

SPACES

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Chairman and MD joint Note

Great place to work

MD interview

Kaushik More interview

NGO Guest Column - HFH

Omkar SRA rehabilitation

The way we work

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EMPLOYEE CONNECT NOUEL INITIATIVES



omkar's very own stars

By Anil Noronha



We once again join all our customers, stakeholders and employees to share the company's insights and outlook through this latest edition of Spaces.

In this edition of Spaces, the 8th volume, we have focused on the Slum Rehabilitation (SRA) vertical which apart from forming the backbone of Omkar holds utmost relevance in shaping Mumbai's present and future. Under the theme "Spaces For All", we have touched upon the SRA's impact quotient on every citizen of this great metropolitan city and Brand Omkar's role in this socio-commercial endeavour.

Continuing our previous two volume series of highlighting the long-term employees, this edition looks back at the prideful journey of a select few. We also touch upon the recently introduced key HR initiatives which are designed to strengthen our employee connect as well as acknowledge the best performers from every department.

We also dwelve into our recent and ongoing market offerings spanning Omkar 1973 Worli, Alta Monte, Ananta, Meridia and The Summit which have drawn encouraging response in a highly competitive market scenario.

Lastly, we are proud to touch upon the fact that the brand was a recipient of multiple awards and recognition from credible forums in the areas of design, construction, SRA, CSR and luxury recently for its leadership quotient.

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

GREAT PLACE TO WORK

EMPLOYEE ENGAGEMENT SURVEY 2016

OMKAR participated in the annual employee engagement survey i.e. Great Place to Work® Trust Index conducted by Great Place to Work® Institute, India.

One of the most widely used employee survey tool globally, this assessment helps corporates to gain access to actionable insights and recommendations for creating and sustaining a great workplace.

Secondly, based on this assessment, Great Place To Work® Institute will consider OMKAR's application for its prestigious Annual Best Workplaces List. On a pan-India basis, the institute identifies and recognizes the best workplaces spanning over 800 organizations; making it the largest study of workplace cultures in the country.

The annual assessment exercise enables corporates to benchmark employee perceptions of their respective workplace environment with selected benchmarks from its industry segment and other verticals. This enables better appreciation of an organisations' strengths and identification of focus areas for improvement. The study also presents the key findings relating to how organizations are transforming their cultures to create a great workplace environment for their employees.

At Omkar, the survey was conducted in June 2016 with participation from more than 79% employees across various functions and their responses are currently being studied by Great Place to Work Institute.





OUR BRAND IS AIDING NUMBAI'S SLUM-FREE VISION



Nearly 13 years after foraying into Mumbai's realty vertical, Omkar Realtors has not only rehabilitated over 40,000 slum dwellers in Mumbai but strived to take on the leadership mantle by setting new benchmarks in the SRA vertical. The key personality behind this endeavour, 45-year young Babulal Varma, managing director of Omkar Realtors, shares the management outlook and vision on this front.

1) When you decided to get into SRA projects in the year 2003, many developers were not keen to foray in this segment because of its huge challenges. What prompted you to get into it?

When we started off, the company had limited capital and going for large parcels of open plots for construction would have meant major fund deployment and debts, which we never wanted. At that time, both top and second rank players were not keen to take up SRA projects. We sensed a good opportunity in smaller redevelopment project of just one or two buildings to begin with. Our thinking at that time was that smaller sized project would entail low risks and also work as a good platform for our entry into the Mumbai real estate market; particularly redevelopment space. Today, Omkar brand is engaged with over 2.5 lakh slum dwellers directly in some form or the other and a large volume of them are our de facto brand ambassadors at the ground level.

2) What were the initial challenges that you faced and how did you overcome the same?

We were foraying into an absolutely new business module which needed to be explored, learned, judged and then executed keeping the demands of the final users in mind. We were an unknown brand with no body of work in Mumbai. It was an uncertain and uphill task full of challenges and learning's. We played fair and square within the legal framework and sincerely worked on creating an environment of trust between us and the tenants who construed the weakest sections of our society.

3) What is the potential that a city like Mumbai has to offer for SRA projects?

Mumbai still has approximately 6.5 million slum dwellers today waiting to be rehoused. In the current SRA policy, already around one million slum dwellers have been rehoused. Out of this, Omkar has rehabilitated more than 40,000 slum dwellers over the decade and is looking at an ambitious window of rehabilitating more than 2 lakh slum dwellers over the next 3-4 years' timeline. The potential is tremendous as the city needs to accelerate the SRA implementation to strengthen city's infrastructure further, push its livability quotient and get it on par with other international cities

4) What is your vision going forward?

Brand Omkar has established its credentials in SRA and Luxury residential segment and both these segments are equally important to us.

In SRA, our vision is to create smart cities in pockets that have a slum population in excess of 50,000 nos. This will not only rehouse the slum community but completely rejuvenate the specific micro markets. As SRA has a socio-economic undertone, we will like to play a key role in adding state government's vision of making the city slum-free with quality and conflict-free rehabilitation at the earliest.

On the luxury residential front, our vision is to provide the Mumbai market experience of a vertical luxury living which matches the benchmark of some of the leading global projects and has got enough appetite among Mumbaikars. We look at sustaining and further strengthening our market status of being the most trusted and respected brand in SRA and aim to see ourselves in the similar bracket on luxury residential front in Mumbai.

Overall, we expect our brand to be a key catalyst in boosting the livability quotient of Mumbai and its attractiveness for global fund and retail investors.

5) Though much is said about getting speedier approvals for redevelopment projects, do you think the state governments have done enough? What is the need of the hour?

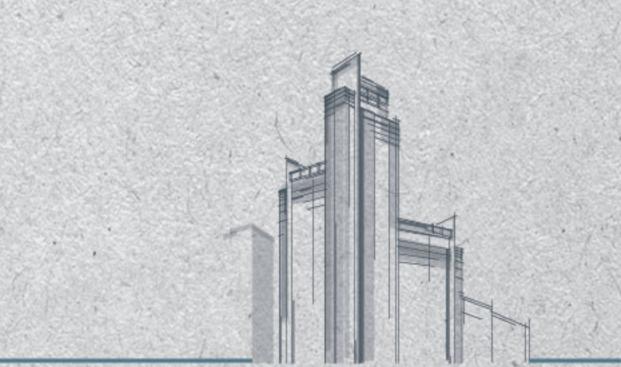
We have some of the most dynamic politico-bureaucracy personalities helming the affairs in the state. There have been certain positive developments including ease of business policy, slum survey across Mumbai, issue of smart cards to slum dwellers in Mumbai. What we need is priortising of big ticket SRA projects which embraces major volume of slum communities and stringent entry criteria to SRA business to keep away the non-serious players who are major impediments for speedy or non-implementation.

6) What are the kind of targets you have kept in mind?

Currently, we are engaged with more than 2.5 lakh slum dwellers in various business stages and expect the rehabilitation conversion by 2019. We will have parallel figures for rehabilitation once closer to the completion of the existing task on hand.

By 2017-18, our deliveries on the luxury residential front would speak its own story and propel our brand to Level Next in the Indian real estate sector. Our delivery process in the luxury housing is already underway. We are currently carrying out developmental work on some of the best realty locations of the city and the country which are one of the finest projects in Asia.

Our brand is firmly established amongst target audiences and we are striving to strengthen it further in terms of pushing the technology barrier, customer innovations, execution timelines and our social responsibility.





Soft-spoken Kaushik More, a qualified Civil Engineer, has spent 3 decades in the city's realty vertical; having devoted a significant part of his life understanding the pulse and rehabilitation challenge of lakhs of slum dwellers whom he still connects directly supported by his 250-strong SRA team. In his passionate role as the Property Affairs Director of Omkar Realtors, he shares his emotional connect with the weakest sections of the urban society and his wish list to continue providing conflict-free solutions for Omkar's SRA agenda.

1) What are the changes that you have witnessed in the last one decade in the slum redevelopment segment?

There have been several changes beginning with the bridging of trust deficit at least between responsible developers and slum tenants. Second change is the remarkable qualitative progress in constructing SRA projects. For example, if you look at our recent deliveries in this space, the rehab houses are competitive with many of the non-rehab buildings in the city. Another key positive change is the increased awareness about the SRA policy and its life-transforming benefits amongst all the stakeholders including the common man.

On the funding front, private equity funds and financial institutions have also shown higher degree of investment interest in the

RELATION

IS A KEY FACTOR

last one decade in SRA projects. With passage of time, one has also noticed the professional approach of select serious realty players and the breaking of the myth that SRA projects are in some way inferior to the non SRA projects.

2) How has Omkar Realtors contributed to the SRA model in Mumbai?

Our company has been the first player to get in private equity funding in the SRA model. We have been a key catalyst in representing the highly progressive side of the SRA model on deliveries and quality front and in the manner we conduct this business.

Our engagement programmes and delivery track record going beyond mere construction component has steadily bridged the gap between us and a large faction of city's slum tenants and stakeholders influencing them.

We are also the first player to provide training workshops to slum dwellers on overall maintenance of services and buildings, society governance and life coaching.

3) Do you believe that the SRA business is being handled professionally today?

By and large, SRA is still an evolving business. However, in recent times there has been a vast improvement. Our brand particularly has dedicated professional resources and the approach in SRA business. We currently have a 250-strong corporate team including some leading B-School candidates deployed only for SRA division. I believe that relationship management or man management is a key factor for the success in this highly challenging business. The more you are perceived as a fair provider of tenants

SHIP MANAGEMENT

FOR SUCCESS IN

SRA PROJECTS

dutiful rights within a conflict-free environ, the faster you would move through a project.

Brand Omkar has earned the trust factor in Mumbai's key slum pockets primarily owing to the fact that we accord the same priority to a slum tenant as we would to our retail sale customer. This is one major differentiator in the manner we conduct our SRA business.

4) How would you rate the state government keenness to implement slum redevelopment scheme?
Can you elaborate it?

It's a foregone conclusion that the city needs to accelerate the SRA implementation as we still have a large urban challenged population to be rehabilitated. The state government and competent authorities have accorded priority to this task as it impacts the overall development of the city's infrastructure, global image, living standards and is a major social challenge. This apart, the Centre's "Housing for All" vision can be only met specially in case of Mumbai, through the success of SRA policy, as the city has the largest share of slums compared to rest of the country.

5) How has the SRA schemes accelerated the need for better infrastructure, improving health and social status in Mumbai?

If you look at all the key infrastructure projects which have come up recently and the ones in pipeline, SRA has played a pivotal role. The tag of 'slum dweller' is left behind once the slum community is rehabilitated in quality buildings. The whole living environment is transformed and it positively impacts their mindset and

living culture too. Though scientific data is not in place, it's known and accepted by all stakeholders that rehabilitation process boosts the health quality of slum communities. In our projects, we have seen major gains on this front.

6) Do you think there is a need to tighten / facilitate the SRA towards creating stringent guidelines for entry of right developer in SRA business model?

Yes. Very much. We have lot of nonserious players sitting on SRA projects for years with the intention of trading these projects with serious players. This is seriously impending to the SRA progress, and should be checked on priority if the state wants to meet its housing promises and deadlines.



URBANISATION



According to the 'Manifesto for Cities' prepared by the World Urban Campaign in 2012, 'The battle for a more sustainable future will be won or lost in cities.' The statement is proof that globally, the policy makers and planners are concerned with the speed at which urbanization is growing. Issues such as climate change, safety, security, hygiene and sustainability are all linked to urbanization. This is particularly true for India as it is expected that the country would be second-largest in urban population with a population of over 850 million by 2050 only in the urban territories.

A large part of India's population lives in multi-dimensional poverty. The need for adequate shelter is huge. Habitat for Humanity India aims to change the existing poverty housing landscape by building sustainable homes for low-income, vulnerable and marginalised families. The solution to poverty housing is not simple. One must address the following issues: a. Land b. Affordable Finance c. Technology d. Social Preparation also known in the development sector as Community Mobilisation to derive a satisfactory

answer. Anchored by the conviction that housing provides a critical foundation for breaking the cycle of poverty, Habitat works with families across urban, rural and tribal hamlets of India to build homes, to provide housing-related services and to raise awareness for adequate housing and sanitation.

It is impossible to imagine housing without proper sanitation facilities. According to the United Nation's report -'Progress on Drinking Water and Sanitation; 2014 Update' - India continues to be the country with the highest number of people practicing open defecation. Responding to this dismal situation, Habitat for Humanity India launched the Sensitise to Sanitise campaign in 2014 with an aim to build 1,00,000 toilets across the country. Coincidentally, just a couple of months later, on the birth anniversary of Mahatma Gandhi, India's Prime Minister Narendra Modi launched the flagship 'Swachh Bharat Abhiyan' to end open defecation by 2019.

