



At Naiknavare, we're not just about creating valuable real-estate, we're also committed to building enduring relationships with our customers. Our newsletter is one such initiative. Through our newsletters, we strive to provide our valuable customers with information about all that's happening in the Naiknavare family, and specifically their own projects.

The September edition of Patron's Connect provides near-real time information about the construction progress of your home, and other related updates. We're pleased to also share glimpses of various newsworthy events, including customer-outreach programs, marketing efforts, and social gatherings held in the premises of your own project. We hope you enjoy this communique.

Happy reading !



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Pune: lifestyle destination of the nation



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Naiknavare sets their footprint in Slum Rehabilitation projects



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FEATURE STORY

PUNE: LIFESTYLE DESTINATION OF THE NATION

With its year-around pleasant climate, natural greenery and robust infrastructure, Pune has always ranked high among the country's most liveable cities. Always famous for the quality of its educational institutes, which won it the sobriquet of Oxford of the East, the city became a premier academic destination with the advent of IT education, in the 1990's. So it was only natural for IT companies of all sizes to set up base here. In addition to mopping up the ever-increasing number of graduates groomed by the city's institutions, the IT revolution sparked an exodus of IT professionals from other cities coming here to make their careers.

They came, they saw, they stayed!

As more and more IT companies established themselves here, the city's massive influx of IT professionals was complemented by diverse industry sectors, including banking and finance, automobile, retail, logistics and media, setting up shop here.

Well educated, well traveled and well heeled, the IT crowd and their cohorts demanded a lifestyle that satisfied their cosmopolitan aspirations. Pune's premier developers, such as Naiknavare, were quick to match the demand with a range of residences that cover the spectrum, from cosy 1BHKs to opulent 5 BHKs, at strategic locations across the city.

Today, the quality of real estate on offer in Pune is on par with the best in the world.

Satisfying a myriad lifestyle aspirations

With over 280 projects launched in 2018 and a massive 427 slated for 2019, prospective homebuyers and investors are truly spoiled for choice. An equitable distribution of 29% projects launched in the western precincts of the city; 23% in the east, 22% in the south allows buyers to select the location that suits them the best.

The city's spread of infrastructural development, means that whatever the location, buyers are assured of dependable utilities like water, electricity, and road connectivity, as well as a good mix of schools, colleges, entertainment, and shopping in the vicinity. A broad mix of configurations from 1 bedroom homes to 3, 4 and even 5 bedroom residences in most areas lets buyers pick homes that meet all the criterion on their lifestyle check-list.

Much to appreciate

Pune's growth is a symbiotic phenomenon: the businesses and talent it attracts from all over are also driving the city's growth, and evolution into a truly world class metropolitan lifestyle destination.

While the combination of lifestyle and growing real estate rates gives homebuyers much to appreciate, investors can delight in the prospect of owning a dependable asset that also brings in steady rental revenue.



SPOTLIGHT

SEASONS BUSINESS SQUARE IS NOW A RETAIL DESTINATION TOO!

Even before its transformation from a luxury hotel into a landmark business park, Seasons has been a reputed and popular leisure destination in upmarket residential Aundh. Now Seasons is adding some retail lustre to its already considerable allure, with the handover of its new shops within the business park.

The shops are totally functional and offer all the amenities every brand-conscious business looks for. With the new openings Seasons will play host to some of the city's most enduring businesses, including CarDekho & Daga Brothers.



Daga Brothers, which opened its Seasons outlet doors recently, is one of Pune's most reputed dry fruit suppliers with a legacy spanning 50 years.

Speaking at the opening, Ameya Chandak, the owner of Daga Brothers said, "We have a discerning class of customers, many of whom live in this area. Seasons Business Square, with its landmark status and easy accessibility is the perfect address for us. Our existing customers have already expressed their pleasure with the opening of this outlet."

SPOTLIGHT

SEASONS BUSINESS SQUARE MOVES TO THE NEXT LEVEL

To better serve our customers, we have shifted the Seasons Business Square sales office to a new location on the first floor. The new office is well-equipped and staffed to cater to all your needs.



SAMPLE UNIT IS GETTING READY

We are also putting the finishing touches to a sample unit. The sample unit is being created to give our customers a better understanding of the potential space usage that our units offer businesses across industry sectors. Please do walk in for a first-hand experience.

SPOTLIGHT

PRESENTING 7 BUSINESS SQUARE, GANESHKHIND ROAD, SHIVAJINAGAR

The outlook for commercial real estate across the country continues to shine. The first nine months of 2019 saw pan-India net absorption rise by 40% to over 33 million sq ft. This surpasses the performance of the past two years. 2017 and 2018 witnessed net absorption of 28.7 million sq ft and 33.2 million sq ft, respectively. More significantly, the new completions in the first nine months of the current year have already surpassed the levels witnessed in the past three years.

Against this positive backdrop, Naiknavare Developers is pleased to announce the launch of its new commercial project, 7 Business Square. Its central location in the residential heart of Shivajinagar, gives 7 Business Square easy accessibility to points throughout the city. A short stroll from University Circle, the property is in close proximity to Symbiosis Institute, E-Square, Central Mall, and the bustling CBD of Western Pune.

With its hallmarked Naiknavare planning, construction quality, work-enhancing layouts and other features, 7 Business Square offers businesses in the area a unique opportunity to make a strategic move upwards.



PROJECT BY NAIKNAVARE BUILDCON PRIVATE LIMITED

Here is the link to the location video of 7 Business Square.

<https://www.youtube.com/watch?v=K5iQ4obcNfU>

We will also soon be launching another strategically located commercial project at Dandaker bridge.

Stay tuned to know more!

MARKETING INITIATIVES

LATEST CAMPAIGN



PARTICIPATION IN PCMC EXPO

The Auto cluster exhibition in PCMC , which was held from the 18th to the 19th of May 2019, proved a big success for Naiknavare Developers.

Foregoing big advertising spends, we relied on good old word-of-mouth PR and our long-standing reputation, and saw more than 500 walk-ins visiting our stall to enquire about our offerings.



