

# Welcome

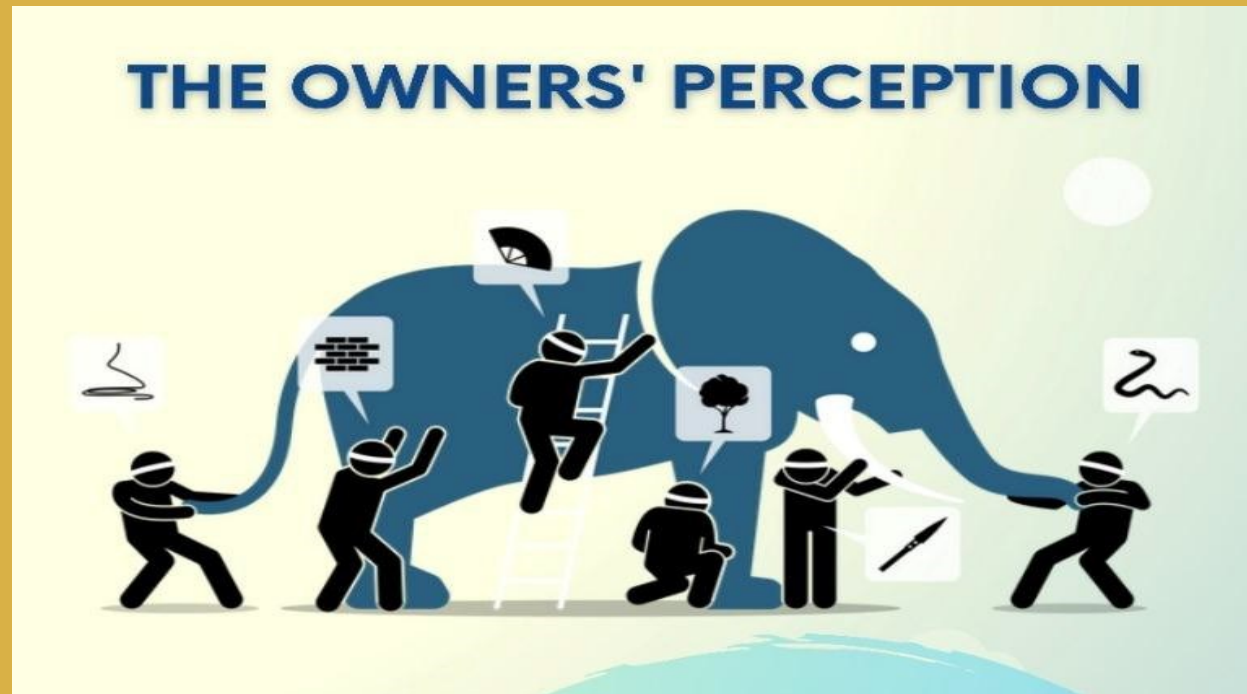


**E GROUP ARCHITECTURE**  
DESIGN AND DESIGN MANAGEMENT

## **REDEVELOPMENT OF SUJATA CHS**

**Presentation by: Ar. Harshal Kavdikar**

# WHAT IS REDEVELOPMENT ???



PMC Advisor

Scope and Role

# Role

Pivotal Role

Process to be followed.

Architectural and Legal Documents to be reviewed.

Agreements with Developer to protect the interest of the Members and the Society at the same time advise for the balanced approach

Building Member's trust.

Systematic approach.

# SCOPE OF WORK

**Initiate the Redevelopment process**

**Re-development Phase**

**Post – Redevelopment Phase**

# Initiate the Redevelopment process

Members connect

Title and Search of Plot

Title Search of Members –  
Preliminary

Feasibility Report preparation.

Tender to be published and evaluate

Selection of Developer.

# Re-development Phase

Terms and Conditions of the Re-development to be decided.

Correspondence with the Developer for Planning and Documentation

Review of Legal Documents such as :

- Memorandum of Understanding

- Development Agreement

- Power of Attorney

- Individual Members' Agreement

Vacating the premises

Construction as per milestones

# Post - Redevelopment

Master Builder File

Admission of New members

1<sup>st</sup> AGM

Re-Conveyance.

Elections wherever necessary.

1<sup>st</sup> Stage – WHY NECESSARY ?

# CONFIDENT SOCIETY

Feasibility Report depends on Legal clarity.

Documentation gives confidence to Committee Members to present themselves before:

- Developer

- Members – Internally.