Together with 'Housing for All'; another landmark policy introduced by the Centre, India is ready to address the eco-system





AN OPPORTUNITY TO TACKLE POVERTY

RAJAN SAMUEL

(MANAGING DIRECTOR, HABITAT FOR HUMANITY INDIA)

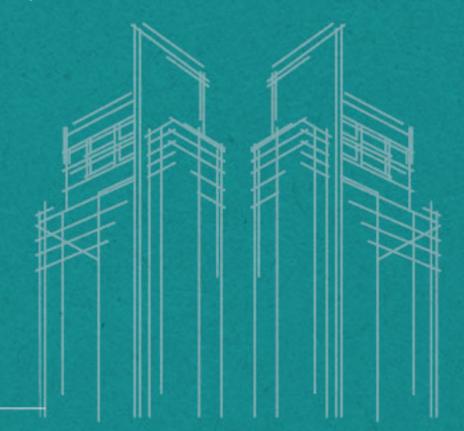
of shelter and sanitation. The need for a decent place to live and hygienic sanitation facilities is a fundamental one, more so for women and adolescent girls. The onus is on us to create safe sanitation. Nothing gives us more satisfaction than the smile we see on a Habitat home owner's face when they have access to improved shelter and sanitation facilities.

People don't choose to live in slums. Abject poverty and lack of resources force them to do so. Characterized by unsafe sites and limited access to basic amenities, slums are home to the bottom of society's pyramid. Formal housing sector is beyond the reach to the underprivileged. Despite being set in adverse social-hygienic conditions, slums like Dharavi are thriving economic hubs, albeit informal.

Not only are they home to several small enterprises, they also provide employment to the local community. It is our responsibility to extend urban governance to the informal urban realm and to improve their standard of living. India is a complex society and a one-size-fits-all approach will not work.

Initiatives like Atal Mission for Rejuvenation and Urban Transformation (AMRUT), Swachh Bharat, Smart Cities and Housing for All will help substantially towards developing India into a more inclusive, healthy and environmentfriendly community.

As Prime Minister Narendra Modi reflected in his speech at the launch of the Smart Cities project, 'Urbanisation is not just a challenge. It is an opportunity.' We must use this opportunity effectively to tackle poverty. No matter who we are or where we come from we all deserve to have a decent life. At Habitat for Humanity India, this is what unites us. Through shelter, we empower.



OMKAR SRA REHABILITATION

RESIDENT SPEAK





VASANT KAMBLE - WORLI RESIDENT

Vasant Kamble (62) is a relieved man today and makes lesser trips to the local police station every month.

"My family and I used to live in a slum at Worli till a few years ago, before our property got redeveloped by Omkar. The area had a high crime rate and though I was never directly involved, I used to be called to police stations to vouch for some neighbour or the other for petty crimes from theft, eve teasing, local fights, brawl between women and others," he says.

Being a senior office bearer of the slum committee was indeed a bigger responsibility and everyone used upon me to resolve matters in the slums which otherwise would not end. My involvement and my word would be final to resolve petty issues in the slum, says Kamble.

"After our area was redeveloped the lifestyle and standard of living of all the tenants was alleviated resulting into sea-change in their behaviour which automatically overshadowed all the small criminal activities which existed in slums. The crime rate has automatically come down making my life simpler and now society members call me to attend their functions and get together. I don't remember if I have accompanied anyone to police station or the police station has called me to report for any matter of our society. Omkar has brought in this change in our lives," Kamble explains with a smile.

He informs that due to the SRA project in their locality at Worli, nearly 2500 families moved to high quality permanent houses constructed by Larsen & Toubro and are today leading a quality life.



ASHOK KASARE - BHOIWADA RESIDENT

Ashok Kasare (60) living at Bhoiwada too echoes similar sentiments. "Earlier our locality had frequent cases of malaria and dengue due to the accumulation of filth and sanitation issues. Now after moving into newer houses developed by Omkar the issue of garbage and sanitation has been resolved permanently, so also the cases of malaria and dengue, since residents are now more responsible and organised. Society manages daily garbage collection and we have our own toilets resulting in good health and happiness," he says. According to Kasare, rehabilitation by Omkar in swanky tall towers had all the basic facilities of sanitation. bathroom, open spaces, corridors and cleaner environment to lead a good life, which was not the case a few years back when they resided in rooms of 10x10 in slums With newer apartments in buildings now we do not see slum children defecating in the open. Also, water issues have been resolved with water supplied directly to homes through proper cleaner supply channel with newer water pipeline. Earlier water was supplied through

pipelines which were very old

passing through filth, gutters mixed with sewage water due to leakage or rupture of water pipeline, leading to infections among the slum dwellers landing them in the hospitals. Now we are miles away from hospitals living a very dignified life with all good around us.

Kasare explains that the developer at the time of handing over their property also organised a one-day training camp for them towards how to take care of the flat being handed over to them. "We were given facilities like lifts which many did not know how to use. They explained the usage and relevance of all amenities, importance of keeping the vicinity clean, taking care of our premises, society formation, building maintenance and biggest realization of our new social status," he adds.

He also adds that due to the SRA project, sons and daughters in many families started getting better marriage alliances. "Earlier people would also be apprehensive about getting into matrimony alliance as they were embarrassed marrying off their daughters to grooms living in slums, but this has changed now," he adds joyfully.

EMPLOYEE CONNECT NOUEL INITIATIVES

THE FIRST HALF OF 2016 SAW THE COMPANY INITIATING A SERIES OF NOVEL PROGRAMMES TO STRENGTHEN THE EMPLOYEE CONNECT AND CREATE A MORE HARMONIOUS AND FUN-FILLED WORK PLACE FOR ITS 1,000-PLUS AND EXPANDING WORKFORCE.

SOME OF THE FUN AND LONG-TERM PROGRAMMES WHICH ATTRACTED
JOYFUL AND OVERWHELMING PARTICIPATION FROM THE EMPLOYEES INCLUDED:



BIRDS OF A FEATHER

Birds of a Feather is an innovative learning series for employees keen on knowledge acquisition emerging out of internal and external platforms.

The initiative was launched in April this year with an interactive session by bestselling author and motivational speaker Ms Priya Kumar to a jam-packed audience at company's auditorium in the head office. The theme evolved around

'Dreams' and the importance to chase the 'Dreams'. This was followed up by the Bombay Heritage Walk in June which was attended by an enthusiastic group of 30 employees. As a part of the activity, the group visited various city locations with historic footprints reflective in its architectural and heritage grandeur. The underlying aim of this initiative was to get the employees acquainted with the ecosystem of Mumbai city whereby Omkar's business operation is headquartered.

WOMEN AT OMKAR

The Women At Omkar programme was launched on March 8, 2016 which is celebrated as International Women's Day. The programme was reflective of the company's two key core values Equality and Inclusion; cornerstone to Omkar's business foundation.

As a part of its monthly activity during May, a women's group visited a Mumbai based NGO-SNEHA which operates in four major areas of public health-maternal and new-born health, child health and nutrition, sexual and reproductive health & prevention of violence against women and children.

The month of July had the group hosting a talk by veteran psychiatrist Ms Binafer Sahukar on common challenges faced by working women and the ideal solutions to handle the same.

FOOD FESTIVAL 2016

The Master Chefs amongst Omkar employees (including friends and relatives) were provided a platform to showcase their culinary skills through Omkar Food Festival, as a part of the RAVE initiative.

This was a four-day food festival with six Food & Beverage stalls on offer each day. The gastronomic event not only revealed the hidden culinary talents of Omkarites but also paved way to harmonious, fun-filled and taste bud appearing sessions.

RAVE

Aimed to promote a culture of health, pursuasion of interest & camaraderie amongst Omkar employees, the company's RAVE programme hosted the inaugural annual indoor games championship for Carrom & Table Tennis

from March 28-April 2, 2016.
The tournament received a record 250 entries under various competing categories spanning Men's Doubles, Women's Doubles and Mix Doubles for Carrom and Men's Singles and Doubles for Table Tennis. Professional referees were engaged for this event.

'OMKAR UDAAN'

THE ACCELERATED

GROWTH PROGRAMME



The 250-member strong Property Affairs Department of Omkar is one of the crucial architect and facilitator of all slum-centric operations. The talent pool here has exclusive man management and trade skills sets that are not formally covered by any university curriculum. Hence, it was crucial for the management to create robust internal talent pools who can be future managers / leaders for our projects as we focus on exponentially growing our business.

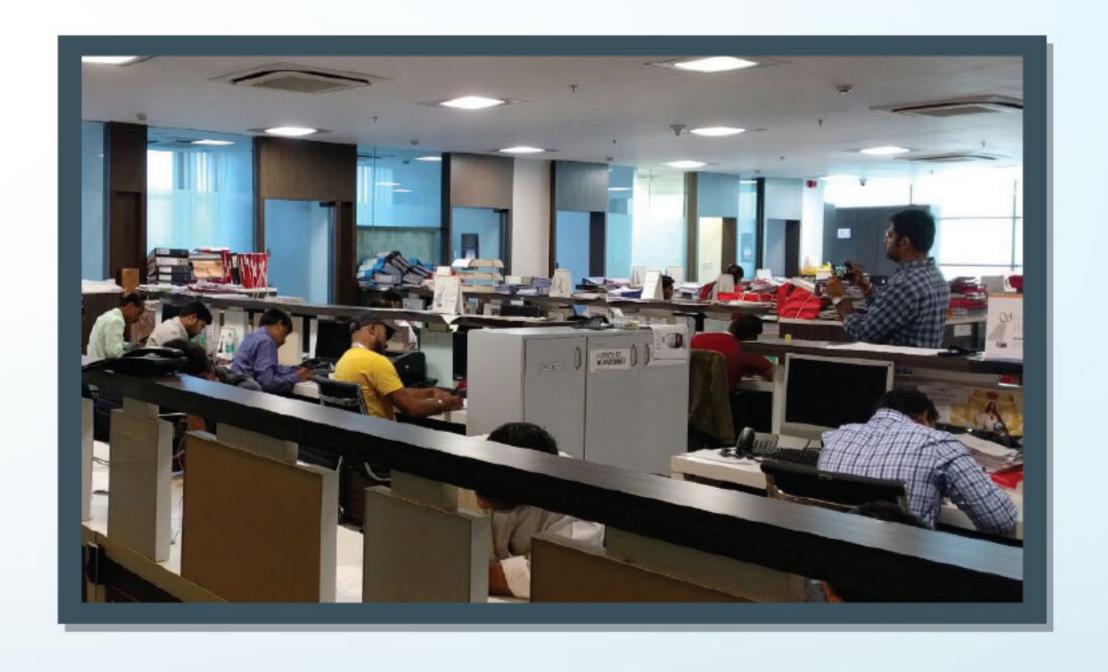
Thus the company conceptualized the flagship Accelerated Growth Programme - "Omkar Udaan" for the project site assistants and site in-charge.

The programme is spaced out phase wise

which will Test, Train and Transform eligible employees while providing them with stimulating growth opportunities.

Omkar's vision is to provide all on-ground teams with opportunities for engaging work, personal growth experiences, customised training, learning opportunities and other necessary tools; thus providing an environment to develop and sensitise their work approach and implementation amongst the slum communities and related groups.

This initiative was promoted with the Managing Director, Mr Babulal Varma addressing the aspirants from all project sites in Mumbai through a video about the objective and outcome of this programme.





By Anil Noronha, Head Human Resources



STAR is Omkar's Reward, Recognition & Celebration programme. The acronym STAR stands for Special Tribute Award for Results. The programme's overarching theme is Reach Out for the STARs.

The benefits of recognition for a company are huge. Companies that practice recognition, celebration and reward outshine companies that don't.

Recognition clearly has a direct impact on employee morale and company success. Building a culture of recognition is a pathway to becoming an employer of choice and a great place to work.

Salary and compensation are hygiene factors. Money is not the only motivator - employees want to be recognised and appreciated for special efforts. Simple acknowledgement has significant value. Praise ranks highest among those things most valued by employees when given in a timely, sincere & specific manner. Personal, written, electronic form or public praise is extremely important to employees.

In absence of a formal Reward & Recognition programme, recognition is typically "ad hoc" and is seen as unfair and inconsistent - not tied to company objectives and values. While recognizing the need, a manager often fail to recognize, celebrate and reward employees because they are unclear on what is or is not allowed and how it can or cannot be done.

