

Date: 13.04.2023

To,  
The President/ Secretary,  
Sujata Nivas CHSL,  
S.V. Road, Bandra (West),  
Mumbai 400 050

**Sub.: Final Project Report of Redevelopment for  
Sujata Nivas CHSL.**

Dear Sir,

We on the onset express our sincere thanks to Sujata Nivas CHSL., and all the committee members & General Body of the society therein for giving us an opportunity to provide Project Management Consultancy Services for the proposed Redevelopment Works.

We had studied the various documents given to us by your society and various remarks obtained from authorities we have worked out the feasibility of the said redevelopment project under reference.

The said project is worked out under various feasible policies & giving our opinion on the same.

We are enclosing herewith the Final Project Report for the proposed redevelopment of Sujata Nivas CHSL.

Thanking you.

Yours faithfully,  
For Shilp Associates

  
Authorised Signatory.

Final Project Report

for

Sujata Nivas CHSL  
S.V. Road, Bandra (West),  
Mumbai 400 050

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## **DETAIL STUDY OF PROPOSAL - PART I**

## INFORMATION OF PLOT LOCATION

### **1. Post:**

At post – S.V. Road

Taluka – Bandra

District – Mumbai Suburban

### **2. Geographical Location:**

19°11'29.95"N 72°49'11.52"E

### **3. The Site under reference:**

On or towards the North by : 6.00 Mtr Wide Road

On or towards the South by : 9.15 Mtr Wide Road

On or towards the East by : 33.55 Mtr Wide Road

On or towards the West by : Anand Court Bldg.

### **4. History & Background:**

The place known as “Sujata Nivas CHSL”, situated at Final Plot No- 1/C3 of TPS BANDRA No. II Bandra-F “ H/W” Ward of Mumbai Western Suburban.

## ABOUT PLOT, EXISTING STRUCTURE & EXISTING MEMBERS

### I. Detail of Plot Area (As Per Document Submitted by Society)

Sr. No.	Description	Area (Sq. Mt.)	Area (Sq. Ft.)
1	Plot Area as per Property Card	1,417.20	15,254.74
2	Road Set Back	282.20	3037.60
3	Net Plot Area	1135.00	12217.14

### II. Detail of Existing Members

#### SUMMARY OF CARPET AREA STATEMENT (As per Internal Survey)

➤	Total Existing No. of Residential Flats	: 23 Members
➤	Garage	: 03
➤	No of Buildings	: 01

FLAT NO	CARPET AREA IN SQ.MT	CARPET AREA IN SQ.FT	REMARK
<b>A WING</b>			
GR. FLOOR - 1	65.97	710.10	CARPET AREA INCLUDING EXISTING OTLA.
GR. FLOOR- 2	49.68	534.75	OTLA AREA IS CONSIDERED IN CARPET AREA AND EXCLUDING ADDITIONAL CONSTRUCTED AREA BEYOND BUILDING LINE.
1 <sup>ST</sup> FLOOR- 3	70.13	754.88	CARPET AREA INCLUDING EXISTING BALCONY.
1 <sup>ST</sup> FLOOR- 4	46.99	505.79	CARPET AREA INCLUDING EXISTING BALCONY.
2 <sup>ND</sup> FLOOR- 5	70.13	754.88	CARPET AREA INCLUDING EXISTING BALCONY.
2 <sup>ND</sup> FLOOR- 6	46.99	505.79	CARPET AREA INCLUDING EXISTING BALCONY.
3 <sup>RD</sup> FLOOR- 7	70.13	754.88	CARPET AREA INCLUDING EXISTING BALCONY.
3 <sup>RD</sup> FLOOR- 8	46.99	505.79	CARPET AREA INCLUDING EXISTING BALCONY.
<b>B WING</b>			
GR. FLOOR - 9	67.46	726.14	OTLAS AREA IS CONSIDERED IN CARPET AREA AND EXCLUDING ADDITIONAL CONSTRUCTED AREA BEYOND BUILDING LINE.
GR. FLOOR- 10	48.55	522.59	CARPET AREA INCLUDING EXISTING OTLAS AND EXCLUDING ADDITIONAL CONSTRUCTED AREA BEYOND BUILDING LINE.
1 <sup>ST</sup> FLOOR- 11	67.46	726.14	CARPET AREA INCLUDING EXISTING BALCONY.



<b>1<sup>ST</sup> FLOOR- 12</b>	<b>48.55</b>	<b>522.59</b>	<b>CARPET AREA INCLUDING EXISTING BALCONY.</b>
<b>2<sup>ND</sup> FLOOR- 13</b>	<b>67.46</b>	<b>726.14</b>	<b>CARPET AREA INCLUDING EXISTING BALCONY.</b>
<b>2<sup>ND</sup> FLOOR- 14</b>	<b>48.55</b>	<b>522.59</b>	<b>CARPET AREA INCLUDING EXISTING BALCONY.</b>
<b>3<sup>RD</sup> FLOOR- 15</b>	<b>67.46</b>	<b>726.14</b>	<b>CARPET AREA INCLUDING EXISTING BALCONY.</b>
<b>3<sup>RD</sup> FLOOR- 16</b>	<b>48.55</b>	<b>522.59</b>	<b>CARPET AREA INCLUDING EXISTING BALCONY.</b>
<b>C WING</b>			
<b>GR. FLOOR - 17</b>	<b>40.47</b>	<b>435.62</b>	<b>CARPET AREA INCLUDING EXISTING OTLA.</b>
<b>GR. FLOOR- 18</b>	<b>65.28</b>	<b>702.67</b>	<b>CARPET AREA INCLUDING EXISTING OTLA.</b>
<b>1<sup>ST</sup> FLOOR- 19</b>	<b>40.47</b>	<b>435.62</b>	<b>CARPET AREA INCLUDING EXISTING BALCONY.</b>
<b>1<sup>ST</sup> FLOOR- 20</b>	<b>65.28</b>	<b>702.67</b>	<b>CARPET AREA INCLUDING EXISTING BALCONY.</b>
<b>2<sup>ND</sup> FLOOR- 21</b>	<b>40.47</b>	<b>435.62</b>	<b>CARPET AREA INCLUDING EXISTING BALCONY.</b>
<b>2<sup>ND</sup> FLOOR- 22</b>	<b>65.28</b>	<b>702.67</b>	<b>CARPET AREA INCLUDING EXISTING BALCONY.</b>
<b>3<sup>RD</sup> FLOOR- 23</b>	<b>81.53</b>	<b>877.54</b>	<b>CARPET AREA INCLUDING EXISTING BALCONY.</b>
	<b>24.22</b>	<b>260.75</b>	<b>OPEN TERRACE AREA</b>
<b>GARAGE</b>			
<b>G1</b>	<b>14.66</b>	<b>157.8</b>	<b>WITHOUT F.S.I.</b>
<b>G2</b>	<b>14.66</b>	<b>157.8</b>	<b>WITHOUT F.S.I.</b>
<b>G3</b>	<b>14.66</b>	<b>157.8</b>	<b>WITHOUT F.S.I.</b>
<b>TOTAL</b>	<b>1398.03</b>	<b>15048.39</b>	

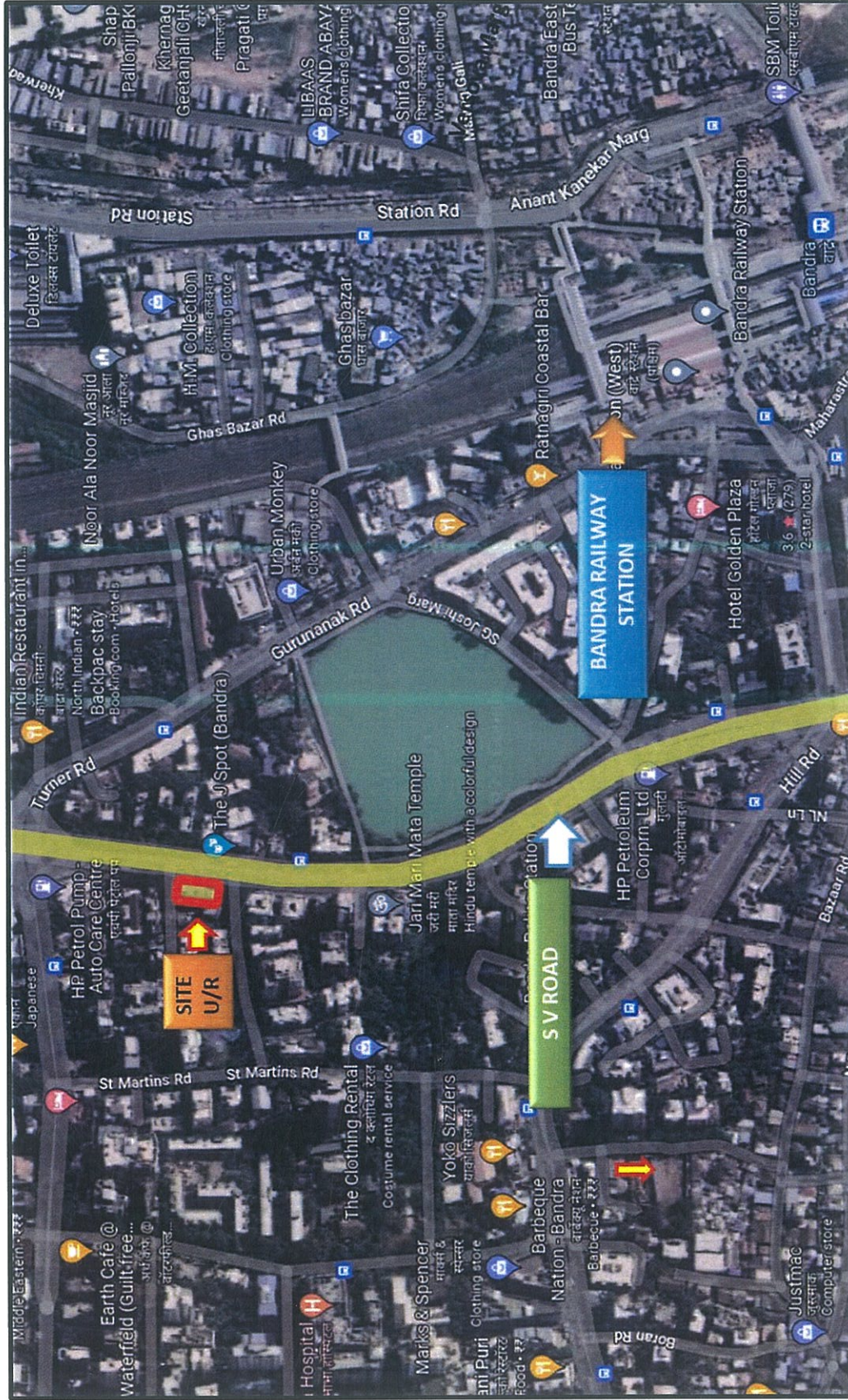
NOTE- DOCUMENTS AND PLANS PROVIDED BY THE SOCIETY IS REFERRED FOR CARPET AREA.

