

PROJECT REPORT

REDEVELOPMENT OF SARAF CHOUDHARI NAGAR CO-OP HOUSING SOCIETY'S ASSOCIATION LTD.

AT THAKUR COMPLEX, KANDIVALI (EAST) MUMBAI – 400 101

**HARSSHA ENTERPRISES
PROJECT MANAGEMENT CONSULTANTS**

INTRODUCTION

PROPOSAL FOR THE REDEVELOPMENT

This feasibility and strategic assessment report has been commissioned by the association to evaluate the redevelopment potential of the residential plots designated as **Plot A (CTS No. 755C)** and **Plot B (CTS No. 755E)**, located in Kandivali (East). The primary objective of this report is to analyse the site's current layout, assess its architectural and financial viability, and establish a clear roadmap for transforming the property into a high-quality, landmark development.

The layout consist of 14 societies having 950 members formed an association & under one roof the said association has planned with a majority to go for the Proposed Redevelopment by appointing a sound Developer

While the property possesses excellent inherent layout potential, executing a successful redevelopment project requires navigating a complex matrix of regulatory, geographical, and market-driven challenges. This report outlines those critical bottlenecks to help the association make informed decisions.

DESCRIPTION OF PROPERTY

Sr. No.	Feature	Detail
1	CTS No	755C & 755E Village Poisar, Taluka Goregaon at Kandivali East, Thakur Complex, Mumbai – 400 101
2	Plot Area	755C – 12,782.50 Sq. Mtrs. 755E – 14,436.00 Sq. Mtrs. Total: - 27,218.50 Sq Mtrs.
3	Abutting Road	Terapanth Bhawan Road & Digamber Jain Road of 18.30 Mtrs Wide
4	Zone	Residential Zone
5	Tenure of land	On lease
6	Lessor	Maharashtra Housing & Redevelopment Authority (MHADA)
7	Lease Holder	Saraf Choudhari Nagar Co-Operative Housing Society's Association Limited.
8	Registration No	An association of 14 societies MUM/MHADDB/GEN/O/13523/2022-23, date: 15 March 2023
9	Existing details	41 buildings (880 residential tenements and 70 non-residential tenements, total = 950 members)
10	User	Residential/commercial
11	Remarks	One of the Prime location of Thakur complex & fully Developed layout having all the requisite facilities in surroundings like Bank, hospital, school, Temple, Grocessa ry, Recreation ,Markets etc.



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202109111342092 D.P. Rev. dt. Refer Inward Number: R/S/2021/111342094 Payment Dated 01/09/2021

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,
Mr./Mrs. SANJAY GORDHANBHAI PATEL
C-702, GOKUL VIHAR 1 CHSL,

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 755C of POISAR Village situated in R/S Ward, Mumbai.

Ref : Application u/no. R/S/2021/111342094 Payment Challan No. DP34202109111342092 Dated 01/09/2021 certifying payment of charges made under Receipt no. 18200085256 Dated 01/09/2021

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	755C	
Village	POISAR	
Development Plan 2034 referred to Ward	R/S	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	13.4 m
Sanctioned Excluded Portion: EP-RS29 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 23.11.2020 and published in Maharashtra Government Gazette on 24.11.2020.		
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
ROAD	EP NO: EP-RS29	Affected Area - 755C :438.297 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	

Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No
Whether a listed archaeological site (ASI):	Yes / No
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.	
Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.	
Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.	
The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt. 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt. 8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-	
Notifications: MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034 Plans: EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018	

Additional Information

Water pipeline Remark: Water pipeline near the plot (3.44 meters far) has 300 mm pipe diameter.
Sewerline Remark: Sewer Manhole near the plot (Node No. 18352803, 0.00 meters far) has invert level 33.11 meters with reference to Town Hall Datum (THD).
Drainage Remark: Drain Manhole near the plot (Node ID 2175253301, 11.48 meters far) has invert level 37.17 meters with reference to Town Hall Datum (THD).
Ground level: The plot has minimum 39.20 meters and maximum 41.00 meters ground level with reference to Town Hall Datum (THD)
High Voltage Line: High Tension Power Lines are passing across the land under reference, specific remarks shall be obtained separately from concerned electric company
RL Remark: REGULAR LINE REMARKS (Traffic): As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No (s) 755C of Village POISAR in R/S ward of M.C.G.M. as shown bounded blue on accompanying plan. REGULAR LINE REMARKS (Survey): As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No (s) 755C of Village POISAR in R/S ward of M.C.G.M. as shown bounded blue on accompanying plan.
Acc: As Plan Note: The above information is as per the data received from concerned MCGM Departments.