Hence was born the need for a Reward, Recognition & Celebration programme, STAR at Omkar.

The mission for Omkar's STAR programme is to foster an environment where all employees feel appreciated, motivated, satisfied and want to perform at their highest levels for the accomplishment of corporate goals.

STAR is based on the Bollywood theme – Action, Performance and Results... Hit hai! The framework is built in a manner that it enables people to express their feelings of appreciation to each other. The programme is driven by employee input & best practices and designed so all can take part. Fun & Joy @ Work program RAVE is built into the STAR programme to lend support to the reward and recognition programme. RAVE is a voluntary and informal fun @ work programme that provides an opportunity to Rejoice, Appreciate, Value & Excite employees.

The STAR framework recognises and celebrates employees at various levels:

- 1. Informal, spontaneous recognition:
 - Manager-to-employee recognition (both monetary and non-monetary)
 - Peer-to-peer recognition-facilitated by online web based Walk of Fame awards.
 - · Dine with the STARs.

2. Formal, annual awards:

- Hall of Fame best-of-the-best employee and team
- Super STARs Employee of the year
- Shooting STARs Highly commendable employees
- Constellation of STARs -Team of the year
- Galaxy of STARs Highly commendable team
- Shining STARs-Years of contribution celebrating 3, 5, 10, 15 year milestones
- · Awards for Leadership Excellence

3. RAVE - Our Fun & Joy @ Work programme to Rejoice, Appreciate, Value & Excite employees

The year 2016 holds a special significance being the inaugural year for our STAR programme that culminated in the announcement of winners of our formal, annual awards. Saying that they were delighted would be an understatement. It creates healthy aspirations amongst others too - after all who does not like being recognised?

At Omkar, we truly believe there is no substitute for personal touch & communication. Making a big deal of successful employees goes a long way in inspiring others to work harder and in building a culture of recognition. In the final analysis, it's what you do with your employees more than what you do to them that counts.

HOD OF THE YEAR



RAMAN SAPRU PRESIDENT, EPC.

EMERGING LEADER OF THE YEAR









BEST EMPLOYEE ACROSS OMKAR



STARS OF OMKAR 2015-16



























LONGEST SERVING EMPLOYEES













DEPARTMENT OF THE YEAR



LEGAL TEAM

BEST TEAMS



PROJECT TEAM ALTA MONTE



DHOBIGHAT TEAM



CRM TEAM



BOL TEAM



FM TEAM ALTA MONTE



FINANCE TEAM



HR TEAM

DIRECTOR'S TAKE

ON THE INITIAL YEARS

In the beginning stage, when the brand had yet to emerge, getting a good team and quality vendors to associate and work with us was a big challenge. A lot of effort went into merely getting them on board for our various projects with world renowned technologies.

ON YOUR VISION

To be firmly acknowledged as the most innovative and advanced developer, when it comes to construction technology and pace of work. We have already started to prove this.

ON MEMORABLE MONTS

From the construction perspective, delivering their final home to our valued customer and re-housing the slum people in their dream home; moving in line with social upliftment.

ON THE BUSINESS CHALLENGES

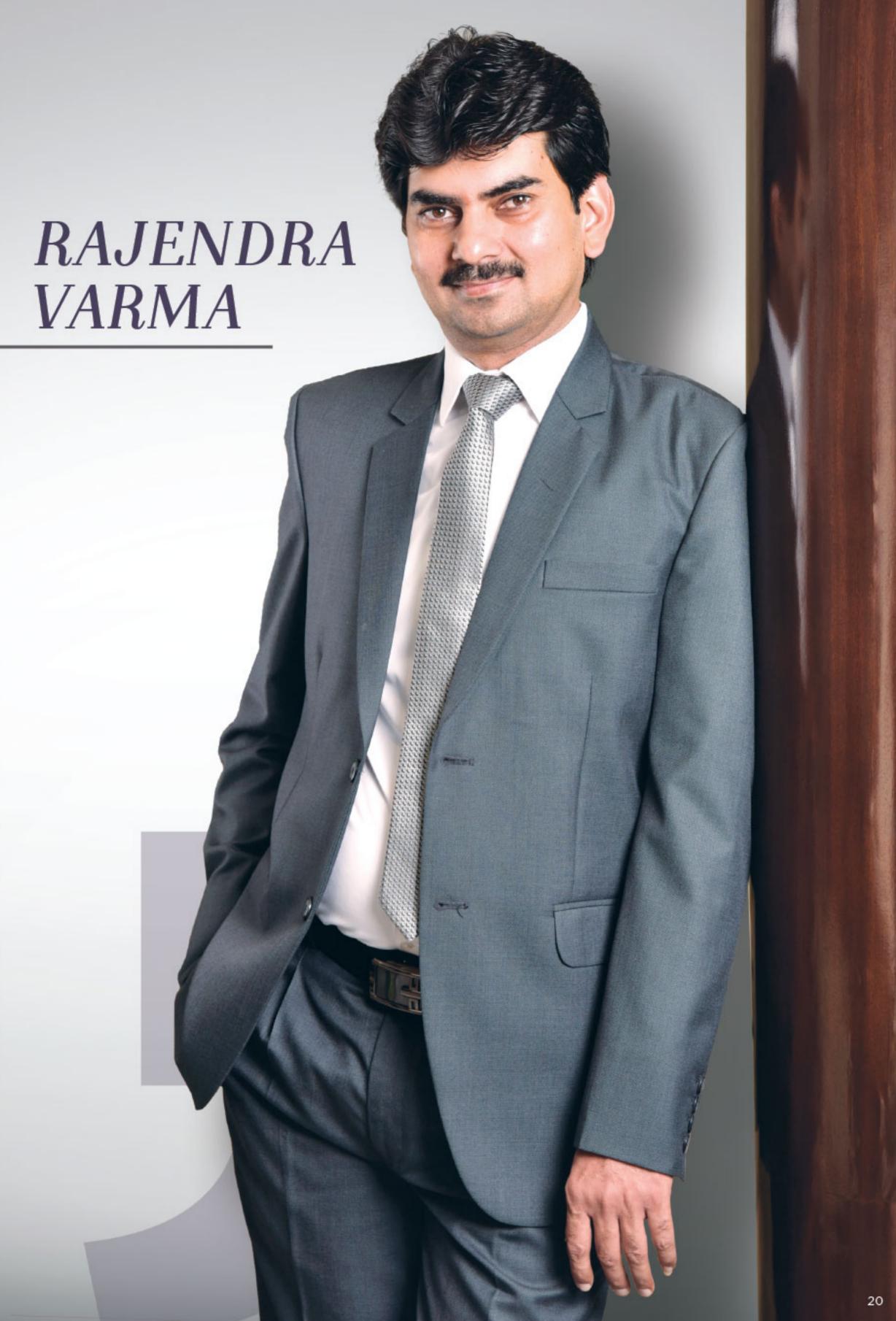
To remain highly competitive in a fast-changing business market keeping end-consumer in mind. This involves scouting globally for new technologies and products which can enhance customer satisfaction and our brand value within shorter timelines.

ON KEY LEARNINGS

Global innovations in real estate can be applied and successfully implemented in the Indian market provided your backward integration is well planned out.

ON A TURNING POINT AT OMKAR

Proving the fact that without the advantage of a legacy, we can deliver a world-class product in Mumbai to our end audience. Both our rehab buildings and sale buildings are standing testimony of this statement.



DIRECTOR'S TAKE

ON THE Initial years

Post my college phase, I joined my family steel business in 2001 and within a year decided to move to real estate and construction business. At Omkar, I was given the responsibility of purchase, sales and administration. Being just 23-year old, my seniors trusted and guided me in handling such a major responsibility.

ON YOUR VISION

As a developer create spaces for all the sections of the society, which is our tagline 'Luxuries for All.' Secondly, constructing homes for the slum-dwellers through our SRA work with one aim making Mumbai a slum-free city.

ON MEMORABLE MOMENTS

Being part of the world-class product

Omkar 1973 Worli and our brand crossing
the ₹4,000-crore sales mark.

ON THE BUSINESS CHALLENGES

Every business has some or the other challenge. For me, liaisoning was quite a challenge. I feel that the biggest of the challenges can be tackled successfully with the right team and that's what we are enabling at Omkar.

ON KEY LEARNINGS

Nothing is impossible and everything is achievable if you think. There is a famous quote; Behind every successful man there is a woman; in business, behind a successful man is his team.

ON A TURNING POINT AT OMKAR

My turning point has been the shift from the office roles of sales and marketing to liaisoning.





In March, Omkar pre-launched fully furnished HBA-designed apartments at one of the most prominent business hub of the city - Bandra Kurla Complex (BKC) Crossing. The yet-to-be named novel residential concept aims to address the rising demand of plug and live residences from the corporate segment.

The project offering luxurious 1/2 BHK boutique residential apartments is designed by a leading UK-based interior designing firm Hirsch Bedner Associates (HBA) and is in close proximity to leading business houses, domestic airport, proposed metro station, Western & Eastern Express Highway, Asian Heart hospital, Dhirubai Ambani school, hospitality majors including Starbucks, Trident, Sofitel amongst others.

A NOVEL OFFERING

The boutique residential projects spanning three wings of 14 floors each was box priced at ₹1.07 crore onwards plus taxes during the pre-launch stage. The size ranges from 645 sq. ft. to 845 sq. ft. with a limited inventory of 179 units; out of which over 100 units were sold out within a record time of 48 hours. The project which has attracted overwhelming market response has eased out the payment cycle for buyers with a mere

5% down payment followed by a flexible staggered payment schedule till possession.

Project USPs include Laundromat, white goods, fully equipped health club, swimming pool. Interior specifications include AC's in living room and bedroom, modular kitchen cabinets with counter, HOB & chimney, Italian marble in living room, wooden laminated bedroom flooring, king-sized bed with sliding wardrobe & motorized curtains, 42" TV, branded sanitary fixtures, ceramic tiles in bathrooms and Schindler elevators.

Terming it as the most affordable luxury project to roll out of Omkar's housing inventory, Mr. Devang Varma, company director added that it is customized for the mid-category of corporate professionals and investors seeking high-yield projects. "The eastern boundary of BKC is a spiralling prime corporate corridor which will yield high rentals and also in a scenario whereby new generation professionals do not want to spend a part of their life travelling to work and want to keep his household functions to a bare minimum, this concept is just ideal", he added.

With construction in full swing, the project is estimated to be completed by mid-2018. .

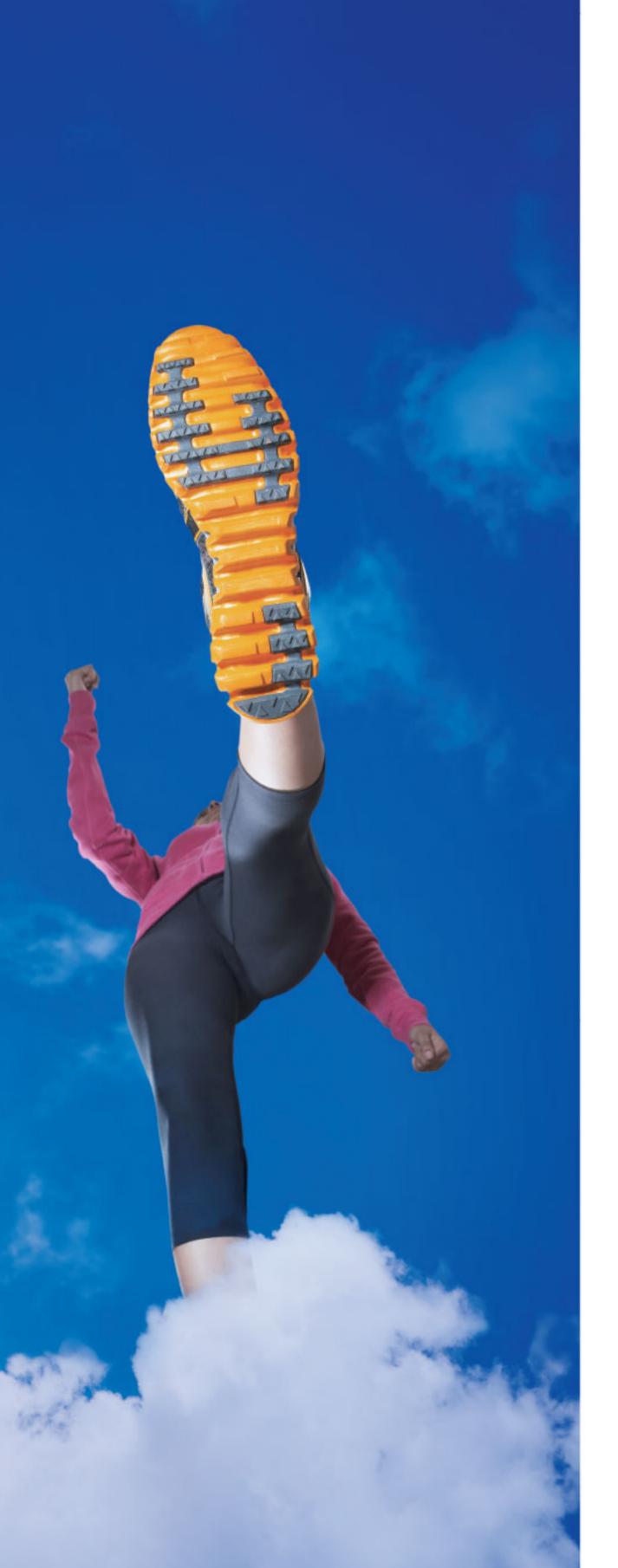


Post the success of timely delivery of Tower A at Omkar Alta Monte in January 2016, Omkar opened its limited inventory in Tower B & C at zero floor rise up to 54th level for home buyers who missed out on previous attractive offers in this largest luxury gated community of Mumbai's western suburbs located at Malad East.

