

**Naren Kuwadekar
Project Consultants**

S I N C E 2 0 1 4

www.nkarchitect.com

COMPANY COMPOSITION

Principal Architects



Kedar Pathare, Architect, CoA, PEATA

Graduated from LS Raheja School of Architecture and was inducted into the Council of Architecture India in 1996. He joined NKA in 1997 and is an Associate at NKA. Whilst with NKA he has worked on several residential townships, residential development projects and specialised building projects. Kedar set up Envisions in 2008 with a vision to handle and Project manage redevelopment projects within Mumbai. Kedar is a member of PEATA and his firm Envisions advises several residential societies on redevelopment.



Kunal Kuwadekar, Architect, R.I.B.A.II, M.ARC

Graduated from the A.A. London in 1997 after having successfully received his RIBA Part 1. He then went on to complete Masters in Architecture at the University of Westminster in London and received RIBA Part 2. Kunal was inducted into the Royal Institute of British Architects in 2000. Kunal joined NKA in 2001. Whilst with NKA he has worked and lead the design projects pan India. He is also a director of OPC Turnkey Solutions and partner in the groups property development arm known as VK Realtors.

COMPANY COMPOSITION

Our Core Team



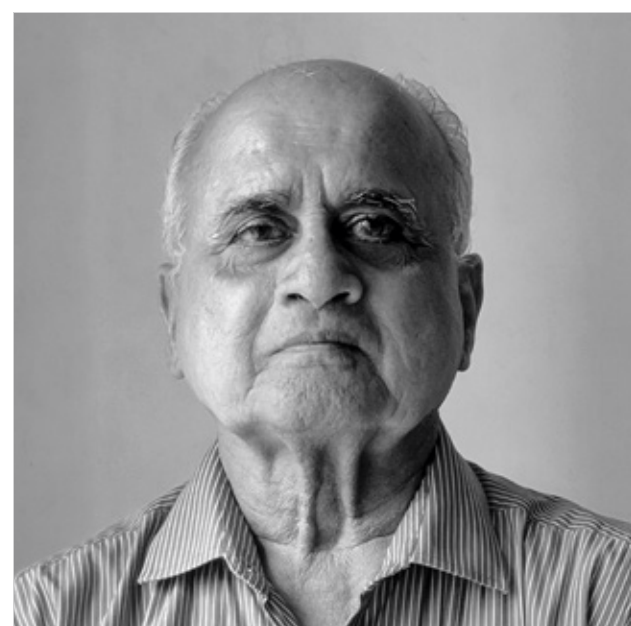
Shreyas Gawde,
Architect, CoA, PEATA

Graduated from L.S.Raheja school of architecture and was inducted into the Council of Architecture India in 2013. He has been practicing since past 10 years and has been associated with the firm since 2019. He has completed work across Residential, Commercial, Hospitality, institutional and Medical sector creating an intentionally diverse portfolio. Today, He is an integral part of the Project management Consultancy team, handling various projects across Mumbai.



Parikshit Waghdhare,
Architect, M. Arch. in
Project Management, CoA,
Faculty at IESCOA

Graduated from DY Patil College of Architecture and was inducted into the Council of Architecture India in 2000. He worked with Mario Botta Architects and handled their India wide projects as local lead architect. He then went on to work with Ar. Dhabolkar and projects Pan India. Parikshit is a member of PEATA and is also a visiting architectural faculty at IES Mumbai since 2012



