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BNSA+YMSCL+Studio C

Client / Project - Poonam Apartments CHS - Worli

Reg . 33(9) CRZ

09.12.2025

Proposed Redevelopment of property of C.S.No. 1/2 of Worli Division, situated at G/S Ward, Mumbai



A SPECIAL NOTES			
1	DCRP 14 -AMENITY TO GOVT	APPLICABLE	5% Amenity to be provided as per Reg. 14A
2	DCPR 15- IH	NOT APPLICABLE	as 33(9)
3	DCPR 27	Applicable Required 10% +10% x CD PLOT AREA	Basic 10% as per Reg 27, however additional 10% as per 13.11 of 33(9) to be 100% on Ground
4	Existing Building details -	<b>Cs no 1/2</b> – Poonam Apartments CHS, 4 Building out of which A-Wing consisting of G + 9 Floors, B-Wing consisting of G + 7 Floors, C-Wing consisting of G + 7 Floors, D-Wing consisting of G + 6 Floors.	
5	Plot	A) 11815.93SQ.M AS PER SURVEY DATA PROVIDED BY CLIENT. B) 13782.48SQ.M AS PER PRC PROVIDED BY CLIENT. C) 14726.18 SQ.M AS PER APPROVED PLANS PROVIDED BY CLIENT.	
6	Reservation	NIL	
7	SPECIAL PERMISSION FROM UD FOR RELIGIOUS STRUCTURES	N.A Yes required from UD for 33(9) and HPC approval	If redeveloped
8	HEIGHT RESITRCTION AS PER AAI	197	less AGL
9	SITE DESCRIPTION	Title needs to be checked 16.77% share to private owner & rest 83.33% share is with society	
10	<b>LR/CR ratio</b>	<b>3.40</b>	Less than 4
11	<b>Incentive as per 33(9) Table A to Members min</b>	<b>15%</b>	<b>upto 5H</b> <b>CRZ</b>

12	<b>SPECIAL NOTES &amp; FACTS</b>	i) As per approved plans & Court orders means of access is common for both I.e. to society & madhuli. Hence not in ownership of Poonam CHS. So For making cluster applicable there is two options: A) To make access road of 12.20m wide from start to end by declaring it a public BMC road under MRTP act which is a 1 - 1.5 Years process. B) To merge with the front abutting plot to annie basant road for direct access.
13		i) Plot Falls under CRZ, hence notifications post 2019 for FSI not applicable. As the plot is towards seaward side in CRZ zone, the proposed building has to be within the existing plinth line towards sea side. ii) Tenants details are as provided by client, not verified. iii) Construction rate assumed to be increased by 65000

Ratio	3.40	
Land RR	221210	Year- 2025-2026
Construction Rate	65000	Assumed actual Construction rate
Premium Rate		
Commercial (RR Rate x 1.33 x 25% x 2)	147104.65	
Residential (RR Rate x 1.33 x 25% x 1)	73552.33	

Sr.no	Existing Floor	Rehab Carpet ( including balcony , common carpet )	BUA	Pro rata to be taken for premium calculation
1	Wing A : (Residential)	5,242.50	6,291.01	Member areas are taken as per survey provided, not verified with inspection extract. Will be subject to MHADA Certification.
2	Wing B : (Residential)	4,182.59	5,019.10	
3	Wing C : (Residential)	4,101.91	4,922.29	
4	Wing D : (Residential)	3,831.34	4,597.60	
5	Total Existing carpet	17,358.34	20,830.00	
6	15% incentive as per 08.07.2021 only on R not for Nr and for R limit of 100 sq.m	2,438.56	2,926.27	
7	Total Carpet area existing + 15% incentive as per Table A	19,796.89	23,756.27	
8	Existing BUA Society inclusive of additional area (15%) as per table A		23,756.27	
9	Incentive as per 33(9) Table B-80 %		19,005.02	(Considered as per increase in construction cost)
10	Total Existing + incentive as per 08.07.2021 Notification.		42,761.29	

