - Pune Redevelopment Legal discussion Community ? Dreamsredeveloped - Pune Redevelopment Architectural discussion Community 	11	21	V 6 days ago Equitable redevelopment involves considering the needs and concerns of all
Dreamsredeveloped - Green/ Environmental/ Sustainable Redevelopment Community Blog posts from individual members	1	3	H 10 days ago @Aditya-M Yes..



**Integrid Design team –
Senior Architect**



**Sunita Pagey & Team –
Expert Cooperative/
Redevelopment Lawyer**



**Dreamsredeveloped – PMC
India's first tech platform
for Redevelopment**

FORBES – JUNE 2022

13TH ANNIVERSARY SPECIAL: THE STARTUP YEARS

PRICE ₹ 250
JUNE 3, 2022

INDIA Forbes

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RUSH**
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PLUS
**NITHIN KAMATH'S
IMPACT INVESTING**
**THE HOTTEST
GREEN-COLLAR JOBS**

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Mahesh Palashikar
president, GE South Asia

DARE TO DREAM, THEN DECIDE TO DO



CA Lakshminarayanan

“We started working towards this concept, with the hardest part being designing for senior citizens. How we solved this issue was by drawing heavy inspiration from WhatsApp chats as almost all senior citizens are well-versed with that UI.”

Born in Salem (Tamil Nadu), CA Lakshminarayanan was always a problem-solver. He is an alumnus of the Indian School of Business 2013. He completed his CA (first attempt) in the year 2004 and enjoyed a successful career as a finance professional with over 16 years of diversified experience. He has worked with established organizations across the financial industry like Stock & Power Exchanges, NBFC, and Tech services. He has experience as a consultant in setting up start-ups and helping them get Funding. He also founded an educational start-up, Genius, working with impoverished and tribal children, teaching them memory and speed-reading techniques. His educational background provided him with the tools required for comprehensive growth. It is the congruence of his experience, his education and his intellect that birthed Dreams Redeveloped.

The Story Begins at Home

CA Lakshminarayanan's journey with redevelopment began when he, as the Chairman of his own society, went through the entire process himself. The glaring inconsistencies and gaps in the redevelopment procedure left him with an idea. It became clear that there was a need to streamline the process of redevelopment. He started his journey as a consultant for redevelopment projects. Combined with his forte and his partnership with CA Harish Menon, a fellow CA and finance expert, Dreams Redeveloped was pioneered.

Paying attention to nuances, Dreams Redeveloped aims at bridging the gaps between all the asymmetrical components of the redevelopment process. As the leader, CA Lakshminarayanan is at the helm of all operations backed by CA Harish Menon with his financial acumen and input. Addressing details and ironing out all the creases in the process are done seamlessly because of their collaborative efforts.

What truly makes Dreams Redeveloped a smooth, transparent, and fast platform is the seamless connections and synergy created by the experiences and insights garnered by CA Lakshminarayanan. With experience gained from NSE and multiple financial endeavors, his forte lies in negotiations, seeking new opportunities, and bidding. His work in education, especially training kids with memory and

speed reading, mirrored his work with senior citizens as he collaborated on various decisions.

“There are many similarities between children and senior citizens,” he smiles. “Both are eager to learn, curious and innocent. Empathizing and dealing with their issues form the base of our scope”.

His entrepreneurial experience with Genius and tech start-up aided him in automating this platform with the thought of creating a “matrimonial like site for Societies and Developers.” He recounted “we started working towards this concept, with the hardest part being designing for senior citizens. How we solved this issue was by drawing heavy inspiration from WhatsApp chats as almost all senior citizens are well-versed with that UI.”



CA Harish Menon

The Future He Envisions

The best way to predict the future is to create it.

The vision for the next three years is to go PAN-India and cater to everyone who wants to redevelop their homes. The partnerships acquired have proved to be successful and strengthen the integrity of Dreams Redeveloped. CA Lakshminarayanan expects a boom in the redevelopment ecosystem with the growth in population and lack of physical sites.

“The only way ahead is redevelopment”, he says. He also hosted the first “Redevelopment Expo” to create an extensive network of Developers, Architects, Lawyers and citizens participating with enthusiasm.

Working together, CA Lakshminarayanan and CA Menon aim to make the redevelopment process impeccable for Indian citizens.

FEMINA COVER PAGE – FEB/MAR 2023



INDIA'S FIRST REDEVELOPMENT EXPO



- Conducted India's First Redevelopment Expo in Pune - Dec 11 and 12 2021
- With eminent Dignitaries
- Panel Discussions
- 40 Developers stalls
- Attended by Architects, Lawyers, PMC
- Around 400 to 500 Societies visited the Expo
- Footfall - 1000 to 1500 People

OTHER ACCOLADES & ACHIEVEMENTS



- Pune Realty Icon – Pune Times
- Innovative Real Estate StartUp – Pune Mirror



'Dreamsredeveloped', a Phygital boon for Redevelopment in the realty sector

Technology has revolutionized the real estate industry in a wide range of ways and has created new possibilities for all stakeholders. With the incorporation of technology, the real estate industry has become more resilient, invincible, and dynamic. Pune-based Startup Dreams redeveloped provides a fantastic platform for re-development projects in the region. It is the first company to provide a single platform for the growing re-development ecosystem. Its aim is to simplify and streamline the process of re-development, to ensure fast documentation completion with 100% transparent and neutral Bidding especially for Senior Citizens. There are many locations in Pune that they have covered successfully, including Prabhat Road, Kothrud, Sadashiv Peth, Narvandan Bang, Baner, Pashan, Warje and Kalyani Nagar.



The company was founded by CA S Lakshminarayanan (SB FGP) in 2020 with the ambition to touch a million Dreams across the country through a Redevelopment Ecosystem. He graduated from Indi School of Business, CA (first attempt) in 2004 and is an accomplished Teacher (Reading, MI Map and Memory trainer) and finance professional with over years of experience in setting start-ups and working with established organizations across Financial Services, such as Stock & Power Exchanges, NBFCs, as well Tech services. Since he had personally gone through the redevelopment process, he was aware of the information asymmetry in the space. With this understanding the nuances, he has developed the ecosystem to support societies & developers in this end-to-end redevelopment process. A smooth, transparent, and fast redevelopment process can be achieved by guiding Societies with the discovery bidding, paperwork, compliance and cooperative process, which will get the 100% ready for redevelopment.



- Featured by Zee 24 Taas
- Featured in Mirror, Pune Times, etc.



FEASIBILITY & CONCEPTUAL ARCHITECTURAL
DESIGN – INTEGRID DESIGN
RAVI KADAM

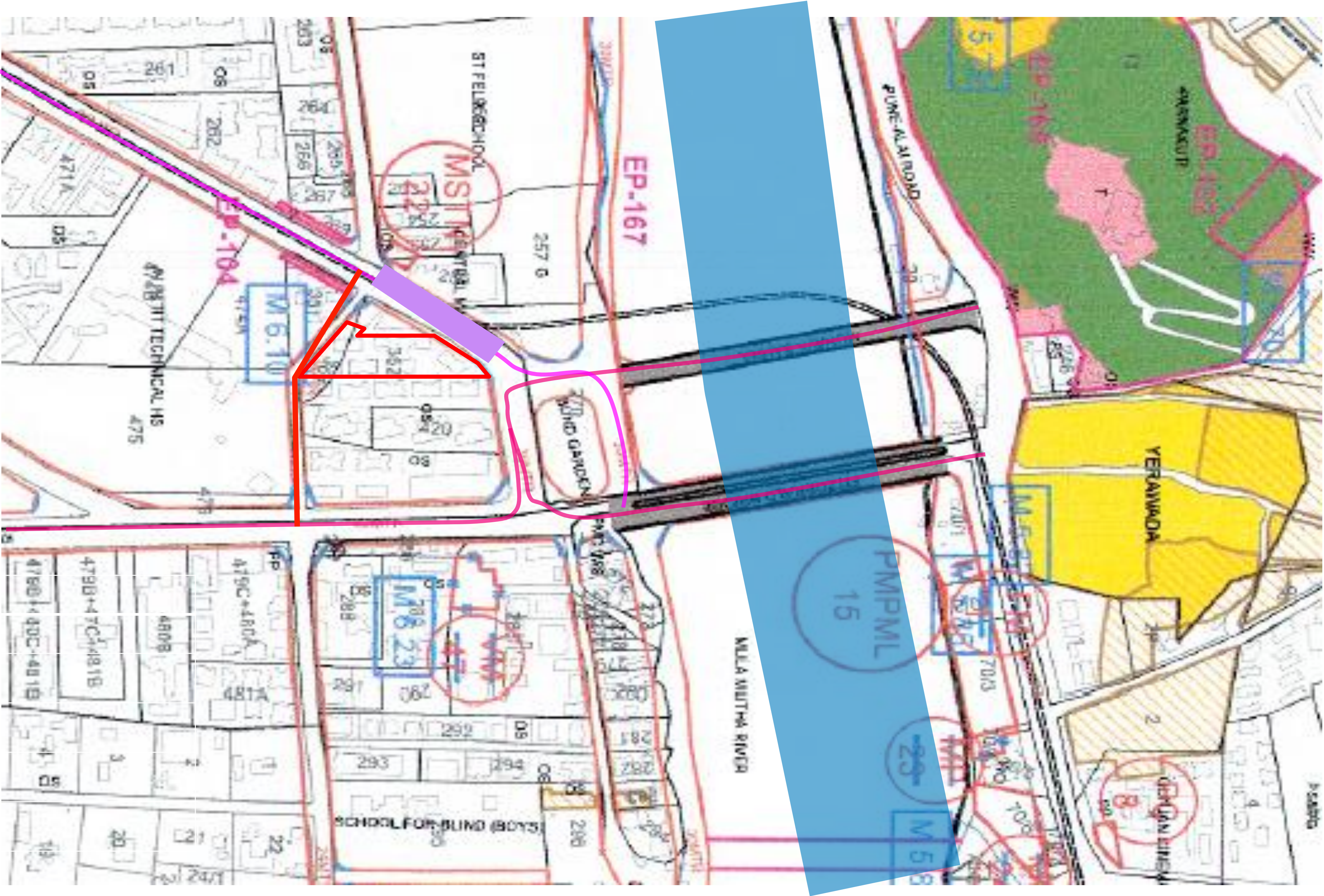
Site Location

-  SITE
-  18m wide road
-  12m wide road
-  36m wide road
-  Metro station
-  Mula mutha river

