



# अर्चनानगर सहकारी गृहरचना संस्था मर्यादित

३९/२/२, एरंडवणा, पुणे-४११०३८.

नोंदणी क्र.: पी.एन.ए./एच.एस.जी./ (टी.सी.) / १७०७/१९८९-९० दि. २७/१०/१९८९

Email : archananagar.chs@gmail.com

जा. क्र. २०२३-२४/४७

दि. २८-१-२०२४

## विषय : संस्थेच्या विशेष सर्वसाधारण सभेची सूचना

(सदर सभा फक्त संस्थेतील नोंदणीकृत सभासदांसाठी मर्यादित आहे)

संदर्भ : १. जा. क्र. ससनो/२०२३-२४, दि. २०/०८/२०२३

२. जा. क्र. २०२३-२४/२०२३/२४-१९, दि २१/०८/२०२३

३. जा. क्र. २०२३-२४/२५ ए, दि. २५/०९/२०२३

४. जा. क्र. २०२३-२४/२५ सी, दि. २५/०९/२०२३

अर्चनानगर सहकारी गृहरचना संस्थेच्या नियोजित पुनर्विकासाचे अनुषंगाने अंतिम निर्णय घेण्याचे दृष्टीने रविवार दिनांक. १८/०२/२०२४ रोजी विशेष सर्वसाधारण सभा आयोजित करण्यात येत आहे.

सभेचे स्थळ :- स्व. मुकुंदराव फणशीकर कार्यकर्ता प्रशिक्षण केंद्र, सेवा भवन, तळमजला, सर्व्हे नंबर १३६, प्लॉट न ३४, ११/८, एरंडवणे, पुणे - ४११ ००४

सभासद नोंदणी :- सकाळी ९.३० ते १०.००

सभेची वेळ :- सकाळी १०.०० ते दुपारी ४.००

संस्थेच्या यापूर्वीच्या संदर्भीय पत्रानुसार यापूर्वी वेळोवेळी घेतलेले निर्णय सर्व सभासदांना कळविण्यात आले आहेत. याबाबत संस्थेच्या ३३ व्या वार्षिक सर्वसाधारण सभेत ठरल्यानुसार पुनर्विकासाच्या दृष्टीने फिजिबिलिटी रिपोर्टसाठी येणाऱ्या खर्चापोटी प्रत्येक सदस्याकडून वर्गणी जमा करण्याचे ठरले होते. त्यास अनुसरून संस्थेच्या एकूण १३४ सदस्यांपैकी १२८ सदस्यांनी वर्गणी जमा करून सदर कार्यवाही सोसायटी पुनर्विकासाच्या दृष्टीने प्राथमिक कार्यवाही सुरू करण्यास सकारात्मक प्रतिसाद दिला आहे. या प्रकरणी यापूर्वीच्या सभेत ठरल्यानुसार प्रकल्प व्यवस्थापन सल्लागार (पी.एम.सी.) व वास्तू विशारद (आर्किटेक्ट) या कामासाठी प्राप्त ९ निवीदांपैकी पात्र ठरलेल्या तीनही निविदा धारकांकडून प्राप्त फिजिबिलिटी रिपोर्टचे अनुषंगाने संस्थेच्या नियोजित विशेष सर्वसाधारण सभेत खालील मुद्द्यांवर विचार विनिमय करून निर्णय घेण्याचे प्रस्तावित आहे.



विषय क्रमांक १. पात्र निविदाधारकांनी सादर केलेल्या फिजिबिलिटी रिपोर्टचे संक्षिप्त सादरीकरण सर्व सभासदांसाठी करणे.

विषय क्रमांक २. प्राप्त फिजिबिलिटी रिपोर्ट व संबंधित निविदाधारकांनी केलेल्या सादरीकरणाचे अनुषंगाने सर्वकष चर्चा करणे

विषय क्रमांक ३. सर्वकष चर्चेअंती निविदा अंतिमतः स्वीकृत करण्याबाबत निर्णय घेणे.

विषय क्रमांक ४. वरील विषयांचे अनुषंगाने संस्थेच्या अध्यक्षांच्या संमतीने ऐनवेळी उपस्थित होणारे विषय व त्याबाबत निर्णय घेणे

### टीप

१. गणसंख्ये अभावी सभा तहकूब करावी लागल्यास त्याच विषयावर सदर सभा सहकारी सोसायटी कायद्यातील तरतुदी नुसार त्याच ठिकाणी नियोजित वेळेनंतर घेण्यात येईल याची कृपया नोंद घ्यावी.

