

# Experience & Ongoing Projects Under PMC

## ✓ Completed / Ongoing Redevelopment



### Gokul Star CHS – Kalyani Nagar

Apartments: **12 → 25**

Legal: Deemed Conveyance + PC in 4 months

DA signed post-legal closure

Demolition: July 2025



### Premium Commercial Tower – Dhole Patil Road (CBD)

Plot: **11,000 sq.ft.** | BUA: **96,000 sq.ft.**

Height: **99m** (Tallest in vicinity)

Policies: TOD + CBD maximum leverage

Demolition: November 2025

## 🏗️ Feasibility & PMC Projects – Under Discussion

### Mid-size Redevelopment (Residential)

- Sahyadri Park, Salunkhe Vihar — **13,000 sq.ft.**
- Kalyani Nagar Plot 1 — **7,000 sq.ft.** (8 tenements)
- Kalyani Nagar Plot 2 — **12,000 sq.ft.** (12 tenements)
- Koregaon Park — **18,000 sq.ft.** (36 tenements)
- Bund Garden Road — **18,500 sq.ft.** (20 tenements)
- Hadapsar Amalgamation — **~60,000 sq.ft.**

### Large Format / Premium Redevelopment

- Boat Club Road — **24,000 sq.ft.**
- Nagar Road — **40,000 + 90,000 sq.ft.**
- Pune Camp — **2,00,000 sq.ft.**
- Kalyani Nagar — **16,000 sq.ft.**
- Koregaon Park Amalgamation — **60,000 sq.ft.**

*From Boutique Societies to Landmark Towers — Comprehensive Redevelopment Partner:*

*Feasibility → Legal → PMC → Delivery.*

## Redevelopment Approvals under Section 79

### Part 1

#### Guidance of Adv. Shirgaonkar (EC Registrar of Co-op Housing Societies, Partner & Mentor with Redevelopment Experts)

| Date       | Co-op Housing Society                    | Location                   |
|------------|------------------------------------------|----------------------------|
| 20/01/2022 | Chandrauday Co-op Housing Society        | Birmal Nagar, Gultekdi     |
| 22/12/2022 | Lokmanya Co-op Housing Society           | Lokmanyagar                |
| 22/12/2022 | Vikram Co-op Housing Society             | Lokmanyagar                |
| 29/02/2023 | Geet Govind Co-op Housing Society        | Lokmanyagar                |
| 14/02/2023 | Lokmanyagar Imarat Co-op Housing Society | Lokmanyagar, Sadashiv Peth |
| 14/02/2023 | Snehabhav Co-op Housing Society          | Lokmanyagar                |
| 06/09/2023 | Deepika Co-op Housing Society            | Belsali Road               |
| 12/10/2023 | Samarth Co-op Housing Society            | Lokmanyagar                |
| 12/10/2023 | Salokha Nivas Co-op Housing Society      | Lokmanyagar                |
| 12/10/2023 | Shubhankruti Co-op Housing Society       | Lokmanyagar                |
| 01/11/2023 | Suruchi Co-op Housing Society            | Lokmanyagar                |
| 01/11/2023 | Sruchi Co-op Housing Society             | Lokmanyagar                |
| 01/11/2023 | Sneha Co-op Housing Society              | Lokmanyagar                |
| 09/11/2023 | Sithija Co-op Housing Society            | Lokmanyagar                |
| 09/11/2023 | Sankalp Co-op Housing Society            | Lokmanyagar                |

## Redevelopment Approvals under Section 79 - Part 2

Guidance of Adv. Shirgaonkar (Ex Registrar of Co-op Housing Societies, Partner & Mentor with Redevelopment Experts)

| Date       | Co-op Housing Society              | Location        |
|------------|------------------------------------|-----------------|
| 29/11/2023 | Chaava Co-op Housing Society       | Shivajinagar    |
| 01/12/2023 | Omkar Co-op Housing Society        | Deccan Gymkhana |
| 15/01/2024 | Shivam Co-op Housing Society       | Kothrud         |
| 05/03/2024 | Anand Vihar Co-op Housing Society  | Erandwane       |
| 10/04/2024 | Sai Samarth Co-op Housing Society  | Hadapsar        |
| 20/05/2024 | Ganga Vihar Co-op Housing Society  | Baner           |
| 01/07/2024 | Trimurti Co-op Housing Society     | Wakad           |
| 15/08/2024 | Shubham Park Co-op Housing Society | Pimple Saudagar |
| 01/10/2024 | Vasundhara Co-op Housing Society   | Chinchwad       |
| 10/11/2024 | Indrayani Co-op Housing Society    | Akurdi          |
| 25/12/2024 | Yashodhan Co-op Housing Society    | Nigdi           |
| 10/01/2025 | Shri Ganesh Co-op Housing Society  | Kondhwa         |
| 24/02/2025 | Gokul Star Co-op Housing Society   | Kalyani Nagar   |