

*Your building has  
stood for decades.*

*Today, we write*

**its next chapter.**

**ROOF – TOP CHSL**

**12<sup>TH</sup> APRIL 2026**

PMC Presentation by **Toughcons Nirman Pvt. Ltd.** will begin shortly...

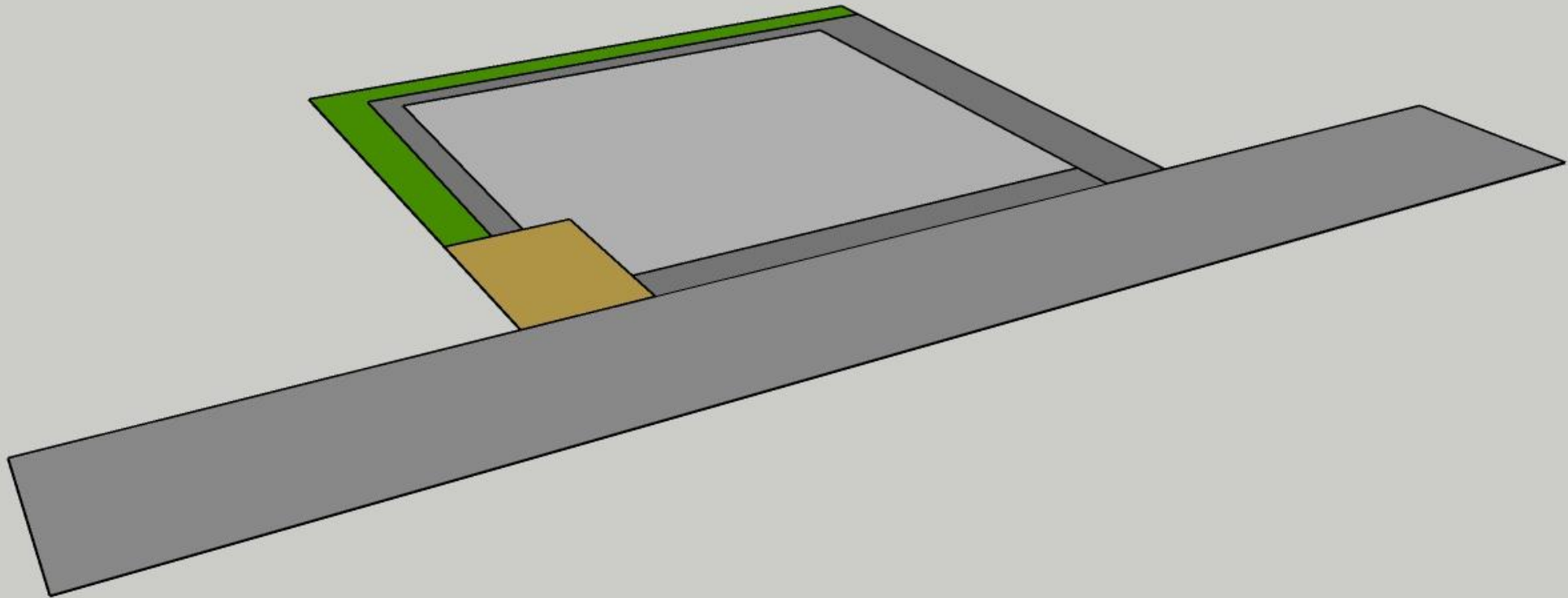
# CONCEPTUAL PLANNING

## Disclaimer:

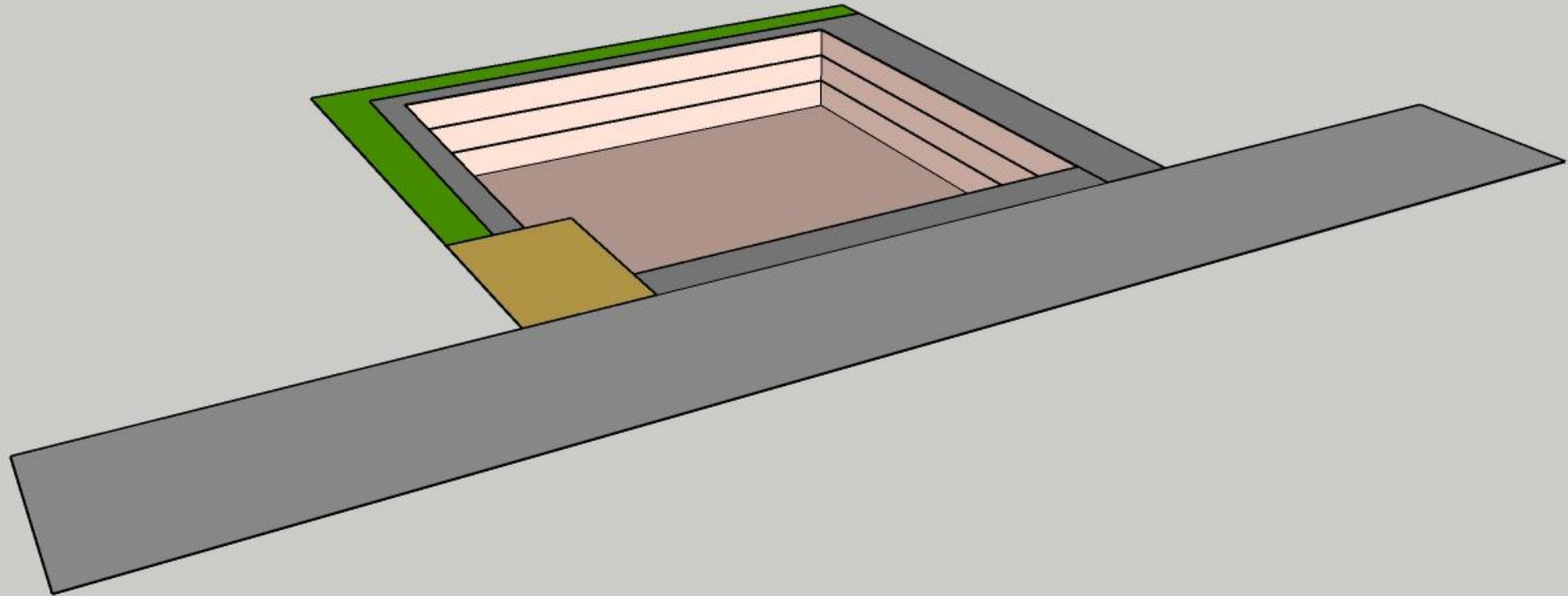
These are preliminary plans shared solely for reference and are not final. Finalisation will be done only after incorporating feedback from the members and thereafter, the selected developer will prepare the plans.