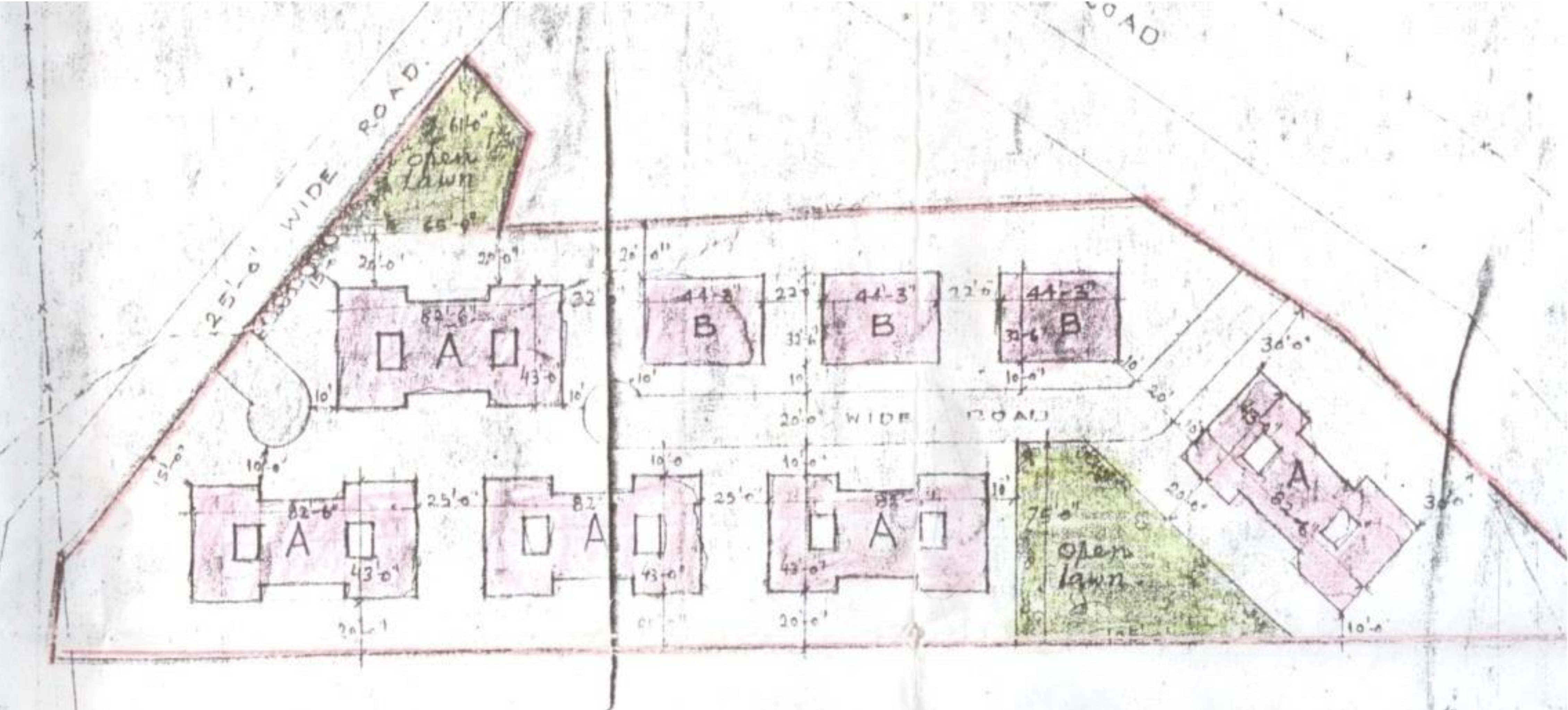


Development Plan

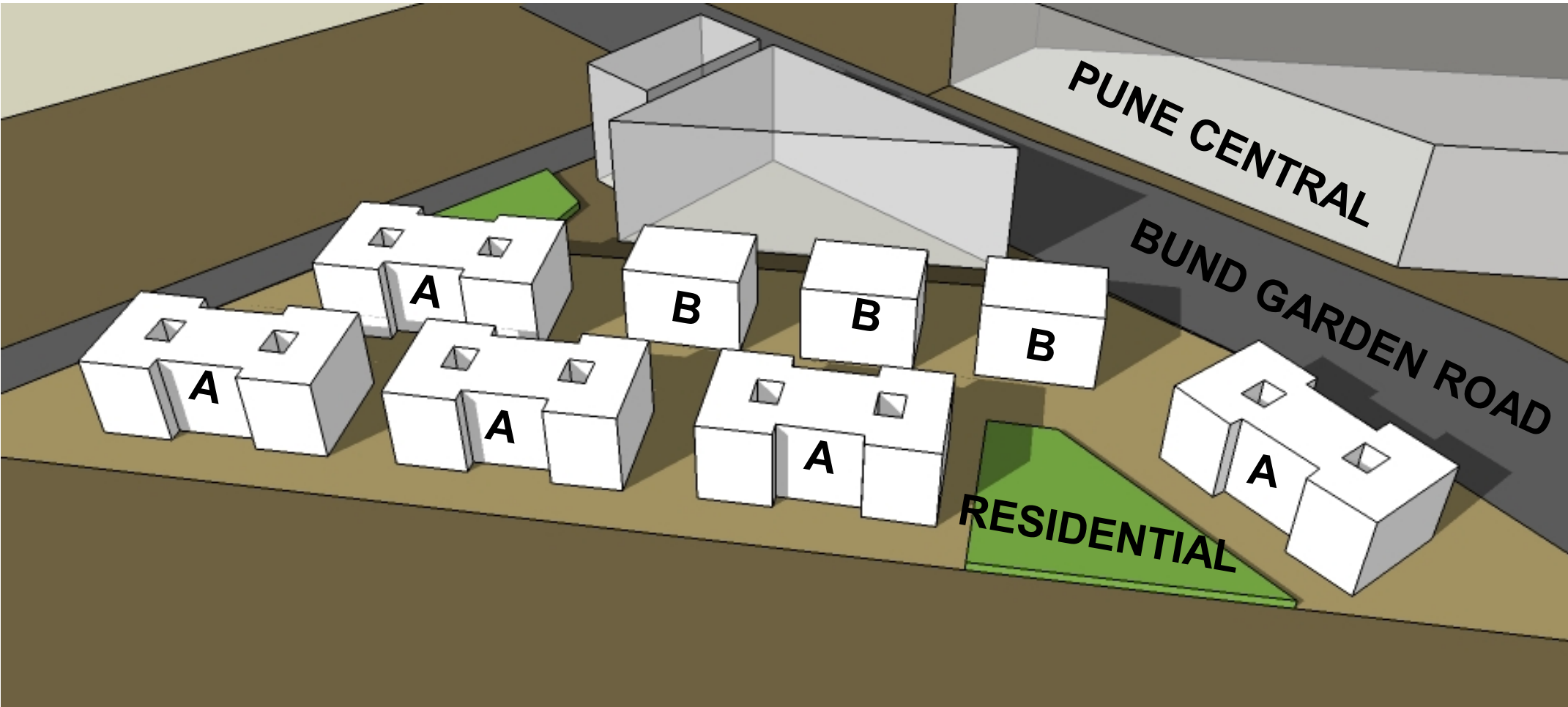
- SITE
- 18m wide road
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- Metro station
- Mula mutha river



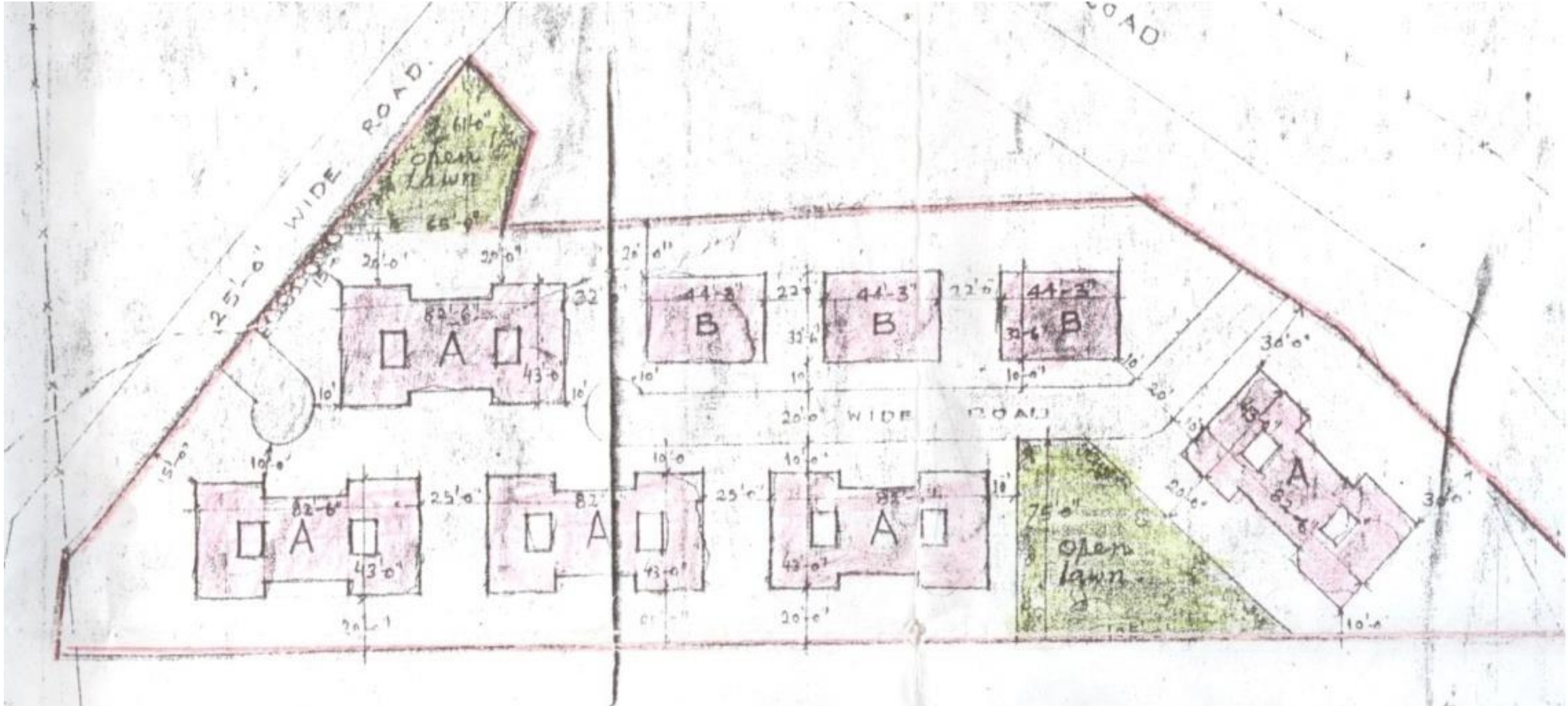
Existing Layout



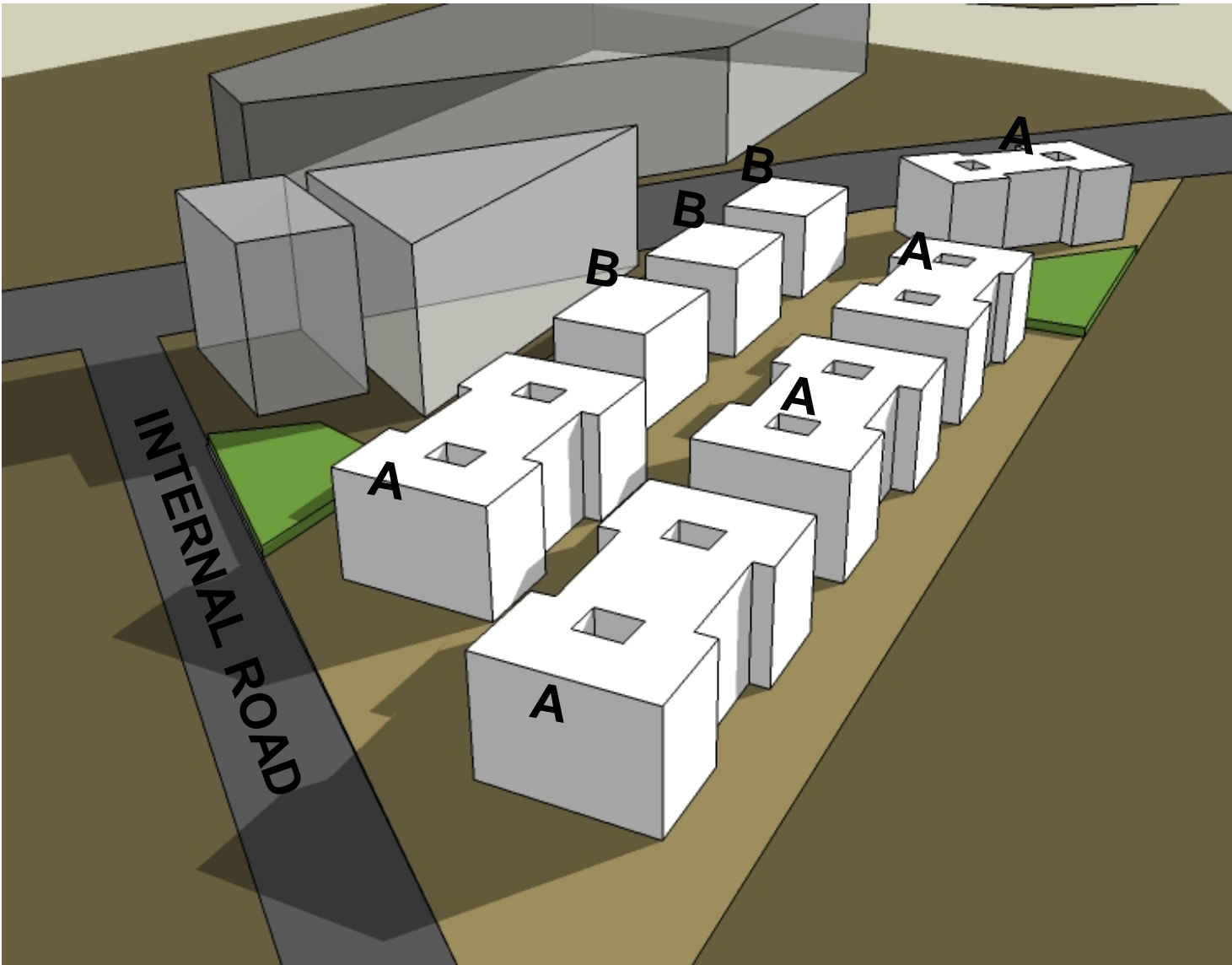
Existing Scenario



Existing site plan



EXISTING	SQ.FT	SQ.M
PLOT AREA	78450	7288.18
AREA OF A TYPE BLDG (A1,A2,A3,A4,A5)IN SQ.FT	9880	917.87
TOTAL AREA OF A TYPE BLDGS (5 NOS.)	49400	4589.37
AREA OF B TYPE BLDG (B6,B7,B8) IN SQ.M	3900	362.32
TOTAL AREA OF B TYPE BLDGS (3 NOS.)	11700	1086.96
TOTAL A+B (8 NOS.)	61100	5676.33
EXISTING BALCONY AREA	9000	836.12
TOTAL AREA	70100	6512.45



Existing Flat Area Statement

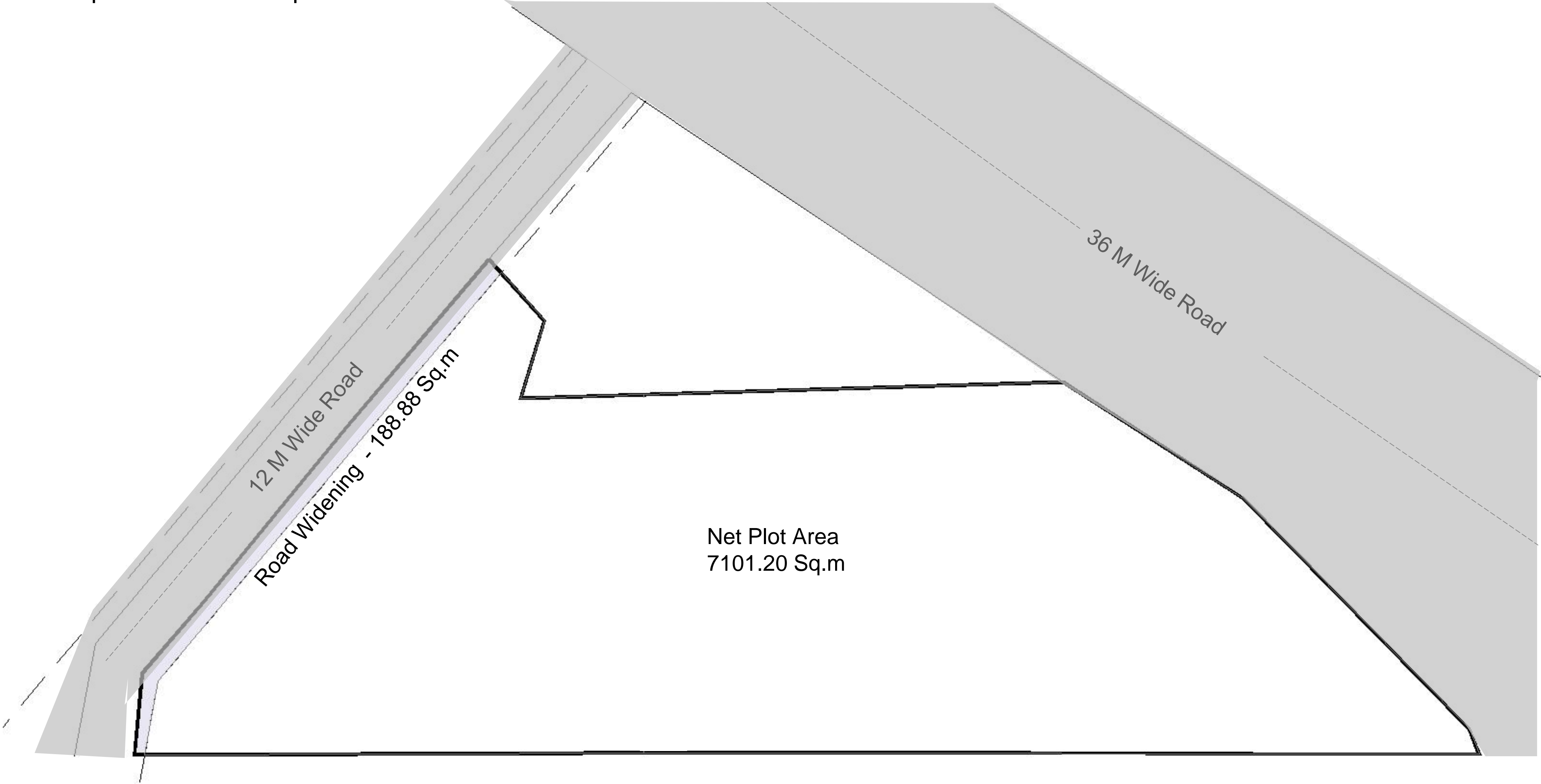
Bldg no.	A1	A2	A3	A4	A5
Flat no					
1	680	530	680	680	710
2A	710	860	710	710	710
2B	710	710	710	710	710
3	680	680	680	680	710
4	710	710	710	710	710
5A	710	710	710	710	710
5B	710	710	710	710	710
6	710	710	710	710	710
7	710	710	860	710	710
8A	710	710	560	710	710
8B	710	710	710	710	
9	710	710	710	710	
10A	710	710	710	710	
10B	710	710	710	710	
TOTAL AREA	9880	9880	9880	9880	7100