BLOCK PLAN

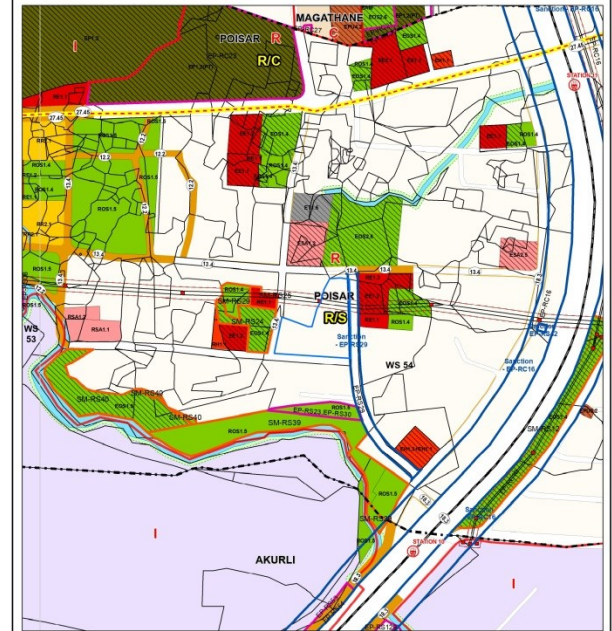
Scale 1:500

Land Bearing C.T.S.No(s) 755C of POISAR Village in R/S Ward



MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034



LOCATION PLAN

Scale 1:4000

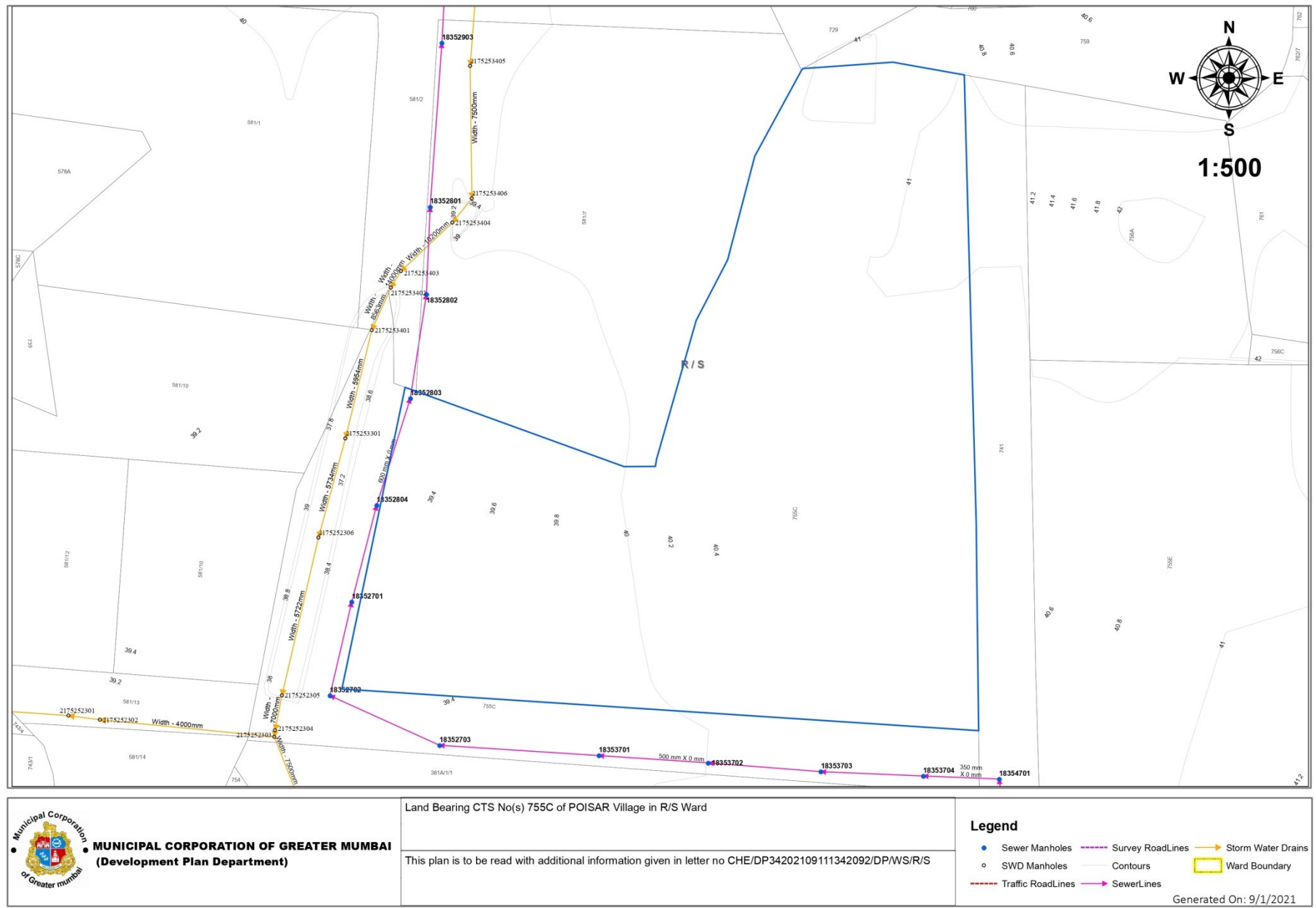
Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under

