

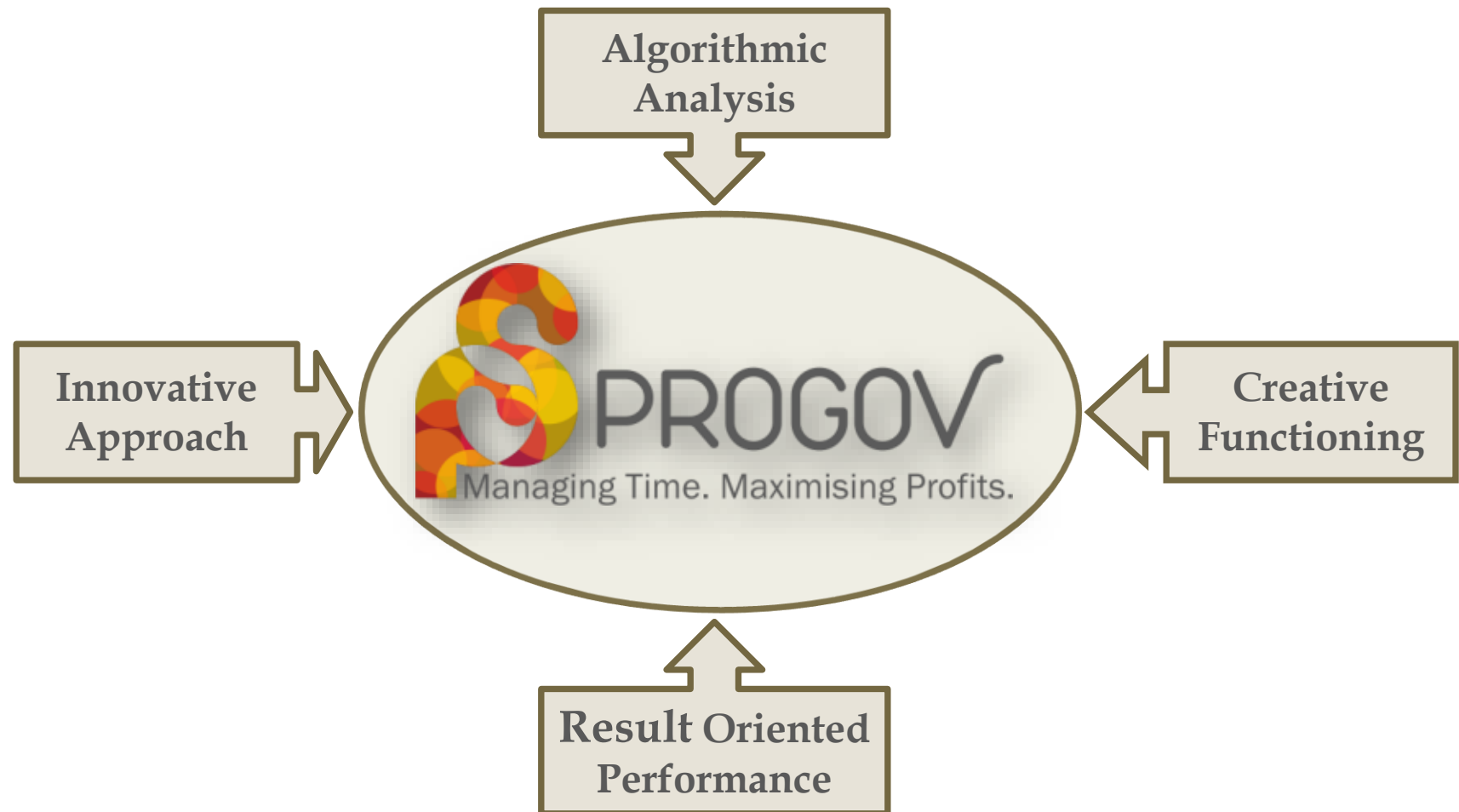


PROGOV

Managing Time. Maximising Profits.