PROJECT UPDATES

ATRIUM LOBBY WALL PANELING WORK IN PROGRESS



FABRICATION WORK OF MS FINS IN PROGRESS



PROJECT UPDATES

6TH FLOOR TOILET DADO A WING IN PROGRESS

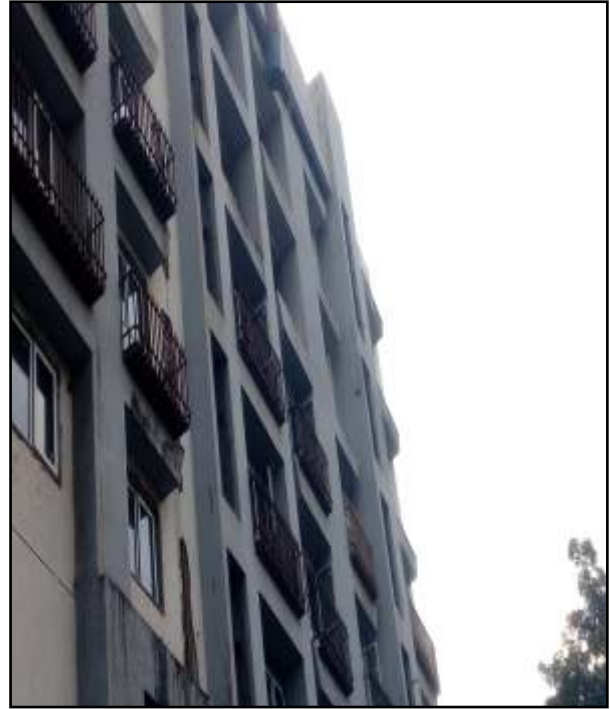


6TH FLOOR GYPSUM PLASTER IN PROGRESS



PROJECT UPDATES

FABRICATION WORK OF ODU PLATFORM AT A & B WING WORK IN PROGRESS



DEMARCATON OF PILES DONE ON WELL SLAB



PROJECT UPDATES

INSTALLATION OF LIFT-2 IN PROGRESS



METER INSTALLATION IN PROGRESS



EVENTS & HAPPENINGS @NDPL

PRESENTING: THE SPIRES CLUBHOUSE

The clubhouse at our super luxury project in Aundh, 'The Spires' is designed to invoke the perfect mix of exclusivity and community living. The club house has been handed over recently. And the residents can experience all indulgence that it promises.

Equipped to delight the entire family, from seniors to toddlers, it houses a generous mix of facilities, including:

- Swimming pool with a separate kids' pool
- Party lawn with barbeque area
- Well-equipped, air conditioned gym
- Aerobic/ Yoga / Dance room
- Multipurpose court
- Jacuzzi
- Children's play area
- Massage room with steam & shower
- Landscape design by renowned architect from Singapore
- Pool table, Card tables

Have a dekko at this exquisite clubhouse with these actual photos.



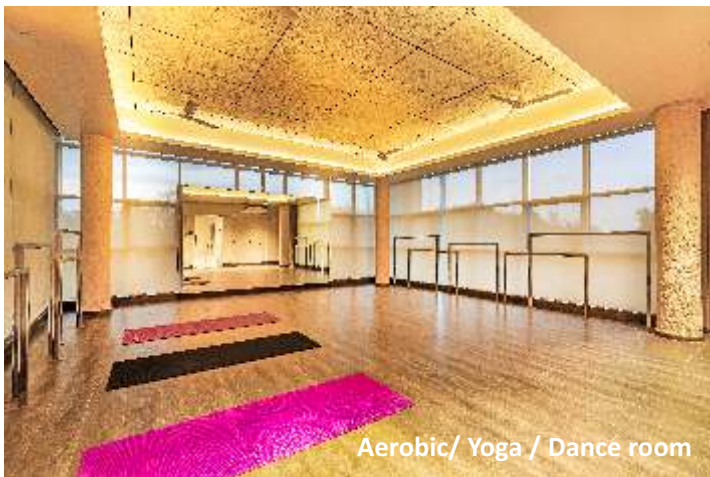
EVENTS & HAPPENINGS @NDPL



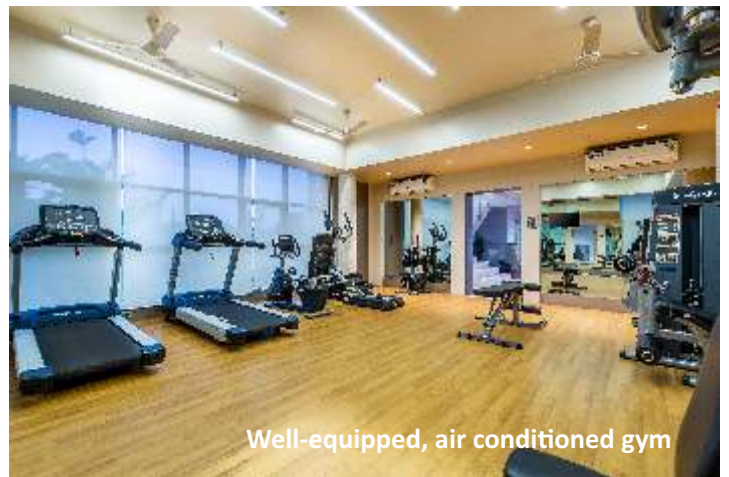
Swimming pool with a separate kids' pool



Club House lobby



Aerobic/ Yoga / Dance room



Well-equipped, air conditioned gym



Landscape design by renowned architect from Singapore

EVENTS & HAPPENINGS @NDPL

PATRON'S MEET AT AVON VISTA

The Patron's meeting at Naiknavare Avon Vista on 31st Aug, 2019 saw an interesting session between the customers and sales team. They discussed construction and technology updates and learnt all about the origins of the development. It was a houseful evening and we had lined up a series of updates. Here's a look at the event.



Strategically located between Balewadi Sports Stadium & Hinjawadi Flyover, Avon Vista offers 2, 2.5 & 3 BHK river-view abodes.

While the serene environs & picturesque views of the Mula River captivate you, the proximity to the bustling Hinjawadi & the Pune-Mumbai Expressway offers you convenience & connectivity like never before.

The development is studded with a plethora of amenities that transport you to the world of sheer luxury & comfort and gift you the joy of living an impeccable lifestyle.

Callto know more!!

EVENTS & HAPPENINGS @NDPL

OPENING THE DOORS TO PARIVARTAN

Naiknavare Developers, appreciated for their vision to achieve the right blend of aesthetics, practicality, economy and for their successful journey of 32 long years in the housing field, are now set to further strengthen their footprint in Slum Rehabilitation projects.

