

TALMAKIWADI 2.0

PRESERVING OUR LEGACY, BUILDING OUR FUTURE



Background

Looking back at the path we have traversed since the SGM held on 22 January 2023, which paved the way for undertaking the Redevelopment of our beloved Society, we may well be pondering over reasons of why we find ourselves at the starting blocks. That said, the period from then till now cannot be construed as a sheer waste of time, as it has made us wiser in terms of, through a process of elimination, as to what is best suited for a Society of our size. Whilst two Redevelopment Sub-Committees (RSC) were formed at various stages, their focus was primarily on the Self-Redevelopment model, without considering the 3 basic aspects involving finance, sale and the requirement of a dedicated team to work on the Project through its life cycle. This was discussed in the SGM convened on 27 July 2025, when the GB members discarded the Self-Redevelopment Model.

As we stand today, it is in our interest to accept past experiences, extract wisdom and knowledge from the past to guide future decisions and move forward without dwelling on mistakes or regrets. However, with the right decisions having been taken in the SGMs held on 27 July 2025 and 30 August 2025, the past is truly behind us.

The Managing Committee is of the opinion that transparency and clarity in our communication with the members will be of critical importance. The Managing Committee is also of the view that the Redevelopment Project should be taken up as a Corporate project and must be planned and executed not as an isolated effort, but as a strategic attempt to create long-term value for our members and their families. This approach requires a clear vision and a detailed roadmap with defined milestones so that focus is maintained during the entire duration of the Project and consistent communication is maintained with all members to ensure total clarity and alignment.

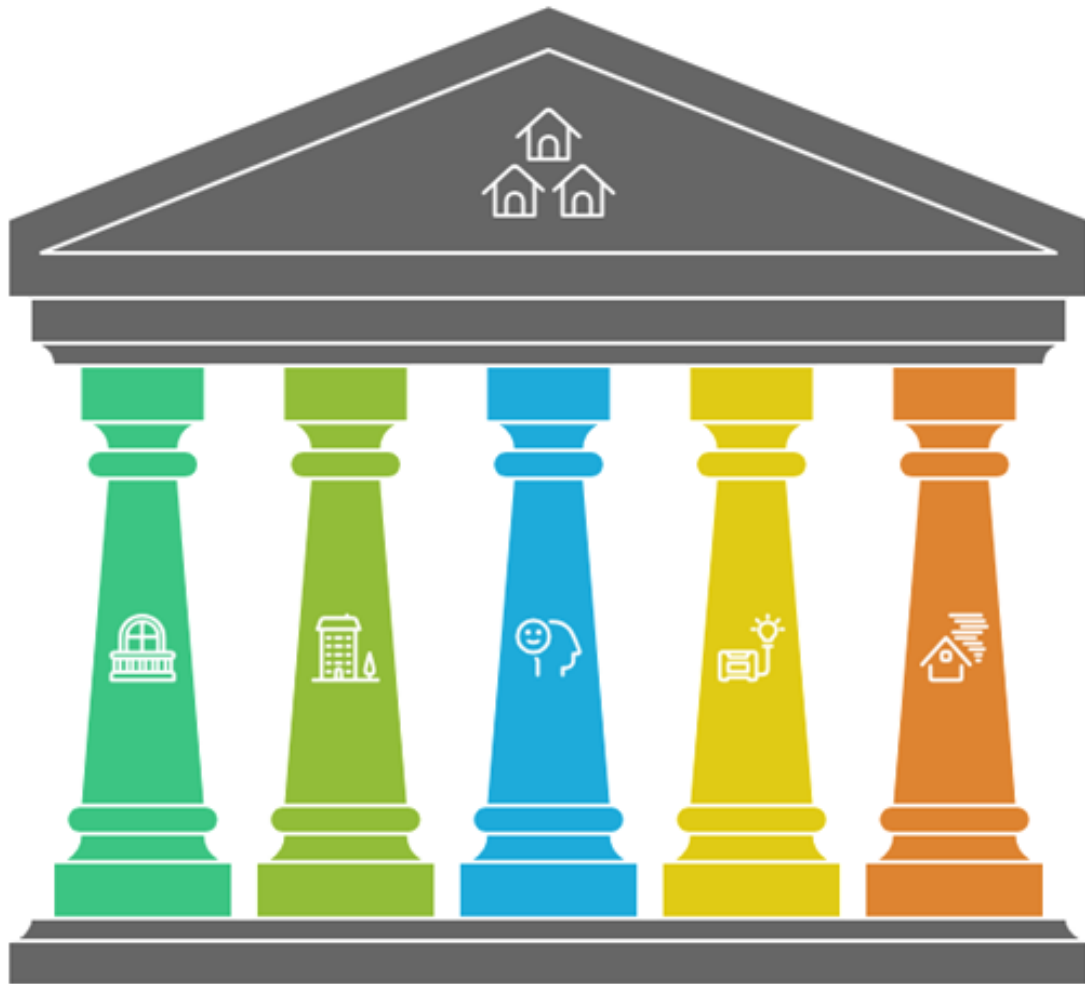
To achieve this, as a first step, the Managing committee felt that we must embrace a clear and compelling vision to formulate a detailed Project Report for the Talmakiwadi Redevelopment Project which will act as a North Star and serve as a reliable guide, providing direction and clarity, especially in times of uncertainty or when making important decisions. It is about being a beacon of purpose and stability, helping others (and ourselves) stay focused on what truly matters. This could be a guiding principle, a personal mission, or a key metric that aligns efforts and resources to achieve our goals.