CHE/DP34202109111342092/DP/WS/R/S

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), R/S Ward. Dated: 01/09/2021

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.



PLOT – B



महाराष्ट्र शासन

मालमत्ता पत्रक



PU-ID: 70849239459

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : पोईसर	तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरगाव				जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
७५५/इ			१४४३६.००	सी	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर शेरै :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
17/07/1985	मा.अ.जि.व.स.अ.मि.ना.ज.क.म.यांचे कडील दि.१७/८५ चे आदेश व मा.न.भू.अ.क्र.१० यांचेकडील आदेश क्र.न.भू.अ.१०/पोईसर/८५ दि.८/७/८५ चे आदेशान्वये नविन मिळकत पत्रिका उघडली.	S.I	महाराष्ट्र हासिंग एरीया डेव्हलपमेंट अॅथॉरिटी	सही- 21/08/1985 जि.नि.भू.अ.तथा.न.भू.अ.क्र.१० मु.उपनगर मुंबई
21/04/1997	व्यवस्थापक कांदिबली महाराष्ट्र राज्य पोलिस कर्मचारी को.ऑ.हो.सो.लि.यांचे १९/३/९७ चा अर्ज ७/४/९७ चा जबाब, म्हाडाकडील करारनामा ताबेपावती व नाहरकत पत्रान्वये इकडील आदेश क्र.न.भू.१०/७५५ क व ई/नांव लावणे/९७ दि.२५/४/९७ अन्वये ३० वर्षे मुंदतीने लेसी सवरी नांव दाखल केले	S.I	पोईसर कांदिबली महाराष्ट्र राज्य पोलिस कर्मचारी को.ऑ.हो.सो.लि मुक्त वर्षे ३० मात्र	सही- 30/04/1997 न.भू.अ.क्र.१० मु.उपनगर मुंबई
15/12/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प/अक्षरी नॉव/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.पोईसर/फे.क्र.३७८ दिनांक १५/१२/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी चौदा हजार चार शे छत्तीस चौ.मी दाखल केले.			फेरफार क्र. ३७८ प्रमाणे सही- 15/12/2015 न.भू.अ. गोरगाव

हि मिळकत पत्रिका (दिनांक 04/08/2018 12:08:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही. मिळकत पत्रिका डाउनलोड वेबता पडताळणी साठी https://digitalsatbara.mahabhuml.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2203100001549744 हा क्रमांक वापरावा.	हे मारकता पत्रक डिजिटली अर्थीन केलेले आहे
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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202109111342089 D.P. Rev. dt. Refer Inward Number: R/S/2021/111342091 Payment Dated 01/09/2021

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. SANJAY GORDHANBHAI PATEL
C-702, GOKUL VIHAR 1 CHSL,

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 755E of POISAR Village situated in R/S Ward, Mumbai.

Ref : Application u/no. R/S/2021/111342091 Payment Challan No. DP34202109111342089 Dated 01/09/2021 certifying payment of charges made under Receipt no. 18200034151 Dated 01/09/2021

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	755E	
Village	POISAR	
Development Plan 2034 referred to Ward	R/S	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Sanctioned Excluded Portion: EP-RS29 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 23.11.2020 and published in Maharashtra Government Gazette on 24.11.2020.		
Reservation affecting the Land [as shown on plan]	RE1.1(Municipal School)(755E: 1465.68 sqm) and ROS1.4(Play Ground)(755E: 1270.64 sqm)	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	EOS1.4(Play Ground) and EE1.2(Primary & Secondary School)	
ROAD	EP NO: EP-RS29	Affected Area - 755E :361.576 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	