Stake Holder Management, PMC & Architects



Company Profile

Progov Solutions is professional services firm offering its analytical expertise in the real estate industry.

- ✓ It facilitates creating a robust Project Governance Framework for the entire project life cycle involving multiple services and agencies.
- ✓ It monitors and analyses the ethical and effective implementation of the core functions of all the stakeholders.
- ✓ Progov, having its Head Office in Mumbai, is dedicated to the process of developing creative and compelling solutions that solve crucial problems.
- ✓ This process is an integral part of translating our stakeholders needs, desires and expectations into effective, functional and aesthetic solutions.
- ✓ It believes in acting as a partner of all its clients that truly understands their business and project needs.

Vision

To be the preferred project governance consultants for large-scale real estate and infrastructure projects

Mission

To deliver analytical, strategic, innovative services and solutions to the global real estate and infrastructure sector

Our Team



Nikhil Dikshit, Architect, 22 years of experience in Master Development and City Planning



Vilas Dikshit, Architect, 42 years of experience in Master Development and City Planning



Prajakta Shringarpure , Architect, 17 years of experience in Sustainable Planning and Development



Jitendra Samant, Architect , 26 years of experience in Real Estate and Project Management

Our Team



Madhav Bhagwat, IIT. Graduate, 14 years of global experience in Infrastructure and Project Management



Pradeep Mundra, MBA , 10 years of experience in Financial Structuring and Project Management.



Ravindra Bapat, 18 years of experience in Marketing and Business Development

Our Team



Kamruz Khan, B.E Civil, 07 years of experience in Project Execution and Project Management



Priya Sheth, B. Arch , 03 years of experience in Designing & Execution.



Siddhika Thakur, B. Arch, 02 years of experience in Designing & Execution.

✓ **Due Diligence and Pre-Acquisition Evaluation**

We at Progov, provide technical as well as financial feasibility, buildable analysis include best use of site, demand supply and growth corridor analysis, create a business plan, and go one step further to provide and help in negotiation and acquisition.

✓ **Project Management & Development**

Progov offers construction management services covering all elements of a project, and offers its services to esteemed clients in assisting them in a more professional manner with special emphasis on effectively managing the Projects with respect to estimated cost and delivery schedule. We design the business plan and review them periodically and proactively help the client in identifying and mitigating the risks involved in the project.

✓ **Fund Raising & Financial Advisory**

Any real estate project big or small require adequate amount of capital for its commissioning We help in raising the required Debt and Equity funding for all kinds and at different stages of projects. We also assist in sourcing the right partner for client's project. Being Progov as a partner, the client will get optimized returns, enhanced operational efficiencies and sustained cost leadership. We travel an extra mile with the client to assist in mitigating risks that affect investor returns and also provide exit strategies whenever necessary.

✓ **Architectural Design Services**

We have expertise in affordable housing, medium segment and high-end Architectural Design Services. Not only design but we also help in Compliance and Document Management. Our centre of attention is always on the quality, innovation and sustainability of Architectural designs.