The offer, which received overwhelming response from investors and retail buyers was available for a limited period with its original floor rise bracket of ₹65 per sq. ft. floor; translating into a record gain of ₹3500 per sq. ft., for a customer buying on the highest available floor. Both Tower B&C contain 2/3 BHK's apartments ranging from 1200 sq. ft. to 1880 sq. ft. and priced at ₹1.9 crore plus taxes onwards. Alta Monte is a mini township; spread over 9 acres, with one of the widest bouquet of amenities and services on offer for any luxury residential project in Mumbai.

There are four towers with residential apartments from

Ze (0) scheme lapped up by home buyers





1200 sq. ft. to a whopping 8894 sq. ft. (duplex) - wherein you get a choice of 2-5 bedroom apartments and duplex. It also has 7 levels of ample parking facilities with towers ranging from 45 to 55 floors.

The 4-tower residential project will be the tallest residential project in entire Northern region of Mumbai with Tower A already standing at 247 meter height (MSL)

The hill-view project aimed to be the largest luxury residential gated community and one of city's tallest habitable structures has four towers and is located on the Western Express Highway, Malad East.

The project offers 4 acres of unique amenities such as pet care serviced by US-based Barkley (a premier pet care facilities firm), elevated jogging track, vertical sky lounges, landscaped gardens, crèche, amphitheater, reflection pools, ladies swimming pool, barbeque area, sports pavilion, spa, clubhouse, fitness center, business center etc.

OMKAR 1973 WORLI, OPENS LIMITED INVENTORY IN TOWER A

Omkar 1973 Worli, Tower A limited inventory of palatial 3 BHKs offering spectacular city and sea views having opened in June this year for limited period of 15 days, saw overwhelming response. This inventory was introduced with an attractive scheme for floor rise fixed at ₹6300 per sq. ft., for all the apartments between 55th to 69th floor. These palatial sky bungalows were priced at ₹13.7 crore onwards for the size ranging between 3175-3584 sq. ft., aggregating potential revenue of over ₹750 crore approx., for total area of 1.8 lakh sq. ft.; to be sold under this offer.

Omkar plans to deliver up to 30 floors of Tower A by end-December 2016, which is







ahead of its deadline. The delivery of new inventory for higher floors of Tower A is scheduled for early-2017. Till now, Omkar has already sold approximately 70% of its inventory in Omkar 1973.

Omkar 1973 Worli, company's flagship development, is spread over 4 acres, derives its unique name from the latitude and longitudinal coordinates of Mumbai city. The project encompassing three towers will scale beyond a combined height of 800 meters. The 400-plus sky bungalows ranging from 3000 sq. ft. to 18,000 sq. ft. floor plate and priced between ₹15 crore -₹100 crore offers a stunning view of the city and the Arabian Sea.

THE SUMMIT B U S I N E S S B A Y ANDHERI (E)



Omkar opened its balance limited inventory of The Summit Business Bay, Andheri, of 9th-12th level in August; accounting for over 1.5 lakh sq. ft. of premium commercial space. The flagship commercial project, which has already handed over possession uptil 7th floor is located at the key business hub of Andheri East.

The inventory spanning flexible unit configuration of 900 sq. ft. to 50,000 sq. ft. space is priced at ₹1.40crore plus onwards.

The project's locational USP includes its accessibility to the next-door metro station, Western Express Highway, Andheri Station, domestic and international airports. It also enjoys proximity to city's premium residential location like Andheri East & West, Powai, and Bandra.

This micro market of Andheri East has emerged as a key commercial hub with Fortune 500 brands like HUL, P&G, Glaxo, Madison, Parle Agro, Walt Disney, Ambuja Cements, to name a few, having their branch and head offices.

It happens to be one of the few premium commercial offerings in this micro market with a magnificient façade and double height grand entrance lobby offering a range of amenities and services including rooftop restaurant, coffee shop, fully equipped gymnasium, recreation zone, plush business centre, lush landscaped garden, central airconditioning, eight elevators, access control and boom barriers, 4-level basement, energy efficient curtain glazing etc.

Unparalleled Location. Unmatched Connectivity.





Right at the WEH Metro Station



10 minutes walk from Andheri Station



2 minutes walk from WEH

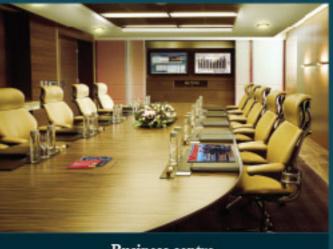


15 minutes drive from International and Domestic Airport

Grand Amenities



Grand double height lobby



Business centre



World-class rooftop restaurant

Lush podium garden

Coffee shop

Well-equipped gymnasium

Recreation zone

Unveiling the top 4 Summit floors starting at ₹ 1.4 crore* only.



REINVENTING THE CONSTRUCTION TIMELINES



ALTHOUGH THIS TECHNIQUE WAS INVENTED 50 YEARS AGO, OF LATE, THIS METHOD OF CONSTRUCTION HAS BECOME POPULAR AND GAINED MOMENTUM IN BUILDING CONSTRUCTION WITH THE INTEGRATION OF MODERN TECHNOLOGY, SAYS RAMAN SAPRU, PRESIDENT-EPC.

When the Management of Omkar promised the delivery of the completed buildings to its customers at VGS Ananta at Goregaon, the western suburb of Mumbai, having 4.6 Lac sq. ft. of construction area with an approximate volume of 25000 m³ of Concrete in a record time, it was a challenge for the EPC Team to select an appropriate construction methodology to meet the targets.

Often good things come in small packages, but in no means, this art is simple! Taking into consideration the construction industry, predominantly the buildings, especially residential buildings were constructed in an average time span of 2 years. However, the brisk strides in the areas of technology and innovation of new techniques have greatly influenced the construction industry. One such technique is the introduction of Tunnel Formwork for expeditious construction of buildings of repetitious nature. This is basically an operation to cast walls and slabs in one operation in a daily cycle with smooth surface finishes thus eliminating or the minimal use of subsequent wet trades (plastering, pointing, etc).

"Reinventing the construction timelines with the modern techniques," says Raman Sapru, President-EPC.



Although this technique was invented 50 years ago, of late, this method of construction has become popular and gained momentum in building construction with the integration of modern technology. The use of hydraulically operated jacks and wheels to the pre-fabricated structural steel shutter plates made it easy for the Formwork to move in and out of the position and adjust the final height of the building block to achieve the desired size.

The main structure of residential buildings at VGS Ananta is completed in a record time of 8 months! This was merely possible with the help of new shuttering system of Tunnel Formwork befitting the logistical constraints, thus reinventing the construction timelines, a giant leap in fulfilling the dreams of many customers.



LONG SERVING EMPLOYEES

"Company with a

difference"

Dhanveer Devle was the first employee to join the information technology (IT) department of Omkar in the year 2007. He has come a long way with Omkar and, in 9 years, has grown along with the company.



DHANVEER DEVLE
Asst. Manager IT

According to Devle, there are several reasons that have kept him associated with Omkar for nine long years. For him Omkar is like a family and this is the only key reason that he sees the grass on his side much greener than other side and never thought of moving to other firms even though the offers were very lucrative.

What Devle likes the most of this organization is accessibility to all levels of hierarchy without any apprehension which makes Omkar stand out among the rest in the real estate sector. "Positive attitude

of employers

has helped

everyone grow"

Mahesh Talreja (49) joined Omkar Realtors in the liaisoning department way back in 2006 after working in the public sector for 17 years.



MAHESH TALREJA
Technical Advisor, BD

Having spent more than a decade in Omkar Talreja opines that organization's successful journey is due to the openness and practicality of members of top management to newer ideas and suggestions coming from anyone in the organization which is commendable. This has been instrumental in the growth of the organisation to what it is today.

Secondly, he also adores the induction programme of the company which still continues which he himself had undergone a decade back given a complete background of the company and one-to-one introduction to all employees and all the departments.

"Provides a

sense of stability

to its employees"

Shivaji Dalvi (36) joined the company in the year 2009, a tough decision in the year of global meltdown on just one call by my senior who had

SHIVAJI DALVI Executive, Project Management

though understanding of Omkar. The decision paid off with Omkar being a select few who paid their employees in the period of recession that too on time. It is this sense of stability and security working here is what keeps me going at Omkar. Quoting a classic example of retrenchment by Omkar during recession, all employees were asked to join back when things were in order which is never heard of ever.

"The company

operates like a

corporate firm

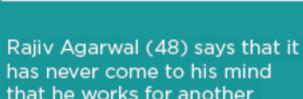
today"

Ravi Dixit (46) is one of the longest serving employees at Omkar Realtors today. Having joined Omkar Enterprises in 2015, a firm with limited



RAVI DIXIT AGM, Sales & Marketing

working staff has grown parallel with the company's growth into Mumbai's leader in the SRA space. He says that in just 13 years the company image has changed from a small firm to a large corporate. Ravi explains that he is very attached to the brand and since he has joined Omkar 11 years back and for him he feels like nurturing his own child working hard to see it grow leaps and bound.



own boss here"

"Feel like my

has never come to his mind that he works for another company while working for Omkar Realtors and Developers.



RAJIV AGARWAL Head, Property Affairs,

I joined the company in the year 2005, just a year after the company was set up. So I have seen the company grow from a 15 member company to more than 1000 employees today. After having suffered huge losses in my family business, I took a call to work for Omkar to address to my rising debts. To be honest, Omkar has come to be turn around in my life and I have never looked back.

At Omkar I don't have any fixed schedule for work. The organisation offers me all the freedom to do my work which makes me feel owner of my own company. Indeed It is like, I am the boss here. .







Omkar mbassy members enjoying the gala view from 50th floor of tower a of Omkar 1973 Worli

mbassy Empowering Cystomer Loyalty

The first half of 2016 saw the Omkar's customer loyalty programme - Mbassy - eliciting a highly enthusiastic and fruitful participation from its vast customer community.

The brand scored a record 85

referrals and conversion from the Mbassy community. Omkar Mbassy (mbassy@omkar.com) is an initiative to acknowledge and reward the loyalty quotient of existing customers contributing to company's growth. This membership entitles all customers to a host of privileges and exciting gifts that they can earn by way of successful referrals.

The basis of Omkar Mbassy is Successful Referrals and Upgrades i.e. one gets rewarded for every successful conversion of their referral. If an existing customer does a repeat purchase with Omkar it is considered a self-referral and the customer will be eligible for rewards as per the programme.

The month of June saw the mbassy team playing host to more than 40 members with families experiencing the panoramic view of the city and Arabian Sea from the 50th floor of Tower A at

Omkar Worli 1973. A view to cherish; even as the three towers in the uber-luxury residential project move to a record height.

Earlier, in mid-April, the members were privy to a viewing session from the 43rd floor of Tower A of Alta Monte - the tallest habitable luxury residential tower of Mumbai's suburbs. The added privilege came in the form of a lucky draw entitling the winning member a Honda Jazz car (to be announced in September) for providing referrals in Tower B&C of this luxury gated community.

Under its skill development initiative, the Foundation is offering over 80 job-oriented courses having collaborated with over 30 corporates and skill development experts.