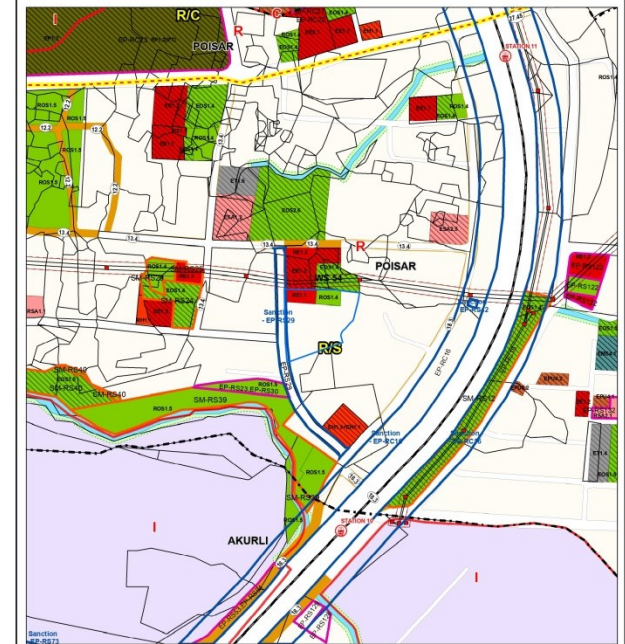
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No
Whether a listed archaeological site (ASI):	Yes / No
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan. Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E. (Survey) as case may be. Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office. The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt. 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt. 8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:- Notifications: MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034 Plans: EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018	

Additional Information

Water pipeline Remark: Water pipeline near the plot (2.49 meters far) has 300 mm pipe diameter.
Sewerline Remark: Sewer Manhole near the plot (Node No. 18354702, 8.07 meters far) has invert level 34.05 meters with reference to Town Hall Datum (THD).
Ground level: The plot has minimum 40.60 meters and maximum 42.20 meters ground level with reference to Town Hall Datum (THD)
RL Remark: REGULAR LINE REMARKS (Traffic): As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No. (s) 755E of Village POISAR in R/S ward of M.C.G.M. as shown bounded blue on accompanying plan. REGULAR LINE REMARKS (Survey): As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No. (s) 755E of Village POISAR in R/S ward of M.C.G.M. as shown bounded blue on accompanying plan.
Acc: As Plan Note: The above information is as per the data received from concerned MCGM Departments.



	BLOCK PLAN Scale 1:500 Land Bearing C.T.S.No(s) 755E of POISAR Village in R/S Ward
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	LOCATION PLAN Scale 1:4000
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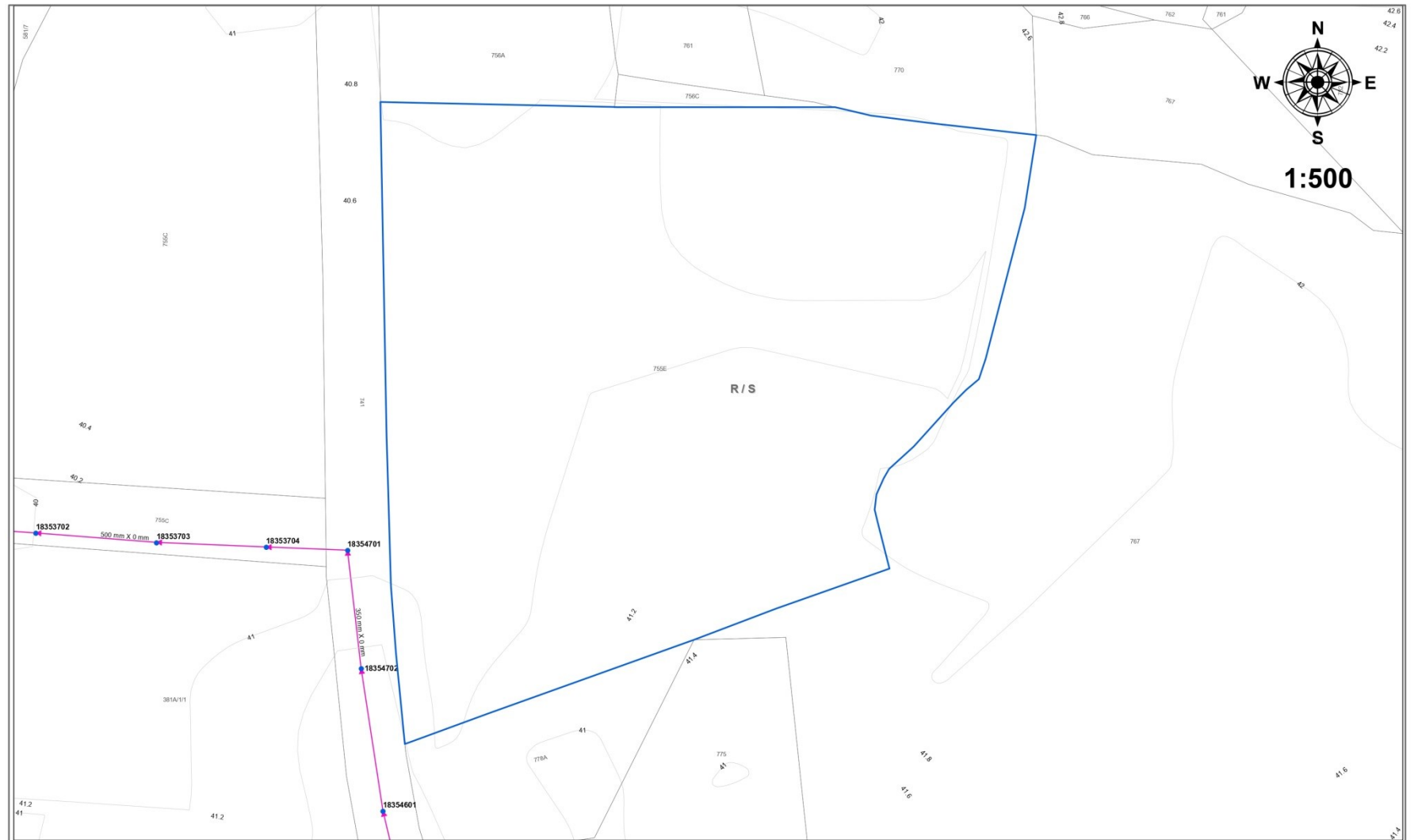
Note: DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under CHE/DP34202109111342089/DP/WS/R/S This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), R/S Ward. Dated: 01/09/2021	
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MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan),
 5th Floor, Annexe Building,
 Municipal Head Office,
 Mahapalika Marg, Fort, MUMBAI - 400 001.