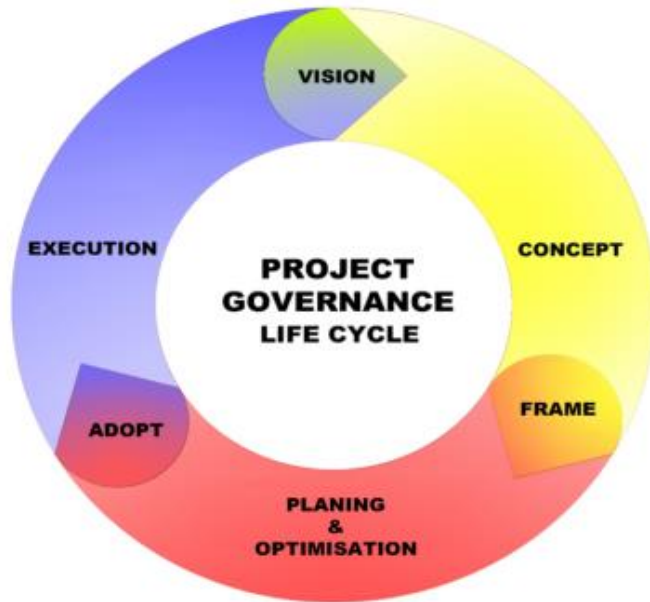
✓ **Stakeholder Management**

Stakeholder Management offered by Progov Solutions applies technology solutions to create a single dashboard for collaboration and coordination with all such stakeholders. The aim is always to provide fully integrated consultancy services from inception and through handing over, and deliver a superior product that is in line with the client budget, schedule and expectations, as well as global industry standards.

✓ **Master Planning Services**

Our master plans provide a comprehensive look at where an organization is today and what it's going to take to make its ideal future a reality. Our services include Visioning, Strategic Planning, Feasibility Studies and Site Assessment, Destination Branding and Marketing, Urban Regeneration and Site Development Work, Urban Design Frameworks, Design Guidelines, Planning Regulations, Planning Applications, Peer Reviews, Sustainability Framework, Consultation and Community Engagement.

Project Lifecycle



Progov Solutions offers its professional services and analytical expertise to global real estate and infrastructure projects. It, as the name depicts, facilitates creating a robust Project Governance Framework involving multiple services and agencies worldwide.

6 D's of Project Life Cycle



Our Associates



RCC CONSULTANT

: Mahimtura Consultants

: Allied Consultants

: Frames Consulting Engineers

: Umesh Joshi

MEP CONSULTANT

: Dynamics Engineering

BIM CONSULTANT

: Bim Studio

LIASONING CONSULTANT : Shilp Associates (For MHADA)

: Sai Consultants

: Redkar & Redkar Associates

Our Clients



Our Social Initiatives in Cluster Redevelopment and Affordable Housing



'LET'S REBUILD THE ENTIRE VICINITY'

Nikhil Dikshit, Co-founder & CEO, Shilp Associates, sheds light on the long-term benefits of the cluster redevelopment policy, which remains the need of the hour

COULD YOU ELABORATE ON THE NEW CLUSTER REDEVELOPMENT POLICY?

The new cluster redevelopment policy for Mumbai is quite much-awaited as it applies even to suburbs. We have always been advocating for such a policy to be in place. The new cluster redevelopment policy offers entitlement that are proportional to the size of proposed cluster – larger the cluster, better the entitlement you get. This would certainly encourage housing societies in the populous city of Mumbai to come together and go for cluster redevelopment to reap higher benefits. This policy would not just benefit those directly involved in a redevelopment project but also help resolve issues pertaining to Mumbai's infrastructure development and generation of affordable housing.

CLUSTER REDEVELOPMENT IS STATED TO BE THE ANSWER TO THE GROWING HOUSING DEMAND IN MUMBAI. HOW DOES IT SUITABLY ADDRESS THE AFFORDABLE HOUSING SEGMENT? Mumbai has always witnessed huge influx from across India for various reasons. Consequently, there has always been a shortfall of affordable housing in the city. This ultimately resulted in mushrooming of slums across the city as it's the only affordable alternative. A few decades ago, the state government established Housing Board, nowadays known as MHADA, with the prime objective of providing affordable housing. However, it could never match the ever-increasing housing demand. Last year, MHADA declared its new policy that encourages cluster redevelopment on the land owned by it. With this policy, MHADA has ensured generation of affordable housing for all strata of the society.



WHAT ARE THE POSITIVE ASPECTS AS PER THE NEW REDEVELOPMENT POLICY, FROM THE BUYERS AS WELL AS DEVELOPERS' PERSPECTIVES?

