



PHOTO STORY

Bondre Nagar Housing Project,
Kolhapur

SAshelter
associates





Bondre Nagar Redevelopment:
Kolhapur – uplifting lives for our
urban communities.

SAshelter
associates

LOCATION: BONDRE NAGAR, KARVEER DISTRICT, KOLHAPUR, MAHARASHTRA

Bondre Nagar Redevelopment Project

Bondre Nagar, a slum in Karveer district of Kolhapur, Maharashtra with 84 tenements was being considered for redevelopment under the Pradhan Mantri Awas Yojana (PMAY), by Kolhapur Municipal Corporation (KMC). The Housing project of Bondre Nagar, Kolhapur is sanctioned by both State and Central Governments in March 2022 under Pradhan Mantri Awas Yojana (PMAY). For the project 77 households are the eligible beneficiaries. The land initially is owned by the state government.

INITIAL PROPOSAL:

- One G+7 tower for in-situ rehabilitation of 71 out of 84 families.
- Two G+12 towers under PMAY's Affordable Housing in Partnership.

COMMUNITY RESPONSE:

- Proposal rejected due to lack of consultation and consideration of community needs.
- Community expressed willingness to collaborate with Shelter Associates (SA).

BACKGROUND:

- Shelter Associates established trust through the OHOT (One Home One Toilet) Sanitation Program in 2016.
- Community approached SA for slum redevelopment in 2018.

APPROACH:

- Multi-stakeholder engagement prioritizing community needs.
- Detailed socio-economic survey conducted for needs assessment.
- Engaged community through meetings, discussions, and design activities to inform housing strategies.

ONGOING MOBILIZATION:

- Continuous engagement since 2016 to ensure community involvement in the housing process.

COORDINATION WITH STAKEHOLDERS:

- Active communication with Urban Local Bodies, PMAY, local government officials, and land records officers.
- Project initiated upon agreement among all relevant stakeholders.

CONSTRUCTION TIMELINE

2018 – 2022 March

Design Process and DPR



May 2022 – June 2022

Transit Housing Setup & Demolition



February 2023

Site Clearance & Layout Marking



September – November 2023

Permissions & Plot Marking



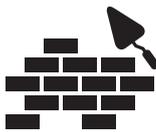
December 2023

Contractor Finalization & Meetings



January – March 2023

Bhumi Poojan & Construction Start



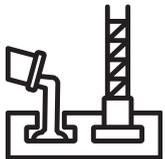
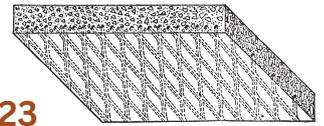
April – June 2023