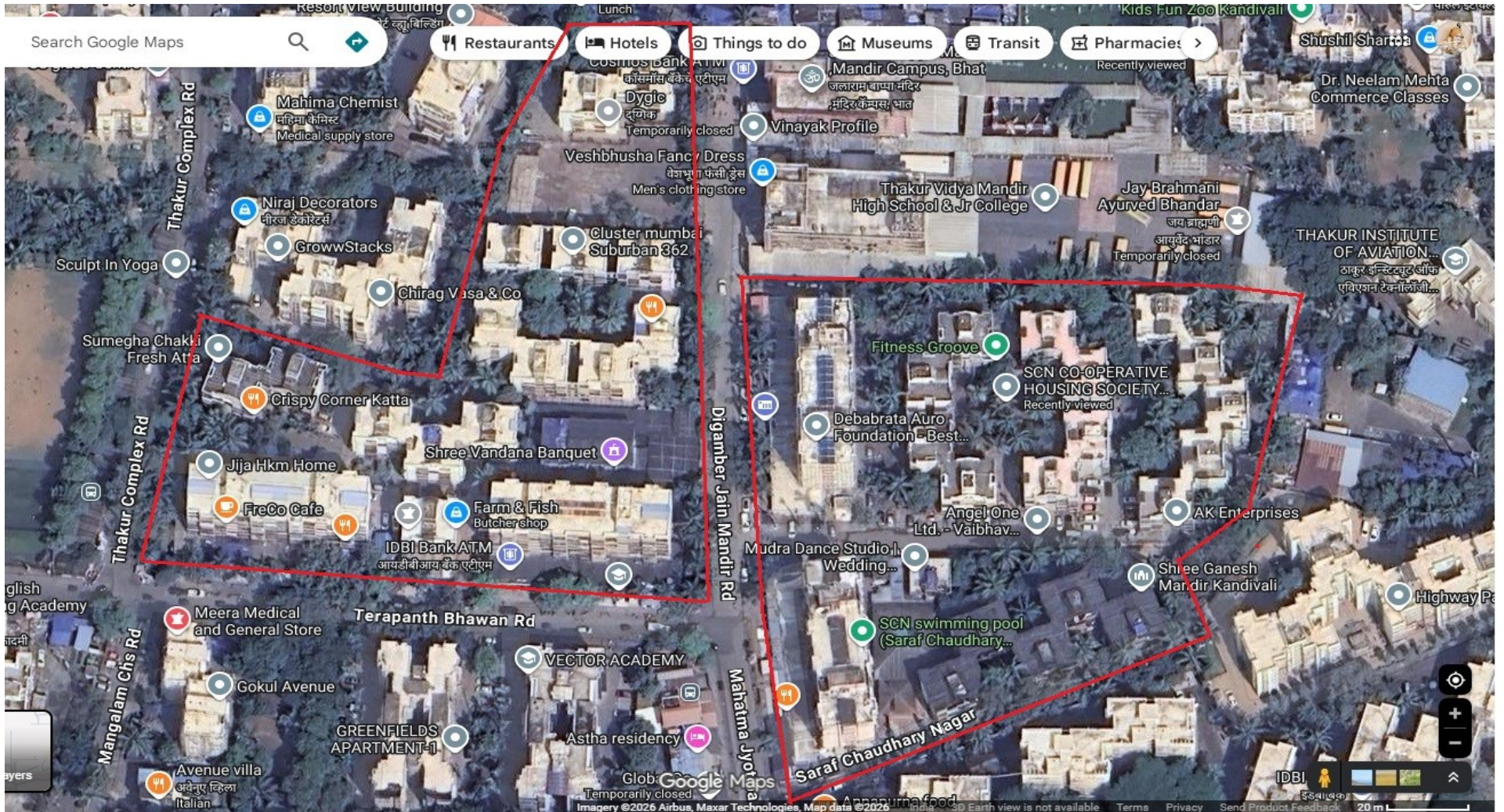
 MUNICIPAL CORPORATION OF GREATER MUMBAI (Development Plan Department)	Land Bearing CTS No(s) 755E of POISAR Village in R/S Ward This plan is to be read with additional information given in letter no CHE/DP34202109111342089/DP/WS/R/S	Legend ● Sewer Manholes ○ SWD Manholes --- Survey RoadLines --- Contours --- Traffic RoadLines → Storm Water Drains □ Ward Boundary → SewerLines Generated On: 9/1/2021
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SITE SUEVEY PLAN