In my opinion, this cluster redevelopment policy, benefits many stakeholders in redevelopment. The government offers different benefits to a developer, either against premium or advantages in planning. Besides this, the developer gets bigger and better land area to plan. Such benefits offered by cluster redevelopment policy might allow the developers to bring down the sale rate in these projects. Not only the buyers but also the original residents in such redevelopment project get to enjoy better infrastructure and amenities.

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WHAT ARE THE PLUS POINTS THAT SHILP ASSOCIATES BRINGS TO THE TABLE WHILE DEVELOPING SUCH A PROJECT? As I said earlier, I support cluster redevelopment because I am myself convinced by the benefits it offers. If we adopt cluster redevelopment across Mumbai, it will significantly help to change the infrastructure in Mumbai and at the same time make available affordable housing to all. Till date, I have made various presentations to the state Govt. and its concerned departments to promote cluster development. And I feel proud to tell you that Shilp Associates, as a PMC, is already part of few proposed cluster redevelopment projects in Mumbai. Of these projects, cluster redevelopment at MHADA's Abhyuday Nagar layout located at Kalachowki, Mumbai is certainly going to be a role model in this direction.

I would like to tell everyone only one thing... Don't just think to redevelop your housing society building, let's rebuild the entire vicinity!



'Generation of affordable housing is a basic need'

Nikhil Dikshit, Partner, Shilp Associates, provides perspectives on cluster redevelopment in Mumbai and its impact on social infrastructure

Given the rising property values and growing emphasis on lifestyle-oriented luxury projects, how would you describe the need for making affordable housing available in a metro like Mumbai? In a metropolitan city like Mumbai there is a high migration rate with advanced lifestyle. Lack of affordable housing will result in the rise of slums and unorganized housing of inferior quality. This will impact purpose and strategies of the urban development of government and corporation, which may promote the unorganized housing sector. So, I think the generation of affordable housing is a basic need in city like Mumbai.

With the demand-supply gap widening each day, are sustainable measures becoming the need of the hour in cities like Mumbai? Government is introducing so many policies of townships, which will generate affordable housing by default. As per my opinion, government and corporation need to seek on practical views and feasibility on such projects. Feasible calculations will reduce the gap between the demand and supply.

What is your opinion regarding the present government's views for cluster development? Do you see this concept facilitating a solution for some of the city's housing requirements? The government introduced cluster policies for MHADA layouts as well as cluster development policy for the whole of Mumbai. I appreciate such introduction, which may help the development of the infrastructure of the city and organized development of housing by way of redevelopment. This in turn may help achieve some of the city's requirements to a certain extent.

What will be the social impact on infrastructure due to cluster development? Cluster redevelopment is the only solution, which may help the development of Mumbai city infrastructure by way of cluster development, so can propose widening of the narrow roads and can look forward to improvement in the drainage facilities, increasing the adequacy of water supply as well as re-organizing the traffic and parking issues in Mumbai.



What are the projections of MHADA for development of affordable housing? How can these be achieved? What are the focus aspects? The new policy of DCR 2015 for development of MHADA layout in promoting cluster development which may result in the generation of affordable houses. The same promotion is done by Cluster Policy of DCR 2015. Also, MHAF has provided schemes in CRZ which can be developed after 20% stake to MHADA. As a result of all of these policies and schemes, MHADA will be in a position to generate more and more affordable houses for the lower and middle income groups. As per our opinion the Government needs to provide subsidies in construction material and processes for effective generation of low cost houses.

Incentives like FSI have been provided by the government for rehabilitating residents in the same place, not for making a higher amount of profit.

Projects that were built on government land about 40-50 years back are in need of rejuvenation. The government needs to take initiative for betterment of townships. If we talk about redevelopment, it matters because we will never again get a chance of reworking and replanning of the city. Our city should have a proper plan, which was lacking earlier. While there is literacy there is not much awareness about redevelopment scope. The government has already defined norms and everyone should follow them. Members should be aware of the latest information. People should opt for cluster redevelopment as they can get more area.