Bldg no.	B6,B7, B8
1	650
2	650
3	650
4	650
5	650
6	650
TOTAL AREA	3900

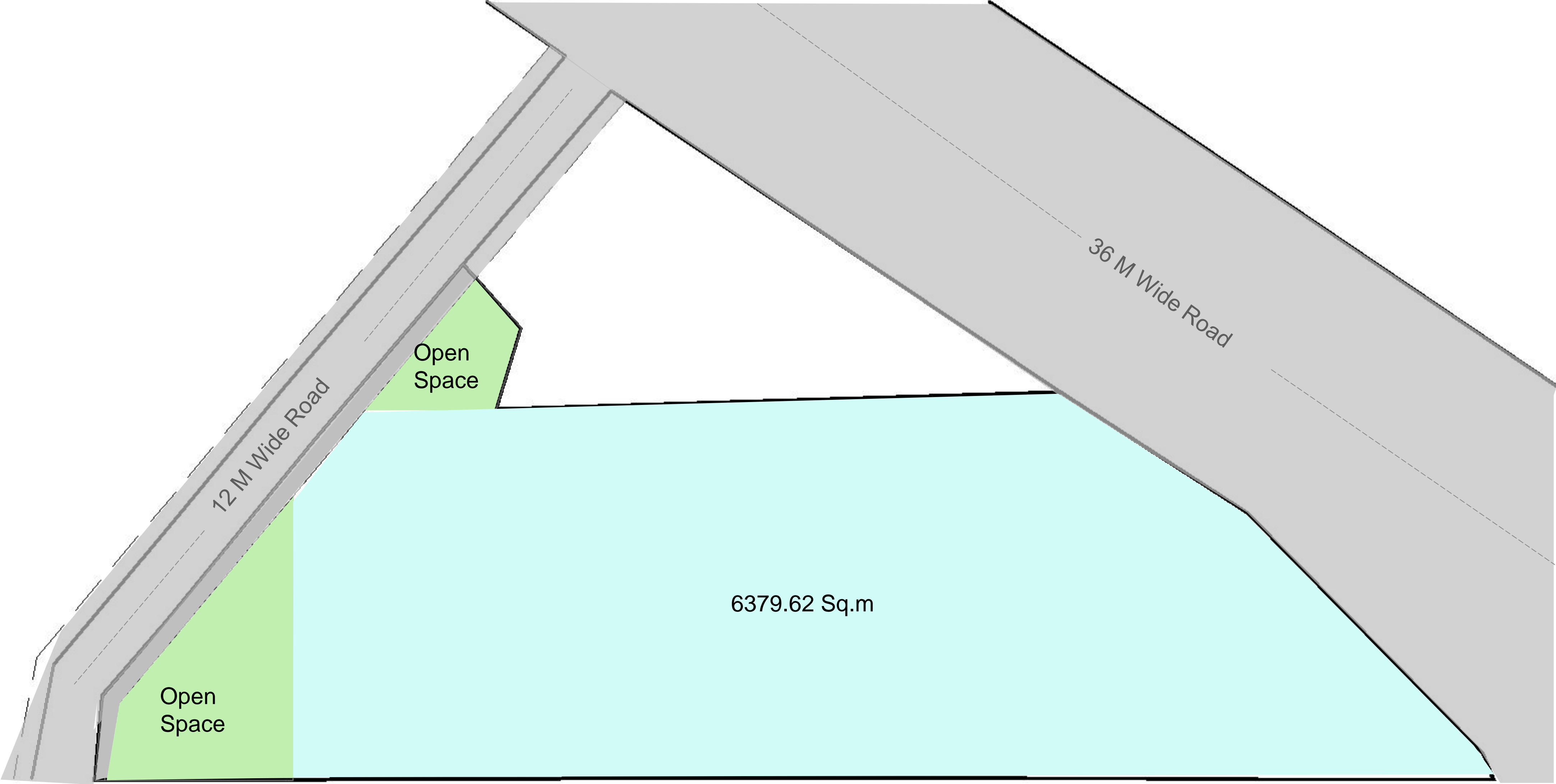
Option 1 - Combined

Site and surrounding roads

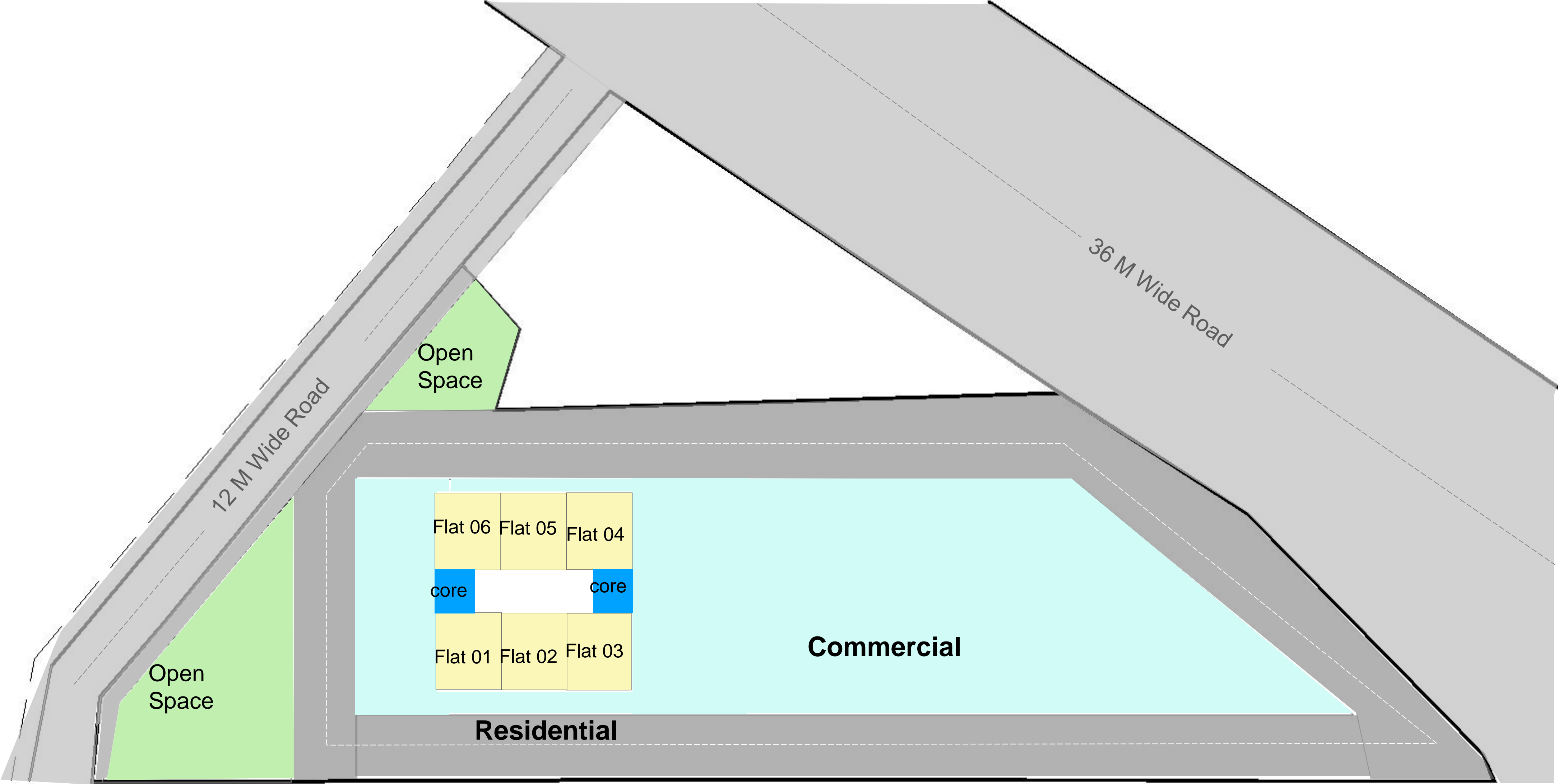
Plot Area - 7290 sq.m = 78468.83 sq.ft



Zoning



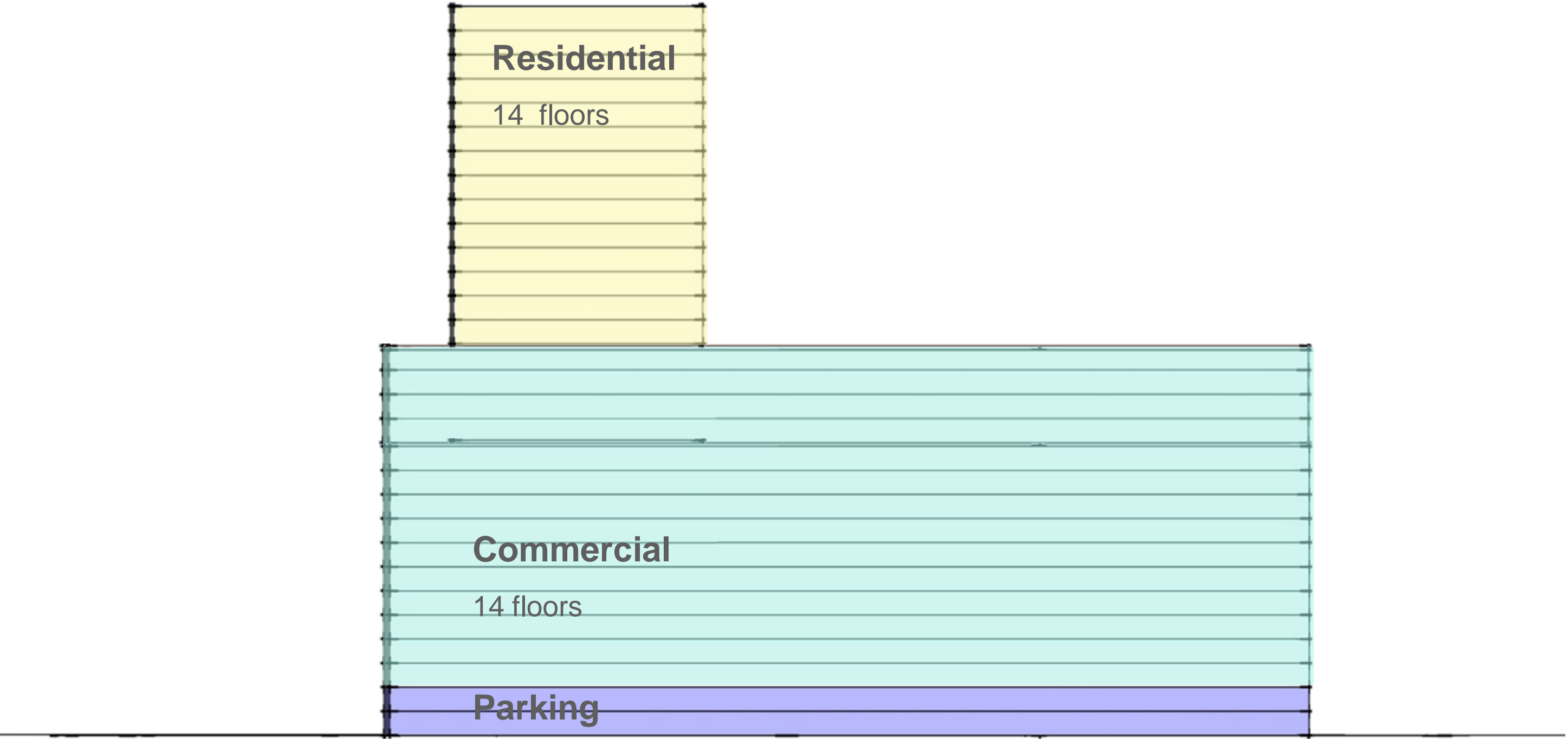
Schematic Site Plan



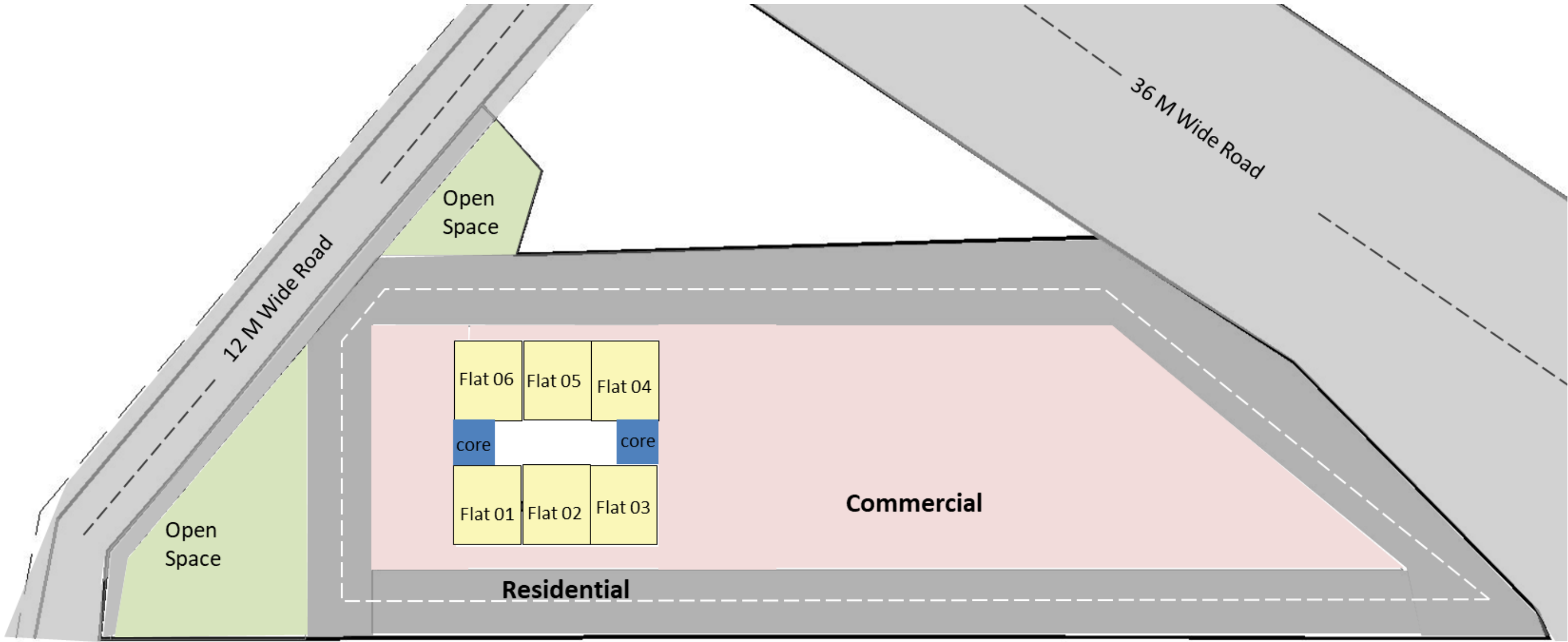
Schematic Elevation

Total no. of flats – 84

Carpet area per flat
Before – 650 – 710 sq ft each
After – 1050 sq ft each



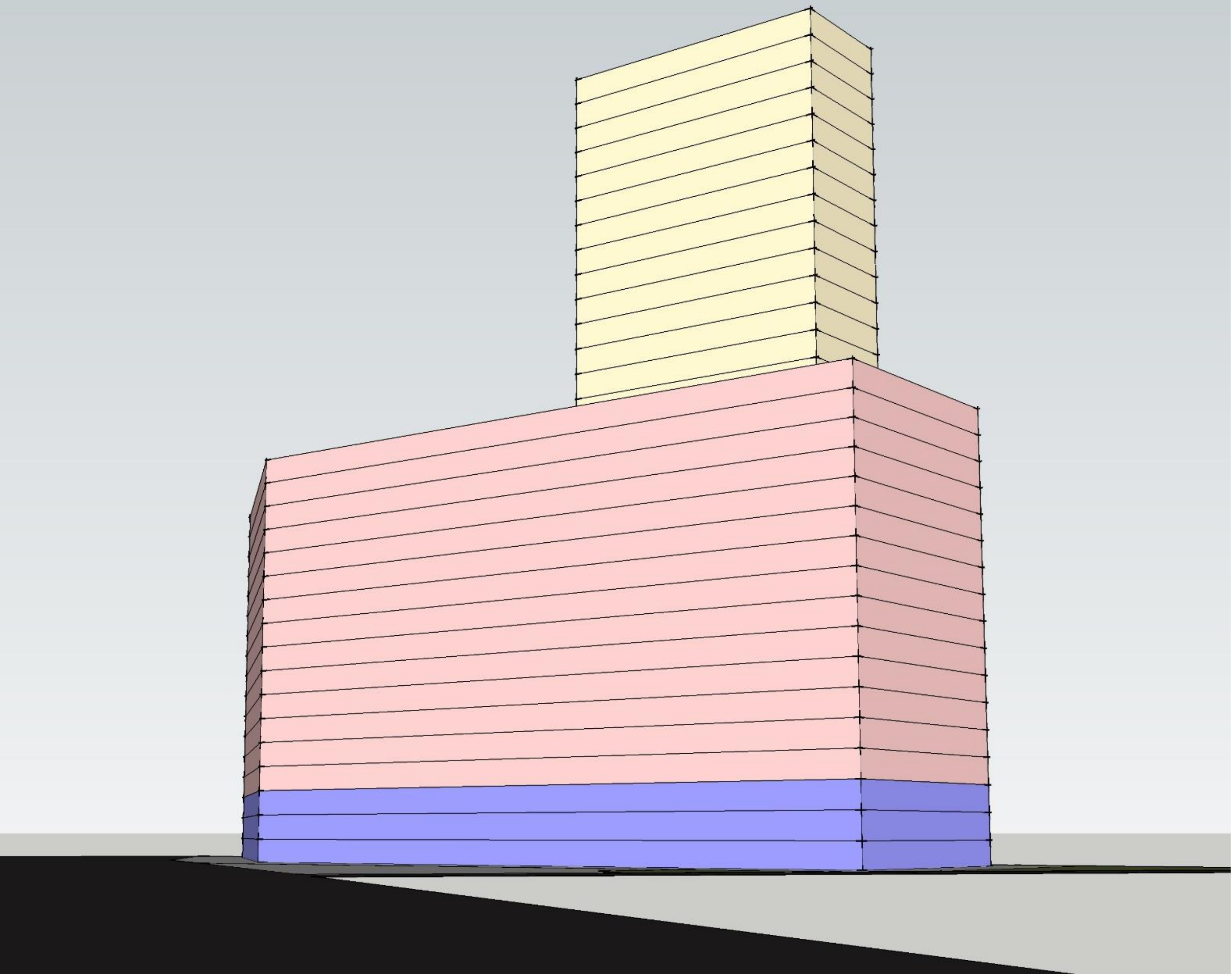
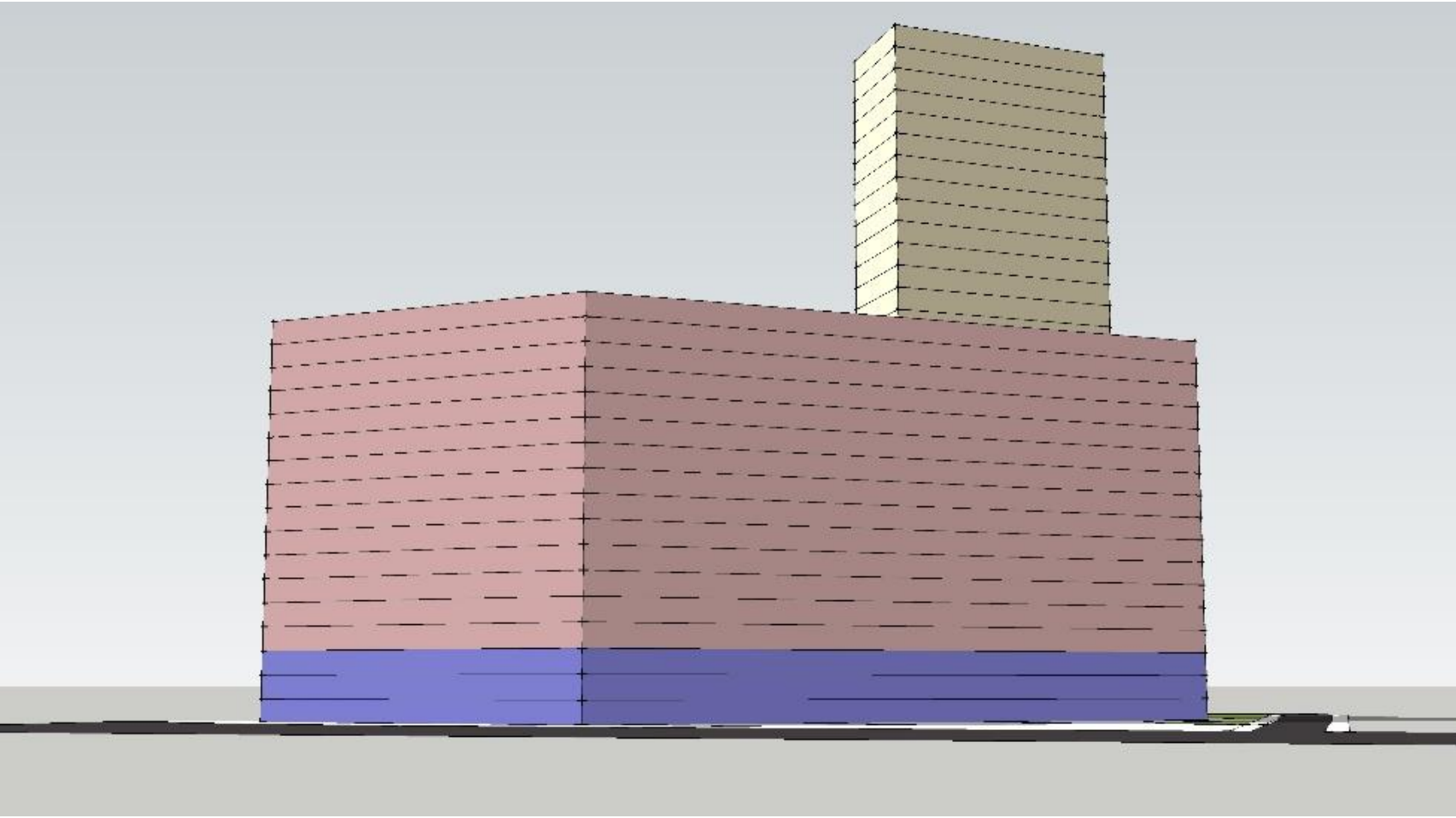
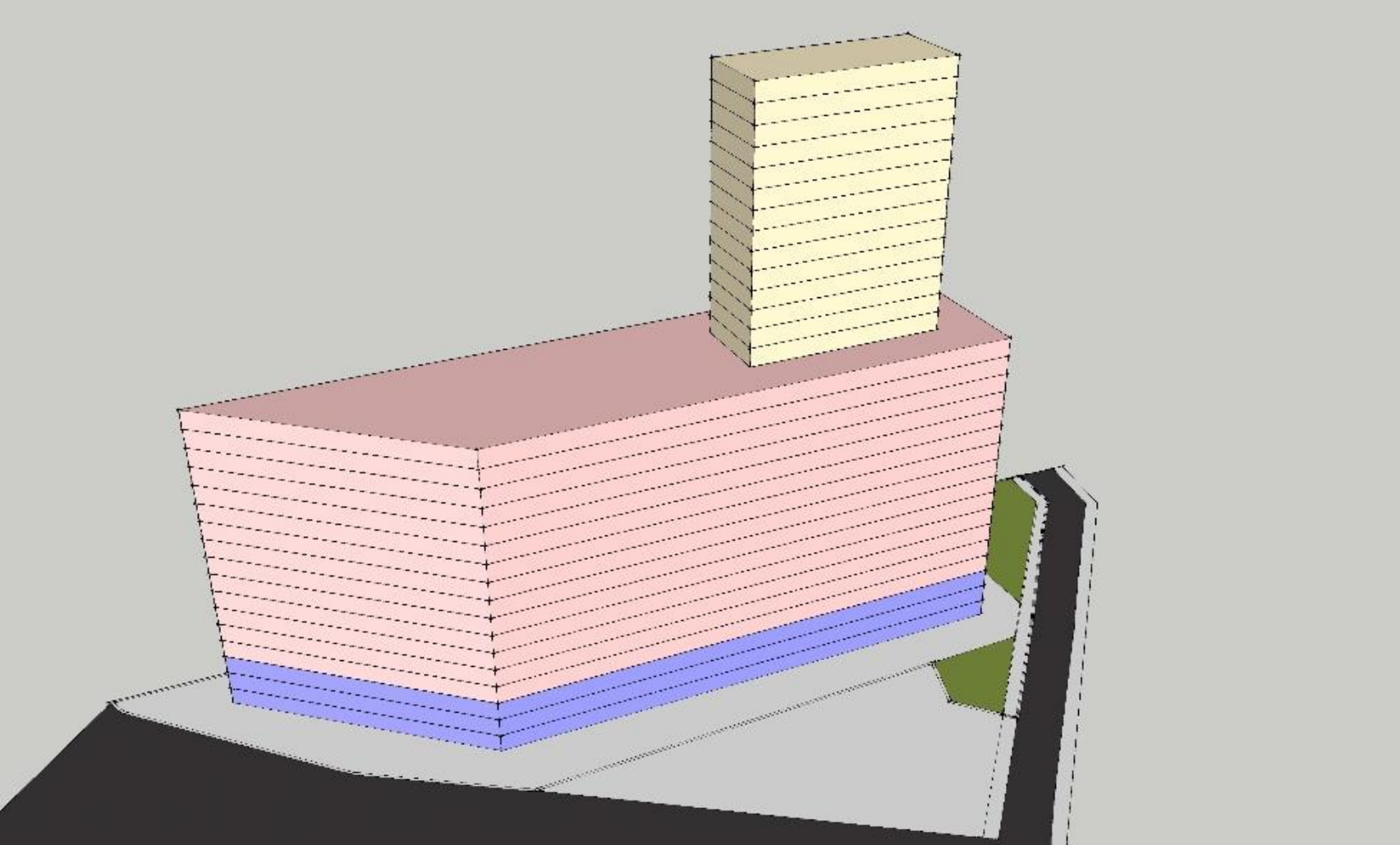
Schematic Plan



Calculation

Sujata Apartment - Option 1(Residential & Commercial)				
Sr. No.		meters	feet	bylaws
1	plot area	7290	78468.83	
2	road widening	188.8	2032.22	
3	Net plot area	7101.2	76436.61	
4	Open Space	710.12	7643.6607	10%
5	permissible FSI	7811.32	84080.27	1.1
6	Paid FSI	10651.80	114654.91	1.5
7	TDR	9941.68	107011.25	1.4
8	total	28404.80	305746.43	4
9	Ancillary FSI	17042.88	183447.86	60%
10	Total permissible	45447.68	489194.28	6.4
11	Residential	800.00	8611.12	
12	Commercial	2259.00	24315.65	
13	Typical floor	3411.00	36715.66	
14	proposed FSI	42826.0	460974.78	6.03
15	No. of floors			
	Residential	14.0		
16	No. of floors			
	Commercial	14.0		
18	building ht. (m)	56.00		3
19	Rear Setback for			
	Commercial	8.40		
20	Rear Setback for			
	Residential	22.40		12m max
21	Flats	84.00		6
22	Carpet area	9660.00	103979.27	115.00
23	Saleable	14007.00	150769.95	1.45
24	Parking			
		Permissible	Proposed	
	4 - wheeler	84		1
	2 - wheeler	252		3

