



# POONAM PROPERTY CHS LTD. - WORLI Division Redevelopment Project

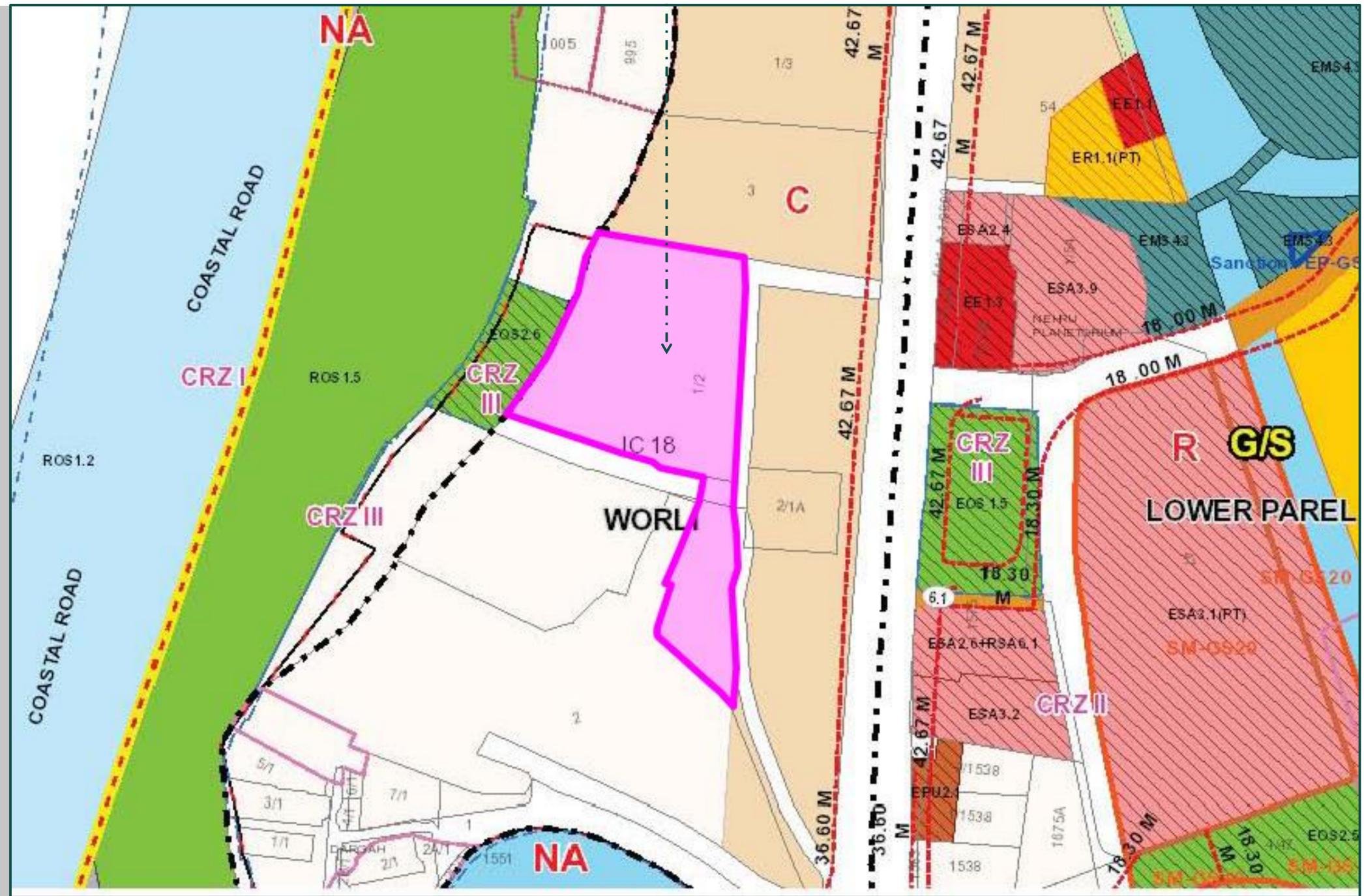
01.02.2026

# DP REMARK

# SITE UR

# WORLI

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



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BNSA + YMSCL + Studio C

# PROJECT DETAILS

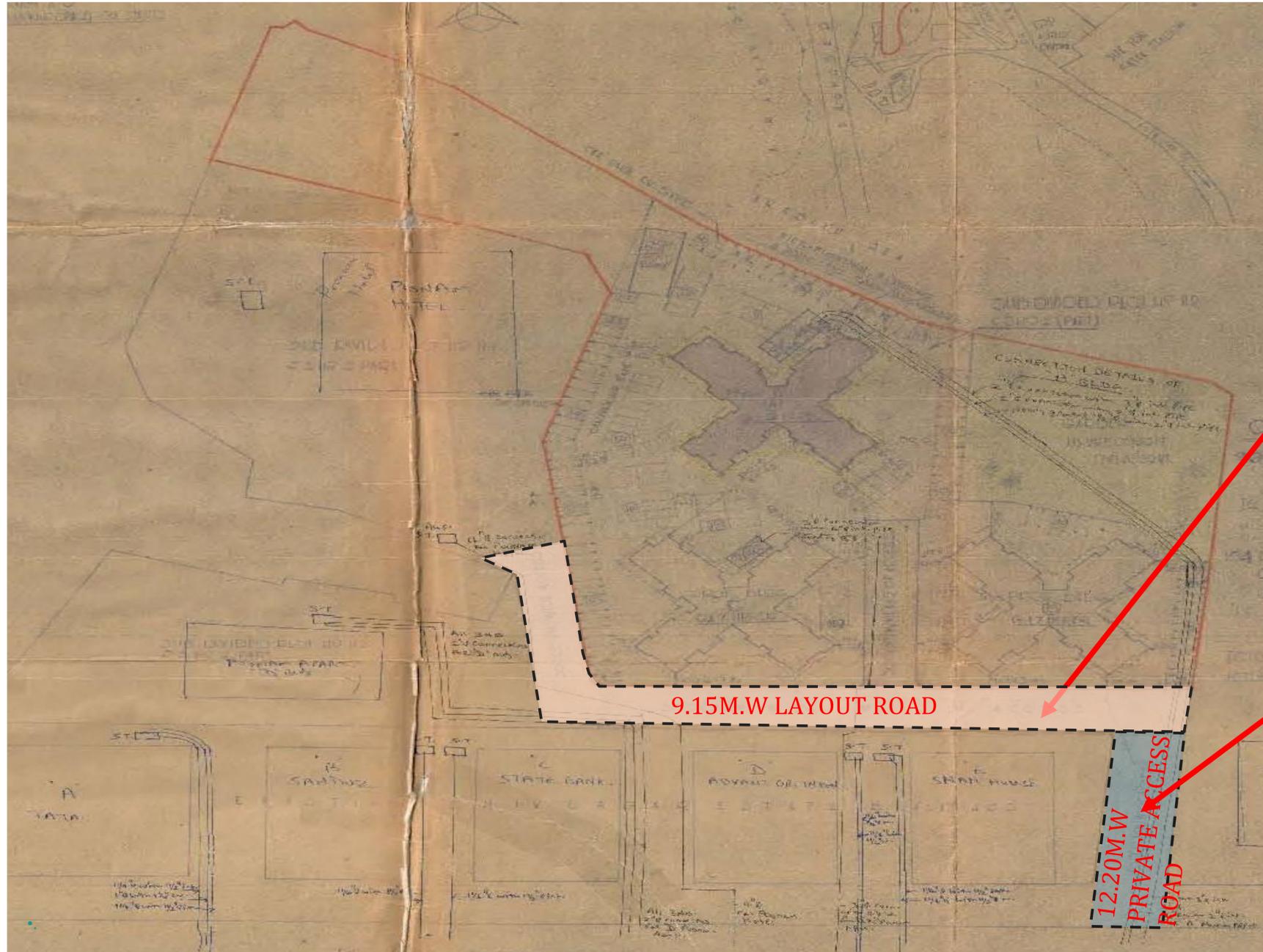
- **EXISTING BUILDING DETAILS -**

**POONAM PROPERTY CHS LTD – Society consists of 4 buildings (A to D Wings), A wing comprising of G+9 floors, B & C wing comprising of G+7 floors and D wing comprising of G + 6 Floors**
- **PLOT AREA**
  - **A) 11815.93SQ.M (EXCL. ROAD AREA) AS PER SURVEY DATA PROVIDED BY CLIENT.**
  - **B) 13782.48SQ.M AS PER PRC.**
  - **C) 14726.18 SQ.M AS PER APPROVED PLANS PROVIDED**
- **RESIDENTS**
  - **A to D WINGS (241 MEMBERS)**
- **ROAD STATUS**
  - **Plot is accessed through private access road of 12.20m (not in ownership of Poonam chs) & 9.1m wide layout access road (Poonam chs have joint rights with Madhuli ) from 42.60m wide Dr. Annie Basant road, setback subject to demarcation.**
- **HEIGHT AS PER AAI**
  - **197 less AGL, subject to AAI NOC**



# NOTES & OBSERVATIONS

## EXISTING BMC APPROVED PLANS



9.15m wide layout access road (Poonam chs have joint rights with Madhuli)

Plot is accessed through private access road of 12.20m (not in ownership of Poonam chs)

- ❖ **For Cluster Development to be applicable, a plot should have access from existing 12 Mt road (Minimum).**
- ❖ **The said access road is not in the ownership of Poonam CHS, and hence cannot be independently developed under 33(9), widened, or surrendered by the society.**