Trust of Members

Member's support because of transparency and confidence

# Workshops

Interactive Session

Informative Sessions

Members are free to ask

**MEMBERS ARE  
ENCOURAGED TO ASK**

Workshop for Committee  
Members

Workshops for Members.



IMPORTANT FEATURE – “USP”

# **PROCESS DRIVEN APPROACH**

# ABOUT US !!!

E GROUP ARCHITECTURE

PMC CONSULTANT FOR SOCIETIES/APARTMENTS

## E GROUP ARCHITECTURE

**E GROUP ARCHITECTURE**, a catalyst consultancy organization to cater services to construction industry for design and design management.

Practical and Analytical approach always gives strong foundation for projects.

Creating an **E**

**quotient** for the project stake holders would result in creating a sustainable future.

**E quotient** is to create a perfect harmony in architectural and interior projects where **E** stands for **E**volving a **E**xpressive, **E**xclusive, **E**ternal, **E**lite desirable **E**nvironment created considering aspects of **E**nergy and **E**motions with a strong **E**ngineering and **E**valuating approach.

Combination of appropriate **E's** to make the project successful is the prime objective of **E GROUP**, capability of designing projects along with an attitude to associate and collaborate in design and design management services.

## OUR PROFILE

### Harshal Kavdikar (egrouparch@gmail.com)

Registered with the Council of Architecture (COA)

An Architect with extensive experience in designing and design management services. Knowledge sharing and teamwork being key skill factors for building a Holistic approach towards professional work.

### DISTINCTIONS

#### PROFESSIONAL:

- Worked with Aniruddha Vaidya & Associates from year 1996 to 2011.
- During the 15 years long association worked on numerous Residential, Commercial, Institutional and Interior Projects.
- Team leader for designing and project co-ordination for Senior Citizen Project, first of its kind in SAARC countries under the name of ATHASHRI project developed by Paranjpe Schemes.
- Chief designer for SCHOOL OF FASHION TECHNOLOGY, MKSSS, Pune project won through an invited competition.
- Working as Consulting Architect for Redevelopment of Housing societies ranging from 6 tenements to 250 tenements.
- Empanelled Architect with Pimpri Chinchwad Municipal Corporation.

### EDUCATION

Bachelor of Architecture (Higher Second Class) from the B.K.P.S. College of Architecture (Pune University) in October 1994.  
„M Arch“- Construction Management (First Class), YCMOU (August 2010)

#### ACADEMIC:

Amongst all round performer throughout the education career.

- Thesis Project - „ASUB URBAN COMMUNITY CENTRE“ for B. Arch was appreciated and presented to group of citizens around the site along with the officials of local authorities.
- Thesis Project-„STUDY AND ANALYSIS OF FREQUENCY AND PROCEDURES FOR MAINTENANCE OF BUILDING SERVICES IN A TOWNSHIP“ for M. Arch with an intension to study and research further on the subject.

## Organisational Set Up:- Staff on Role/Qualification/Experience etc.

Team of experienced Architect and Support Staff

Team consists of 2 Senior Architects (10 years plus),

2 Junior Architects (2 years plus),

Draughtsman (10 years plus), Office Administration and Mentor for Architectural Design Support(Guru Shishya Parampara) with experience of more than 40 years.

Senior Engineer and Liaisoning Consultant on board for complex projects.

# Special Achievements

Professional Icon of  
the Year Award 2021  
by Lokmat Group



# Special Achievements

Articles in news paper for Awareness in public in general

**पु** शहर सुंदर करण्याचा व्यास घेऊन आर्किटेक्ट क्षेत्रात काम करणारे हर्षल कावडीकर यांनी पुण्यातील शेकडो सोसायट्यांना रिडेव्हलपमेंटसाठी मार्गदर्शन केले आहे. सोसायटीच्या रिडेव्हलपमेंट क्षेत्रातील शिवकोश बनले आहेत.

पीड फाटजानवळ अहैत नगर येथे हर्षल कावडीकर यांचे 'इ ग्रुप आर्किटेक्चर' या नावाने प्रसिद्ध आर्किटेक्चर कन्सल्टंटचे ऑफिस आहे. त्यांनी पुण्यातील बी.के.पी.एस. कॉलेज ऑफ आर्किटेक्चर या महाविद्यालयातून बी आर्च आणि नंतर एम आर्च ऑफ कंस्ट्रक्शन मॅनेजमेंट केले. त्यानंतर स्वतःची सासणी कंपनी सुरू केली. आईचे मोठे पाठकळ त्यांना मिळाले. व्यवसाय चालू केल्यानंतर आर्किटेक्ट अनिरुद्ध आणि राधिका वैद्य यांच्याबद्दलून आर्किटेक्चर मधील बाळकडू मिळाले.