PROFORMA - FSI CALCULATIONS				
SR.NO	DESCRIPTION	33(9) - Area in sq,mts	any other scheme	Total - Area in Sq.mts

1	<b>AREA OF PLOT- AS PER SURVEY</b> (Excluding access road)	11,815.93	-	<b>11,815.93</b>
a	<b>As per PR card</b>	13,782.48		<b>13,782.48</b>
b	<b>Existing Road / Proposed Road setback</b>			-
c	<b>Existing Reservation for PG</b>			
d	<b>Amenity Existing /reservation as per DCPR Reg. 14 (A)</b>	681.59		<b>681.59</b>
e	<b>Net plot - for planning</b>	11,134.34		<b>11,134.34</b>
f	<b>Deduction for planning</b>			-
g	<b>LOS as per DCPR Reg.27</b>	1,113.43		<b>1,113.43</b>
h	<b>LOS as per 13.11 of DCPR Reg. 33(9)</b>	1,113.43		<b>1,113.43</b>
i	<b>Net plot for balance planning</b>	8,907.47		<b>8,907.47</b>
j	<b>Plot for Fsi</b>	11,815.93		
2	<b>PERMISSIBLE F.S.I. - AS PER 4 FSI</b>	47,263.72		<b>47,263.72</b>
a)	i) PAP to MCGM as Municipal tenanted (ER 1.5 plot (30% of Zonal Basic FSI)			-
	b) Existing Area + Table A - 15% as plot Above 10000 sq.m and upto 5 Hecter	23,756.27		<b>23,756.27</b>
	c) INCENTIVE 221210/65000- 3.40 as per DL of BMC - incentive as per Table C -80%	19,005.02		<b>19,005.02</b>
	d) AMENITY 14A TO BE HANDED OVER TO MCGM	681.59		<b>681.59</b>
	e) Add FSI for amenity as per note D 17(2) for TDR or insitu - HPC order needed for in situ			-
3	<b>PERMISSIBLE BUILT-UP AREA AS 4 FSI &gt; INCENTIVE FSI</b>	<b>47,263.72</b>		<b>47,263.72</b>
4	<b>EXISTING REHAB AREA</b>	23,756.27		<b>23,756.27</b>
5	Sale total inclusive of Reg.17.1(d) - benefit of PAP to MCGM as reservation / designation - Only TDR Benefit	-		-
6	<b>TOTAL EXISTING + 80% INCENTIVE PERMISSIBLE FSI</b>	42,761.29		<b>42,761.29</b>
7	<b>SURPLUS AREA FOR SHARING For Table C working ( 2 - 6 )</b>	4,502.43		<b>4,502.43</b>
8	<b>MCGM SHARE OF SURPLUS 70% as per Table C</b>	3,151.70	-	<b>3,151.70</b>
9	<b>DEVELOPER SHARE OF SURPLUS 30 % as per Table C</b>	1,350.73	-	<b>1,350.73</b>
10	<b>SUMMARY OF BUA SHARE (AS 4 FSI &gt;INCENTIVE FSI )</b>	47,263.72	-	<b>47,263.72</b>
	A) REHAB	23,756.27	-	<b>23,756.27</b>
	B) MCGM	3,151.70	-	<b>3,151.70</b>
	C) Additional PAP's Area as rehabilitation under Reg.33(9)(20) - 0 Nos.	-	-	-
	D) DEVELOPER - From 33(9)	20,355.75	-	<b>20,355.75</b>