Foundation, Plinth, and Brick Work



July – September 2023

Slab Construction & Community Poojas



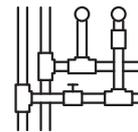
October – December 2023

Wing-B Slab Completion & Utilities Setup



January – March 2024

Roof Construction & Plumbing



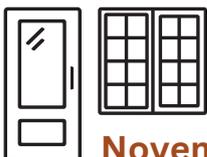
April – August 2024

Internal Work



September – October 2024

Finishing and detailing



November – December 2024

Fixing Doors and Windows

Making a Sample House



January - March 2025

Community Hall and Final

Handover of the Project



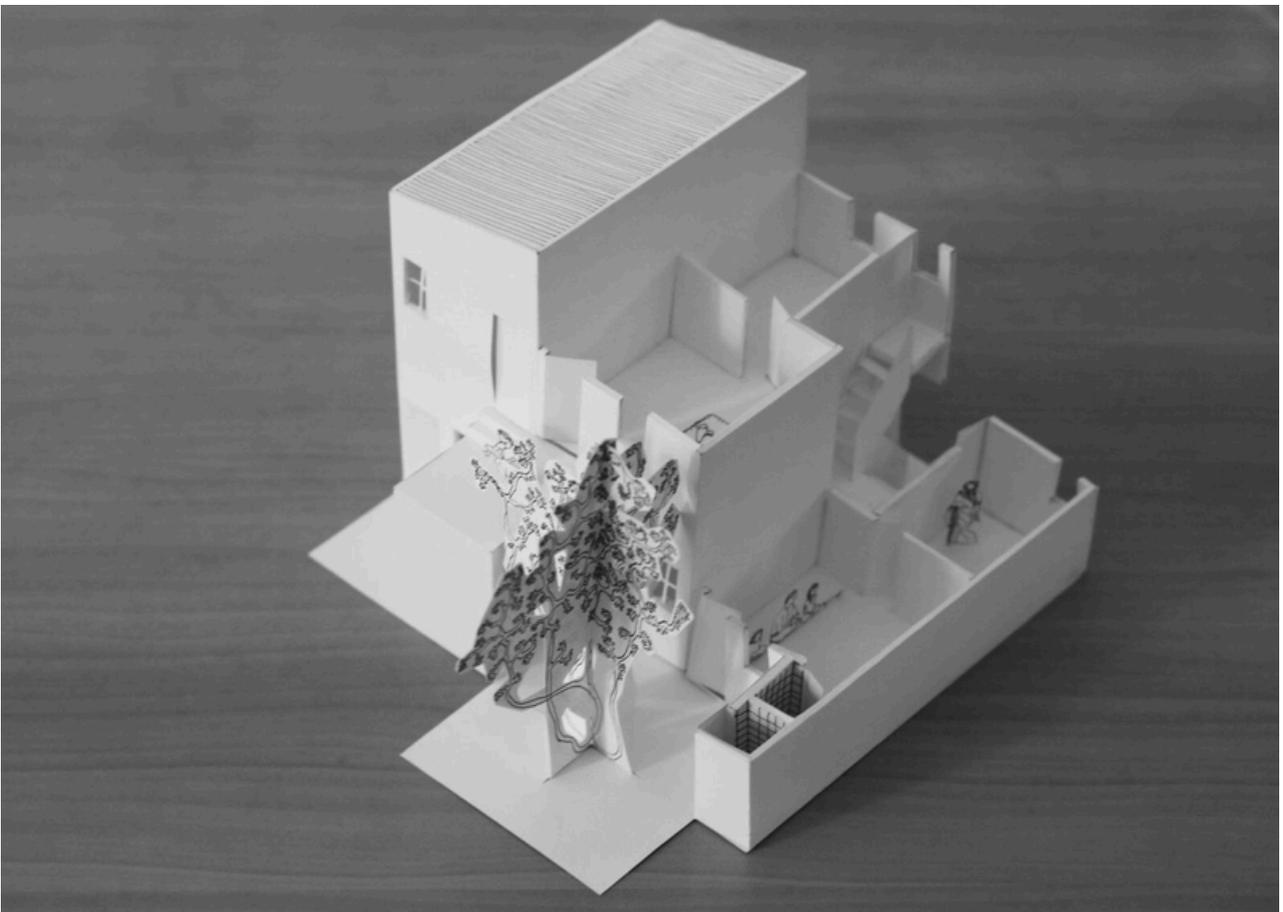
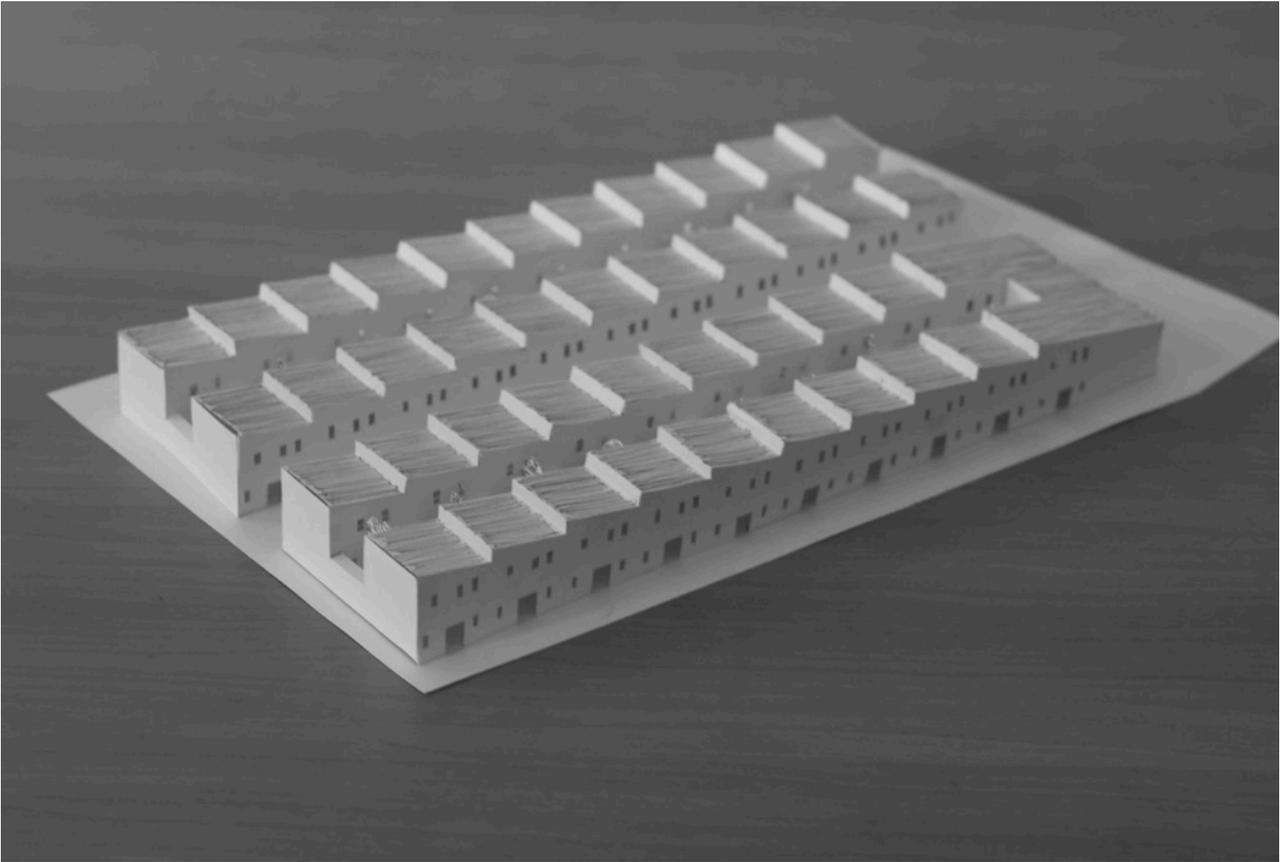
April - July 2025