NIKHIL DIKSHIT, Architect

Our Initiative In The Self Redevelopment



Project Management Consultancy

(Consultant to Co-operative Societies for Redevelopment project or Self-Redevelopment project)

Our Project Management Consulting services consist of an array of advantages applied to projects throughout the project cycle. Our project and construction managers get engaged in the project early on during design phases. The aim is always to provide fully integrated consultancy services from inception and through handing over, and deliver a superior product that is in line with the Client budget, schedule and expectations, as well as industry high standards.

We are appointed professionally by many more cooperative societies as Project Management Consultants/Architect for preparation of Feasibility Study, Sensitivity Analysis & for direction of procedure suggested by Govt. in GR.



Some Of Our Redevelopment Projects – In Process



OUR SELF REDEVELOPMENT PROJECTS

1	Chaitanya CHSL , Vile Parle East (Plot Area Approx. 475 SqM.), Members: 12 Nos.
2	Durganiwas CHSL, Goregaon East (Plot Area Approx. 470 SqM.) Members: 12 Nos.
3	Ramvijay CHSL, Charkop (Plot Area Approx. 750 SqM.) Members: 18 Nos.
4	Virupaksha CHSL, Vile Parle East (Plot Area Approx. 475 SqM.) Members: 12 Nos.
5	Manali CHSL, Vile Parle East (Plot Area Approx. 1200 SqM.) Members: 28 Nos.
6	Indrasukh CHSL, Versova (Plot Area Approx. 3150 SqM.) Members: 47 Nos.
7	Sangam CHSL, Khar West Plot Area Approx. 670 SqM.) Members: 20 Nos.

OTHER REDEVELOPMENT PROJECTS

1	Nishigandh CHSL, Dadar West (Plot Area Approx. 475 SqM.) Members: 12 Nos.
2	Hill Road CHSL, Bandra West (Plot Area Approx. 3000 SqM.) Members: 38 Nos.
3	Andheri Sarabjit CHSL, Andheri East (Plot Area Approx. 6000 SqM.) Members: 73 Nos.
4	Borivali to Andheri (Approx Area: 10,000 SqM.)
5	Andheri to Bandra (Approx Area: 4,000 SqM.)
6	Nahur East, Plot area Approx 8,000 SQM
7	Cluster Redevelopment, Thane- West, Plot Area Approx 5 Acres