The current group of over 350 young men and women availing various skilling courses would be set to earn a livelihood and embark on a work career post August 2016. Already over 20 candidates have bagged the jobs and over 650 jobs are on offer.



EMPOWERING SLUM COMMUNITIES

In the first half of 2016, the Foundation also undertook seven medical camps across four slum pockets with more than 2,000 residents availing the free medical tests for eyes, thyroid, BMI, diabetes, ECG, gynaecology etc. Major cases are recommended to the hospitals for further treatments.

Omkar's CSR arm - Omkar Foundation is engaged in reaching out to over 75,000 slum dwellers in Mumbai spanning Malad, Goregaon, Jogeshwari, Powai, Parel, Worli, Mahalaxmi and Vikhroli.

The CSR initiative is focused on skill development, healthcare, education, women empowerment, environment (water/waste management).







The Foundation also undertook student career guidance session for 250 students joined by their parents at the Worli rehab project.

The Foundation also put in place a novel employee engagement programme whereby the entire company workforce has been provided with a social opportunity to mentor deserving candidates by guiding and recommending them to the Foundation under the "Gift a skill/job" initiative.





During 2016, Omkar Foundation, was also acknowledged with two CSR rewards (see Awards & Accolades).





Eid-e-Milad programme at Majaswadi.





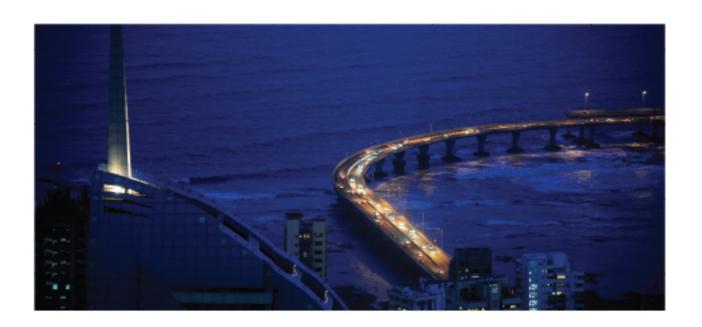
Industrialists such as Siddharth Yog (Chariman of Xander Group), Nandan Nilekani, Anil Agarwal (Sterlite Group), Babasaheb Kalyani (Chairman of Bharat Forge), Narayan Murthy, Rizwan Koita (CEO of CitiusTech) and Ajay Piramal have joined these major-league cricketers, said the report. The report added that these personalities have either invested in or moved to Worli. Further it said that an independent identity was created by this area rivaling the traditionally popular prime south-Mumbai residential clusters.

With Mumbai; city planning having allowed only a few areas access to its sea shore, it is precincts like Worli - which enjoy good access to the sea shore that have turned into platinum residential addresses, especially with respect to developments overlooking the seaface. Worli has premium residential developments along its bay, Limaye said.

Located in South Mumbai, Worli enjoys effortless accessibility to the central and secondary business districts as also Bandra Kurla Complex (BKC), which is Mumbai's de-facto central business district (CBD) now.

WORLI IS THE LATEST DESTINATION FOR THE AFFLUENT, SAYS JLL REPORT









Tajuddin Shaikh, AVP, Engineering receiving the National Safety Council 'Prashansa Patra Award' by Bandaru Dattatreya, MoS, Labour & Employment for implementation of best safety practices at Omkar 1973 Worli.



CISO Platform conferred the Special Recognition Award from CISO Platform to Chitranjan Keshari, DGM IT, for implementation of BYOD policy for mobile security at Omkar on 7th May, 2016 at Bangalore.



Kamal Gupta, Chairman, receiving the award from PWD Minister Eknath Shinde at Construction Times Awards on 29th June, 2016.



Sana Nabi receiving the GOLDEN BRICK AWARDS for Luxury Project of the year conferred to Omkar 1973 Worli on 9th April 2016, in Dubai.



SPACES Magazine Cover awarded the NIB AWARDS 2016 by Ernakulam Press Club on 20th February 2016 in Kochi.



Sumanth Kumar, PR Advisor, receiving the ALREN AWARDS for Best Luxury Project and Developer for Omkar's flagship project Omkar 1973 Worli in Mumbai on 13th May 2016.



Amit Parsuramka, CMO, receiving the REALTY FACT AWARDS 2016 for Omkar 1973 Worli as India's Best Luxury Project of the year in Delhi on 29th July, 2016



Venkar Rolla, Head CSR, received the award for Most Admired CSR activity by Omkar Foundation by ACEF on 4th March, 2016 in Mumbai.



Omkar Foundation and all the winners of Construction Times Award on 29th June, 2016.

& ACCOLADES

SPACES , AUGUST 2016

INTERNATIONAL NEW YORK TIMES

PROPERTIES

Moving up, way up, to escape the crowd

Marsha's elite are drawn to supertall complexes that alter the city skyline









Worli rises as city's latest address for luxury living

Posh Highrises
Draw Cream Of

BIG-TIGKET TRANSACTIONS

BOOT SHARRA ANSWER COMME Society To Area



Kohli Buys Luxury Pad

in Worli for ₹34 crore

Omkar Partners Shapoorji Pallonji for Powai Project

Project has revenue New Alliance developers to share profits equally

Ultra rich get a new address in Mumbai

Worli, Former Mill Area, Pulls **Big Names**





An aerial view from Omkar building in Worli shows the resplendent glory of the city of dreams with an illuminated sea link and calm se



एसआरए परियोजना में रचा गया इतिहास

मुंबई। लोगों का एसआरए परियोजना के लिए परिदश्य बदलता जा रहा है। सात रास्ता स्थित साने गुरुजी नगर चाल कमेटी के निवासियों ने ओंकार बिल्डर की ओर एक साथ 700 लोगों ने घर खाली करने का चेक लेकर इतिहास रच दिया। कई लोगों ने तो घर खाली कर बिल्डर को उसकी चाबी तक सीप दी है। बता दें कि जैसे ही एसआरए परियोजना का नाम आता है, तो उसे घ्रष्टचर के रूप में देखा तरफ से बदल रहा हैं। निवासी अब खुद आगे आकर बिल्डर का सहयोग करते दिखाई देने लगे है। परियोजना में 825 झोपड़े पात्र पाए गए।



जाने लंगता है, लेकिन अब लोगों का नजरिया इस हमारे होपडपट्टी पुनर्वसन के कई बंडे काम चल रहे उँ। वर्ली में एलएंडटी के द्वारा किए जा रहे निर्माण कार्य से लोगों का हमारी ओर आकर्षण बढ़ा है और सात एस्ता स्थित साने गुरूजी जहाँ घर कुल 950 लोगों की अपेक्षाएं भी बढ़ी हैं। लोगों की अपेक्षाओं, परिवार रहते हैं, जिसमें से झोपडपट्टी पुनर्थसन को पूरा करना अब हमारे लिए और भी अभिक महत्वपूर्ण हो गया है। लोगों का जिस तरह विश्वास शोपडपट्टी पुनर्वसन योजना के इतिहास में ऐसा बढ़ा है, उस पर खर उतरने का हमारा संकल्प है। पहली बार हुआ है कि जब इतनी बड़ी संख्या में ओपअपट्टी पुनर्वसन के विकासक को लोग गलत झोपडे एक साथ पहली ही बार में पात्र हो गए। पात्र नजरों से देखते हैं, लेकिन आज जिस तरह एक हुए 700 झोपड़ाधारकों ने एक साथ मिलकर साथ 700 लोगों ने हमारे प्रति दुदता दिखाई है. बिल्डर के पास अपने घरों को सीपने का निर्णय उसका फायदा झोपड़ीपड़ी विकास कार्यों में गति देने लिया और उन्होंने मंगलबार को बिल्डर के हाथ में के लिए महत्वपूर्ण साबित होगा। जबिक दूसरे अपने घरों की चावियां सीप दी और दो साल का निदेशक कौशिक मोरे ने कहा कि एक साथ इतनी एक साथ किराया बिल्बर से ले लिया। एक साथ बड़ी संख्या में लोगों ने हम पर बिश्वस दिखाया है. एक छत के नीचे आकर पहली बार 700 निवासियों . जिससे अब हमारी जिम्मेदारी और बढ़ गई है। द्वारा किराया लिया गया है। औंकार बिल्डर के कौशिक ने कहा कि सभी 950 परिवारों को एक निदेशक बाबुलाल वर्मा ने कहा कि इस परिसर में साथ घर बनाकर देना हमारी जिम्मेदारी बन गई है।

मजासवाड़ी में SRA स्मार्ट कार्ड सर्वे होगा शुरू

४ अप्रैल से होगा काम



मुंबई. मुंबई की सर्वाधिक घनो वाली आबादी मेचनाडी और म जा स वा दी शेपड़पड़ी में चल

रहे एसआरए स्मार्ट कार्ड सर्वे के तहत 3000 से अधिक निर्माणें का समें सफलतापूर्वक संपन्न कर लिया गया है.



संस्था में जारी यह सर्वे 3 माह पहले NA EN OF ENERS Sheap एसआरए के सीईओ असीम गुप्ता के राथों मुंबई की सर्वाधिक बनी और बड़ी अबादी वाली झोरडपहियों में से एक मजास एवं मोनरा गांवे (मेपवड़ी और मजसवड़ी) वर्षे इरोपडपड़ी में किया गया था, जो 70 एक्स जमीन में फेली हुई है. यहां की 12,000 झोपहियों में तकनीवन

बवाड़ी विस क्षेत्र में 3000 निर्माणों का हुआ सर्वे

🏴 एसआरए का लक्ष्य मुंबई के लगभग 70 लाख झोपड़पट्टीवासियों का संपूर्ण हाटा जमा करके उसको डिजिटल रूप में संरक्षित करना है लाकि सभी पत्र लोगों को जल्द से जल्द आवास उपलब्ध कराय जा सके.

 वेस्टर्न एक्सप्रेस हाईबे से सटे मजास और मोगरा गांव जोनेश्वरी पूर्व (आंशिक तौर पर अंपेरी पूर्व भी) की पट्टी में आते हैं. यहां 30 से अधिक स्तम हावसिंग सोसाइटियां हैं, जिनमें अधिकांश आबादी मराठियों एवं मुसलमानों की है.

 आकार में मजास और मोगरा सोचड़पड़ियों का नंबर धाराजी के बाद आता है. एक अरसे से इनका शुमार शहर की सबसे पिछड़ी क्रोपडपट्टियों में डोता रहा है. वहां कई दशकों से पुनर्विकरस का कोई

 मनासलाड़ी के एक रहिवासी के अनुसार वहां की मुस्लिम आबादी एसआएए सर्वे में भाग लेने की कड़ी इच्छुक है, क्योंकि उनके इलाके का पुनर्विकास लंबे अरसे से लंबित पड़ा है और इसको लेकर पूर्व में उन्होंने बड़ी करापेड़ भरी स्थित का सामना किया है. उसका कहना है कि हम पुनर्विकास के कार्य को सीने से लगाने के लिए तैयार बैठे हैं और सभी परिवारों के उज्जवल भविष्य की उम्मीद रखते हैं.

