

Interim Project Report

for

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

Contents

DETAIL STUDY OF PROPOSAL - PART I.....	1
INFORMATION OF PLOT LOCATION	2
1. Post:.....	2
2. Geographical Location:.....	2
3. The Site under reference:	2
4. History & Background:	2
ABOUT PLOT, EXISTING STRUCTURE & EXISTING MEMBERS.....	3
I. Detail of Plot Area (As Per Document Submitted by Society).....	3
II. Detail of Existing Members	3
GOOGLE IMAGE OF SUJATA NIVAS CHSL	5
D.P. PLAN 2034.....	6
D.P. REMARK 2034	7
NOCAS MAP FOR AVIATION REMARK	8
PART II – APPLICABLE NORMS & POLICIES.....	9
PRESENT NORMS & OBLIGATIONS.....	10
➤ 30 (A) Floor Space Indices & Floor space / Built-Up Area (BUA) computation, Tenement Density and Protected Development.....	10
➤ 30 (C) Protected Development.....	11
➤ 33(7)(B) Additional FSI for Redevelopment of existing residential housing societies excluding buildings covered under regulation 33(7) and 33(7)(A):.....	11
➤ MCGM DCPR 31(3) of Proposed DCPR 2034 regulation (Fungible Compensatory Area):	13
APPLICABILITY OF REAL ESTATE REGULATORY ACT (RERA)	13
PART III – PROJECT FEASIBILITY.....	14
FINANCIAL VIABILITY OF THE PROJECT	15
➤ The following copies of the documents are available from society office:	15
➤ For calculation under DCPR 30(A) + 33(7)B data considered as follows :.....	15
FEASIBILITY CALCULATIONS FOR SUJATA NIVAS CHSL AS PER DCPR 2034 CLAUSE 30, 30(C), 33(7)B,31(3).....	16
OBSERVATION & OPINION	20

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	279.69	3010.58
3	Plot Area as per Total Station Survey	1,215.22	13,080.62

II. Detail of Existing Members

SUMMARY OF CARPET AREA STATEMENT (As per Internal Survey)

