



SPACES



INDEX

TOPIC	PAGE
Chairman and MD joint Note	2
+ve Trends: MD's Desk	3-4
Omkar Record Deliveries	5-6
Q & A with Pradeep Jain	7-8
Babulal Varma Interview: Radio Mirchi	9
Putting the 'Social' in business	10
Dhobi Ghat: Setting a SRA record	11-12
Recent Key Handover: SRA	13-14
Long Service Employees	15-17
Omkar 1973 Worli - Possession Begins	20
Demonitisation: Guest Column	21-22

TOPIC	PAGE
Moving Up with Ananta	24
Slum View App	25-26
Vendor Speak	27-28
HR Push	29-32
OpenTable 2016	33
Alta Monte Up The Ramp	34
CSR Events by Omkar Foundation	35-40
Omkar Premier League	41-48
Awards and Accolades	49-52
Celebrating Trends: ET Panache	53
In The News	54-62
Working with the Best	64



Chairman and Managing Director's Joint Note



In this edition of Spaces, the 9th volume, we have focused on the new challenging environment faced by the Indian realty sector in the context of demonetisation and RERA along with highlighting Brand Omkar's readiness to continue its growth journey in a challenging market and policy environment.

We look at the year 2017 as the dawn of a new era in Indian realty sector with the potential opportunity of infusing high degree of professionalism and transparency in this sector. And for the highly competitive players to prove their mettle.

While a cross section of the articles in this edition highlight our brand vision and the way we perceive the new environment and forthcoming challenges, we also invited industry experts to share their thoughts as guest columnists.

The last quarter of bygone 2016 saw the company management along with 25 strong departmental heads contingent, heading overseas for a leadership conclave to deliberate on the brand vision which consequently percolated down with a series of leadership summits in Mumbai involving senior cadres.

The current edition also highlights the memorable journey of the long-term employees as part of the ongoing series in Spaces. While the brand is at work, social and fun engagements

continue to be HR's equal priority. We share glimpses of the same in the HR feature.

While in our Q&A segment, the company's legal head Pradeep Jain elaborates on our brand's readiness to follow RERA in letter and spirit, other sections highlight our recent SRA deliveries, Ananta activation, CSR initiatives, awards and recognition.

Lastly, we take pride in sharing through this platform the fact that Brand Omkar is all set to create a new milestone on the luxury housing delivery front. Our flagship project Omkar Worli 1973, rated as the "Most anticipated luxury residential development in India" by Forbes magazine, is all set for its Phase 1 delivery within pronounced timeline.

We would be glad to receive your feedback and suggestions related to Spaces on spaces@omkar.com

With warm regards,

Kamal Gupta, Chairman

Babulal Varma, Managing Director

+ve Trends

MD's DESK



Dear Colleagues,

It's great to connect with you all once again at the beginning of New Year and share some exciting developments within the organisation and the management perspectives. In all my previous communication, I have shared and commented on key positive developments related to our brand. This time too, though I have a healthy share of positive developments from the last quarter, I would prefer to use this platform to share my opinion on what you, the whole nation in general and the real estate vertical in specific is conversing.

The D-day 8th November, 2016 will certainly be remembered as a distinct day in the history of Indian economy for the landmark demonetisation decision. Every individual, from an economist to the common man has been decoding the 'pros and cons' of this historic decision.

Looking holistically; for realty vertical, the demonetisation measure is now clubbed with RERA (Real Estate Regulation Act). For Omkar and the organised realty sector overall, my sense of optimism stays intact. In anticipation of RERA, there were brands, which had already begun the process of working systematically and putting their house in order. Now, we will see them speeding up to join the organised bracket of players. Omkar is already there and improvising. Whether it is our advanced IT-enabled internal processes, cashless transactions, construction timelines, escrow mechanism for all its projects, company's market projection, ground level man management or the biggest factor, i.e. following the legal framework, we are an organised brand and hungry to innovate.

As a key player, I have the opportunity to interact with key influencers and stake holders from our business and government authorities who have varied perspectives on "how the Mumbai market will react" to Demonetisation, RERA and more importantly "how will Omkar?"

I see this as a positive transition and not a crisis. Generally, any negative impact may have a 6-12 month recovery timeline with focused and

aggressive players managing to sail through faster and turning more robust. Omkar needs to be the aggressor and claim the first mover advantage in the current context by the time the dust settles down, and we see a highly competitive market with big corporates too eyeing an organised segment.

In the coming times, I see the most organised players gaining from this move as the market demand see a visible shift from smaller developers and secondary sales to primary sales from credible developers making this eventually an industry clubbed with other measures being taken by the government in terms of profit deduction for affordable housing, upcoming GST etc. There has been media speculation that real estate prices will come down on account of this positive action of the government.

In the context of a sea-locked Mumbai where prices have almost stabilised over the past two years and cashless transactions coupled with lower interest rate, demand for high quality inventory from credible developers will only grow at competitive pricing. We will see the wave of conversion from the high faction of working professionals who were on a wait-and-watch mode for some time.

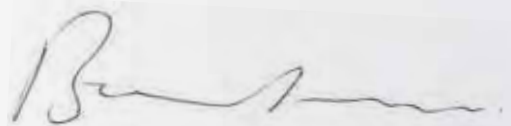
Omkar management is clear in its vision that our brand currently enjoys a strong market perception and will only grow stronger from here. What is expected from all of you is to be in sync with this sense of optimism and work your way aggressively with concrete measures on all fronts to sustain optimum market perception.

The government has a challenging agenda in meeting its "Housing for all" wherein it's targeting 1.9 million by 2022 and in the recent address to the nation our Prime Minister has announced measure to push affordable housing including interest subsidy and a host of benefits to farmers. In the Mumbai context, redevelopment is the only way out. The changing environ is a challenge and also a great opportunity for Omkar to move to Level Next.

To sum up, Omkar has a sizeable faction of working professional's end-user customer base, strong fundamentals, a robust and booming business model, corporate governance and the best of domestic and global expertise on hand. The brand needs your drive, energy, resource optimisation and firm sense of optimism to be on the move setting new benchmarks.

Having said that with Real Estate becoming an industry, stabilisation of prices, increase of costs, companies who are able to deliver effectively and efficiently will stay ahead.

So, let's embrace 2017 with lot of vigour and enthusiasm. I wish all of you a great year ahead.



Babulal Varma

(+ve trends is an on-going internal communications initiative from the MD's desk. The above communication was initiated in January 2017)



TIMELY RECORD DELIVERIES

For Brand Omkar, 2017 is proving to be a landmark year on the delivery front. The ongoing estimated delivery, both on the SRA and Luxury front during calendar 2017, is expected to cross a record 4300 apartments mark.

On the SRA front, brand will be delivering approx. 3300 apartments which includes 200 plus commercial units and 80 PAP units in Mumbai spanning 11 redevelopment projects. Accounting for a 15,000-strong slum community, this volume of quality delivery will set a new landmark in Mumbai's SRA vertical.

On the Luxury front, the total volume of delivery is expected to surpass 1000 apartments, spanning 5 residential and 1 commercial projects. The timely deliveries across various pockets of Mumbai include Omkar 1973 Worli, Alta Monte, Meridia, Vayu, Ananta by Omkar, The Summit Business Bay (TSBB commercial) which are in various phases of possession. Additionally, there will be a delivery of approx. 600 apartments of Crescent Bay which is a joint venture residential project with Larsen & Toubro (L&T).

In the Luxury, Super Luxury and slum rehabilitation space, the combined deliveries of Omkar Realtors will be setting a new benchmark in terms of volume and committed timelines.

TOTAL OMKAR DELIVERY OUTLOOK – CALENDAR YEAR 2017	
SRA	LUXURY
Delivery locations - 2017 (3300 nos)	Delivery - 2017 (1,000 plus nos)
Bhoiwada Andheri Worli Malad Goregaon BKC Mahim Parel	Worli 1973 Alta Monte Ananta TSBB Meridia Vayu

Q & A with Pradeep Jain



One of the biggest developments in the Indian real estate sector has been the formation of Real Estate Regulatory Authority (**RERA**) which is all set to be introduced as a legal act to govern all stakeholders.

Omkar's **Legal Head Mr. Pradeep Jain** reacts on its impact and relevant quotient viz a viz Brand Omkar and industry in general.

On Omkar's level of readiness for RERA

In Maharashtra, real estate industry is fairly well regulated. Under MoFA we are already complying with information and documents as required under RERA. Further, as against 70% under RERA, the entire amount received from customers is directly deposited in an escrow account with the lenders who monitor the account financed by them, as today no large size project can be executed without financial tie-up.

So, for Omkar, it's a transition from MoFA to RERA with a slight procedural change. In the new environ, we have to provide the same information/documents online and to the Regulatory Authority for registration and for that we are not only ready with updated data, information etc. but will also ensure to become the first real estate brand to register our project with the regulatory authority.