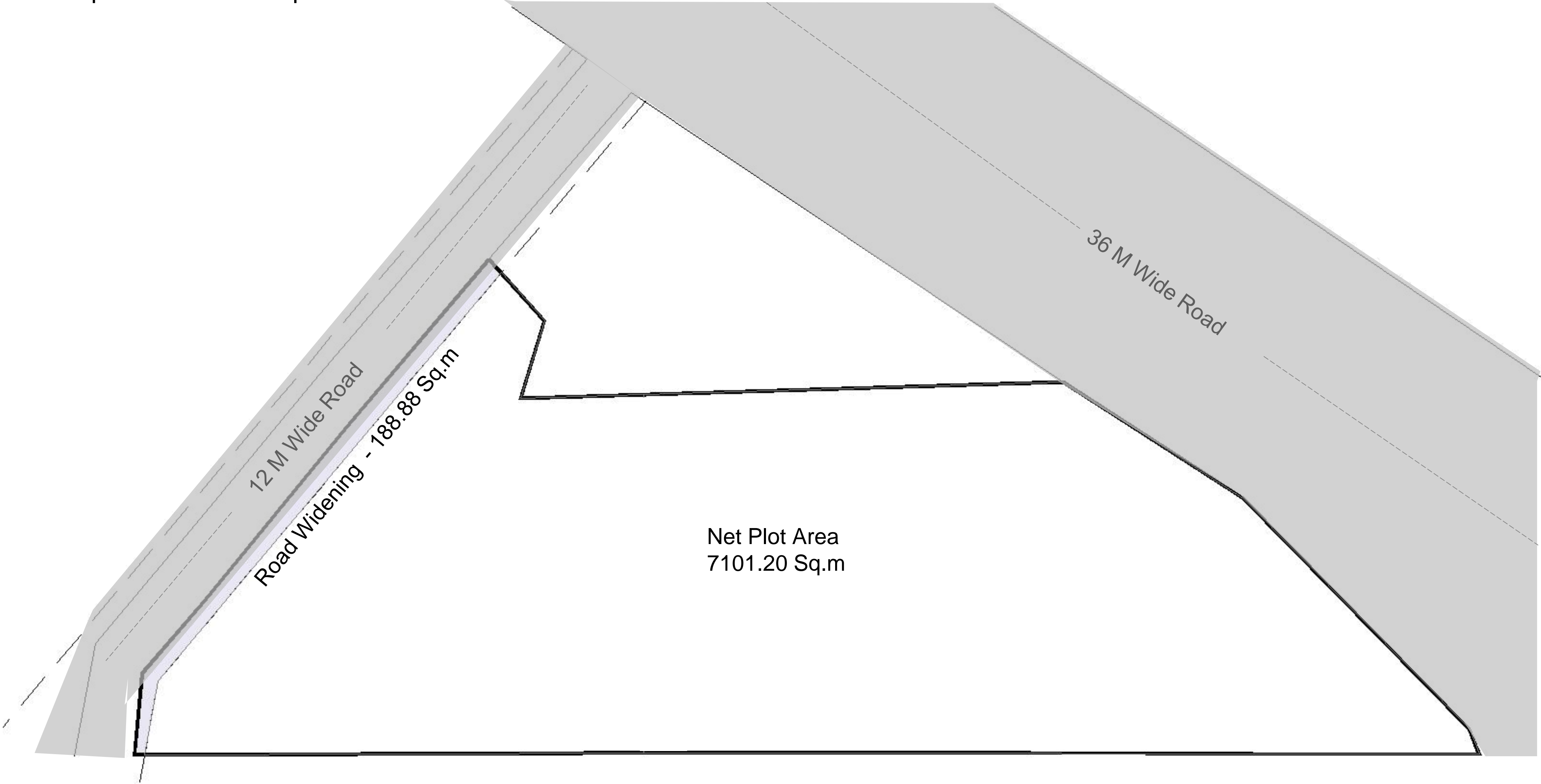
Schematic Massing



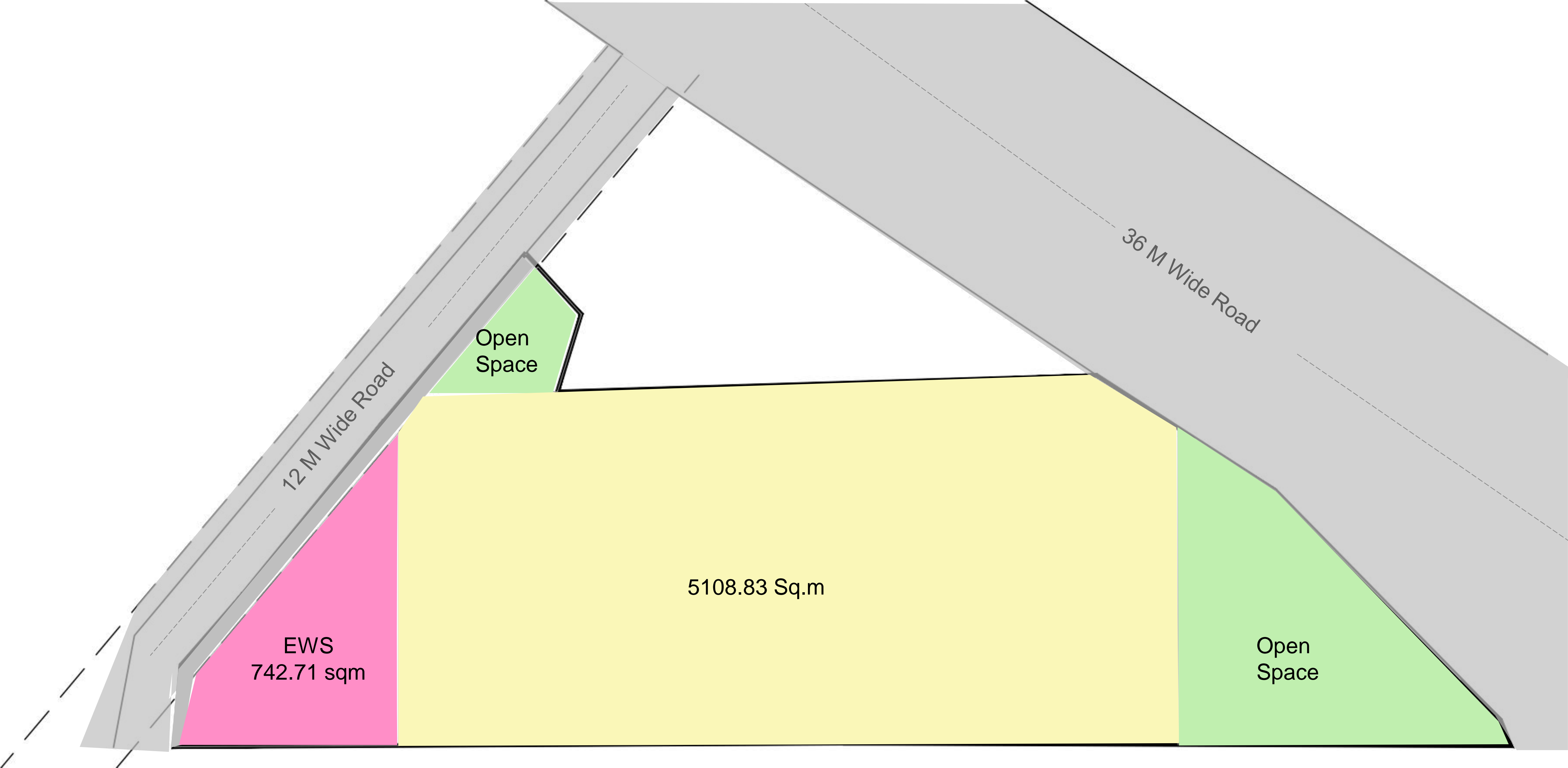
Option 2 - Residential

Site and surrounding roads

Plot Area - 7290 sq.m = 78468.83 sq.ft



Zoning



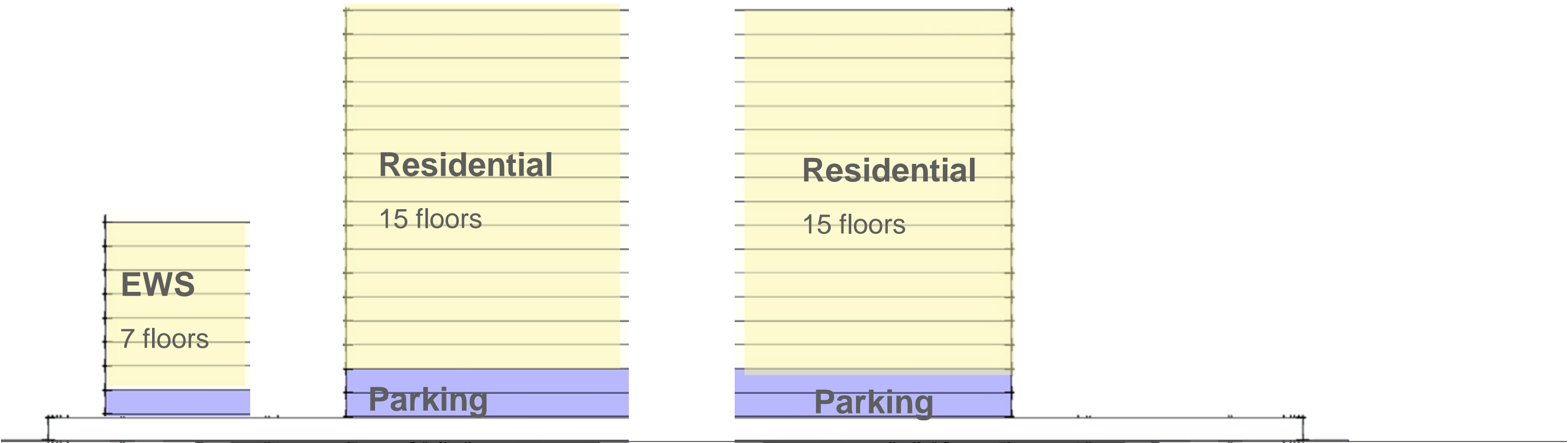
Schematic Site Plan



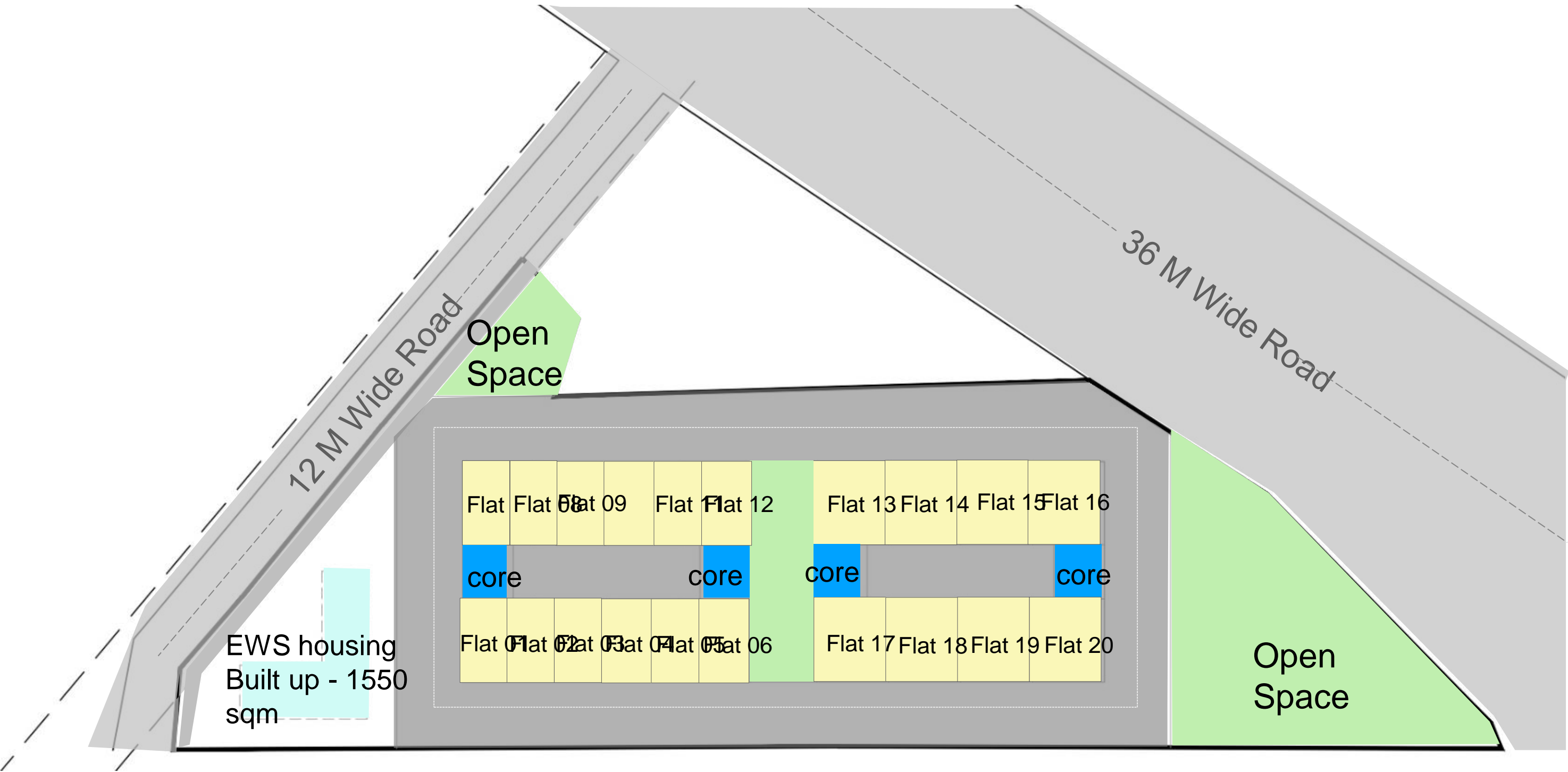
Schematic Elevation

Total no. of flats – 300

Carpet area per flat
Before – 650 – 710 sq ft each
After – 645 & 1050 sq ft each



Schematic Plan



UDCPR

(b) For Group Housing Scheme:

For a plot of land, admeasuring 4000 sq.m. or more (after deducting area under D.P. / R.P. Roads, D.P. Reservations including deemed reservations under these regulations, if any) to be developed for a Housing Scheme consisting of one or more buildings (hereinafter referred to as 'the said Scheme'), EWS/ LIG Housing in the form of tenements of size ranging between 30 and 50 sq.m. ⁽¹⁾ *carpet* area (hereinafter referred to as 'affordable housing tenements') shall be constructed at least to the extent of 20% of the basic FSI subject to the following conditions:-

- i) The built up area of the EWS/ LIG tenements constructed under the Scheme shall not be counted towards FSI and such built-up area of EWS/LIG tenements (20%) shall be over and above the permissible FSI/ TDR as per UDCPR.

TOD

14.2.1.2.1 Premium to be Paid - Additional FSI Over and above the base permissible FSI of respective land use zones as per principal DCPR may be permitted on the payment of premium

Rate of premium for the additional F.S.I., as mentioned in Column No.3 above shall be 30% for FSI to be used for tenements of size equal to or less than 60 sq.mt. and 35% for remaining FSI to be used for residential and / or commercial use, of the rate of the said land mentioned in Annual Statement of Rates without considering the guidelines therein.