	i) 30% considered NR sale BUA Proposed	6,106.72		
	ii) 70% considered R sale BUA Proposed	14,249.02		
11	<b>FUNGBILE SUMMARY</b>			
A	FUNGBILE FOR REHAB, MCGM AND ADD. PAP(if insisted by HPC) COMPONENT	9,417.79	-	<b>9,417.79</b>
B	FUNGBILE SALE - RESIDENTIAL 35% - 70% sale FSI is R assumed proposed	4,987.16	-	<b>4,987.16</b>
C	FUNGBILE SALE NR - 35% - 30% NR sale proposed	2,137.35	-	<b>2,137.35</b>
	<b>TOTAL FUNGBILE PERMISSIBLE</b>	16,542.30	-	<b>16,542.30</b>
12	<b>TOTAL BUA PERMISSIBLE - ( 10 +11 )</b>	<b>63,806.02</b>	-	<b>63,806.02</b>
13	REHAB SHARE WITH FUNGBILE	32,070.97	-	<b>32,070.97</b>
14	MCGM SHARE WITH FUNGBILE	4,254.80	-	<b>4,254.80</b>
15	ADD. PAP SHARE WITH FUNGBILE	-		-
16	SALE SHARE WITH FUNGBILE R and NR sale	27,480.26	-	<b>27,480.26</b>
17	SALE RERA CARPET AREA 8% LESS	25,444.68	-	<b>25,444.68</b>
18	TOTAL CONSTRUCTION AREA APPROX - includes BUA , staircase lift passage , parking stilit , terrace area approx. With Deducting Surplus MCGM Fungible	1,31,676.15	-	<b>1,31,676.15</b>
	<b>INVENTORY CALCULATION -PART C</b>	<b>Area</b>	<b>Amount in Rs /-</b>	<b>Remarks</b>
<b>BMC PREMIUMS - COST PAYABLE TO BMC</b>				
1	<b>Scrutiny Fees</b>			
	Commercial - Construction Area x 279	1,31,676.15	3,67,37,644.52	
	Residential - Construction Area x 140	-	-	
	<b>Scrutiny Fees - For Amendments</b>			
	Residential -Construction Area x 34		-	
	Commercial - Construction Area x 70	1,31,676.15	92,17,330.17	
2	<b>Labour Welfare Cess</b>			
	Construction area x Construction Cost(30250) x 1%	1,31,676.15	3,98,32,033.94	Before CC plinth
3	<b>IOD Deposit</b>			
	BUA x 10.764 x 1	63,806.02	6,86,808.02	
	<b>Debris Deposit</b>			
	BUA x 10.764 x 2 (Maximum 45000/-)	63,806.02	45,000.00	
4	<b>CFO Capitation Fees</b>			
	<b>Service fees (Fire)</b>			
	Construction Area x 159	1,31,676.15	2,09,36,507.09	CFO NOC Issue
	<b>Scrutiny fees (Fire)</b>			
	Construction Area x 159 x 10%	1,31,676.15	20,93,650.71	
5	<b>Development Charges</b>			
5a	<b>On Land</b>			
	<b>Commercial</b>			
	Plot area x RR Rate x 2%		-	50% plinth CC and 50% further CC
	<b>Residential</b>			