On RERA's sync with Mumbai market dynamics

RERA has been enacted keeping greenfield projects in mind. The issues pertaining to redevelopment projects/schemes distinct to Mumbai, have not been considered therein. However, the state government has suitably addressed the concern by providing flexibility in the draft rules with respect to the scheme under the state law without affecting the project registered under RERA. With this positive approach, all genuine issues of the industry will be suitably addressed by the government.

On the high degree of transparency challenge

Lower degree of transparency was witnessed at a time when hardly any data or information was available in public domain. Today, we have transitioned to cutting edge professional management adapting and introducing systems such as SAP (system application products) amongst others to take care of information requirements, both for the management and the customers. Today, all the information and data pertaining to the project is available online and also with government authorities and relevant bodies such as, MCGM, SRA, etc. who grant permissions.

On customer redressal, if any

We are very sensitive to customer grievances and have a robust CRM system in place. Key matters are also directly attended by the department heads and company directors personally. I can say with great sense of pride and integrity that not a single genuine case has been left unaddressed with no consumer litigation pending against us in any forum / court.

From customer safety net perspective and RERA, channelization of the customer funds into respective projects diligently is one of the most vital components and we made it a habit long time ago.



Radio Jockey RJ Jeeturaaj of Radio Mirchi 98.3 FM spoke to Babulal Varma, MD, Omkar Realtors, on the slum redevelopment of surrounding areas of the heritage site Dhobi Ghat at Saat Rasta Mahalaxmi. In a tete-a-tete with MD, Jeeturaaj emphasized of this being his first ever radio talk with any developer (builder) in his 13-year-long career as an RJ.

M.D. Omkar Realtors - Babulal Varma saath Jeeturaaj



Mumbai



To listen to this radio interview, scan the below QR code through the QR code scanner app which can be downloaded on your iOS, Android or Windows phone.



MumbaiMirror

**MUDAR
PATHERYA**



A LAPSED SPORTS WRITER WHO'S FOUND FAITH IN INDIA'S CORPORATE PHILANTHROPY

Like/hate him? Write to Mudar Patherya at mirrorfeedback@timesgroup.com

Putting the 'social' in business

How one man's empathy towards slum dwellers set the foundation for Mumbai's biggest redevelopment firm

In India, corporate social responsibility is perceived as a byproduct of business success. This has been true for every company whose CSR engagement has been reviewed in this column. Except for the one company to whom today's column is dedicated.

These are some of the reasons that make this company a case study:

In most companies, the CSR budget is carved out as a nominal percentage of the bottom line; at the company reviewed in this column, it is the investment that goes into the business.

In most companies, CSR is something that you institutionalise under fashionable words like 'corporate focus' and 'verticals'; this company, after a decade of being run virtually like an open book (meaning anyone can come in and ask for practically any kind of assistance), is focussing on skill development over the last one year.

In most companies, CSR is the afterthought compliance delegated to an anonymous executive; at this company, social responsibility is driven top-down and is integral to the company's existence (so no CSR means no existence model).

So what makes this company different?

The story goes that a certain Babulal Verma came from rural Gujarat to seek his fortune in Mumbai in 2003. Since he possessed reasonable construction experience, his simple calling was property development. However, since he did not quite possess a rich uncle's legacy, he sought a window of opportunity in the sector which was most deliberately overlooked — slum redevelopment. Because the larger parcels were beyond his resources, he settled to buy out the redevelopment rights of a Parel slum. And since he needed to acquaint himself with the mechanics of this messy segment of Mumbai's real estate sector, Babulal did the obvious — spend day after day on site to convince slum tenants to buy into his dream of a redeveloped property. In short, agree, vacate and wait.

This is where Babulal's story takes a fascinating turn. He spent every day at the Parel slum. Even as he would be convincing a slum tenant to vacate to give him adequate time to redevelop the property, an unexpected film began to play out in front of him: someone's cataract needed to be



Babulal's firm is arguably the largest real estate development company in India's financial capital

funded, someone's daughter needed advice on job prospects, some slum youngsters needed academic alternatives appraised, a widow's rant needed to be patiently attended to and a slum couple needed an agony uncle to resolve their marital conflict. Babulal didn't only have the time for this, but he also possessed the money. And he didn't just possess the money, he was reasonably networked to make things happen with a single telephone call.

Gradually, word began to go around. Even though this fellow had no track record of handing over a single redeveloped apartment, he was a bhalo manoos. The verdict: he could be trusted.

The result: 28 slum tenants vacated in three

months and Babulal created a showpiece eight-storey property in 10 months even before the corresponding high-end property was completed. The awed whisper went around: this fellow is different.

Babulal moved into his second slum redevelopment project soon after — a 100-tenant slum in Dadar. There was every reason to decamp: slum disbelief, troublemakers and scale. Babulal got down to what he had a gut for, which was not discussing building plans, cement quality or resale price, but planting himself in the heart of the slum, absorbing its grim reality, engaging one-on-one with tenants, understanding each family inside out, witnessing how Rs 100 was the critical difference between life and death, and utilising a sizeable share of the profits from his Parel project to admit long-suffering patients into intensive care unit.

Gradually the bandwidth widened: Babulal Verma was being sought for his advice on a prospective bride, arranging jobs and putting in a word for school admissions. Besides, someone from the redeveloped Parel slum casually dropped in to say that this developer could be trusted, eyes closed. In 30 days, the entire Dadar slum had vacated en masse for Babulal Verma to embark on the project — this time completed in 18 months. Word started to go around: this philanthropist was also a good businessman.

The remarkable twist in this story? The man who listened patiently to widow rants while trying to earn a modest profit in real estate's messiest segment and who kept going back to the slum dweller to whom he had delivered years ago is today the uncrowned king of Mumbai's slum redevelopment segment. His scale is staggering: over the next few years after that, Babulal is expected to have delivered 38 slum redeveloped properties, benefited 2,50,000 families and created property wealth running into thousands of crores. His company is arguably the largest real estate development company in India's financial capital.

So the next time you see that Omkar Developers' 80-storey Worli pencil going into the clouds, remember that it all started with a man saying, "I am going to get *tai* immediately to the hospital."

Dhobi Ghat

Setting a SRA record

Omkar's Dhobi Ghat project received the World Records India award for the largest voluntary handover and razing drive on a single day.

Marking a historic event in the Slum Redevelopment Authority (SRA) vertical, slums surrounding the leading heritage site in Mumbai, namely the Dhobi Ghat, also popular globally as the world's biggest laundromat witnessed voluntary handover and razing of 851 slum tenements on a single day by Omkar Realtors & Developers Private Limited (ORDPL), Mumbai, India on 25th November, 2016.

The heritage site located at Mahalaxmi, Mumbai, is enveloped by approximately 5000 slum tenements; majority of them dependent on the washing vertical for their livelihood.



Shivkumar

I live in a joint family, and have been working in dhobi ghat since long. We are glad that Omkar Realtors has taken up this project. A flat in Mumbai, I never thought of. I now see my dream coming true.

We work here standing in water for hours and our legs get affected. With the advancement in technology, Omkar has promised us to give technology-driven machines for the work we do. We look forward to adopting these technologies. This will help us finish our work in one and half hour instead of three hours. With extra time, we can grow business and earn more. This will help me to provide my kids with all amenities and better standard of living.

Lokesh Kanojia

Being the President of Mahalaxmi Chota Dhobi Ghat Society, I am glad to share on behalf of all dhobis that we are thrilled about living with pride in hygienic conditions along with all necessary amenities. Not only the structure of the house will change but also the communities' mindset. Along with a sense of responsibility, the biggest advantage we see is proximity to our work place which will save time especially for family engagements.



Suresh Kalluri

For 39 years, our big family, now consisting of more than 10 adults has survived in a room measuring 10 x 8. We find it very difficult to manage especially in rainy season. I have two kids who, after getting proper homes from Omkar, should get enough space to study properly and pursue better education. This redevelopment will give us a better standard of living and will uplift our status and also provide my children an opportunity to pursue professional studies.

Naresh Chavan

My father, living at this heritage site for the last 74 years, had not seen much hopes till Omkar stepped in.

Finally, he sees hope for the long-nursed dream of a decent home. In our life time, our family has only experienced poverty along with unhygienic living and finally we look forward to this life-transforming development.



RECENT KEY HANDOVER

MAHAKALI DARSHAN PHASE 1 REHAB HANDOVER

The 12-year-long wait for obtaining flats under the SRA scheme for the 10,000-strong slum community of Mahakali Darshan SRA CHS, located at Andheri East, is finally over. The slum pocket housing 2026 families saw the phase 1 handover of 168 SRA flats in January this year.

The stalled SRA project, acquired by Omkar Realtors in 2015 with the mandatory consent of 2026 slum residents, will be housing the residents in 9 rehab towers, out of which 6 are partially ready. The remaining handover is spread out in phases over the next 2-year period.

Says Mr Kaushik More, Director, Omkar Realtors, “The Mahakali Darshan SRA project is a standing example of a long-stalled housing project being turned around by a committed developer and progressive-minded slum tenants in

Mumbai market. Omkar has managed to deliver the first phase of SRA houses within a remarkable timeline of 12 months post its takeover, and with the on-going speedy construction on site, the remaining deliveries will be achieved in phases within a record 24-month deadline”.