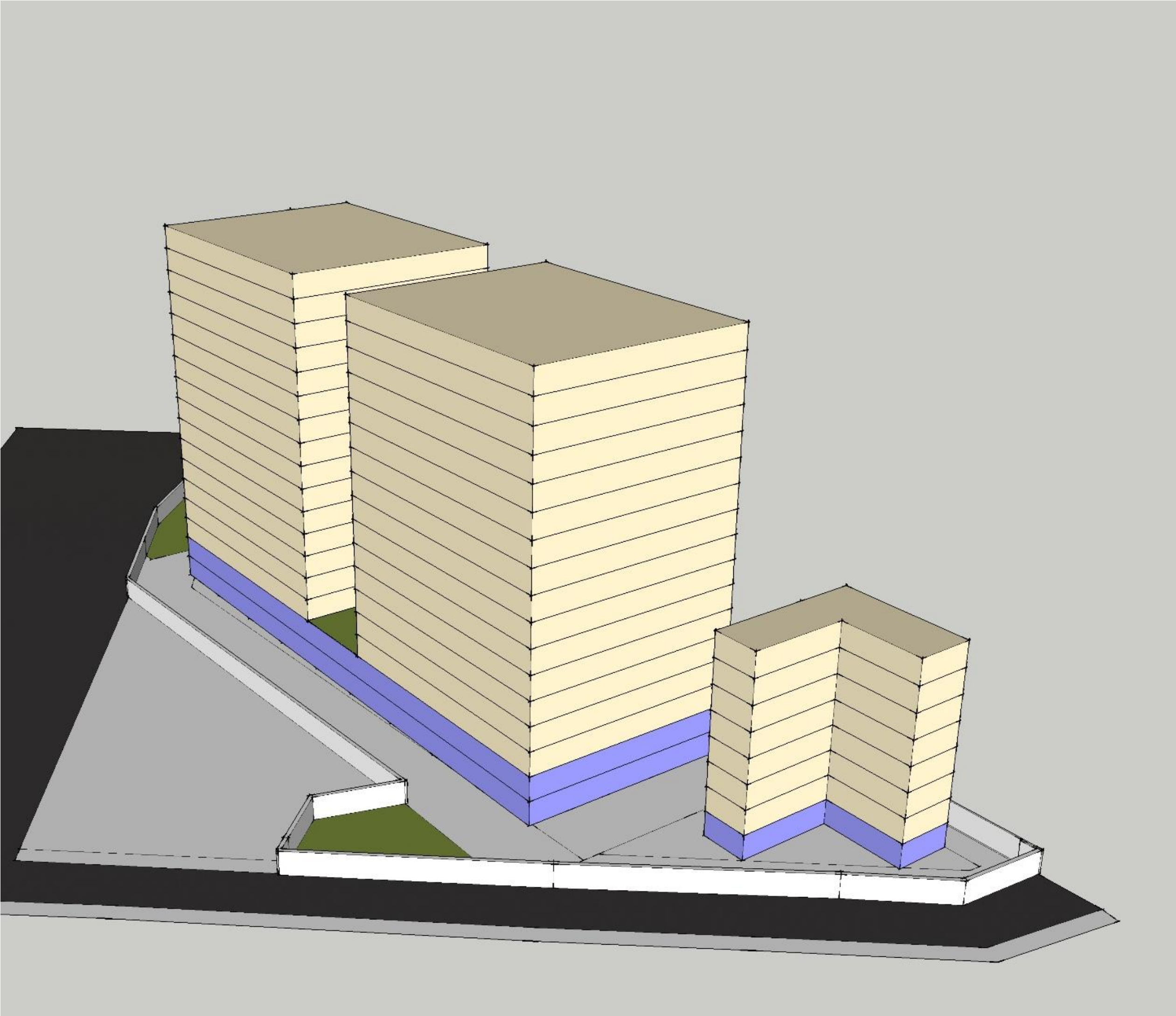
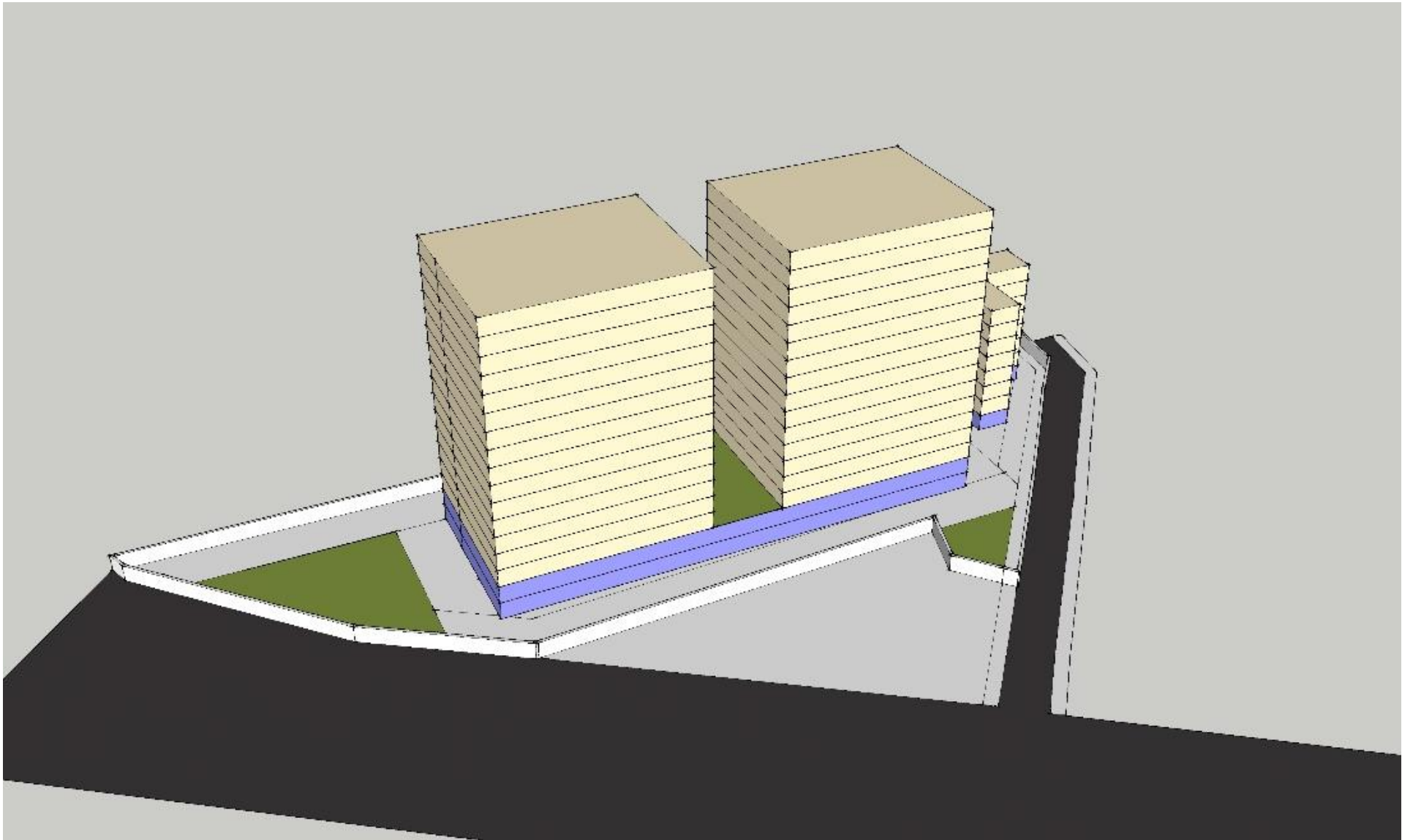
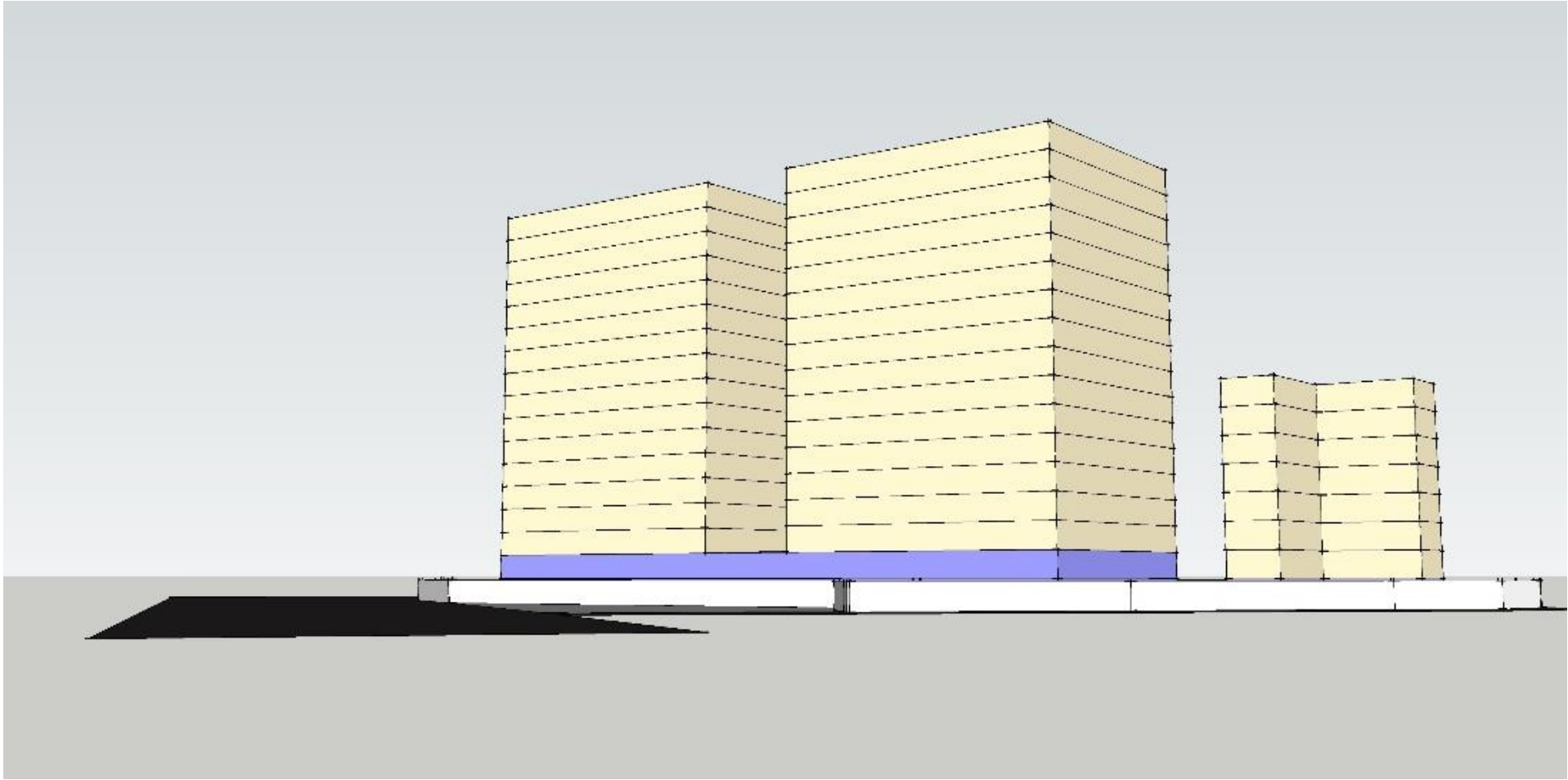
In the area of Planning Authority, 50% of the amount of premium collected should be paid to the Planning Authority in the area concerned with the Urban Transport Project and remaining 50% to the Project Implementing Authority.

In the area of Regional Plans, 50% of the amount of premium collected should be paid to the Government through the District offices of Town Planning and Valuation Department and remaining 50% to the Project Implementing Authority.

Calculation

Sujata Apartment - Option 2 Residential				
Sr. No.		meters	feet	bylaws
1	plot area	7290	78468.83	
2	road widening	188.8	2032.22	
3	Net plot area	7101.2	76436.61	
4	Open Space	710.12	7643.66	10%
5	permissible FSI	7811.32	84080.27	1.1
	EWS	1562.26	16816.05	0.2
6	Paid FSI	10651.80	114654.91	1.5
7	TDR	9941.68	107011.25	1.4
8	total	28404.80	305746.43	4
9	Ancillary FSI	17042.88	183447.86	60%
10	Total permissible	45447.68	489194.28	6.40
13	Typical floor	2629.00	28298.29	per floor
14	proposed FSI	39435.0	424474.40	5.55
15	No. of floors	15.00		
16	building ht. (m)	45.00		3
17	Rear Setback	9.00		12m max