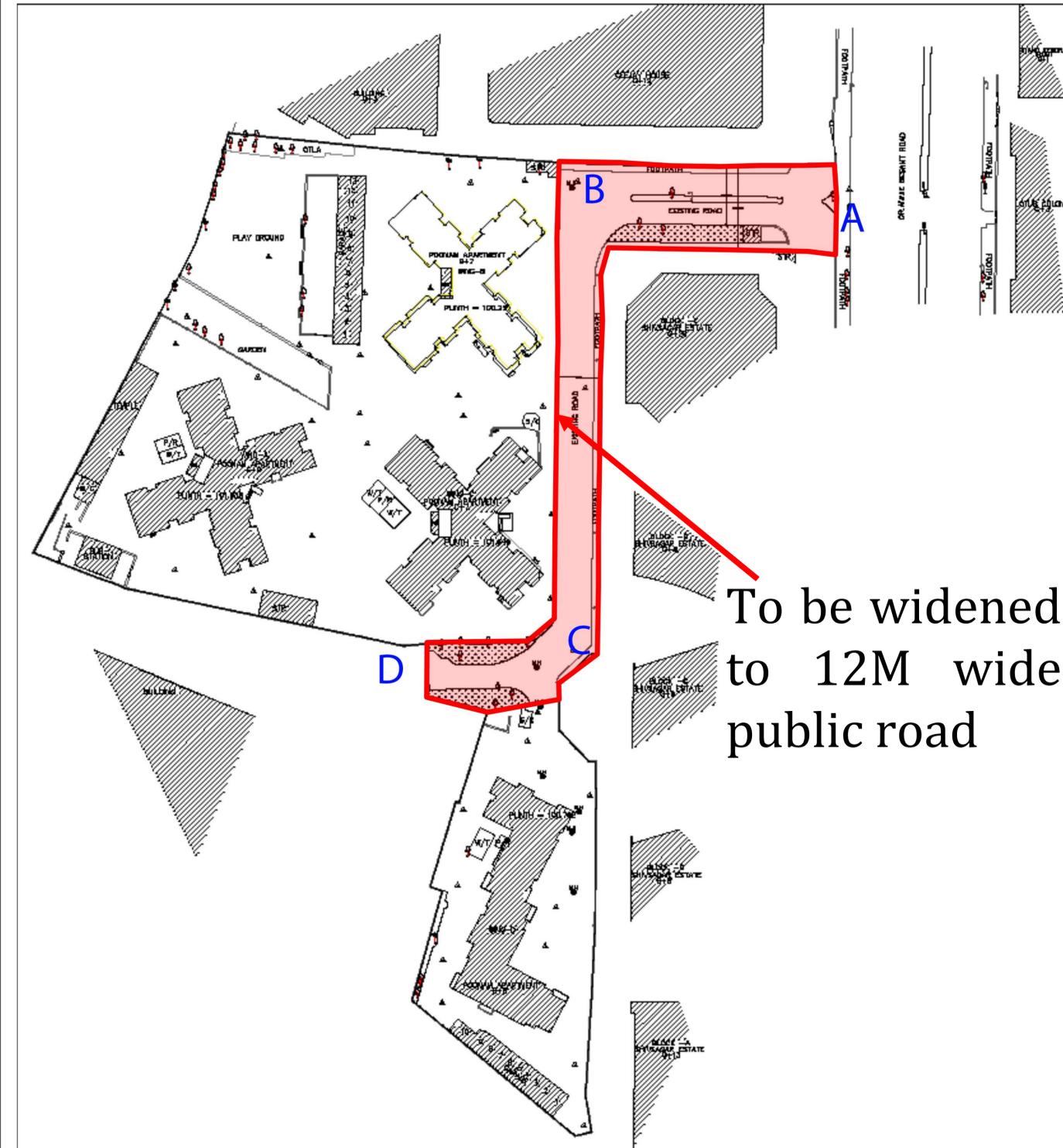
# NOTES & OBSERVATIONS

❖ For making Cluster Redevelopment 33(9) applicable there are two options:

## OPTION A - Declaring the Access Road as a 12.20 m Wide Public BMC Road

1. To widen the layout (common) access road as shown from Point A -B-C-D to 12M wide road.
2. Conversion of a layout road into a public BMC road under the MRTTP Act:
  - Requires consent and coordination of multiple stakeholders
  - Involves lengthy statutory procedures, approvals, and notifications
  - Is a time-consuming process (approximately 1-1.5 years or more)
3. As per the MCGM policy in 2021, conversion of Layout road into public road was restricted by law. Hence there is no certainty or guarantee that BMC will accept the road as a public road and the required road width of 12.20 m can be achieved throughout the length without the Policy change.