## **ANNEXURE-I**

### **PLAN PROVIDED BY THE SOCIETY.**



# GOOGLE IMAGE OF SUJATA NIVAS CHSL







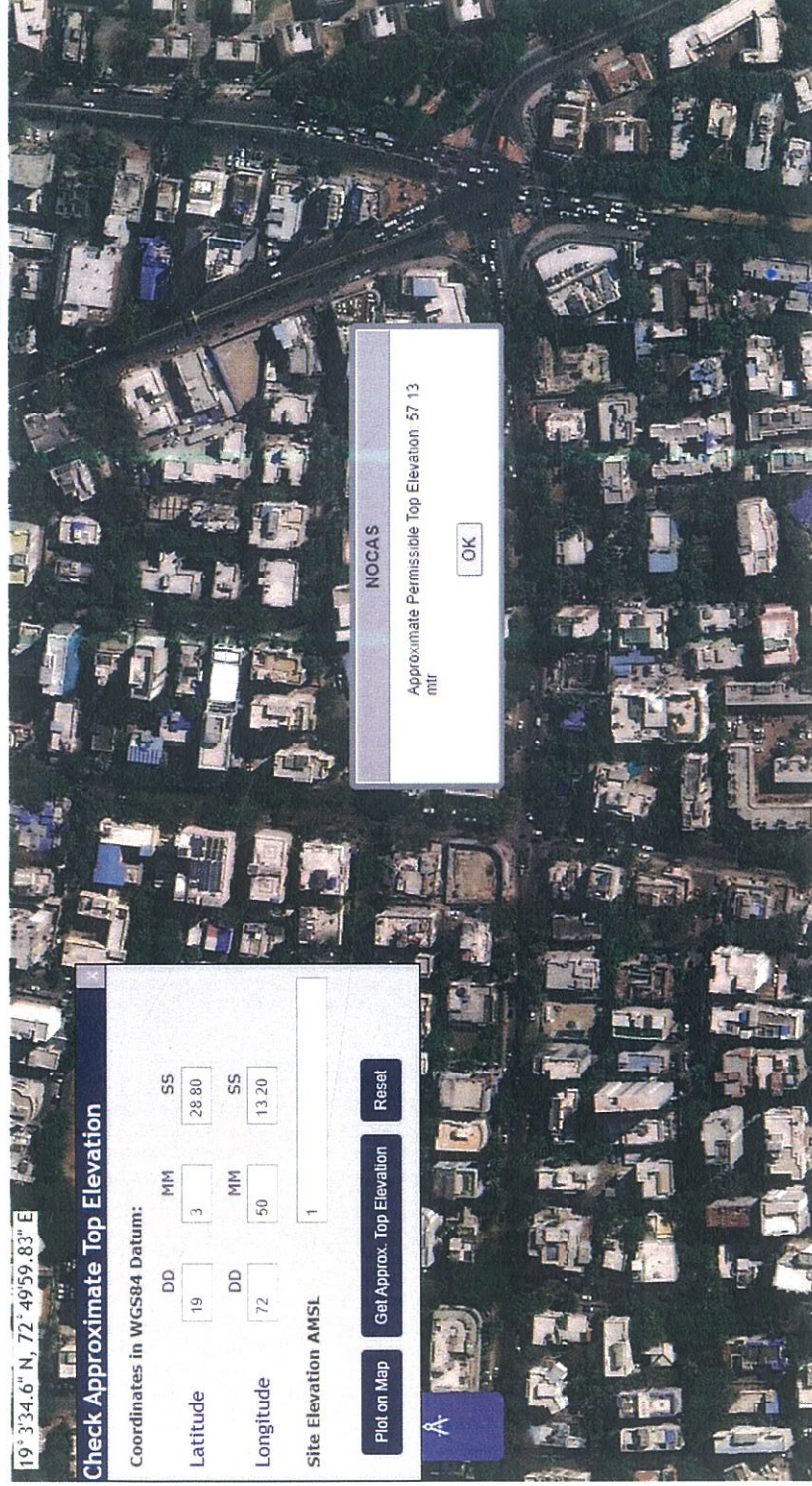
## **D.P. REMARK 2034**

**The D.P. Remarks show:**

- Final Plot No- 1/C3 of TPS BANDRA No. II Bandra-F “ H/W” ward of Mumbai western suburban.
- Zone: Residential
- Reservation affecting the land (As shown on plan ) : NO
- Reservation abutting the land ( As shown on plan ) : NO
- Designations affecting the land ( As shown on plan ) : NO
- Designations abutting the land ( As shown on plan ) : NO
- Buffer line Metrorail (As shown on plan): The plot abuts the proposed Metro Rail alignment or within influence Zone of Stations areas thereof. Remarks from MMRDA shall be obtained before commencing any development.
- R.L. Remark (Regular Line Remark Traffic): The Plot is affected by the sanctioned Regular line of 33.55 Mtr.

NOCAS MAP FOR AVIATION REMARK

- Permitted Height  
of top Elevation  
57.13 Mtr  
(Including Site  
Elevation)



The above specified height is tentative and may change as per the final Aviation NOC from Airport Authority.

## **PART II – APPLICABLE NORMS & POLICIES**



## PRESENT NORMS & OBLIGATIONS

### ➤ 30 (A) Floor Space Indices & Floor space / Built-Up Area (BUA) computation, Tenement Density and Protected Development

**Table 12**

Zone	Road width	Zonal (Basic)	Additional FSI on payment of premium	Admissible TDR	Permissible FSI	Total FSI Including Applicable Fungible Compensatory FSI
Residential / Commercial	Less than 9 m	1.0	-	-	1.0	1.35
	9 m and above but less than 12.00 m	1.0	0.5	0.5	2.0	2.70
	12.00 m and above but less than 18.00 m	1.0	0.5	0.7	2.2	2.97
	18.00 m and above but less than 27 m	1.0	0.5	0.9	2.4	3.24
	27 m and above	1.0	0.5	1.0	2.5	3.375
Industrial		1.0	-	-	1.0	1.35
Industrial		1.0	-	-	1.0	1.35



➤ **33(7)(B) Additional FSI for Redevelopment of existing residential housing societies excluding buildings covered under regulation 33(7) and 33(7)(A):**

In case of redevelopment of existing residential housing societies excluding buildings covered under regulation 33(7) and 33(7)(A) proposed by Housing societies/land lords or through their proponents where existing members are proposed to be re-accommodated on the same plot, incentive additional BUA to the extent of 15% of existing BUA or 10 sq. m per tenement whichever is more shall be permissible without premium.

1. Provided further that if the existing authorized BUA and incentive thereon as stated above is less than the permissible FSI as per regulation 30(A)(1), then society may avail 'Additional FSI on payment of premium/TDR' up to limit of permissible FSI.
2. If staircase, lift & lift lobby areas are claimed free of FSI by charging premium as per then prevailing Regulation, then such areas to that extent only will be granted free of FSI without charging premium. If staircase, lift & lift lobby areas are counted in FSI in earlier development, then incentive additional FSI as stated in Sr. No 1 shall also be given on such area & such areas may be availed free of FSI by charging premium as per these Regulations.
3. This Regulation shall be applicable only when existing members of the societies are proposed to be re-accommodated.
4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more.
5. This regulation shall not be applicable in respect of redevelopment proposal to be/being processed under Regulation No 33(5), 33(7), 33(8), 33(9),33(9)(A),33(9)(B), 33(10), 33(10) (A), 33(20) (A), 33(21).  
Explanation: - Age of a building shall be as on the 1st of January of the year in which a complete redevelopment proposal is submitted to the Commissioner and shall be calculated from the date of Occupation Certificate or alternately, from the first date of assessment as per the property tax record in respect of such building or building on which balance/admissible FSI has been consumed by way of vertical extension as per then prevailing Regulation, available with the MCGM.
6. This incentive additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any.
7. Fungible compensatory area admissible under Regulation No. 31(3) on the existing authorised BUA shall be without charging premium and over the incentive additional BUA by charging of premium.
8. If tenanted building/s and building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then proportionate



land component as per the existing authorised BUA of existing tenanted building on the plot shall be developed as per Regulation No 33(7)(A) and remainder notional plot shall be developed as per this Regulation.

(a) The FSI permitted as per Table No. 12 will be allowed to be exceeded for redevelopment of existing authorized building to the extent of existing authorized development rights/BUA and shall be also entitled for the additional FSI as per relevant regulations.

Provided further that in cases where benefit of additional FSI as per the then prevailing regulations was availed for the purpose of educational, medical, starred category hotels, religious development and Information Technology establishments and if redevelopment is proposed by discontinuing such users, then such additional BUA will not be protected. The development shall have to be in consonance with the provisions of these Regulations. The premium paid in past for such user will not be adjusted.

(b) In cases where development is not completed, it shall be permissible to avail the balance development rights as permissible under these Regulations by utilizing the TDR or additional FSI on payment of Premium by adjusting the payments made earlier for availing FSI if any, or payments made for grants of any concessions, condonations etc. but no refund shall be permissible.

Provided that if the development is proposed to the extent of protected built-up area only as per above, 9 m. road width shall be considered adequate. However, if development is proposed with more area than protected as per regulation then, the restrictions as per regulation 19(2) shall be applicable.

➤ **MCGM DCPR 31(3) of Proposed DCPR 2034 regulation (Fungible Compensatory Area):**

Not with standing anything contained in the D.C. Regulations 30, 32 & 33, the Commissioner may, by special permission, permit fungible compensatory area, not exceeding 35% for residential/Industrial/Commercial development, over and above admissible FSI/BUA, by charging a premium at the rate of 50% for Residential and 60% for Industrial and Commercial development of ASR (for FSI 1), which is to be shared between MCGM, State Govt. and MSRDC (for Sea Link) in 50%, 30% and 20% respectively.

Provided that in case of redevelopment under regulation 33(7), 33(7)(A), 33(8), 33(9), 33(9)(B), 33(20), and 33(10) excluding clause No.3.11 of the Regulation the fungible compensatory area admissible on AH / R&R component shall be granted without charging premium.

In case of redevelopment under regulation 33(5), 33(6) & 33(7)(B) of the Regulation the fungible compensatory FSI area admissible on existing BUA shall be granted without charging premium.

## INCENTIVE ORIENTED DCPR PROVISIONS

### ➤ 33(11) Provisions relating to Permanent Transit Camp tenements for Slum Rehabilitation Scheme/Rental housing:

Total FSI on plot area may be allowed to be exceeded upto 4 for construction of Transit Camp tenements for SRA.