The first step would be drafting of a Vision, Mission and Motto statement for the Talmakiwadi Redevelopment Project which was circulated to the members on 01 September 2025 for comments from members. The note containing the Objectives of Redevelopment project, Vision, Mission and Motto statement was approved in the Annual General Body meeting of the members on 28 September 2025.

Vision, Mission and Motto statements are crucial because they provide a shared compass for the Society defining its purpose, aspirations, and guiding principles to foster unity, motivation, and a clear strategic direction for everyone involved. They establish a collective identity and purpose, inspire stakeholders, and serve as a framework for effective decision-making towards achieving our goals.

The Talmakiwadi Redevelopment Project shall be guided by five core principles - **Affordability, Quality, Inclusivity, Sustainability, and Resilience** - ensuring a future that is secure, equitable, and enduring for all our members.

Foundations of Talmakiwadi



Affordable to all

Maintenance charges post redevelopment are affordable to all

Quality Infrastructure

Building durable & reliable facilities

Inclusive Community

Fostering a welcoming environment for all residents

Sustainable Practices

Implementing eco-friendly and resource efficient methods

Resilient Systems

Developing robust systems to withstand challenges

Each aspect of the policy is aligned with at least one of these principles.

Affordable:

- New consistent sources of revenue for the members and Society will be explored which will offset the augmented maintenance expenses. This will help in reducing the maintenance charges post Redevelopment to be affordable to the existing members.
- Affordability to the members and their relatives interested in purchasing additional flats or extra area in the Society.

Quality: Ensuring high standards of quality and safety during and after the construction phase through -

- Safety: Ensuring the safety of occupants and the public.
- Durability and Longevity: Properly built structures require less maintenance and have a longer lifespan.
- Quality Assurance: Ensuring quality standards, procedures, and processes to prevent defects and ensure the project meets requirements.
- Quality Control: Inspecting and testing work during and after construction to identify and correct any deviations from the established standards.
- Regular Inspections: These are crucial for identifying potential issues early on and ensuring compliance with the design and specifications.
- Testing and Verification: Testing materials, systems, and completed work ensures they meet the required standards and function as intended.
- Documentation: Maintaining accurate records of all quality control activities is essential for demonstrating compliance and identifying areas for improvement.
- Quality of construction encompasses various aspects like material quality, workmanship, adherence to design, and overall performance, ensuring the structure is durable, functional, and meets the intended purpose.