The redevelopment project in Andheri East was stuck owing to various litigations including approval from Civil Aviation authorities prior to be taken over by market leader Omkar Realtors under the aegis of group company Havemore Realty.

A majority of 94% of voting rights by voters agreeing for Omkar Realtor’s group arm M/s Havemore Realty as its official redeveloper paved the way for resurrection and successful implementation of this SRA project.





LONGEST SERVING EMPLOYEES

Some of the longest serving employees look back at their fruitful and sentimental corporate journey



Ankush Suresh Kamble,
Manager, Property Affairs

Life-transforming work

We are involved in demolition of slums to make way for new construction. People who have lived in these houses for decades, become emotional when they lose their house. Many weep when the house is torn down as it carries so many memories with it. And the same people also become emotional with joy while moving in a new house. They get a new life. The company has always offered me a sense of security. There has been instances, when we have found ourselves in unpleasant situations. However, we know that we have the support of our seniors and the top management which has helped us to tide over it.

Work friendly environment

IT'S OXYGEN TO ME... Working in an organisation with such high standards of achievements is not easy. It requires us to be focused & committed towards better achievements. The reason I would love to work here is because it has its balance of creating a work friendly environment for its employees. Compared to the kind of efforts it expects from us, we are also provided with our share of recreation (long weekends included).



Leena Jain,
Deputy General Manager



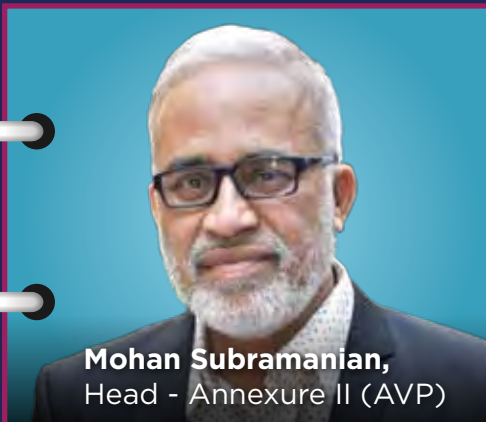
Usha Dukhande,
Assistant Manager, Treasury

Proud to be with a big brand

I am proud to be associated with a big brand like Omkar which has established its mark in the slum redevelopment, Luxury and Super luxury space. Today, Mumbai citizens are familiar with the brand name.

Our work is very distinct

Our work is distinct in terms of approach, quality and commitment which makes us a genuine and credible market leader in SRA space. We believe that our role play is vital in achieving the state and country's housing targets while ensuring a slum-free Mumbai.



Mohan Subramanian,
Head - Annexure II (AVP)



Pradeep Jain,
Legal Consultant (SVP)

Memorable experience

It was after a long legal battle, we obtained favourable orders from the Supreme Court in respect of our Khaprideo Project (Veda) and Omkar Meridia. Both are reportedly landmark judgments and are relied upon by every other counsel in arguing their case before the courts in realty vertical.

Encouraging HR approach

Omkar has given me a great opportunity to perform and improve while also promoting me within a short duration. The brand has an encouraging HR approach towards all employees.



Ajit Pawar,
Senior Manager,
Property Affairs



Sanjay Kanaujiya,
Assistant Manager,
Property Affairs

Employee initiatives

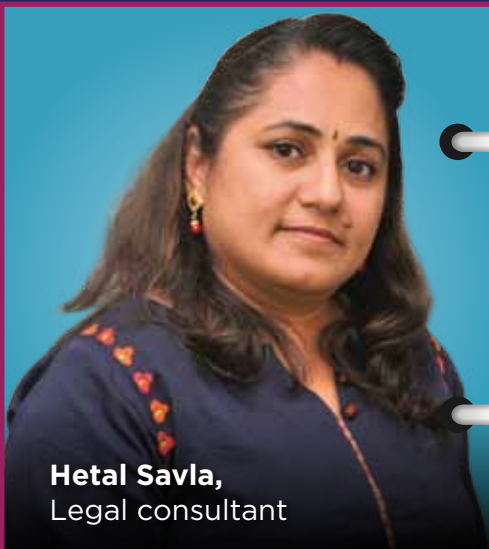
I appreciate the employee initiative whereby self-development and knowledge enhancement training was incorporated in property affairs department for working extremely professionally amongst slum communities. It has resulted in exploring and establishing a strong connect with a large faction of slum dwellers in Mumbai.

Robust model and deep exposure

Due to company's growth model and aggressive cum innovative approach towards business, employees working here get deep exposure and job satisfaction. HR has been very proactive in implementing best of practices towards employee engagement here.



Manoj Paliwal,
President - Finance
& Accounts



Hetal Savla,
Legal consultant

Joy of people getting new houses

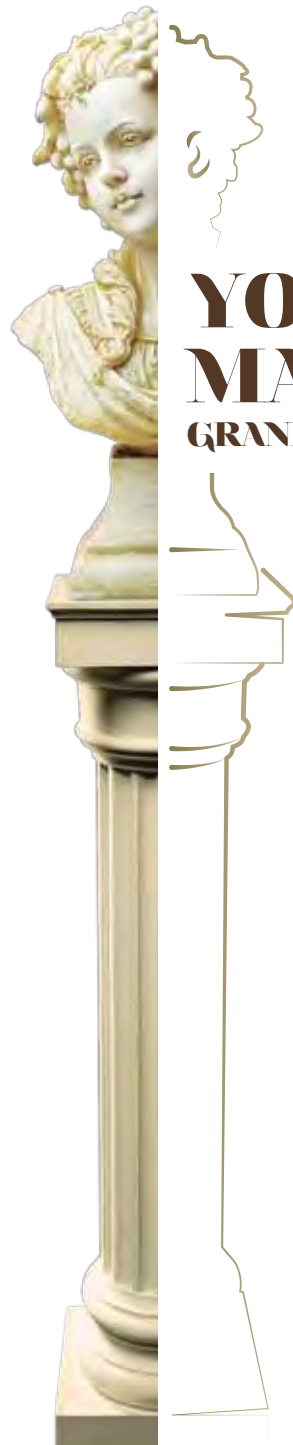
Amongst many employee initiatives, I would rate e-learning and training programmes as the best for knowledge enrichment and self-development. Another initiative is awards and recognition which encourages employees to perform better. Management includes people with rich experience and foresight to guide their team with positive, solution-oriented approach to tackle any issue. This attitude trickles down to encourage the team below to give their best with positive approach. From our product perspective, "Have seen the joy of people getting new houses."

Fun and open-door work culture

Since 2008, have got opportunity to be part of wide range of departments, projects and assignments. Started off with Project Management, moving on to Business strategy and now taking care of Business Development. From OPL to Children's day and many other festive celebrations, fun never ends at Omkar. In the sector plagued with unpleasant experiences, Omkar brings human touch from interactions starting right from slum dwellers to customers. The open-door work culture at all levels makes this journey rich and rewarding. Coming from GE, which is one of the most process centric companies in the world, Omkar is a world apart. The entrepreneurial culture, fairness, openness and non-existence of politics makes Omkar a dream place to work for.



Rajat Khandelwal,
Business Development (svp)



**YOUR
MAJESTY,
GRANDEUR AWAITS YOU.**

1800 212 8888 | omkar1973.com

PRESENTING

omkar



WORLI

POSSESSION BEGINS

A perfect choice for a cognoscente of extravagance like you, Omkar 1973 Worli is the epitome of exclusivity and perfection. Not just that, this architectural marvel has **a record of delivering homes in the duration of 4 years** - from laying foundation to possession. So, come and experience the pleasure of unrivalled privileges and live up to your legacy of relishing the best in life. This is your last opportunity to own these 3 & 4 BHK Grande residences.

INTRODUCING GLOBAL PAYMENT PLAN

1800 212 8888 | omkar1973.com

The project is financed by Yes Bank Ltd., Piramal Capital, Allahabad Bank, Bank of Maharashtra, IFCI Ltd. & Oriental Bank of Commerce.

Disclaimer: All the plans, designs, images, specifications, dimensions, facilities and other details herein are purely indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative, subject to the approval from respective Authorities. We reserve the right to modify / change / amend / alter any of the aforesaid in the best interest of the development without prior intimation / notice and without any obligation. The contents herein should not be construed as an offer / invitation to offer / contract. Any party desirous / interested in the project need to enter in to Agreement for Sale and its development / transaction shall be governed by the terms and conditions of the Agreement for Sale. This printed material inter alia images & contents therein are for representative purpose only.



Iconic Omkar 1973 Worli: Possession Begins

The most anticipated luxury residential development in India, as adjudged by Forbes magazine, is ready to welcome a galaxy of esteemed residents; as per its delivery timeline.

In phase 1 delivery rollout, for which the company received the Occupation Certificate in the first week of March 2017. Tower A and B are ready to host its esteemed residents up to 51st floors with the first habitable floor beginning from level 16.