पीसीएमसीमध्ये असताना त्यांनी तीन शाळांची डिझाईन केली. त्यानंतर आर्किटेक्ट अनिरुद्ध आणि राधिका वैद्य यांच्यासोबत अथव्री या ज्येष्ठ

## सोसायटी रिडेव्हलपमेंटचा विश्वकोश

नागिरकांसाठी असलेल्या सोसायटीचे डिझाईन त्यांनी केले. यासाठी तत्कालीन मुख्यमंत्र्यांच्या हस्ते त्यांचा गौरवही झाला होता.

पुण्यामध्ये सोसायट्यांचे रिडेव्हलपमेंट मोठ्या प्रमाणात होत आहे. यासाठी जनजागृती करण्याबरोबरच रहिवाशांना मार्गदर्शन करण्याचे काम ते करतात. हे अनेक सोसायट्यांचे डिझाईन करण्यात हर्षल यांचा मोठा सहभाग आहे. रिडेव्हलपमेंटमधील तब्ब म्हणून गेल्या बारा वर्षांपासून ते काम करत आहेत. पन्नासहून अधिक सोसायट्यांचे कन्सल्टंट म्हणून त्यांनी काम केले आहे. एखाद्या सोसायटीला फी परकडत नसले तरीही मोफत

**हर्षल कावडीकर**

मार्गदर्शन करतात. रहिवाशांमध्ये यासाठी जागृती निर्माण व्हावी यासाठी त्यांनी आतापर्यंत २०० हून अधिक सेमिनार आणि वर्कशॉप घेतले आहेत. आर्किटेक्चर विषयाला पुढे नेण्यासाठी आणि त्या माध्यमातून शहर सुंदर करण्यासाठी हर्षल कावडीकर 'आर्किटेक्ट इन्फिनिअर्स' आणि सहअर्ज असोसिएशन या संस्थेच्या माध्यमातून काम करत आहेत. या संस्थेचे अध्यक्ष म्हणून काम करताना आर्किटेक्चरसाठी विविध उपक्रम ते राबवित असतात. या क्षेत्राविषयी नाविन्यपूर्ण माहिती देणे, सदस्यांना अपडेट ठेवणे यासाठी तर आर्किटेक्चरचा लोकांचा शिक्का वाढेल. किंवासाहता निर्माण होईल. यामुळे नवीन पिढीला या व्यवसायात येण्यास उमेद मिळेल. असे ते सांगतात. सुंदर शहराच्या उभारणीसाठी आर्किटेक्चरची काम करावे. लोकांनीही वास्तूची निगा राखावी असे ते म्हणतात.

ते राहत असलेल्या सोसायटीचे चेअरमन म्हणून काम करताना एक आदर्श त्यांनी निर्माण केला आहे. सभासदांचे प्रश्न सोडवितांनाच समस्यांचा पाठपुरावा करतात. यासाठी अनेक तुमबाजींनी त्यांना गौरिले आहे.

आपल्या कामात पत्नी आणि मुलांचा मोठा पाठिंबा आहे. त्यांच्या शिवाय भी मुळे जाऊच शकणार नाही, असे ते प्रॉजेक्टमध्ये सांगतात.

**ए ग्रुप आर्किटेक्चर**

**सोसायटी रिडेव्हलपमेंट क्षेत्रातील हर्षल कावडीकर**

हर्षल कावडीकर, आर्किटेक्ट

हर्षल कावडीकर यांनी पुण्यातील शेकडो सोसायट्यांना रिडेव्हलपमेंटसाठी मार्गदर्शन केले आहे. सोसायटीच्या रिडेव्हलपमेंट क्षेत्रातील शिवकोश बनले आहेत.

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**UNITY IS STRENGTH**

Unity Between Owners, Consultant and Executive Partner Lays a Success Road Map through Following Procedures.

