

Prepared BY : B.N. Shah & Associates	 
301, Satya House , Ram tekdi road , Sewree, Mumbai	

Client / Project - Poonam Apartments CHS - Worli	Reg. 33(11)	19.12.2025
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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		
2	DCPR 15- IH	APPLICABLE		
3	DCPR 27	APPLICABLE	Basic 15% as per Reg 27	
4	DCPR 28	Substation required		
5	Existing Building details -	Cs no 1/2 – 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.		
6	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.		
7	Reservation	NIL		
8	ROAD SET BACK	Existing 12.20M means of access connecting to annie basant road, Subject to Demarcation		
9	SPECIAL PERMISSION FROM UD FOR RELIGIOUS STRUCTURES	NOT APPLICABLE		
10	HEIGHT RESITRCTION AS PER AAI	197 less AGL		
11	SITE DESCRIPTION	Title needs to be checked 16.77% share to private owner & rest 83.33% share is with society		
12	OTHER DESCRIPTION	<p>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. However working is done considering access in ownership of Society & further 9.20m to be widened to 12.20m DP road</p> <p>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.</p> <p>ii) Tenants details shall be as per approved plans.</p>		

Ratio		6.96	Assumed for clubbing	DIFFERENCE	
Land RR		221210	91080.00	130130.00	Year- 25-26
RESIDENTIAL RATE		451690.00	202180.00	249510.00	
Construction Rate		31763	31763		Year- 25-26
Premium Rate					
Commercial (RR Rate x 1.33 x 25% x 2)		147104.65	0.00		
Residential (RR Rate x 1.33 x 25% x 1)		73552.33	0.00		
Sr.no	Existing Tenaments	Approved BUA (Excluding Balcony)			Remarks
FOR CO-OPERATIVE SOCIETY					
1	Poonam Apartments CHS - H2 Plot	13,264.50			Balcony & Staircase area is not included in FSI working.
	Poonam Apartments CHS - H3 Plot	3,337.08			
2	Total Existing Protected BUA without Balcony Area & Staircase area	16,601.58		35% Free Fungible on this area	
3	Total Number of Tenants	240.00		Assumed as per Survey. Not Verified with society records	
PROFORMA - FSI CALCULATIONS					
SR.NO	DESCRIPTION		Non Cess Plot Reg.30 - Area in sq,mts	Reg.33(11) - Area in sq,mts	Total - Area in sq,mts
1	AREA OF PLOT- AS PER CLIENT SURVEY (Excluding access road)		11,815.93	11,815.93	
a	As per PR Card		13,782.48	13,782.48	
b	Road Set Back – Proposed/Existing	-	-	-	
c	Amenity Existing /reservation as per DCPR Reg. 14 (A)	-	681.59	681.59	
d	Net plot - for planning	-	11,134.34	11,134.34	
e	Deduction for planning				
f	LOS as per DCPR Reg.27	-	2,783.58		
h	Net plot for balance planning	-	8,350.75	8,350.75	
i	Plot for Fsi	-	11,134.34	11,134.34	
2	FSI permissible as per road width 12.20 m ABOVE		2.40	3.00FSI LESS REG.30 FSI	
3	Zonal Basic FSI	1.33	14,808.67		
5	Less FSI to be purchased for Existing Protected area exceeding Basic FSI	0.16	1792.91		
6	TDR from set back 2.5 times x set back area - over and above	-			
7	TDR from Add incentive under 33(7)B - Applicable On Non Cess Plot	-	-		
8	TDR Slum (min 20% - max 50%)		-		
4	TDR general		-		
9	Add. FSI to be purchased from Govt.		-		
10	Permissible BUA		16,601.58	16,801.43	33,403.01
11	a) Existing Protected Area & 63% FSI for Transit (PTC) Tenaments		16,601.58	10,584.90	27,186.48
12	Nos of PAP tenaments that can be proposed	-	-	316.38	

	c) 37% FSI for Sale BUA under 33(11) in lieu of 316 PTC tenements			6,216.53	6,216.53
13	PERMISSIBLE BUILT-UP AREA		16,601.58	16,801.43	33,403.01
14	SUMMARY OF BUA SHARE	-	16,601.58	16,801.43	33,403.01
	A) REHAB		16,601.58		16,601.58
	B) MHADA	-	-	-	-
	C) PAP TO MCGM (AH/R&R)			10,584.90	10,584.90
	E) DEVELOPER - From 30 & 33(20)B SALE FSI	-	-	16,801.43	16,801.43
	i) 0% considered NR sale BUA Proposed	-	-		-
	ii) 100% considered R sale BUA Proposed	-	-	16,801.43	16,801.43
15	FUNGBILE SUMMARY				
A	FREE FUNGIBLE FOR REHAB	-	5,810.55	3,704.72	9,515.27
C	FUNGIBLE SALE - RESIDENTIAL @ 35% - 100% sale FSI is R assumed proposed	-	-	2,175.79	2,175.79
D	FUNGIBLE SALE NR @ 35% - 0% NR sale proposed	-	-	-	-
	TOTAL FUNGIBLE PERMISSIBLE	-	5,810.55	5,880.50	11,691.05
16	TOTAL BUA PERMISSIBLE - (14 + 15)	-	22,412.13	22,681.93	45,094.06
17	REHAB SHARE WITH FUNGIBLE	-	22,412.13		22,412.13
18	MHADA SHARE WITH FUNGIBLE	-	-	-	-
19	PTC SHARE WITH FUNGIBLE			14,289.62	14,289.62
21	SALE SHARE WITH FUNGIBLE R and NR	-	-	22,681.93	22,681.93
22	SALE RERA CARPET AREA 8% LESS	-	-	21,001.79	21,001.79
23	TOTAL CONSTRUCTION AREA APPROX - includes BUA , staircase lift passage , parking stilit , terrace area approx.	-	44,824.27	45,363.86	90,188.13