OUR SERVICES



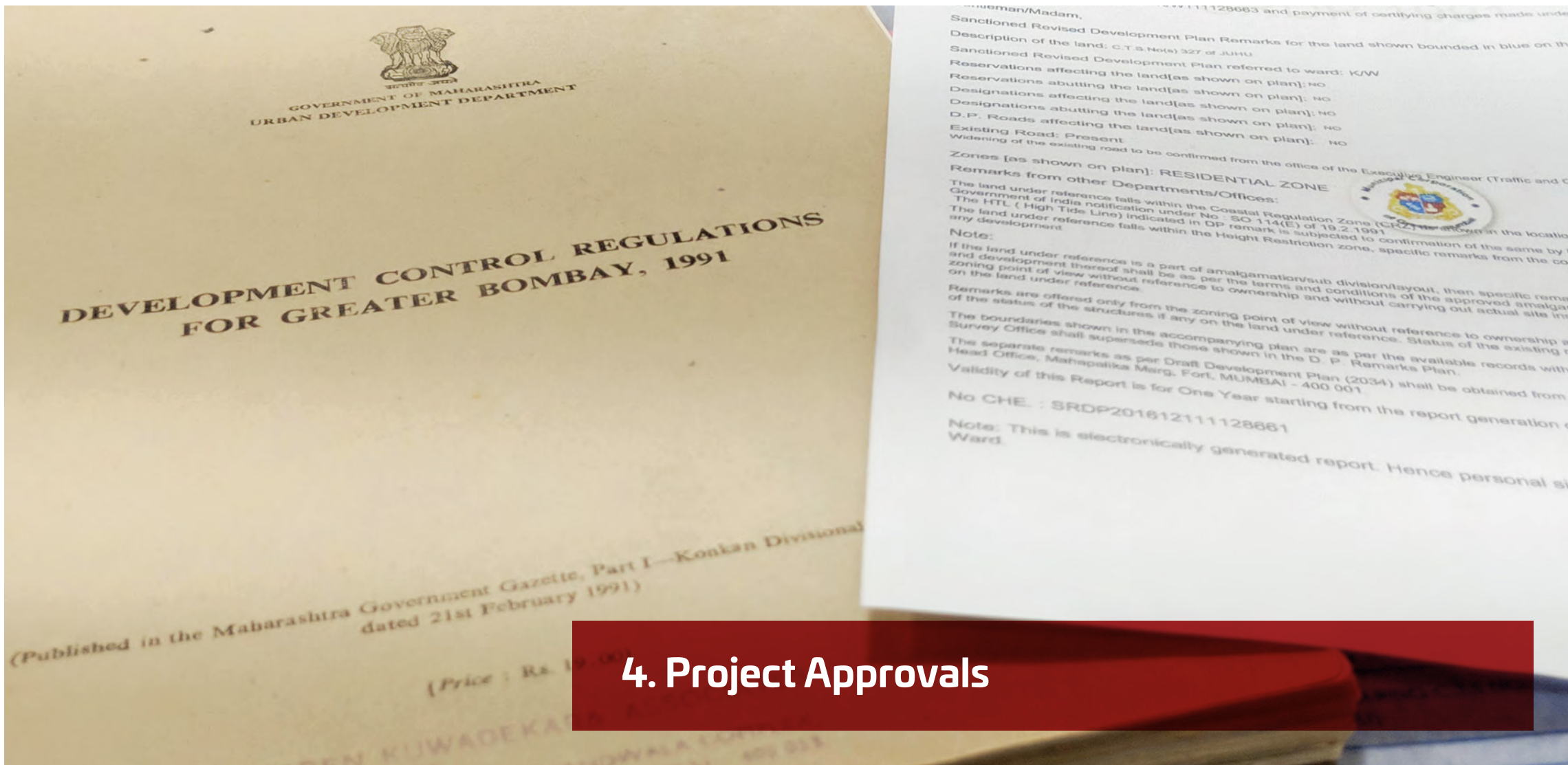
1. Project Consultancy



2. Project Management Services



3. Society Redevelopment



4. Project Approvals

1. PROJECT CONSULTANCY

Role of Project Consultants in the Construction Industry

The Real Estate Sector is typically segmented into –townships, residential, industrial, corporate, commercial, institutional, urban infrastructure and redevelopment projects.

Managing such a vast range of typically unique projects requires great expertise and a team who possesses a thorough body of knowledge. This is where a PMC comes in.