 सर्वे करने वाली टीम जनता कॉलोनी, स्क्वैटर कॉलोनी, पास्कल वर्रेलोनी, प्रेमनगर, अंधेरी प्लॉट, बांद्रा प्लॉट, कोलाबा प्लॉट इत्वादि जगहाँ का संख्यांकन करेगी तथा इन जगहाँ की बॉथोमीट्रिक प्रमाणन रिकॉर्डिंग भी करेगी. ये सभी जगहें मजासवाड़ी निर्वाचन क्षेत्र में

इस्तव अकार और धनना देखते हुए एसआरए ने अपना 'ब्रोर दू ब्रोर बीधोनीट्रिक राजम हटमेंट सर्वे' नामक महत्त्वपूर्ण कार्यक्रम मोगरा और मजार गांव से शुरू किया है. झोपडपड़ीवासियों को 'निवास का अधिकार' दिलाने तया आवास का प्रमाण उपलब्ध कराने की दिशा में वह सर्वे अपने आप में अनोसी और अपनी तरह की अनुही पहल है. इस सर्वे का लक्ष्य इवेप्ड्रपट्टियों तथा इवेप्ड्रों का जिंदा वर्ष सुनियंजित पुनर्वास सुनिविधत करना है तकि वर्ष 2022 तक 'झोपहपड़ी' मुक्त मुंबई' बनाने का राज्या सरकार का संपना साकार किया जा सके, इस कार्यक्रम के तहत मुंबई और वाणे क्षेत्र के सभी झोपझवारियों वर तर्वे किया जाएगा. सर्वें के बद प्रत्येक झोपड़ावारी को एक 'रुमार्ट कर्ता' दिया जाएगा, जो उसके मेपड़ावासी होने और उसके निवास का सर्वे होने वर प्रमान होगा. वह सर्वे झोपहपट्टियों तथा झोपड़ों का उसित एसं सुनियोजित पुनर्राश भी सुनिश्चित करेगा ताकि 'स्थव्य एवं लुंदर सुंबह' का समना दूरा हो सके

70,000 लोग करते हैं निवास

यह सर्वे अल्याधृनिक एलआई-डीएआर तथा जीपीएस/इंटीएस तकनीकों द्वारा किया जा रहा है. एसआरए द्वारा नियुक्त सर्वेक्षक सर्वे कॉर्म से युक्त टैबलेट अपने साथ लेकर चलेगा. सर्वेशक अपने हर दीरे पर झोगड़े और उसमें रहने वाले परिवार की निजी और प्राथंगिक जानकारी प्राप्त करेगा. स्थल का जीआईएस नक्या सैटेलाइट इमेजरी, एलआई-डीएआर तकनीक तथा झोगडपट्टी क्षेत्र की 3600 पैनोरीमिक डमेजों का उपयोग करके तैयार किया जाता है, नक्ते के बाद टैबलेट हर रहियाओं द्वारा प्रस्तत किए गए कागजात की तस्वीरें लेला है. सर्वेश्वक सभी कागजात की कानजी प्रतियां भी जम करता है और उन्हें एसआरए, मुंबई के सक्षम एवं संबंधित अधिकारियों के सामने प्रस्तृत करता है.

िइत्म स्टार अने स्पोर्ट्सस्टारथी वर्धने जिञ्जनेस टायङ्क्स मुंजर्धना हिरयाङांठाना विस्तारमां प्रोपर्टी जरीही रह्यां छे

वर्तीः हेशना रिथी-रिथनं नवं सरन



અનિલ અગ્રવાલ

म्पूर डोवाइड अप

રોરમેન







બાબા કલ્યાણી (भारत कोर्ब,



રિઝવાન કોઈટા सिटीयस टेड शीईओ



નારાયણ મૂર્તિ નંદન નિલેકાણી અજય પિરામલ સિદ્ધાર્થ યોગ र्छन्द्रोशिश,



પિરામલ



દેશના ખ્યાતનામ બિઝનેસમેનથી લઈને છે. સ્ટ્રક્ચર ડિઝાઇનર લંડનનું મ્યુઝિયમ સિદ્ધાર્થ યોગ તથા સ્ટરલાઈટ ગ્રૂપના પ્રોજેક્ટ આવી રહ્યાં છે. લોકોમાં આવા સેલિક્રિટીઝ માટેનું હોટ ડેસ્ટિનેશન બની કંપની કરે છે. ગયું છે. તાજેતરમાં જ ભારતીય ક્રિકેટના જ્યારે તેના સાથી ક્રિકેટ ખેલાડી રોહિત આ સેલિબિટીઝ પૈકી કેટલાંકે વર્લીમાં <mark>બંગલામાં રહેતા હોવ તેવા બુપ્લેક્સ અને</mark> સ્ટાર બેટ્સમેન વિરાટ કોતલી ઉપરાંત શર્માએ ગયા વર્ષે ₹ ૭૦ કરોડમાં આહુજાં રોકાળ કર્યું છે તો કેટલાંક અહીં રહેવા ટ્રીપ્લેક્સ દરેક સુવિધા સાથે મળે છે અને તે બોલિવૂડના સુપરસ્ટાર અક્ષય કુમારે તથા ટાવર્સમાં પ્રોપર્ટી ખરીદી હતી. આ બંને આવી ગયા છે. દરિયાકાંઠાની નિકટતા, પણ ટોપના ક્લોરમાં, જ્યાંથી ચારે બાજુ બિઝનેસ ટાયકૂન અજય પિરામલે પણ ક્રિકેટર્સના સીનિયર એવા યુવરાજ સિંથે મધ્ય મુંબઈ તથા બાંદ્ર કુર્લા કોમ્પ્લેક્સ ઓપન વિઝન મળે છે.

આર્થિક રાજધાની મુંબઈમાં પોતાની વર્ષોમાં જંગી રકમના રિઆલ્ટી સોદા પ્રોપર્ટી વસાવી છે.

🚃 સેલિબ્રિટીઝની નગરી તથા દેશની -વલીમાં સંપત્તિ ખરીદી છે. પાછલાં કેટલાંક -પણ વર્લીમાં ₹ ૬૪ કરોડના ખર્ચે વર્લીમાં -જેવા બિઝનેસ વિસ્તારોની નજીક હોવા-

માત્ર ક્રિકેટરોને જ વર્લીમાં રસ પડ્યો છે. લગાવ વધી રહ્યો છે. સમાન છે. લાખો લોકોના સપનાને સાકાર રૈસિડેન્શિયલ સ્થળ તરીકે લોકપ્રિય તેવું નથી. દેશના ટોચના ઉદ્યોગપતિઓએ એરપોર્ટથી નજીક, મુંબઈના કરતી આ માયાનગરી મુંબઈમાં અગાઉ બન્યું છે. થોડાં સમય અગાઉ ભારતીય પણ વર્લી તરફ નજર દોડાવી છે. ભારત સેન્ટ્રલમાં, ન્હાવા– દોવા સી– દિવક લોખંડવાલા, જુહ, વાલકેશ્વર, પેડર રોડ, ટેસ્ટ ટીમના કેપ્ટન વિરાટ કોહલીએ કોર્જ કંપનીના ચેરમેન બાબા કલ્યાણી, પ્રોજેક્ટની નજીક, લોઅર પરેલ અને સિટીયસ ટેકના સીઈઓ રિઝવાન પરેલ જેવા નવા ઊભરતાં બિઝનેસ હબ જેવા વિસ્તારો સૌથી પોશ ગલતાં હતાં. કરોડના ખર્ચે અહીં લક્ઝરી એપાર્ટમેન્ટ કોઈટા, યુઆઈડીએઆઈ (આધાર) તેમજ વેસ્ટર્ન તેમજ ઇસ્ટર્ન એક્સપ્રેસ જોકે છેલ્લાં કેટલાંક સમયમાં દક્ષિણ ખરીઘો છે. આ લકઝરી એપાર્ટમેન્ટનો તથા ઈન્કોસિસના ભૂતપૂર્વ અધ્યક્ષ <mark>હાઇવે પર ગલતરીની મીનિટોમાં પહોંચી</mark> છે. આ પ્રોજેક્ટનનો આક્ટિક યુકેનો છે નારાયજ્ઞ મૂર્તિ, પિરામલ ઈન્ડસ્ટ્રીઝના ડેવલોપર્સના ડિરેક્ટર દેવાંગ વર્ષો ઉમેરે છેલ્લાં કેટલાંક સમયમાં વર્લીમાં તો લાઇટિંગ લાસવેગાસની કંપનીની અજય પિરામલ, ઝેન્ડર ગ્રૂપના ચેરમેન છે, આ વિસ્તારમાં વધને વધુ લક્ઝરી સ્પોર્ટ્સના અગ્રણી ખેલાડીઓ તથા તૈયાર કરનારનું છે. અહિં પેટ એનિમલ ચેરમેન અનિલ અગ્રવાલ જેવા ઉદ્યોગ <mark>પ્રોજેક્ટ પસંદ કરવાનું કારણ કેમ્સ કોર્નર,</mark> બોલિવૂડના સુપરસ્ટારોએ અહીં કરોડોની માટે સ્પેશ્યલ સ્પેસ છે જ્યાં કોઇ સેલિબેટી જગતના માંધાતાઓએ વર્લી પર પસંદગી મલબાર હિલ, નેપથન્સી રોડ જેવા કિંમતના વૈભવી મકાનો ખરીદતાં બહાર જાય તો તેની સંભાળ રાખવામાં ઉતારી છે. મુંબઈના આ નવા હોટ-સ્પોટ <mark>મુંબઈના પોશ વિસ્તારો ગીચ થઈ ગયા</mark> જ આ વિસ્તાર હવે સુપર-રિચ તથા આવે છે અને તેની નિગરાની અમેરિકાની અંગે જેએલએલ ઈન્ડિયાના નેશનલ છે અને સુવિધાઓનો અભાવ પ્રવર્તે છે, ડિરેક્ટર આશુતોષ ક્ષિમયે જ્લાવે છે કે

લીધે પણ વર્લી પત્યે સેલિબિટીઝનો

अन्डर ग्रुप, इंन्डोसिस. 건승건비나용 SHIBSOLS र्घ **०५२२**ही अ રોરમેન पुनर्विकास करेगी ओमकार रियल्टर्स

आवास राज्य मंत्री ने किया मुमिपुगन रिकोर्ड समय में निर्माण

पुरा करने का लक्ष्य

मुंबई, जा. प्र. १३ एका में फैसे मुंबई के कर्त हुए मार्टी शेर्ज में में एक स्वकत और पंचर (कासामादी और मेकाड़ी) में पुराविधाम के समार्ट में दशकों की अभिक्षत्रण कर ओताः पुस्का को पुनिकास का सूरत उरस हुआ, ओरेडको पूर्व में फिरा हुन्मी क्षेत्र के क्योन्तर इसके में आपम राज्य गंडी रविन्द वर्तकर और 2020 में ऑफा निवासियों की उपलियों में पृष्टिकृतन के राज्य पुर्विकास प्रीक्रम का पहला चरन शुरू हुआ



मुमिण्जन कर पूर्विकास प्रक्रिया के पहले चामा की शुरूआत क हुए महाराष्ट्र के आचार राज्यमंत्री रविंद्र साईकर वर्ष ओमकार रिकटर्स के प्रकंप निदेशक काकुकार कर्ता.

10 हजार निवासियों की सहमति

में सहन की प्रमुख सुन्यी पुजारीन कंपनी ओवनार रीवलटर्स वंद केवलपाने हार इसकारण वीजनों के रहत पूर्वविवरीयत किये जा रहे वोधीनार देश में 70 एकड़ में फैसी हुई 5,000 लोगों को सुन्यी आवाड़ों है. कंपनी के प्रशंत निरुद्धक सकुशत वर्षा के उत्पूत्रण, ओकसा में गुणायत खाने अध्यक्त के स्थाप सुंब्री पह में पहले ही 50,000 जुली निवासियों का पुनर्शन किया है.

श्री वर्तमान मनव में हमें जोनेरमती पूर्व हुम्मी ओत के 10,000 में ऑपक रिक्वमिनों को मामाने प्राप्त हैं. इसको औरन है इस अलग सुख बाजरा में कार्ट रहार, किसी भी एमआहर वर्तिकेशन के लिए वह पारली बार है और ऐसी मौजूब हुम्मी अज्ञादी तिन एम ओनन परिवर्तित करने काल प्रपत्त निक्सी हम पूर्व संस्थार की उम्मीद करते हैं.

उन्होंने बताया कि ओमहरर में मुंबई शहर में अपने नहीं दुनवींश इमारतों के लिए नहींग मित्रीय प्रोदोगियों जेनान की है

निकार प्रवासन्ति रूपता है है इस प्रतास में पूर्व विश्वास है है इस प्रतास में किसीट समय सीमा में रूपतार वहीं और सेववड़ी के निवारियों को पर प्रवास कर टेरें मिक्रणे को वाजनी में अपने

गोरेगीव पूर्व क्रमाजन परियोजन भे अपना एक दूर मंदितना पुनर्वास राज्य प्रमु महीनों के विपर्धि शनक में विभिन्न किया था.

और महाराष्ट्रीयन समुद्रावी के बहुत्तर जाना एक ३० हुन्ती अन्त्रस सीमाण्डरची का एक समूत है.



आकृती के बाद, शक्यों कई सुग्ती-झोनडी दोनों में से कह माजह और पंचरा हुन्यों रहार की सबसे रिकाडी हुई सुन्यी कार्च करते रहें के कर्त राज्यों से किसी भी प्रकार का दुनर्विकास सबस सुक्त करें हो सकत.

म वर्गवान में, 2015 के कुठरी क्यांडों से ओक्कार में इस सुन्धी क्षेत्र में अपनी कर्याम्बीन कुन्डों के में अपनी कर्यमधीन कुन्डों कराई है और इसे 20,000 से अधिक के शहुक्त का पाककुत सम्मान अध्यत हास्त्रित है.