(A) The FSI & distribution of additional FSI for the construction of Transit Camp Tenements/Rental Housing shall be as shown below:

Location	Minimum Road Width	Total permissible FSI	Zonal FSI	Additional FSI	% FSI for Transit tenements for SRA/ of total additional FSI	%FSI for sale component of total Additional FSI
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>Island City</b>	12m	Up to 3.0	1.33	Up to 1.67	63%	37%
	18m	Up to 4.0	1.33	Up to 2.67		
<b>Suburbs &amp; Extended Suburbs</b>	12m	Up to 3.0	1.00	Up to 2.0	50%	50%
	18m	Up to 4.0	1.00	Up to 3.00		

**Note :** On the plot area excluding area to be handed over to MCGM/ Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/ proposed DP roads/ prescribed RL under MMC Act

(B) Such Schemes shall not be permissible on lands reserved/existing amenity in the DP& in SDZ/ GZ.

(C) Transit tenements for SRA out of additional FSI could be used for construction of Transit Camp of tenements having carpet area of 27.88 sqm (300 sq.ft.) Ground floor shall be used for commercial tenements having carpet area of 20.90 sq. m (225 sq. ft.) for project affected commercial tenements & same shall be handed over free of cost to SRA. Alternatively, residential tenements can be used for Govt. Staff Quarters etc.

(D) Provision of Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library, Society Office, Balwadi, shall be as per sub-regulation 8



of regulation 33(10) to these transit camps. 25% of Zonal(basic) FSI shall be exclusively used for the purpose of shops along layout road for use of residential occupants of layout.

(E) Additional FSI over & above Zonal (basic) FSI may be released in co- relation to the BUA of the tenements that are required to be handed over free of cost to SRA/ MCGM as the case may be. Alternatively, TDR in lieu of unconsumed sale component of additional FSI, as per this Regulation, may be permitted for Permanent Transit Camp (PTC) for which SRA will be the Planning Authority for the purpose of this regulation, BUA of PTC tenements shall be calculated as per clause 3.2 of Regulation 33(10).

(F) Only after the Transit Camps are handed over free of cost to the SRA, the Occupation Certificate, water connection, power connection etc. for the other portion shall be given by the Appropriate Authority.

(G) This provision shall not apply to the plots wherein permissible Zonal F.S.I. is less than 1.00.

The entire Permanent Transit Camp components including Base FSI may be categorized as permanent transit component as applicable and the corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer / developers making an application under this regulation may club more than one plot belonging to single or multiple owners and offer permanent transit component on a single plot while shifting sale component as well as base FSI of the plot to other plots provided all right holders of these plots agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot / building / wing as the case may be with permanent transit camp component being handed over to Planning Authority.

The developer shall have to pay as an unearned income equal to 40% of difference of sale value of shifted built up area of Permanent Transit Camp component as per ASR.

Such clubbing can be allowed for the schemes falling in same ward or adjoining ward or within the distance of 5 km.

The premium shall be paid to the Planning Authority in two stages 50% at the time IOA and 50% at the time of issuing C.C. for the incentive FSI. or the developer has to surrender equivalent sale FSI in form of constructed

BUA to the extent of premium in the scheme to be valued at ASR rate of sale in the year of such surrender of built up area.

(H) Notwithstanding anything contained in these regulations for Permanent Transit Camp (PTC) tenements car parking at the rate mentioned in Regulation 44 Table-21 shall be provided or one parking space per tenements for two-wheeler shall be provided. The above parking spaces may be provided in any combination.

**Note: Out of the total premium amount collected under these Regulations, 2/3 shall be kept in a separate account to be utilized as shelter fund for the State of Maharashtra and 1/3 shall be deposited at the Office of the Deputy Director of Town Planning, Greater Mumbai.**

➤ **33(12). Redevelopment of contravening structures included in the Final Plot of a Town Planning (TP) Scheme and Removal and re-accommodation of tolerated structures falling in the alignment of road:**

(B) The Commercial users may be permitted in the redevelopment scheme to accommodate the existing commercial tenants, provided the commercial area in the redevelopment scheme shall not exceed the original commercial area.

➤ **33(20) Affordable Housing (AH)/Rehabilitation & Resettlement (R & R):**

(B) Development of AH/ R&R on private plot or plot of authority other than Govt./MCGM/Appropriate Authority.

The permissible FSI may be allowed to be exceeded up to 4.0 when the private owner other authority proposes to develop non-reserved/non- designated private land for AH/R&R tenements and hand over the area of AH/R&R tenements free of cost to MCGM.

a) The FSI & distribution of additional FSI for the construction AH/ R&R shall be as shown below:

Location	Minimum Road Width	Total permissible FSI	Zonal FSI	Additional FSI	%FSI for Transit tenements for SRA/ of total additional FSI	% FSI for sale component of total additional FSI
1	2	3	4	5	6	7
Island City	12m	Up to 3.0	1.33	Up to 1.67	63%	37%
	18m	Up to 4.0	1.33	Upto 2.67		
Suburbs & Extended Suburbs	12m	Up to 3.0	1.00	Up to 2.0	50%	50%
	18m	Up to 4.0	1.00	Up to 3.00		

**Note: On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/ proposed DP roads/prescribed RL under MMC Act.**



- b) Such Scheme shall not be permissible in SDZ/GZ.
- c) The carpet areas for AH/R&R tenements to be constructed shall be as required for EWS, LIG and MIG as decided by Govt. from time to time subject to a minimum 25 sq. m
- d) The ratio of BUA to carpet area shall be 1.2, including all the amenities & facilities. The area of features permissible free of FSI as per Regulation No 31 shall not be considered for the calculation of carpet areas.
- e) The owner shall have to declare the intension for developing the plot for AH/ R&R initially. The AH/ R&R shall be marked on the plan clearly with note, "to be handed over to MCGM".
- f) The additional FSI over & above Zonal (basic) FSI may be released in correlation as per BUA of tenements that are required to be handed over free of cost to MCGM, in proportion 0.50 sale: 1 AH/ R&R area and 100% sale area can be released only after handing over of entire AH/ R&R tenements. Alternatively, TDR in lieu of unconsumed sale component of additional FSI, as per provision of this Regulation in proportion as stated above can be released. However, 20 % of such admissible TDR shall be released only after handing over the entire area of AH to MCGM.
- g) After AH/R&R tenements are handed over free of cost to MCGM, Occupation Certificate for sale portion shall be given.
- h) No premium shall be charged for fungible compensatory area and features permitted free of FSI as per Regulation No 31 for the development for AH/R&R tenements. However, payments of the premium shall be applicable on the owners share wherever required.
- i) The offsite infrastructure charges at the rate of 7% of land rate as per ASR for FSI 1.0 for BUA beyond Zonal (basic) FSI shall be payable.
- j) The owner shall be allowed to utilize the Zonal (basic) FSI and BUA as per column no (7) of above table for the uses permissible in the zone
- k) In case of layout, 25% of Zonal (basic) FSI shall be exclusively used for the purpose of convenience shopping along layout road.

**l) Clubbing :**

This provision shall not apply to the plots wherein permissible Zonal F.S.I. is less than 1.00.

The entire AH/ R&R components including Base FSI may be categorized as AH/ R&R component as applicable and the corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer / developers making an application under this regulation may club more than one plot belonging to single or

multiple owners and offer AH/ R&R component on a single plot while shifting sale component as well as base FSI of the plot to other plots provided all right holders of these plots agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot / building / wing as the case may be with AH/ R&R component being handed over to Planning Authority.

The developer shall have to pay as an unearned income equal to 40% of difference of sale value of shifted built up area of AH/ R&R component as per ASR. Such clubbing can be allowed for the schemes falling in same ward or adjoining ward or within the distance of 5 km.

The premium shall be paid to the Planning Authority in two stages 50% at the time IOA and 50% at the time of issuing C.C. for the incentive FSI. or the developer has to surrender equivalent sale FSI in form of constructed BUA to the extent of premium in the scheme to be valued at ASR rate of sale in the year of such surrender of built up area.

Note: Out of the total premium amount collected under this Regulation, 2/3 shall be kept in a separate account to be utilized for infrastructure development by MCGM and 1/3 shall be deposited at the Office of the Deputy Director of Town Planning, Greater Mumbai.

## **APPLICABILITY OF REAL ESTATE REGULATORY ACT (RERA)**

**Maha RERA is applicable to all real estate projects in Maharashtra. Silent features in RERA**

- ✓ Real Estate Regulatory Act introduced by Govt. of India in 2016 & made compulsory from May 2017 for Maharashtra. Maha RERA registration made compulsory since 1st July 2017.
- ✓ At the time of registration promoter (Developer) has to submit all documents with reference to redevelopment project.
- ✓ Promoters has to register their project prior to market or sale
- ✓ Defined timelines are compulsory for completion of project
- ✓ For project expenses Escrow mechanism is compulsory
- ✓ All expenses with reference to project are audited by Auditor monthly
- ✓ Sold inventory is reflected on RERA site
- ✓ 70% recovery has to spend on project completion
- ✓ All citizens are allowed to access RERA account for transparency of procedure
- ✓ Direct safety for redevelopment proposals & allottees

**Note: The said protection of RERA is especially for allottees not for existing members, for existing members protection is taken care by register development agreement.**

## **PART III – PROJECT FEASIBILITY**



## FINANCIAL VIABILITY OF THE PROJECT

The financial viability report is prepared based on various papers/remarks The forwarded by the managing committee of Sujata Nivas CHS Ltd.

➤ The following copies of the documents are available from society office:

- ✓ Copy of Property Card
- ✓ Copy of CTS Plan
- ✓ Copy of Conveyance Deed
- ✓ Copy of DP Remarks
- ✓ Copy of Society Registration Certificate

➤ For calculation under DCPR 2034

- 30(A) + 33(7)B
- 33-11
- 30(A) + 33-12(B)
- 30(A) + 33- 20 (B)
- Data considered as follows:

- Additional Area of approximately 40% on Existing Carpet Area has been considered for Techno Feasibility.
- Existing 23 Residential members and 3 Garages are considered in redevelopment. (As per Internal Joint Survey)
- This calculation is as per documents and areas provided by society. The same may change subject to complete set of documents.
- Benefit of 33(7)B and 31 (3) will only be given by corporation if approved OC plan is available.
- Market rate of sale is considered as INR 50,000/- per Sq.Ft on RERA Carpet area as per prevailing conditions in market.
- Plot area as per P.R. Card is 1417.20 Sq. Mt.
- Net Plot Area is 1135.00 Sq. Mt.
- Average Construction cost for project is considered as INR 4,000/- Sq.Ft i.e., INR 43,256 /-Sq.Mt (Excluding GST).
- Rent is considered @ 265 Rs per Sq.Ft. 30 months for Residential members.
- Corpus is considered as Rs 3,000 /- Sq.Ft. of Existing Carpet Area.
- Carpet to BUA ratio is considered as 1.15 for existing members and rera carpet area for sale considered total sale BUA / 1.10 (subject to change upon finalisation of architectural plans).
- Interest cost is considered of Project payments for 2 Years.
- Open / General TDR cost is considered @ 40% of RR. And Slum TDR cost Considered 60% of RR.
- As per request from society members, GST on existing members proposed flats area is not considered.