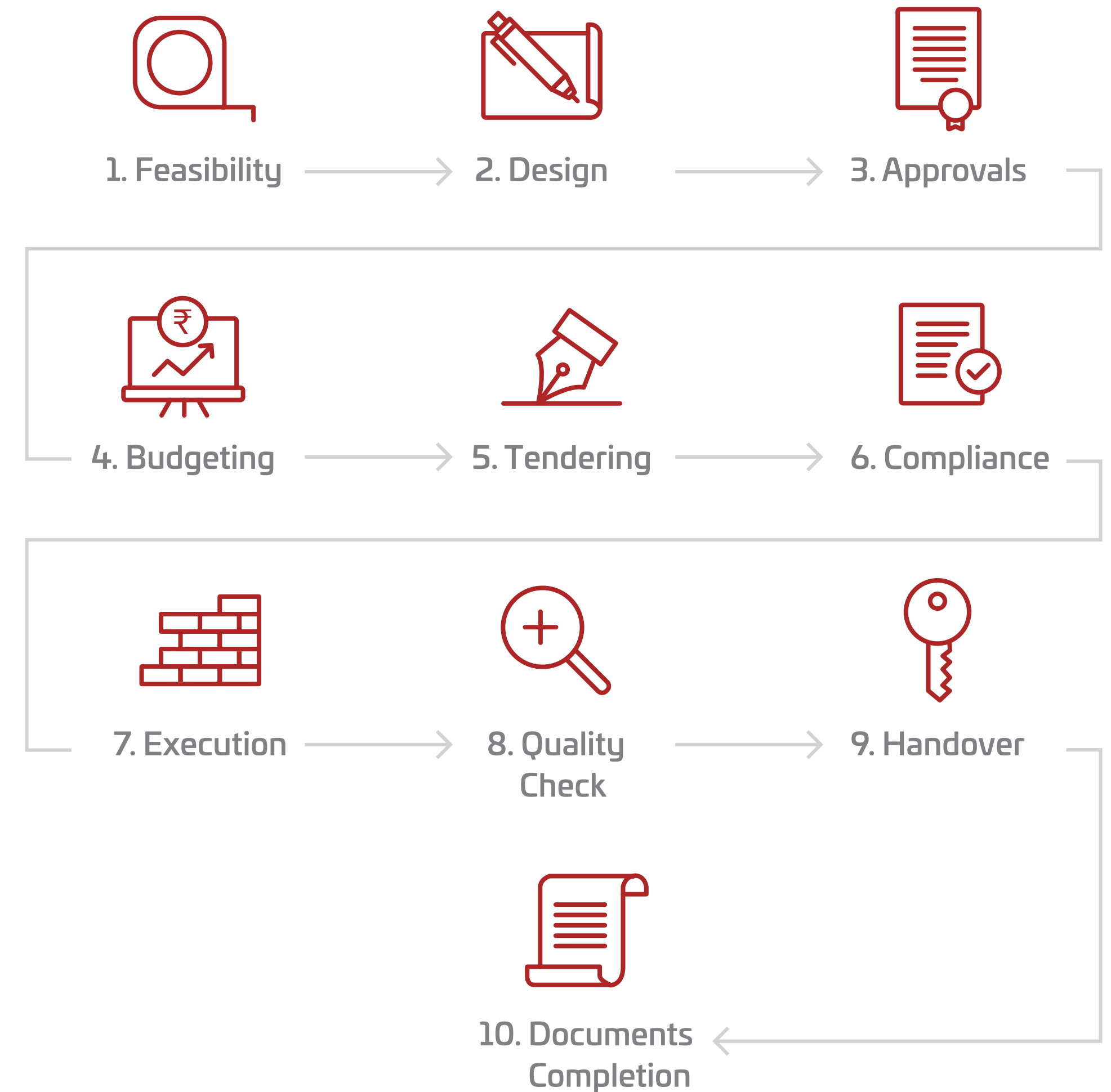
Project Management Consultants play a multifaceted part in projects and provide services from inception to completion.

By believing in the principles of pro-activeness and keeping in kind the client's requirements the Project Management Consultant always ensures a win-win situation from all stakeholders of the project.

Opting for a PMC is often regarded as one of the most effective management solutions to improve the efficiency and outcome of a construction project.