Some Of Our Redevelopment Projects – In Process



**CHAITANYA CHSL, VILE PARLE (E)
GROUND + 6**



**VIRUPAKSHA CHSL, VILE PARLE (E)
GROUND + 5**

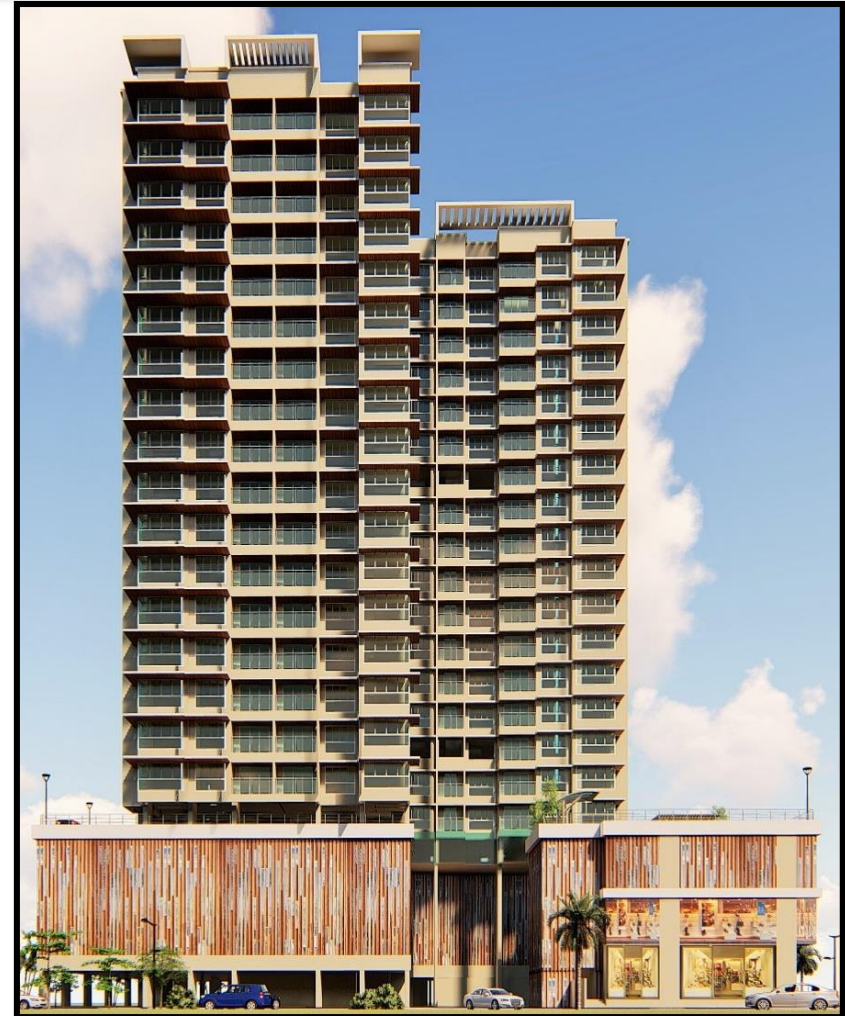
Some Of Our Redevelopment Projects – In Process



**CHARKOP RAMVIJAY
CHSL, KANDIVALI (W)
GROUND + 18**



Some Of Our Redevelopment Projects - In Process



**Indrasukh CHSL, Four Bungalows, Andheri (W)
GROUND + 17**

Some Of Our Redevelopment Projects – In Process



NISHIGANDH CHSL, DADAR (W), STILT + 13



DURGANIWAS CHSL, GOREGAON (E), STILT + 9

Some of our Appointments - Project Management Services (Shilp Associates)



Sr. No.	PROJECT	PLOT AREA (Sq. Mtr.)
1	Abhyudaya Nagar, Kalachowki	1,38,960.00
2	MIG Adarsh Nagar Worli	17,615.00
3	Anand Nagar Om CHS, Santacruz	16,013.00
4	Shivaji Nagar Shree Ganesh CHS Worli	2862.00
5	Snehanjali CHS Oshiwara	3,035.00
6	Shivaji Nagar Shiv kiran CHS Worli	2,757.00
7	Kailash CHS, Ghatkopar	2,435.00
8	Jaykar Smruti CHS, Goregaon	4,779.00
9	Park View, Garden View, Varun CHS (Cluster), Oshiwara	3,696.00
10	Satpuda CHS Oshiwara	1,311.00
11	New MIG Colony, Bandra (E)	2,116.00
12	Saptashringi CHS, Bandra	1,018.00
13	Jeevandham CHS, Andheri (E)	1,208.00
14	Surabhi CHS, Ghatkopar	1161.00

Some of our Appointments - Project Management Services (Shilp Associates)