The firm has taken up 2 important SRA projects in 7.41 acres near Dandekar Bridge. Each master plan comprises of 3 mid-rise rehabilitation buildings. One building in the 'Parivartan' project is completed with 192 flats and 7 shops handed over on Saturday, 1st June 2019, at the hands of Dr. Nitin Kareer, Principal Secretary, Urban Development.



Naiknavare Developers believe that Slum Rehabilitation is imperative to raise the slum dwellers standard of living and for which an authorized dwelling unit is the first step towards a brighter future. This, in turn, will bring about a marked improvement in hygiene, health and provide them a dignified & secure lifestyle. Therefore, the sector today comprises of 35% of their total portfolio. Slum redevelopment is a long drawn process and involves high amount of planning & co-ordination.

The team handling slum redevelopment at Naiknavare Developers is now well versed with this process and has broken it down into a series of tasks.

Speaking at the handover ceremony of 'Parivartan', Dr. Nitin Kareer appreciated the efforts of Naiknavare Developers and expressed his wish that every developer across the country should make slum rehabilitation a part of their portfolio in order to make our cities slum free.

Accompanying him at the handover ceremony amongst other dignitaries were Pune Municipal Commissioner, Mr Saurabh Rao, PMC-City Engineer, Mr Prashant Waghmare, Credai All India President, Mr Satish Magar.

EVENTS & HAPPENINGS @NDPL

PATRON'S MEET AT NEELAYA

An event of intention, insight and interaction! Naiknavare Neelaya's Patron's Meet held on 25th Aug, 2019. We brought together the residents and sales team, where construction and technology updates were discussed. The clients communicated one-on-one and residents learnt all about the foundation of the place they call home. Here's a glimpse of the gala affair!



Neelaya, located on the old Mumbai – Pune highway, is a destination that offers scenic views and unmatched connectivity. It offers 1& 2 BHK apartments & shops. Neelaya boasts of smartly designed homes, and efficiency of space. Here each 1 BHK apartment offers two washrooms, adding to your convenience.

EVENTS & HAPPENINGS @NDPL

INDEPENDENCE DAY CELEBRATION AT NDPL

On the advent of the 73rd year of Independence we had a social evening on 14th August'19 at the NDPL head office, terrace area. Everybody was dressed up in the color combination of orange, green, white and navy Blue.

We had invited employees to participate in the event by giving their nominations for different activities like patriotic songs, poems, slogans. and the best three performers got exciting prizes.

We had also organized a quiz "about my country" which included questions on the topics related to history, geography & general knowledge. Here's a glimpse of the celebration.



EVENTS & HAPPENINGS @NDPL

SPORTS DAY AT AVON VISTA

Infusing excitement into the monsoons, Naiknavare Developers had organised a fun-filled afternoon for the employees at Avon Vista on Balewadi-Mhalunge road. Making use of our ready club house amenities like the futsal court, volleyball court and basketball court this event has been hosted to ensure that the employees have a gala weekend. Catch glimpses of of the different activities organised at Avon Vista. Stay tuned for more fun!



The Avon Vista clubhouse, with its excellent ambience & the attached lawn & other facilities make it an ideal venue for birthday parties and other small family functions/get togethers, conference & corporate events. It is open for all customers of the Naiknavare Family at nominal charges.

Contact 8956382382 today for more details:



NAIKNAVARE IN THE NEWS

PUBLICATION – SAAMANA

DATE – JUNE 1, 2019

PAGE NO. – 3

दांडेकर पूल झोपडीधारकांना आज सदनिकांचे हस्तांतरण

पुणे, दि. ३१ (प्रतिनिधी) – 'नाईकनवरे डेव्हलपर्स' आता 'स्लम रिहॉबिलिटेशन' अर्थात झोपडपट्टी पुनर्वसन क्षेत्रात आपला पाया भक्कम करीत आहे. संस्थेने दांडेकर पूल परिसरात ७.४१ एकरमध्ये दोन झोपडपट्टी पुनर्वसन प्रकल्प हाती घेतले आहेत. यांतील 'परिवर्तन' या प्रकल्पातील १९२ सदनिका उद्या (दि. १) झोपडपट्टीधारकांना हस्तांतरित करण्यात येणार आहेत.

याबरोबरच सात दुकानांचेही हस्तांतरण करण्यात येणार आहे. नगरविकास विभागाचे प्रधान सचिव नितीन करीर यांच्या हस्ते सदनिका हस्तांतरण समारंभ पार पडणार असल्याची माहिती 'नाईकनवरे डेव्हलपर्स'चे संचालक हेमंत नाईकनवरे यांनी पत्रकार परिषदेत दिली. संस्थेचे संचालक रणजित नाईकनवरे यावेळी उपस्थित होते.

PUBLICATION – PUNYANAGARI

DATE – JUNE 1, 2019

PAGE NO. – 1 (SMART PUNE)



झोपडीधारकांना मिळणार हक्काची घरे

पुणे : दांडेकर पूल परिसरात ७.४१ एकरमध्ये दोन झोपडपट्टी पुनर्वसन प्रकल्पातील परिवर्तन या इमारतीतील १९२ सदनिका आणि ७ दुकानांचे १ जून रोजी झोपडपट्टीधारकांना हस्तांतरित करण्यात येणार आहेत. नगर विकास प्रधान सचिव नितीन करीर यांच्या हस्ते सदनिका वाटप होणार आहे. याबाबतची माहिती नाईकनवरे डेव्हलपर्सचे

दांडेकर
पूल : १९२
सदनिकांचे
आज
हस्तांतरण

संचालक हेमंत नाईकनवरे यांनी दिली. यावेळी संस्थेचे संचालक रणजित नाईकनवरे उपस्थित होते. याप्रसंगी हेमंत नाईकनवरे म्हणाले, सध्या या सोसायटीतील सभासदांची सोसायटी तयार केली आहे. दांडेकर पुलाजवळ परिवर्तन आणि आणखी एक प्रकल्प

उभारला जात असून, या दोन प्रकल्पांमध्ये एकूण ६ इमारती बांधल्या जात आहेत. परिवर्तन प्रकल्पातील एक इमारत पूर्ण झाली आहे. सध्या या झोपडपट्टी पुनर्वसनाचे मॉडेल हे कॉर्पोरेटरी एफएसआय प्रकारचे आहे. परंतु, या क्षेत्रातील सद्य व्यावसायिक परिस्थिती लक्षात घेता हे मॉडेल स्वयंपूर्ण नाही. सरकारकडून या क्षेत्रास मदत व्हावी. तसे न झाल्यास झोपडपट्टी पुनर्वसन प्रकल्पांचे काम अवघड होईल आणि शहरांमधील वकालपणा वाढत जाईल, असे त्यांनी सांगितले.

