

PROJECT REPORT: SHERE VILLAGE LAND (609 ACRES)

Location: Shere Village, Tal-Mulshi, Dist. Pune

Planning Authority: PMRDA (Pune Metropolitan Region Development Authority)

Nearest Major Landmark: 1.5 km from Pune-Mangaon Road | 24 km from Mumbai-Pune Highway (Chandani Chowk)

1. INTRODUCTION

The proposed land parcel of **609 acres** (continuous 519 acres + 90 acres adjacent) is strategically located within PMRDA's planning limits, offering immense potential for integrated development. Shere Village (population: ~1,500) is well-connected via an **80-ft-wide approach road** from the Pune-Mangaon Highway and has additional access from Shere Gaonthan. The site is surrounded by villages like Akole, Madiyl, Kondawale, and Nandgaon, ensuring a rural yet developing ecosystem.

2. LAND DETAILS

A. Land Area & Pricing

- Total Area:** 609 acres (519 acres contiguous + 90 acres interspersed)
- Rate:** ₹50 lakh/acre (negotiable)
- Additional Costs:** Registration & stamp duty as per government rates (borne by purchaser).
- Token Amount:** ₹10 crore (refundable) to initiate due diligence.
- Payment Terms:** Full payment within **3 months** post-due diligence.

B. Land Terrain

Terrain Type	Area (%)	Description
Flat/Gentle Slope	50%	Gentle slope towards KT Ware (SE side). Ideal for development.
Elevated (10–20m)	20%	10–20m higher than flat land. Suitable for view-based projects.
Steep Slope (1:5)	20%	Moderate gradient; requires terracing for construction.
Hilltop (Forested)	10%	Lush green cover (teak, bamboo). Eco-tourism/conservation potential.

C. Current Land Use

- **Crops:** Rice, wheat, jowar, occasional sugarcane.
 - **Plantations:** Coconut, mango, teak, and bamboo (major income source for farmers).
 - **Zoning:** Previously agricultural; **PMRDA's proposed hilltop/slope zoning now cancelled** (awaiting fresh notification).
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3. LEGAL & TRANSACTION PROCESS

- **Authority:** Sellers' team holds rights for Gat Nos. **375 to 690** (Shere Village) to:
 - Provide all sale-related documents.
 - Negotiate rates & finalize sale deeds.
 - Facilitate **demarcation, fencing (buyer's cost), registration, and mutation.**
 - **Possession:** Peaceful handover post-full payment.
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4. LOCATION ADVANTAGES & FUTURE POTENTIAL

A. Connectivity

- **Road:** 80-ft-wide approach from Pune-Mangaon Highway | **24 km from Mumbai-Pune Expressway.**
- **Proximity:**
 - **5 km radius:** Villages (Akole, Nandgaon, etc.).
 - **30 km from Pune City | 45 km from Lavasa.**

B. Strategic Benefits

- ✓ **PMRDA Growth Corridor:** Falling under PMRDA's jurisdiction, the land benefits from future infrastructure projects.
- ✓ **Tourism Potential:** Proximity to Mulshi Dam, Sahyadri ranges, and Lavasa boosts eco-tourism/resort prospects.
- ✓ **Investment Upside:** Cancellation of earlier zoning allows fresh opportunities for **residential, commercial, or mixed-use projects.**

C. Price Benchmarking

- **Ready Reckoner Rate (2024):** ~₹25–35 lakh/acre (agricultural) | **Market Rate:** ₹50–70 lakh/acre (negotiable).
 - **Future Appreciation:** Expected to rise with PMRDA's infrastructure push and Pune's westward expansion.
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5. CONCLUSION

This **609-acre land parcel** offers a rare opportunity for large-scale development in Pune's emerging western corridor. With **negotiable pricing, clear titles, and PMRDA's evolving plans**, the site is ideal for:

- **Integrated Townships**
- **Eco-Tourism/Resorts**
- **Agri-Industrial Parks**
- **Villas/Farmhouses**

Next Steps: Due diligence with token amount, followed by sale finalization.