स्मानिक अवसर और यानक को ध्यन में रखते हुए, स्वार विकेतिकारण अवस्थिते (१९१४कर) ने त्यांका 2015 में केवर और माजम मीत में अपने प्रीकारिक कार्यक्रम 'ग्रीर-टू-ग्रीर कार्यक्रिय रूपन स्टम्पेट सर्थे' की सुरक्षण की.

श्रा पा पार स्वीकर की सुन्धे अक्करी को अपन अक्का प्रयान स्वीक करने और उन्हें अक्का का अध्यक्षा प्रयान करने के लिए स्वीकर करने की दिखा में अपने बाद का प्रवास प्रवास है, स्वीकर का सकत है कान सकत के 2022 का "साम जो नेवा" का को एक जीवा और कार्यन्त्रक देंग से प्रथा करते हुए श्लीकर्य के स्वीकर्त कर निर्माण करने का स्वीकर के स्वीकर करते हुए श्लीकर्य और डोप्पापि पुरुषान सुनिक्षित करना.

शास में ओनसर मुंबई शहर में 2020 तक 2 तक्का से अधिक हुएते निकासियों के पुनर्वात के लिए उपस्तात है. इसकी सबसे को एकतालय परिकास की मनियों हैत को प्रमुख निकास करने मुनर्देहरी क्षण किया जा त्या है और इसने सरस्काद हिस्सेक्सी के पर बाजर को आधुनिकाम अधिवादिको ब्रोह्मेरिको भी



मुंबई । ओमकार फॉर्डेशनतर्फे विक्रोळी पार्कसाईट झोपडपड़ीवासी युवकांसाठी कौशल्य विकास कार्यक्रम घेण्यात आला. आयसीआयसीआय फॉडेशन, मारुती सुभुकी,आदी. नामांकित केपन्या रोजगराच्या संधी देतील. आमदार सचिन आहिर, आमदार कालिदास कोलंबकर, ओमकार रिएलेतर्स एंड डेक्लपर्स चे संचालक कौशिक मोरे उपस्थित होते.

SPACES , AUGUST 2016



सीएसआर गतिविधियों से लाई जा सकती है खुशहाली

क्षेपहण्डी निवसियों की जीवनहाली सुधारने के लिए प्रयत्नतील आमवार रीपल्टमं एंड डेक्तपर्श के प्रबंध निदेशक बाबूलाल बर्मा से नकभारत की विशेष बातचीत:

ओसकार फाउंडेप्रान किस तरह से लोगों के जीवन में खुशी लाने के लिए प्रयासरत है. देखिए, ओमकार फाउंडेजन, ओमकार रीयलटर्स एंड डेजलपर्स की सीएसआर शाखा है, जिसे वर्ष 2014 में स्थापित किया गया था. पराउंडेशन का मख्य उद्देश्य स्वास्थ्य सेवा, शिक्षा, कौशल निर्माण और व्यावसाधिक प्रशिक्षण कार्यक्रम के जीए लोगों खासकर मुंबई की झोपड़पड़ियों में रहने वाले लाखों लोगों के जीवन में मुखाहाली लाना है. मुख्यतः यह फाउंडेरून अपने सभी साइटों पर लोपडपड़ी निवासियों के लिए मृतभूत स्वारम्य सेवाएं उपलब्ध बजाने में सहायता प्रदान करता है. इस करम के लिए एक अंतर्राष्ट्रीय एनजीओ हेल्पेज के साथ बतबंधन किया गया है. हेल्पेज के साथ मिलकर फाउंदेशन ने अब तक 5000 से अधिक झुगी निवासियों को स्वास्थ्य सेवाएं मुहैया कराई हैं और उन लोगों को भी सहायता और सहयोग दिया है, जिन्हें कई रोवों में और अधिक उपचार को जरूरत है, जिनमें शल्पक्रिया य ऑपरेशन शामिल हैं, फाउंडेशन ने उन लोगों के 100 से अधिक मोतियाबिंद के आयोगान करवाए हैं. जो रुवारच्य दिवियों के माध्यम से चिकित किए गए थे. इस फाउंद्रेशन की स्थापना के पहले भी ओमकार रोवलटर्स और इसके निदेतक अपने-अपने शहरों में जरूपतमंदी को मदद प्रदान कर बिधिन्न परीपकारी गतिविधियों से जुड़ रहे हैं, जिनमें दवाइयों का वितरण, शल्यक्रियारं, रचत संप्रहण शिविरों का आयोजन, बोसवेल और हैंडपंप

ज्योमेट्टी बॉक्स इत्यदि देकत मदद की है. ओमकार झोणडपट्टी पुनर्विकास में अग्रमी कंपनी मानी जाती है. झोणडपट्टी के लाखों युवा बेरोजगारी की सम्सया से परेशान हैं. आप इनके लिए क्या कदम उठा रहे हैं?

लगवाना आदि शामिल हैं. मुंबई में कंपनी ने

ज्ञोपड़पड़ी के बच्चों को उनके तिथाग में स्कूल

बैग, एडमितन, खेल-कृद, प्रतिक्षण, पुरतक,

में आपकी बात से सहमत हूं कि शुणियों के हजारों कुवा विभिन्न कारणें से अधनी पढ़ाई पूरी नहीं कर पाते हैं, इस कारण अच्छी नौकरी पाने में उन्हें कडिनाई होती है. इस बात को ध्यान में रखते हुए ऑपकार फाउंजेरान ने ऐसे गुवाओं को सही प्रशिक्षण देकर, उनके कौराल का विकसित करने हेतु कदम उठाए हैं, ताकि वे विस्ती अच्छी कंपनी में अच्छी उनक्काह वाली नीकरी पा सकें. ओमकार काउंडेकन ने मुंबई की सभी श्रुग्यमों के कुछ पॅक्ट्स में अपने कौताल

विकास कार्यक्रम को पहुंचाने के लिए 8 बड़ी कंपनियों और 37 मान्यतप्राप्त प्रशिक्षण संस्थाओं के साथ गउबंधन किया है.

👅 फाउंडेशन के कार्यक्रम युवाओं के लिए कैसे मददगार सिद्ध होंगे?

चाउंडेरान के कीशल विकास कार्यक्रम उन युवाओं के लिए हैं, जिनके पास पहले से ही र्गेननार हैं और वे अपने कोहाल उन्नयन के जरिए अधिक येतन पाने योग्य जनना चारते हैं लाहि से अपने परिवारों को अच्छी जीवनशैली प्रदान कर मलें: हमारा प्रयास है कि स्कूल/कालेज छोड़ चुके से पूजा अब बाहे कॉपीट प्राानों के प्रतिकार केंद्रों में प्रशिक्षण लेकर उन कंपनियों में ही अच्छी नौकरी प सकें. ये रोजवारोन्युखी व्यावसाधिक कोसं विभिन्न कौरात वर्गों में रोजगार दिलाने का बाद्य करते हैं, जिनमें कंप्यूटर, बिजली के काम, कपड़े मिलना, मोबाइल सुधारना, ऑग्रेजी धाषा, बदर्द का काम, वेल्दिम, गादी के मिस्सी, प्लिबंग, खाना बनाना, नाड़ी चलाना, सिक्येरिटी, रिटेल, स्वास्त्र और साल-गुंगार इत्यादि शामिल हैं.

 ओमकार फाउंडेशन ने इस कार्यक्रम के लिए किन-किन संस्थाओं से सहयोग करार

हाल ही में, ओमकार फाउंडेशन ने आप्रणी कंपनियाँ- जैसे आईसीआईसीआई फाउंडेशन, मामति सुजुकी, रोदरेज एंड बॉयस-दिशा, एत एंड टी पाउंडेशन, एशियन पेंट्स के साथ सहोदारी कर पर्कसद्भद्र झोपहपड़ी, जिल्लोली पश्चिम में एक बढ़ा कीराल निर्माण कार्यक्रम आयोजित विचा धा. फाउंदेशन ने पएसएमएसी, केटीआई, एएसटीएम से शुन्मिओं के युवाओं को प्रशिक्षित करने के लिए मान्यत प्रान्त की है. इन सहभाषियों का एकमात्र व्हेल है, शुग्गिवों के युवाओं को आवश्यक कौताल ठपलब्ध कराने में मदद करना है.



पार्कसाइट, विक्रोली के इस कौतल विकास कार्यक्रम को ३००० से अधिक झुगी निवासियों ने अपनी उपस्थित दर्ज काकर अपार समर्थन प्रदान किया. सभी मुख्य राजनीतिक पार्टियों ने एक मंच पर आकर पार्कसाइट इतेपड़पट्टी के पुजाओं के इस कर्मक्रम को अभूतपूर्व समर्थन दिया. वहां प्रतिक्षण देकर अस तक

करने और परामशं देने के लिए कंपनियों ने जो बूच लगाएं थे उनमें 18-35 आयु .या के 1500 से अधिक प्रत्यक्षियों ने पंजीकरण कराकर अपनी जिल्लासा का परिचय दिया.

 आपको विज्ञ्ञास है कि यह कार्यक्रम युवाओं की आकांक्षाओं को पुरा करने में मददगार सिद्ध होगा?

अच्छा सवाल है. ओमकार अपनी वचनवद्भा के लिए प्रसिद्ध है. हमें जुली निर्विकास के क्षेत्र में जो अग्रणी स्थान मिला है वह रावों-रात वहीं प्राप्त हुआ है. पिछले 10 वर्षों से शुणियों के किरावेदारी को छोपदियों के बदले उन्हें अपने सपनों का घर समय पर देने की अपनी प्रतिबद्धण को ओयकार ने पुर किया है और वह भी निर्माण क्षेत्र की प्रमुख

कंपनी एल एंड टी हार निर्मित मकान को घर दिया है जो कि हमारे बांड एब्बेसडर हैं और वे हमरी क्वनबद्धत का प्रसार कर रहे हैं. युवाओं की मदद के लिए वशका सेवा दल का गतन किया नय है, जो उन्हें हर तरह की मदद प्रदान करेगा इसके लिए एक डॉटलाइन नंबर भी रखा गया है. ओमकार फाउंडेलन का लक्ष्य है 'जिंदगी बदलो और विस्मात बदलों, ओमकार पर्रारहेशन का मानन है कि झुणियों में रहने वाले मुखाओं में अपार प्रतिमा होती हैं, जिसे सही बीतक प्रतिक्षण देखर

निकार जा सकता है. सरकार के शुरू किए वए कार्यक्रम, 'रिकल इंडिया' मिलन का लक्ष्य सम्पन्तित विकास है और ओपकार पराउंडेशन का कौरात विकास कार्यक्रम इसी दिशा में एक कदम है. हुगियों के जो युवा इन संस्थानों में प्रशिक्षण प्रप्त करना चाहते हैं उनके लिए देरी अवसर उपलब्ध होंगे और ने इस कौशल उन्नयन के जरिए विधिन कंपनियों में रोजवार पाने में सकल होंगे.

ઓમકાર રિયાલ્ટર્સ દ્વારા શહેરની સૌથી મોટી ઝૂંપડપટ્ટીનું પુનર્વસન SRA હેઠળ થશે



विचार विचार के प्रश्नित के उपने क्षित के प्रश्नित के प्रश्नित के उपने क्षित के उपने क्ष्मित के उपने क्षमित के उपने

મેરા ઝુંગાંવલીઓના વ્યવસ પરિવર્ગ પ્રવર્શ તેઓ ગાહમાં અને સંપૂર્ણ તેલે આવશે ખેલી અભા છે, ખેબ સ્થાને દેશનું

स्वैच्छिक चाबी सौंपने का नया SRA रिकॉर्ड



एसअवरए रिक्सें चुनितका में, यह अपने आप में सर्वप्रयम मामाना है जहां स्वेष्टिक तीर पर भारी रांक्य में किसी निजी हेवेलवर को पुनर्निर्माण परियोजना के लिए वादियां लीपी गई है. इतिमा मुंबई सभी गुरुवी (बी) लिसिते सेवा संघ के झुरगी रजवारी में संकल्प लिख कि वे अपनी वर्तमान परेदारी संसकत और पर संधिने ताकि उनके पुनर्वास इकाइयों वर समय पर अवंडन हो सके और सञ्च समझार की एसआवर पोजना के आलीत जनत खाली करने, पुनर्शाय तथा निर्मान प्रतिया में होने वाली दिकालों को दूर किया जा सके. ओमवार हिंबालाई, जो

२ एकड़ में होगा पुनर्निर्माण

मुंबई. कर.सं. साने गुरुवी नवर की.आप.बावरिक सोसावटी, सात रहता. मुंबई के 700 से अधिक रहने वाले ने स्वीच्छक तीर पर अपने मरों की चावियां ओमकार रिवस्टर्स एंड डेक्सपर्स को सीपने का व्यवदा कर एसआए योजना में नया रिकॉर्ड कायम किया है. वहां 2 एकड़ की भूमि पर पैली सुगी बस्ती में पुनिर्माण का कार्य किया जाना है. इन 700 सुगी समुद्राय के लोगों ने औपचारिक कतरनामें पर अपनी सहमति दी और ओमकार द्वारा 2 साल के अग्रिम किराए प्रदान करने के प्रधानन को स्वीकार किया. साने गुरुवी रगर झुगी बस्ती में 950 सुगीवामी रहते हैं, जिसमें से यतंत्रत में 825 को पात पापा गया है.