This development also sets a benchmark for the biggest luxury residential delivery in recent times within the promised delivery timeline in Mumbai.

The 3-tower project located in Worli, an upscale South Mumbai locality, has been a much talked about signature address of many prominent personalities, eminent industrialists and corporate head honchos. This universe of 400-plus bespoke sky bungalow owners includes the gentry which is part of varied “Who’s Who” list.

Keeping up with its track record of deploying innovative and fast paced construction technology applications, Omkar Realtors readied these two sea-view gigantic towers (up to 51st floors) for phase 1 possession in a record timeline. On completion, this iconic project will attain the status of the tallest luxury residential towers project globally (single project) with its combined height rising beyond an estimated record 800 metres.

A delighted Mr. Babulal Varma, the company’s Managing Director, says “We are excited to welcome our esteemed buyers to live an iconic lifestyle at Omkar 1973, which has been reckoned as a visible landmark of the city with its unique architecture and designs. We feel equally proud of our delivery commitment and our customers’ trust level in Brand Omkar.”

Omkar 1973 Worli marks the debut of leading global architecture designers and luxury service providers in the Indian residential realty space. The project is set to raise the bar of living standards and offer exotic lifestyle for sophisticated buyers that is prevalent in some of the leading cities globally.

Guest expert speak

‘**Demonetization would certainly strengthen the realty sector**’



K G Krishnamurthy, Managing Director and CEO of HDFC Property Fund, speaks exclusively to Spaces magazine on Demonetisation, affordable housing for everyone, and why consumers should not wait for property markets to crash for buying their dream homes.

On Demonetisation impacting the real estate sector

Demonetisation is certainly a step towards making the real estate sector stronger. With this move, the unaccounted cash flows have certainly come down. One needs to understand that an organized developer does not wish to deal in black money and is not keen to demand cash from the buyers. But there are several elements in between who insist on cash payment like the landlord from whom he is buying the land or some of the contractors who give him the raw material. Demonetisation is not the only factor for the ongoing slowdown in the demand but is one of the temporary factors. Today, though the market sentiments are down, the sales are still happening. There is demand in the premium segment in the central Mumbai and there is sales happening in the sub -30 lakhs segment. Investors in the middle segment are apprehensive as they feel that they may get stuck. However, the end users are still there in the market. Demonetisation would provide the much needed transparency in the real estate sector and would have a positive impact in the long run.

On Government's agenda of 'Affordable housing for all' by 2022

The Government is serious in their Affordable housing for all initiative. However, one can also look at renting as an option for the time being. If the person can rent out a house and expense it out for income tax

purpose, then the intention is fulfilled. Right now rental yields are to the tune of 1-2 percent, the developers can tie up with the private sector and discount out the rentals for the next 10 years. This would certainly solve their liquidity issue and at the same time would benefit hundreds of individual. To further this cause, they can also declare rental income to be tax free, many people who have more than one property and are shying away from renting it out would also come out. This would free the stock of houses which are lying vacant.

On prospective home buyers maintaining a “wait and watch” stand

There are projects in the city where the developer has offered schemes like 20:80. Despite the booking, the project has been delayed by unscrupulous developers expecting the price to rise and make exponential profit from the same. Some investors, who had booked in the project, are happy and are praying that the delay continues. Suppose the price of the property per sq feet was Rs. 5000, they just paid Rs. 1000 and booked a flat. Estimating a rise of 6-7 percent per year would mean a 30-35 percent rise in price in five years. So the investor stands to gain Rs. 2000 profit on a Rs. 1000 investment. But for the end user, this is not beneficial as he does not have other place to stay and would need to shell out money on the rental house.

So, my advice for home buyers is to buy property only from reputed developers who have a fairly larger chance of completing the project on time. Also these days, if the developer realises that the end user is serious, he will work out flexible payment plans to ensure a quick transaction.



Moving up with Ananta

Amongst the recent key product offerings, the company unveiled limited inventory of ready-to-move-in apartments for higher floors in its project Ananta by Omkar located at Goregaon East, Mumbai. The project offering 2 BHK apartments has a base pricing of Rs. 12,750 per sq.ft., and static floor rise from 15th-31st floors.

The mid-ticket sized project offering panoramic view of Sanjay Gandhi National Park with ready-to-move-in apartments are elegantly designed; offering the best of amenities ranging from Italian marble flooring in the living room, modular kitchens and wooden flooring in AC bedrooms along with a host of other amenities. The ready-move-in-apartments are AC residences with serene view of the SGNP and Aarey Colony.

The initial offering provided flexible payment plan at 4% interest rate on housing loan for a limited period. This project is strategically located at 5 minutes distance from the Western Express highway and enjoys good access from the Aarey colony, Mohan Gokhale & Film City road.

The 2 BHK apartments in the size-range of 1064 sq. ft. to 1242 sq. ft. saleable area have been constructed in a record timeline of 18 months using the innovative fastest construction technology called Tunnel Form, making it the fastest construction of any sale development in Mumbai.

Ananta offers a wide range of amenities which includes a double height lobby, children play area, swimming pool, jogging track, gymnasium, landscaped garden, acupressure walkway and multi-gaming facility. In addition, the sheer value homes include invaluable specifications with zero compromise on all fixtures and amenities.

SLUM VIEW APP

Mr. Chitaranjan Keshari, Head of Omkar's IT division speaks about the latest digitization innovation in SRA vertical.

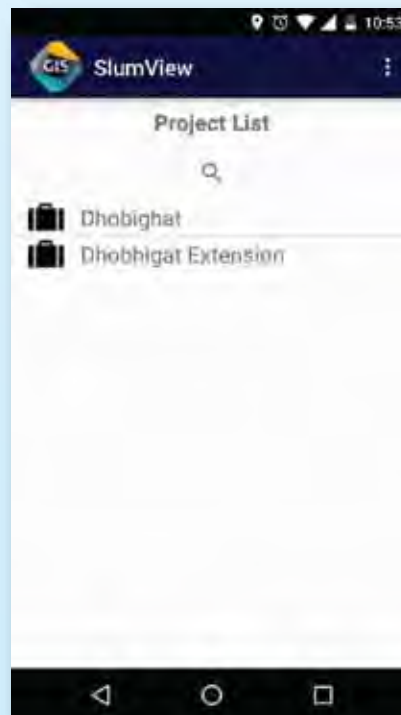
What is Slum View app all about?

Slum View is a mobile application, created by Omkar Realtors and Developers to digitalise and record its SRA functioning based on data relating to its large volume of slum communities. The app, updated on a real-time basis, ensures data and info management pertaining to status spanning records, rentals, payments, handover and demolition, delivery schedule, human engagement etc. in all target slum pockets.



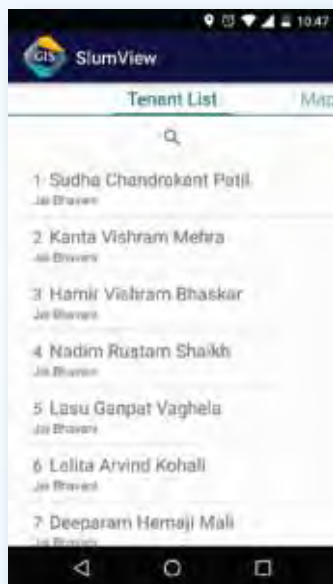
How it works?

It works on Android based mobile device. Application is available on Google Playstore to download the same.



What are its benefits?

All data comes real time, and we view the reports real time on our web application. It is mandatory to start the GPS location in the mobile device. Every field staff in the 250-strong Property Affairs department is using this app on a daily basis.



What is the value add to the SRA business?

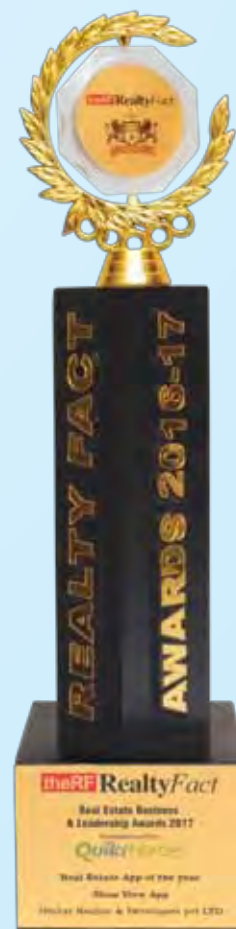
All slum tenant engagements prior to the app, followed the traditional methodology of collating the data. We decided to go for GIS (Geographical Information System) application, built on Google MAP API platform, by using some other open source technology like; Open source Java, PostGreySql, and Canvas js.

Digitization comes with several benefits such as proper dash board reporting, analysis of reports on minute level, tracking of field staff paving way to better planning and cost reduction. Providing map based real time data can benefit us to check the current status of our projects real time on Google MAP API.

Can such overall digitization speed up SRA implementation in Mumbai?

While Omkar is the first realty brand to create this, Maharashtra government is also planning the same. We will be glad to extend our support to the government, if called for. The same concept, which the private cab service providers like Uber and Ola are using in their mobile apps, is used by Omkar in the SRA space.