- Trust among Members,
- Consultant & Executive Partners
- Transparent & Honest Communication
- Involvement of all Members

**THE REDEVELOPMENT RACE**

Process & Clarity with the Rise PMC Consultants help with their

- Knowledge & Experience
- Involvement & Passion
- Critical Thinking & Problem Solving
- Appropriate Guidance
- Wise Bridge between Owners & Execution Partners (Consultants)
- Clarity of Thought

**THE OWNERS PERCEPTION**

For Successful Redevelopment the sitehold is unfolded by

- Enthusiastic Involvement
- Individual Efforts
- Owner's Aspirations
- Understanding Success Owners
- Clarity of Thought

**8390 184 254** [egrouparch@gmail.com](mailto:egrouparch@gmail.com)

Office : Chintamani, 2nd, Paud Road, near Yens Bungalow, Adwal Nagar, Erandwane, Pune, Maharashtra 411038

**गृहनिर्माण क्षेत्राची पूर्वपदाकडे वाटचाल !**

गृहनिर्माण क्षेत्राची पूर्वपदाकडे वाटचाल !

**रिडेव्हलपमेंटची चढाओढ**

रिडेव्हलपमेंटची चढाओढ

**मजल्याचा बुर्ज खलिफा**

मजल्याचा बुर्ज खलिफा

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# Ketan Jaju

An expert in financial domain with acumen for realestate

With experience of more than 15 years; Ketan is presently helping corporate in designing strategies, financial diligence and fundraising.

Worked with various funds and Institution helping them analyzing 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.

# Adv. Kiran Kabra

20+ years of experience

On panel of Nationalized Banks as well as Co-operative Banks

Financial Legal Advisor

Consulting Corporates/Start ups etc.

Worked with Developers.

Good Team of professionals.

# Team Brings in:

## **Proactive Approach:**

Solving the Client's complex legal problems with comprehensive solutions with a very high Ethical practices and knowledge applications.

Develop and maintain critical relationships with clients as well as their partners/ clients etc.

**Pro-bono Practice:** Encourages pro-bono Practice at times.

## **Industry Expertise:**

balances the Legal policies,  
impact on Business with the Industry expertise.

# OUR TEAM !!!

With 20+ years of experience.

Co-ordinator with the Society and Members. – 01

Legal Associates

Senior Associate (10+ years) – 01

Senior Associate (6+ Years) – 01

Junior Associate (3+ Years) – 01

Interns - 02

Liaisoning Associate – 01

# OTHER TEAM ASSOCIATES

Chartered Accountant with 25+ years of experience

Company Secretary with 5+ years of experience

Website Designer with 10+ years of experience

Civil Engineer with 5+ years of experience

# Important Steps Towards successful Re-development

Consent of the Members (सर्व सभासदांची मान्यता)

० घेणे.)

Expectations of Members (सभासदांची अपेक्षा समजून)

Expectations = which are Mandatory (अननर्ायव अपेक्षा) अननर्ायव नसलेल्या)

Feasibility Report

Legal Audit Report.

# GOVERNMENT GR 4<sup>TH</sup> JULY 2019

## **REQUIREMENT FROM SOCIETY**

TRANSPERENCY IN THE PROCESS OF REDEVELOPMENT.

STRUCTURED AGM/SGM WITH DEFINED AGENDA

CONSENT OF 51% OF MEMBERS BUT ATTENDANCE OF MINIMUM 75% OF MEMBERS IS COMPULSARY

APPOINTMENT OF ARCHITECT/PMC AGENCY AND LAWYER THROUGHOUT THE PROCESS

NOTIFICATION TO THE COMPETENT AUTHORITY AT  
SPECIFIC TIME

WEBSITE TO BE CREATED FOR REDEVELOPMENT PROJECT

# ROLE OF SOCIETY CONSULTANTS

PREPARATION OF FEASIBILITY REPORT WITH SAMPLE  
MEASUREMENT OF FLATS/OFFICES/SHOPS

UNDERSTANDING THE NEEDS OF THE OWNERS AND SUGGESTING  
APPROPRIATE GUIDELINES

PREPARATION OF SELECTION DOCUMENT/TENDER DOCUMENT  
FOR DEVELOPERS

PREPARING COMPARATIVE CHARTS AND GIVE RECOMMENDATION  
REPORT

ASSIST SOCIETY DURING SELECTION PROCESS

ASSISTING IN FINALIZATION OF PLANS PREPARED BY DEVELOPER

ASSIST LEGAL CONSULTANT IN FINALIZATION OF DOCUMENTS

PERIODIC MEETINGS TILL PROJECT

COMPLETION AND HAND OVER.

# Legal Health check up

Primary title ownership verification based on document.

Question and Answer session in Introductory Workshop.

Society preparing the file of individual Member of the society:

Agreement of the property.