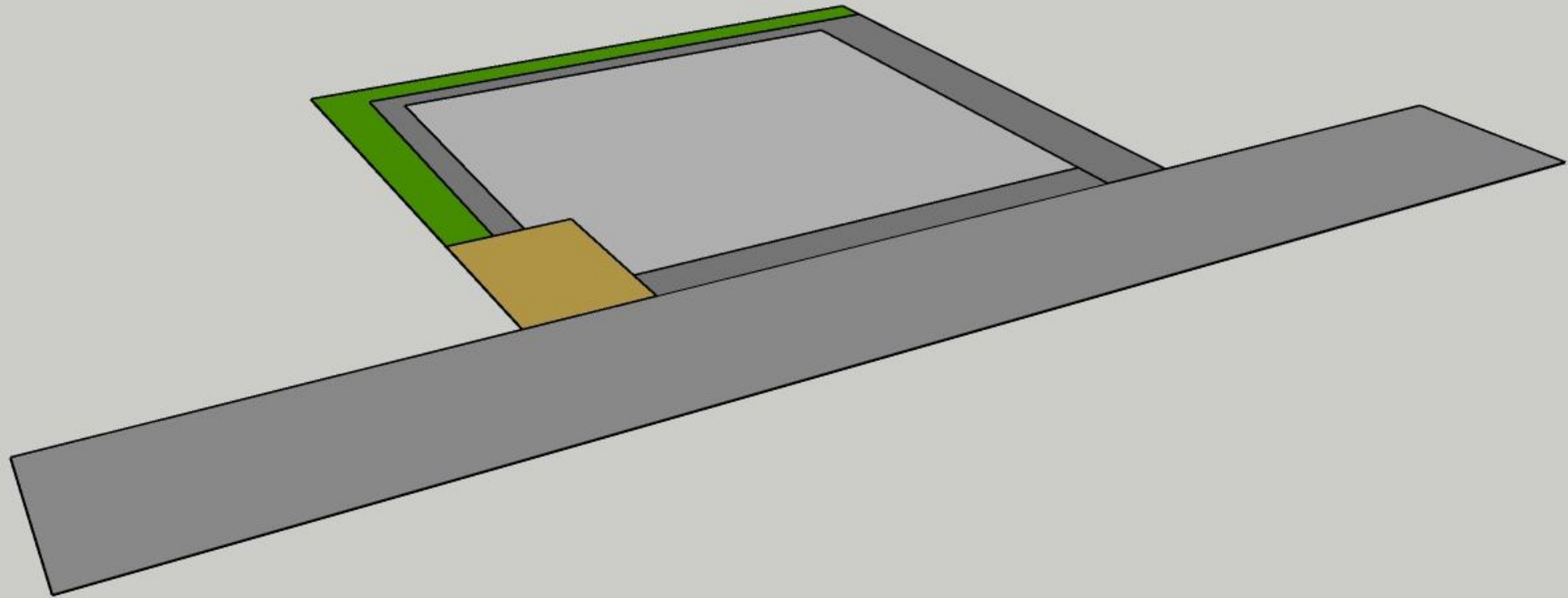
# PLOT



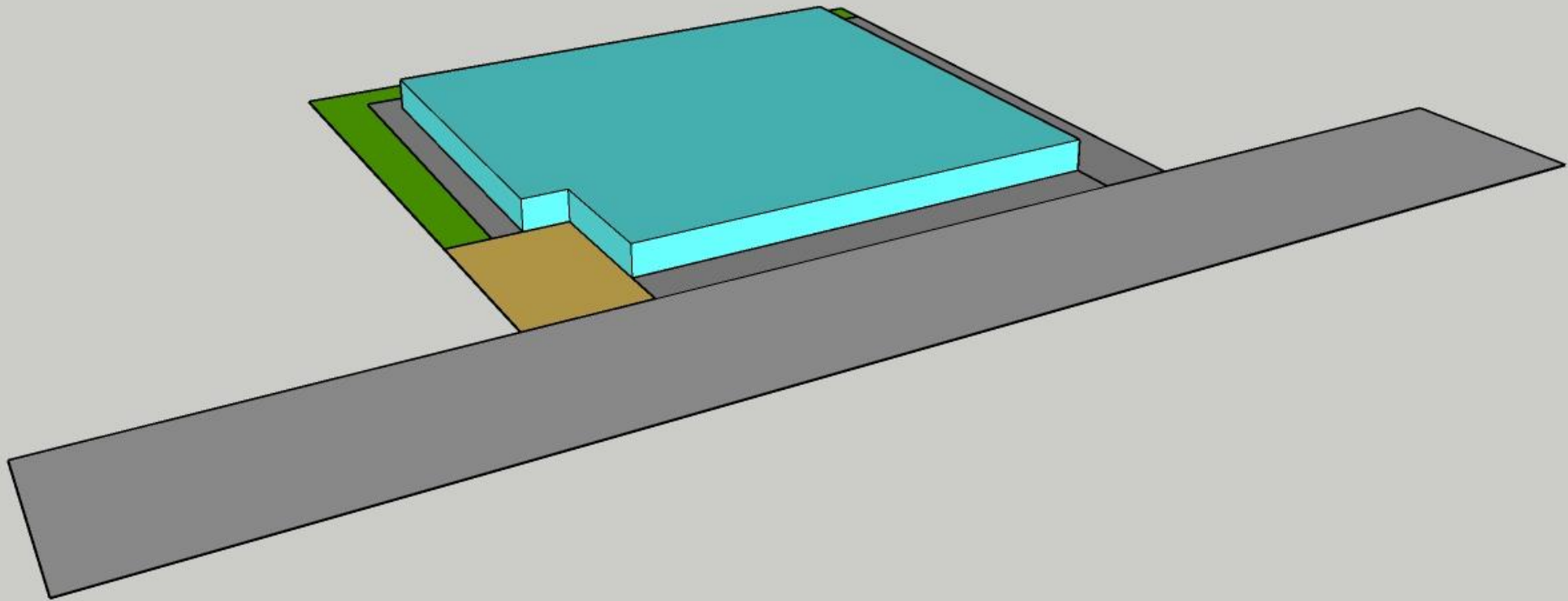
# BASEMENT



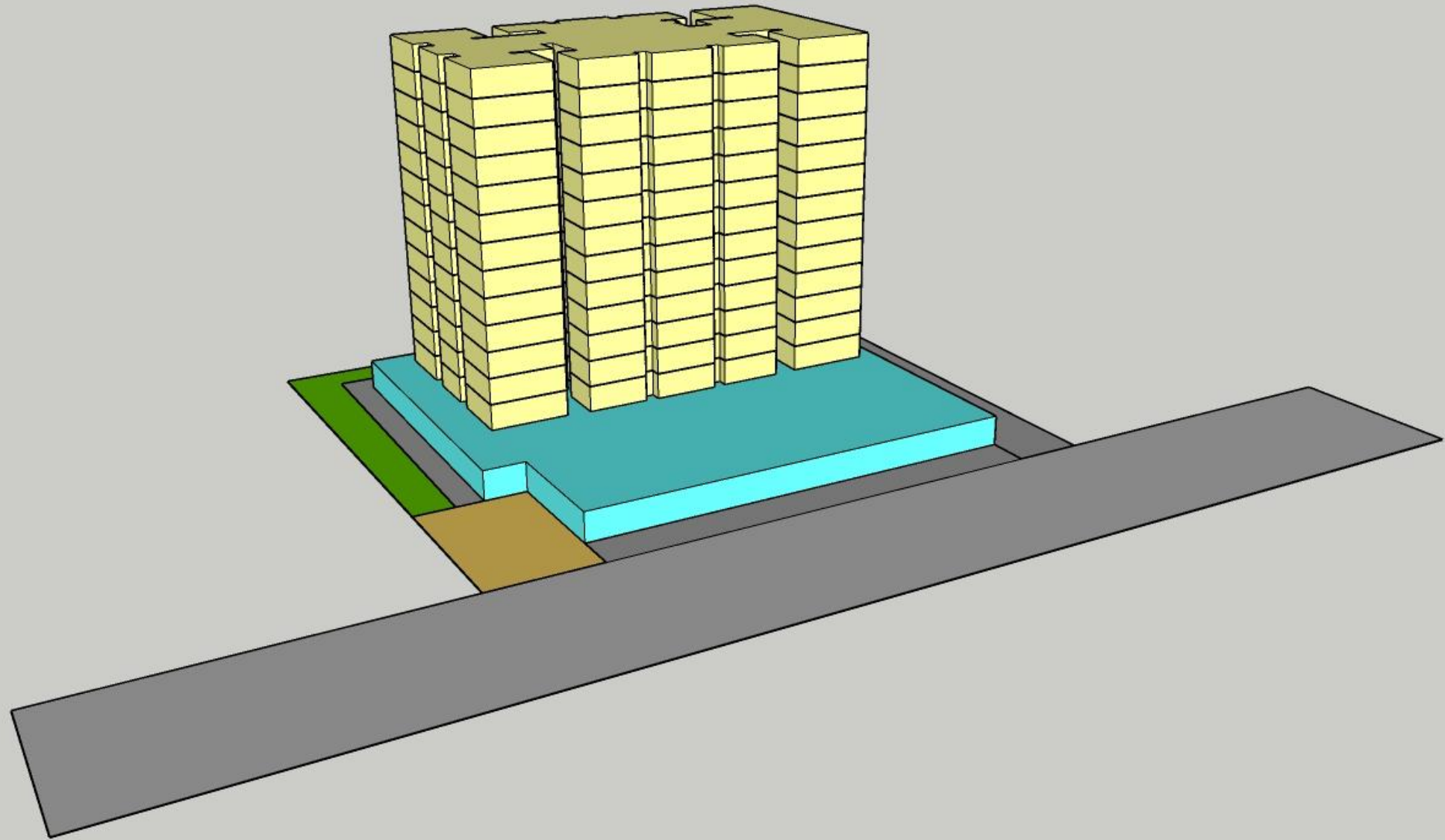
# PLINTH



# GROUND STILT



# BLDG. 1



INDIVIDUAL FLAT  
PLANS

## 1 BHK

**PROPOSED R.C.A. – Apprx.  
400 SQ.FT.**



**DESCRIPTION - Existing Area- 305 sq.ft, New  
area- 400sq.ft.(Tentative)**

- THIS IS A **1BHK FLAT**, HAVING EAST WEST FACING ENTRY WHICH IS BEST AS PER VASTU.
- THERE IS A **BEDROOM** WHICH HAS AN ATTACHED TOILET.
- THE LIVING AREA IS **EFFICIENTLY PLANNED** TO HOUSE A LARGE LIVING WITH DINING AREA AS WELL.
- THE PLANNING IS MAJORLY FOCUSED ON **EFFICIENT USE** OF SPACE WITH MINIMUM WASTAGE OF AREA IN PASSAGE AND PROVIDING **LUXURIOUS HOUSE TO OUR END USERS.**

## 2 BHK

**PROPOSED R.C.A. – Apprx.  
590 SQ.FT.**

### DESCRIPTION -

- THIS IS A **2BHK FLAT**, HAVING EAST WEST FACING ENTRY WHICH IS BEST AS PER VASTU.
- THERE ARE **2 BEDROOMS** OUT OF WHICH BOTH CAN HAVE AN ATTACHED TOILET.
- THE LIVING AREA IS **EFFICIENTLY PLANNED** TO HOUSE A LARGE LIVING WITH DINING AREA AS WELL.
- THE PLANNING IS MAJORLY FOCUSED ON **EFFICIENT USE** OF SPACE WITH MINIMUM WASTAGE OF AREA IN PASSAGE AND PROVIDING **LUXURIOUS HOUSE** TO OUR **END USERS**.

Existing Area- 450 sq.ft, New  
area- 590sq.ft.(Tentative)