INVENTORY CALCULATION -PART C		Non Cess Plot Reg.30 - Area in sq,mts		Reg.33(11) - Area in sq,mts		Total	Remarks
		Area	Amount in Rs /-	Area	Amount in Rs /-	Amount in Rs /-	
BMC PREMIUMS - COST PAYABLE TO BMC							
1	Scrutiny Fees						
	Commercial - Construction Area x 279	-	-	-	-	-	
	Residential - Construction Area x 141	44,824.27	63,20,221.51	45,363.86	63,96,304.78	1,27,16,526.29	
	Scrutiny Fees - For Amendments						
	Commercial -Construction Area x 70	-	-	-	-	-	
	Residential -Construction Area x 34	44,824.27	15,24,025.04	45,363.86	15,42,371.37	30,66,396.41	
2	Labour Welfare Cess						
	Construction area x Construction Cost(31763) x 1%	44,824.27	1,42,37,531.61	45,363.86	1,44,08,924.03	2,86,46,455.64	Before CC plinth
3	IOA Deposit						
	BUA x 10.764 x 1	22,412.13	2,41,244.20	22,681.93	2,44,148.31	4,85,392.51	
	Debris Deposit						
	BUA x 10.764 x 2 (Maximum 45000/-)	22,412.13	45,000.00	22,681.93		45,000.00	
4	CFO Capitation Fees						
	Service fees (Fire)						
	Construction Area x 159	44,824.27	71,27,058.29	45,363.86	72,12,854.33	1,43,39,912.62	CFO NOC Issue
	Scrutiny fees (Fire)						
	Construction Area x 159 x 10%	44,824.27	7,12,705.83	45,363.86	7,21,285.43	14,33,991.26	
5	Development Charges						
5a	On Land						
	Commercial						
	Plot area x RR Rate x 2%	-	-	-	-	-	50% plinth CC and 50% further CC
	Residential						
	Plot area x RR Rate x 1% x 1.33	11,134.34	3,27,58,254.95	-	-	3,27,58,254.95	
5b	On Building Component						
	Commercial						
	(Proposed BUA-Existng Rehab Area) x Ready Reckoner Rate x 8%	-	-	-	-	-	50% plinth CC and 50% further CC
	Residential						
	(Proposed BUA-Existng Rehab Area) x Ready Reckoner Rate x 4%	22,412.13	19,83,11,517.64	22,681.93	20,06,98,805.78	39,90,10,323.42	
6	Additional Development Cess						
6a	Commercial						
	(Permissible BUA Excl. Fungible - Rehab BUA Excl. Fungible) x RR Rate x 8%	-	-	-	-	-	30% IOD /30% plinth CC /20% Full CC /20% OC
6b	Residential						
	(Permissible BUA Excl. Fungible - Rehab BUA Excl. Fungible) x 5000	-	-	-	-	-	30% IOD /30% plinth CC /20% Full CC /20% OC
7	Cost of additional FSI @ 50%	-	-				
8	Cost of TDR otherwise linked to 100% of RR, however for working taken at 70% of RR	0.00	-				
7	40% of Unearned Income to MCGM for Clubbing of AH tenants (Assumed Lowest Land rate)			10584.90	1,05,64,15,512.30	1,05,64,15,512.30	
8	Offsite Infrastructure Charges						
9	Fungible Premium						
9a	Residential						
	Sale Fungible BUA x RR Rate x 50%	-	-	5,880.50	65,04,12,796.51	65,04,12,796.51	
9b	Commercial						
	Sale Fungible BUA x RR Rate x 60%	-	-	-	-	-	
10	Staircase Premium (25% of Permissible BUA)						
10a	Staircase lift premium for sale	3,361.82		5,670.48			
10b	Staircase Lift Lobby area/Consumed FSI x ASR x 25% [For 30 & 33(20)]	3,361.82	24,72,69,673.55	5,670.48	4,17,07,720.58	28,89,77,394.13	For 33(11) - 10% Benefit Considered
11	Open Space Deficiency						
11a	Additional FSI : Deficient Area / Consumed FSI x Premium Rate x 100% x Telescopic Rate	-	-				
11b	Slum TDR : Deficient Area / Consumed FSI x Premium Rate x 10% x Telescopic Rate	-	-				