एसअसए बर्टिकल में वर्तमान में कजार की अवनी है, ने एक नाथ रामी 700 ह्यूगी प्यूंचरों से 2 ताल की अधिम विभाग जाति का सुनतान किया है और राज्य ही स्थानातामा की औपचित्रताओं में सहयोग प्रधान करने के लिए अतिरिक्त सुआवना भी बदल विन्यु हैं, तुरत शुरू होने वाली हुम्मी वर्मित्यों की यह निकासी प्रतिच्या लगावन २० दिनों की अवधि में समाधन होगी. इस सामानेत की अध्यक्षता ओनवरन के जनंद निर्देशक साहुगान दर्जा में की और इस अध्यक्ष पर निर्देशक क्वेरिक मोर्ने, प्रांपर्टी एफबर्ल प्रमाग के विभागायका नजीव अववाल भी मीजूद से.

ओमकार फाउंडेशन की कौशल विकास योजना

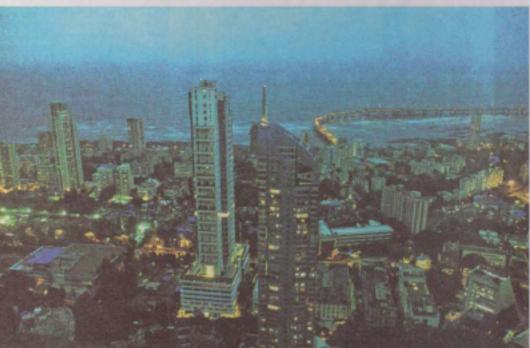


कार्यालय संवाददाता मंबई. मुंबई में पुनर्विकास में अग्रणी रियल्टी ब्रांड ओमकार रियल्टर्स एंड डेवलपर्स प्राइवेट लिमिटेड (ओआरडीपीएल) की कार्पोरेट सोशल रिस्पॉसिबिलिटी (सीएसआर) शाखा, ओमकार फाउंडेशन रविवार को विक्रोली पश्चिम की पार्क साइट झोपडपट्टी से आईसीआईसीआई फाउंडेशन. मारुति सुजुकी, गोदरेज इंड बॉयस-दिशा, एलएंडटी फाउंडेशन, एशियन पेंटस जैसी अग्रणी कंपिनयों की साझेदारी में अपने कीशल विकास कार्यक्रम के शभारंभ की घोषणा की. फाउंडेशन को ओपडपड़ी के युवाओं को प्रशिक्षित करने के लिए एएसएमएसी, केटीआई, एएसटीएम से मान्यता प्राप्त है.

इन साझेदारियों का एकमात्र लक्य है झोपड़पट्टी के युवाओं को आवश्यक कौशल प्रशिक्षण प्रदान कर उन्हें और अच्छे रोजगार के लिए बेहतर कौशलों में समर्थ बनाना. ओमकार रियल्टर्स एंड डेवलपर्स प्रा. लि. के प्रबंध निदेशक, बाबुलाल वर्मा ने कहा कि इन प्रतिष्ठित कार्पोरेट संस्थाओं के साथ ओमकार फाउंडेशन की साझेदारी का उद्देश्य न सिर्फ झोपड़पट्टी बल्कि ओमकार की सभी साइटस के उन युवाओं को प्रशिक्षण प्रदान करने का एक प्रयास है, जो प्रशिक्षण सफलतापूर्वक समाप्त करने के बाद अपने परिवार की सहायता करने के लिए बेहतर रोजगार के अवसर और तनख्वाह पाने की स्थिति में होंगे. इस अवसर पर पूर्व विधायक सचिन अहिर, सांसद रामदास आठवले, प्राप्त ओमकार के निदेशक कौशिक मोरे आदि उपस्थित थे.

MAGICAL CHARM OF MUMBAI

Pic: Prashant Sawan



AAMCHI MUMBAI: An aerial view from 50th floor of 1973 Omkar building in Worli shows the resplendent glory of the city of dreams with an illuminated sea link and Doordarshan tower.

मजासवाडी व मेघवाडीचा ओंकार रिॲल्टर्सतर्फे पुनर्विकास

मेना (स्वस्थाते संस्थाते) पा ५० आणि पुरारे ५० इतार रहिकारी असरेक्या यह सोकवारीच्या निवासी क्षेत्रकाहीनका rector of Charlett year हेरना कंटीन विधानत आहे. हा नुवर्विकान क्षेत्र क्षेत्रकोत जॉक रेजीएको जीव्ह केन्द्रालमी हो बाराय कंपने कापार आहे. परिचम कुमारो सहस्रापांस सेमेरको पूमेरा आस्टेरब्स पंचीनक सा प्रदेशन का परित्या राज्याचा प्रारंभ राज्याचे पुरतियोग संबी एखेंद्र बायकर योच्या

हारो झाठा. य पृत्रिकृतकाच्या वैज्ञो

तीन रुवारांका रहिकाहोही उपनिवन



सवास आणि योगाच्या नुगरितराच्या पहिल्या राज्याचे पृष्टिपुत्रन कालाना लोड कावकर

मंचारक साकृत्यर वर्ग संसे

श्राप्तीत ५० हमारोचा अधिव होपानकीयोचे ठवेंद्रा प्रकास परांगणे पुत्रवंतन केले आहा. आग कंपरीकरे शंतेकार्तstrongericki velwered रंग्डोरक आहे. या पहल्काना बापको बाजारोतेत एक स्वार्ट सिटी विकासित करण्याचे अञ्चले च्चेय असून, ब्रोपु चेजनेत असी स्पर्ध मिटी प्रकास तथी एईस्ट. याची सामा प्रोपाति राज्यानकंत योगात समृत्य बात पहर वित, या प्रकारका स्थान अक्ष पूर्ण पार्टिका राष्ट्रीय, अमेडी बी.

रफोरी पूढे सर्विपाली की

पुंची सहरातीय वर्ग पुरशिक्तम chrose convinue soluti रंग्डामान चारा हैता असन

satist floot fair one feet गांत, अस अम्बात विशास बारते, प्रज्ञासार्थं म नेपवारी मोगलोही बोजना सुरू होत सम्बद्धी ज्ञार्यमञ्जूत या क्षेत्रकाहीका राज्यारच्याने पूर्वविकास करण्यात प्रांत्र केला असून, त्यानाती संपर्वता ५० हमार रहिनामानी मंबूरी दिली जाते. या प्रोप्तावद्वीय लाबार लागि यह सोबकती प्राणिकाराओं दिलीका २०१६ प्राप्ता नकत वार्यमंत्रिक क्षेत्रके करिएक या प्रोप्तापानीयांना विश्वासत्ता गणिका प्रया करण्यत स्थाप

पुंची पाहरतील जनवारक देव

पुरुषेत्रम् बराम्यावादी 'श्रीबार' श्रम्प होत् पोत्रमंत्रपोत इक्सीचे बांधका तारोत औषा दुवो करीत असून, रियारांना नियोधित केर्यत एक्टी परे देण्यासार्थं या कंपनीने क्रमार्थन

SPACES, AUGUST 2016













ENEWS

SPACES, AUGUST 2016



















HIGH-RISES

High-rises are increasing business opportunities for the manufacturers of products that go into these buildings

MTALLE KURDEKAR

Rh the Central and State Governments to gether planning on allocating for 10 billion. to each selected smart city over a fiveyear-period, there will be ample opportu-nities ahead for high-rise development in these cities. Meanwhile, space constraints and a rising population in the metros continue to push demand for skyscrap ers. This brings along a requirement for products that are specifically suited to high-rises.

Whether it is glass for a façade or a crane for construc tion, building automation, lighting, or high-speed elevators; innovative products are making it possible for sign-crapers to sear today. While the premium on land has always steered real estate developers toward the construction of high-rises, they are now quickly beginning to realise the value of quality products in the creation of a successful project, thereby leading to both more business for product vendors as well as the

Introduction of more technologically advanced products.

Jayanand Potder, chief operating officer, Godnej Properties, states, "There has been a great deal of innevation and tech

nological upgradation when it comes to construction of high rises. Advanced mechanised formwork systems such as slip, jump, climb, table and tunnel forms help in achieving better quality construction, with significant reduction in the concrete

At Loche's World Towers in Mumbel, for example, Jump Form Technology was brought into play. According to an of - ficial spokesperson, it led to a reduction in the construction time, which resulted in World Crest, a 60-stoney tones, being completed in flat 32 months. The quality of the finish was also much better and more consistent. "Despite a higher cost, these technologies would reduce the time and effort put in construc tion, achieving higher efficiency," the spokesperson noted.

Similarly, the choice of cranes is also official. Using high capacity cranes and placer booms for placing-concrete at great erheights also enables faster construction, confesses Potdar. Tushar Mehendale, managing director, ElectroMech Ma terial Handling Systems India, points out, "Our range of tow er cranes in the perfect solution which helps developers to speed up the construction work of high-rise buildings. Re

SPECIAL FEATURE

liability, user-friendliness and safety are some of the most important features of our tower cranes used in construction. They come with several innovative features such as param eter monitoring system, which ensures that all movements remain within the safe programmed limits. Self-climbing mechanism with arti-drap device ensures safe jacking op eation, while the dimbing frame with platform is provided for easy and quick self-erection."

SOARING FAST

Just as cranes are helping erect tall towers, another factor that is lending aesthetic value is façades, which also negate the effects of harsh weather conditions. "Glass is an essential part of the design of a tall building in modern day architecture. Due to the development of new construction techniques and glass production methods, the inner strength of this mate rial is being revealed, and it is now considered a visible choice for more complex structural requirements. Glass is now be ing used for façades on an unprecedented scale to create remarkable designs and yield eco-savings," professes Vileam Khanna, CMO, CIO, Asahi India Glass.

Asahi has solutions ranging from tempered/toughened glass to laminated and reflective glass. The soft coat range titled Ecosense - the green standard in glass - comes in four categories: Enhance (Solar Control), Exceed (Solar Control Low-E), Essence (Low-E) and Edge (Solar Control & Thermal Insulation) high-performance glasses

"The structures are high and thus, it leads to higher ver tical & horizontal load, wind pressure and so on. It is nec essary to adopt a construction technique, which is easier, faster, better and can provide economies of scale," believes Nishant Aganual, MD, Avighna India. At their One Avighna



ADVANCED MECHANISED FORMWORK SYSTEMS SUCH AS SLIP, JUMP, CLIMB, TABLE AND

TUNNEL FORMS HELP IN ACHIEVING BETTER QUALITY CONSTRUCTION. JAYANAND POTDAR

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APART FROM THE AESTHETICS, TODAY IT IS ALL ABOUT DURABILITY OF THE PRODUCT.

RAMAN SAPRU

Park project, which is 246m tall, they have been using a Mivan shuttering system from Malaysia, thus reducing the slab cycle to six days.

Rustomice Group is also using aluminum formwork across most of their high-rise projects. Says Kaizad Hateria, brand custodian & chief customer delights officer, Rustomjee Group, "In the olden days, labourers would climb the stairs, now we have passenger hoist, cranes to lift heavy materials, Keylar fire chute for speedy evacuation, ARD (Automatic Resque Device) in all lifts, fire-resistant elevators etc. Basically. with the better use of technology, there is less reliance on manpower, as the higher the building, the higher the risk for manpower as well."

Reducing risk, while improving functionality is a tough, but necessary ask. Elevator major Otis has provided elevators to eight of the 10 buildings that hold the title of the world's tallest, including the current record holder, the Burj Khalifa in Dubai. The Burj Khalifa uses Otls Skyflise elevators that travel at 10 mts per second. "There is an apportunity for growth in this technology, especially in Delhi, Mumbai and Bengaluru. We recently expanded our manufacturing facility in Benga luru, which has tripled in size and doubled in manufacturing

12 CONSTRUCTION WILLIAM SUFFICIE





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