PUBLICATION – KESARI

DATE – JUNE 2, 2019

PAGE NO. – 6

प्रत्येक खाजगी विकासकाने किमान एक एसआरए प्रकल्प हाती घ्यावा : डॉ. नितीन करीर

पुणे : पुणे आणि पिंपरी शहरातील सुमारे ४० टक्के लोकसंख्या ही आज झोपडपट्टीमध्ये राहते. हे सारे नागरिक स्वखुशीने झोपडपट्टीत राहत नाहीत. शहराचे सामाजिक स्वास्थ्य सांभाळावचे असेल तर याही नागरिकांना चांगले राहणीमान आणि सुविधा



देणे आवश्यक आहे आणि याचसाठी खाजगी विकासकांनी एसआरए प्रकल्पांकडे वळणे गरजेचे आहे. यासाठी प्रत्येक खाजगी विकासकाने किमान एक एसआरए प्रकल्प हाती घ्यावा, असे मत महाराष्ट्र शासनाच्या नगरविकास विभागाचे प्रधान सचिव डॉ. नितीन करीर यांनी व्यक्त केले. पुण्यातील नाईकनवरे डेव्हलपर्सच्या 'परिवर्तन' या झोपडपट्टी पुनर्वसन प्रकल्पाचे उद्घाटन व सदनिका ग्राहकांना सदनिका हस्तांतरणाचा कार्यक्रम आज डॉ. करीर यांच्या हस्ते झाला, यावेळी ते बोलत होते.

नाईकनवरे डेव्हलपर्सचे संचालक हेमंत व रणजित नाईकनवरे, पुणे महानगरपालिकेचे आशुक्त सौरभ राव, क्रेडाई नॅशनलचे अध्यक्ष सतीश मगर, क्रेडाई महाराष्ट्राचे

उपाध्यक्ष श्रीकांत पराजपे, शहर अभियंता प्रशांत वाघमारे, महाडाचे मुख्य कार्यकारी अधिकारी अशोक पाटील, पुणे महापालिकेचे सभागृह नेते श्रीनाथ भिमाले, मशाल संस्थेचे अध्यक्ष नरद महाजन, 'परिवर्तन' या प्रकल्पाचे वास्तुविशारद संदीप महाजन, नगरसेवक धिरज घाटे, स्मिता वस्ते, सरस्वती शेंडगे, परिवर्तन प्रकल्पातील सदनिकांचे मालक सलीम पटेल, शिवाजी चारिटे व शाहीद पटेल आदी यावेळी उपस्थित होते. दांडेकर पुलाजवळ 'परिवर्तन' आणि आणखी एक प्रकल्प उभारला जात असून या दोन प्रकल्पांमध्ये एकूण ६ इमारती बांधल्या जात आहेत. 'परिवर्तन' प्रकल्पातील एक इमारत पूर्ण झाली असून त्यातील १९२ सदनिका व ७ दुकानांचे हस्तांतरण आज करण्यात आले.

NAIKNAVARE IN THE NEWS

PUBLICATION - LOKSATTA
DATE - JUNE 4, 2019
PAGE NO. - 1 & 3 (LOKSATTA PUNE)

खासगी विकसकाने किमान एक एसआरए प्रकल्प हाती घ्यावा

डॉ. नितीन करीर यांची अपेक्षा

प्रतिनिधी, पुणे

पुणे आणि पिंपरी-चिंचवड शहरातील सुमारे ४० टक्के लोकसंख्या स्वस्थुशीने झोपडपट्टीमध्ये राहत नाही. शहराचे सामाजिक स्वास्थ्य सोपाळावचे असेल तर नागरिकांना चांगले राहणीमान आणि सुविधा देणे आवश्यक आहे. त्यासाठी प्रत्येक खासगी विकसकाने किमान एक झोपडपट्टी पुनर्वसन प्रकल्प (एसआरए) हाती घ्यावा, अशी अपेक्षा नगरविकास विभागाचे प्रधान सचिव डॉ. नितीन करीर यांनी व्यक्त केली.

नाईकनवरे डेव्हलपर्सच्या 'परिवर्तन' या झोपडपट्टी पुनर्वसन प्रकल्पाच्या कार्यक्रमात करीर यांच्या हस्ते सदनिकांचे हस्तांतरण करण्यात आले. त्यावेळी ते बोलत होते. महानगरपालिका आवुक्त सौरभ राव, क्रेडाईचे राष्ट्रीय अध्यक्ष सतीश मगर, क्रेडाई महाराष्ट्रचे उपाध्यक्ष श्रीकांत परंजपे, नगर अधिकाऱ्या प्रशांत वाघमारे, म्हाडाचे अशोक पाटील, महापालिका सभागृह नेते श्रीनाथ भिमाले, नाईकनवरे डेव्हलपर्सचे



नाईकनवरे डेव्हलपर्सच्या 'परिवर्तन' या झोपडपट्टी पुनर्वसन प्रकल्प कार्यक्रमात डॉ. नितीन करीर यांच्या हस्ते झोपडपट्टीधारकांना सदनिकांचे हस्तांतरण करण्यात आले.

संचालक हेमंत नाईकनवरे, रणजित नाईकनवरे या वेळी उपस्थित होते. करीर म्हणाले, क्रेडाई आणि महाराष्ट्र चेंबर ऑफ हाउसिंग इंडस्ट्रीच्या सदस्यांनी किमान एक झोपडपट्टी पुनर्वसन प्रकल्प हाती घेत शहराच्या विकासासाठी हातभार लावावा.

बांधकाम क्षेत्राची परिस्थिती सध्या तितकीशी चांगली नसली तरी तीन-चार बांधकाम व्यावसायिक एक बैठक प्रकल्प हाती घेऊ शकतो हेमंत नाईकनवरे यांनी प्रस्तावित केले. रणजित नाईकनवरे या आभार मानले. सुखी माडगौळ या सूत्रसंचालन केले.