11c	TDR From 33(7)B: Deficient Area / Consumed FSI x Premium Rate x 75% x Telescopic Rate	-	-	-	-	-	
11d	Fungible BUA : Deficient Area / Consumed FSI x Premium Rate x 25% x Telescopic Rate	4648.44	11,11,18,717.50	4704.40	1,12,45,637.25	12,23,64,354.75	For 33(11) - 10% Benefit Considered
11e	Total BUA : Deficient Area / Consumed FSI x (ASR x 1.33 x 25%) x Telescopic Rate	14808.67	1,41,59,75,570.10	13441.14	12,85,21,568.59	1,54,44,97,138.69	For 33(11) - 10% Benefit Considered
11f	Sale BUA 33(20) : Deficient Area / Consumed FSI x (ASR x 1.33 x 25%) x Telescopic Rate			-	-	-	
11g	Fungible BUA for 33(7) : Deficient Area / Consumed FSI x (ASR x 1.33 x 25%) x 10% x 25% x Telescopic Rate			-	-	-	
10	Layout Scrutiny fee and deposit	11,815.93	1,27,18,667.05			1,27,18,667.05	IOD /Layout approval stage
12	EWC /Sc charges @ 580/-	44,824.27	2,59,98,074.28	45,363.86	2,63,11,040.95	5,23,09,115.23	Before CC plinth
13	PCO @ 41/- x 4 years	44,824.27	73,51,179.62	45,363.86	74,39,673.65	1,47,90,853.27	Before CC plinth
14	LUC TAX - plot area x 1.33 FSI x RR x 1.689%	13,782.48	34,24,39,158.82			34,24,39,158.82	
15	MISC NOC charges	44,824.27	7,23,73,259.88	45,363.86	4,88,29,662.89	12,12,02,922.77	
16	Total OF MCGM Premiums		2,49,65,21,859.88		2,20,21,08,306.74	4,69,86,30,166.63	
17	18% GST On Premiums		44,93,73,934.78		39,63,79,495.21	84,57,53,429.99	CAN BE APPLICABLE
TOTAL EXPENSES							
1	TOTAL COST OF CONSTRUCTION for Rehab and sale Wing along with MCGM Share - @ 6500/- per sq.ft	44,824.27	3,13,61,74,594.96	45,363.86	3,17,39,28,087.63	6,31,01,02,682.59	Sr no 25 in sqft (10.764) x 6500/-
2	GST 18% AVG ON CC ABOVE WITHOUT ITC		56,45,11,427.09		57,13,07,055.77	1,13,58,18,482.87	
3	Cost Of PTC @ 30000/- sft on CA. approx			10,584.90	2,84,83,97,001.72	2,84,83,97,001.72	
4	COST INVENTORY OF RENT FOR members ECA x 300/- x 1st to 12th Month	17,297.59	3,51,90,14,790.56			3,51,90,14,790.56	
5	Shifting /reshifting 250000/-		6,00,00,000.00			6,00,00,000.00	
6	CORPUS FUND for members @ 5000/- on ECA	17,297.59	93,09,56,293.80			93,09,56,293.80	
7	Total OF MCGM Premiums (From above)		2,49,65,21,859.88		2,20,21,08,306.74	4,69,86,30,166.63	
8	18% GST on Premiums (From above)		44,93,73,934.78		39,63,79,495.21	84,57,53,429.99	
9	Misc Expenses (Out of Pocket) As per Annexure B , MCGM/Estate /Annexure II		13,02,71,867.79		13,18,40,089.79	26,21,11,957.58	
15	TOTAL COST TO BMC & CONSTRUCTION		11,28,68,24,768.86		9,32,39,60,036.88	20,61,07,84,805.75	
16	Admin Cost including PMC (Arch, RCC, LP, Legal, other consultants) - 5% of Construction Cost + 4% marketing cost approx		28,22,55,713.55		28,56,53,527.89	56,79,09,241.43	
17	Rehab GST @ 5% of Avg. Sale Rate	18,676.78	90,46,65,748.55			90,46,65,748.55	
18	Stamp Duty Registration	18,676.78	1,08,55,98,898.25			1,08,55,98,898.25	
19	Land Cost					-	To be Settled
20	TOTAL EXPENSES without interest consideration		13,55,93,45,129.21		9,60,96,13,564.77	23,16,89,58,693.98	
21	COST with interest 15% on 50% inventory for 2 years		15,59,32,46,898.59		11,05,10,55,599.49	26,64,43,02,498.08	
	COST PER SQ.FT OF SALE FSI ON RERA CARPET WITHOUT LAND COST AND WITHOUT PARKING VALUE	-		2,26,063.25	48,884.79	1,17,862.16	