Inclusive:

- Ensuring easy accessibility to elderly and physically challenged residents in the Society.
- Dedicated kids play areas.
- Gathering spaces for senior citizens.
- Sports infrastructure.
- Separate areas for pets and designated feeding areas for stray animals as per AWBI guidelines.
- Spaces for interaction between residents.
- Adequate space for congregations during Datta Jayanti Utsav and other functions and Annual Diwali Sports & Cultural Events

Sustainable:

Sustainability in housing refers two important aspects:

1. Ensuring that the housing is environmentally sustainable during construction - the principle of Reduce, Reuse, and Recycle will be the basis.
 - This can be achieved by promoting energy efficiency, renewable energy integration, water conservation, rainwater harvesting, use of sustainable and recycled materials, efficient site planning, passive design elements, etc.
 - Optimum use of serviced land.
 - Incorporation of green building standards and Platinum Green Building Certification.
 - Ensuring that the construction techniques being used are environmentally sustainable.



2. Minimum negative impact on the environment throughout the lifecycle of the building.
 - Optimal design of structure to ensure lesser heat flow in the building which will reduce the energy consumption.
 - Use of SRI paint on the exterior to reduce the indoor temperature resulting in reduced electricity consumption
 - Use of energy-efficient appliances and usage of renewable energy sources such as wind and solar energy.

Resilient:

Considering climate change, it is essential to construct buildings that reduce environmental degradation, minimize disaster-related damages and enable easier post-disaster recovery.

Environmentally sustainable housing involves the integration of various strategic components, such as:

- Efficient land use.
- Reviving the well behind Shri Datta Mandir and drilling of borewells to extract ground water from the stream flowing through Talmakiwadi.
- Planning of eco-friendly buildings.
- Earthquake resistant structures.
- Build a pest- and rodent-resilient structure and use pest-resistant materials. Proper landscape design, like xeriscaping to reduce outdoor attractions for pests.
- Use of sustainable construction materials.
- Flood-resistant and flood-mitigation planning.
- Adoption of heat-resistant construction materials, techniques and technologies to conserve energy and provide comfortable living.

Here are the key proposed objectives of the Talmakiwadi Redevelopment Project:

- **Preservation of Chitrapur Saraswat Bhanap Heritage**
Maintain Talmakiwadi's historic and cultural legacy while transforming the Society's infrastructure to make it "fit for purpose" in terms of modern living standards.
- **Lifestyle Upgrade**
Shift residents from chawl-style, aging buildings to new, well-equipped structures offering increased carpet area and environment-friendly, ultra-modern amenities.
- **Developer Model with controls**
Involve members in the decision-making process during Developer selection and selection of amenities, ensuring greater benefits and that decision-making authority stays within the members.
- **Resident Welfare**
Ensure all current members and tenants are prioritized in the allocation of upgraded/new homes and maintain critical welfare amenities like temples, halls, gardens, club houses, sports facilities and health centres.
- **Transparency & Governance**
Adhere strictly to all Government guidelines for co-operative housing redevelopment, ensuring that all decisions are taken democratically, with regular General Body Meetings and complete transparency throughout the process.



- **Community Participation**

Foster active involvement and cooperation from every society member, with continuous updates, open discussions both to seek inputs as well as allay apprehensions, and collective decision-making at every key stage.