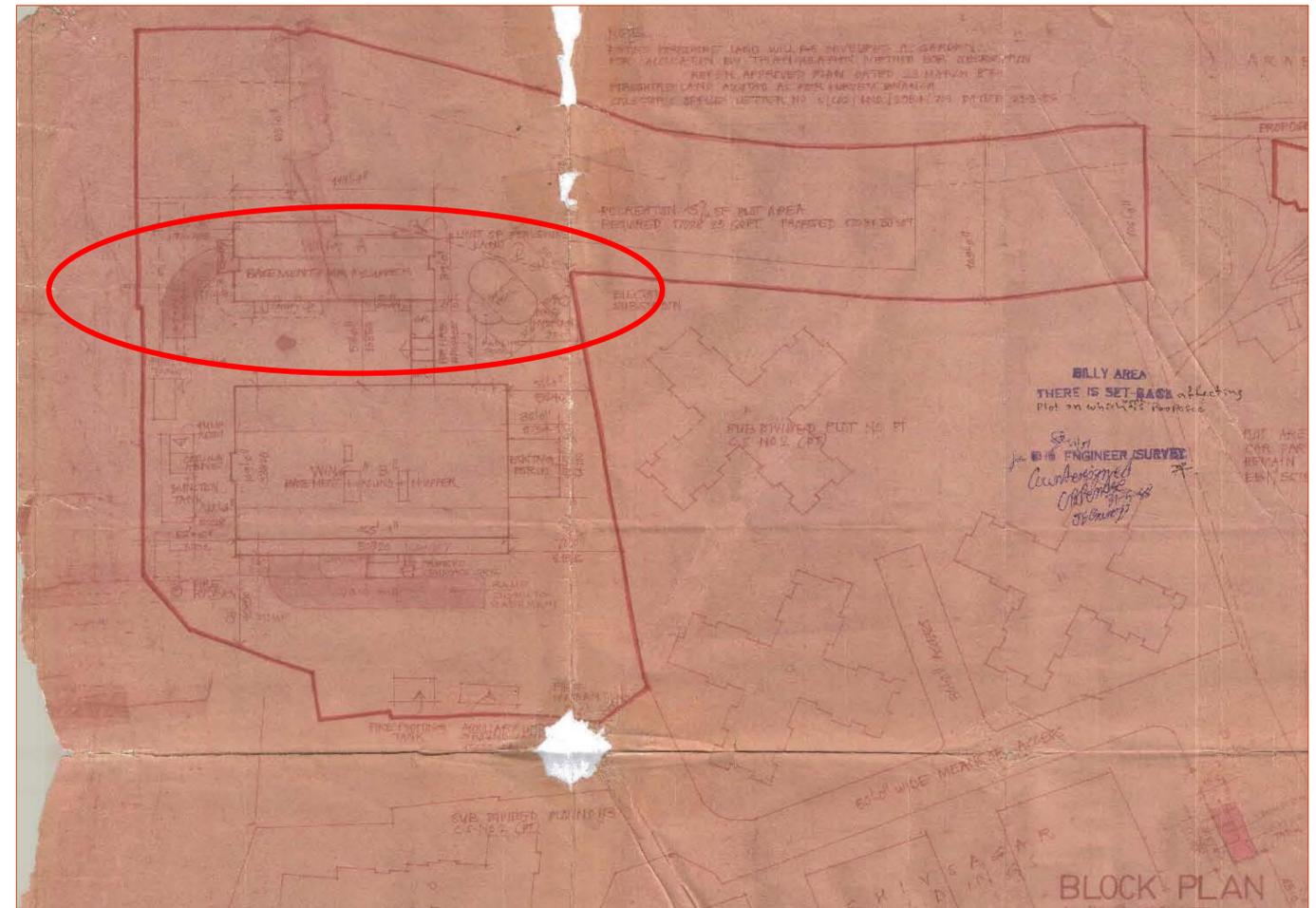
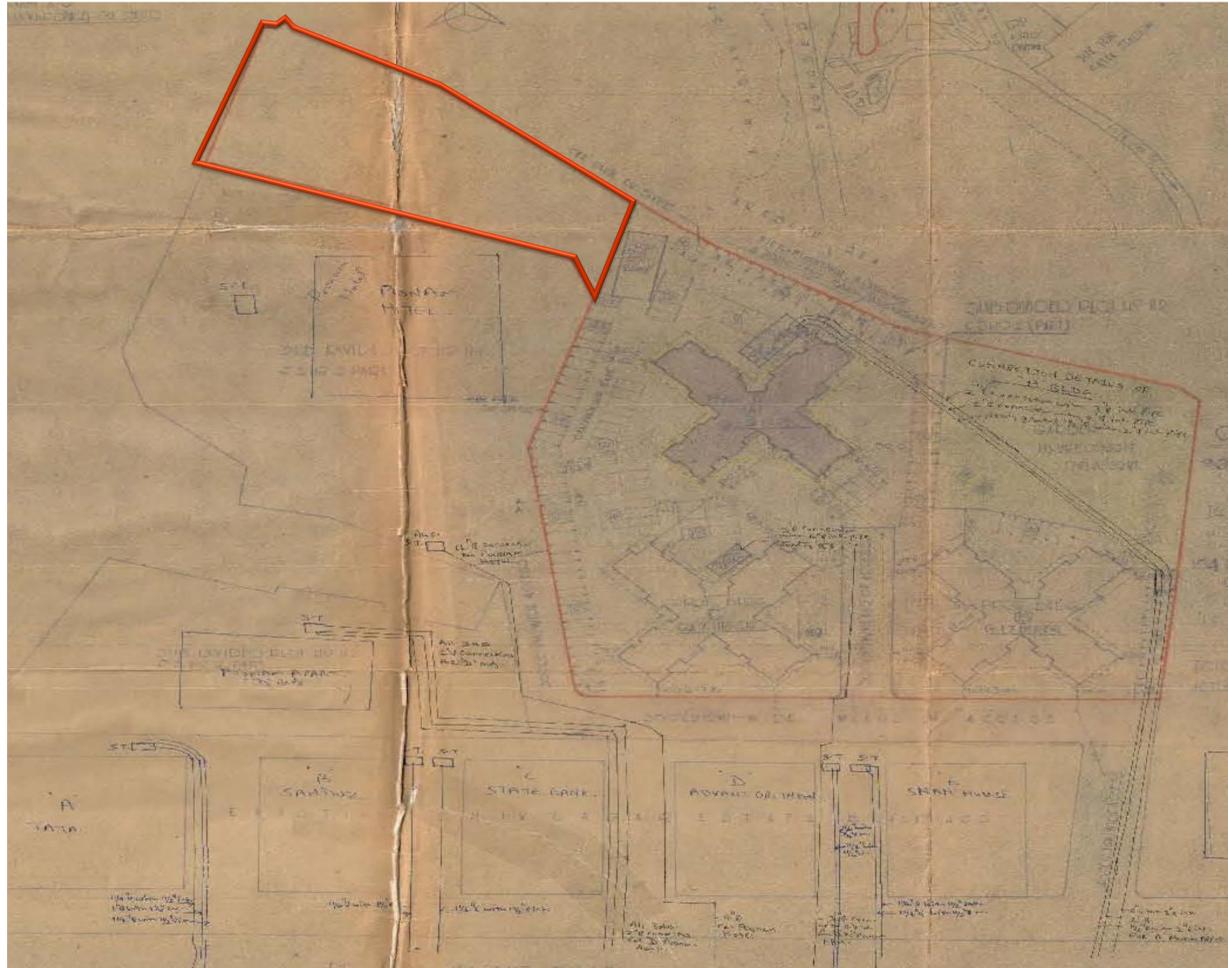
❖ **Conclusion: Because of these uncertainties, this option is risky, time-consuming and difficult to achieve until the policy is changed. It may delay redevelopment.**





# NOTES & OBSERVATIONS

## BMC APPROVED PLANS



- As shown in approved plans & Lease Plan – part of the plot was encroached by Madhuli apartment's plot. Hence the FSI of this plot is used by Madhuli apartments.
- Plot is in CRZ Zone, hence all FSI modifications only upto 2019 is applicable. However working is made considering both options CRZ & NON CRZ.
- As the plot is towards seaward side in CRZ zone, the proposed buildings has to be within the existing plinth line towards sea side.