Every construction project is unique and demands the full attention of its project team. NKPC is an experienced Project Management Consultants who can make this happen

Our Process



2. PROJECT MANAGEMENT SERVICES



We at Naren Kuwadekar Project Consultants, (NKPC) conceive and manage the project at hand by applying our acquired knowledge, skills, and experience at various stages throughout the project life cycle.

We excel in dealing with various challenges like feasibility of projects, viability of schemes, design issues, constructibility issues, long lead material issues, inter contractor coordination issues, engineering issues, safety issues, etc.

Well organised in our approach, we adopt various types of tools like reporting dashboards, round table progress reviews, brainstorming sessions, on-field

training, design – construction interface, regular quality audits, quality diligence & delivery sessions.

In addition, our team of specialist consultants are most efficient when involved in the total project life cycle.

We're extremely committed towards achieving the highest standards of complete project management consultancy services.

We always carry out a planned series of activities and design them in synchronization with our customer's requirements.

Our Project Consultancy Services



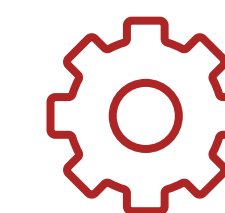
Project Feasibility



Project Development Timelines



Project Statutory Compliances



On Site Project Management



Project Legal Compliances



Quality Control



Project Documentation



Projects Handover

3. SOCIETY REDEVELOPMENT

Recently, redevelopment of existing Co-oprative Housing Societies has been a subject of great interest.

With the real estate prices touching a new high, residents in old buildings are now discovering that they have an opportunity to unlock immense value from their property by offering it to a builder/developer for redevelopment.

Redevelopment is the process of demolishing existing old society buildings and reconstructing it by appointing a good builder who can construct and handover new flats to the society members free of cost with some additional benefits.

A Redevelopment arrangement begins with the conception of an idea to redevelop an old building, and ends with the handing over of the agreed constructed area in the new building and the corpus monetary consideration to the Society.

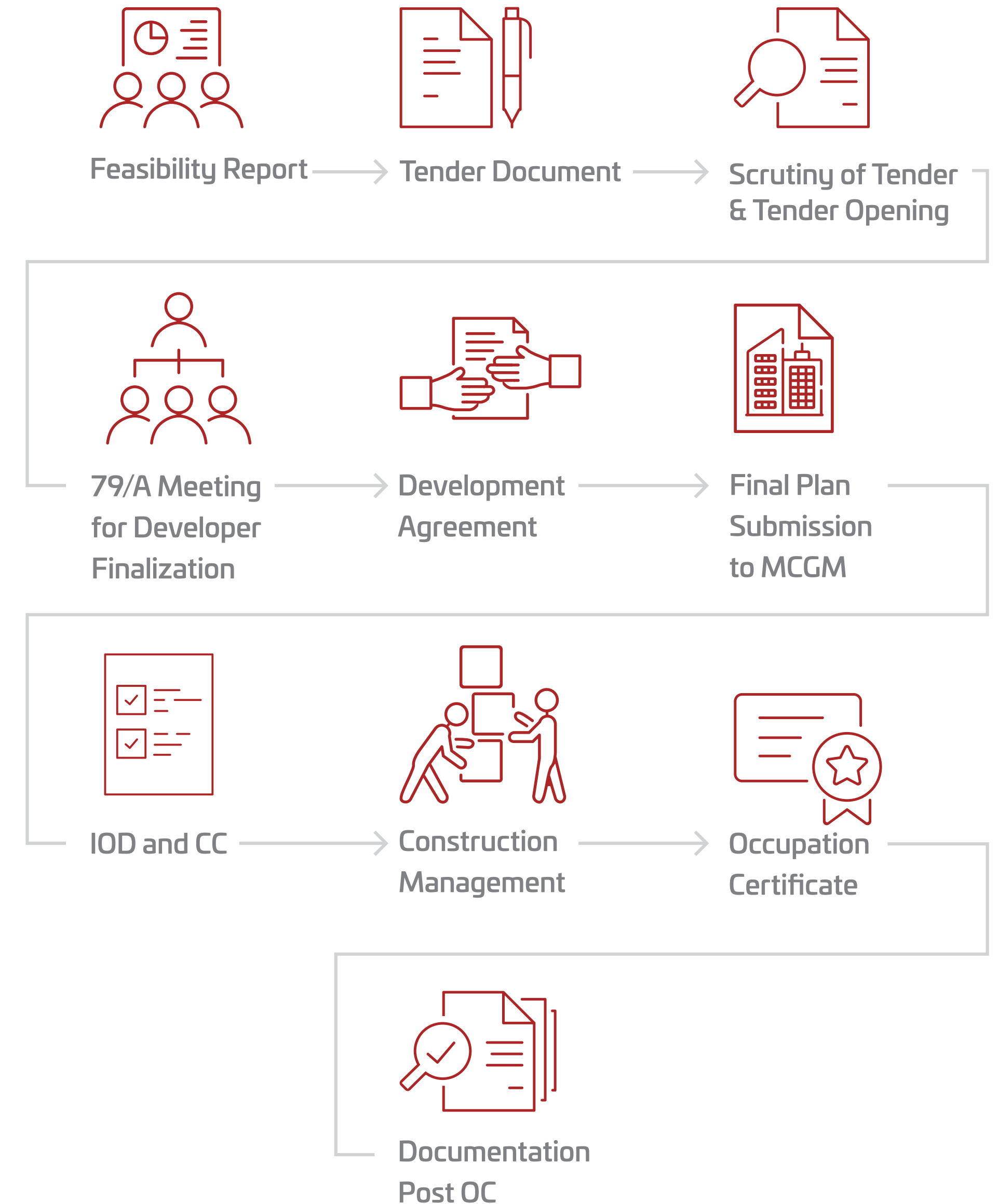
There are primarily two types of Redevelopment processes