**FEASIBILITY CALCULATION AS PER DCPR CLAUSE 30, 30 ©, 33(7)B, 31 (3), OF DCPR 2034**

SUJATA NIVAS CHSL, BANDRA WEST CALCULATION AS PER DCPR CLAUSE 30, 30 ©, 33(7)B, 31 (3), OF DCPR 2034						
<b>A</b>	<b>PERMISSIBLE F.S.I. &amp; B.U.A. CALCULATION</b>					
1	PLOT AREA AS PER PR CARD	SQMT	1417.20	15254.74	SQFT	
2	SET BACK	SQMT	282.20	3037.60		
3	NET PLOT AREA	SQMT	1135.00	12217.14	SQFT	
4	DEDUCTION FOR 5 % AMENITY PLOT	SQMT	0.00	0.00		0%
5	NET PLOT AREA	SQMT	1135.00	12217.14	SQFT	
6	PERMISSIBLE F.S.I.	SQMT	1.00	1.00		
7	PERMISSIBLE B.U.A.	SQMT	1135.00	12217.14	SQFT	
8	ADDITIONAL 1.00 F.S.I. BY WAY OF T.D.R.ON NET PLOT CONSIDERING ROAD 33.55 MT. WIDE	SQMT	1135.00	12217.14	SQFT	1.00
9	ADDITIONAL 0.50 F.S.I. FROM GOVT. BY CHARGING PREMIUM	SQMT	567.50	6108.57	SQFT	0.50
10	TOTAL PERMISSIBLE B.U.A.	SQMT	2837.50	30542.85	SQFT	2.50
11	ADDITIONAL BUA AGAINST SETBACK	SQMT	564.40	6075.20		
12	ADDITIONAL 20 % ON UNCONSUMED BUA	SQMT	0.00	0.00		
13	TOTAL BUA	SQMT	3401.90	36618.05	SQFT	
14	LESS COMMERCIAL	SQMT	0.00	0.00		
15	BALANCE AREA FOR RESIDENTIAL	SQMT	3401.90	36618.05	SQFT	
16	RESIDENTIAL FUNGIBLE AREA 35 %	SQMT	1190.67	12816.32	SQFT	
17	COMMERCIAL FUNGIBLE AREA 35 %	SQMT	0.00	0.00		
18	TOTAL PERMISSIBLE B.U.A. AFTER FUNGIBLE	SQMT	4592.57	49434.37	SQFT	
19	BUA TO BE HANDED OVER TO MCGM	SQMT	0.00	0.00		
20	BALANCE BUA FOR PROJECT	SQMT	4592.57	49434.37	SQFT	
<b>B</b>	<b>EXISTING MEMBERS AREA &amp; PROPOSED OFFER</b>					
1	EXISTING MEMBERS CARPET AREA RESIDENTIAL MEMBERS	SQ.MT.	1398.03	15048.39	SQFT	
2	EXISTING MEMBERS CARPET AREA COMMERCIAL	SQ.MT.	0.00	0.00	SQFT	
3	EXISTING BUILT UP AREA RESIDENTIAL	SQ.MT.	1417.00	15252.59	SQFT	
4	EXISTING BUILT UP AREA COMMERCIAL	SQ.MT.	0.00	0.00	SQFT	
5	EXISTING MEMBERS BUILT UP AREA	SQ.MT.	1417.00	15252.59	SQFT	
6	ADDITIONAL CARPET AREA TO RESIDENTIAL	SQ.MT.	559.21	6019.36	SQFT	40.00%
7	ADDITIONAL CARPET AREA TO COMMERCIAL MEMBERS	SQ.MT.	0.00	0.00	SQFT	35%
8	TOTAL CARPET AREA TO RESIDENTIAL MEMBERS	SQ.MT.	1957.24	21067.75	SQFT	
9	TOTAL CARPET AREA TO COMMERCIAL MEMBERS	SQ.MT.	0.00	0.00	SQFT	
10	TOTAL CARPET AREA FOR RESIDENTIAL MEMBERS	SQ.MT.	1957.24	21067.75	SQFT	
11	TOTAL BUA FOR EXISTING MEMBERS RESIDENTIAL	SQ.MT.	2250.83	24227.92	SQFT	
12	TOTAL BUA FOR EXISTING MEMBERS COMMERCIAL	SQ.MT.	0.00	0.00	SQFT	
13	TOTAL BUA FOR EXISTING MEMBERS	SQ.MT.	2250.83	24227.92	SQFT	
14	BALANCE BUA FOR SALE	SQ.MT.	2341.74	25206.45	SQFT	
15	BALANCE RERA CARPET AREA FOR SALE	SQ.MT.	2128.85	22914.96	SQFT	



<b>C</b> CHART SHOWING CALCULATION AS PER, 33-7 ( B ) DCR 30 ©						
1	EXISTING BUA OF EXISTING MEMBERS RESIDENTIAL	SQ.MT.	1417.00	15252.59	SQFT	
2	BUA OF EXISTING TENT COMMERCIAL	SQ.MT.	0.00	0.00		
3	TOTAL EXISTING BUA , MEMBERS + TENT.	SQ.MT.	1417.00	15252.59	SQFT	
4	EXISTING NO OF TENT	SQ.MT.	23.00	23.00		
5	BUA AS PER 15 % ON EXISTING BUA	SQ.MT.	212.55	2287.89	SQFT	
6	BUA AS PER 10 SQ.MT. PER TNT.	SQ.MT.	230.00	2475.72	SQFT	
7	MAXIMUM BUA AS PER DCPR 33 - 7 ( B ) ( 15 % ON EXISTING OR 10 SQ.MT PER TENT WHICHEVER IS MORE )	SQ.MT.	230.00	2475.72	SQFT	
8	EXISTING AUTHORIZED BUA AS PER DCPR 30 ( C ) ( EXISTING BUA LESS NET PLOT )	SQ.MT.	282.00	3035.45		
9	TDR BENEFIT SET BACK LESS PROTECTED BUA )	SQ.MT.	0.00	0.00		
10	TOTAL BUILT UP AREA BENEFIT OVER N ABOVE NET PLOT FSI ( 5 + 6 +7 )	SQ.MT.	512.00	5511.17	SQFT	
<b>D</b> CHART SHOWING T.D.R. & F.S.I. RATES						
1	READY RECKONER LAND RATE 2022-23 PAGE: 100 ZONE : 25/150	PER SQ.MT.	162490.00	15095.69	PER SQ.FT.	
2	MARKET RATE OF SLUM TDR @ 60% OF RR INCLUDING STAMP DUTY	PER SQ.MT.	97494.00	9057.41	PER SQ.FT.	
3	MARKET RATE OF OPEN TDR @ 40% OF RR INCLUDING STAMP DUTY	PER SQ.MT.	64996.00	6038.28	PER SQ.FT.	
4	F.S.I. RATE OF GOV. 50 % R.R.	PER SQ.MT.	81245.00	7547.84	PER SQ.FT.	
5	RATE FOR FUNGIBLE FSI RESIDENTIAL @ 50 % R.R.	SQ.MT.	81245.00	7547.84	SQFT	
6	RATE FOR FUNGIBLE FSI COMMERCIAL @ 60 % R.R.	SQ.MT.	97494.00	9057.41	SQFT	
<b>E</b> CHART SHOWING T.D.R. & F.S.I. TO BE PURCHASED						
1	OPEN TDR TO BE PURCHASED	SQ.MT.	311.50	3352.99	SQFT	
2	SLUM TDR TO BE PURCHASED	SQ.MT.	311.50	3352.99	SQFT	
3	TOTAL GOV.F.S.I. TO BE PURCHASED	SQ.MT.	567.50	6108.57	SQFT	50.00%
4	FUNGIBLE FSI FREE OF PREMIUM 35 % OF EXISTING B.U.A. RESIDENTIAL	SQ.MT.	495.95	5338.41	SQFT	35% B3
5	FUNGIBLE FSI FREE OF PREMIUM 35 % OF EXISTING B.U.A. COMMERCIAL	SQ.MT.	0.00	0.00		
6	FUNGIBLE FSI TO BE PURCHASED RESIDENTIAL	SQ.MT.	694.72	7477.91	SQFT	
7	FUNGIBLE FSI TO BE PURCHASED COMMERCIAL	SQ.MT.	0.00	0.00		
<b>F</b> COST CALCULATIONS						
1	M.M.C. PAYMENTS					
A	SLUM TDR COST	RS.in cr.	3.04			
B	OPEN MARKET TDR	RS.in cr.	2.02			
C	GOVT.F.S.I. COST	RS.in cr.	4.61			
D	SCRUTINY FEES 90 RS/SQMT FOR RESIDENTIAL	RS.in cr.	0.04			90.00
E	SCRUTINY FEES 172 RS/SQMT FOR COMMERCIAL	RS.in cr.	0.00			172.00
F	IOD DEPOSIT	RS.in cr.	0.00			10.76
G	DEBRIS DEPOSIT	RS.in cr.	0.00			MAX 45000
H	STAIRCASE PREMIUM 25 %	RS.in cr.	3.73			40622.50
I	DEVELOPMENT CHARGES LAND COMP. (2% OF R.R )	RS.in cr.	0.00			3249.80