**OPTION - 1 :  
PROPOSED REDEVELOPMENT UNDER  
REGULATION 33 (9)**

**4 FSI ON GROSS PLOT  
OR**

**FSI required for rehabilitation of existing  
tenants/occupiers plus incentive FSI, whichever is more.**



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# Additional Entitlement to Tenements

## 33 (9) Benefits:

33(9) is the regulation in which balcony and common area (Staircase & lobby area) is included in Carpet area & the Additional 15% benefit is given on the whole carpet area



- **CARPET AREA BEYOND 100 SQ.MT WILL GET TABLE-A BENEFIT ON 100 SQ.MT ONLY.**

**Existing Carpet area / carpet area - MOFA** means the net usable floor area within a tenement excluding that covered by the walls or any other areas specifically exempted from FSI as per then regulation but including the areas of Balcony, if allowed free of FSI as per then regulation.

- In addition to basic area, there shall be “Additional Area” for rehabilitation of Residential occupants as per Table A.

**Table – A FOR CRZ**

Area of Cluster Development	Additional Area (over & above basic area)
Above 1 ha up to 2 ha	15 %
Above 2 ha up to 5 ha	20%
Above 5 ha up to 10 ha	25%
Above 10 ha	30%

**Table – A FOR NON-CRZ**

Area of the Cluster Development	Additional Area (Over & above basic area)
Above 4,000 sq.mt. & up to 5,000 sq.mt.	10%
Above 5,000 sq.mt. & up to 1 hector.	15%
Above 1 hector & up to 2 hector.	20%
Above 2 hector & up to 5 hector.	25%
Above 5 hector & up to 10 hector.	30%
Above 10 Hector.	35%

# Incentive FSI for Sale to Developer

Ratio	6.96	
Land RR	221210	Year- 2025-2026
Construction Rate	31763	

Ratio	3.40	
Land RR	221210	Year- 2025-2026
Construction Rate	65000	Assumed actual Construction rate, subject to HPC/UD Approval

- The incentive FSI admissible against the FSI required for rehabilitation shall be based on the ratio of Land Rate (LR) & Rate of Construction (RC)
- 30% of the incentive FSI can be used for non-residential purpose.
- With approval of Municipal Commissioner it can be 50% of incentive FSI.

**Table - B (NON CRZ)**

Basic Ration (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)			
	For 0.4 ha up to 1 ha	More than 1 ha up to 5 ha	More than 5 ha up to 10 ha	Fore more than 10 ha
Above 6.00	85%	90%	95%	100%
Above 4.00 & up to 6.00	95%	100%	105%	110%
Above 2.00 & up to 4.00	105%	110%	115%	120%
Upto 2.00	115%	120%	125%	130%

**Table - B (CRZ)**

Basic Ratio ( LR/RC)	Incentive ( As % of Admissible Rehabilitation Area )			
	For 0.4ha to 1.0 ha.	For 1.0 ha to 5.0 ha	For 5.0 ha to 10.0 ha.	For 10.0 ha & above
Above 6.00	55%	60%	65%	70%
Above 4.00 and upto 6.00	65%	70%	75%	80%
Above 2.00 and upto 4.00	75%	80%	85%	90%
Upto 2.00	85%	90%	95%	100%

# Sharing with MHADA

**Table - C**

Basic Ration (LR/RC)	Sharing of Balance FSI	
	Promoter/Developer Share	MHADA Share
Above 6.00	30%	70%
Above 4.00 & up to 6.00	35%	65%
Above 2.00 & up to 4.00	40%	60%
Upto 2.00	45%	55%

- For NON CRZ : In this case total rehabilitation FSI + Incentive FSI is more than 4.00 FSI, Hence the MHADA component is not applicable.
- For CRZ : In this case total rehabilitation FSI + Incentive FSI is less than 4.00 FSI, Hence the MHADA component is applicable.
- With MHADA's Consent this share can be given elsewhere within same or adjoining Ward by indexing the BUA as per R. R. Rates.