It is an innovation which will speed up the overall SRA policy implementation in Mumbai.



Omkar's SLUM VIEW APP received The Realty Fact Real Estate Business & Leadership Awards 2017.

VENDOR SPEAK

Brand Omkar has been instrumental in engaging some of the most admired and regarded consultancies and firms across its various work functions; be it engineering, designing, procurement, marketing, IT and others. In our Vendor-Partner Speak section, some of our valued vendors throw light on their engagement experience.

Nathan Hutchins Partner, HBA, London (Interior Designing)

We feel privileged to collaborate with a client who is not afraid to dream big and whose commitment to quality and understanding of modern luxury matched our own. As a global player working for an Indian project, it is clear that Omkar has presented India with a vision of luxury lifestyle that the nation has never seen before. The synergies between timelessness and innovation, opulence and refinement, space and unity, make Omkar a trailblazer which is elevating the status of Mumbai around the world.



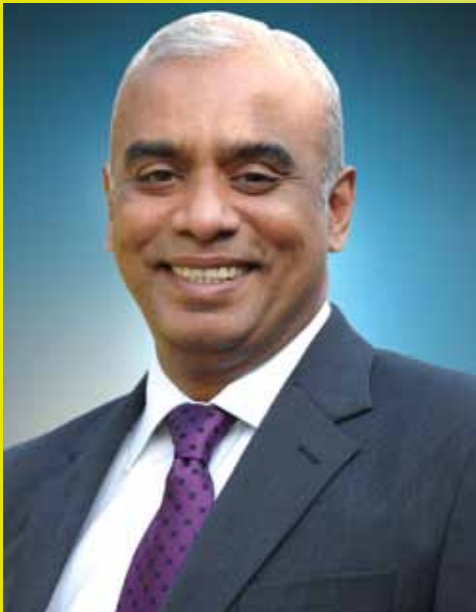
Hemant Aldangadi Kotak Education Foundation (CSR)

Omkar Foundation and Kotak Education Foundation have a common social vision to ensure best deliveries for the weakest sections of the urban society - the large slum communities of Mumbai. The approach is extremely professional and there is lot of ground work, research that is being done. Omkar's initiatives are based on clear facts and figures and we share the same degree of passion in the social space to achieve the set goals.

Sam Balsara

**Chairman, Madison World
(Media consultancy)**

We work with some of the leading brands of the country across categories like Godrej & Marico in FMCG, Raymond & Levis in apparel and lifestyle, Asian Paints and Pidilite and many more. In Real Estate sector, within Mumbai - we work with some of the leading brands like Omkar, Lodha, and Godrej Properties. Yes, we would certainly count Omkar as one of the leading companies. The brand stands out for its SRA leadership, innovative communication and advertising approach (e.g. best in class campaigns on radio and Outdoor)



Mr. Antony Parokaran **Chief Executive Officer** **Schindler India Pvt. Ltd.**

The common core values, vision and customer centric approach are some of the key reasons of successful partnership between Omkar and Schindler.

One of the key initiatives which makes Omkar stand out is their contribution for betterment of Mumbai city through redevelopment and involving all stakeholders.

With Omkar's excellent execution of projects, coupled with our efficient project management teams, we have been able to set new benchmarks in the industry.

Building super-tall structures is easier said than done. The taller the building, the more challenging it is to design and execute the project. From construction and maintenance to energy consumption, there are a number of challenges when it comes to tall towers. India is now becoming a home to iconic super tall structures which we can be proud of, and Schindler is proud to be partnering with Omkar in some of the prestigious projects like Alta Monte & Worli 1973. These landmark projects affirm our position as a preferred vendor for vertical mobility solutions and we look forward to continuing our successful and long term partnership with Omkar who are redefining Mumbai's skyline.

HR PUSH

OMKAR conferred “Dream Companies To Work For” award by Times Ascent

OMKAR Realtors & Developers was conferred with “Dream Companies To Work For” award by Times Ascent at the recently held World HRD Congress in Mumbai on February 2017 which had HR delegates from 131 countries. The award was in recognition of the excellent HR practices within the organization. Nearly 750 organizations across sectors participated and 75 made it to the final jury round. Omkar was ranked amongst the Top 50 “Dream Companies To Work for”. A remarkable achievement indeed.

CHRO Asia confers “Most Influential HR Leaders in India” award to Anil Noronha, Head Human Resources

Anil Noronha, Head Human Resources at OMKAR, was conferred “Most Influential HR Leaders in India” award by CHRO Asia at the recently held World HRD Congress in Mumbai on February 2017, which had top HR delegates from 131 countries. The award was in recognition of Anil’s industry contribution to the field of HR. In addition, Anil moderated a panel of several international professionals on the subject of “Re-Imagine HR – How to Enable Innovation and Business Success” and chaired several sessions for global coaching leaders during the 3-day international conference presented by leading media publication Times Ascent.



OMKAR EMPLOYEES AT SCMM 2017 DREAM RUN



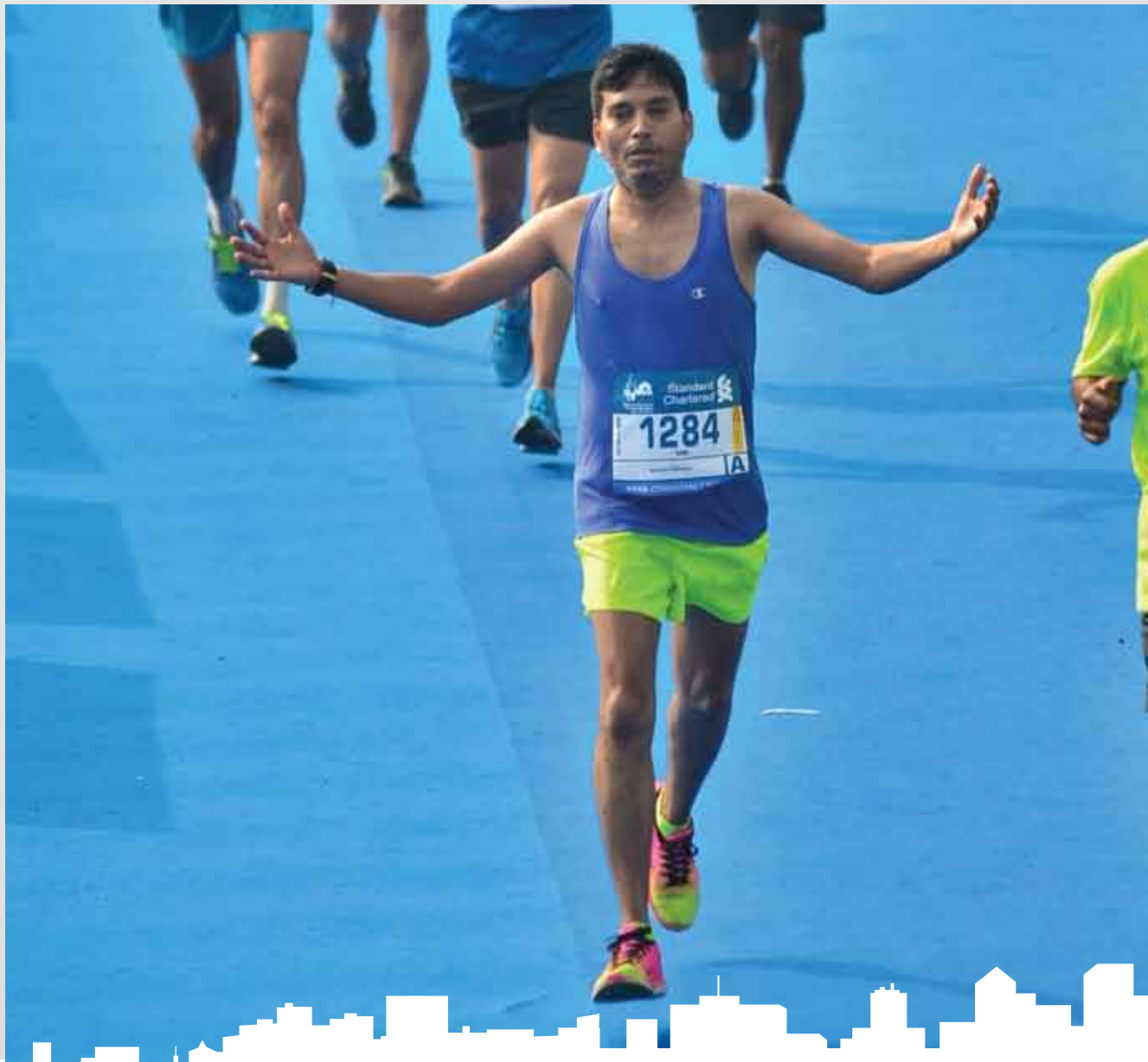
OMKAR EMPLOYEES AT SCMM 2017 DREAM RUN



OMKAR EMPLOYEES AFTER FINISHING HALF MARATHON AT SCMM 2017



SURESH RATHOD COMPLETING THE FULL MARATHON AT SCMM 2017



OpenTable 2016: Leading the Future Workshop for Senior Leadership and Management

The first week of September witnessed OpenTable 2016, an offsite conclave, where the senior leadership team along with company management came together to deliberate and chart out future long-term goals. The 3-day event held at Hua Hins, an exotic seaside resort in Thailand, while being a stress buster also ensured in-depth bonding amongst the team and ended with crafting of a unified vision for Omkar.