	Plot area x RR Rate x 1% x 1.33	11,815.93	3,47,63,564.94	
5b	<b>On Building Component</b>			
	<b>Commercial</b>			
	(Proposed BUA-Exstng Rehab Area) x Ready Reckoner Rate x 8%	8,244.08	14,58,93,788.29	50% plinth CC and 50% further CC
	<b>Residential</b>			
	(Proposed BUA-Exstng Rehab Area) x Ready Reckoner Rate x 4%	34,731.94	30,73,22,114.45	
6	<b>Additional Development Cess</b>			
6a	<b>Commercial</b>			
	(Permissible BUA Excl. Fungible - Rehab BUA Excl. Fungible) x RR Rate x 8%	6,106.72	10,80,69,472.81	30% IOD /30% plinth CC /20% Full CC /20% OC
6b	<b>Residential</b>			
	(Permissible BUA Excl. Fungible - Rehab BUA Excl. Fungible) x 5000	20,326.99	17,98,61,367.18	30% IOD /30% plinth CC /20% Full CC /20% OC
7	<b>Fungible Premium</b>			
7a	<b>Residential</b>			
	Sale Fungible BUA x RR Rate x 50%	4,987.16	55,16,04,600.78	
7b	<b>Commercial</b>			
	Sale Fungible BUA x RR Rate x 60%	2,137.35	28,36,82,366.11	
8	<b>Staircase Premium (30% of Permissible Sale BUA)</b>			
8a	Staircase lift premium for sale			<b>NIL. CONSIDERING COMPOSITE BENEFIT</b>
	Staircase Lift Lobby area/Consumed FSI x ASR x 25%	-	-	
9	<b>Open Space Deficiency</b>			
9d	Rehab+Surplus FSI+Sale FSI Residential : Deficient Area / Consumed FSI x ASR x 25% x 10% x Telescopic Rate	41,157.00	11,35,19,728.04	
9e	Rehab & Sale Fungible FSI Residential : Deficient Area / Consumed FSI x ASR x 25% x 10% x 25% Telescopic Rate	14,404.95	99,32,976.20	
9h	Sale FSI-Commercial : Deficient Area / Consumed FSI x ASR x 25% x 10% x Telescopic Rate x 2	6,106.72	3,36,87,280.98	
9i	Sale Fungible FSI-Commercial : Deficient Area / Consumed FSI x ASR x 25% x 25% x 10% x Telescopic Rate x 2	2,137.35	29,47,637.09	
10	Layout Scrutiny fee and deposit	11,815.93	11,81,593.00	IOD /Layout approval stage
11	EWC /Sc charges @ 560/-	1,31,676.15	7,37,38,641.34	Before CC plinth
12	PCO @ 38/- x 5 years	1,31,676.15	2,50,18,467.60	Before CC plinth
13	LUC TAX - plot ara x 1.33 FSI x RR x 1.67%	11,815.93	29,02,75,767.26	Annually assumed for 5 years
14	MISC (MHADA, MOEF, AAI, SWM etc) NOC charges	1,31,676.15	14,17,36,202.75	
15	<b>Total OF MCGM Premiums</b>		<b>2,41,27,84,543.26</b>	

16 18% GST On Premiums		43,43,01,217.79		Can Be Applicable
<b>TOTAL EXPENSES</b>				
1	TOTAL COST OF CONSTRUCTION for Rehab and sale Wing along with PAP to MCGM Share - @6500/- per sq.ft	1,31,676.15	9,21,28,53,178.46	Sr no 25 in sqft (10.764) x 6500/-
2	GST 18% AVG ON CC ABOVE WITHOUT ITC		1,65,83,13,572.12	
3a	COST INVENTORY OF RENT FOR RESIDENTIAL members ECA x 300/- x 60months average + 3 month brokerage	17,297.59	3,51,90,15,755.99	
4	Shifting /reshifting 240 x 250000/-		6,00,00,000.00	
5	CORPUS FUND for members @ 5000/- on ECA	17,297.59	93,09,56,549.20	
6	Total OF MCGM Premiums (From above)		2,41,27,84,543.26	
7	18% GST On Premiums		43,43,01,217.79	
8	Misc Expenses (Out of Pocket) As per Annexure B , HPC, UD, MCGM / MHADA /Annexure II		63,78,12,912.36	
9	<b>TOTAL COST TO BMC &amp; CONSTRUCTION</b>		18,90,37,31,526.07	
10	Admin Cost including PMC (Arch, RCC, LP, Legal, other consultants) - 6% of Construction Cost + 3% marketing cost approx		82,91,56,786.06	
11	Rehab GST @ 5% of Avg. Sale Rate (90000/- sft)	26,725.81	1,29,45,44,560.98	
12	Stamp Duty Registration @ 6% of Avg. Sale Rate	26,725.81	1,55,34,53,473.18	
13	Land Cost ( For Co-owner share - 16.77% )		-	To be Settled
14	Inflow from Construction TDR	-	-	
15	<b>TOTAL EXPENSES without interest consideration</b>		22,58,08,86,346.29	
20	<b>COST with interest 15% on 50% inventory for 2 years</b>		25,96,80,19,298.24	
	<b>COST PER SQ.FT OF SALE FSI ON RERA CARPET WITHOUT LAND COST AND PARKING VALUE</b>	2,73,886.57	94,813.04	70% residential and 30% commercial sale assumed for premium working