Sr. No.	PROJECT	PLOT AREA (Sq. Mtr.)
1	Shivshahi CHS, Worli	12,325.78
2	M. A. High School, Andheri w	10,184.00
3	UTI Employees, Oshiwara	8,003.00
4	MIG Group VI, Bandra	6,145.00
5	Dineshkunj CHS, Goregaon	2,104.20
6	Shanti Sadan, Kher Nagar	1,960.09
7	Ambedkar Bhavan, Dadar	1,949.84
8	Teachers Colony, Bandra	1,839.44
9	Shri Sai Krupa, Goregaon	1,630.00
10	Abhijat CHS, Kher Nagar	1,618.75
11	Surabhi, Pant Nagar	1,611.00
12	Visovani, Goregaon	1,452.71
13	Kalabharati CHS, Chembur	1,447.00
14	New Subhash Nagar, Goregaon	1,446.87
15	Sarvodaya CHS, Goregaon	1,399.05
16	Vrindavan CHS, Goregaon	1,386.86
17	Satpuda CHS, Oshiwara	1,311.00
18	Shivprerana CHS, Worli	1,308.52
19	Ekta Niwas, Nirmal Nagar	1,022.00
20	Namrata CHS, Goregaon	833.95
21	DharamBhaskar CHS, Pant Ngr	827.09
22	Shri Krupa, Nirmal Nagar	817.00
23	Gurukrupa CHS, Goregoan	815.97
24	Om Trupti, Pant Nagar	812.00
25	Tri-Ratna, Nirmal Nagar	811.00
26	Manishapurti CHS, Goregaon	748.99
27	Chaitra CHS, Andheri W	677.33
28	Khar Consumer CHS, Khar	635.35
29	Matruchaya CHS. Andheri W	499.40

MHADA Housing Layouts

The erstwhile Mumbai Housing and Area Development Board was restructured by a Government Resolution dated 5.11.1992 and split into three separate Boards viz. Mumbai Housing and Area Development Board, Mumbai Building Repairs and Reconstruction Board and Mumbai Slum Improvement Board Under the Government Resolution No. 2679/B, dated 22.7.1992.

Today, MHADA coordinates and controls the activities of seven regional housing boards, setup for each revenue division in the state viz. Mumbai, Konkan, Pune, Nashik, Nagpur, Amravati, Aurangabad and two special purpose boards viz. Mumbai Building Repairs and Reconstruction Board and Mumbai Slum Improvement Board.

Our parent company, Shilp Associates have been appointed to revise some of its housing layouts in Mumbai. Our team also has sound knowledge about MHADA policies and relevant D C Rules.



International Business

- ✓ As a global stakeholder management company we are committed to being at the forefront of technology and innovation, delivering superior capability with maximized cost efficiencies. This includes our markets around the world where we continue to expand our international presence, strengthen our international partnerships and broaden our focus to one that is increasingly global.
- ✓ We help our clients improve, each step of the way. We offer the fact-based, analytical rigor of our consulting expertise and deliver technological and engineering skills to solve large-scale and complex operational challenges. We re-think, innovate, prototype, engineer, and provide services and solutions that meet our clients' requirements.
- ✓ Our success is measured by the success of our clients.

Philippines

- ✓ Progov Solutions has recently opened up its first international office in Philippines to work closely with the Government agencies on housing and infrastructure for dense urban areas.
- ✓ A Progov Solutions group company under the name of PS Strategic Planning & Consultancy, Inc. has recently been duly registered in Philippines. The company will be initially working on reorganising housing in the City of Pasay.



Switzerland

We have collaborated with Nuesch Development, Switzerland to promote and develop its innovative and smart cities concept of “2000 watt Smart City Initiative” for India.



Nuesch Development –
Switzerland
Sustainable Real Estate Master
Developer

www.nuesch.ch

Reference projects :

- 1) Tunisia Economic City
- 2) Curaçao Airport City
- 3) Green City Zürich

Collaboration areas:

- ✓ Swiss Resort , Pune
- ✓ Smart City Development, Pune,
Nagpur, Goa, Shimla
- ✓ Medical Hybrid City
- ✓ Sustainable Carbon Neutral
Development



Swiss 2000 Watt Smart City - PROGOV

- ✓ We are proud to assist the 2000Watt Smart City Switzerland work to build environmental friendly carbon neutral smart sustainable cities, as their India counterpart.
- ✓ Our Director Mr. Madhav Bhagwat is acting CEO of 2000Watt Smart City Switzerland
- ✓ Mr Madhav Bhagwat recently signed an MoU with Pune Metropolitan Region Development Authority to Develop Development Control Regulations for Pune Region to develop Carbon Neutral Clusters on behalf of 2000Watt Smart City Association, an Authorized body of Confederation of Switzerland.





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