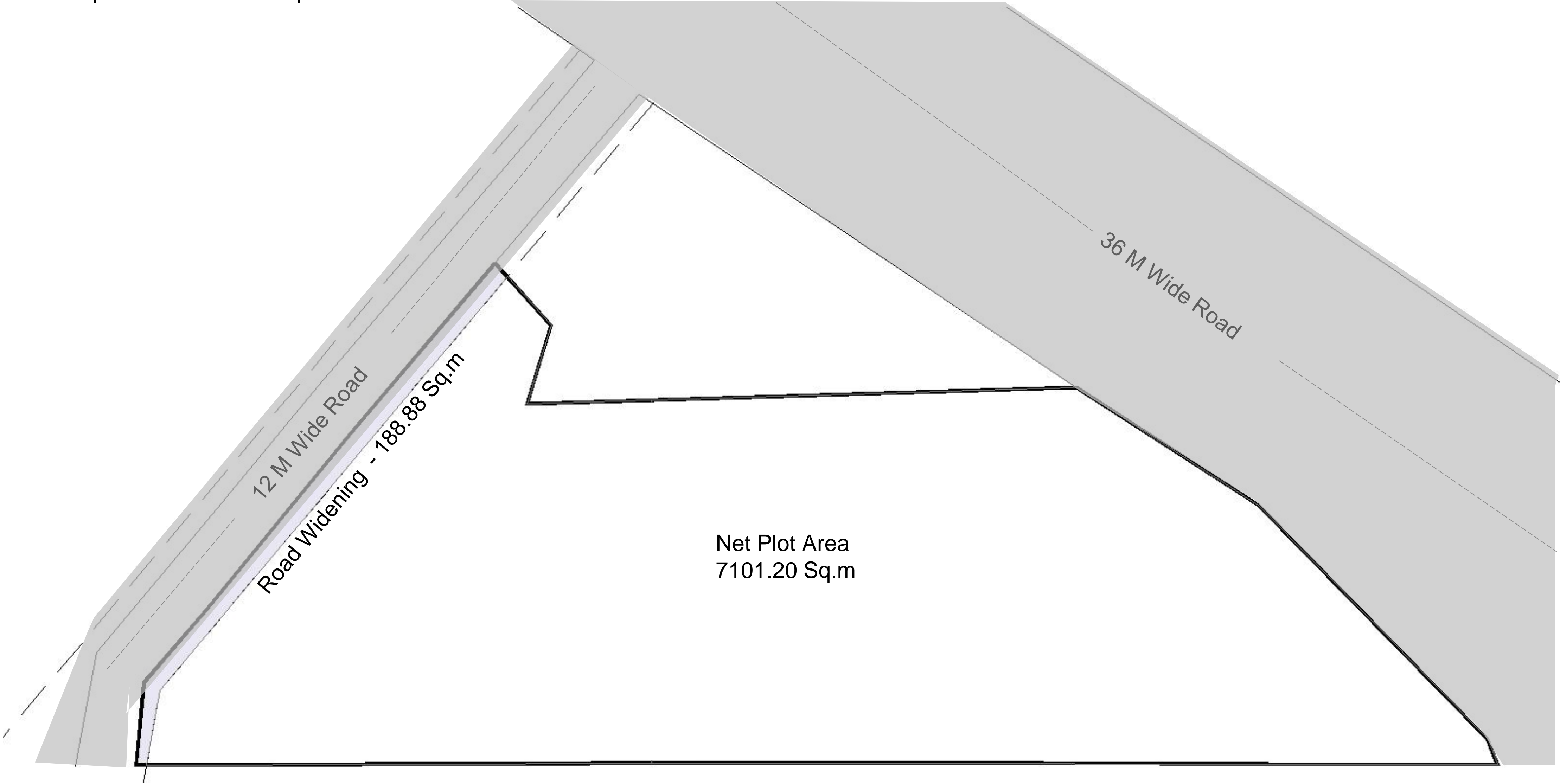
Massing



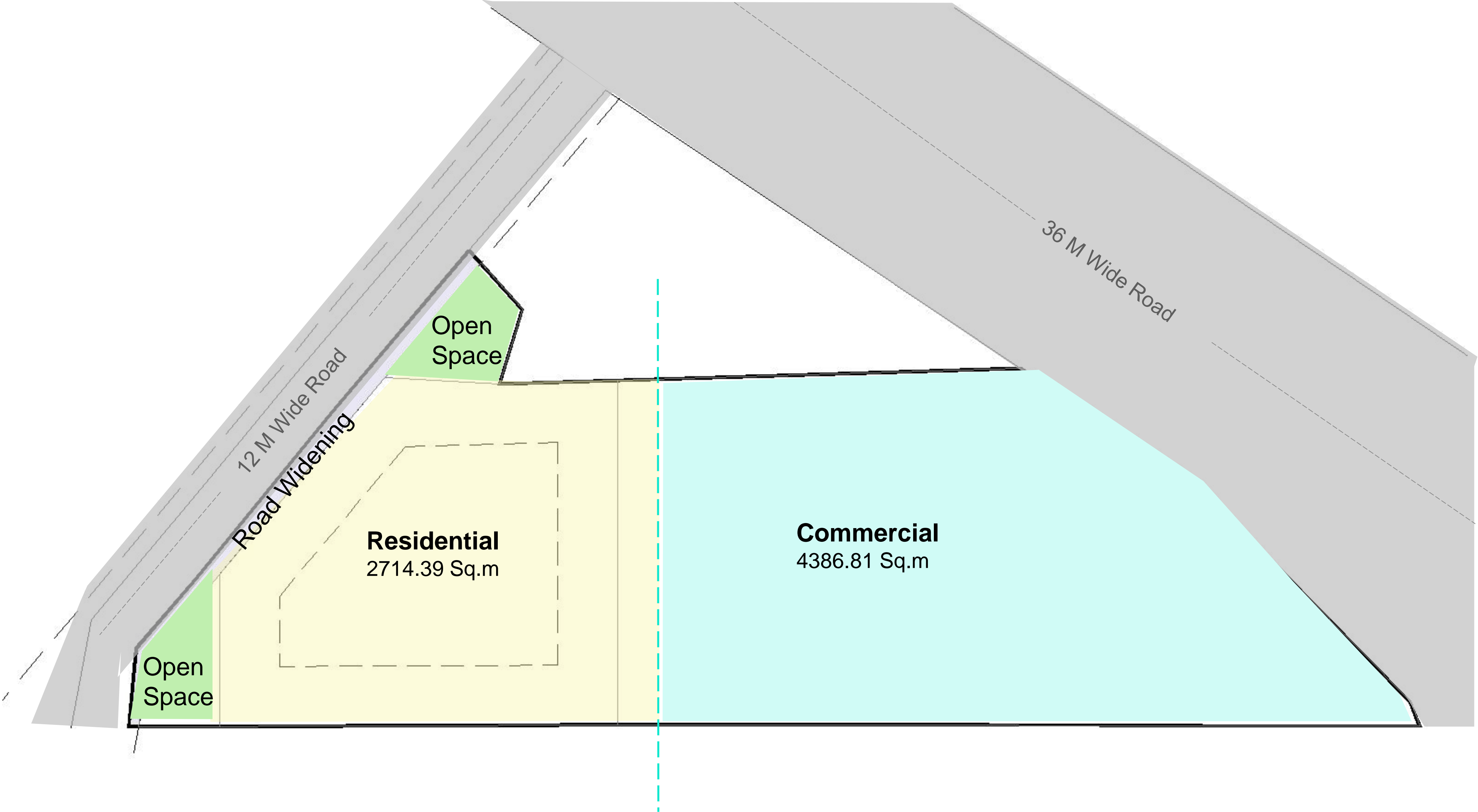
Option 3 – Separate buildings

Site and surrounding roads

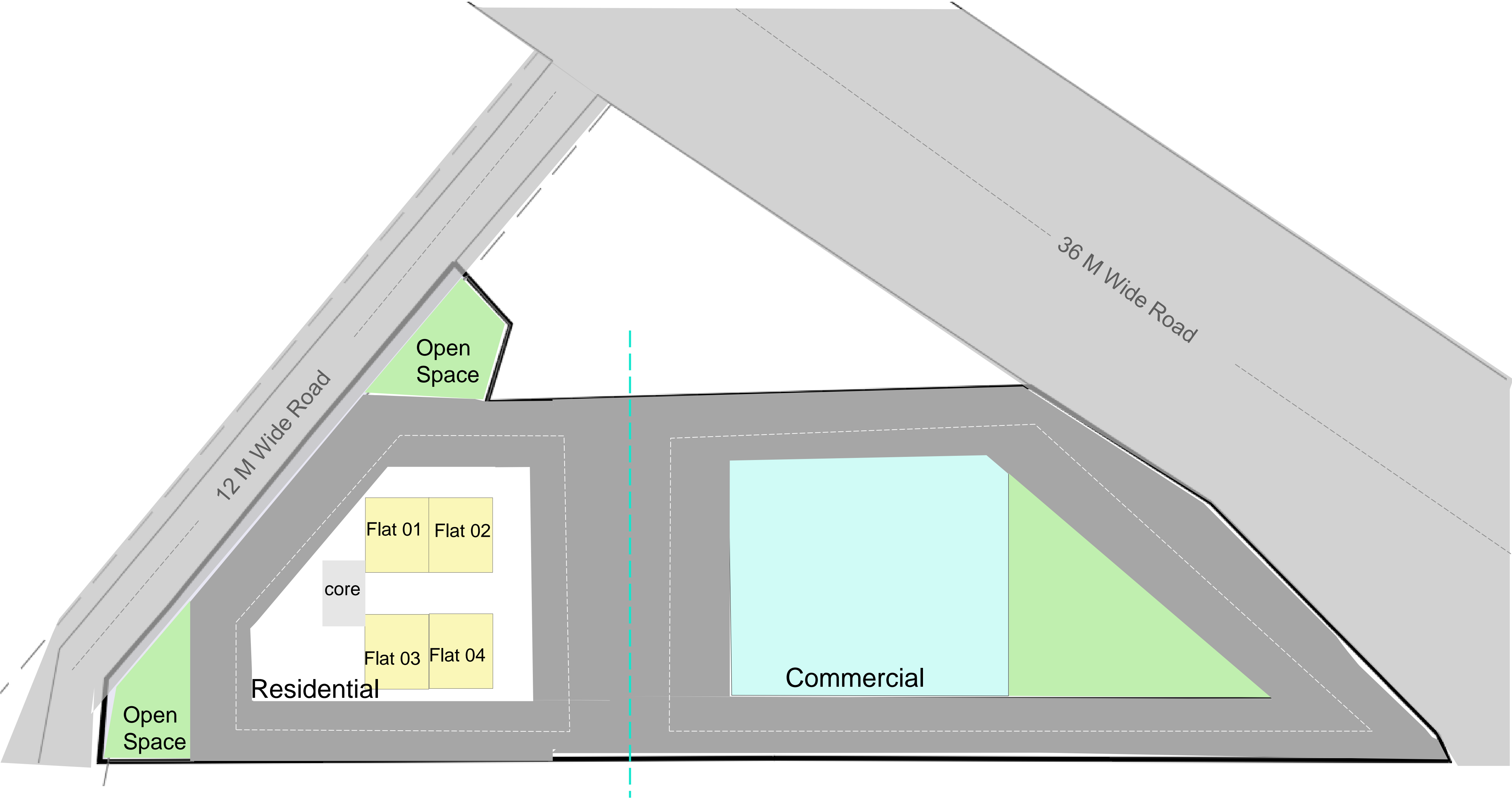
Plot Area - 7290 sq.m = 78468.83 sq.ft



Zoning



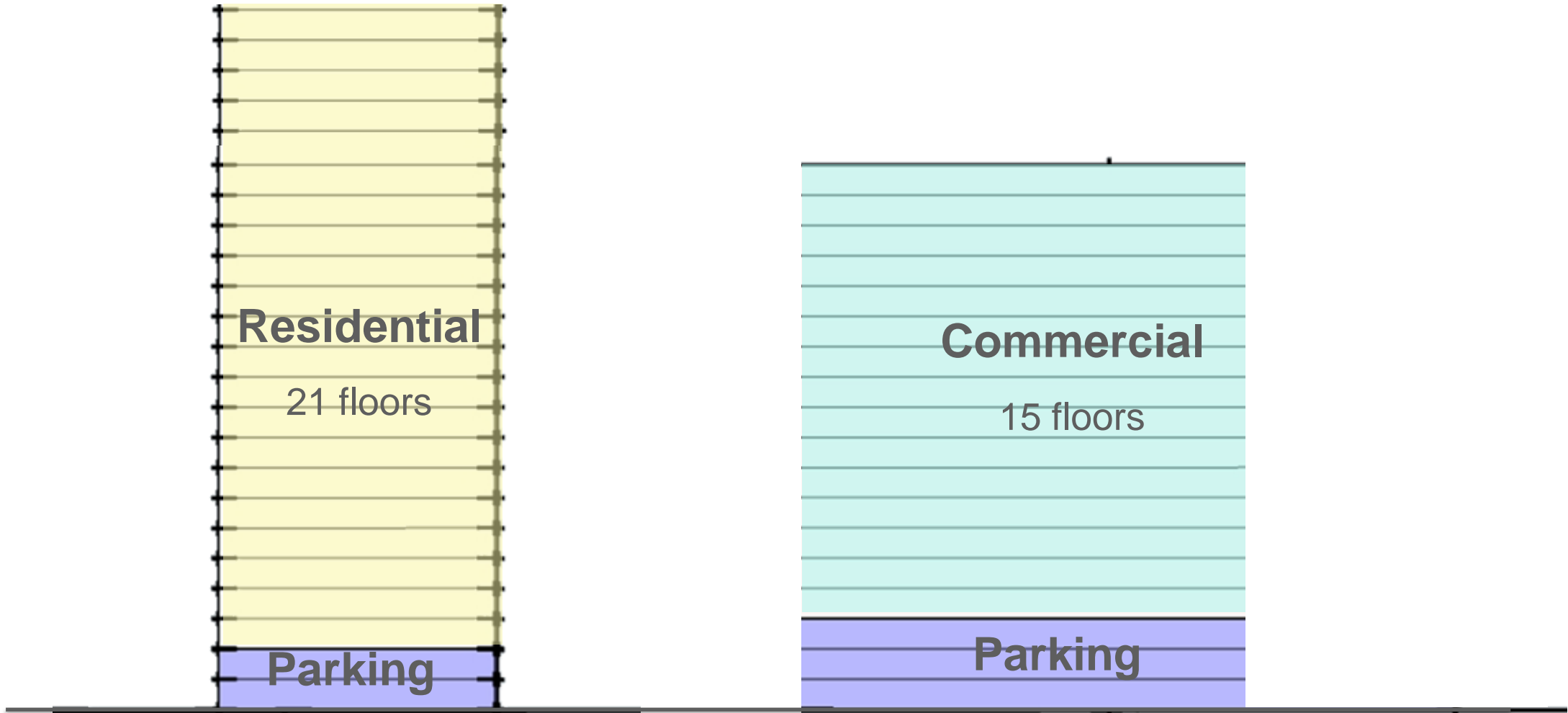
Site Plan



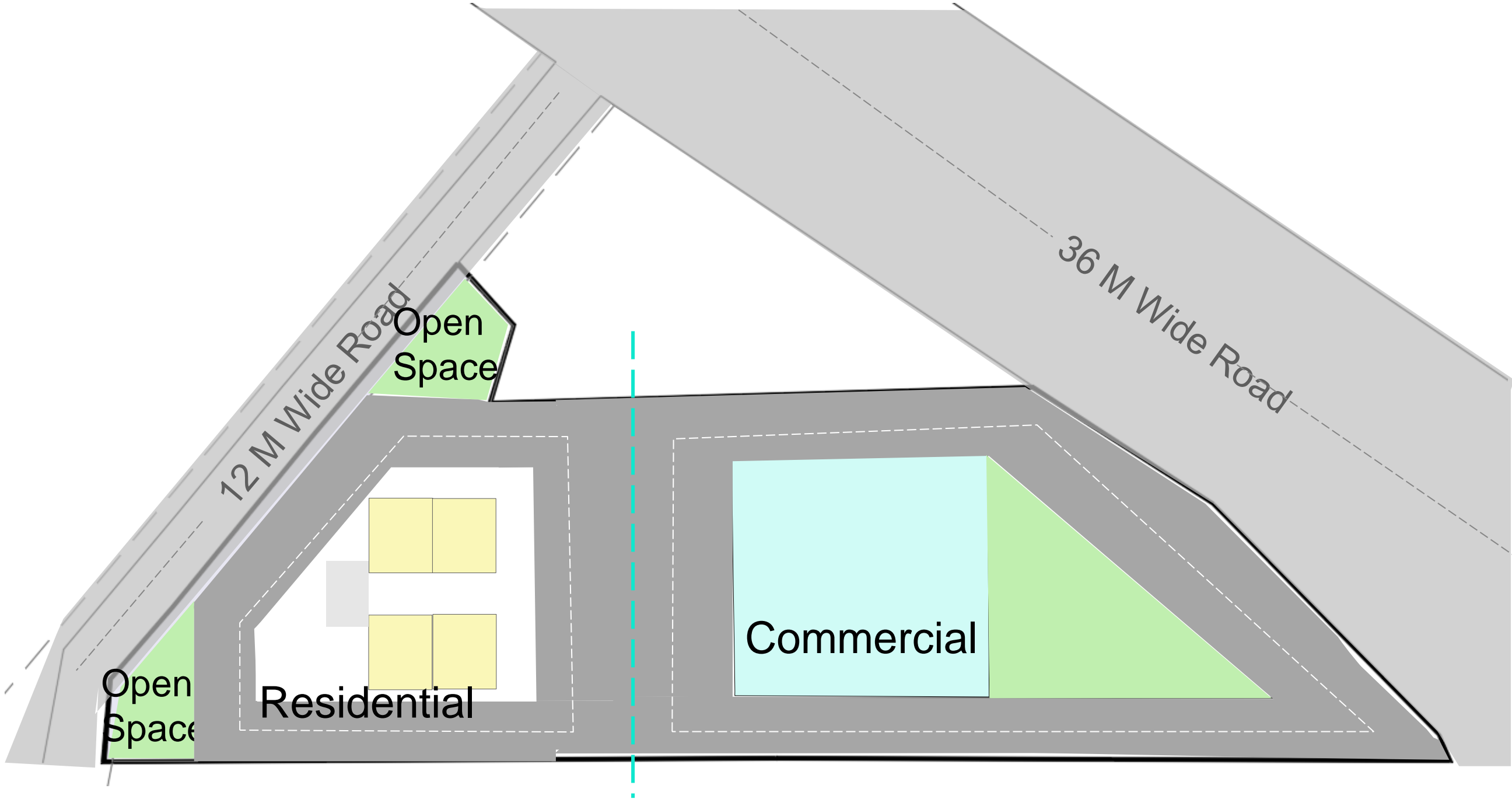
Schematic Elevation

Total no. of flats – 84

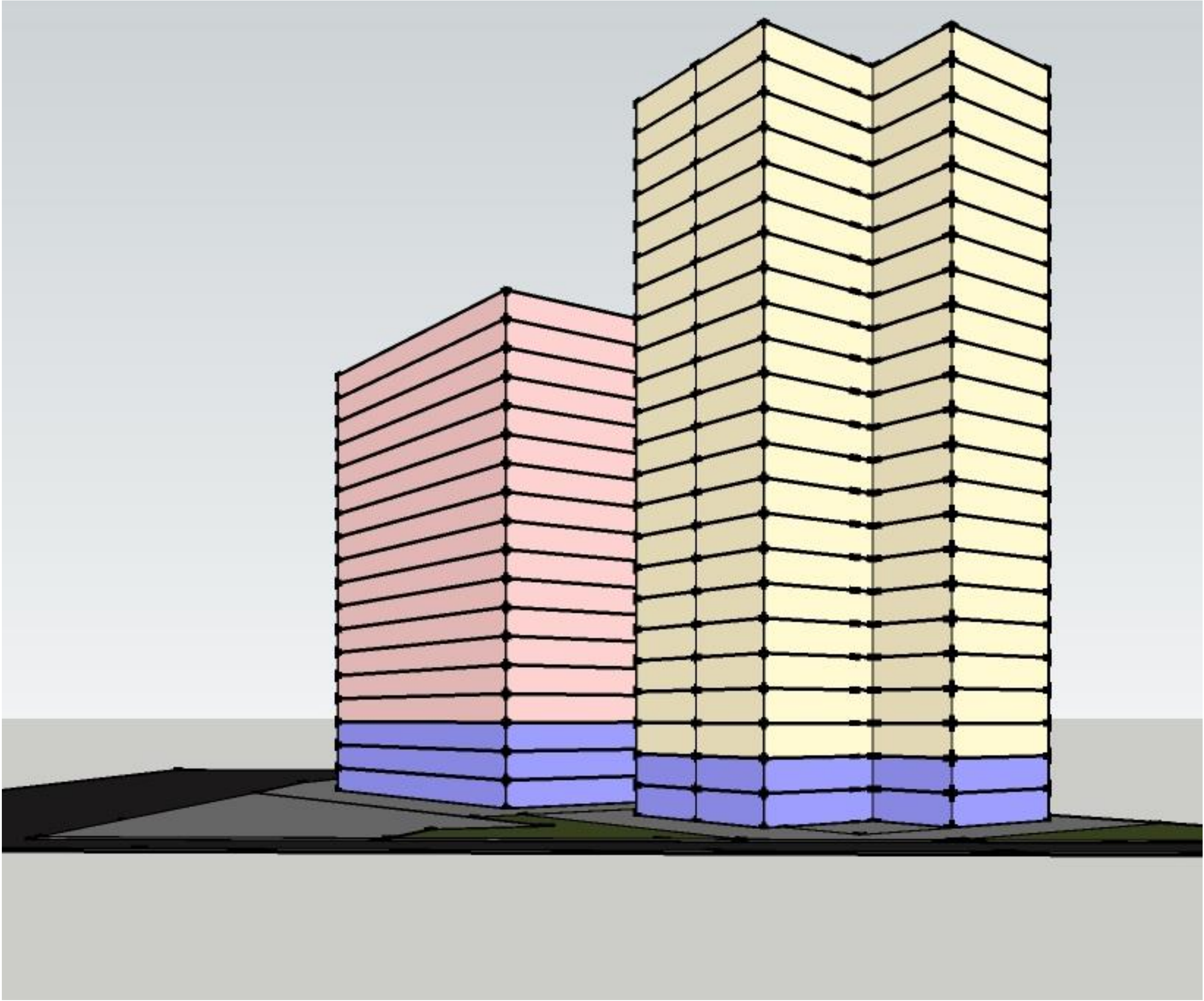
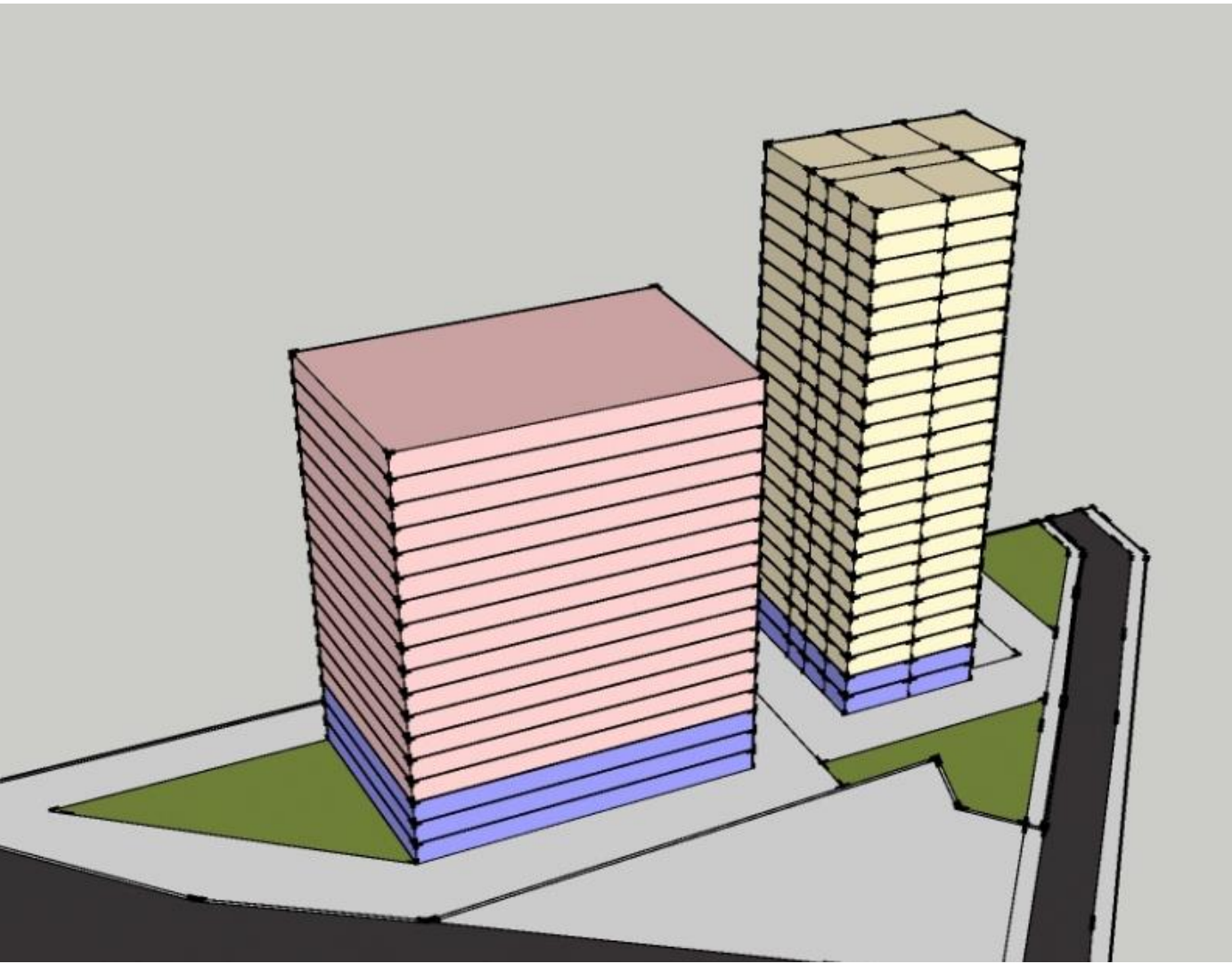
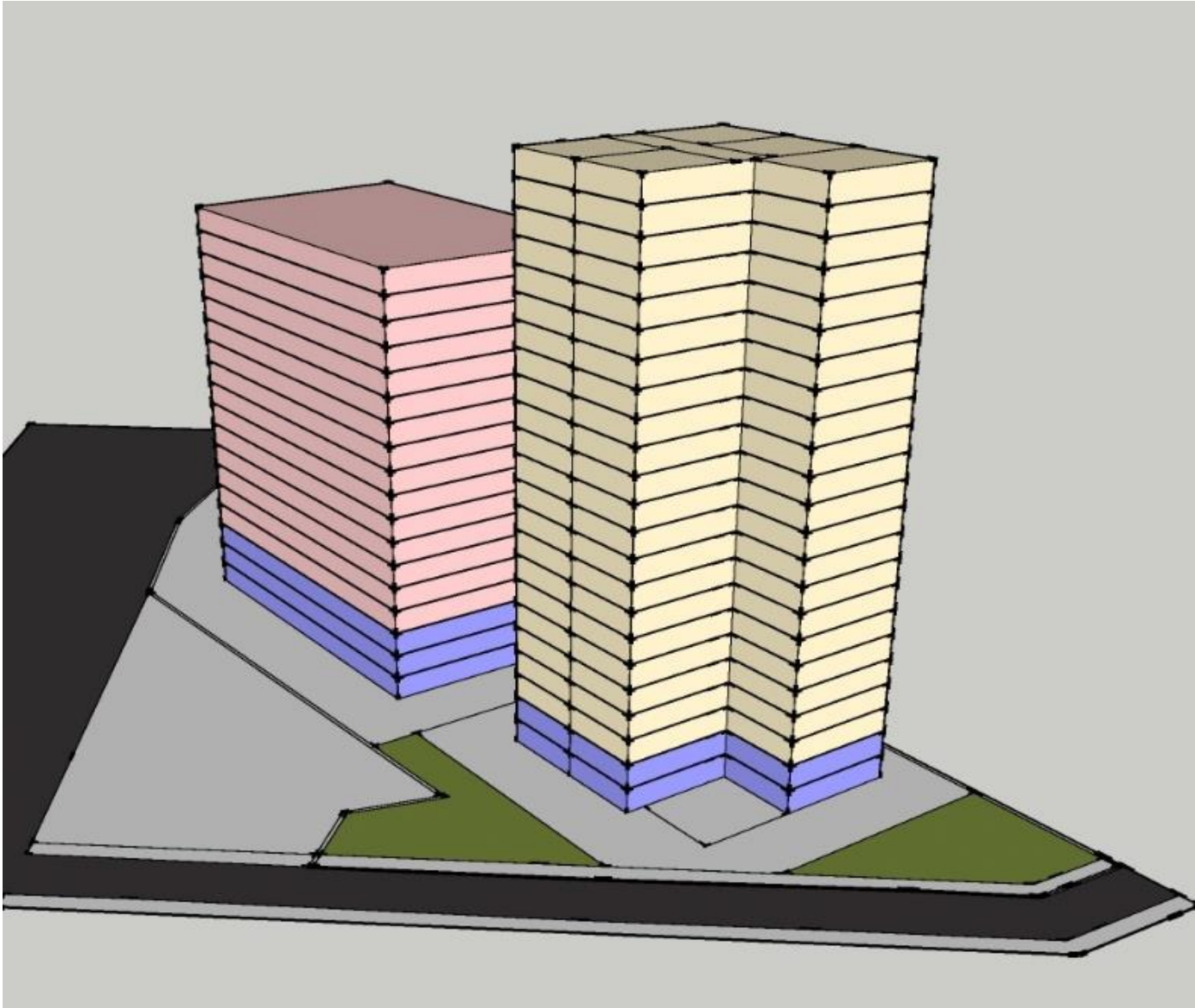
Carpet area per flat
Before – 650 – 710 sq ft each
After – 1050 sq ft each



Schematic Plan



Massing



Calculation

Sujata Apartment - Option 3 Residential				
Sr. No.		meters	feet	bylaws
1	plot area	2911.78	31342.11	
2	road widening	188.8	2032.22	
3	Net plot area	2722.98	29309.88	
4	Open Space	272.298	2930.99	10%
5	permissible FSI	2995.28	32240.87	1.10
6	Paid FSI	3403.73	36637.36	1.25