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झोपडपट्ट्यांच्या विकासात शहराचे स्वास्थ्य

प्रत्येकाने एक तरी झोपडपट्टी विकसित करावी

पुणे : झोपडपट्टीत राहणारा वर्ग हा घटक हा शहराच्या अर्थव्यवस्थेतील महत्वाचा आहे. त्याचा विकास झाला पाहिजे. तर शहराचे सामाजिक स्वास्थ्य चांगले राहू शकते. ही जबाबदारी प्रत्येक बांधकाम व्यावसायिकाने उचलली पाहिजे. प्रत्येक विकसकाने शहरातील एक तरी झोपडपट्टीचे 'एसआरए' योजनेतर्गत पुनर्वसन

करावे अशी अपेक्षा राज्याच्या नगर रचना विकास विभागाचे प्रधान सचिव डॉ. नितीन करीर यांनी येथे व्यक्त केली. दांडेकर पूल येथे नाईकनवरे डेव्हलपर्सच्या 'परिवर्तन' या झोपडपट्टी पुनर्वसन प्रकल्पाचे उद्घाटन व ग्राहकांना सदनिका हस्तांतरणाचा कार्यक्रम शनिवारी डॉ. करीर यांच्या हस्ते झाला, त्यावेळी ते बोलत होते.



पुणे आणि पिंपरी चिंचवड शहरातील सुमारे ४० टक्के लोकसंख्या ही आज झोपडपट्टीमध्ये राहत असल्याचे नमूद करीत डॉ. करीर म्हणाले, 'जगभरात झोपडपट्टीचे पुनर्वसन हे शहराच्या बाहेर लांब गेले जाते, परंतु, आपल्या देशात झोपडपट्टीचे आहे त्याच ठिकाणी पुनर्वसन केले जाते. येथील नागरिकांना चांगल्या सुविधा देऊन त्यांचे राहणीमान सुधारणे आवश्यक आहे.

■ झोपडपट्टीत राहणारा वर्ग हा घटक हा शहराच्या अर्थव्यवस्थेतील महत्वाचा आहे. त्याचा विकास झाला पाहिजे. तर शहराचे सामाजिक स्वास्थ्य चांगले राहू शकते. ही जबाबदारी प्रत्येक बांधकाम व्यावसायिकाने उचलली पाहिजे. तेथे नफा थोडा असला तरी ते काम करणे गरजेचे आहे. एकावेळी चार बांधकाम व्यावसायिकांनी एकत्रित येऊन हे काम केले तरी चालेल.

■ झोपडपट्टी पुनर्वसन प्राधिकरण (एसआरए) च्या कार्यपद्धतीवर डॉ. करीर यांनी चिंता व्यक्त केली. एसआरएची स्थापना ही १४ वर्षांपूर्वी झाली. त्यावेळी क्रेडाईने मशाल या सामाजिक संस्थेच्या मदतीने शहरातील झोपडपट्ट्यांमध्ये एक सर्व्हे केला गेला.

■ त्याची एक पुस्तिकाही छापली गेली. मात्र त्यानंतर प्रत्येक झोपडपट्टीतील पात्र आणि अपात्र झोपडपट्टीधारक याची माहिती देणे गरजेचे होते. एसआरएने बांधकाम व्यावसायिक आणि झोपडपट्टीधारक यांच्यात समन्वयकाची भूमिका बजाविली पाहिजे होती.

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सामाजिक स्वास्थ्यासाठी एसआरएची गरज

प्रधान सचिव
नितीन करीर यांचे मत

पुणे : शहरातील सुमारे ४० टक्के लोकसंख्या ही आज झोपडपट्ट्यांमध्ये राहते. हे सारे नागरिक स्वस्थुशीने झोपडपट्टीत राहत नसता. शहराचे सामाजिक स्वास्थ्य सोपाळावचे असेल तर नागरिकांना चांगले राहणीमान आणि सुविधा देणे आवश्यक आहे. यासाठी झोपडपट्टी पुनर्वसन प्रकल्पांची गरज असून, खासगी विकसकांनी एक तरी एसआरए प्रकल्प केला पाहिजे, असे मत महाराष्ट्र शासनाच्या नगरविकास विभागाचे प्रधान सचिव डॉ. नितीन करीर यांनी व्यक्त केले.

दांडेकर पूल परिसरातील झोपडपट्टी पुनर्वसन प्रकल्पाचे (एसआरए) उद्घाटन

एकत्र येऊन प्रकल्प हाती घ्यावा

झोपडपट्टीमध्ये राहणारे नागरिकदेखील शहराच्या अर्थव्यवस्थेसाठी महत्वाचे आहेत. बांधकाम व्यावसायिकांनी शहराचा भाग असून, त्यांनी शहराच्या विकासात योगदान द्यायला हवे. आज बांधकाम क्षेत्राची परिस्थिती तितकीशी चांगली नाही, याची कल्पना आहे. मात्र, तरीही तीन ते चार बांधकाम व्यावसायिकांनी एकत्र येऊन एसआरए प्रकल्प हाती घेणे गरजेचे आहे, असेही डॉ. करीर यांनी या वेळी नमूद केले.

अजय रंढेयाशांना सदनिकांचे हस्तांतरण प्रक्रियेची डॉ. करीर यांच्या हस्ते करण्यात आले. या वेळी ते बोलत होते. या प्रसंगी महापालिका आवुक्त सौरभ राव, शहर अधिकाऱ्या प्रशांत वाघमारे, म्हाडाचे मुख्य कार्यकारी अधिकारी अशोक पाटील, पुणे महापालिकेचे सभागृह नेते श्रीनाथ भिमाले, नगरसेवक धीरज चांदे, मिना वस्ते, ससक्ती रौद्रगे आदी उपस्थित होते. करीर म्हणाले, झोपडपट्टी पुनर्वसन प्राधिकरण अर्थात एसआरएची स्थापना ही १४ वर्षांपूर्वी झाली. त्यावेळी क्रेडाई मशाल या सामाजिक संस्थेच्या मदतीने शहरातील झोपडपट्ट्यांमध्ये एक सर्व्हे केला गेला. त्याची एक पुस्तिकाही छापली. त्यानंतर एसआरएने याचे गणित मांडीत ते विकसकांसोपार लेखने अपेक्षित होते. मात्र, तसे झाले नाही.