PLAN SHOWING TOTAL STATION SURVEY FOR SARAF CHOUDHARI NAGAR, THAKUR COMPLEX, KANDIVALI - (EAST), MUMBAI - 400 101.		NAME OF CLIENT :-	
		NAME OF LICENSED SURVEYOR -	
		REDIUS CONSULTANCY	
		GANESH R. SALASKAR S/709 / LS	
SURVEYED BY : B.S.KUBAL		DATE : 09.11.2021	SCALE : 1 : 500
MOB. NO - 9892518291			

GEOGRAPHICAL LOCATION - KANDIVALI (EAST)



LOCATION DETAILS



Western Express Highway – 400 Meters



Hospital – 1.0 KM



Poisar Metro Station – 700 Meters



School/ College – 1.0 Km



Kandivali Railway Station – 2.1km



Bank - 1.0 km



Mumbai International & Domestic Airport – 13 Km



Super Market – 1.7 km

Remark : Its Completed Developed Layout Where In Everything Is Available Within Parameters of 2 Km Which Is A Biggest Advantage for the Proposed Redevelopment Which Is not only existing the value of existing members but upgrading the living standard to.

KEY CHALLENGES TO BE RESOLVED FOR REDEVELOPMENT

1. **Renewal of lease:** The lease for the land from MHADA ended on 02.11.2022. To be renewed for next term.
2. **Reservation on Plot B:** The Municipal primary school (MAP) and Playground (PG) reservations designated on Plot B CTS No. 755E need to be deleted from the Development Plan (DP).
3. **Central Ordnance Depot (COD) Restrictions:** Because our property falls within the 500-meter peripheral buffer zone of the defence establishment, a separate No Objection Certificate (NOC) is mandatory. According to the latest Defence Department order/letter dated **09.02.2024**, development was remarked as "not permissible." (Please note that Plot A [CTS No. 755E] is at a distance of 129 meters, and Plot B [CTS No. 755C] is at 102 meters).
4. **PIL 9 of 2016 (Bombay High Court):** A Public Interest Litigation (PIL) was filed in 2016 regarding the redevelopment of MHADA layout land at Tilak Nagar, concerning the handover of 10% constructed area. While this matter is currently under review by MHADA and corresponding legal proceedings are pending before the Bombay High Court, there is no stay order issued by the court that prevents MHADA from granting an NOC to societies on leased land.
5. **High Ready Reckoner Rate:** The Ready Reckoner (RR) rates for Kandivali East specifically within Thakur Complex are disproportionately high compared to Ready Reckoner Rate In Kandivali (West) Consequently, the financial feasibility of a redevelopment project in Thakur Complex is significantly lower than in neighbouring areas like Thakur Village or Asha Nagar in Kandivali (West).
6. **High-Tension Transmission Line:** Plot A bearing CTS No. 755C is heavily impacted by the presence of a high-tension transmission line, which limits the permissible development and construction area under the distance.
7. **High-Density Layout & Unit Mix:** Our society has a high density of Low Income Group (LIG) units, which stand at a 76% ratio compared to 24% of Middle Income Group (MIG) units. Under prevailing Development Control (DC) regulations, the developer must construct and hand over a larger share of rehab area, which compresses the profit margins from a developer's perspective. Therefore, the redevelopment planning needs to be approached with heightened scrutiny and strategic seriousness.