## 3 BHK

**PROPOSED R.C.A. – Apprx.  
860 SQ.FT.**

### **DESCRIPTION -**

- THIS IS A **3 BHK FLAT**, HAVING EAST WEST FACING ENTRY WHICH IS BEST AS PER VASTU.
- THERE ARE **3 BEDROOMS** OUT OF WHICH 2 CAN HAVE AN ATTACHED TOILET.
- THE LIVING AREA IS **EFFICIENTLY PLANNED** TO HOUSE A LARGE LIVING WITH DINING AREA AS WELL.
- THE PLANNING IS MAJORLY FOCUSED ON **EFFICIENT USE** OF SPACE WITH MINIMUM WASTAGE OF AREA IN PASSAGE AND PROVIDING **LUXURIOUS HOUSE** TO OUR **END USERS**.

Existing Area- 660 sq.ft, New  
area- 860 sq.ft.(Tentative)

# **PROBABLE AMENITIES**



## GRAND DOUBLE HEIGHTED LOBBY

NOTE - The images shown here are for representation purposes only.



## PARKING

NOTE - The images shown here are for representation purposes only.



## FITNESS CENTER / INDOOR AREA

NOTE - The images shown here are for representation purposes only.

# **LOW MAINTENANCE AMENITIES**



## TERRACE AMENITIES

NOTE - The images shown here are for representation purposes only.



## TERRACE AMENITIES SITTING AREA

NOTE - The images shown here are for representation purposes only.



**PODIUM GARDEN**



**PODIUM JOGGERS TRACK**



**KIDS SOFT PLAY AREA**



**LANDSCAPED PODIUM**



**YOGA DECK**

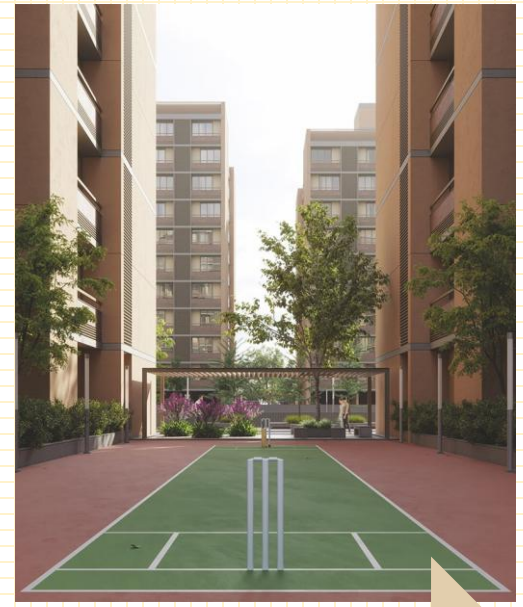


**ZEN GARDEN**

NOTE - The images shown here are for representation purposes only.