NAIKNAVARE IN THE NEWS

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(Second from right) Nitin Kareer, principal secretary, urban development department, along with (right) Saurabh Rao, PMC commissioner, inaugurated the slum rehabilitation project 'Parivartan' near Dandekar bridge, on Saturday. HIT PHOTO

'EACH DEVELOPER SHOULD UNDERTAKE AT LEAST 1 SLUM REHABILITATION PROJECT'

PUNE: Every member of the Maharashtra Chamber of Housing Industry and Confederation of Real Estate Developers Association of India should take up at least one slum rehabilitation (SRA) project, said Nitin Kareer, principal secretary, urban development department. Kareer along with Saurabh Rao, Pune Municipal Corporation (PMC) commissioner, on Saturday inaugurated the slum rehabilitation project undertaken by Naiknavare Developers near Dandekar bridge. Through this project 'Parivartan', 192 flats were handed over to the slum residents during a ceremony.

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PAGE NO. - 3



पुणे : नाईकनवरे डेव्हलपर्सच्या वतीने दांडेकर पुलाजवळील 'परिवर्तन' या झोपडपट्टी पुनर्वसन प्रकल्पाचे सदनिकांचे वाटप शनिवारी करण्यात आले. यावेळी डॉ. नितीन करीर यांच्यासह पदाधिकारी, अधिकारी आणि हेमंत नाईकनवरे आदी.

खाजगी विकसकाने किमान एक 'एसआरए' प्रकल्प हाती घ्यावा

डॉ. नितीन करीर : 'परिवर्तन' झोपडपट्टी पुनर्वसन प्रकल्पाचे उद्घाटन

प्रभात वृत्तसेवा

पुणे, दि. १ - पुणे आणि पिंपरी-चिंचवड शहरातील सुमारे ४० टक्के लोकसंख्या ही आज झोपडपट्टीमध्ये राहते. शहराचे सामाजिक स्वास्थ्य सांभाळण्याचे असेल, तर या नागरिकांनाही चांगले राहणीमान आणि सुविधा देणे आवश्यक आहे आणि याचसाठी खाजगी विकसकांनी झोपडपट्टी पुनर्वसन प्रकल्पांकरिता सज्ज राहणे गरजेचे आहे. यासाठी प्रत्येक खाजगी विकसकाने किमान एक प्रकल्प हाती घ्यावा, असे मत नागरिकांचा प्रधान सचिव डॉ. नितीन करीर यांनी शनिवारी व्यक्त केले.

पेशीत नाईकनवरे डेव्हलपर्सच्या 'परिवर्तन' या झोपडपट्टी पुनर्वसन प्रकल्पाचे उद्घाटन आणि ग्राहकांना १९२ सदनिका हस्तांतरणाचा कार्यक्रम डॉ. करीर यांच्या हस्ते झाला.

नाईकनवरे डेव्हलपर्सचे संचालक हेमंत आणि रणजीत नाईकनवरे,

'टीओपी' धोरणाबाबत लवकरच अध्यादेश

मेट्रोच्या 'ट्रान्सपोर्ट ऑपरेटिंग प्लान'ची सुविधाही बैठक झाली आहे. त्यामध्ये प्रीमियम टारगेट आहे. मात्र, अध्यादेशाद्वारे तो जाहीर करण्यात येणार आहे. तसेच स्टेट कॉर्पोरेशनमध्ये पोर्सलिटे प्लान आम्ही पुढच्या सोप्यात कॅबिनेटमध्ये ठेवणार आहोत. त्यामध्ये वाढवली स्थानांतर सावकाशस्वरूप आणि सार्वजनिक वाहतूक व्यवस्था चांगली संपूर्ण ठेवून कळवा आहे. तो मंजूर झाला की अंमलबजावणी सुरू करण्यात येणार असल्याची याबद्दल डॉ. करीर यांनी दिली.

पालिका आयुक्त सौरभ राव, 'क्रेडाई नॅशनल'चे अध्यक्ष सतीश मगर, 'क्रेडाई महाराष्ट्र'चे उपाध्यक्ष श्रीकांत परांजपे, शहर अभियंता प्रशांत वाघमारे, म्हाडाचे सीईओ अशोक पाटील, समाग्रुह नेते श्रीनाथ मिमाले, शरद महाजन, वास्तुविचारद खंदीप महाजन, नगरसेवक धीरज धोरे, स्मिता वस्ते, सरस्वती शेंडे, सलीम पटेल, शिवाजी पारिटे आणि शाहीद पटेल आदी यावेळी उपस्थित होते.

नाईकनवरे डेव्हलपर्सच्या वतीने सध्या सातारा रस्ता, मण्डवार पेठ-जुना बाजार, रामटेकडी, विद्यापीठ रस्ता या ठिकाणी एसआरएचे प्रकल्प सुरू आहेत. दांडेकर पुलाजवळ 'परिवर्तन' आणि आगवडी ए प्रकल्प उपारला जात असून, दोन प्रकल्पांमध्ये एकूण ६ इमारत बांधल्या जात आहेत. यावेळी प्रत्येक समासदा स्वतः करारनामा करण्यात आत असून, अभिहस्तांतरण प्रक्रिया पडली. हस्तांतरणापूर्वीच ही पूर्त केलेला हा भारतातील एकमेव प्रकल्प ठरेल. त्यामुळे एसआर क्षेत्रात एक नवा मापदंड प्रस्थापित होईल, असा विश्वास यावेळी हेम नाईकनवरे यांनी व्यक्त केला. तर रणजीत नाईकनवरे यांनी आप मानले. सुधीर गाडगीळ या सूत्रसंचालन केले.

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PAGE NO. - 3

Slum rehab tough if things don't move, says realtor

Satyanarayan Iyer
@timesgroup.com

Pune: Slum rehabilitation will be below the actual need if slum rehabilitation project (SRA) bodies continue to act like statutory units without any push from the government, Hemant Naiknavare, director, Naiknavare Developers, said.

"SRA has a developmental role and it can help in getting things implemented," Naiknavare said, while speaking on the eve of the hand-over of the first phase of his SRA project in Pune, where the company has constructed 192 tenements. The scheme, he said, would house 800 tenements of about 26sqft each when completed.