DETAILS OF AT LAYOUT WITH EXISTING CARPET AREA OF INDIVIDUAL UNIT

SCN Plot - A (CTS No. 755 C)						
Sr. No.	Flat Types	No. of Flats	Existing CA (In Sq. Ft.)	Existing CA (In Sq. m.)	Total Existing CA (In Sq. m.)	Total Existing CA (In Sq. Ft.)
1	LIG	296	224.93	20.90	6,185.37	66,579.28
2	MIG	112	434.25	40.34	4,518.39	48,636.00
3	MIG	0	462.12	42.93	-	-
		408				1,15,215.28
4	Comm.	35	356.54	33.12	1,159.33	12,479.00
		443			11,863.09	1,27,694.28

SCN Plot - B (CTS No. 755 E)						
Sr. No.	Flat Types	No. of Flats	Existing CA (in Sq. Ft.)	Existing CA (In Sq. m.)	Total Existing CA (In Sq. m.)	Total Existing CA (in Sq. Ft.)
1	LIG	360	224.93	20.90	7,522.74	80,974.80
2	MIG	56	434.25	40.34	2,259.20	24,318.00
3	MIG	56	462.12	42.93	2,404.19	25,878.72
		472				1,31,171.52
4	Comm.	35	363.91	33.81	1,183.30	12,737.00
		507			13,369.43	1,43,908.52
		950			25,232.52	2,71,602.80

COMMON AMENITIES EXISTING FOR THE MEMBERS

At present the existing layout which was developed by the Saraf & Choudhari sir (30 Years ago) had developed with a vision to have affordable township for the members should have all amenities of layout like **Club House, Gymnasium, Tennis Court, Swimming Pool, Multipurpose Hall & Temple etc.**

however now, in the Redevelopment. It's a great opportunity for the existing members to getting for the redevelopment we can expect maximum benefits should be available for the existing members of layout & should have updated/ upgraded amenities as follows :

PODIUM INDULGENCES

- **Landscaped Garden with Gazebos & Sit-Outs**
- **Lush Green Lawn Tennis Court**
- **Open-Air Party Lawn for Celebrations**
- **Designer Amphitheatre with Seatings**
- **Jogging Track and Walkways**
- **Kids Play Area with Latest Equipment**
- **International Standard Cricket Pitch**
- **Cascading Waterfall, Flowerbeds & Plantations**
- **Senior Citizen's Corner with Reflexology Pathways**
- **Magnificent Ganesh Temple in Premises**

WHY WE ARE GOING FOR THE REDEVELOPMENT

1. Existing Building Are Old Structurally & At Present (out of 41 Buildings 34 buildings has no lift) which is not only a pain for the existing members but for a senior citizen too.
2. THE Biggest Issue Is We Don't Have Sufficient Parking In The Layout although We Have Lager Area But having in sufficient Parking. As Compare To The total requirement of Members.
3. **Amenities:** the existing amenities are old required up gradation to the needs for the young generation & for senior citizen too, with new plans of redevelopment we can avail the large swimming pool, sizable club house/community centre, fully equipped gymnasium, jogging track along with library, meditation centre, satang hall, with lots of green spaces can be avail in new planned layout
4. **Vastu :** we can plan proposed Redevelopment as per vastu compliance for entire land/association /buildings & for every units can be planned in proposed redevelopment.
5. **Construction Technology:** under a professional project management consultant & other professionals /leaders the proposed redevelopment can be taken up with mivan technology having full RCC of form finish having less maintenance & with guarantee of no leakage & good construction.
6. **Condition Of Existing Building:** we all know that our existing building are more than the 30 years of age requires huge cost of Repair .
7. **Vision Of Redevelopment:** to create a landmark project having a identity of layout known as Saraf Choudhari Nagar Thakur Complex Kandivali (East).
8. for carry out & complete the entire redevelopment we should have financially strong developer.