Mobilization Activities and Tree

Plantation



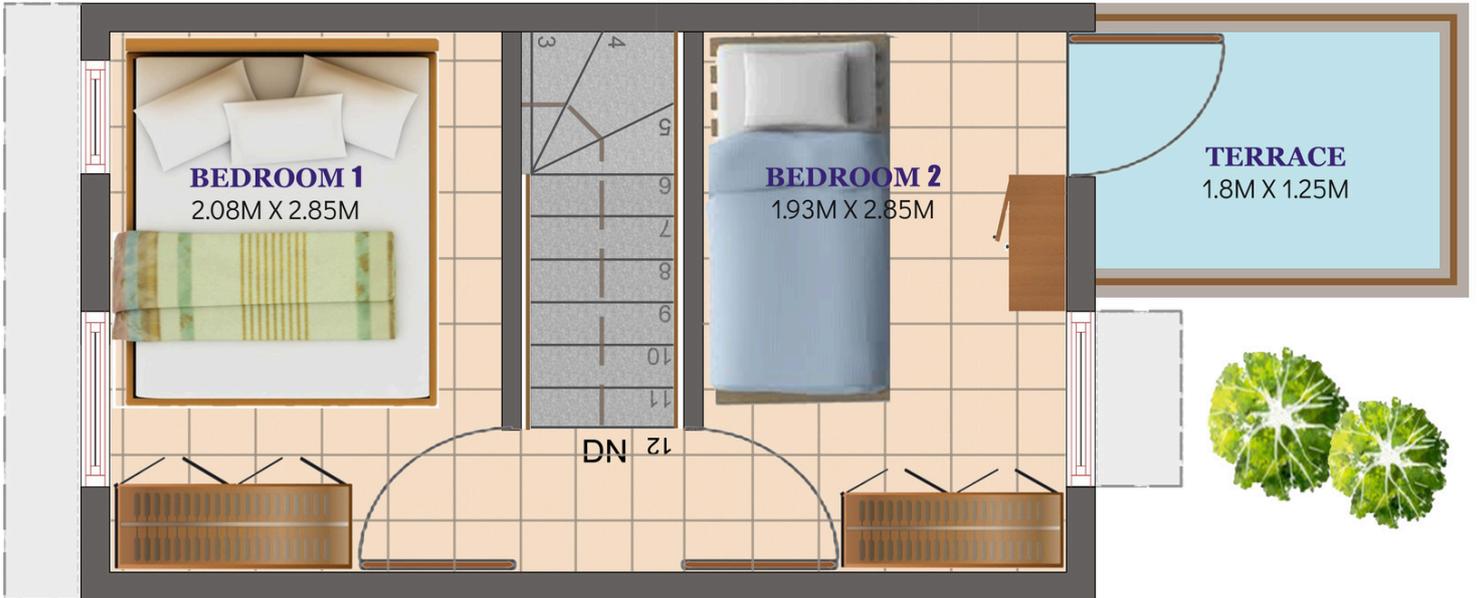
3D MODELS - IDEATION AND ITERATION STAGE