J	DEVELOPMENT CHARGES LAND COMP. (1% OF R.R)	RS.in cr.	0.18	1624.90
K	DEVELOPMENT CHARGES BLDG. COMP. ( 4% OF R.R. LAND	RS.in cr.	2.98	6499.60
L	DEVELOPMENT CHARGES BLDG. COMP. COMMERCIAL ( 8% OF R.R. )	RS.in cr.	0.00	12999.20
M	ADDITIONAL DEVELOPMENT CESS	RS.in cr.	0.92	6499.60
N	LABOUR WELFARE CESS 30250 x 1 % x A-10	RS.in cr.	0.14	302.50
O	FUNGIBLE PREMIUM 50% OF RR RESIDENTIAL	RS.in cr.	5.64	81245.00
P	FUNGIBLE PREMIUM 60% OF RR COMMERCIAL	RS.in cr.	0.00	81245.00
Q	PREMIUM FOR OPEN SPACE DEFICIENCY FOR FUNGIBLE FSI @ 25% OF NORMAL PREMIUM	RS.in cr.	1.38	10155.63
R	PREMIUM FOR OPEN SPACE DEFICIENCY FOR SLUM TDR @10% OF NORMAL PREMIUM	RS.in cr.	0.14	4062.25
S	PREMIUM FOR OPEN SPACE DEFICIENCY FOR GOV FSI @100% OF NORMAL PREMIUM	RS.in cr.	2.63	40622.50
T	PREMIUM FOR OPEN SPACE DEFICIENCY FOR SETBACK TDR/ PROTECTED BUA & BUA OF 33-7B @100% OF NORMAL PREMIUM	RS.in cr.	3.82	40622.50
U	C.C. COMPLIANCE	RS.in cr.	0.99	200.00
V	LUC FOR 2 YEARS	RS.in cr.	0.75	2648.59
W	WATER CHARGES	RS.in cr.	0.22	485.00
	<b>TOTAL MCGM PAYMENTS</b>	RS.in cr.	<b>33.28</b>	
<b>2</b>	<b>PROJECT PAYMENTS</b>			
A	AVG. CONSTRUCTION COST @ 43056 / SMT. 50% AREA MORE	RS.in cr.	29.66	43056.00
B	CONSULTANTS & PMC COST 50 % MORE ON BUA x 2500	RS.in cr.	1.72	2500.00
C	RENT RESIDENTIAL 265 RS.	RS.in cr.	11.96	7950.00
D	RENT COMMERCIAL	RS.in cr.	0.00	0.00
E	CORPUS FUND TO EXISTING MEMBER	RS.in cr.	4.51	3000.00
F	STAMP DUTY	RS.in cr.	1.74	
G	GST ON CONSTRUCTION & CONSULTANT COST	RS.in cr.	5.65	
H	GST ON REHAB	RS.in cr.	0.00	
I	OTHER COST	RS.in cr.	2.47	500 PER SQ.FT
	<b>TOTAL PROJECT PAYMENTS</b>	RS.in cr.	<b>57.72</b>	
	<b>GRAND TOTAL</b>	<b>RS.in cr.</b>	<b>91.00</b>	
	INTEREST COST 33% INVESTMENT ON TOTAL COST @18 % INT. FOR 2 YEARS		10.81	
	<b>TOTAL COST INCLUDING INTEREST</b>		<b>101.81</b>	
<b>G</b>	<b>RECOVERY FOR DEVELOPER</b>			
	RERA CARPET AREA FOR SALE	IN SQ.FT.	22914.96	
	RERA CARPET AREA FOR SALE COMMERCIAL	IN SQ.FT.	0.00	
	NO OF PARKING FOR SALE	IN NO	38.00	
	MARKET RATE FOR RESIDENTIAL	PER SQ.FT.	50000.00	
	MARKET RATE FOR COMMERCIAL	PER SQ.FT.	0.00	
	MARKET RATE FOR PARKING	PER NOS.	1000000.00	
	RECOVERY FROM RESIDENTIAL	IN CR	114.57	
	RECOVERY FROM COMMERCIAL	IN CR	0.00	

	RECOVERY FROM PARKING	IN CR	3.80	
	RECOVERY	IN CR	118.37	
	NET PROFIT	IN CR	16.57	
	PROFIT IN %	IN %	18%	

## SENSITIVITY ANALYSIS

SALE RATE	ADDITIONAL REHAB AREA INCLUDING FREE FUNGIBLE	DEVELOPERS PROFIT %
50000.00	40%	18
51000.00	43%	18
52000.00	46%	18
53000.00	48%	18
54000.00	51%	18
NOTE:- TO MAINTAIN THE PROFIT WITH RESPECT TO SALE RATE AND CARPET AREA MAY VARY		

SALE RATE	ADDITIONAL REHAB AREA INCLUDING FREE FUNGIBLE	DEVELOPERS PROFIT %
50000.00	40%	18
50000.00	43%	16
50000.00	46%	13
50000.00	48%	11
50000.00	51%	9
NOTE- SALE RATE REMAINS CONSTANT WITH RESPECT TO CARPET AREA AND PROFIT MAY VARY		



**FEASIBILITY CALCULATIONS FOR SUJATA NIVAS CHSL AS  
PER CLAUSE 33-11 DCPR 2034**

<b>SUJATA NIVAS CHSL, BANDRA WEST CALCULATION AS PER CLAUSE 33-11 OF DCPR 2034</b>		
		<b>SUBURBAN</b>
<b>A</b>	<b>CHART SHOWING PROJECT DETAIL</b>	
1	PLOT PLOT AREA AS PER PR CARD	1417.20
2	SET BACK	282.20
3	NET PLOT AREA	1135.00
4	LESS DEDUCTION FOR AMENITY	0.00
5	BALANCE PLOT AREA	1135.00
6	ROAD WIDTH	36.60
7	EXISTING CARPET AREA RESIDENTIAL	1398.03
8	EXISTING CARPET AREA COMMERCIAL	0.00
9	TOTAL EXISTING CARPET AREA	1398.03
10	EXISTING BUA RESIDENTIAL	1417.00
11	EXISTING BUA COMMERCIAL	0.00
10	TOTAL EXISTING BUA	1417.00
11	NO. OF EXISTING TENEMENTS RESIDENTIAL	23.00
12	NO OF EXISTING TENTEMENTS COMMERCIAL	0.00
13	TOTAL NO OF TENMENTS	23.00
<b>B</b>	<b>RATIO SHOWING INCENTIVE &amp; SHARING</b>	
1	READY RECKONER RATE ( 2022-23 ) PAGE No. 100 ZONE 25/150	162490.00
2	READY RECKONER CONSTRUCTION RATE ( 2022-23 )	30250.00
3	PERMISSIBLE ZONAL FSI	1.00
4	ADDITIONAL FSI	4.00
5	PTC PERCENTAGE ON ADDITIONAL FSI	50%
6	DEVELOPERS PERCENTAGE ON ADDITIONAL FSI	50%
<b>C</b>	<b>TOTAL BUA CALCULATIONS</b>	
1	PLOT AREA	1135.00
2	PERMISSIBLE BUA	1135.00
3	ADDITIONAL PERMISSIBLE BUA UNDER 33(11)	4540.00
4	TOTAL PERMISSIBLE BUA	5675.00
5	LESS COMMERCIAL BUA	0.00
6	BALANCE AREA FOR RESIDENTIAL	5675.00
7	ADDITIONAL 35 % FUNGIBLE AS PER DCR 31 FOR RESIDENTIAL	1986.25
8	ADDITIONAL 35% FUNGIBLE AS PER DCR 31 FOR COMMERCIAL	0.00
9	TOTAL PERMISSIBLE BUA INCLUDING FUNGIBLE	7661.25
10	TOTAL FSI PERMISSIBLE INCLUDING FUNGIBLE	6.75
<b>D</b>	<b>CHART SHOWING REHAB, &amp; DEVELOPERS &amp; PTC</b>	
1	TOTAL PERMISSIBLE AREA AS PER 33-11	5675.00
2	TOTAL PERMISSIBLE BUA FOR PTC	2270.00
3	BALANCE BUA FOR SCHEME ( EXISTING SOC/ DEVELOPER)	3405.00



<b>E</b>	<b>CHART SHOWING FUNGIBLE AREA FOR REHAB, DEVELOPERS &amp; PTC</b>	
1	TOTAL PERMISSIBLE FUNGIBLE BUA RESI.	1986.25
2	TOTAL FREE FUNGIBLE TO REHAB RESIDENTIAL	495.95
3	TOTAL FREE FUNGIBLE TO REHAB COMMERCIAL	0.00
4	TOTAL FREE FUNGIBLE FOR PTC	0.00
5	TOTAL PAID FUNGIBLE TO DEVELOPER COMMERCIAL	0.00
6	TOTAL PAID FUNGIBLE TO DEVELOPER RESIDENTIAL	1490.30
<b>F</b>	<b>CALCULATIONS SHOWING AREAS INCLUDING 35 % FUNGIBLE</b>	
A	TOTAL FOR REHAB RESIDENTIAL INCLUDING FUNGIBLE ( RESIDENTIAL )	2250.83
B	TOTAL FOR REHAB RESIDENTIAL INCLUDING FUNGIBLE ( COMMERCIAL )	0.00
C	TOTAL AREA FOR PTC INCLUDING FUNGIBLE	0.00
D	TOTAL AREA FOR DEVELOPER INCLUDING FUNGIBLE ( RESIDENTIAL )	5410.42
E	TOTAL AREA FOR DEVELOPER INCLUDING FUNGIBLE ( COMMERCIAL )	0.00
F	TOTAL AREA INCLUDING FUNGIBLE	7661.25
<b>G</b>	<b>COST CALCULATIONS</b>	
1	M.M.C. PAYMENTS	
A	SCRUTINY FEES @ 95 RS/SQMT FOR RESIDENTIAL	0.07
B	SCRUTINY FEES @ 172 RS/SQMT FOR COMMERCIAL	0.00
C	IOD DEPOSIT ( 10.764/SQMT)	0.01
D	DEBRIS DEPOSIT	0.00
E	LABOUR WELFARE CESS	0.23
F	STAIRCASE PREMIUM ( 6.25% )	0.62
G	DEVELOPMENT CHARGES LAND COMP. 1%	0.18
H	DEVELOPMENT CHARGES BLDG. COMP. 4% ( RESIDENTIAL )	4.98
I	DEVELOPMENT CHARGES BLDG. COMP. 8% ( COMMERCIAL )	0.00
K	FUNGIBLE PREMIUM 50% R.R.	12.11
L	FUNGIBLE PREMIUM 60% R.R.	0.00
M	PREMIUM FOR OPEN SPACE DEFICIENCY @ 6.25 R.R.	2.43
O	C.C. COMPLIANCE	1.65
P	LUC CHARGES FOR 2 YEARS	4.06
Q	WATER CHARGES	0.60
R	MAINTANANCE DEPOSIT	0.04
S	BANK GARUNTEE	0.09
T	LEGAL CHARGES	0.03
U	40 % OF R.R. VALUE DIFFERENCE TO SRA	7.97
	TOTAL MCGM PAYMENTS	35.07
3	PROJECT PAYMENTS	
A	AVG. CONSTRUCTION COST @ 43056 PER SQ.MT. 50% AREA MORE FOR RHAB & SALE	49.48
B	AVG. CONSTRUCTION COST @ 30250 PER SQ.MT. 50% AREA MORE FOR MHADA	0.00
C	CONSULTANT & PMC COST	2.30
D	STAMP DUTY	4.77
E	MCGM OTHER COST	2.89
F	PTC COST	62.43
G	GST ON REHAB	0.00
H	GST ON CONSTRUCTION & CONSULTANT COST	9.32