PROJECT ROADMAP & GOALS

1. **High-Potential:** Our layout is exceptional & we are having prime opportunity to create a landmark project through strategic planning & or/and premium amenities.
2. **Developer Requirements:** We are seeking a financially sound Developer having technically capable who can comply the committee & other specification/ requirement towards the proposed Redevelopment.
3. **Next Steps:** We will conduct a joint meetings and requested to hold collaborative discussions to align member and association requirements.
4. **The Vision:** Our goal is to set a new benchmark for quality redevelopment in the area.
5. **Unity for Success:** we are having Full cooperation between all societies & members, and the association too, as such redevelopment can be taken up without any legal disputes.

LIMITATIONS AND DISCLAIMERS

- **Rely on Third-Party Info:** This report relies entirely on data, maps, and documents provided by the society and government authorities for reference.
- **Market & Regulatory Changes:** All financial projections and feasibility assessments are based on current market conditions, building regulations, and Ready Reckoner rates. Because the real estate market and government policies may get change frequently, future outcomes cannot be guaranteed.
- **Large-level:** The key challenges identified in the report are based on a high end assessment by M/s. Harssha Enterprises based on the discussions with society members. Identifying issues like defence NOCs, high-tension lines, and pending court cases does not constitute legal advice.
- **For Internal Use Only:** This report is meant strictly for the association`s/ society`s/ internal reference. & It should not be shared with outsiders or developers without our written consent. We accept no liability to any third party who reads or relies on this document.

Tentative Plot Potential & Eligibility to Existing Members

Sr. No.			Sq. Mtrs.
1	Existing Plot Area (plot A & plot B)		27,218.50
2	Existing consumed Built up Area as per as the approved layout plan is	1.2	
3	Permissible development as per DCPR 2034 reg 33(5) & 33(9) can be carried out as permissible, however depending upon the feasibility, time for the approvals, constructional areas & other parameters & request from members in SGBM it is decided to go for the redevelopment permissible under Reg 33(5)	4.0	1,08,874.00
4	Permissible development in Built-Up Area	35% Fungible	38,105.90
5	Total permissible Built-Up Area		1,46,979.90
6	In general project should be feasible in western suburbs where in 40% of plot potentials shared to Association & 60% To The Developer subject to feasibility & all applicable terms and conditions accepted to the association as well as to the Developer	40%	58,791.96
		60%	88,187.94
7	Existing Members Can Avail Tentative benefits like Additional Area,Rent,corpus ,shifting charges ,,amenities &new constuction upgrading their living standard & values LIG Unit Can Avail @100% Additional Area MIG Unit Can Avail @50% Additional Area Shop Can Avail @35% Additional Area		
8	Time Duration : @ approximate 5 years from the date of execution/Registration of legal documentation with the developer.		
	Note: Considering the High Density Layout & other Restrictions the Developer may not be in position to consumed the full potentials of layout, however considering all the aspects & requirement of Members as per our opinion: we require a sound developer who is having entire team work Financial, technical expertise & experience in execution of redevelopment projects specifically on MHADA land to be appointed By the association to carry out & complete the entire Redevelopment as per the terms & specification & within the prescribed time limit.		

PROJECT COST TO BE BORNE BY THE DEVELOPER ALONE:

- a. Renewal of lease in name of Saraf Choudhari Nagar Co-op Housing Society's Association Ltd
- b. NOC from Central Ordnance Depot.
- c. Deletion of Reservation from Plot B i.e. Plot 755 E which is wrongly imposed in DP plan of 2034.
- d. Handling PIL issue not to be Create any hurdles in proposed Redevelopment.
- e. Entire Cost Of Construction, Approval, Premiums, Fees, Charges, Deposits Or Any Charges payable to all the applicable authorities from time to time including the charges of rent, corpus, shifting, brokerage as payable to the existing members as per the schedule & payable professional charges, Security deposit, Bank Guarantee etc.
- f. To complete the entire Redevelopment in agreed time along with the terms, specifications & amenities as agreed under development agreements for the all existing units (950) pertains to the Saraf Choudhari Nagar Layout.
- g. The developer also borne the entire cost of Taxes, registration charges, Stamp duty charges, GST or any other charges as may be applicable for all the existing units in the entire Redevelopment to the extent of offered area.

Existing layout before Redevelopment



Tentative Proposed Redevelopment











THANK YOU!