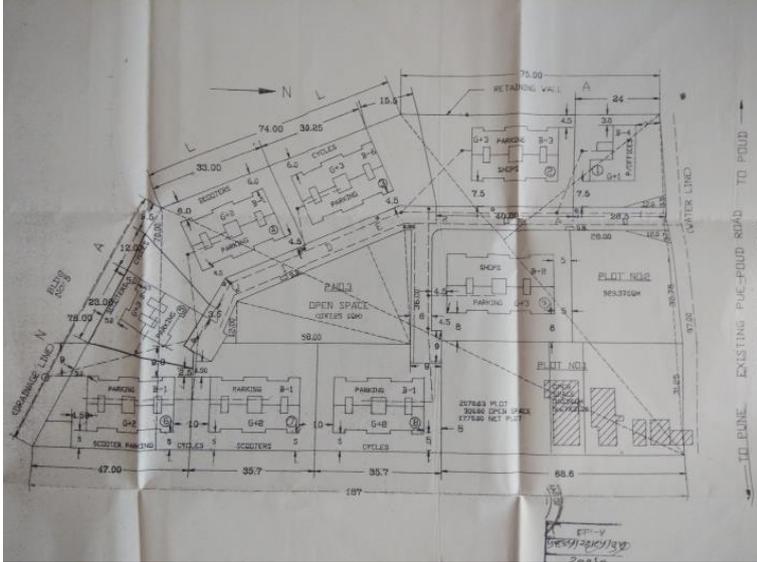


प्रतिकनगर इमारत निहाय सहकारी गृहरचना संस्थांचा संघ मर्यादीत

सं. नं. १३७/१ (पार्ट) प्रतिकनगर, पौड रोड, कोथरूड, पुणे - ४११०३८

रजि. नं. पीएनए / पी.एन.ए. (१) / एच.एस. जी. (ओ. एच.) / ७५५ / २००६-०७

Find below information for submission of technical and financial prequalification proposal for Redevelopment Project for Pratiknagar Co Operative Housing Society.



Current Layout Plan



Location Plan

Sr No	Head	Summary / Questions	Details
	Society Background and Details :		
		Pratiknagar Cooperative Housing Society, Survey No - 1371, CTS No - 749, Paud Road, Kothrud, Pune - 411038	East : Sr No 13712, Kothrud (Income Tax Society) West : Nalla South : Nalla North : Paud Road and Sr No 1371/1+2
	Name of the Societies and Registration Details :		
		Pratiknagar Imarat Nihay Sahakari Grihrachana Sansthacha Sangh Maryadit (Federation)	PNA/PNA(1)HSG (OH)/7552006-2007. Date- 13 Feb 2007
		Pratiknagar Building 1 Apartment Condominium	
		Pratiknagar Building 2 Co Operative Housing Society Ltd	PNA(PNA)HSG (TC)/266492-93. Date- 25 Feb 1993
		Pratiknagar Building 3 Co Operative Housing Society Ltd	
		Pratiknagar Building 4 Co Operative Housing Society Ltd	PNA(PNA)HSG (TC)/266592-93. Date- 25 Feb 1993
		Pratiknagar Building 5 Co Operative Housing Society Ltd	PNA(PNA)HSG (TC)/266692-93. Date- 25 Feb 1993
		Pratiknagar Building 6 Co Operative Housing Society Ltd	PNA(PNA)HSG (TC)/266792-93. Date- 25 Feb 1993
		Pratiknagar Building 7 Co Operative Housing Society Ltd	PNA(PNA)HSG (TC)/266892-93. Date- 25 Feb 1993
		Pratiknagar Building 8 Co Operative Housing Society Ltd	PNA(PNA)HSG (TC)/266992-93. Date- 25 Feb 1993
		Pratiknagar Building 9 Co Operative Housing Society Ltd	PNA(PNA)HSG (TC)/267092-93. Date- 25 Feb 1993
		Pratiknagar Building A1 Co Operative Housing Society Ltd	
		Pratiknagar Building A2 Co Operative Housing Society Ltd	PNA(PNA)HSG (TC)/307194-95. Date- 04 Aug 1994
	Plot Area Details As per Sactioned Plan (Sq Meter) :		
		Plot No 1 in Sq Meters	2,070.63
		Plot No 2 in Sq Meters	929.37
		Plot No 3 in Sq Meters	11,467.00
		Plot Area As per 712 Extract OR Property Card Sq Mt	14,467.00
			143 Guntha (3 Acres 23 Guntha)
		Open Space Area	1147.25 Sq Mt (Plot 3) + 300 Sq Mt (Plot 1)
		Plot Frontage as per Sanctioned Drawing in Meters	97.00 Meter
		Current Road Width of Paud Road	36.00 Meter
		Proposed Road Width as per DP	42.00 Meter
		Road Widening Width on Pratiknagar Side	3.00 Meter

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Proportionate Area to be Conveyed to Society including open and aminity Roads etc (Sq Meter) :		
Building No 1		676.00
Building No 2		1,155.00
Building No 3		1,139.00
Building No 4		980.00
Building No 5		680.75
Building No 6		1,085.00
Building No 7		1,065.00
Building No 8		1,068.00
Building No 9		1,067.00
Building No A1 and A2		1,762.62
Total		10,678.37
Proportionate Open Space (Plot 3 + Plot 1)		1147.25 +300 = 1447.25
Proportionate Internal Roads		1,404.00
Consumed FSI Area		10,678.37
No of Units in Society : Total 252 Units		
Building No 1		2 Flats + 7 Shops+ 1 Basement
Building No 2		28 Flats + 8 Shops
Building No 3		32 Flats
Building No 4		24 Flats
Building No 5		16 Flats
Building No 6		24 Flats
Building No 7		24 Flats
Building No 8		24 Flats
Building No 9		27 Flats + 8 Shops
Building No A1		10 Flats + 6 Shops+ 1 Basement
Building No A2		9 Flats
Total :		220 Flats + 29 Shops+ 2 Basement
Building 1,2,3,4,5,6,7,8,9		1 BHK
Building A1 and A2		2 BHK

Existing Flats, Shop and other Details –

- ✓ One BHK Flats - 201 Nos – Carpet Area Range - 400 SQFT - 550 SQFT
- ✓ Two BHK Flats - 19 Nos - Carpet Area Range - 900 SQFT - 1050 SQFT
- ✓ Shops - 29 Nos - Area approx range - 200 SQFT - 375 SQFT
- ✓ Basements (Actual) - 2 Nos
- ✓ Open Space, Garden and Temples
- ✓ Metro line is going from Paud Road.
- ✓ Property 500 meters from Vanaz Metro Station.

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Documents/legal Details –

- ✓ Open Space – Conveyance Deed Done on the name of Pratknagar Federation
- ✓ Individual Buildings Conveyance Deed Done on the name of Individual Building Society
- ✓ 7/12 and CST Record
- ✓ Land Property Tax cleared by Individual society
- ✓ Existing Layout plan Available

Note: -

- Above information provided is best to Pratknagar Federation's knowledge and assumptions. It is expected that, Developer will validate all information before submission of proposal.
- All above information is strictly confidential and shared only for you. It should not be shared with any other party without Pratknagar Federation's permission. A breach of this can result into legal charges.

Thanks and Regards

For Pratknagar Federation

Date: 06th Aug 2022

(Chairman, Secretary and Committee)