	<b>TOTAL PROJECT PAYMENTS</b>	<b>131.18</b>
<b>4</b>	<b>TENANTS PAYMENT</b>	
<b>A</b>	<b>RENT @ 265 RS. PER SQ.FT. FOR 36 MONTHS FOR RESIDENTIAL</b>	<b>14.36</b>
<b>B</b>	<b>RENT @ 0 RS. PER SQ.FT. FOR 36 MONTHS FOR COMMERCIAL</b>	<b>0.00</b>
<b>C</b>	<b>CORPUS FUND @ 3000 RS. PER SQ.FT. FOR RESIDENTIAL</b>	<b>4.51</b>
<b>D</b>	<b>CORPUS FUND @ 0 RS. PER SQ.FT. FOR COMMERCIAL</b>	<b>0.00</b>
<b>E</b>	<b>BROKERAGE @ 265 RS. PER SQ.FT. FOR 1 MONTHS FOR RESIDENTIAL</b>	<b>0.40</b>
<b>F</b>	<b>BROKERAGE @ 0 RS. PER SQ.FT. FOR 1 MONTHS FOR COMMERCIAL</b>	<b>0.00</b>
<b>G</b>	<b>TRANSPORTATION</b>	<b>0.12</b>
	<b>TOTAL TENEMENT PAYMENTS</b>	<b>19.38</b>
	<b>GRAND TOTAL</b>	<b>185.63</b>
<b>5</b>	<b>INTEREST COST 20% INVESTMENT ON TOTAL COST @ 18 % INT. FOR 3 YEARS</b>	<b>20.05</b>
	<b>TOTAL EXPENSES</b>	<b>205.68</b>
<b>H</b>	<b>CALCULATION OF PTC FLATS</b>	
<b>A</b>	<b>HOUSING STOCK FOR MHADA</b>	<b>0.00</b>
<b>B</b>	<b>NOS. OF FLATS AS PER 30 SQM. BUILT-UP AREA</b>	<b>98.00</b>
<b>I</b>	<b>RECOVERY OF DEVELOPERS</b>	
	<b>RERA CARPET AREA FOR SALE RESIDENTIAL</b>	<b>52943.44</b>
	<b>RERA CARPET AREA FOR SALE COMMERCIAL</b>	<b>0.00</b>
	<b>PARKING FOR SALE</b>	<b>88.00</b>
	<b>MARKET RATE SAY FOR CARPET AREA PER SQ.FT. RESIDENTIAL</b>	<b>50000.00</b>
	<b>MARKET RATE SAY FOR CARPET AREA PER SQ.FT. COMMERCIAL</b>	<b>0.00</b>
	<b>MARKET RATE FOR PARKING SALE</b>	<b>1000000.00</b>
	<b>RECOVERY FROM CARPET SALE RESIDENTIAL</b>	<b>264.72</b>
	<b>RECOVERY FROM CARPET SALE COMMERCIAL</b>	<b>0.00</b>
	<b>RECOVERY FROM PARKING</b>	<b>8.80</b>
	<b>TOTAL RECOVERY</b>	<b>273.52</b>
	<b>TENTATIVE NET PROFIT</b>	<b>67.84</b>
	<b>PROFIT PERCENTAGE</b>	<b>32.98</b>
	<b>ADDITIOANL CARPET AREA TO MEMEBRS IN %</b>	<b>40%</b>
<b>NOTE</b>	<b>ABOVE CALCULATION IS BASED ON CONSUMPTION OF TOTAL F.S.I. &amp; MARKET RATES.</b>	
	<b>DEFICIENCY PREMIUM MAY CHANGE SUBJECT TO FINAL PLANNING</b>	
	<b>CARPET AREA FOR SALE CONSIDERED TOTAL BUA FOR SALE / 1.10 , MAY CHANGE SUBJECT TO FINAL PLANNING.</b>	
	<b>ALL M.C.G.M. &amp; GOV. PAYMENT MAY CHANGE SUBJECT TO TIME OF SUBMISSION &amp; ANY CHANGES IN REGULATION ACCORDING TO CONCERNED AUTHORITIES.</b>	



**FEASIBILITY CALCULATION AS PER DCPR CLAUSE 30, 30 ©,  
33(7)B, 31 (3), 33- 12 B OF DCPR 2034**

<b>SUJATA NIVAS CHSL, BANDRA WEST CALCULATION AS PER DCPR CLAUSE 30, 30 ©, 33(7)B, 31 (3), 33- 12 B OF DCPR 2034</b>						
<b>A</b>	<b>PERMISSIBLE F.S.I. &amp; B.U.A. CALCULATION</b>					
1	PLOT AREA AS PER PR CARD	SQMT	1417.20	15254.74	SQFT	
2	SET BACK	SQMT	282.20	3037.60		
3	NET PLOT AREA	SQMT	1135.00	12217.14	SQFT	
4	DEDUCTION FOR 5 % AMENITY PLOT	SQMT	0.00	0.00		0%
5	NET PLOT AREA	SQMT	1135.00	12217.14	SQFT	
6	PERMISSIBLE F.S.I.	SQMT	1.00	1.00		
7	PERMISSIBLE B.U.A.	SQMT	1135.00	12217.14	SQFT	
8	ADDITIONAL 1.00 F.S.I. BY WAY OF T.D.R.ON NET PLOT CONSIDERING ROAD 33.55 MT. WIDE	SQMT	1135.00	12217.14	SQFT	1.00
9	ADDITIONAL 0.50 F.S.I. FROM GOVT. BY CHARGING PREMIUM	SQMT	567.50	6108.57	SQFT	0.50
10	TOTAL PERMISSIBLE B.U.A.	SQMT	2837.50	30542.85	SQFT	2.50
11	ADDITIONAL BUA AGAINST SETBACK	SQMT	564.40	6075.20		
12	ADDITIONAL 20 % ON UNCONSUMED BUA	SQMT	0.00	0.00		
13	TOTAL BUA	SQMT	3401.90	36618.05	SQFT	
14	PERMISSIBLE FSI AS PER 33- 20	SQ.MT.	4.00			
15	PERMISSIBLE BUA AS PER 33- 20	SQ.MT.	4540.00			
16	BALANCE BUA FOR 33 -12 B AFTER DEDUCT PERMISSIBLE BUA AS PER DCR 30	SQ.MT.	1138.10			
17	BUA FOR R & R	SQ.MT.	758.73			
18	LESS COMMERCIAL	SQMT	0.00	0.00		
19	BALANCE AREA FOR RESIDENTIAL	SQMT	4540.00	48868.56	SQFT	
20	RESIDENTIAL FUNGIBLE AREA 35 %	SQMT	1589.00	17104.00	SQFT	
21	COMMERCIAL FUNGIBLE AREA 35 %	SQMT	0.00	0.00		
22	TOTAL PERMISSIBLE B.U.A. AFTER FUNGIBLE	SQMT	6129.00	65972.56	SQFT	
23	BUA TO BE HANDED OVER TO MCGM	SQMT	1024.29	11025.46		
24	BALANCE BUA FOR PROJECT	SQMT	5104.71	54947.10	SQFT	4.50
<b>B</b>	<b>EXISTING MEMBERS AREA &amp; PROPOSED OFFER</b>					
1	EXISTING MEMBERS CARPET AREA RESDIENTIAL MEMBERS	SQ.MT.	1398.03	15048.39	SQFT	
2	EXISTING MEMBERS CARPET AREA COMMERCIAL	SQ.MT.	0.00	0.00	SQFT	
3	EXISTING BUILT UP AREA RESIDENTIAL	SQ.MT.	1417.00	15252.59	SQFT	
4	EXISTING BUILT UP AREA COMMERCIAL	SQ.MT.	0.00	0.00	SQFT	
5	EXSTING MEMBERS BUILT UP AREA	SQ.MT.	1417.20	15254.74	SQFT	
6	ADDITIONAL CARPET AREA TO RESIDENTIAL	SQ.MT.	559.21	6019.36	SQFT	40.00%
7	ADDITIONAL CARPET AREA TO COMMERCIAL MEMBERS	SQ.MT.	0.00	0.00	SQFT	35%
8	TOTAL CARPET AREA TO RESIDENTIAL MEMBERS	SQ.MT.	1957.24	21067.75	SQFT	



9	TOTAL CARPET AREA TO COMMERCIAL MEMBERS	SQ.MT.	0.00	0.00	SQFT	
10	TOTAL CARPET AREA FOR RESIDENTIAL MEMBERS	SQ.MT.	1957.24	21067.75	SQFT	
11	TOTAL BUA FOR EXISTING MEMBERS RESIDENTIAL	SQ.MT.	2250.83	24227.92	SQFT	
12	TOTAL BUA FOR EXISTING MEMBERS COMMERCIAL	SQ.MT.	0.00	0.00	SQFT	
13	TOTAL BUA FOR EXISTING MEMBERS	SQ.MT.	2250.83	24227.92	SQFT	
14	BALANCE BUA FOR SALE	SQ.MT.	2853.88	30719.18	SQFT	
15	BALANCE <b>RERA</b> CARPET AREA FOR SALE	SQ.MT.	2594.44	27926.53	SQFT	
<b>C</b>	CHART SHOWING CALCULATION AS PER, 33-7 ( B ) DCR 30 ©					
1	EXISTING BUA OF EXISTING MEMBERS RESIDENTIAL	SQ.MT.	1417.00	15252.59	SQFT	
2	BUA OF EXISTING TENT COMMERCIAL	SQ.MT.	0.00	0.00		
3	TOTAL EXISTING BUA , MEMBERS + TENT.	SQ.MT.	1417.00	15252.59	SQFT	
4	EXISTING NO OF TENT	SQ.MT.	23.00	23.00		
5	BUA AS PER 15 % ON EXISTING BUA	SQ.MT.	212.55	2287.89	SQFT	
6	BUA AS PER 10 SQ.MT. PER TNT.	SQ.MT.	230.00	2475.72	SQFT	
7	MAXIMUM BUA AS PER DCPR 33 - 7 ( B ) ( 15 % ON EXISTING OR 10 SQ.MT PER TENT WHICHEVER IS MORE )	SQ.MT.	230.00	2475.72	SQFT	
8	EXISTING AUTHORIZED BUA AS PER DCPR 30 ( C ) ( EXISTING BUA LESS NET PLOT )	SQ.MT.	282.00	3035.45		
9	TDR BENEFIT SET BACK LESS PROTECTED BUA )	SQ.MT.	0.00	0.00		
10	TOTAL BUILT UP AREA BENEFIT OVER N ABOVE NET PLOT FSI ( 5 + 6 +7 )	SQ.MT.	512.00	5511.17	SQFT	
<b>D</b>	CHART SHOWING T.D.R. & F.S.I. RATES					
1	READY RECKONER LAND RATE 2022-23 PAGE: 100 ZONE : 25/150	PER SQ.MT.	162490.00	15095.69	PER SQ.FT.	
2	MARKET RATE OF SLUM TDR @ 60% OF RR INCLUDING STAMP DUTY	PER SQ.MT.	97494.00	9057.41	PER SQ.FT.	
3	MARKET RATE OF OPEN TDR @ 40% OF RR INCLUDING STAMP DUTY	PER SQ.MT.	64996.00	6038.28	PER SQ.FT.	
4	F.S.I. RATE OF GOV. 50 % R.R.	PER SQ.MT.	81245.00	7547.84	PER SQ.FT.	
5	RATE FOR FUNGIBLE FSI RESIDENTIAL @ 50 % R.R.	SQ.MT.	81245.00	7547.84	SQFT	
6	RATE FOR FUNGIBLE FSI COMMERCIAL @ 60 % R.R.	SQ.MT.	97494.00	9057.41	SQFT	
<b>E</b>	CHART SHOWING T.D.R. & F.S.I. TO BE PURCHASED					
1	OPEN TDR TO BE PURCHASED	SQ.MT.	311.50	3352.99	SQFT	
2	SLUM TDR TO BE PURCHASED	SQ.MT.	311.50	3352.99	SQFT	
3	TOTAL GOV.F.S.I. TO BE PURCHASED	SQ.MT.	567.50	6108.57	SQFT	50.00%
4	FUNGIBLE FSI FREE OF PREMIUM 35 % OF EXISTING B.U.A. RESIDENTIAL	SQ.MT.	495.95	5338.41	SQFT	35% B3
5	FUNGIBLE FSI FREE OF PREMIUM 35 % OF EXISTING B.U.A. COMMERCIAL	SQ.MT.	0.00	0.00		
6	FUNGIBLE FSI TO BE PURCHASED RESIDENTIAL	SQ.MT.	827.49	8907.14	SQFT	
7	FUNGIBLE FSI TO BE PURCHASED COMMERCIAL	SQ.MT.	0.00	0.00		