**REFLEXOLOGY PARK**



**MULTIPURPOSE COURT (TENNIS/BASKETBALL)**

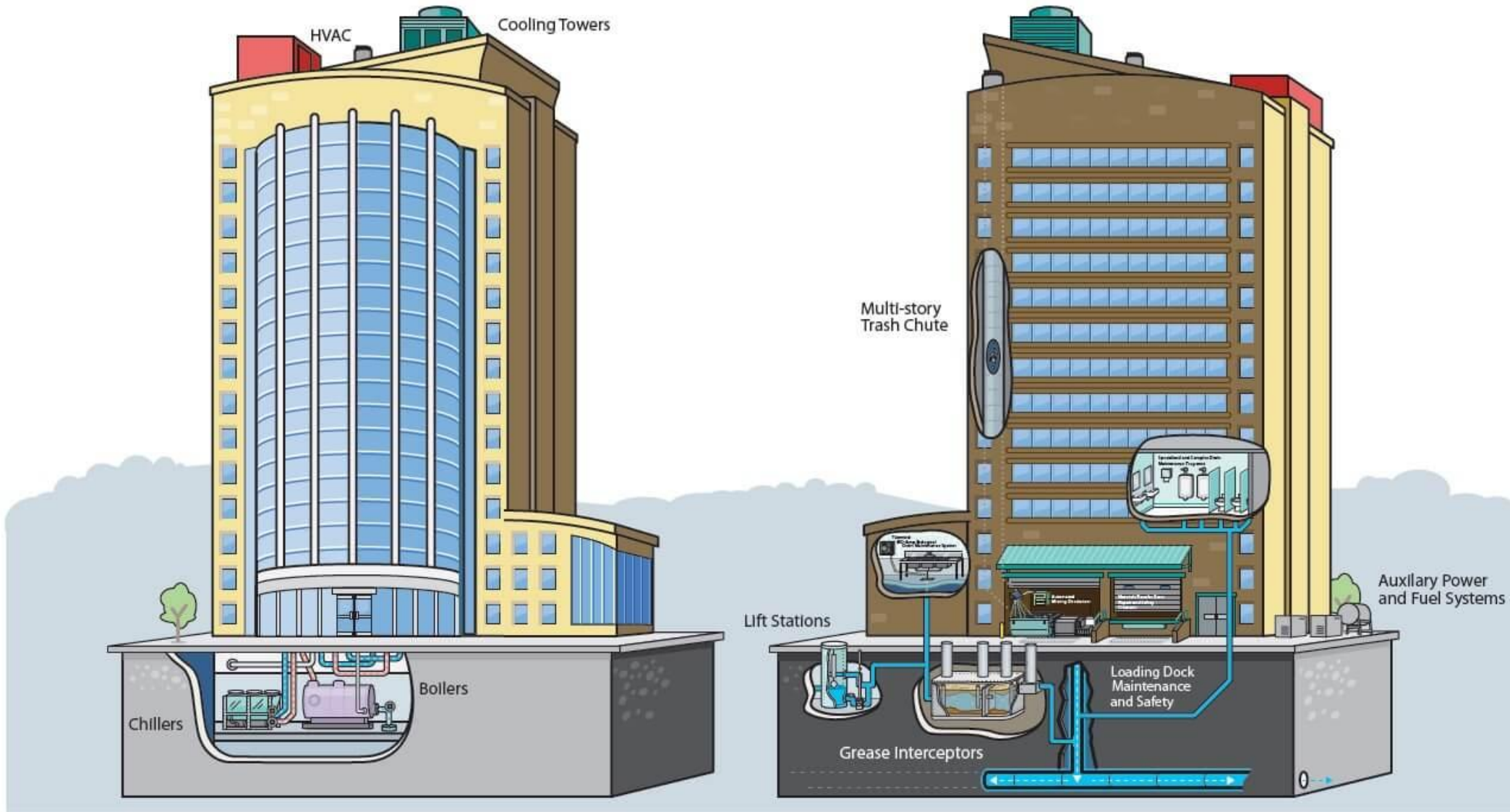


**ROOFTOP CAFETERIA**



**SEMI COVERED SEATING**

# **FACILITIES & SUSTAINABILITY**



## SEWAGE TREATMENT PLANT



**SOLAR PANNELS**



## PERSONAL SECURITY SYSTEMS



## MODERN FIRE FIGHTING SYSTEMS



## FIRE DETECTION AND ALARM SYSTEMS

**JAN 2028-2031**  
**CONSTRUCTION**

**FEB - 2031**  
**REPOSSESSION**



**JAN - 2028**  
**Approval -**  
**Vacating**

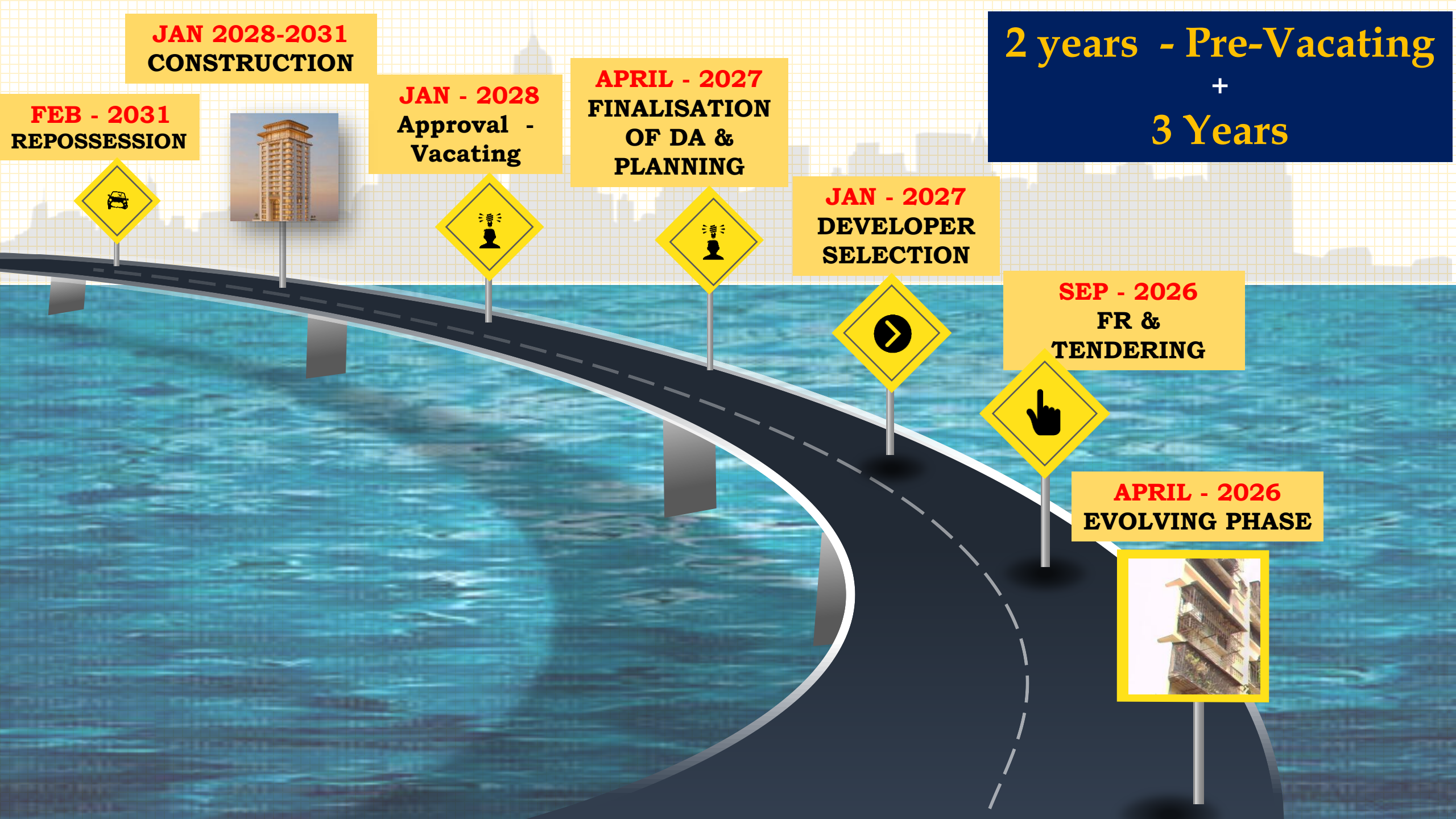
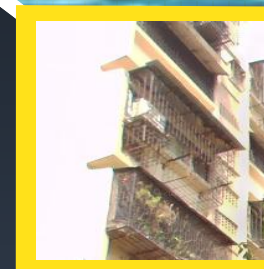
**APRIL - 2027**  
**FINALISATION**  
**OF DA &**  
**PLANNING**