२. सदर विशेष सर्वसाधारण सभेत केवळ संस्थेचे एका नोंदणीकृत सदस्य अथवा मान्यता प्राप्त सहयोगी सदस्य यांनाच उपस्थित राहता येईल व मतदान करता येईल, याची कृपया नोंद घ्यावी.

जर एखाद्या सदस्यास त्यांच्या वैयक्तिक कारणासाठी त्यांचेऐवजी कोणी प्रतिनिधी सभेस पाठवायचा असेल तर त्यांनी फॉर्म ५ मध्ये सहयोगी सदस्य नेमणुकीसाठी अर्ज करून कृपया समितीची मान्यता घ्यावी.

३. ज्या सदस्यांना PMC अहवाल ईमेलवर हवा आहे त्यांनी archananagar.chs@gmail.com ईमेलवर मालकाचे नाव आणि फ्लॉट क्रमांक तपशील नमूद करून विनंती पाठवावी.



अर्चनानगर सह. गृहरचना संस्था मर्यादित

सचिव

**SYNOPSIS**  
**RESIDENTIAL FEASIBILITY REPORT**  
**ON REDEVELOPMENT OF**  
**ARCHANA NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED**

**Introduction**

Purpose of this feasibility report was to estimate potential of proposed redevelopment of Archana Nagar Co-operative Housing Society Limited, bearing S.No. 39/2/2, Erandawane, Pune.

**Considerations**

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.

The plot area is **7734.94 Sq.m. (83258.12Sq.ft)**. There are **126** flats and **11** shops.

The society members can get parking space for their vehicles. Modern buildings can afford lifts and modern amenities.

The society members will get Corpus fund, Temporary Alternate Accommodation, rent expenses, brokerage and shifting expenses etc. during construction phase without spending from their pocket.

Permissible FSI (as per latest UDCPR), TDR etc.

**Area calculations**

Total entitlement of FSI in the proposal - **34034 Sq.m (366335 Sq.ft)**

Proposed Built-up Area – **33958 Sq.m (365520 Sq.ft)**

**Out Come / Offer**

- ❖ Proposed New Buildings – 4 Buildings having 14 floors each.
- ❖ Total No. of car parks new scheme – 396.
- ❖ Total No. of flats in new scheme – 307 Flats and 18 Shops.



**The developer should offer Existing Built up Area + Minimum Extra 50% on Built-up Area.**

For Example:

Members Existing Built up Area – **900 Sq.ft**

+

Total Proposed Built-up Area – **1350 Sq.ft**

For the successful ( Legally, Technically, time bound, Qualitatively) Redevelopment, there is proper provision made for Redevelopment Administrative Charges to avoid any more contribution from the Unit owners and society as well.

## **Conclusion**

- ❖ Since the calculations appears to be beneficial to the Society Members and also to the developer. The proposed redevelopment is purely feasible.
- ❖ Green Building benefits and cost are left to the discretion of the Developer.
- ❖ There can be substantial variation in the Developers offers considering the vision and capabilities of the Bidders.

## **Note:**

- ❖ Road considered is 24 Meter wide.
- ❖ Society plot area has to be finalised before Tendering Process.
- ❖ Nallah impact on planning and FSI has to be appropriately considered by the Developer.

## **TENDERING PROCESS:**

We are keen and qualified professionals, to take the project ahead on Technical, Architectural Legal, Liasioning aspects.



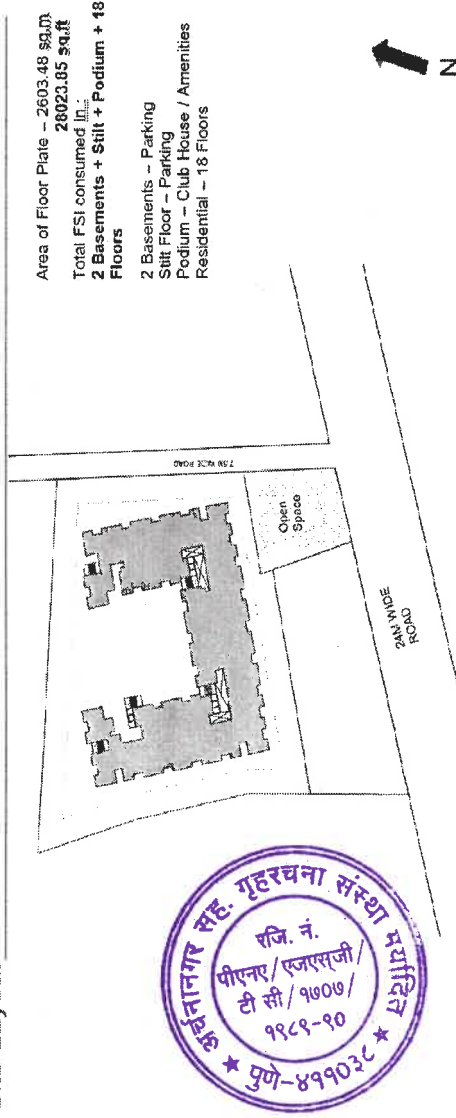
# Feasibility Study for Redevelopment of Archana Nagar Co-operative Housing Society