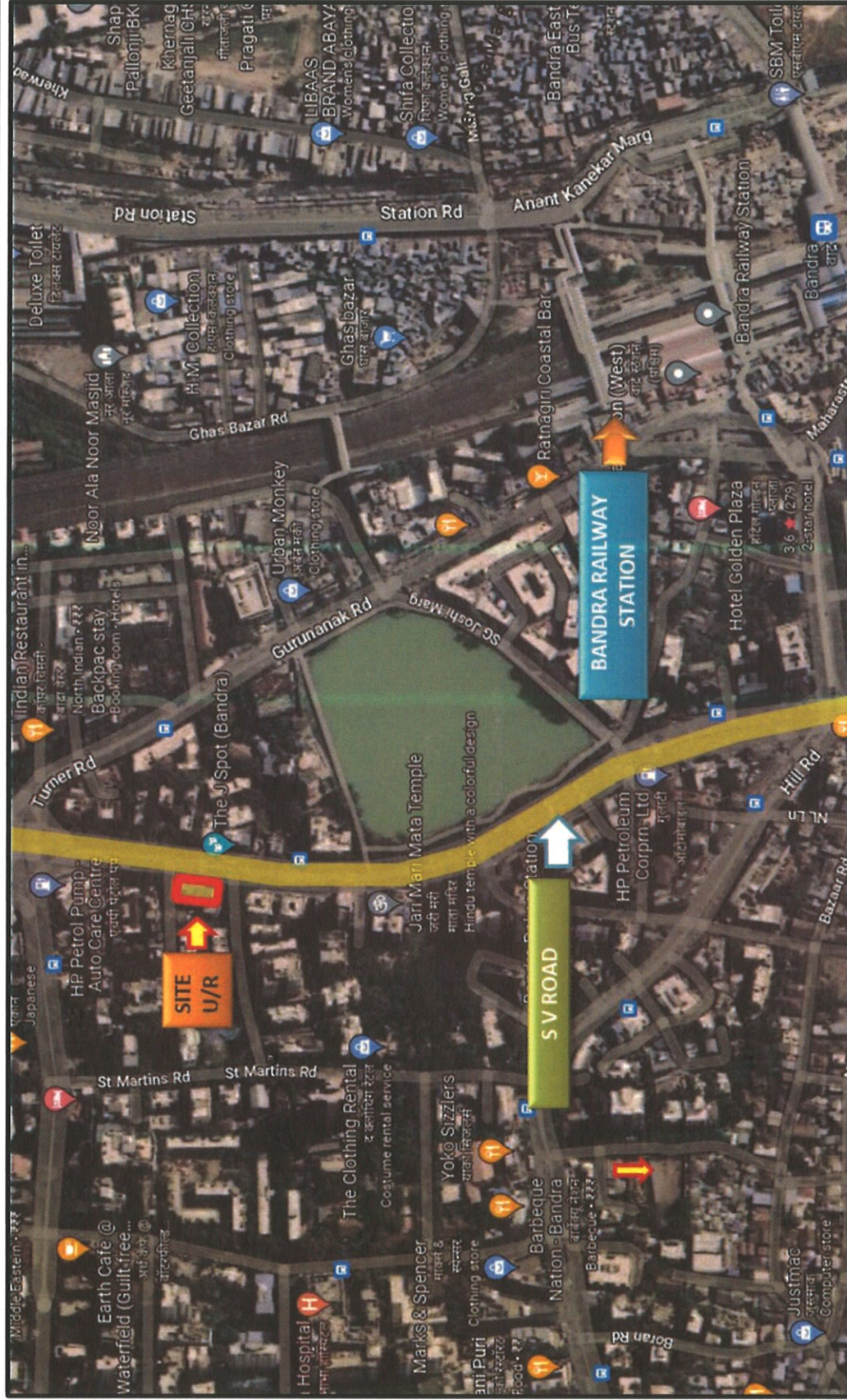
- Total Existing No. of Residential Flats : 23 Members
- Garage : 03
- No of Buildings : 01

FLAT NO	CARPET AREA IN SQ.MT	CARPET AREA IN SQ.FT	REMARK
A WING			
GR. FLOOR - 1	65.21	701.92	CARPET AREA INCLUDING EXISTING OTLAS.
GR. FLOOR- 2	52.93	569.74	CARPET AREA INCLUDING EXISTING OTLAS.
1 ST FLOOR- 3	70.13	754.88	CARPET AREA INCLUDING EXISTING BALCONY.
1 ST FLOOR- 4	46.3	498.37	CARPET AREA INCLUDING EXISTING BALCONY.
2 ND FLOOR- 5	70.13	754.88	CARPET AREA INCLUDING EXISTING BALCONY.
2 ND FLOOR- 6	46.3	498.37	CARPET AREA INCLUDING EXISTING BALCONY.
3 RD FLOOR- 7	70.13	754.88	CARPET AREA INCLUDING EXISTING BALCONY.
3 RD FLOOR- 8	46.3	498.37	CARPET AREA INCLUDING EXISTING BALCONY.
B WING			
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.
1 ST FLOOR- 11	67.46	726.14	CARPET AREA INCLUDING EXISTING BALCONY.