# SAMPLE TABLE - 21 FOR MEMBERS ELIGIBILITY - CRZ

## POONAM APARTMENTS - CRZ

### DETAILS OF FUNGIBLE FSI PERMISSIBLE/ PROPOSED FOR EXISTING OCCUPANTS/TENANTS

Sr. No.	NAME OF TENANTS/ MEMBER OF SOCIETY	EXISTING FLR	R/ NR	DETAILS OF EXISTING CARPET AREA				33(9)		CARPET AREA CONSIDERED FOR FUNGIBLE F.S.I. PURPOSE	PERMISSIBL E B.U.A (13 x 1.20)	PERMISSIBLE FUNGIBLE B.U.A. IN SQ.MT. (14 X 0.35)	TOTAL PERMISSIBLE B.U.A. INCLUDING FUNGIBLE B.U.A. (14 + 15)	
				EXISTING ROOM	EXISTING CARPET AREA	COMMON CARPET AREA	BALCONY AREA IN SQ.MT.	TOTAL CARPET AREA	CARPET AREA CONSIDERED FOR INCENTIVE OR F.S.I. PURPOSE (33(9))					CARPET AREA CONSIDERED FOR INCENTIVE OR F.S.I. PURPOSE
									MIN OF 8 & 9 / MAX 100.00					ADD 15% AS PER 33(9) X 15%
1				6	7(A)	7(B)	8	12(A)	12(B)	13	14	15	18	
<b>POONAM APARTMENTS</b>														
1	Mr. DEVENDRA CHANDRAKANT SHAH	GROUND FLOOR	A1	35.24	8.48		43.72	43.72	6.56	50.28	60.34	21.12	81.45	
2	Mr. ZAIBUNISSA HAMID KAPADIA	GROUND FLOOR	A2	33.94	8.17		42.11	42.11	6.32	48.43	58.11	20.34	78.45	
3	Mr. KARAN BUDHARANI	GROUND FLOOR	A3	64.31	15.48		79.79	79.79	11.97	91.76	110.11	38.54	148.65	
4	Mrs. SONAL J. TRIPATHI & Mr. JITENDRA S. TRIPATHI	GROUND FLOOR	A4	51.30	12.35		63.65	63.65	9.55	73.19	87.83	30.74	118.57	
5	HILLOO / Mr. JIMMY HILLOO & Mrs.	GROUND FLOOR	A5	45.76	11.01		56.77	56.77	8.52	65.29	78.35	27.42	105.77	
6	SHYAM AHUJA (P) LTD	GROUND FLOOR	A6	68.62	16.52		85.14	85.14	12.77	97.91	117.49	41.12	158.61	
7	Mr. KISHORE D. KAVA & Mrs. RAMA K.KAVA	GROUND FLOOR	A7	35.81	8.62		44.43	44.43	6.66	51.09	61.31	21.46	82.77	
8	Mrs. PERVIZ RUSI SURTI	GROUND FLOOR	A8	67.99	16.36		84.35	84.35	12.65	97.01	116.41	40.74	157.15	
9	Mr. RAJESH RASIKLAL SHAH	FIRST FLOOR	A101	45.98	5.16		51.14	51.14	7.67	58.81	70.57	24.70	95.27	
10	Mr. MOHANKUMAR VIRCHAND JAIN	FIRST FLOOR	A102	68.41	7.67		76.08	76.08	11.41	87.50	105.00	36.75	141.75	
11	Mr. GIRIRAJ KISHORE AGARWAL	FIRST FLOOR	A103	47.19	5.29		52.48	52.48	7.87	60.36	72.43	25.35	97.78	
12	Mr. SURESH BALRAM BHATIA	FIRST FLOOR	A104	69.17	7.76		76.93	76.93	11.54	88.47	106.16	37.16	143.32	
13	Mr. SHARAD SOBHAGYAMAL SAKLECHA & Mrs. PRATIBHA SHARAD SAKLECHA	FIRST FLOOR	A105 & A106	113.86	12.77		126.63	126.63	15.00	141.63	169.96	59.49	229.45	
14	FACT PLACEMENT BOMBAY PVT LTD	FIRST FLOOR	A107	46.82	5.25		52.07	52.07	7.81	59.88	71.86	25.15	97.01	
15	THE BENGAL PAPER MILLS CO.LTD (INLIQUIDATION)	FIRST FLOOR	A108	70.11	7.87		77.98	77.98	11.70	89.67	107.61	37.66	145.27	
16	Mrs. UZMA BABU SHAIKH	SECOND FLOOR	A201	46.25	5.10		51.35	51.35	7.70	59.05	70.86	24.80	95.66	
17	Mrs. MONA HIMANSHU MEHTA	SECOND FLOOR	A202	68.68	7.57		76.25	76.25	11.44	87.68	105.22	36.83	142.05	
18	BALMER LAWRIE AND CO. LTD.	SECOND FLOOR	A203	47.30	5.21		52.51	52.51	7.88	60.39	72.47	25.36	97.83	
19	BALMER LAWRIE AND CO. LTD.	SECOND FLOOR	A204	68.80	7.58		76.38	76.38	11.46	87.84	105.40	36.89	142.30	
20	Mrs. NANDINI PRAVIN PATEL & Mr. PRAVIN A. PATEL	SECOND FLOOR	A205 & A206	120.70	13.30		134.00	134.00	15.00	149.00	178.80	62.58	241.38	
21	Ms. IDEN BANU SAYED	SECOND FLOOR	A207	47.00	5.18		52.18	52.18	7.83	60.00	72.01	25.20	97.21	

➤ ANY CORRECTIONS / MODIFICATIONS IN MEMBERS TABLE 21 WILL BE INCORPORATED AFTER RE-VERIFICATION.