Society Redevelopment of Conventional Type:

This is the most common type of redevelopment case where the housing society/tenants/landlords appoint a reputed developer to redevelop the society. The engagement is typically between the society and the developer who undertakes the entire responsibility of the project.

Self-Redevelopment:

This is a rarer type of redevelopment, though it is gaining momentum at an aggressive pace within metropolitan cities. The residents of the society reap the benefits of such a type of development as societies appoint their own architects, project managers, contractors and sales agents. the society takes the responsibility of the project.



4. PROJECT APPROVALS LIASONING SERVICES

As a liasoning architect, we play a vital role in the smooth execution and completion of projects by providing the following services:

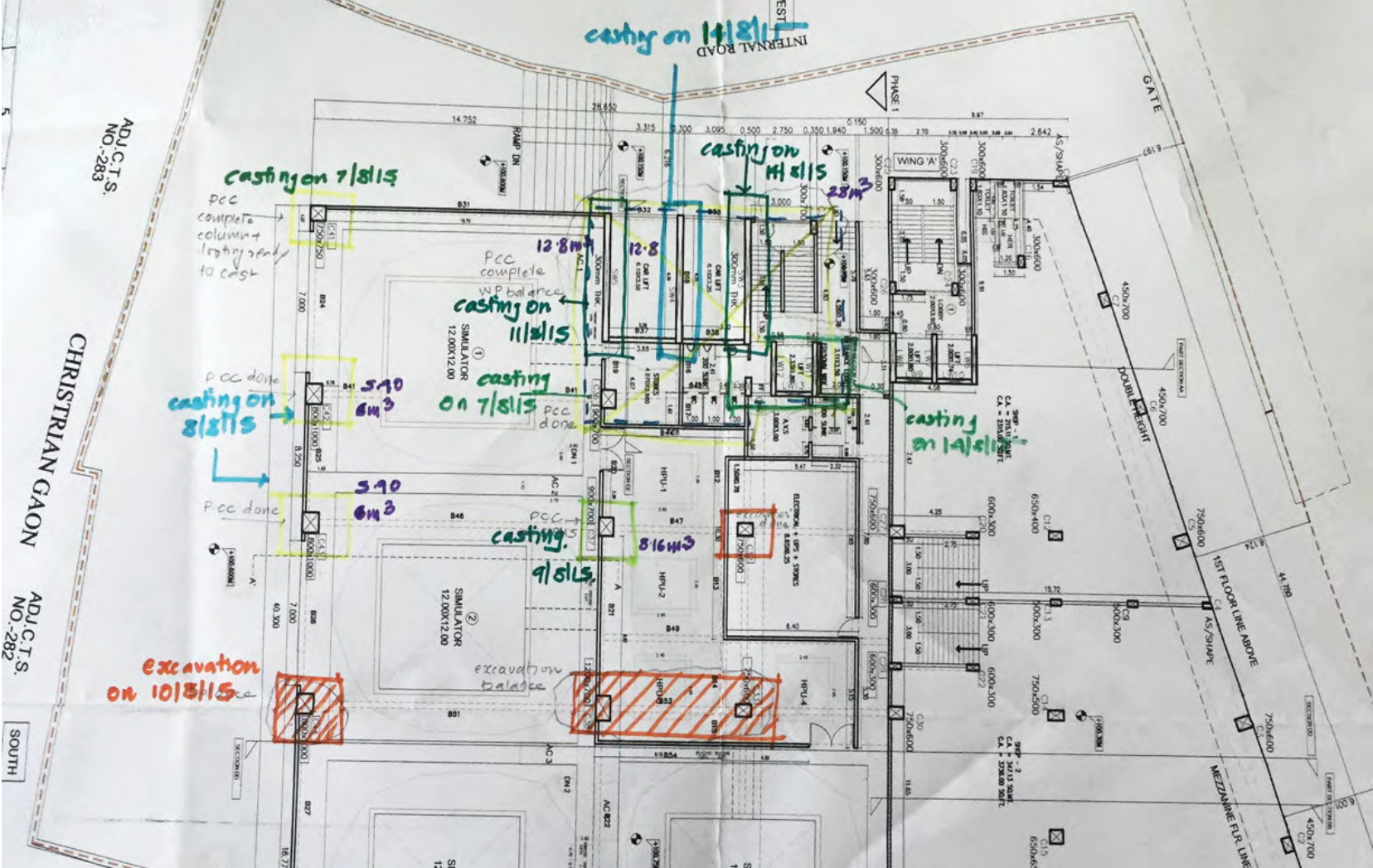
- Coordinating between the sanctioning authorities and principal architect.
- Following up with various departments and government authorities for perquisite approvals.
- Obtaining all sanctions for the projects.
- Filling the gap between the government offices, construction companies and other related agencies.
- Resolving various legal and other issues that are related to construction.

We ensure the successful construction of a plan within the law's reach under their guidance and efficient execution of the various formalities. In lieu of changing requirements we have a separate dedicated division for liasoning work in order to ensure a hassle free experience.