OpenTable 2016 was followed by a series of residential teaming workshops in Mumbai during January 2017, the aim of this programme was to bring the management team and key people together to drive greater collective ownership in the organization. It was initiated with the intention to understand the organization's vision and create better team bonding amongst various departments.



Alta Monte UP THE RAMP



Omkar Alta Monte, western suburbs largest luxury gated community and host to tallest habitable structure in city's suburbs unveiled a 500-meter long private elevated ramp with modular construction for its residents on March 15th, 2017.

The elevated ramp running across all the four towers within the project complex provides easy and direct access to the western express highway also resulting in major traffic decongestion in the surrounding vicinity.

The certification and the third party verification of the ramp are done by Bureau Veritas Quality International (BVQI), an international certification.

Omkar Alta Monte is located right on the Western Express Highway. Has an uninterrupted view of the Sanjay Gandhi National Park. The much-talked about project is a well-planned gated community with plethora of luxury amenities, splendid view, direct access to Western Express Highway and shaping up to be a landmark project in the western suburbs.

Omkar Alta Monte offers hill-view habitable residences that start only at 130 ft. above ground level. This is a mini township with 1450 apartments; spread over 9 acres of land – the biggest in the vicinity. There are four towers with residential apartments from 1200 sq. ft. to a whopping 8894 sq ft (duplex) – wherein you get a choice of 2, 3, 4, 5 bedroom apartments and duplexes. It also has 7 levels of ample parking facilities with towers ranging from 45 to 55 floors.

Omkar's luxury developments are rejuvenating the micro markets and ensuring a responsible eco sensitivity in its overall construction design.

CSR EVENTS BY OMKAR FOUNDATION

Omkar Foundation, the CSR arm of Omkar Realtors, continued to expand its target outreach in Mumbai and beyond, with able support of media communication.

The foundation through its 35 plus training partners offered over 150 skill development courses across 50 centers including community centers. It also offered scholarship up to Rs. 10,000 across all profiles and genders of youth to pursue these skill development courses successfully. The CSR team also organized health camps for about 3000 slum dwellers and signed up with The Union, GOI & USAid on –“TB-Free India” campaign.

The foundation hitherto focusing on urban communities under: Skill Development, Women Empowerment, Environment and Healthcare programs has now reached out to the tribal settlements around Mumbai. Over 400 smokeless eco-chulas (stoves) have been distributed to the adivasi community of Aarey colony – Goregaon, Thane and Kharghar. This environment-friendly stove uses 60% less wood, emits 70% less smoke and cooks food 50% faster. Thus protecting their health. These women now have the time for skill development initiatives too.

Employee Engagement programme was launched for the 1000 plus employee workforce:

A) “Gift a Skill” initiative: This fruitful initiative is a referral cum mentoring module whereby Omkar employees can sponsor youth for the skill development courses. Over 245 applications have been processed so far.

B) “Gift a Chula” initiative: Employees contributed over 400 Eco chulas for the tribal families.



ECO CHULA DISTRIBUTION



SKILL ORIENTATION SESSION



SKILL DEVELOPMENT PROGRAMME



SKILL DEVELOPMENT PROGRAMME



SKILL DEVELOPMENT PROGRAMME



omkar

PREMIER LEAGUE

















AWARDS AND ACCOLADES



Omkar 1973 Worli & Omkar Alta Monte were awarded the CIDC VISHWAKARMA AWARD 2017 for highest HSE standard operations of Category Code-I HSE for Health, Safety & Environment standards. On behalf of Omkar, Tajuddin Shaikh, AVP and Mohammed Harris, DGM, EPC received the award at the hands of Dr. P.S Rana, Chairman CIDC & Dr. Arijit Pasayat, Hon. Justice of Supreme Court of India (blue suit) at India Habitat Centre, New Delhi on March 7th, 2017.



World Records India awarded Omkar with a trophy and certificate for creating a record by razing 851 slum tenements on a single day on 25th November, 2016 near Dhobi Ghat, Mumbai, also popular globally as the world's biggest laundromat.



Omkar 1973 Woril won the 'Sword of Honour Award for 2016' for being rated 99.65% in 'Five Star Health and Safety Audit' among the world's best by the British Safety Council, held at Drapers' Hall in the City of London, United Kingdom on 25th November, 2016.



Mr. Babulal Varma, MD, Omkar receiving the Best Super Luxury Residential Development Award from Mr. Prakash Mehta, Maharashtra State Minister for Housing at the Times Realty Icons Awards 2016 held on September 14th at St. Regis in Mumbai.



Aakash Taneja, company representative, Omkar, received the CSR Initiative of the year award 2017 at 9th Annual Estate Awards 2017 held on 28th January at Hotel Pullman, Aerocity, Delhi.



Mr. Kamal Gupta, Chairman, Omkar, received the Construction Times CSR initiative of the year 2016 special recognition by Eknath Shinde, PWD Minister, State Government of Maharashtra, on 29th June, 2016 at Hotel Hyatt Regency, Andheri, Mumbai.



Mr. Babulal Varma, MD, Omkar received the Slum Developer of the year 2016 award from Chief Minister of Maharashtra Mr Devendra Fadnavis for progressive work done in the area of slum redevelopment in Mumbai at Navabharat Realty Business Achievers Awards & Summit 2016, held at St. Regis, Lower Parel, Mumbai on 24th October, 2016.



Mr. Vikas Gupta, Director, Omkar, received the award for 'Best SRA project of the year West region' (Alta Monte - Janubhoy Compound) at Midday Real Estate Icons Award 2016 at the hands of Mr. Prakash Mehta, Maharashtra State Housing Minister, on 18th December, 2016.



CELEBRATING TRENDS

It was a night of gumption, glory and of course glamour as the first ever ET Panache Trendsetter Awards 2016, which was held on October 14th at Trident, Nariman Point, honoured the young achievers who are trendsetters in their own fields. Omkar being the presenting sponsor, presented the Home Design Icon award to Sussanne Khan given away by company's Chairman Kamal Gupta.

Trendsetters from all over India walked the red carpet along with the sports and entertainment luminaries.

Some of the awards given were Trendsetting Idea to Team Indus, Trendsetting Entrepreneur to Vijay Shekar Sharma, Trendsetting Workplace Myntra, Trendsetting Cool to Sonam Kapoor etc. These winners were awarded by the titans like Kumar Mangalam Birla, Harsh Goenka, Vishwanathan Anand, Shikha Sharma, Nirav Modi etc.

A musical performance by Rhys Sebastian along with Shalmali Kholgade and dance performance by the Shiamak Davar troupe entertained the audience.



IN THE NEWS

RECOGNISING THE BEST IN REAL ESTATE

Offering bespoke sky bungalows

Times Realty Icons

Offering bespoke sky bungalows

Times Realty Icons, a part of the Times Group, has been honoured with the award for the best real estate company in the country. The award is given to the company that has shown exceptional performance in the real estate sector. Times Realty Icons has been recognised for its innovative approach to real estate, offering bespoke sky bungalows. The company has been successful in creating a unique and luxurious living experience for its clients. The award is a testament to the company's commitment to excellence in the real estate industry.

Times Realty Icons, a part of the Times Group, has been honoured with the award for the best real estate company in the country. The award is given to the company that has shown exceptional performance in the real estate sector. Times Realty Icons has been recognised for its innovative approach to real estate, offering bespoke sky bungalows. The company has been successful in creating a unique and luxurious living experience for its clients. The award is a testament to the company's commitment to excellence in the real estate industry.

HONOURING THE BEST IN MUMBAI'S REAL ESTATE

Times Realty Icons

Honouring the best in Mumbai's real estate

Times Realty Icons, a part of the Times Group, has been honoured with the award for the best real estate company in Mumbai. The award is given to the company that has shown exceptional performance in the real estate sector. Times Realty Icons has been recognised for its innovative approach to real estate, offering bespoke sky bungalows. The company has been successful in creating a unique and luxurious living experience for its clients. The award is a testament to the company's commitment to excellence in the real estate industry.

Times Realty Icons, a part of the Times Group, has been honoured with the award for the best real estate company in Mumbai. The award is given to the company that has shown exceptional performance in the real estate sector. Times Realty Icons has been recognised for its innovative approach to real estate, offering bespoke sky bungalows. The company has been successful in creating a unique and luxurious living experience for its clients. The award is a testament to the company's commitment to excellence in the real estate industry.

Living in Luxury

Like homes in India are evolving to an entirely different level

Living in Luxury

Like homes in India are evolving to an entirely different level. The article discusses the changing landscape of the Indian real estate market, focusing on the emergence of luxury homes. It highlights the increasing demand for high-end properties and the role of real estate developers in creating these exclusive living spaces. The article also touches upon the architectural trends and amenities that define luxury living in India.