**JAN - 2027**  
**DEVELOPER**  
**SELECTION**

**2 years - Pre-Vacating**  
**+**  
**3 Years**

**SEP - 2026**  
**FR &**  
**TENDERING**

**APRIL - 2026**  
**EVOLVING PHASE**







# TENTATIVE ELEVATION







# Let's be honest about where things stand today . . .

## The reality of your building today:

-  Ageing structure — maintenance costs rising every year
-  Market value capped — old buildings command less price
-  Monsoon leakages, cracked walls, outdated infrastructure
-  No parking, cramped corridors, no modern amenities

VS

## What redevelopment could give you:

-  Brand new flat —larger than today
-  Corpus fund in your account
-  Dedicated parking, gym, garden & lobby
-  Home you are proud to pass on to your children

# WHERE REDEVELOPMENT COMMONLY SLIPS?

## BASIC DETAILS

- Old plans, No OC, No PR Card, No CC, No Conveyance, missing documents wrong survey plots, area mismatches
- Missing documents become future disputes

## DELIVERY

- Delays and quality issues appear during execution
- Changes become difficult once work starts

B

D

A

C

E

## AWARENESS

- Rules and timelines are misunderstood
- One wrong assumption delays the project
- Confusion grows silently.

## COMPREHENSIVE

- Offers look similar but assumptions differ.
- Members compare numbers, not protections.

## ERRORS

- Carpet, layout and planning issues surface late
- Corrections are costly or impossible

# THE HARD TRUTH

**Redevelopment fails,  
Not at the construction site.**

**How does TNPL safeguard?**

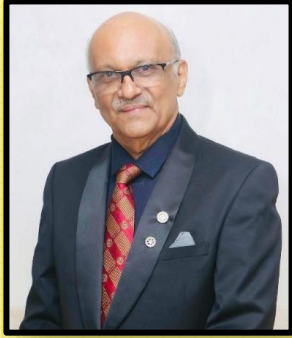
**TNPL ensures:**

- ✓ No blind spots
- ✓ No document confusion
- ✓ No offer traps
- ✓ No planning errors
- ✓ No delivery compromises

**A PMC does not cost money.**

**It saves society from traps & in crores...**

# TNPL PMC TEAM



**Mr. JAYANT GAITONDE**

- Co – Founder & Chairman



**CA NUPUR GAITONDE**

- DIRECTOR & CEO
- Operations & Accounts



**Ms. VEENA SANGLI**

- Project Director
- Sr. Architect



## CHAPTER – 3

# ABOUT SOCIETY

# ***DETAILS OF THE PROPOSED PROJECT***

## **ROOF – TOP CHSL**

*Sher E Punjab Colony, Andheri East, Mumbai, Maharashtra 400093*

*Gross Plot Area – 4086.10 Sq.Mt.*

*Total – 112 Residential Units*

*Total Carpet Area Consumed – 51,230 Sq.ft.*

# BUILDING DETAILS

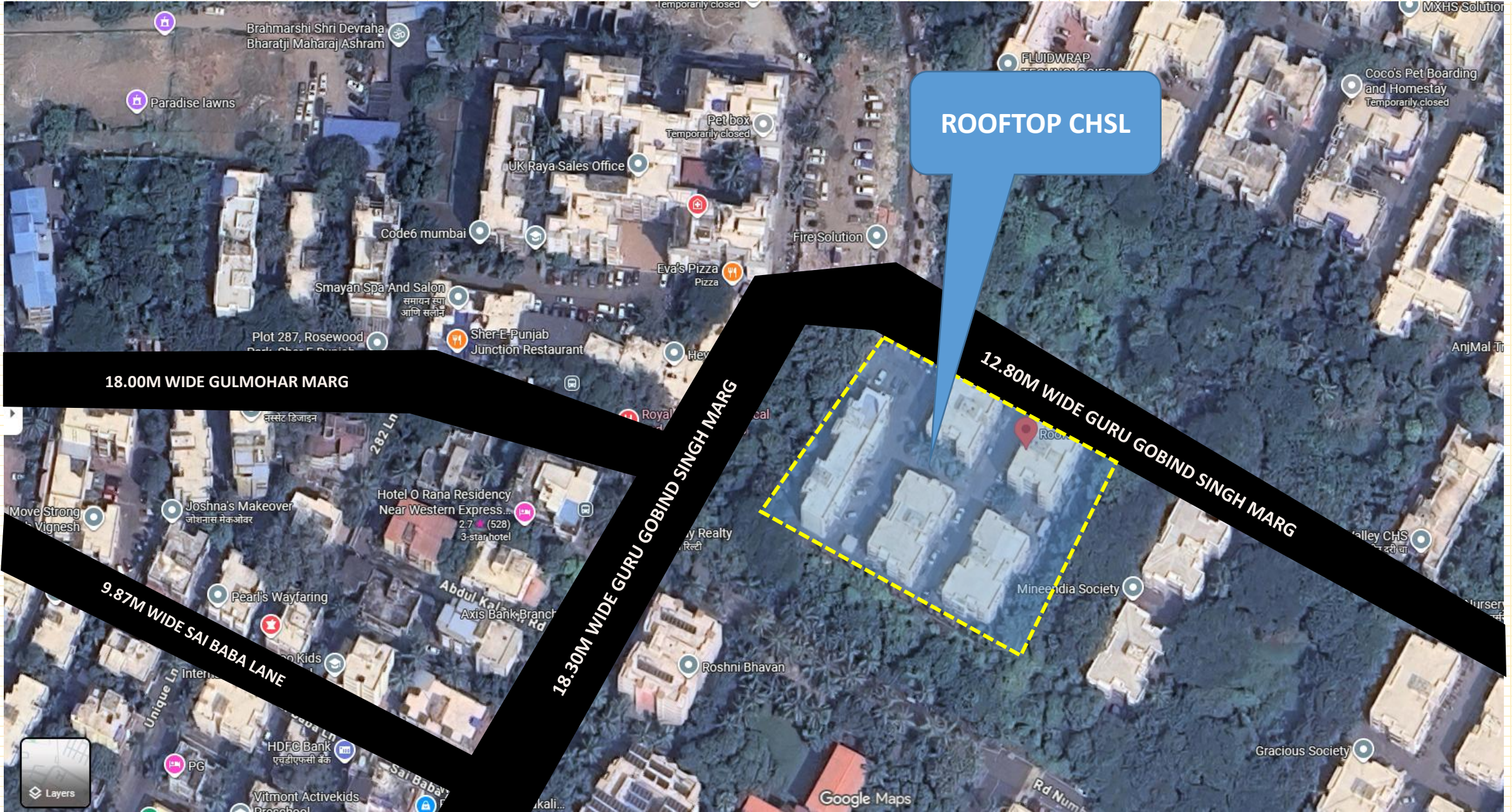
<b>Sr.</b>	<b>Particulars</b>	<b>ROOF - TOP CHSL</b>
<b>1</b>	Existing Building Floors	Gr + 4 Floors
<b>2</b>	No. of Existing Units:	112
<b>3</b>	Total BUA -( Sq.ft.)	56,636
<b>4</b>	Total Carpet Area used Sq.ft.	51,230