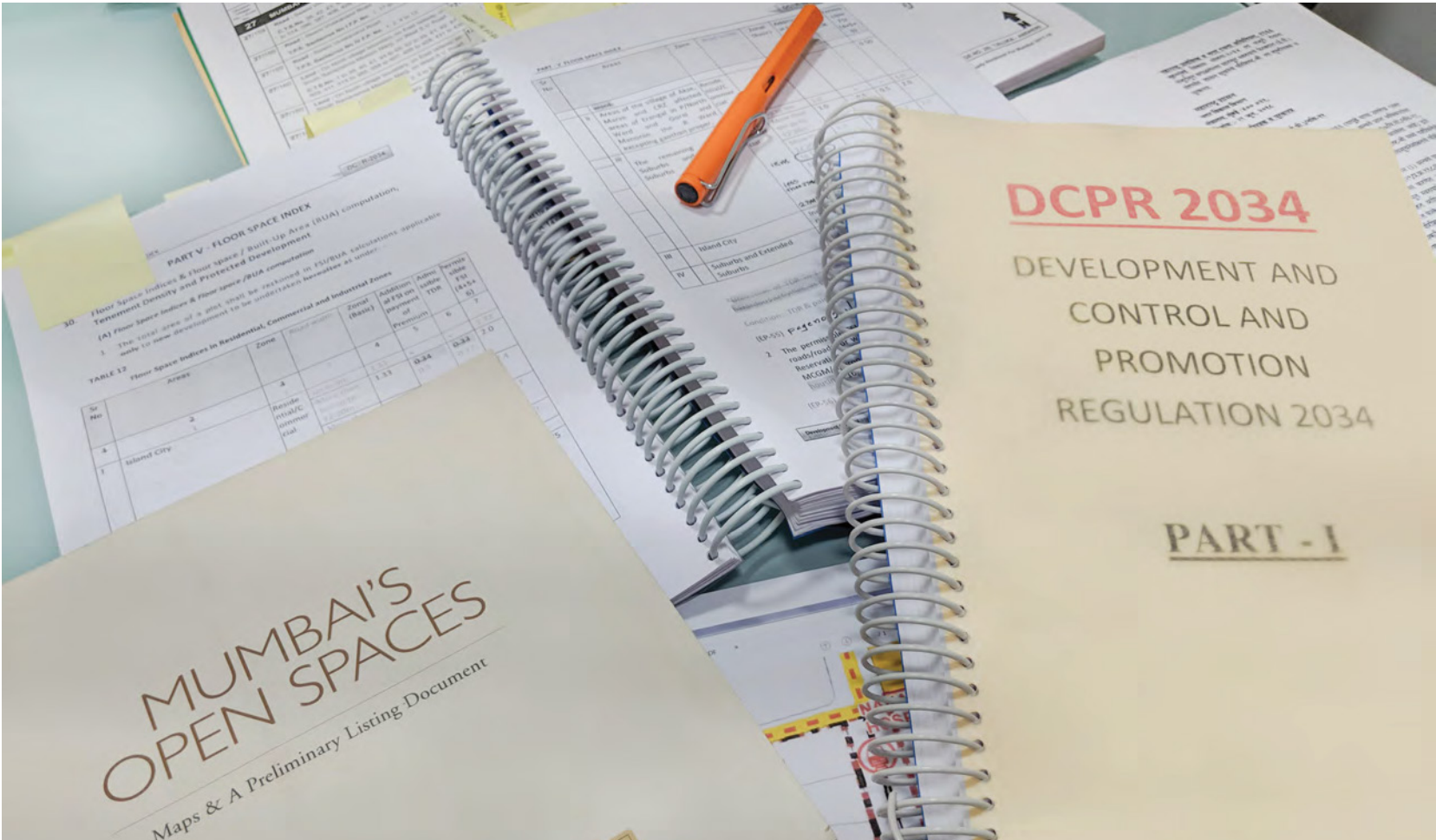
Our liaison team works as an approvals consultant and also coordinates between the principal architect and sanctioning authorities to transform your dream project into a reality.

We believe that liasoning is all about offering solutions that are cost effective as well time saving. Our team of liasoning architects offer professional and speacialized liasoning services for various projects.

NKPC's liasoning has strong relations in other states and cities within India by partnering with the renowned liaison associates across respective states and regions, thus making it more convenient for us to handle out of state client work as well.



Compliances Scrutiny Process



Application of Development Rules

ASSOCIATED DEVELOPERS



ONGOING PROJECTS (PMC) (As of Dec 2022)

No.	Name of the Society	PMC Job awarded on	Plot Size (Sq. Mtrs)	Construction Area (Sq.ft.)	No of Members	Project Cost (Cr.)
1	Redevelopment of MSEB Holding Company’s “Saudamani” building at LL College Marg, Haji Ali Government Colony, Mahalaxmi, Mumbai	2022	2,800	2,10,000	21	223
2	Re-development of D Y Patil International School, Worli	NA	2,954	1,40,000	NA	60
3	Re-development of Deeplakshmi CHS Ltd., Prabhadevi Seaface, Mumbai	2022	2,160	1,75,000	47	190
4	Re-development of Dafodils Society, Pali Hill, Bandra	2020	4,047	2,35,000	43	258
5	Re-development of Juhu Gulnar, Vile Parle (E)	2020	483	26,000	14	51
6	Re-development of Nirmal Punyadarshan Chandravilla CHS Ltd. VileParle (W)	2022	2,516	67,946	37	125
7	Re-development of Minal CHS Ltd., VileParle (E)	2021	2,395	1,36,000	40	275
8	Re-development of Sheetal Chaya, Lokhandwala Complex	2021	6,513.40	3,87,500	119	369