# SAMPLE TABLE - 21 FOR MEMBERS ELIGIBILITY - NON CRZ

POONAM APARTMENTS													
DETAILS OF FUNGIBLE FSI PERMISSIBLE/ PROPOSED FOR EXISTING OCCUPANTS/TENANTS													
Sr. No.	NAME OF TENANTS/ MEMBER OF SOCIETY	EXISTING FLR	R/ NR	DETAILS OF EXISTING CARPET AREA				33(9) - NON CRZ		PERMISSIBLE B.U.A	PERMISSIBLE FUNGIBLE B.U.A IN SQ.MT.	TOTAL PERMISSIBLE B.U.A. INCLUDING FUNGIBLE B.U.A.	
				EXISTING CARPET AREA	COMMON CARPET AREA	BALCONY AREA IN SQ.MT.	TOTAL CARPET AREA	CARPET AREA CONSIDERED FOR INCENTIVE OR F.S.I. PURPOSE (33(9))	CARPET AREA CONSIDERED FOR INCENTIVE OR F.S.I.				CARPET AREA CONSIDERED FOR FUNGIBLE F.S.I. PURPOSE
1				6	7(A)	7(B)	8	12(A)	12(B)	13	14	15	18
POONAM APARTMENTS													
1	Mr. DEVENDRA CHANDRAKANT SHAH	GROUND FLOOR	A1	35.24	8.48		43.72	43.72	8.74	52.47	62.96	22.04	85.00
2	Mr. ZAIBUNISSA HAMID KAPADIA	GROUND FLOOR	A2	33.94	8.17		42.11	42.11	8.42	50.53	60.64	21.22	81.86
3	Mr. KARAN BUDHARANI	GROUND FLOOR	A3	64.31	15.48		79.79	79.79	15.96	95.75	114.90	40.21	155.11
4	Mrs. SONAL J. TRIPATHI & Mr. JITENDRA S. TRIPATHI	GROUND FLOOR	A4	51.30	12.35		63.65	63.65	12.73	76.38	91.65	32.08	123.73
5	HILLOO / Mr. JIMMY HILLOO & Mrs. SHYAM AHUJA (P) LTD	GROUND FLOOR	A5	45.76	11.01		56.77	56.77	11.35	68.13	81.75	28.61	110.37
6	Mr. KISHORE D. KAVA & Mrs. RAMA K.KAVA	GROUND FLOOR	A6	68.62	16.52		85.14	85.14	17.03	102.16	122.60	42.91	165.50
7	Mrs. PERVIZ RUSI SURTI	GROUND FLOOR	A7	35.81	8.62		44.43	44.43	8.89	53.31	63.98	22.39	86.37
8	Mr. RAJESH RASIKLAL SHAH	FIRST FLOOR	A101	45.98	5.16		51.14	51.14	10.23	61.37	73.64	25.77	99.41
9	Mr. MOHANKUMAR VIRCHAND JAIN	FIRST FLOOR	A102	68.41	7.67		76.08	76.08	15.22	91.30	109.56	38.35	147.91
10	Mr. GIRIRAJ KISHORE AGARWAL	FIRST FLOOR	A103	47.19	5.29		52.48	52.48	10.50	62.98	75.58	26.45	102.03
11	Mr. SURESH BALRAM BHATIA	FIRST FLOOR	A104	69.17	7.76		76.93	76.93	15.39	92.32	110.78	38.77	149.55
12	Mr. SHARAD SOBHAGYAMAL SAKLECHA & Mrs. PRATIBHA SHARAD SAKLECHA	FIRST FLOOR	A105 & A106	113.86	12.77		126.63	126.63	20.00	146.63	175.96	61.59	237.55
13	FACT PLACEMENT BOMBAY PVT LTD	FIRST FLOOR	A107	46.82	5.25		52.07	52.07	10.41	62.49	74.98	26.24	101.23
14	THE BENGAL PAPER MILLS CO.LTD (INLIQUIDATION)	FIRST FLOOR	A108	70.11	7.87		77.98	77.98	15.60	93.57	112.28	39.30	151.58
15	Mrs. UZMA BABU SHAIKH	SECOND FLOOR	A201	46.25	5.10		51.35	51.35	10.27	61.61	73.94	25.88	99.82
16	Mrs. MONA HIMANSHU MEHTA	SECOND FLOOR	A202	68.68	7.57		76.25	76.25	15.25	91.50	109.79	38.43	148.22
17	BALMER LAWRIE AND CO. LTD.	SECOND FLOOR	A203	47.30	5.21		52.51	52.51	10.50	63.01	75.62	26.47	102.08
18	BALMER LAWRIE AND CO. LTD.	SECOND FLOOR	A204	68.80	7.58		76.38	76.38	15.28	91.66	109.99	38.50	148.48
19	Mrs. NANDINI PRAVIN PATEL & Mr. PRAVIN A. PATEL	SECOND FLOOR	A205 & A206	120.70	13.30		134.00	134.00	20.00	154.00	184.80	64.68	249.48
20	Ms. IDEN BANU SAYED	SECOND FLOOR	A207	47.00	5.18		52.18	52.18	10.44	62.61	75.14	26.30	101.43
21	Mrs. JATANABEN F RANAWAT. & FATECHAND M. JAIN	SECOND FLOOR	A208	70.95	7.82		78.77	78.77	15.75	94.52	113.42	39.70	153.12

➤ ANY CORRECTIONS / MODIFICATIONS IN MEMBERS TABLE 21 WILL BE INCORPORATED AFTER RE-VERIFICATION.