Like homes in India are evolving to an entirely different level. The article discusses the changing landscape of the Indian real estate market, focusing on the emergence of luxury homes. It highlights the increasing demand for high-end properties and the role of real estate developers in creating these exclusive living spaces. The article also touches upon the architectural trends and amenities that define luxury living in India.

CONSTRUCTION ARCHITECTURE UPDATE

Elite Realtors of Maharashtra

Construction Architecture Update

This section features a collage of portraits of elite realtors from Maharashtra. The individuals are dressed in professional attire, representing the top talent in the real estate industry. The text 'Elite Realtors of Maharashtra' is prominently displayed, indicating the focus of the update. The collage is a visual representation of the success and expertise of these professionals.

This section features a collage of portraits of elite realtors from Maharashtra. The individuals are dressed in professional attire, representing the top talent in the real estate industry. The text 'Elite Realtors of Maharashtra' is prominently displayed, indicating the focus of the update. The collage is a visual representation of the success and expertise of these professionals.



સ્કિલ ડેવલપમેન્ટ કોર્સ

વરલીમાં એસઆરએની ભાડૂત મહિલાઓને ઓમકાર ફાઉન્ડેશન દ્વારા કુશળતા વિકાસ અભ્યાસક્રમ પૂરો કર્યા પછી જાહનવી રાઉબને હસ્તે પ્રમાણપત્રનું વિતરણ કરવામાં આવ્યું હતું.



વિક્રોહીતીલ હનુમાન નગરચા પુનર્વિકાસ એસઆરએકડૂનચ કરા!

મ્હાડા : અર્જદાર સહકારી સંસ્થેલા પત્ર

મુંબઈ : વિક્રોહી વાકેમટીક વેધાલ હનુમાન નગર પાલિકા સાથેના પુનર્વિકાસ સહકારી એકડૂન ચક્ર અમે વચ મ્હાડા પ્રમાણપત્ર વેધાલ અર્જદાર દેવદાસી સહકારી સંસ્થેલા પાઠકીલે અમે. આ જાણી સંધાવેલ જાણવા પુનર્વિકાસ જ્ઞાણને કરવાયો વીનંતી, સંસ્થેને લેલી હોતી. મોઘ તાલા પાઠકા દેલ મ્હાડાને સંસ્થેલા એસઆરએકડૂન પુનર્વિકાસ સહકારી સંસ્થેલા લેલી અમે.

પાસંદભાલ મ્હાડાવ્યા કુળી વિષયએ કાવેલેલી અધિકાર વાલી હનુમાન નગર સંસ્થેલા વચરી

પાસંદભાલે જાહે. ત્યાલ મ્હાડાને મટલપાઠમાલે ૩૨ (૫) વચલ સામન વિષયનુમાર મ્હાડાવ્યા અસિત્તલ અસલેલસ મંજૂર અસિત્તલેલીલ સાર્વિકદુષ્કા ટુરેલ ઘટલ, અલપ રૂપેલ નદ, વચલ રૂપેલ નદ, રૂપેલ રૂપેલ નદ ચાંબા મુલ વસાહતીલેલ ટુલા હમાલેલા પુનર્વિકાસ મ્હાડા પ્રમાણપત્ર કરેલ. સોઘતવ મ્હાડા અસિત્તલેલીલ મંજૂરમાલ મુલકાલીલ વિકાસ કરતા વેલી, વાલ સંધિલ તરવા હો. મળનાકુલ કિયા સોઘતવરવાલ હોમિડપટીમચી ભરલી જાતે. ત્યામુલે સામન

અલેલાનુમાર વા સંધેલા પુનર્વિકાસ હા ૩૨(૫) ભેળાલ હોલકાલે. ત્યાલ ૩૨(૫) હો સિત્તાવેલી જાણ હોપાલ નાહી. રૂપેલ નદ, વચલ રૂપેલ નદ, રૂપેલ રૂપેલ નદ ચાંબા મુલ વસાહતીલેલ ટુલા હમાલેલા પુનર્વિકાસ મ્હાડા પ્રમાણપત્ર કરેલ. સોઘતવ મ્હાડા અસિત્તલેલીલ મંજૂરમાલ મુલકાલીલ વિકાસ કરતા વેલી, વાલ સંધિલ તરવા હો. મળનાકુલ કિયા સોઘતવરવાલ હોમિડપટીમચી ભરલી જાતે. ત્યામુલે સામન



Midday in conversation with Mr Babulal Varma, Managing Director, Omkar Realtors & Developers Pvt Ltd.

Impact of demonetization on Mumbai's real estate
I welcome this decision but from market perspective it's too early to pass any conclusive judgment. However, in the context of Mumbai market, particularly Broad Omkar, the ratio of corporate sector category is very high which will not impact transactions.

For last of couple of years in Mumbai market, a certain fraction of prospective buyers have deferred their buying decision expecting prices to come down. This category will hold onto their decision for some more time in wake of demonetization but eventually come in to the market soon.

On redevelopment of the iconic Chhatrapati Shivaji Maharaj Vastu Sangrahalaya
Omkar is proud to be carrying out redevelopment of close to 5,000 families surrounding Chhatrapati Shivaji Maharaj Vastu Sangrahalaya.

The heritage site will not only remain intact but would have a very pleasant environment post redevelopment for towards visiting the same. For the first time in Mumbai, we witnessed a record voluntary fundraiser and raising of 800+ lakhs in a single day at Chhatrapati Shivaji Maharaj Vastu Sangrahalaya.

city stem-flow and a great metropolitan within reasonable time. The city's vast youth community is now showing higher degree of acceptance for the state government's SRA scheme; provided the developer has a good track record.

On its market leadership in SRA segment
Omkar Realtors has already rehabilitated close to 50,000 slum dwellers and is currently working on rehabilitating a 25-lakh strong community across multiple projects in the city. The key factors working in our favour are the brand reputation and high quality delivery in recent times.

On company's flagship projects Omkar 1773 World and Omkar Aha Naga
Both the projects have drawn excellent market response and heading towards completion in phases. In case of Aha Naga, Tower A has already been delivered earlier this year and it stands as the tallest habitable structure of south Mumbai. Early-2017 will see phase 1 delivery of our World project too.

Construction timeline and quality standards continue to be our key focus areas. In fact, our World project construction partner (LAT) last week received the most credible global acknowledgement for high-rise construction safety standards from British Safety Council in UK. We had joint representation of Omkar and LAT in London for the event.



Mr Babulal Varma, Managing Director, Omkar Realtors & Developers Pvt Ltd.

विक्रोली पार्कसाइट झोपू योजनेचा स्वरयविकास अराक्य

विशेष प्रतिनिधी, मुंबई

विशेषीय पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे. अलीकडे मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे. अलीकडे मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे.

४० टक्के झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे. अलीकडे मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे. अलीकडे मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे.

प्राधिकरणाकडूनही मागणी अमान्य

६ सतरा झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे. अलीकडे मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे.

अलीकडे मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे. अलीकडे मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे.

मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे. अलीकडे मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे.

‘धोबीघाट’ना रिडेवेलपमेन्टनी प्रक्रिया शरू थर्छ: कायापलट थशे ब्रिटीश शासनकाण दूरमियान बांधवामां आव्यो હતો



मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे. अलीकडे मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे.

मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे. अलीकडे मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे.

jayant.hawal@gmail.com
Twee: @JayantMT

वरळी १९७३, पॅरिस, मियामी



मुंबई : मुंबई टॉवर उभारण्याचा प्रयत्न आता अकार्यक्षम करण्यासाठी अर्पणामा स्थापना शैलीसाठी वापर करणाऱ्या विव्हागरी आता या टॉवरच्या नामकारणासाठी नव्या टेंड अगणत आहे. टॉवर ज्या अक्षांश आणि रेखांशावर उभा आहे तो आकाश, इमारतीची उंची, विभागाचा पिन कोड, ज्या स्थापना शैलीनुसार टॉवरचे बांधकाम असेल त्यानुसार रोमन, ग्रीक भाषे, ग्रीक देवतांची नावे आता या नव्या टॉवरच्या नामकरणेवर दिसत आहेत.

आलिशान टॉवरच्या नामकरणाचा आगळा टेंड

नोएडा, दिल्ली, बेंगलुरुही एका-एक सर्वोच्च टॉवर उभारण्याचे आदेश देऊन मुंबईलाही या स्पर्धेत सामील व्हावे लागेल असे म्हणत आहेत. त्यामुळे या भागात 'ग्रीड सॉफ्ट', 'स्वेटोने' असेही टेंड देण्यात येऊन टॉवर उभारले जातील.