# FSI CONSUMED

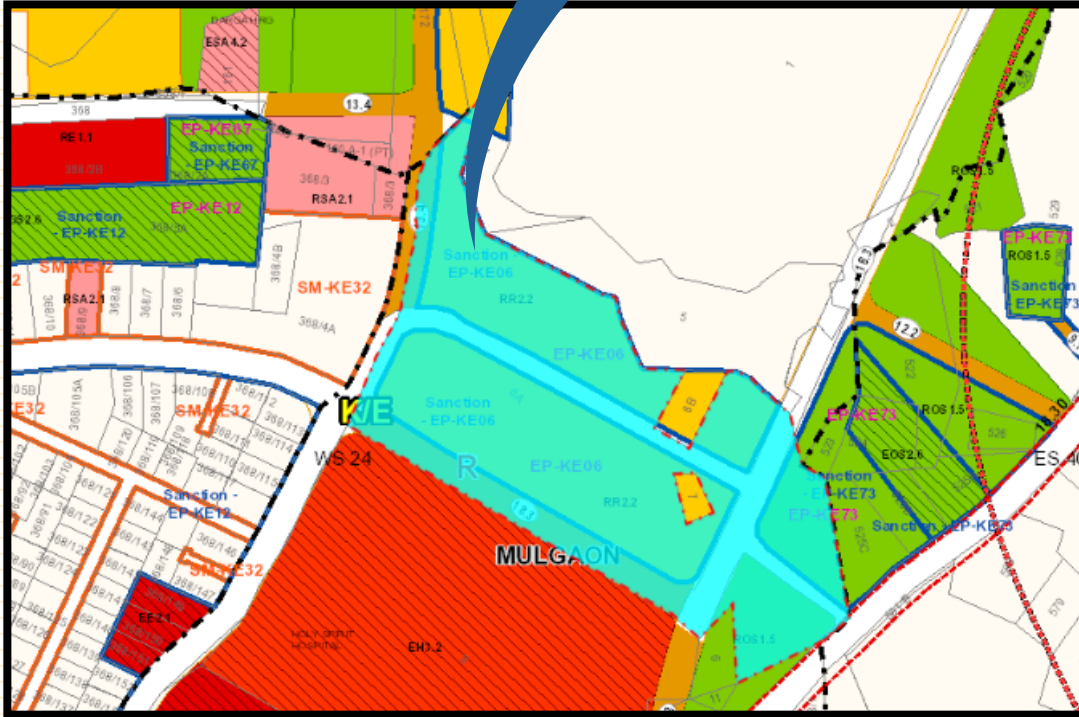
<b>Sr.</b>	<b>Description</b>	<b>Area in Sq.Mt</b>	<b>Area in Sq.Ft</b>
1	Gross Plot Area	4086.10	43,983
2	BUA Consumed	5261.62	56,636
3	FSI Consumed as per Gross plot Area		<b>1.29</b>

# LOCATION PLAN

# GOOGLE LOCATION



# ONLINE DP PLAN



DEVELOPMENT PLAN 2034



GOOGLE LOCATION

## DP MARKING ON GOOGLE MAP

# Plot Advantage

Key characteristics that enhance development potential and market value



**18 m**

Width

## Road Width

Exceptional location providing superior accessibility, emergency vehicle access, and development flexibility. Exceeds standard requirements for high-density projects.



**High**

Rating

## Connectivity

Strategic location with excellent transportation links to major business districts, residential areas, and public transit. Reduces commute times and increases attractiveness.



**Prime**

Location

## Commercial Exposure

High-visibility location ideal for residential development..



## HEIGHT RESTRICTION IMPACT



## CHAPTER – 4

# PROBABLE BENEFITS IN REDEVELOPMENT

# DCPR 2034 & SCHEMES

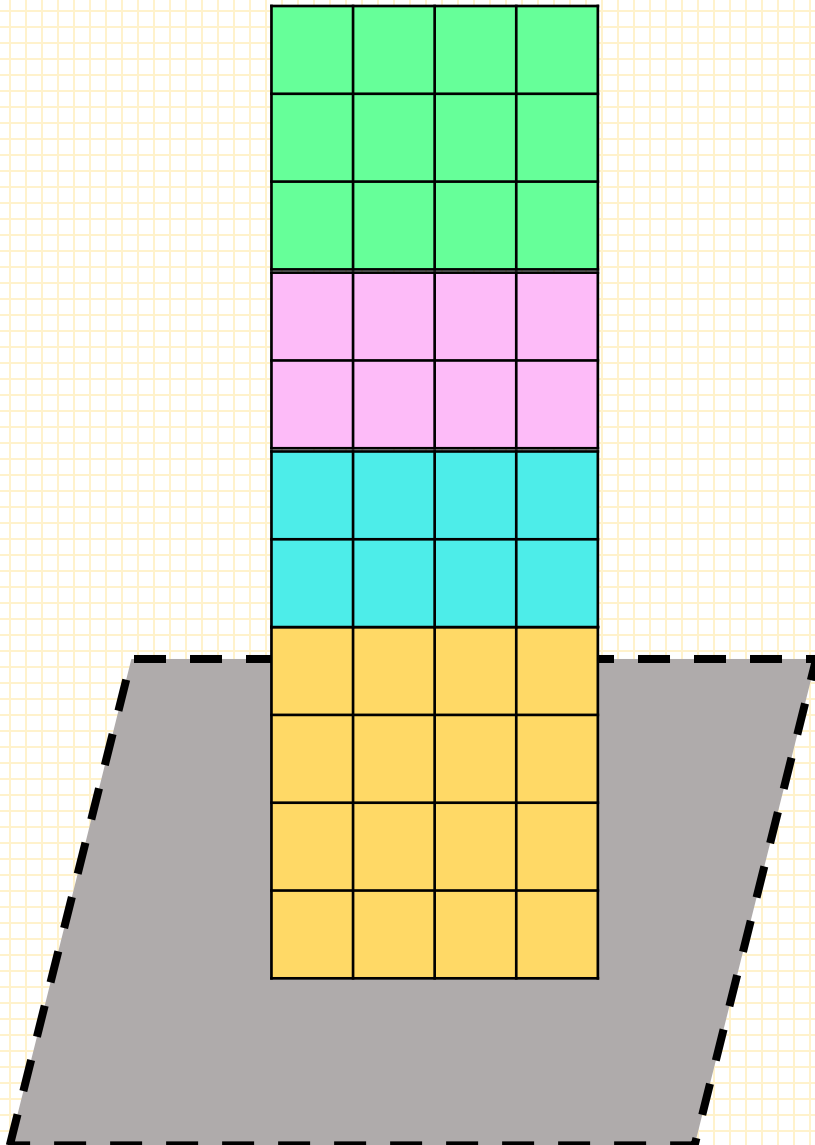
## 33(7B) – Building More than 30 years old