F	COST CALCULATIONS			
1	M.M.C. PAYMENTS			
1	SLUM TDR COST	RS.in cr.	3.04	
2	OPEN MARKET TDR	RS.in cr.	2.02	
3	GOVT.F.S.I. COST	RS.in cr.	4.61	
4	SCRUTINY FEES 90 RS/SQMT FOR RESIDENTIAL	RS.in cr.	0.06	90.00
5	SCRUTINY FEES 172 RS/SQMT FOR COMMERCIAL	RS.in cr.	0.00	172.00
6	IOD DEPOSIT	RS.in cr.	0.01	10.76
7	DEBRIS DEPOSIT	RS.in cr.	0.00	MAX 45000
8	STAIRCASE PREMIUM 25 %	RS.in cr.	4.98	40622.50
9	DEVELOPMENT CHARGES LAND COMP. (2% OF.R.R )	RS.in cr.	0.00	3249.80
10	DEVELOPMENT CHARGES LAND COMP. (1% OF.R.R)	RS.in cr.	0.18	1624.90
11	DEVELOPMENT CHARGES BLDG. COMP. ( 4% OF R.R. LAND	RS.in cr.	3.98	6499.60
12	DEVELOPMENT CHARGES BLDG. COMP. COMMERCIAL ( 8% OF R.R. )	RS.in cr.	0.00	12999.20
13	ADDITIONAL DEVELOPMENT CESS	RS.in cr.	2.21	6499.60
14	LABOUR WELFARE CESS 30250 x 1 % x A-10	RS.in cr.	0.19	302.50
15	FUNGIBLE PREMIUM 50% OF RR RESIDENTIAL	RS.in cr.	6.72	81245.00
16	FUNGIBLE PREMIUM 60% OF RR COMMERCIAL	RS.in cr.	0.00	81245.00
17	DEFICIENCY PREMIUM DEFICIENT AREA CONSIDERED 70 %	RS.in cr.		
18	ZONAL Fsi 53% 10 %	RS.in cr.	0.21	4062.25
19	ZONAL FSI 47%	RS.in cr.	1.88	40622.50
20	ADDITIONAL FSI	RS.in cr.	0.94	40622.50
21	ADDITIONAL FSI AS PER REG 33(20)B AH COMPONANT	RS.in cr.	1.26	40622.50
22	ADDITIONAL FSI AS PER REG 33(20)B SALE COMPO	RS.in cr.	0.63	40622.50
23	OVER AND ABOVE SETBACK	RS.in cr.	0.94	40622.50
24	50 % SLUM TDR	RS.in cr.	0.05	4062.25
25	50% GENERAL TDR	RS.in cr.	0.52	40622.50
26	BUA AS PER 33-7 B	RS.in cr.	0.85	40622.50
27	FUNGIBLE BUA	RS.in cr.	0.58	10155.63
28	C.C. COMPLIANCE	RS.in cr.	1.32	200.00
29	LUC FOR YEARS	RS.in cr.	3.25	2648.59
30	WATER CHARGES	RS.in cr.	0.30	485.00
	TOTAL MCGM PAYMENTS	RS.in cr.	40.72	
2	PROJECT PAYMENTS			
A	AVG. CONSTRUCTION COST @ 43056 / SMT. 50% AREA MORE	RS.in cr.	39.58	43056.00
B	CONSULTANTS & PMC COST 50 % MORE ON BUA x 2500	RS.in cr.	2.30	2500.00
C	RENT RESIDENTIAL 265 RS.	RS.in cr.	11.96	7950.00
D	RENT COMMERCIAL 00 RS	RS.in cr.	0.00	5400.00
E	CORPUS FUND TO EXISTING MEMBER 3000 PER SQ.FT. FOR RESIDENTIAL	RS.in cr.	4.51	3000.00
F	CORPUS FUND TO EXISTING MEMBER 000 PER SQ.FT. FOR COMMERCIAL	RS.in cr.	0.00	3000.00
G	STAMP DUTY	RS.in cr.	1.78	
H	GST ON CONSTRUCTION & CONSULTANT COST	RS.in cr.	7.54	



I	GST ON REHAB	RS.in cr.	0.00	
J	OTHER COST	RS.in cr.	1.98	300 PER SQ.FT
	TOTAL PROJECT PAYMENTS	RS.in cr.	69.65	
	GRAND TOTAL	RS.in cr.	110.37	
			11.92	
	TOTAL COST INCLUDING INTEREST		122.29	
E	RECOVERY FOR DEVELOPER			
	RERA CARPET AREA FOR SALE	IN SQ.FT.	27926.53	
	RERA CARPET AREA FOR SALE COMMERCIAL	IN SQ.FT.	0.00	
	NO OF PARKING FOR SALE	IN NO	47.00	
	MARKET RATE FOR RESIDENTIAL	PER SQ.FT.	50000.00	
	MARKET RATE FOR COMMERCIAL	PER SQ.FT.	0.00	
	MARKET RATE FOR PARKING	PER NOS.	1000000.00	
	RECOVERY FROM RESIDENTIAL	IN CR	139.63	
	RECOVERY FROM COMMERCIAL	IN CR	0.00	
	RECOVERY FROM PARKING	IN CR	4.70	
	RECOVERY	IN CR	144.33	
	NET PROFIT	IN CR	22.04	
	PROFIT IN %	IN %	20%	

**FEASIBILITY CALCULATION AS PER DCPR CLAUSE 30, 30 ©,  
33(7) B, 31 (3), 33- 20 B OF DCPR 2034**

<p style="text-align: center;"><b>SUJATA NIVAS CHSL, BANDRA WEST CALCULATION AS PER DCPR CLAUSE 30, 30 ©, 33(7)B, 31 (3), 33- 20 B OF DCPR 2034</b></p>						
<b>A</b>	<b>PERMISSIBLE F.S.I. &amp; B.U.A. CALCULATION</b>					
1	PLOT AREA AS PER PR CARD.	SQMT	1417.20	15254.74	SQFT	
2	SET BACK	SQMT	282.20	3037.60		
3	NET PLOT AREA	SQMT	1135.00	12217.14	SQFT	
4	DEDUCTION FOR 5 % AMENITY PLOT	SQMT	0.00	0.00		0%
5	NET PLOT AREA	SQMT	1135.00	12217.14	SQFT	
6	PERMISSIBLE F.S.I.	SQMT	1.00	1.00		
7	PERMISSIBLE B.U.A.	SQMT	1135.00	12217.14	SQFT	
8	ADDITIONAL 1.00 F.S.I. BY WAY OF T.D.R.ON NET PLOT CONSIDERING ROAD 33.55 MT. WIDE	SQMT	1135.00	12217.14	SQFT	1.00
9	ADDITIONAL 0.50 F.S.I. FROM GOVT. BY CHARGING PREMIUM	SQMT	567.50	6108.57	SQFT	0.50
10	TOTAL PERMISSIBLE B.U.A.	SQMT	2837.50	30542.85	SQFT	2.50
11	ADDITIONAL BUA AGAINST SETBACK	SQMT	564.40	6075.20		
12	ADDITIONAL 20 % ON UNCONSUMED BUA	SQMT	0.00	0.00		
13	TOTAL BUA	SQMT	3401.90	36618.05	SQFT	
14	PERMISSIBLE FSI AS PER 33- 20	SQ.MT.	4.00			
15	PERMISSIBLE BUA AS PER 33- 20	SQ.MT.	4540.00			
16	BALANCE BUA FOR 33 -20 AFTER DEDUCT PERMISSIBLE BUA AS PER DCR 30	SQ.MT.	1138.10			
17	BUA FOR R & R	SQ.MT.	569.05			
18	LESS COMMERCIAL	SQMT	0.00	0.00		
19	BALANCE AREA FOR RESIDENTIAL	SQMT	4540.00	48868.56	SQFT	
20	RESIDENTIAL FUNGIBLE AREA 35 %	SQMT	1589.00	17104.00	SQFT	
21	COMMERCIAL FUNGIBLE AREA 35 %	SQMT	0.00	0.00		
22	TOTAL PERMISSIBLE B.U.A. AFTER FUNGIBLE	SQMT	6129.00	65972.56	SQFT	
23	BUA TO BE HANDED OVER TO MCGM	SQMT	768.22	8269.09		
24	BALANCE BUA FOR PROJECT	SQMT	5360.78	57703.46	SQFT	
<b>B</b>	<b>EXISTING MEMBERS AREA &amp; PROPOSED OFFER</b>					
1	EXISTING MEMBERS CARPET AREA RESIDENTIAL MEMBERS	SQ.MT.	1398.03	15048.39	SQFT	
2	EXISTING MEMBERS CARPET AREA COMMERCIAL	SQ.MT.	0.00	0.00	SQFT	
3	EXISTING BUILT UP AREA RESIDENTIAL	SQ.MT.	1417.00	15252.59	SQFT	
4	EXISTING BUILT UP AREA COMMERCIAL	SQ.MT.	0.00	0.00	SQFT	
5	EXISTING MEMBERS BUILT UP AREA	SQ.MT.	1417.20	15254.74	SQFT	
6	ADDITIONAL CARPET AREA TO RESIDENTIAL	SQ.MT.	559.21	6019.36	SQFT	40.00%
7	ADDITIONAL CARPET AREA TO COMMERCIAL MEMBERS	SQ.MT.	0.00	0.00	SQFT	35%



