

DHAWAL DESHMUKH DESIGNER'S

ARCHITECTS & INTERIOR DESIGNER'S

"39, SAPRE HOUSE,ASHOKNAGAR, RANGE HILL ROAD, PUNE 411007

TEL : +91 9960969992 , EMAIL : dhawal.designer@gmail.com

DESIGN ANALYSIS

Redevelopment tenders for Dr. V. N. Shirodkar Co-Op Housing Society, CTS No. 2712D/1, Sr. No. 134-2/1, Near Bhosalenagar, Range Hills, Ganesh Khind, Pune 411007.

Sr. No.	DISCRIPTION	FORTUNE DEVELOPERS	COMMENTS	NIRMANS DM VENTURES LLP	COMMENTS	CONCLUSION
PLANNING						
1	BLDG.	2 TOWERS B+P+10 FLOORS	PRACTICAL PLANNING	1 TOWERS B+P+10 FLOORS 1 TOWERS B+P+6 FLOORS	NON PRACTICLE PLANNING	SK is better
2	COMPLETION	30M+6M	36 M IN TENDER	36 MONTHS	IN TENDOR 30M SHOWN INCREASED 6M	EQUAL
3	PLAN	BUTTERFLY SHAPE PLAN	3 SIDE OPEN FLAT	TWO LEVEL BOX PLANNING	LESS AMENITYS THAN SK	SK is better
4	FLAT LAYOUT	DESIGNED AS PER 65% ADDITIONAL AREA	YES	DESIGNED AS PER 65% ADDITIONAL AREA	YES	EQUAL
5	FLAT ALLOTMENT TO MEMBERS	ALTERNATE FLOOR COMMITED	50-50% RATIO	MEMBERS DID NOT LIKE THE PLANNING	CHOICES NOT MENTIONED	
6	RECREATIONAL FLOOR	PROVIDED	GOOD AMENTIES	50% PROVIDED	AREA IN ONE TOWER	SK is better
7	RAMP	STRAIGHT RAMP IN MARGIN	IN AND OUT RAMP SEPERATE	NOT SHOWN	BASEMENT PLAN NOT SHOWN	SK is better
8	LIGHT AND VENTILATION	ALL FLAT HAVE ENOUGH LIGHT AND VENTILATION	3 SIDE ARE OPEN	COMPROMISED LIGHT AND VENTILATION	1 OR 2 SIDES ARE OPEN	SK is better
9	SERVICES	AREA ALLOTED	CONSIDERED	AREA ALLOTED	CONSIDERED	EQUAL
10	VASTU	MIGHT AFFECT DUE TO BUTTERFLY SHAPE	ENTRIES ARE GOOD	2 FLATS HAVE TOILETS IN NORTH EAST CORNER	ENTRIES ARE GOOD	EQUAL
11	BASEMENT	PROVIDED	SHOWN IN PRESENTATION	PROVIDED	NOT SHOWN IN PRESENTATION	EQUAL
ELEVATION						
8	BUIDING ELEVATION	GOOD, MODERN STYLE	BUILDING CONNECT ON TOP FLOOR	NOT APPEALING ,BOXY	TRIED TO ENHANCE WITH PLANTATION POCKETS (BIOPHYLIA)	SK is better
9	FLOOR HEIGHT	IN DRAWINGS 3.00M INTERNAL (9'10")	VERBALLY COMMITED 10'6" FLOOR TO FLOOR	NOT SHOWN IN PPT	VERBALLY COMMITED 10'6" FLOOR TO FLOOR	EQUAL
10	AMENITY FLOOR HEIGHT	3.15M EXTERNAL (10'4")	AMENITY HEIGHT NEED TO INCREASE	NOT SHOWN IN SECTION	NOT SHOWN IN SECTION	EQUAL
11	BLDG. HEIGHT	39.00M	39.00M WITHIN 42M CAP AS PER RULE	NOT CLEARLY MENTIONED	NOT CLEARLY MENTIONED	EQUAL

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AMENITYS						
	TYPE	IN TENDER	IN PRESENTATION	IN TENDER	IN PRESENTATION	CONCLUSION
14	PARTY LAWN	YES	-	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better
15	ROOF TOP GARDENS	SHOWN IN PPT	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	SHOWN IN PRESENTATION	EQUAL
17	TEMPLE	YES	Temple at North East corner	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better
	GRAND ENTRANCE LOBBY	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	SHOWN IN PRESENTATION	EQUAL
	INTERACTIVE SEATING SPACES	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	SHOWN IN PRESENTATION	EQUAL
	SEATING COURT	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	SHOWN IN PRESENTATION	EQUAL
	INDOOR GYM	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	SHOWN IN PRESENTATION	EQUAL
	INDOOR GAMES ROOMS	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	SHOWN IN PRESENTATION	EQUAL
	JOGGING TRACK	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better
	MULTIPURPOSE HALL	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better
	KIDS PLAY AREA	YES	AT GROUND FLOOR	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better
	ACCUPRESSURE WALKING PATH	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better

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	YOGA DECK	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better
	WORK FROM OFFICE WITH CAFETERIA	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better
	GAZEBO DECK	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	SHOWN IN PRESENTATION	EQUAL
	LOUNGE AREA	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	SHOWN IN PRESENTATION	EQUAL
	EPDM RUBBER FLOORING IN CHILDRENS PLAY AREA	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better
	SENIOR CITIZEN PARK & YOGA LAWN	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better
	JOGGING TRACK	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better
	READING AREA & LIBRARY	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better
	LAWN	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT CLEARLY MENTIONED	SK is better
	SKY DECK	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	SHOWN IN PRESENTATION	EQUAL

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SERVICES						
	GAS LINE PROVISION	WILL PROVIDE ASSISTANCE		WILL PROVIDE ASSISTANCE		EQUAL
	TRANFORMER	YES	COMMITTED	NOT MENTIONED IN TENDER	COMMITTED	EQUAL
	LIFT	1 PASSANGER + FIRE	NEED 1 MORE	2 PASSANGER + FIRE	SHOWN IN PRESENTATION	Nirman is better
	GENSET BACKUP FOR LIFT, COMMON LIGHTING & WATER PUMP & E-VEHICAL CHARGING POINTS	YES	COMMITTED	NOT MENTIONED IN TENDER	COMMITTED	EQUAL
	SOLAR WATER HEATER SYSTEM	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	COMMITTED	EQUAL
	MOBILE APPLICATION SECURITY	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT MENTIONED IN PRESENTATION	SK is better
	ONE TOILET GROUND FLOOR	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT MENTIONED IN PRESENTATION	SK is better
	RAINWATER HARVESTING	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT MENTIONED IN PRESENTATION	SK is better
	PIGEON NET	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT MENTIONED IN PRESENTATION	SK is better
	SOLAR PV PANELS	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	SHOWN IN PRESENTATION	EQUAL
	HIGH SPEED LIFTS	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	SHOWN IN PRESENTATION	EQUAL
	DIGITAL SECURITY SYSTEM	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT MENTIONED IN PRESENTATION	SK is better
	FIRE FIGHTING SYSTEM	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT MENTIONED IN PRESENTATION	SK is better
	E-VEHICLE CHARGING POINT FACILITY	YES	SHOWN IN PRESENTATION	NOT MENTIONED IN TENDER	NOT MENTIONED IN PRESENTATION	SK is better