1ST FLOOR- 12	48.55	522.59	CARPET AREA INCLUDING EXISTING BALCONY.
2ND FLOOR- 13	67.46	726.14	CARPET AREA INCLUDING EXISTING BALCONY.
2ND FLOOR- 14	48.55	522.59	CARPET AREA INCLUDING EXISTING BALCONY.
3RD FLOOR- 15	67.46	726.14	CARPET AREA INCLUDING EXISTING BALCONY.
3RD FLOOR- 16	48.55	522.59	CARPET AREA INCLUDING EXISTING BALCONY.
C WING			
GR. FLOOR - 17	40.47	435.62	CARPET AREA INCLUDING EXISTING OTLA.
GR. FLOOR- 18	65.28	702.67	CARPET AREA INCLUDING EXISTING OTLA.
1ST FLOOR- 19	40.47	435.62	CARPET AREA INCLUDING EXISTING BALCONY.
1ST FLOOR- 20	65.28	702.67	CARPET AREA INCLUDING EXISTING BALCONY.
2ND FLOOR- 21	40.47	435.62	CARPET AREA INCLUDING EXISTING BALCONY.
2ND FLOOR- 22	65.28	702.67	CARPET AREA INCLUDING EXISTING BALCONY.
3RD FLOOR- 23	81.53	877.54	CARPET AREA INCLUDING EXISTING BALCONY.
	24.22	260.75	OPEN TERRACE AREA
GARAGE			
G1	14.66	157.8	WITHOUT F.S.I.
G2	14.66	157.8	WITHOUT F.S.I.
G3	14.66	157.8	WITHOUT F.S.I.
TOTAL	1398.5	15052.9	

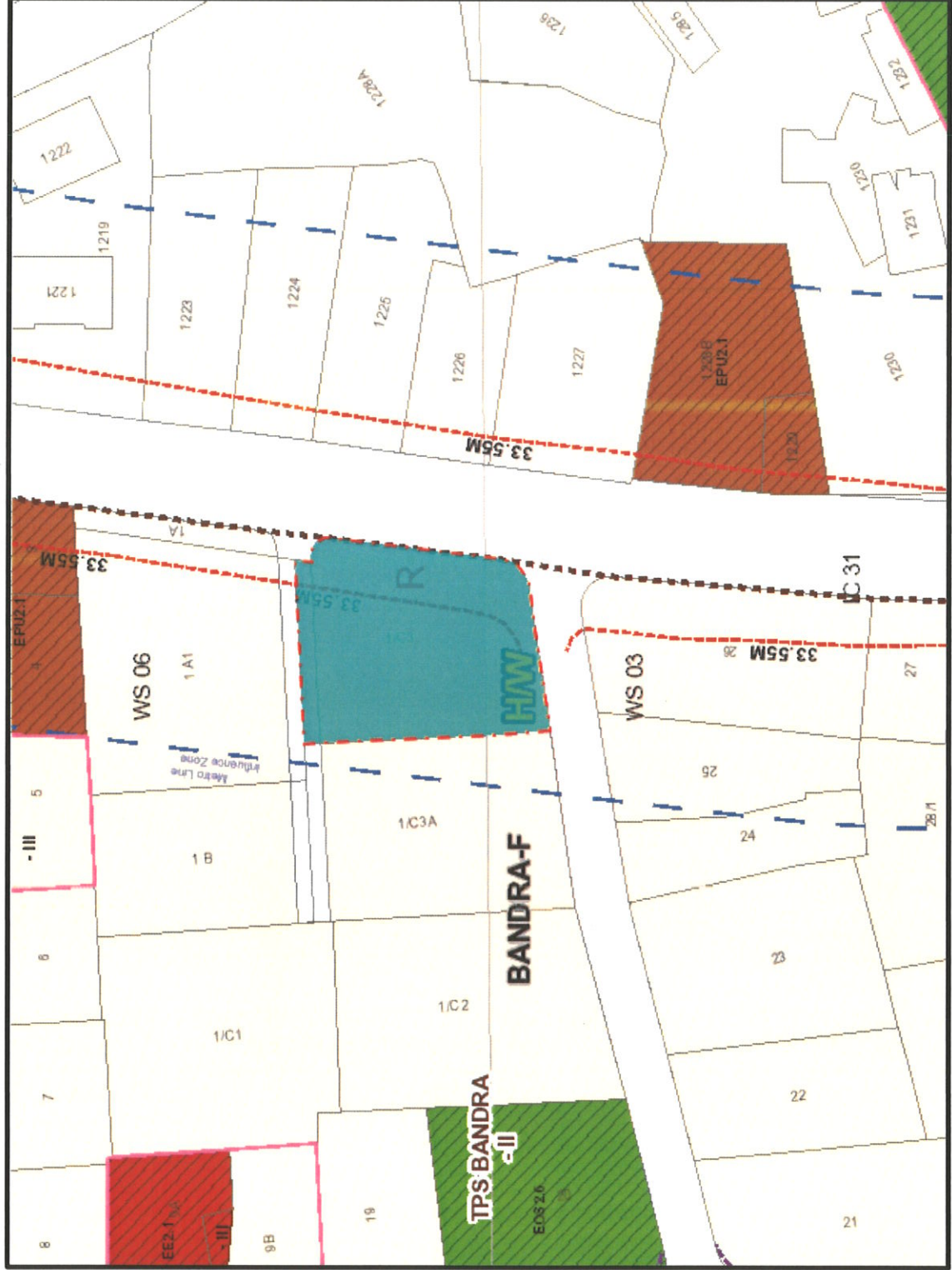
NOTE- DOCUMENTS AND PLANS PROVIDED BY THE SOCIETY IS REFERRED FOR CARPET AREA.