No.	Name of the Society	PMC Job awarded on	Plot Size (Sq. Mtrs)	Construction Area (Sq.ft.)	No of Members	Project Cost (Cr.)
9	Re-development of Indrasukh, Four Bungalow, Andheri (W)	2021	3,187.31	2,15,000	47	175
10	Re-development of Popular Apartment, Four Bungalow, Andheri (W)	2020	5,374.25	2,22,571	118	160
11	Re-development of Sagar Sameer CHSLtd., Versova	2021	2,208	1,26,388	17	110
12	Re-development of Shalaka CHSLtd., Four Bungalow, Andheri (W)	2021	2,395	1,36,000	40	275
13	Re-development of Sai Krupa CHS Ltd. Andheri (W)	2020	1,000	78,000	40	62
14	Re-development of Khar Brahma CHS Ltd., Khar	2022	540	34,500	18	96
15	Re-development of Royal AccordI, II, III & IV CHS Ltd., Lokhandwala Complex	2022	4,809	4,09,785	54	300
16	Re-development of Shanti Niketan CHS Ltd., Versova	2022	2,200	1,05,498	60	150
17	Re-development of Homeland CHS Ltd. Lokhandwala Complex, Andheri (W)	2022	1,602	1,40,969	27	190
18	Re-development of Sagar Sanjog CHS Ltd., Versova	2022	4,926	2,74,874	67	267

No.	Name of the Society	PMC Job awarded on	Plot Size (Sq. Mtrs)	Construction Area (Sq.ft.)	No of Members	Project Cost (Cr.)
19	Re-development of Vishal Nagar CHS Ltd. Seven Bungalow, Andheri (W)	2022	2,354	2,55,754	60	175
20	Re-development of Belmont CHS Ltd. Lokhandwala Complex, Andheri (W)	2022	2,236.50	2,35,000	54	170
21	Re-development of Golden Chariot CHS Ltd. Lokhandwala Complex, Andheri (W)	2022	3,760	3,93,394	90	300
22	Re-development of Clifton CHS Ltd. Vastulane, Andheri (W)	2022	3,942	3,09,327	90	270
23	Re-development of Magic Carpet CHS Ltd. Juhu Versova Link Road, Andheri (W)	2022	1,515	1,58,509	27	190
24	Re-development of Versova View CHS Ltd. Four Bungalow, Andheri (W)	2023	10,000	5,65,000	163	330
25	Re-development of Dhoop Chav CHS Ltd. Four Bungalow, Andheri (W)	2023	6,187	4,15,164	75	280
26	Re-development of Piramal CHSLtd., Piramnal Nagar, Goregaon (W)	2022	2,650	1,86,000	112	232
27	Re-development of Mahadevi society Piramal nagar Goregaon	2021	2,349.71	1,20,000	50	69
28	Re-development of The Nava Kandivali CHS Ltd., Kandivali	2022	14,758	6,86,000	219	623

No.	Name of the Society	PMC Job awarded on	Plot Size (Sq. Mtrs)	Construction Area (Sq.ft.)	No of Members	Project Cost (Cr.)
29	Re-development of Malad CHS Ltd. Malad (E)	2022	14,844	6,12,205	382	580
30	Re-development of Sunder Sangam Society Sunder Nagar, Malad.	2021	5,374.25	2,22,571	118	160
31	Re-development of Nilesh Apartment, Shailendra Nagar, Dahisar	2021	1,294	80,000	32	120
32	Re-development of MSEB, S.G Barve Marg, Chembur	2022	4,006.88	4,70,773	277	340
33	Re-development of Maharashtra state police housing & welfare corporation Ltd. Mulund	2016	14,700.24	1,04,9472.8	940	364.78