7	TDR	612.67	6594.72	0.225
8	total	7011.67	75472.95	2.58
9	Ancillary FSI	4207.00	45283.77	60%
10	Total permissible	11218.68	120756.72	4.12
13	Typical floor	525.00	5651.05	per floor
14	proposed FSI	11025.00	118672.00	4.05
15	No. of floors	21.00		
16	building ht. (m)	63.00		3

Sujata Apartment - Option 3 Commercial				
Sr. No.		meters	feet	bylaws
1	plot area	4386.96	47220.80	
2	road widening	0	0.00	
3	Net plot area	4386.96	47220.80	
4	Open Space	438.70	4722.08	10%
5	permissible FSI	4825.66	51942.88	1.1
6	Paid FSI	6580.44	70831.20	1.5
7	TDR	6141.74	66109.12	1.4
8	total	17547.84	188883.19	4
9	Ancillary FSI	14038.27	151106.56	80%
10	Total permissible	31586.11	339989.75	7.20
13	Typical floor	1750.00	18836.83	per floor
14	proposed FSI	26250.0	282552.38	5.98
15	No. of floors	15.00		
16	building ht. (m)	45.00		3
17	Rear Setback	9.00		12m max

THANK YOU

Contact: 9130553592 / 7499553592

Email: support@dreamsredeveloped.com