S.NO 39/2/2 , Archana Nagar, Erandavane

## Brief Synopsis



## Site Layout



## POSSIBLE OFFER FROM PROSPECTIVE DEVELOPERS

1. Increase in Carpet area between 75% - 100% over existing area.
2. Society Corpus fund between 7.5 lakh - 10 lakh per member.
3. To & fro furniture shifting charges of approx. Rs. 15000/- per member per trip.
4. Covered car parking for each flat
5. Rent for alternate accommodation - Rs. 35000/- per month & approx. 5% increment every year is applicable.
6. Bank guarantee equivalent to 20% of construction cost.
7. Stamp duty & registration charges to be borne by Developer.
8. 3 Phase MSEB meter per flat, free of cost.
9. Tentative Project duration = 36 Months from the date of development agreement.



**GENSYS**  
Engineering Your Dreams



Date: 23/01/2024

To

**ArchanaNagar Co.Op.hsg.Society Ltd.**  
S.No. 39/2/2, Erandawana, Pune-411038

**Sub: Brief Feasibility Report**  
Ref: As per society's email dated on 17<sup>th</sup>Jan.2024.

Dear Sir/Madam,

Following is the brief summary of our Feasibility report.

**Plot Area:**

As per sanctioned plan, Archana Nagar CHSL 's plot area is **83,258.21 Sq.ft.**

**Zone:**

As per Development plan of Pune, the said plot is in **Residential zone.**

**Adj. Road width:**

The main access road on **Southern side** of plot is **18.00 mtrs.** As measured on site.

The other access road on **Eastern side** of plot is **7.50 mtrs.** As measured on site.

**FSI as per UDCPR 2022, Table no. 6G,**

Basic FSI: 1.1, Premium FSI: 0.50 & Max. TDR permissible: 0.90, Total potential on society's plot is **2.50**

Along with its **60 % ancillary FSI** on Residential & **80 % ancillary FSI** on Commercial area.

**Co-Ordinates:**

LATITUDE: 18°30'5.46"N LONGITUDE: 73°49'31.08"E  
Height of plot from mean sea level is 578 mtrs.

**Air Authority of India:**

As per Air Authority of India, max. Building height permissible is 657 mtrs, max. Building height permissible is 80 mtrs . Above that developer should get NOC from ministry of Defence.



This feasibility report is composed with two options:

**Option 1:**

Residential cum Commercial Redevelopment (10 % commercial & 90 % residential) with ready reckoner rate for the year 2023-2024.

**Option 2:**

Residential cum Commercial Redevelopment (10 % commercial & 90 % residential) with ready reckoner rate for the year 2024-2025 with TDR hike by 20 %

**Option: 1**

Area statement as per UDCPR 2022, with 2.50 potential along with its ancillary FSI , max. built up area on society's plot is 32,291.07 sq.mtrs., i. e. 3,47,581.09 sq.ft.  
Total saleable area on society's plot is 3,90,063.22 sq.ft.

The total project cost for the said redevelopment is calculated as  
Rs. 240 to 260 Crores.

Generally, in any Redevelopment, with Developer's 20 % profit, Society members can get 79 % to 61 % (70 % ideally) additional Rera carpet area free of cost on Existing Rera Carpet area.

**Option: 2**

Area statement as per UDCPR 2022, with 2.50 potential along with its ancillary FSI , max. built up area on society's plot is 32,291.07 sq.mtrs., i. e. 3,47,581.09 sq.ft.  
Total saleable area on society's plot is 3,90,063.22 sq.ft.

The total project cost for the said redevelopment is calculated as  
Rs. 246 to 272 Crores.

Generally, in any Redevelopment, with Developer's 20 % profit, Society members can get 75 % to 54 % (65 % ideally) additional Rera carpet area free of cost on Existing Rera Carpet area with Rs. 15000 Rate per sq.ft.  
& 86 % to 68 % (77% ideally) additional Rera carpet area free of cost on Existing Rera Carpet area with the rate Rs.16000 per sq.ft. (As the scheme will be launched after one & half year).