### FSI AS PER ROADWIDTH - SUBURB

ROADWIDTH	BASE FSI	PURCHASE FROM MCGM	OPEN MARKET - TDR	TOTAL	FUNGIBLE – 35%	NET FSI
9 - 12 m	1	0.5	0.5	2.0	0.7	2.70
12 – 18 m	1	0.5	0.7	2.2	0.77	2.97
<b>18 – 27 m</b>	<b>1</b>	<b>0.5</b>	<b>0.9</b>	<b>2.4</b>	<b>0.84</b>	<b>3.24</b>
27 m & above	1	0.5	1.0	2.5	0.875	3.375

**Note : 10 sq.mt per residential unit or 15% of total Built up Area whichever is higher in lieu of TDR.  
2 times FSI Benefit of New Road Setback**

# Table 12 of Reg 30, SUBURB



<b>TOTAL BUA</b>	<b>3.24</b>
<b>FUNGIBLE FSI</b>	<b>0.84</b>
<b>TOTAL FSI</b>	<b>2.40</b>
<b>TDR</b>	<b>0.90</b>
<b>MCGM</b>	<b>0.50</b>
<b>BASE FSI</b>	<b>1.00</b>

**ROADWIDTH OF 18 m**

# DCPR 2034 & SCHEMES

## 33(20B) – Affordable Housing Scheme

### FSI AS PER ROADWIDTH - SUBURB

ROADWIDTH	BASE FSI	PURCHASE FROM MCGM	OPEN MARKET - TDR	TOTAL	ADDITIONAL FSI	NET FSI	Add 35% Fungible	50% Sharing for AH
12-18 m	1	0.5	0.7	2.2	0.8	3	4.05	0.40
<b>18-27 m</b>	<b>1</b>	<b>0.5</b>	<b>0.9</b>	<b>2.4</b>	<b>1.6</b>	<b>4</b>	<b>4.05</b>	<b>0.80</b>
27 m & above	1	0.5	1.0	2.5	1.5	4	5.4	0.75

**Note : 10 sq.mt per residential unit or 15% of total Built up Area whichever is higher in lieu of TDR.**

**The FSI (AH) can be handed over on another plot as follows:  
Either in Same Ward or Adjoining Ward or 5 km**

# ASSUMPTIONS

Sr.	Particulars
1	<i>The feasibility, report is considered as per Reg. 33(9) of DCPR 2034 considering Gross Plot Area as 4086.10 Sq.mt.</i>
2	<i>The reports are prepared on the Average Sale rates considered for Residential as <b>Rs. 28,000, Rs. 30,000</b> &amp; <b>Rs. 32,000</b> per Sq. ft. respectively for Pessimistic, Rational and Optimistic View. However, the sale rates are subjective and market-driven, as well as influenced by the credibility of the developer.</i>
3	<i>The Land Ready Reckoner Rates for Land are considered for premiums of Rs. 82,670/- per sq. Mtrs. as per year 2025-26.</i>
4	<i>As per Industry standard, the developers expect a 30%-40% profit margin on project costs, or an 18% p.a. IRR. Hence, if the feasibility margin reduces by less than 20%, it is considered High Risk; if it is between 20% and 35%, it is considered Medium Risk; and if it is higher than 35%, it is considered Low Risk.</i>

# DISCLAIMER

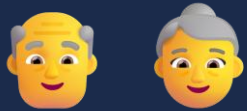
1. The **probable offer** is based on a preliminary and tentative study of the available documents.
2. The **final offer for redevelopment** will be submitted by the developer during the tendering procedure.

# PROBABLE OFFER SUMMARY

<b>Sale Rates Considered</b>	<b>In Range of 28000 psf to 32000 psf</b>
Hardship Allowance per Sq.ft.	<b>₹ 500 to ₹1000</b>
Residential Rent per Sq.ft.	₹90/- + 10% Increment Every year
Car Parking	One Surface Car Parking per unit
Rent Brokerage	One Month Rent Brokerage per Annum
Shifting Charges	One Month's Rent
Construction Completion Period	30 to 36 months
Project Completion Period	30 to 42 months
Probable Additional Carpet Area	<b>25% - 30%</b>

# Every family in Society has a different question...

*...but redevelopment answers all of them.*



## The Elderly Couple

*"Will we have to climb stairs when we shift?  
Will we be disrupted in old age?"*

**Ground-floor preference, lift, rent paid — comfort guaranteed.**



## The Young Family

*"My kids need more space.  
When will we actually move in?"*

**25% - 30% bigger flat, OC-certified building.**



## The Value Seeker

*"What's the corpus?  
How much land value am I really sitting on?"*

**₹500–1000/sq.ft. corpus + dramatically higher resale value.**



## The NRI Member

*"I'm not here. Who protects my interests during the process?"*

**TNPL acts as your eyes on-ground — every decision is documented.**

# 7 non-negotiable promises **TNPL** put in writing for you.

*Not verbal. Not in presentations. Locked in the Tender and Development Agreement.*



1

## FSI Loaded

Developer brings own TDR/PTC before you vacate — no delays from FSI shortfall



2

## Security

security covering 100% of your entitlements not just developer's word



3

## Binding Timelines

Project milestones written as contract obligations — not estimates



4

## Delay Penalties

Developer pays YOU for every month of delay beyond agreed date



5

## Specification Lock

Flooring, fittings, and structure grade — all documented. No downgrade allowed



6

## Dispute Escalation

Pre-agreed arbitration process — no court needed for most disputes



7

## Step-In Rights

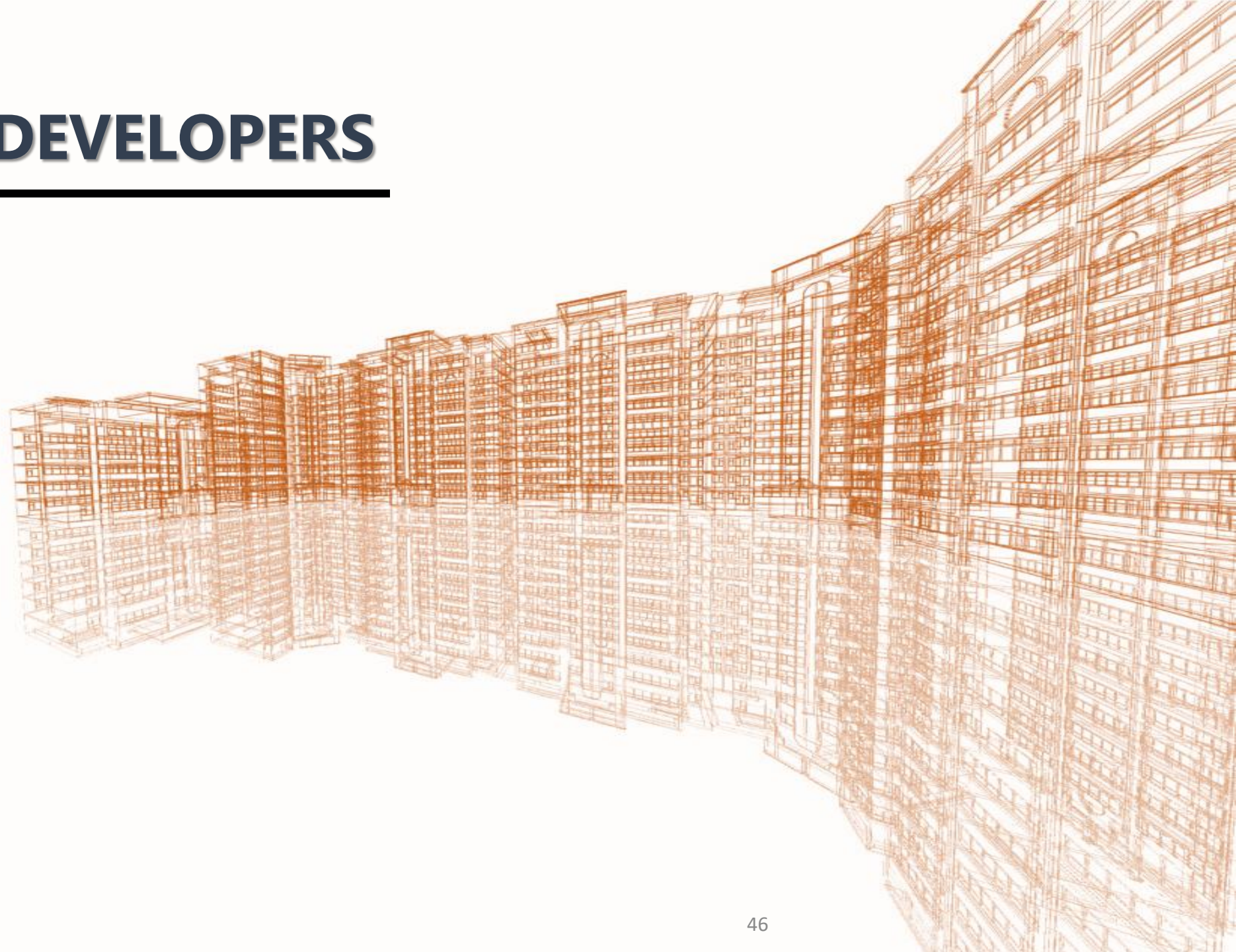
If developer defaults — society can terminate / step in, change developer, complete project