- **Financial benefit to members**

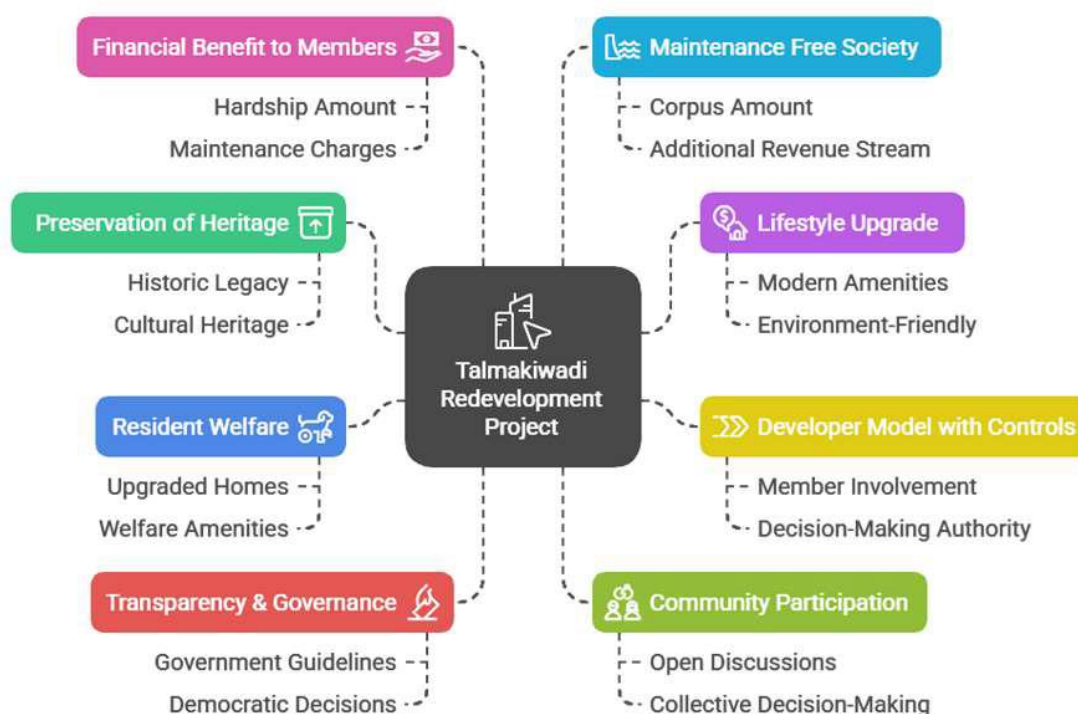
Ensure all existing members get a reasonable hardship amount to defray part of the future maintenance charges of the society.

- **Maintenance free society**

Ensure that the society receives a reasonable Corpus amount that will cover part of the future maintenance expenses and also explore alternate sources of sustainable revenue streams that will augment the Society's income and reduce the incidence of maintenance charges on the members.

These objectives seek to provide a secure, vibrant, and future-ready living environment for all, while celebrating the unique spirit of the Talmakiwadi community.

