

PROJECT SYNOPSIS

Redevelopment Proposal Brief

Nav Aasawari Co-operative Housing Society Ltd.

Freehold Residential-cum-Commercial Plot | Andheri East, Mumbai

1. Executive Summary

Nav Aasawari Co-operative Housing Society Ltd. is a freehold society located at J.B. Nagar, Om Nagar Circle, Andheri (East), Mumbai. The society consists of **65 members**, comprising **61 residential units and 4 commercial units**, housed in an aging structure occupying a plot area of approximately **2316.90 sq. mtrs.**

The property falls under the **Residential Zone** as per **MCGM DCPR 2034** and enjoys excellent metro, road, and airport connectivity. With conveyance completed and redevelopment intent approved by the society, the project is proposed to be redeveloped under prevailing redevelopment regulations to provide modern housing, improved amenities, and optimal utilization of permissible development potential.

2. Site and Location Overview

Attribute	Details
Plot Address	Plot No. 182, J.B. Nagar, Om Nagar Circle, Andheri (East), Mumbai – 400059
Village / CTS No.	Sahar Village, CTS Nos. 182/2B, 182/3 to 182/5
Ward	K/E Ward
Ownership	Freehold
Title Status	Conveyance completed; mutation in progress
Google Maps	https://maps.app.goo.gl/fLkX1kmjc6ETGnxE8

3. Legal and Planning Compliance

Parameter	Status
Conveyance Status	Freehold land; conveyance deed completed in 2009
Permitted Land Use	Residential-cum-Commercial
Zoning – DP 2034	Residential Zone
Road Frontage	13.40 m wide DP road on both sides
Reservations	Nil as per available DP records

4. Existing Built Condition

Particular	Details
Total Units	65
Residential Units	61
Commercial Units	4
Existing Built-Up Area	3059.65 sq. mtrs
Existing Carpet Area	2799.89 sq. mtrs (finalized by society)
Construction Status	Old structure requiring redevelopment

5. Development Potential under DCPR 2034

Component	Approximate Allowance
Base FSI	As applicable for Residential Zone
Fungible / TDR	Permissible as per DCPR 2034
Estimated BUA	Subject to approvals and final FSI calculations
Setbacks & Margins	To be verified by developer
Plot Area Consideration	As permitted by concerned approval authority

6. Ready Reckoner (RR) Values – FY 2025–26

Component	RR Rate (₹ / sq. mtr.)
Land	78,740
Residential Construction	1,69,870
Commercial Construction	2,12,340

7. Location Highlights

Landmark	Approx. Distance
Jain Murtipujak Shwetamber Derasar & Digambar Jain Mandir, both at walkable distance	350 m
Sahar Road Metro Station (Line 3)	750–800 m
JB Nagar / Chakala Metro Station	~900 m
Western Express Highway	~1.8 km
Chhatrapati Shivaji Maharaj Intl. Airport	~1.9 km
SEEPZ	~3.8 km
MIDC	~3.0 km

8. Redevelopment Framework

Aspect	Details
Redevelopment Duration	24 months from site handover + 6 months grace

Site Handover Condition	Full vacation and possession by all members
Survey Requirement	Independent TS / CTS / DP verification by developer
Bid Submission Guideline	Any variation to be disclosed at bid stage
Permitted Use	Residential-cum-Commercial
Developer Obligations	Planning approvals, mutation completion, DP compliance, FSI/TDR management

9. Governance, Compliance and Risk Summary

Strengths	Risks / Considerations
Freehold property with conveyance	Property card mutation pending
Clear residential zoning	Developer to resolve mutation & stamp duty entries
Excellent metro and airport connectivity	Physical boundary verification required
Established residential neighbourhood	Road setback verification needed

10. Available Documents

- Society Registration Certificate
- Property Card Extract
- Conveyance Deed
- Commencement Certificate
- BMC Approved Plan & Occupation Certificate
- DP Remarks / Ward Sheet

Conclusion

Nav Aasawari CHSL represents a well-located redevelopment opportunity in Andheri East with strong infrastructure support, clear zoning, and metro connectivity. The freehold status, finalized member carpet areas, and defined redevelopment framework make the project suitable for experienced developers capable of executing compliant, time-bound urban redevelopment projects.

The society invites detailed and competitive proposals from qualified developers committed to quality construction, transparency, and statutory compliance.