GOOGLE IMAGE OF SUJATA NIVAS CHSL



D.P. PLAN 2034

- Residential Zone (R) in H/W Ward.
- T.P.S BANDRA NO II, F.P. No- 1/C3
- BANDRA - Village
- There is Road Set Back of 279.69 Sq.Mt affecting the Plot.
- Plot Abutting Road : 33.55 Mtr Wide proposed road on (East Side), 6.00 Mtr wide existing road on (North Side) & 9.15 Mtr wide existing road on (South Side)



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

19° 3'34.6" N, 72° 49'59.83" E

Check Approximate Top Elevation

Coordinates in WGS84 Datum:

Latitude

DD

19

MM

3

SS

28.80

Longitude

DD

72

MM

50

SS

13.20

Site Elevation AMSL

1

Plot on Map

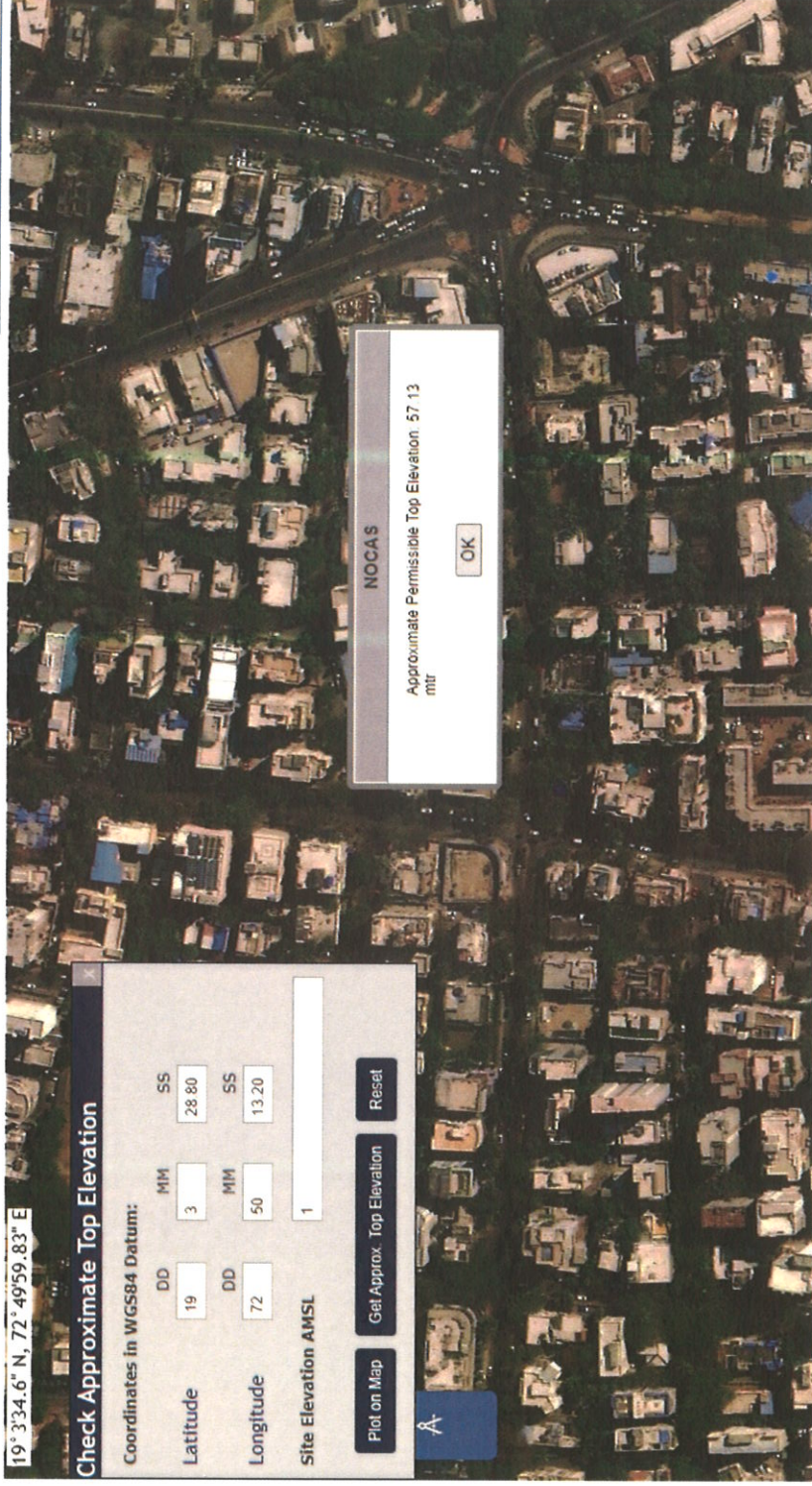
Get Approx. Top Elevation

Reset

NOCAS

Approximate Permissible Top Elevation 57.13 mtr

OK



➤ 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.

8 | Page

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

➤ 30 (C) Protected Development

(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.

➤ 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.

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 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 30(A) + 33(7)B data considered as follows :**

- Additional Area of approximately 30% on Existing BUA has been considered for existing members, on Carpet Areas referred from conveyance.
- Existing 23 Residential members and 3 Garages are considered in redevelopment. (As per Internal Survey)
- This is a tentative calculation as per documents and areas provided by society. The same may change subject to complete set of documents.
- Benefit of 33(7)B 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.
- Plot area as per Total Station Survey is 1215.22 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 (subject to change upon finalisation of architectural plans).
- Interest cost is considered as 18.00% on 33% of Project payments for 2 Years.
- General TDR cost is considered @ 40% of RR.