Share Certificate

Property Tax

Electricity Bill.

**PROJECT FACT**  
**SUJATA CHS: Property Details**

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

# READY RECNOER RATE



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



## नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक

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Year

20232024 ▼

### 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	32/483-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

## GOOGLE LOCATION

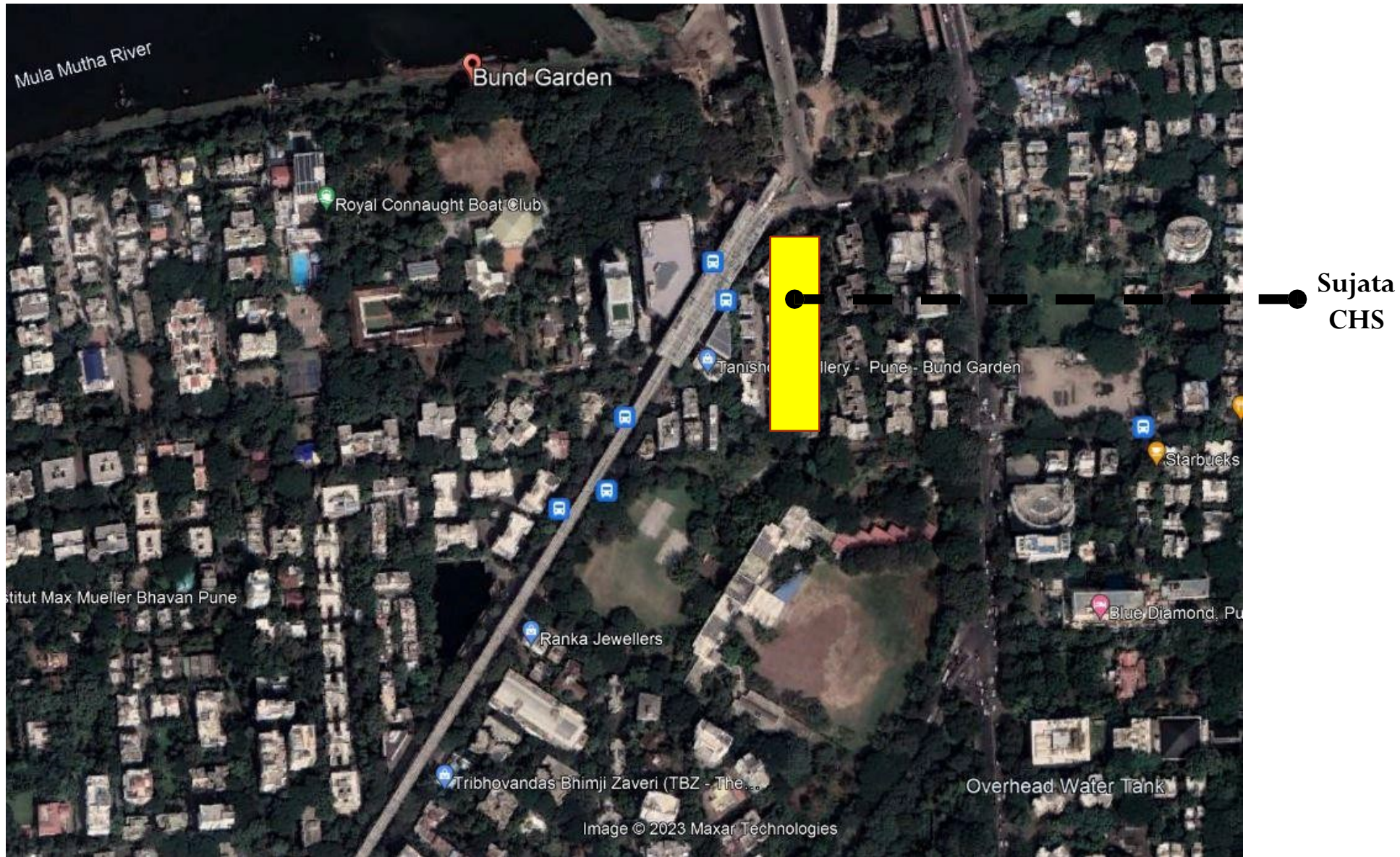


Fig2: Google location of Sujata Society

## PROPOSED DP PLAN

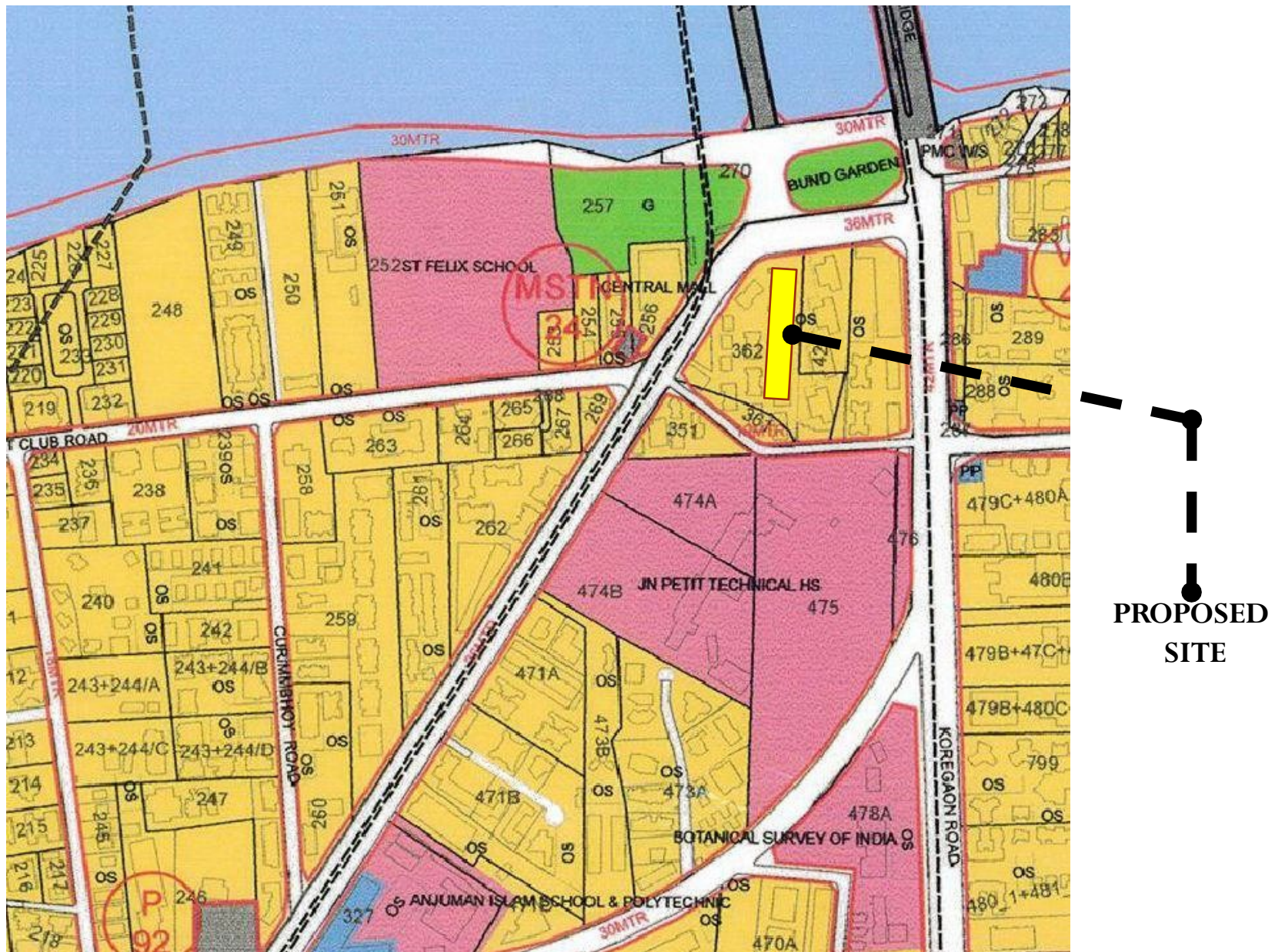


Fig 3: DP PLAN OF PMC

# PROPOSED EP PLAN

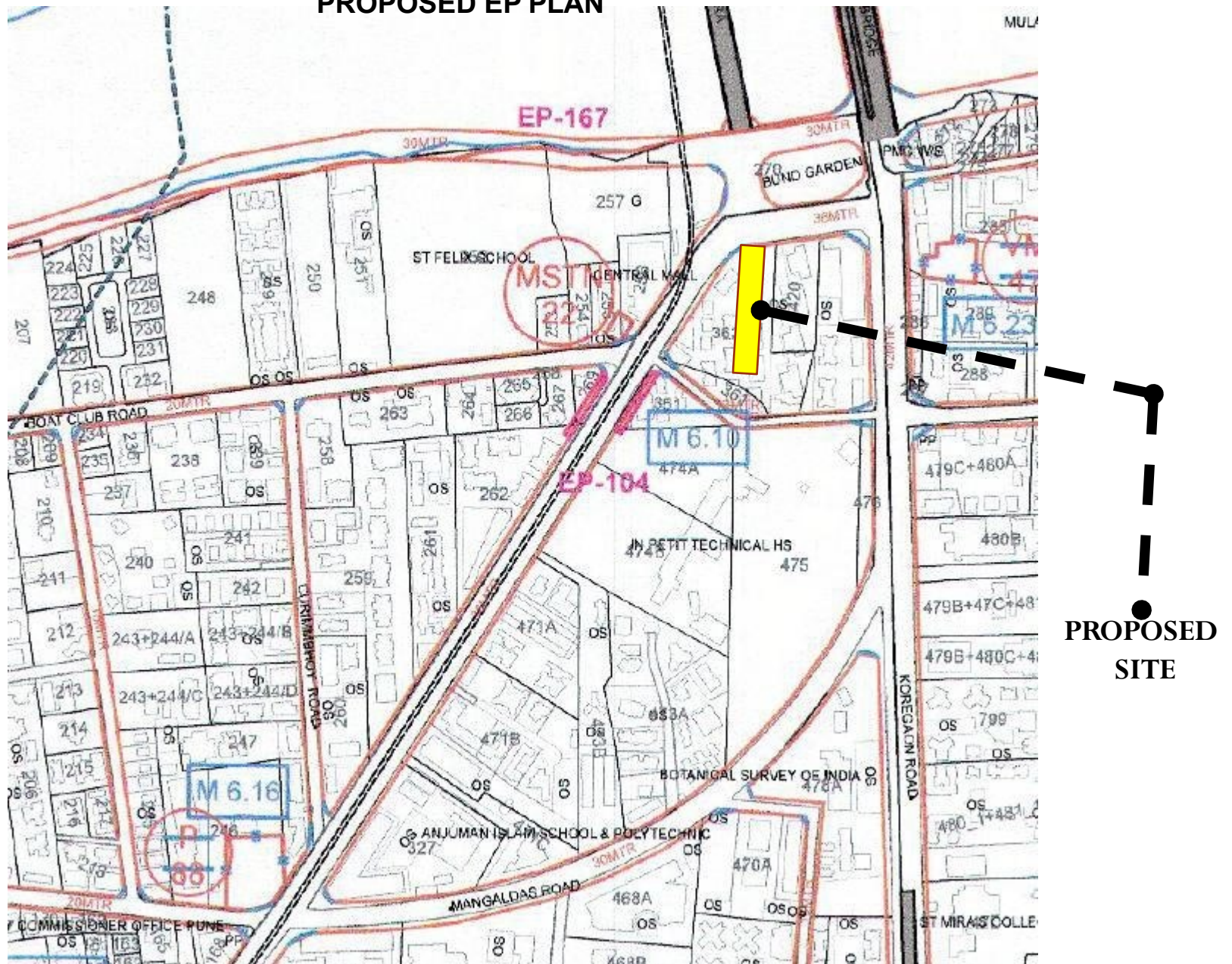