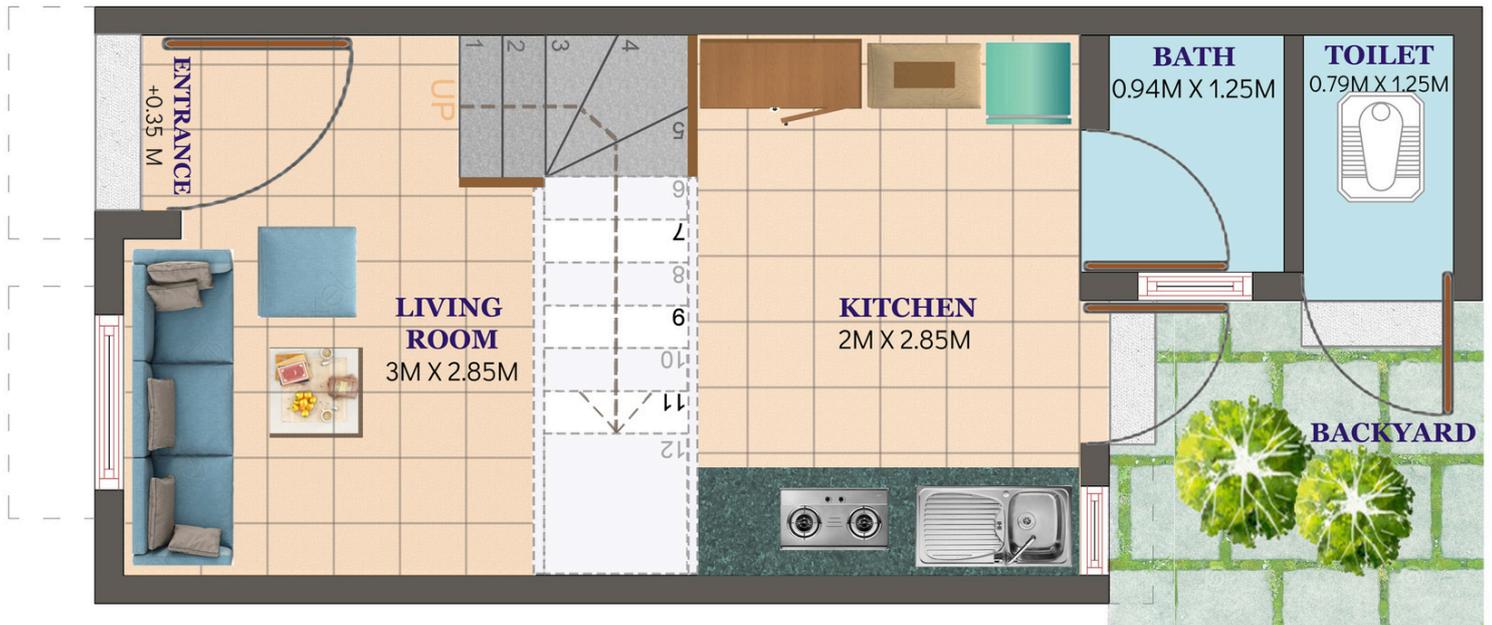
FINAL MASTER PLAN



INDIVIDUAL HOUSE UNIT PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SECTION AND PHOTOREALISTIC RENDERING



COMMUNITY INTERACTION



COMMUNITY PARTICIPATION



MAY 2022 – JUNE 2022
TRANSIT HOUSING SETUP & DEMOLITION

May: Demolition of existing structures and transit house preparation began.



June: Transit camps were established for temporary housing. The site demolition was completed within a month, and the area was cleared for construction.



JULY - AUGUST 2022 SITE CLEARANCE & LAYOUT MARKING

July: The cleared site was prepared for construction.



August: Line-out by the TP department, marking plot boundaries. By the end of August, a survey was conducted to check contour levels.



SEPTEMBER - NOVEMBER 2022 PERMISSIONS & PLOT MARKING

September and October : Building permissions were approved. Geotagging of plots was partially completed with community help, marking individual boundaries and setbacks. Geotagging was completed for the entire site.



November: Funders visited the site; final contours were marked. A 1:1 scale house was outlined on-site to help beneficiaries visualize space proportions.



DECEMBER 2022 CONTRACTOR FINALIZATION & MEETINGS

December: Meetings with stakeholders (PMAY TP Department, Corporator, Light Department MSCB, Community Members) were held. The Contractor was finalized, Loan processes discussed and Project progress reviewed.



JANUARY – MARCH 2023

BHUMI POOJAN & CONSTRUCTION START

January: Bhumi Poojan ceremony on the 23rd marked the start of construction. Centerline marking for Wing A was done.



February: Foundation work for Wing A began with PCC casting. Markings for footing pits and column placement were completed.



March: Construction of retaining walls commenced. PCC and rubble masonry work started. Geotagging continued for partial units.



APRIL – JUNE 2023

FOUNDATION, PLINTH, AND BRICK WORK

April: Plinth beam construction completed for Wing A. Murrum filling and brickwork for common walls started.



May: Wing A's brickwork and column casting were completed up to 7 feet. Wing B's foundation reached plinth level. Wing C's neck columns were cast.



June: Wing A toilet walls were built, Wing B's common walls were constructed, and Wing C's plinth PCC was completed.



JULY – SEPTEMBER 2023

SLAB CONSTRUCTION & COMMUNITY POOJAS

July: Partial slab construction for Wing A completed, with lintel and chajjas cast for the ground floor. Door frames installed.



August: Retaining walls at the front and back were completed. First-floor slab reinforcement and shuttering done. A slab pooja ceremony for Wing A was performed by the community.



September: First-floor slab casting completed for Wing A.