**FEASIBILITY CALCULATIONS FOR SUJATA NIVAS CHSL AS
PER DCPR 2034 CLAUSE 30, 30(C), 33(7)B,31(3)**

SUJATA NIVAS CHSL, BANDRA WEST CALCULATION AS PER DCPR CLAUSE 30, 30 (C), 33(7)B, 31 (3), OF DCPR 2034						
A	PERMISSIBLE F.S.I. & B.U.A. CALCULATION					
1	PLOT AREA AS PER PR CARD	SQMT	1417.20	15254.74	SQFT	
2	SET BACK	SQMT	279.69	3010.58		
3	NET PLOT AS PER SURVEY	SQMT	1215.22	13080.63	SQFT	
4	DEDUCTION FOR 5 % AMENITY PLOT	SQMT	0.00	0.00		0%
5	NET PLOT AREA	SQMT	1215.22	13080.63	SQFT	
6	PERMISSIBLE F.S.I.	SQMT	1.00	1.00		
7	PERMISSIBLE B.U.A.	SQMT	1215.22	13080.63	SQFT	
8	ADDITIONAL 1.00 F.S.I. BY WAY OF T.D.R.ON NET PLOT CONSIDERING ROAD 33.55 MT. WIDE	SQMT	1215.22	13080.63	SQFT	1.00
9	ADDITIONAL 0.50 F.S.I. FROM GOVT. BY CHARGING PREMIUM	SQMT	607.61	6540.31	SQFT	0.50
10	TOTAL PERMISSIBLE B.U.A.	SQMT	3038.05	32701.57	SQFT	2.50
11	ADDITIONAL BUA AGAINST SETBACK	SQMT	559.38	6021.17		
12	ADDITIONAL 20 % ON UNCONSUMED BUA	SQMT	0.00	0.00		
13	TOTAL BUA	SQMT	3597.43	38722.74	SQFT	
14	LESS COMMERCIAL	SQMT	0.00	0.00		
15	BALANCE AREA FOR RESIDENTIAL	SQMT	3597.43	38722.74	SQFT	
16	RESIDENTIAL FUNGIBLE AREA 35 %	SQMT	1259.10	13552.96	SQFT	
17	COMMERCIAL FUNGIBLE AREA 35 %	SQMT	0.00	0.00		
18	TOTAL PERMISSIBLE B.U.A. AFTER FUNGIBLE	SQMT	4856.53	52275.69	SQFT	
19	BUA TO BE HANDED OVER TO MCGM	SQMT	0.00	0.00		
20	BALANCE BUA FOR PROJECT	SQMT	4856.53	52275.69	SQFT	
B	EXISTING MEMBERS AREA & PROPOSED OFFER					
1	EXISTING MEMBERS CARPET AREA RESIDENTIAL MEMBERS	SQ.MT.	1398.45	15052.92	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.	419.54	4515.87	SQFT	30.00%
7	ADDITIONAL CARPET AREA TO COMMERCIAL MEMBERS	SQ.MT.	0.00	0.00	SQFT	35%
8	TOTAL CARPET AREA TO RESIDENTIAL MEMBERS	SQ.MT.	1817.99	19568.79	SQFT	
9	TOTAL CARPET AREA TO COMMERCIAL MEMBERS	SQ.MT.	0.00	0.00	SQFT	
10	TOTAL CARPET AREA FOR RESIDENTIAL MEMBERS	SQ.MT.	1817.99	19568.79	SQFT	
11	TOTAL BUA FOR EXISTING MEMBERS RESIDENTIAL	SQ.MT.	2090.68	22504.11	SQFT	
12	TOTAL BUA FOR EXISTING MEMBERS COMMERCIAL	SQ.MT.	0.00	0.00	SQFT	
13	TOTAL BUA FOR EXISTING MEMBERS	SQ.MT.	2090.68	22504.11	SQFT	
14	BALANCE BUA FOR SALE	SQ.MT.	2765.85	29771.59	SQFT	
15	BALANCE RERA CARPET AREA FOR SALE	SQ.MT.	2514.41	27065.08	SQFT	

C	CHART SHOWING CALCULATION AS PER, 33-7 (B) DCR 30 (C)					
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.	0.00	0.00		
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.	230.00	2475.72	SQFT	
D	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	
E	CHART SHOWING T.D.R. & F.S.I. TO BE PURCHASED					
1	OPEN TDR TO BE PURCHASED	SQ.MT.	492.61	5302.45	SQFT	
2	SLUM TDR TO BE PURCHASED	SQ.MT.	492.61	5302.45	SQFT	
3	TOTAL GOV.F.S.I. TO BE PURCHASED	SQ.MT.	607.61	6540.31	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.	763.15	8214.55	SQFT	
7	FUNGIBLE FSI TO BE PURCHASED COMMERCIAL	SQ.MT.	0.00	0.00		