हिरानंदानी ग्रुपचा पुढाकार कोकणात वरील, पोरबंदर, मुंबई, अहमदाबाद, कोलकाता, चेन्नई, बंगलुरु, मुंबई, पणजी, वगैरेह ठिकाणच्या टॉवर उभारण्याचे आदेश देऊन मुंबईलाही या स्पर्धेत सामील व्हावे लागेल असे म्हणत आहेत. त्यामुळे या भागात 'ग्रीड सॉफ्ट', 'स्वेटोने' असेही टेंड देण्यात येऊन टॉवर उभारले जातील.

एसआर के तहत सैगा विक्रोली पार्कसाइट झोपडपट्टी का पुनर्विकास

मुंबई : विक्रोली पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे. अलीकडे मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे.



मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे. अलीकडे मुंबईमध्ये पार्कसाइट प्लानिंगला लागू झाल्याने मुंबईमध्ये १२,५०० झोपडपट्टीच्या पुनर्विकासाचा प्रारंभ झाला आहे.

Celebrities stay old school, stick to real estate

Old money and first town home still prefer to invest in new homes rather than financial assets.

BY MONA KAPLAN
@monakaplan

For the first time in decades, a new wave of celebrities is flocking to the real estate market. The old money and first town home still prefer to invest in new homes rather than financial assets.

Though much celebrity attention has been focused on the real estate market, the old money and first town home still prefer to invest in new homes rather than financial assets.

Though much celebrity attention has been focused on the real estate market, the old money and first town home still prefer to invest in new homes rather than financial assets.

800 slums razed for Dhobi Ghat facelift

AGE CORRESPONDENT
MUMBAI, NOV. 25

Nearly 800 slums were demolished within a single day on Friday with Mahalaxmi's iconic Dhobi Ghat all set for a makeover through SRA (slum rehabilitation) project. Once the project is complete, residents who were earlier living in 180 square feet dwellings will now get bigger, 298 square feet tenements.

The century-old Dhobi Ghat, the world's largest outdoor laundry and a popular tourist attraction, has about 5,000 slum tenements housing over 25,000 people. Of these, 4,000 families have given their consent for redevelopment to Omkar Realtors & Developers.

The redevelopment plan includes rehabilitating the slum dwellers and refurbishing the open laundry, which is a heritage structure. The project will be implemented on 14 acre of Dhobi Ghat land which houses 13 societies. Of these, 800 slums at Sane Gaurji Nagar were demolished on Friday. Around 1,500 slums in the neighbouring Sai Baba Nagar have already been razed.

The Dhobi Ghat redevelopment project involving seven acres of land will cost around ₹7,000 crore. About 15 to 20 per cent land will be



The slums that were demolished at Mahalaxmi on Friday.

—DEBASISH DEY

handed back to the state in the form of recreational ground (RG) while the rest will be used as sale component. "Every family has been paid an entire compensation amount of ₹15,000 per month till 2018, when the project is expected to be completed. The remaining families are stuck in eligibility, family disputes etc," said a spokesman from Omkar Realtors.

Omkar Realtors executive director Kaushik More assured that the SRA development will not hamper the

heritage site of Dhobi Ghat which houses 731 washing pens and flogging stones. "The stones" washing area will remain untouched and the dhobi community will conduct their routine activities without any disruption," he said.

Meanwhile, local resident Shrinivas Satta (38) said redevelopment will benefit people living in small houses in the neighbourhood. "For years, we have been living in small houses in chawls, but we will now move to a bigger house."

TOURIST DRAW

Dhobi Ghat, located in the heart of city, was created during the British era. The services on offer include washing, drying, ironing, dyeing and transportation of clothes/linen etc. A part of the new generation has moved away from the traditional business but resides in the same place as they are part of the families that have been staying here.

धोबी घाट का होगा कायापलट

एजेंसि रिपोर्टर • मुंबई

विजय की राखी बड़ी खुशी लींग्गी में ये एक मुंबई का धोबी घाट 'पेपरवॉल' के लिए एक खास आकर्षण बन चुका है। धोबी घाट में अब एक बड़ा परिवर्तन होने वाला है। अब इसका पुनर्विकास होगा। धोबी घाट में लगभग 500 झोपड़े हैं। इनमें से 1,500 झोपड़े हटाय जा चुके हैं और मुंबई को 850 अन्य झोपड़े छोड़ देने की संभावना है। पुनर्विकास योजना में झोपड़ाधारियों का सुवर्ण और ओपन लैन्डिंग शामिल है, जो एक-सुई में ज्यादा दुर्गम और मुंबई की हेरिटेज है।



अंजोर्जे ने बनाया था धोबी घाट

इस धोबी घाट को अंजोर्जे प्रशासन ने बनाया था। जिसमें अंजोर्जे की हिंदू पुरा। अंजोर्जे देव और साधन की चौकी शामिल थी। अब तक कहा जाता है कि इसी खुले में लगे हुए झोपड़े की सुविधा की वजह से, जिसे अब सारा जवाबदार तरीके से विकसित हो गया था। धोबी घाट मुंबई के अंदर से रिपन अस्टेट के डिजाइनर अभिषेक है। यह महामनी देवरी बटेरन के पास स्थित है। यहां से देवरी और अंजोर्जे साधन गंगा निकलता है।



सहमति का दावा

यहां का पुनर्विकास करने की जिम्मेदारी देने वाली ओम्कार रीटोर्स और डेवलपर्स के अनुसार धोबी घाट के पुनर्विकास में बराबरी कीमत बने जगहों। विकास में पहले आवश्यक रिपन कोर्टोर्ड के बंद होने से इस हेरिटेज स्थल को बचाना मिला। इसके लिए 3,500 डॉलर/वर्गमीटर से सहमति प्राप्त की गई है।

धोबी घाट है खास

धोबी घाट मुंबई के अंदर सबसे पुराना एक ऐसा स्थान है, जो सारा ही नहीं देर भर में चलता है। अपनी खोलीयता की वजह से यह एक हेरिटेज बन गया है। मुंबई पुराने के अंजोर्जे से बने सारे सैली-विदेशी कोलोन धोबी घाट को देखकर भी मुस्की। कोलोन की लंबी विस्तार से भी धोबी घाट में अपनी बसनेवाली शुरू कराई है। जिनका बचान की सुरक्षा किशन जग में भी धोबी घाट का विकास होना चाहिए।

एक दशक पहले आया था प्रस्ताव

धोबी घाट के पुनर्विकास का प्रस्ताव एक दशक पहले आया था। इसी कारण के लिए कोलोनधारक विकास को नियंत्रित किया गया था। बहुत बड़े कोलोनधारक विकास के विकास अंजोर्जे में शुरू था। अंजोर्जे में शुरू होने वाली धोबी घाट को सारा का विकास था।

Dhobi Ghat gets a makeover, but retains original identity



Slums being demolished at Dhobi Ghat

under SRA scheme to Omkar Realtors & Developers, Mumbai's leading SRA developer. The project is dubbed as 'Dhobi Ghat 2.0'.

Yesterday around 800 slum houses located near the washing pens voluntarily handed over their hutments to Omkar, paving the way for the momentous SRA project. "Such a historic voluntary handover and razing of slum houses in Mumbai augurs well for city's redevelopment agenda and speedier implementation of redevelopment at Dhobi Ghat

in record time," said Kaushik More, Executive Director, Omkar Realtors & Developers. The redevelopment initiative under SRA scheme would not affect or hamper the heritage site of Dhobi Ghat holding 731 washing pens and flogging stones and a popular tourist destination. The stones washing area will remain untouched and the dhobi community will conduct their routine activities without any disruption, he added.

Omkar is also expecting that 1,000 slum tenement owners

A PERSONAL INITIATIVE FOR A BETTER LIFE

Over 25,000 dhobi community members, residents of around 5,000 tenements in the slums surrounding Dhobi Ghat came forward voluntarily to take forward this slum-free initiative.

out of the 5,000-figure during course of time would voluntarily come forward for the redevelopment initiative. However, this block of 1,000 tenements have currently no link to existing redevelopment initiative of Omkar.

58

TV NEWS









ONLY A FEW CAN ACHIEVE SUCH HEIGHTS.

9 CELESTIAL 5 BHK DUPLEXES

Not all are meant to live a life beyond the extraordinary. That's why, Omkar 1973 Worli has designed nine ultimate luxury duplexes exclusively for you. Mesmerising views of the sea, world-class amenities and crème de la crème personalities to hobnob with, makes this an obvious choice for you. Together with topnotch designers, architects and engineers, Omkar Realtors is proud to offer you the epitome of luxurious living.



W O R L I
CELESTIAL DUPLEXES

WORKING WITH THE BEST

DESIGN PARTNERS

Foster + Partners



ESPA



LDĀ DESIGN



MEDIA PARTNERS

L&K | SAATCHI & SAATCHI

MADISON
WORLD

INVESTING PARTNERS



INFRA PARTNERS





Head Office:

Omkar House, Off Eastern Express Highway,
Sion (E), Mumbai - 400 022.

Tel: +91 22 66254258, **Toll-Free:** 1800 212 8888.

Dubai Office:

3403, ASPIN TOWER, Sheikh Zayed Road,
Trade Center 1st - Dubai UAE.

Tel: +971 55704 8955.