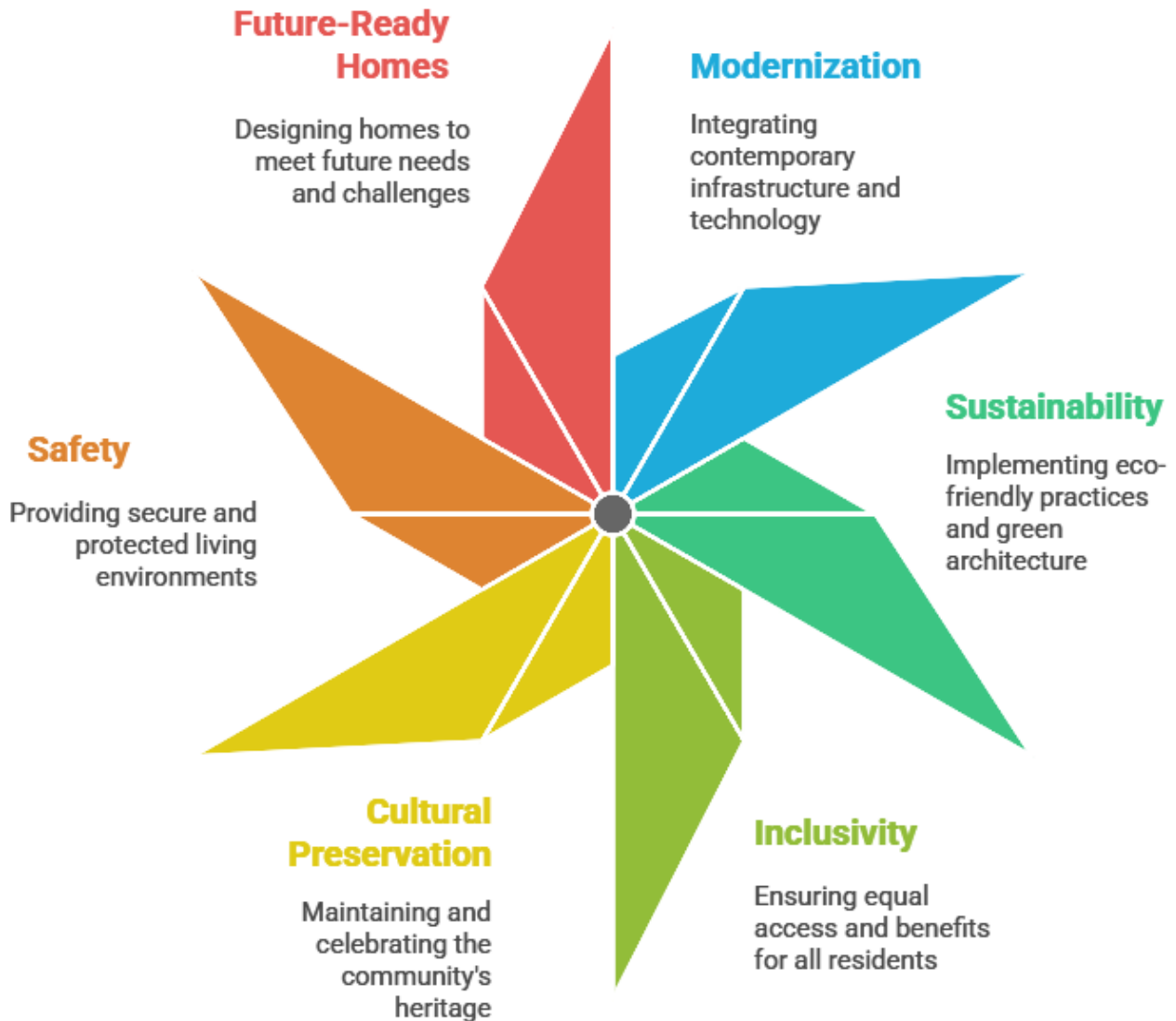
Objectives of Talmakiwadi Redevelopment Project



The vision statement is crucial in strategic planning as it sets the destination - the “where we want to go” - and shapes the roadmap for “how to get there,” ensuring that every decision supports the Society’s long-term aspirations.

Apart from developing Vision, Mission and Motto statements for the Redevelopment Project, it is imperative to plan branding of these statements and using these in all communications related to Redevelopment. This will serve as reminders to our members about the strategic objectives so that the focus remains on the ultimate goal throughout the project life-cycle.

Transforming Talmakiwadi



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Vision Statement

"To transform Talmakiwadi into a modern, sustainable, and inclusive community that preserves and honours its cultural legacy while providing safe, eco-friendly, and future-ready homes that enhance the quality of life for all generations."

Mission Statement

- To redevelop Talmakiwadi with careful planning that balances heritage, Chitrapur Saraswat community values, and modern infrastructure.
- To provide safe, spacious, and technologically advanced homes that meet present and future needs.
- To create sustainable living through green architecture, energy efficiency and environmentally conscious design.
- To foster a strong sense of belonging with shared amenities, open spaces, and community-oriented facilities.
- To ensure transparency, fairness, and trust between the MC, members, developers, and stakeholders throughout the redevelopment process and beyond.
- To secure the long-term financial, social, and cultural well-being of the members and their families.

Talmakiwadi Redevelopment Mission





One liner Motto statement

"Preserving our legacy, building our future."

Closing Line

"Preserving our legacy, building our future — together,

as one Talmakiwadi family

REDEVELOPMENT IS ALL ABOUT US."

The Motto Statement and the Closing line will be used as a Tag Line in all our communications for the Redevelopment Project.



Come, join the team in executing our Dream Project

Write to talmakiwadi@hotmail.com

Preserving our Legacy, Building our Future – Together

As one Talmakiwadi Family

REDEVELOPMENT IS ALL ABOUT US