F	COST CALCULATIONS			
1	M.M.C. PAYMENTS			
A	SLUM TDR COST	RS.in cr.	4.80	
B	OPEN MARKET TDR	RS.in cr.	3.20	
C	GOVT.F.S.I. COST	RS.in cr.	4.94	
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.	0.01	10.76
G	DEBRIS DEPOSIT	RS.in cr.	0.00	MAX 45000
H	STAIRCASE PREMIUM 25 %	RS.in cr.	3.95	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.	0.20	1624.90
K	DEVELOPMENT CHARGES BLDG. COMP. (4% OF R.R. LAND	RS.in cr.	3.16	6499.60
L	DEVELOPMENT CHARGES BLDG. COMP. COMMECIAL (8% OF R.R.)	RS.in cr.	0.00	12999.20
M	ADDITIONAL DEVELOPMENT CESS	RS.in cr.	1.05	6499.60
N	LABOUR WELFARE CESS 30250 x 1 % x A-10	RS.in cr.	0.15	302.50
O	FUNGIBLE PREMIUM 50% OF RR RESIDENTIAL	RS.in cr.	6.20	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.	1.45	10155.63
R	PREMIUM FOR OPEN SPACE DEFICIENCY FOR SLUM TDR @10% OF NORMAL PREMIUM	RS.in cr.	0.23	4062.25
S	PREMIUM FOR OPEN SPACE DEFICIENCY FOR GOV FSI @100% OF NORMAL PREMIUM	RS.in cr.	2.80	40622.50
T	PREMIUM FOR OPEN SPACE DEFICIENCY FOR SETBACK TDR/ PROTECTED BUA & BUA OF 33-7B @100% OF NORMAL PREMIUM	RS.in cr.	3.33	40622.50
U	C.C. COMPLIANCE	RS.in cr.	1.05	200.00
V	LUC FOR 2 YEARS	RS.in cr.	0.75	2648.59
W	WATER CHARGES	RS.in cr.	0.24	485.00
	TOTAL MCGM PAYMENTS	RS.in cr.	37.54	

2	PROJECT PAYMENTS			
A	AVG. CONSTRUCTION COST @ 43056 / SMT. 50% AREA MORE	RS.in cr.	31.37	43056.00
B	CONSULTANTS & PMC COST 50 % MORE ON BUA x 2500	RS.in cr.	1.82	2500.00
C	RENT RESIDENTIAL 265 RS.	RS.in cr.	11.97	7950.00
D	RENT COMMERCIAL	RS.in cr.	0.00	0.00
E	CORPUS FUND TO EXISTING MEMBER	RS.in cr.	4.52	3000.00
F	STAMP DUTY	RS.in cr.	1.98	
G	GST ON CONSTRUCTION & CONSULTANT COST	RS.in cr.	5.97	
H	GST ON REHAB	RS.in cr.	4.89	
I	OTHER COST	RS.in cr.	2.61	500 PER SQ.FT
	TOTAL PROJECT PAYMENTS	RS.in cr.	65.12	
	GRAND TOTAL	RS.in cr.	102.66	
	INTEREST COST 33% INVESTMENT ON TOTAL COST @18 % INT. FOR 2 YEARS		12.20	
	TOTAL COST INCLUDING INTEREST		114.86	
G	RECOVERY FOR DEVELOPER			
	RERA CARPET AREA FOR SALE	IN SQ.FT.	27065.08	
	RERA CARPET AREA FOR SALE COMMERCIAL	IN SQ.FT.	0.00	
	NO OF PARKING FOR SALE	IN NO	45.00	
	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	135.33	
	RECOVERY FROM COMMERCIAL	IN CR	0.00	
	RECOVERY FROM PARKING	IN CR	4.50	
	RECOVERY	IN CR	139.83	
	NET PROFIT	IN CR	24.97	
	PROFIT IN %	IN %	24%	

OBSERVATION & OPINION

- ❖ Additional Carpet Area considered as per feasibility of project which is 30% over and above existing carpet area.
- ❖ The said proposal is feasible under regulation provision of DCPR 2034 and Developer may explore the benefits of different provisions which are applicable under various regulations. The same may help to obtain the maximum offer from the Developer.
- ❖ This is an interim report subject to finalisation and verification of data from Society Managing Committee.

Thanking You

For Shilp Associates,



Partner