*🛡️ All 7 must be present. Even one missing clause can cost you crores or years.*

# RENOWNED DEVELOPERS

---

In our Network







arkade group



PROPERTIES



Sri Lotus Developers And Realty



**3harat**<sup>TM</sup>



**SPARK**  
DEVELOPERS  
creating world for you



**AVIGHNA**



BHOOMI

**BHOOMI GROUP**

*Creating Values*

**JSW** Realty



**The Wadhwa Group**  
Landmarks planned with passion

**SUPREME**

SUPREME INFRASTRUCTURE INDIA LTD.



**BIRLA ESTATES**  
LIFEDESIGNED<sup>®</sup>

**DOTOM**  
MV GROUP

**DLFA**  
BUILDING INDIA



**KALPA-TARU**



**platinum**  
corp.



# COMPLETED PROJECTS

SELECTED RESIDENTIAL  
PROJECTS As **PMC**



**Airwing CHSL  
Kalina**



**Priti Sangam –  
Borivali West**



**Sati Smruti – Malad East**



**Om Rameshwar –  
Borivali East**



**Anton CHSL – Kandivali  
West**



**Vireshwar Mahal –  
Vileparle East**



**Dattani Nagar Bldg.no.04  
Borivali West**



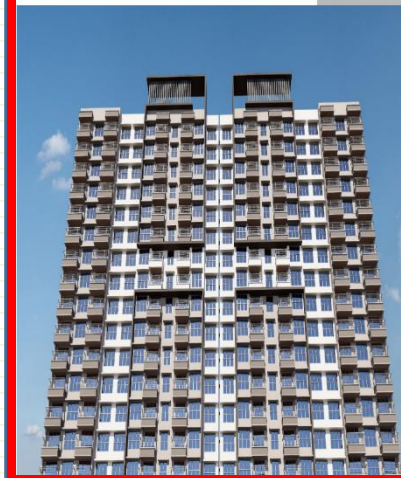
# LARGE SIZE PROJECTS As **PMC**



**New Usha Nagar CHSL  
- Bhandup West**



**Lalbahadur CHSL - Doshiwadi**



**Saibaba Nagar -  
Borivali West**



**New Bharat Nagar  
- BKC**



**Yojana Nagar - Andheri  
East**



**Adarsh Nagar Shramik**



**Borivali Hari Om -  
Borivali West**



**Gokul Residency - Thakur  
Village**



# ONGOING PROJECTS As PMC



**Shrishti – Khar West**



**Charkop Orion -  
Charkop**



**Divya Darpan -  
Andheri**



**New Tilak Nagar -  
Chembur**



**Amarhind CHSL**



**ETCO Vrundavan**



**Dindoshi Darshan -  
Dindoshi**



**Khernagar Vrindavan**



**Hill Road C-D CHSL**

# PROJECTS IN **ANDHERI West**

**As Society Redevelopment PMC**



<b>Name of the Project</b>	<b>Developer</b>	<b>Scheme</b>	<b>Plot Area In Sq.mt.</b>	<b>Project Cost in Crs.</b>	<b>No. of Members</b>
Guru Darshan	DGS Group	33(11)	3311	130	100
Adarsh Nagar Shramik	Sahyog Homes Ltd. in JV with DLF	33(5)	4426	765	103
Himangi Maheshwar	Rahul Enterprises	33(7)(B)	836	51	24
Andheri Usha Milan	Tendering	33(7)(B)	843	51	12
Jewel Crown	Witty Laxmi Leela Homes Creators LLP	33(20)(B)	765	54	14
Rushabh Arihant	Conveyance / Tender	33(20)	1377	127	31
Woodland	Tender	33(20)	2088	165	42
Kokan Vasahat	Mesacon	33(11)	2003	149	44
Diamond Swati	Feasibility Report	33(11)	1775	196	53
Purvi	Feasibility Report	33(11)	1409	120	54

# PROJECTS IN **ANDHERI EAST**

**As Society Redevelopment PMC**



<b>Name of the Project</b>	<b>Developer</b>	<b>Scheme</b>	<b>Plot Area In Sq.mt.</b>	<b>Project Cost in Crs.</b>	<b>No. of Members</b>
So Lucky Corner CHSL	Not Selected	33(11)	536	72	34
Jevan Sahar CHSL	Supreme + JPV	33(7B)	2984	97	56
Nav Asavari CHSL	Top 2 Developers	33(11)	2317	146	67
Vihang Darshan CHSL	Right Channel Construction Ltd.	33(12)(B)	1844	62	36
Jumbo Darhsan CHSL (d1-D2)	Dotom Realty	33(11)	3289	11	90
Uttarayan CHSL	Puri Creators LLP	33(11)	6714	509	168
Divya Darpan CHSL	JVS Infra	33(7B)	1240	63	42
Yojana CHSL	Kanakia Millennial Pvt. Ltd.	33(9)	6519	588	119
Solanki CHSL	Not Selected	33(9)	960	69	36
Sheetal CHSL	Not Selected	33(9)	922	43	20
SheelJeet CHSL	Not Selected	33(9)	1278	932	30
Sangli Vaibhav CHSL	Not Selected		5498	647	115

*The building has waited long enough.*

*Your family deserves better.*

**The first step is yours.**



Step 1

**Appoint TNPL as PMC**



Step 2

**Document Collection,  
Compliance, OC, CC, PR  
Card**



Step 3

**Tendering**

*Jan 2027*

*Thank you...*

[www.ToughconsNirman.com](http://www.ToughconsNirman.com)

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