October – December 2023

WING-B SLAB COMPLETION & UTILITIES SETUP

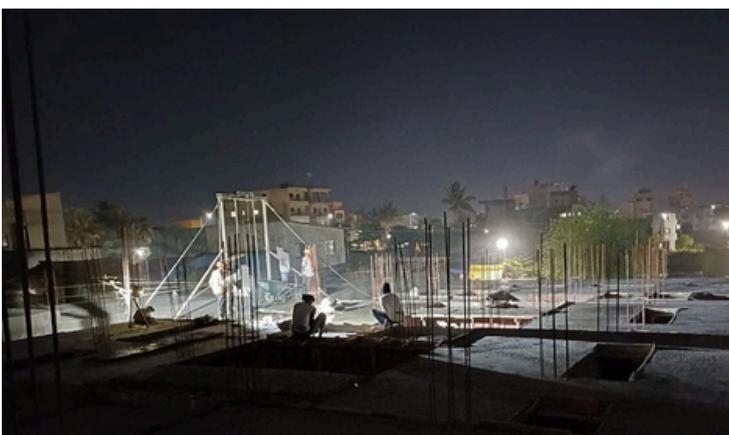
October: Wing B's slab pooja was conducted. Slab casting completed.



November: Geotagging and construction stage marking were completed. Drainage plans were sanctioned, and drainage lines were laid for Wing A.



December: Drainage work continued, and columns for Wing B and C were cast. MSCB provided water pipelines for Wing B and C.



January – March 2024 ROOF CONSTRUCTION & PLUMBING

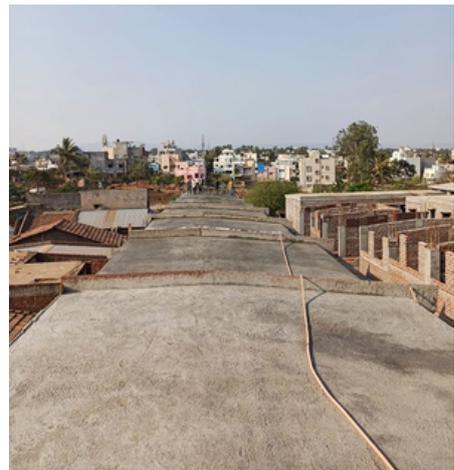
January: Wing B and C received water pipelines.



February: Construction up to the roof level was completed. Internal plastering began on sample units, along with bathroom fittings.



March: Geotagging of completed slab-level work was done. Plumbing and bath fittings were fixed.



April – August 2024 FINAL TOUCHES & INTERNAL WORK

April: Roof waterproofing was completed. Internal plastering for toilets and bathrooms was finished.



May: External plastering began. Kitchen platforms were installed.



June: August: External plastering continued, doors and sliding windows installed. Staircase railings, grills, and internal electrical work were completed.



SEPTEMBER – OCTOBER 2024 FINALIZING THE UNITS

September: All pending construction work for all units completed.



October: Final touches, including primer coat, external painting, and tappa fittings. Courtyard work was also initiated for the units.



NOVEMBER – DECEMBER 2024 FINAL TOUCHUP

November : Road work is under progress, followed by Officials visit.



December : Final touch-up, finishes and site infrastructure work.



JANUARY 2025 CURRENT PROJECT STATUS



JANUARY 2025 COMMUNITY HALL CONSTRUCTION STATUS



January: Amphitheatre work and roof installation was done for hall.



FEBRUARY 2025 SITE INFRASTRUCTURE PROGRESS



February: Gutter work on the site was completed, Roofing sheets got installed for community hall, internal roads got completed, fire extinguishers got installed.



MARCH 2025

PEOPLE SHIFTING TO NEW HOUSES

March: People started shifting into their new houses and Vaastu Shanti ceremony was completed.



APRIL 2025 POST SHIFTING PROGRESS

April: Transformer installed and water connections given .



Pradhan Mantri
Awas Yojana
कोल्हापूर
महानगरपालिका
प्रधानमंत्री आवास योजना(शहरी)
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लामार्थी क्र - 0327802887154621542
घटक क्र - 08 प्रकल्प क्र - 06
अनुदान रकम रु-२.५० लक्ष वर्ष-२०२२-२३



MAY 2025

ACTIVITIES IN COMMUNITY HALL



JUNE 2025
MOBILIZATION ACTIVITES IN BONDRE NAGAR



JULY 2025
PLANTING AROUND THE COMMUNITY HALL







FROM 2022

JOURNEY OF BONDRE NAGAR

JULY 2025