PRATYUSH TANWAR

M.Planning, CEPT University | B.Arch (AKTU) | ITPI Member | COA Member

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PROFESSIONAL SUMMARY

Urban planning and real estate research professional with **~4 years' experience across statutory development planning, GIS-based spatial analytics, market feasibility, and investment advisory** | managing end-to-end planning and research pipelines across infrastructure, industrial, and social sector real estate platforms.

WORK EXPERIENCE

Maharashtra Airport Development Company Ltd. (MADC), Mumbai

Urban Planner - Mumbai *Feb 2025 - Present*

- Led **GIS-based ELU/PLU** for a **1,975 ha** notified area, integrating multi-source spatial datasets into a unified statutory base for regulatory defensibility.
- Aligned land allocation with **UDCPR, URDPFI, and AAI CCZM** constraints, reducing height clearance conflicts and approval risks.
- Coordinated multi-departmental validation for compliance and spatial accuracy, cutting iteration cycles through early regulatory testing.
- Anchored land use strategy in **population forecasting and demand modelling**, sharpening infrastructure prioritisation and Board-level clarity.
- Coordinated helipad site identification across **358 talukas** with **36 District Collectors** and PWD, consolidating geo-coordinates into a statutory master list.
- Validated **52m × 52m landing zones** and 7-acre obstruction free areas per the **2018 Maharashtra Helipad Policy and DGCA CAR**.
- Integrated statewide aviation data into the **SARAL Sanchar Portal** and managed **SACFA height clearances** for telecom infrastructure.

Key Projects - (1) Shirdi Airport Notified Area Development Plan (AASHA): Statutory planning for a 1,975 ha airport-influenced zone under the MRTP Act, covering GIS integration, UDCPR/CCZM alignment, and demand modelling through multi-departmental validation to Board approval. (2) Maharashtra Statewide Taluka Helipad Development Proposal: 358-taluka helipad site identification across 36 districts, DGCA CAR/ICAO Annex 14 compliance, Nagpur and Aurangabad pilot projects, SARAL Sanchar Portal integration, and policy drafting to formalise MADC as State Nodal Agency. Both roles deputed via KSS-ISPER

JV Ventures (Cerestra Advisors Private Ltd.), Hyderabad

Research Analyst - Hyderabad *June 2024 - Oct 2024*

- Conducted **structured market feasibility** for a ~1,000 acre industrial park transitioning from a single sector apparel cluster to a diversified manufacturing ecosystem validating sectoral demand and absorption potential to strengthen investment readiness.
- Developed **sector prioritisation and tenant acquisition strategy** based on demand analysis, corridor competitiveness, and export orientation, improving tenant targeting precision and long-term occupancy visibility.
- Conducted market assessment of **private unaided school assets** under a Prop.Co. investment framework across Tier-1 cities - contributing to investor documentation including inputs toward a **USD 200 million** capital mobilisation proposal.
- Aligned land positioning with **Andhra Pradesh industrial policies**, incentives, and logistics advantages, reducing capital deployment risk through data-backed sector mix strategy.

Key Projects - (1) Repositioning of Brandix Apparel India City (Adhistan IIP), Duppituru, AP: Market feasibility and tenant strategy for ~1,000 acre industrial park, supporting institutional investor documentation. (2) Private Unaided School Market Assessment (Cappella & Hill House Capital): Investor-oriented sector analytics and risk evaluation contributing to USD 200 Mn proposal.

Studio-Mitosis & Meta-noia, Delhi

Architect & Jr. Architect *Feb 2020 - Apr 2022*

- Delivered architectural design and documentation across residential and commercial projects managing project lifecycle, drawing production, and client coordination.

EDUCATION

Degree	Institute	Grade/Percentage	Year
Master of Planning (Urban Planning)	CEPT University, Ahmedabad	71%	2022 - 2024
Bachelor of Architecture	APEEJAY-SAP (AKTU), Gr. Noida	I-Division	2015 - 2020

CERTIFICATIONS & PROFESSIONAL MEMBERSHIPS

Professional Memberships: Associate Member, Institute of Town Planners, India (ITPI) - **AITP/2025/0317** | Registered Architect, Council of Architecture - **CA/2020/126466**

Tools & Software: AutoCAD | ArcGIS / QGIS | Google Earth Engine | MS Excel | PowerPoint | SketchUp | Revit | Adobe Suite