On Pune SRA authorities, he said they were a lot more purposeful than those in Mumbai. "In Pune, 20% of the things are not correct and there are delays, but in Mumbai almost 100% things do not work in the SRA," Naiknavare added.

He said the government could provide help by building trust and facilitating starter loans to the slum rehabilitation projects. "Even 10-15% of the total funds from banks or financial institutions will do. When there can be loan waivers and write-offs, why can't the government support this sector," he said.

Ranjit Naiknavare, another director of the company said the permissions had to move quickly.












● पुरी में मेट्रो स्टेशन परिसर में बीच की स्ट्रीट क्षेत्र में 3 एफएमआई एवं टीडीआर दिया जाएगा, इससे विभिन्न होने वाला प्रीमियम मेट्रो एवं पुरी मनपा को ज्ञात होगा, इसके विषय में निर्णय लिया जा चुका है, शीघ्र ही अध्यादेश जारी किया जाएगा।

October 2019

PROJECT DETAILS

ONGOING PROJECTS HIGHLIGHTS

Luxury residences, Value homes, Budget housing or Commercial, Naiknavare excels in all residential and commercial segments Here is a selection of our current projects:

<p>VIMAN NAGAR PUNE</p> <p>2.5 crore onwards*</p>  <p>PROJECT BY NAIKNAVARE DEVELOPERS PRIVATE LIMITED</p> <p>Avant - garde design Intelligent creation with BIM Roof top amenities</p> <p>3, 4 & 4.5 BHK HIVEMENTS</p> <p><small>RERA REGISTRATION NO: P1-P52100001061, P2-P52100018108 www.maharera.mahaonline.gov.in</small></p>	<p>AUNDH PUNE</p> <p>4.75 crore onwards*</p>  <p>PROJECT BY NAIKNAVARE AND PRIDE AOP</p> <p>180 Forest view Ultra-premium amenities Picturesque sky lounge</p> <p>4 & 5 BHK TWIN TOWERS</p> <p><small>RERA REGISTRATION NO-P52100000485 www.maharera.mahaonline.gov.in</small></p>	<p>MAHALUNGE - BALEWADI PUNE</p> <p>72 lakh onwards*</p>  <p>PROJECT BY NAIKNAVARE PROFILE CONSTRUCTION PVT.LTD</p> <p>77% Open Spaces Children & Sports Centric Amenities Vehicle Free Podium</p> <p>2 & 3 BHK RIVER FRONT ABODES</p> <p><small>RERA REGISTRATION No.: P52100000371, P52100017914 www.maharera.mahaonline.gov.in</small></p>
<p>TALEGAON PUNE</p> <p>27.92 lakh onwards*</p>  <p>PROJECT BY NAIKNAVARE DEVELOPERS PRIVATE LIMITED</p> <p>Scenic lake views Smartly built homes Mumbai- pune highway touch</p> <p>1, 2 BHK Apartments & Shops</p> <p><small>RERARegistrationNo:P52100000013, www.maharera.mahaonline.gov.in</small></p>	<p>VADGAON MAVAL PUNE</p> <p>43 lakh onwards*</p>  <p>PROJECT BY NAIKNAVARE TOWNSHIPS LLP</p> <p>300 degree breathtaking views 70% green space Largest floor space in the vicinity</p> <p>2 & 3 BHK Apartments, 3 BHK Garden Duplexes, 3 BHK Rowhouses, 3.5 BHK Townhouses</p> <p><small>RERA REGISTRATION NO: P1-P52100002518, P3-P52100003209, P2-P52100002090, P4-P52100002348 www.maharera.mahaonline.gov.in</small></p>	<p>MHALUNGE - CHAKAN PUNE</p> <p>23.82 lakh onwards*</p>  <p>PROJECT BY NAIKNAVARE HOUSING DEVELOPMENT PRIVATE LIMITED</p> <p>Dwarka CBSE School ECO friendly project with water conservation Water supply from Bhama-Askhed dam</p> <p>1, 2 & 3 BHK Apartments & 3 BHK Rowhouses</p> <p><small>RERA REGISTRATION NO: P1-52100000164, P2-P52100000168, P3-P52100000163, Project4-P52100000240 www.maharera.mahaonline.gov.in</small></p>
<p>KADAMBA PLATEAU GOA</p> <p>45 lakh onwards*</p>  <p>PROJECT BY NAIKNAVARE CONSTRUCTIONS PRIVATE LIMITED</p> <p>Traffic free podium living International landscape design Phase 1 handed over</p> <p>STUDIO, 2 & 3 BHK APARTMENTS & PLOTS</p> <p><small>RERA Registration No:PRG005180276, www.rera.goa.gov.in</small></p>	<p>SANEWADI, AUNDH PUNE</p> <p>86.12 lakh onwards*</p>  <p>PROJECT BY NAIKNAVARE DEVELOPERS PVT. LTD.</p> <p>Valet and concierge services Multi level automated parking Strategic location</p> <p>READY TO VIEW SHOPS & OFFICE SPACES</p> <p><small>RERA REGISTRATION NO: P52100017008 www.maharera.mahaonline.gov.in</small></p>	<p>GANESHKHIND ROAD, SHIVAJINAGAR</p> <p>1.75 crore onwards*</p>  <p>PROJECT BY NAIKNAVARE BUILDCON PRIVATE LIMITED</p> <p>Strategic location Eternal green views Modern amenities</p> <p>PREMIUM OFFICE SPACES</p> <p><small>RERA REGISTRATION NO: P52100022523 www.maharera.mahaonline.gov.in</small></p>

UPCOMING PROJECTS

- **Commercial** - Dandekar Bridge, Sinhgad Road, Pune
Ramtekdi Area, Hadapasar, Pune
- **Residential** - Vakola, Santacruz, Mumbai

PROJECT DETAILS

ONGOING SRA PROJECTS

PRATHAMA



The Ramtekdi slum is spread across 50 acres. To rehabilitate the slum dwellers in this area, we took over 15 acres of this land and started our pilot project 'Prathama'. This redevelopment programme consists of 7 buildings with 11-stories providing a permanent roof to 1176 families. We completed the first phase of this project in 2015 and handed over well-built homes to 516 families. Each unit in these buildings is a self-contained house of 25 square meters and is equipped with basic civic amenities and community facilities.