Key Attachments:

- Location Map
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File ready with following documents:

- Location Map
 - Zone Details
 - PMRDA DP Plan – which is hold right now, so there is opportunity to take advantage
 - All 7/12 Extract etc.
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Contact:

Mr. Prakash Patil

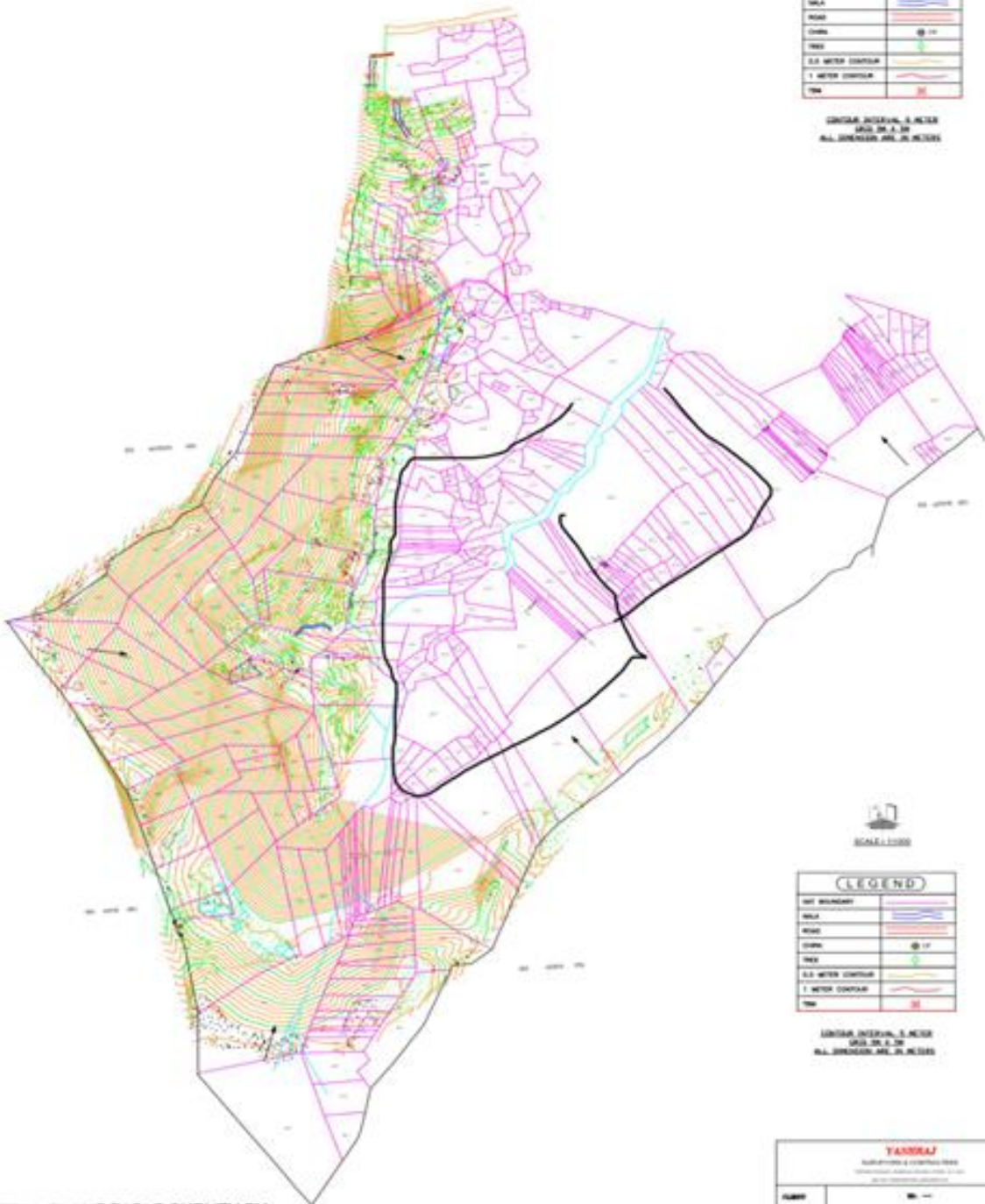
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**DETAIL PLANE TABLE SURVEY BY
TOTAL STATIONS AT VILLAGE:-SHARE GAT NO-693**



LEGEND	
NET BOUNDARY	Black solid line
WALL	Blue dashed line
ROAD	Red dashed line
CHANNEL	Green dashed line
WELL	Black circle with a dot
5.0 METER CONTOUR	Orange solid line
1 METER CONTOUR	Green solid line
TRAIL	Red solid line

CONTOUR INTERVAL, 5 METRE
WELL DIA. 1.20
ALL DIMENSIONS ARE IN METRES



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CONTOUR INTERVAL, 5 METRE
WELL DIA. 1.20
ALL DIMENSIONS ARE IN METRES

**DETAIL PLANE TABLE SURVEY BY
TOTAL STATIONS AT VILLAGE:-SHARE GAT NO- 409,415,426,493 & 583**

TANDEJ	
SURVEYING & CONSULTANCY	
PUNJAB, INDIA	
PROJECT	DETAIL PLANE TABLE SURVEY & CONTOUR DRAWING FOR VILLAGE:-SHARE GAT NO-693
SCALE	SCALE: 1:1000
DATE	24/08/2024