Fig 3: EP PLAN OF PMC

## PROPOSED TOD ZONE PLAN

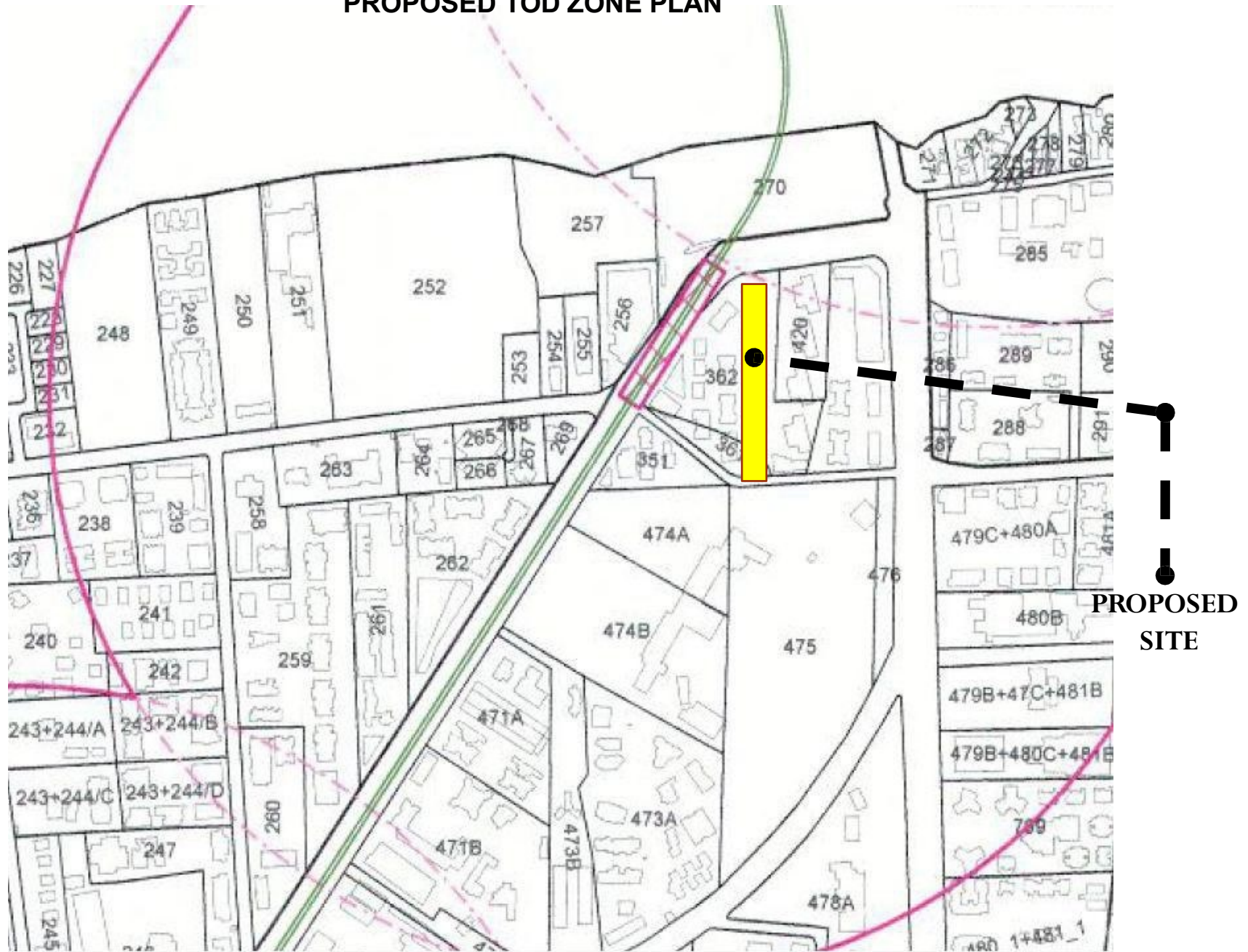


Fig4:TOD PLAN OF PMC

## 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.

(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



## TOD PROJECT Statement (As per UDCPR dated 02.12.2020)

SUJATA CHS FSI STATEMENT AS PER TOD				
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	<b>Deductions</b>		-	
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	<b>Add for</b>		-	
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	<b>Total Addition</b>	<b>21495.63</b>	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	Addition 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	<b>F.S.I. On Plot possible</b>	<b>29413.63</b>	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	5500.00	59,202.00	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

# **Advantages Of Redevelopment and Challenges in SUJATA CHS Redevelopment**

## **Advantages**

- a) New construction with Modern Facilities and amenities
- b) Increase in valuation of property
- c) Repairs and Maintenance to old structure to be avoided
- d) A new look to the premises
- e) Resizing of existing premises possible to cater for aspirations of owners
- f) Inclusion of lifts and parking spaces will make property more comfortable to stay.

## **Challenges**

- a) Existing owners requirements is very important.
- b) Increase in number of units and overall scale changes.

## Initial findings during feasibility study:

- a) Latest UDCPR dated 02.12.2020 is considered.
- b) Final Demarcation needs to be confirmed from Land Records Department.
- c) P+18 floors can assumed and FSI consumption will be challenging with respect to Parking provisions and owners requirements
- d) Legal Compliances points to be considered regarding the documents of the owners and appropriate cost consideration needs to be checked before finalization of Developer.
- e) The above feasibility is considered strictly on road considered 36mtrs. With 3 M mtrs. Road widening and data provided by society. Can modify after detailed working and analysis.

# Thank You



E GROUP ARCHITECTURE

DESIGN AND DESIGN MANAGEMENT

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