8	TOTAL CARPET AREA TO RESIDENTIAL MEMBERS	SQ.MT.	1957.24	21067.75	SQFT	
9	TOTAL CARPET AREA TO COMMERCIAL MEMBERS	SQ.MT.	0.00	0.00	SQFT	
10	TOTAL CARPET AREA FOR RESIDENTIAL MEMBERS	SQ.MT.	1957.24	21067.75	SQFT	
11	TOTAL BUA FOR EXISTING MEMBERS RESIDENTIAL	SQ.MT.	2250.83	24227.92	SQFT	
12	TOTAL BUA FOR EXISTING MEMBERS COMMERCIAL	SQ.MT.	0.00	0.00	SQFT	
13	TOTAL BUA FOR EXISTING MEMBERS	SQ.MT.	2250.83	24227.92	SQFT	
14	BALANCE BUA FOR SALE	SQ.MT.	3109.95	33475.55	SQFT	
15	BALANCE <b>RERA</b> CARPET AREA FOR SALE	SQ.MT.	2827.23	30432.32	SQFT	
<b>C</b>	CHART SHOWING CALCULATION AS PER, 33-7 ( B ) DCR 30 ©					
1	EXISTING BUA OF EXISTING MEMBERS RESIDENTIAL	SQ.MT.	1417.00	15252.59	SQFT	
2	BUA OF EXISTING TENT COMMERCIAL	SQ.MT.	0.00	0.00		
3	TOTAL EXISTING BUA , MEMBERS + TENT.	SQ.MT.	1417.00	15252.59	SQFT	
4	EXISTING NO OF TENT	SQ.MT.	23.00	23.00		
5	BUA AS PER 15 % ON EXISTING BUA	SQ.MT.	212.55	2287.89	SQFT	
6	BUA AS PER 10 SQ.MT. PER TNT.	SQ.MT.	230.00	2475.72	SQFT	
7	MAXIMUM BUA AS PER DCPR 33 - 7 ( B ) ( 15 % ON EXISTING OR 10 SQ.MT PER TENT WHICHEVER IS MORE )	SQ.MT.	230.00	2475.72	SQFT	
8	EXISTING AUTHORIZED BUA AS PER DCPR 30 ( C ) ( EXISTING BUA LESS NET PLOT )	SQ.MT.	282.00	3035.45		
9	TDR BENEFIT SET BACK LESS PROTECTED BUA )	SQ.MT.	0.00	0.00		
10	TOTAL BUILT UP AREA BENEFIT OVER N ABOVE NET PLOT FSI ( 5 + 6 +7 )	SQ.MT.	512.00	5511.17	SQFT	
<b>D</b>	CHART SHOWING T.D.R. & F.S.I. RATES					
1	READY RECKONER LAND RATE 2022-23 PAGE: 100 ZONE : 25/150	PER SQ.MT.	162490.00	15095.69	PER SQ.FT.	
2	MARKET RATE OF SLUM TDR @ 60% OF RR INCLUDING STAMP DUTY	PER SQ.MT.	97494.00	9057.41	PER SQ.FT.	
3	MARKET RATE OF OPEN TDR @ 40% OF RR INCLUDING STAMP DUTY	PER SQ.MT.	64996.00	6038.28	PER SQ.FT.	
4	F.S.I. RATE OF GOV. 50 % R.R.	PER SQ.MT.	81245.00	7547.84	PER SQ.FT.	
5	RATE FOR FUNGIBLE FSI RESIDENTIAL @ 50 % R.R.	SQ.MT.	81245.00	7547.84	SQFT	
6	RATE FOR FUNGIBLE FSI COMMERCIAL @ 60 % R.R.	SQ.MT.	97494.00	9057.41	SQFT	
<b>E</b>	CHART SHOWING T.D.R. & F.S.I. TO BE PURCHASED					
1	OPEN TDR TO BE PURCHASED	SQ.MT.	311.50	3352.99	SQFT	
2	SLUM TDR TO BE PURCHASED	SQ.MT.	311.50	3352.99	SQFT	
3	TOTAL GOV.F.S.I. TO BE PURCHASED	SQ.MT.	567.50	6108.57	SQFT	50.00%
4	FUNGIBLE FSI FREE OF PREMIUM 35 % OF EXISTING B.U.A. RESIDENTIAL	SQ.MT.	495.95	5338.41	SQFT	35% B3
5	FUNGIBLE FSI FREE OF PREMIUM 35 % OF EXISTING B.U.A. COMMERCIAL	SQ.MT.	0.00	0.00		
6	FUNGIBLE FSI TO BE PURCHASED RESIDENTIAL	SQ.MT.	893.88	9621.75	SQFT	
7	FUNGIBLE FSI TO BE PURCHASED COMMERCIAL	SQ.MT.	0.00	0.00		



F	COST CALCULATIONS			
1	M.M.C. PAYMENTS			
1	SLUM TDR COST	RS.in cr.	3.04	
2	OPEN MARKET TDR	RS.in cr.	2.02	
3	GOVT.F.S.I. COST	RS.in cr.	4.61	
4	SCRUTINY FEES 90 RS/SQMT FOR RESIDENTIAL	RS.in cr.	0.06	90.00
5	SCRUTINY FEES 172 RS/SQMT FOR COMMERCIAL	RS.in cr.	0.00	172.00
6	IOD DEPOSIT	RS.in cr.	0.01	10.76
7	DEBRIS DEPOSIT	RS.in cr.	0.00	MAX 45000
8	STAIRCASE PREMIUM 25 %	RS.in cr.	4.98	40622.50
9	DEVELOPMENT CHARGES LAND COMP. (2% OF.R.R )	RS.in cr.	0.00	3249.80
10	DEVELOPMENT CHARGES LAND COMP. (1% OF.R.R)	RS.in cr.	0.18	1624.90
11	DEVELOPMENT CHARGES BLDG. COMP. ( 4% OF R.R. LAND	RS.in cr.	3.98	6499.60
12	DEVELOPMENT CHARGES BLDG. COMP. COMMECIAL ( 8% OF R.R. )	RS.in cr.	0.00	12999.20
13	ADDITIONAL DEVELOPMENT CESS	RS.in cr.	0.92	6499.60
14	LABOUR WELFARE CESS 30250 x 1 % x A-10	RS.in cr.	0.19	302.50
15	FUNGIBLE PREMIUM 50% OF RR RESIDENTIAL	RS.in cr.	7.26	81245.00
16	FUNGIBLE PREMIUM 60% OF RR COMMERCIAL	RS.in cr.	0.00	81245.00
17	DEFICIENCY PREMIUM DEFICEIENT AREA CONSIDERED	RS.in cr.		
18	ZONAL FSI 53% 10 %	RS.in cr.	0.30	4062.25
19	ZONAL FSI 47%	RS.in cr.	2.69	40622.50
20	ADDITIONAL FSI	RS.in cr.	1.34	40622.50
21	ADDITIONAL FSI AS PER REG 33(20)B AH COMPONANT	RS.in cr.	1.35	40622.50
22	ADDITIONAL FSI AS PER REG 33(20)B SALE COMPO	RS.in cr.	1.35	40622.50
23	OVER AND ABOVE SETBACK	RS.in cr.	1.34	40622.50
24	50 % SLUM TDR	RS.in cr.	0.07	4062.25
25	50% GENERAL TDR	RS.in cr.	0.74	40622.50
26	BUA AS PER 33-7 B	RS.in cr.	1.21	40622.50
27	FUNGIBLE BUA	RS.in cr.	0.82	10155.63
28	C.C. COMPLIANCE	RS.in cr.	1.32	200.00
29	LUC FOR YEARS	RS.in cr.	3.25	2648.59
30	WATER CHARGES	RS.in cr.	0.30	485.00
	TOTAL MCGM PAYMENTS	RS.in cr.	43.33	
2	PROJECT PAYMENTS			
A	AVG. CONSTRUCTION COST @ 43056 / SMT. 50% AREA MORE	RS.in cr.	39.58	43056.00
B	CONSULTANTS & PMC COST 50 % MORE ON BUA x 2500	RS.in cr.	2.30	2500.00
C	RENT RESIDENTIAL 265 RS.	RS.in cr.	11.96	7950.00
D	RENT COMMERCIAL 00 RS	RS.in cr.	0.00	5400.00
E	CORPUS FUND TO EXISTING MEMBER 3000 PER SQ.FT. FOR RESIDENTIAL	RS.in cr.	4.51	3000.00
F	CORPUS FUND TO EXISTING MEMBER 00 PER SQ.FT. FOR RESIDENTIAL	RS.in cr.	0.00	0.00
G	STAMP DUTY	RS.in cr.	1.79	
H	GST ON CONSTRUCTION & CONSULTANT COST	RS.in cr.	7.54	



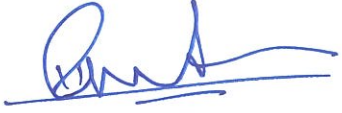
I	GST ON REHAB	RS.in cr.	0.00	
J	OTHER COST	RS.in cr.	3.30	500 PER SQ.FT
	TOTAL PROJECT PAYMENTS	RS.in cr.	70.99	
	GRAND TOTAL	RS.in cr.	114.32	
	INTEREST COST 33% INVESTMENT ON TOTAL COST @18 % INT. FOR 2 YEARS		13.58	
	TOTAL COST INCLUDING INTEREST		127.90	
E	RECOVERY FOR DEVELOPER			
	RERA CARPET AREA FOR SALE	IN SQ.FT.	30432.32	
	RERA CARPET AREA FOR SALE COMMERCIAL	IN SQ.FT.	0.00	
	NO OF PARKING FOR SALE	IN NO	51.00	
	MARKET RATE FOR RESIDENTIAL	PER SQ.FT.	50000.00	
	MARKET RATE FOR COMMERCIAL	PER SQ.FT.	0.00	
	MARKET RATE FOR PARKING	PER NOS.	1000000.00	
	RECOVERY FROM RESIDENTIAL	IN CR	152.16	
	RECOVERY FROM COMMERCIAL	IN CR	0.00	
	RECOVERY FROM PARKING	IN CR	5.10	
	RECOVERY	IN CR	157.26	
	NET PROFIT	IN CR	29.36	
	PROFIT IN %	IN %	26%	

## OBSERVATION & OPINION

- ❖ Additional Carpet Area considered as per feasibility of project which is 40% over and above existing carpet area
- ❖ Techno evaluation done on the basis of all possible DCPR 2034 provisions & the said evaluated with considering 40% of additional carpet area to profit of the project.
- ❖ With comparing all, regulation 33(11) will be more beneficial and society may negotiate with the prospect developer.

Thanking You

For Shilp Associates,

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line and a small flourish.

Authorised Signatory