For our second slum rehabilitation project, we set our eyes on the slum dwellers located near Dandekar Bridge. We aimed to transform the lifestyle of the people dwelling in that locality, hence the project was named Parivartan.

To ensure that we preserve the fabric of community living, Parivartan has large common areas, common spaces on every floor, and lively wall paintings to enable the residents in coming together as a happy community.

PARIVARTAN



VAKOLA



Situated in Vakola, Santacruz East, our slum rehabilitation project aims to offer quality homes to 3000 slum dwellers. To achieve this objective, we have already started the construction process. Our first building consists of 13 storeys with seven units of 1 BHK flats on each floor. We offer 300 square feet per 1 BHK unit; following the regulations made by the government and the Slum Rehabilitation Authority.

UPCOMING SRA PROJECTS

Shirole Vasti, Raut property near Parvati, Mahatma
Phule Peth, Juna Bazar

NEWS CORNER

Commercial realty absorption in first three quarters of 2019 surpasses entire 2017 leasing: Report

Commercial real estate has continued to witness robust demand during the first nine months of 2019 pushing the pan-India net absorption by 40% to over 33 million sq ft, surpassing the performance of entire year of 2017 and 2018. Last two years had witnessed net absorption of 28.7 million sq ft and 33.2 million sq ft, respectively.

<https://bit.ly/2BvuSSp>

Realty hot spot series: Pick this Pune locality if you want a home close to IT hubs

Pune is one of the known information technology (IT) hubs of India. Consequently, there is high demand for property in and around key IT hubs here. In this week's realty hot spot series, we take a look at one such locality which is situated close to the IT parks in Pune, i.e., Airport Road. Like the name suggests, this area is close to the airport. It comprises several residential localities and various IT & business centres. Airport Road also has prominent schools, hospitals and shopping malls nearby.

[Realty hot spot series: Pick this Pune locality if you want a home close to IT hubs](#)

CIDCO to build 1.09 lakh affordable apartments on 568 acres in Navi Mumbai's Sanpada: Report

While the prices of real-estate have sky-rocketed, Mumbai's planning agency CIDCO will build 1.09 lakh affordable apartments on 568 acres in Navi Mumbai. According to the DNA, the City and Industrial Development Corporation (CIDCO) presented a proposal, prepared under the Pradhan Mantri Awaas Yojna, last week, during a meeting with the state chief secretary and got a go-ahead.

[CIDCO to build 1.09 lakh affordable apartments on 568 acres in Navi Mumbai's Sanpada: Report](#)

Mumbai: Groundwater recharge pit to be mandatory for housing societies

Soon it may become mandatory for every housing society in the city to have a recharge pit that will help absorption level of water and recharge the groundwater level. There are chances that having a groundwater recharge pit also would mean incentives for the housing societies. Many housing societies in the city use groundwater as an alternate source to fulfil their daily requirements, hence having groundwater recharge pit becomes an extremely important step. Many housing societies in the city are dependent on tankers and these tankers are draining out the city's groundwater.

[Mumbai: Groundwater recharge pit to be mandatory for housing societies](#)

NEWS CORNER

How MahaRERA is making housing a safer bet, restoring confidence

According to MahaRERA, it resolves eight complaints daily. In the 796 days of its existence — MahaRERA started functioning on May 1, 2017 — 8,331 complaints have been registered. It has resolved 5,247 of them — with order both in favour and against homebuyers — while another 3,084 complaints are still pending. Not surprising then that MahaRERA has been a big boon for the helpless homebuyers. Earlier, the Maharashtra government regulated the real estate industry, under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963.

[How MahaRERA is making housing a safer bet, restoring confidence](#)

Hopes of lower home EMIs bring good times for realty

INDORE: A slew of proposed measures by finance minister Nirmala Sitharaman hinting at lower EMIs for houses have lifted enquiries from home buyers for apartments and independent houses. Confederation of Real Estate Developers of India (CREDAI) Indore chapter expects property registrations to remain at around Rs 80 crore in August and the trend is likely to remain firm for coming months. The real estate body also demanded a cut in stamp duty to aid liquidate ready properties.

[Hopes of lower home EMIs bring good times for realty](#)

No discrimination on the basis of location of stuck projects please: Homebuyers to FM

Finance Minister Nirmala Sitharaman's announcement that the government will be unveiling another set of measures by the middle of next week aimed at resolving issues being faced by homebuyers stuck in housing projects in the NCR and Mumbai has triggered angry reactions from homebuyers from other parts of the country. Homebuyers want that the solution should apply to all projects stuck across the country. "No discrimination on d basis of project or location pls," they tweeted.

[No discrimination on the basis of location of stuck projects please: Homebuyers to FM](#)

Modi's 'housing for all' by 2022 in jeopardy

New Delhi: The ambitious target of Prime Minister Narendra Modi to provide 'housing for all' by 2022 under Pradhan Mantri Awas Yojana-Gramin (PMAY-G) seems to be in serious jeopardy, since as many as 14 states, where the BJP is directly in power or is in alliance with a regional party, have not sanctioned a single unit for construction in 2018-19, which was the last year of the first phase of the scheme. These 14 laggard states are Gujarat, Haryana, Himachal Pradesh, Uttarakhand, Assam, Tripura, Arunachal Pradesh, Goa, Karnataka, Bihar, Manipur, Meghalaya, Mizoram and Nagaland, according to official data available with The Asian Age. Other than these 14 states, there are six more states, which have failed to open their account in terms of sanctioning housing units for construction under PMAY-G during 2018-19

[Modi's 'housing for all' by 2022 in jeopardy](#)



At Seasons Business Square, the journey, till date, has been exciting as well as rewarding; rewarding primarily because of our valued clientele.

We follow the best practices and deliver the best to our customers. In turn, every sign of satisfaction makes us more inclined towards maintaining highest standards of construction and service.

Through this newsletter, designed to inform and enchant, you can have a glimpse of how the project you put your trust in, has developed during the last few months. We value our association with you; your confidence and trust drives us to meet, and indeed, exceed your expectations.

Do stay in touch with us to share your opinions and suggestions and help us excel in this endeavour.

For all CRM related queries Call : 020-41471111/9850053247

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