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# SUMMARY OF EXISTING C.A & C.A TO BE PROPOSED – 33(9) CRZ

SUMMARY DETAILS OF MAX. FUNGIBLE FSI PERMISSIBLE/ PROPOSED FOR EXISTING OCCUPANTS/TENANTS											
Sr. No.	NAME OF TENANT S/ OCCUPANT/MEMBER OF SOCIETY	EXISTING FLR	R/ NR	DETAILS OF EXISTING CARPET AREA					EXISTING C.A EXCLUDING COMMON C.A(SQ.FT.)	TOTAL PERMISSIBLE C.A. INCLUDING FUNGIBLE (SQ.FT.)	% INCREASE OVER ACTUAL CARPET (INCLUDING BALCONY)
				EXISTING ROOM	EXISTING CARPET AREA (SQ.MT.)	COMMON CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL CARPET AREA (SQ.MT.)			
1	2	3	4	5	6(A)	6(B)	7	8	9	(8 / 9)	
<b>EXAMPLES</b>											
1	A101	FIRST FLOOR	R	45.98	5.16		51.14	494.93	854.61	72.67%	
1	B502	FIFTH FLOOR	R	68.38	7.95		76.33	736.04	1275.50	73.29%	
3	C505 & C506	FIFTH FLOOR	R	119.09	13.38		132.47	1281.88	2143.02	67.18%	
4	D209	SECOND FLOOR	R	71.58	7.29		78.87	770.49	1317.96	71.06%	
<b>NOTE</b>				<b>i) THIS IS THE MAXIMUM UPPER LIMIT AS PER REGULATION, WILL DIFFER AS PER OFFERS / TENDERS.</b>							

- THE MAXIMUM INCREASE OVER EXISTING C.A IN 33(9) - CRZ IS BETWEEN 70% - 90%. MAY DIFFER AS PER OFFERS.
- MEMBERS PERMISSIBLE FUNGIBLE AREAS CANNOT BE USED BY OTHER MEMBERS OR DEVELOPER

# SUMMARY OF EXISTING C.A & C.A TO BE PROPOSED – 33(9) NON CRZ

SUMMARY DETAILS OF MAX. FUNGIBLE FSI PERMISSIBLE/ PROPOSED FOR EXISTING OCCUPANTS/TENANTS											
Sr. No.	NAME OF TENANT S/ OCCUPANT/MEMBER OF SOCIETY	EXISTING FLR	R/ NR	DETAILS OF EXISTING CARPET AREA					EXISTING C.A EXCLUDING COMMON C.A(SQ.FT.)	TOTAL PERMISSIBLE C.A. INCLUDING FUNGIBLE (SQ.FT.)	% INCREASE OVER ACTUAL CARPET (INCLUDING BALCONY)
				EXISTING ROOM	EXISTING CARPET AREA (SQ.MT.)	COMMON CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL CARPET AREA (SQ.MT.)			
1	2	3	4	5	6(A)	6(B)	7	8	9	(8 / 9)	
<b>EXAMPLES</b>											
1	A101	FIRST FLOOR	R	45.98	5.16		51.14	494.93	891.71	80.17%	
1	B502	FIFTH FLOOR	R	68.38	7.95		76.33	736.04	1330.97	80.83%	
3	C505 & C506	FIFTH FLOOR	R	119.09	13.38		132.47	1281.88	2215.68	72.85%	
4	D209	SECOND FLOOR	R	71.58	7.29		78.87	770.49	1375.28	78.49%	
<b>NOTE</b>				<b>i) THIS IS THE MAXIMUM UPPER LIMIT AS PER REGULATION, WILL DIFFER AS PER OFFERS / TENDERS.</b>							

- THE MAXIMUM INCREASE OVER EXISTING C.A IN 33(9) – NON CRZ IS BETWEEN 72% - 99%. MAY DIFFER AS PER OFFERS.
- MEMBERS PERMISSIBLE FUNGIBLE AREAS CANNOT BE USED BY OTHER MEMBERS OR DEVELOPER.

# 33(9) CRZ – FSI CALCULATIONS AND PROJECT COSTING

PROFORMA - FSI CALCULATIONS				
SR.NO	DESCRIPTION	33(9) - Area in sq,mts	any other scheme	Total - Area in Sq.mts
1	AREA OF PLOT- AS PER SURVEY (Excluding access road)	11,815.93	-	11,815.93
a	As per PR card	13,782.48		13,782.48
b	Existing Road / Proposed Road setback			-
c	Existing Reservation for PG			
d	Amenity Existing /reservation as per DCPR Reg. 14 (A)	681.59		681.59
e	Net plot - for planning	11,134.34		11,134.34
f	Deduction for planning			-
g	LOS as per DCPR Reg.27	1,113.43		1,113.43
h	LOS as per 13.11 of DCPR Reg. 33(9)	1,113.43		1,113.43
i	Net plot for balance planning	8,907.47		8,907.47
j	Plot for Fsi	11,815.93		
2	PERMISSIBLE F.S.I. - AS PER 4 FSI	47,263.72		47,263.72
	b) Existing Area + Table A - 15% as plot Above 10000 sq.m and upto 5 Hecter	23,756.27		23,756.27
	C) INCENTIVE 221210/65000- 3.40 as per DL of BMC - incentive as per Table C -80%	19,005.02		19,005.02
	d) AMENITY 14A TO BE HANDED OVER TO MCGM	681.59		681.59
	e) Add FSI for amenity as per note D 17(2) for TDR or insitu - HPC order needed for insitu			-
3	PERMISSIBLE BUILT-UP AREA AS 4 FSI > INCENTIVE FSI	47,263.72		47,263.72
4	EXISTING REHAB AREA	23,756.27		23,756.27
6	TOTAL EXISTING + 80% INCENTIVE PERMISSIBLE FSI	42,761.29		42,761.29
7	SURPLUS AREA FOR SHARING For Table C working ( 2 - 6 )	4,502.43		4,502.43
8	MCGM SHARE OF SURPLUS 70% as per Table C	3,151.70	-	3,151.70
9	DEVELOPER SHARE OF SURPLUS 30 % as per Table C	1,350.73	-	1,350.73
10	SUMMARY OF BUA SHARE (AS 4 FSI >INCENTIVE FSI)	47,263.72	-	47,263.72

10	SUMMARY OF BUA SHARE (AS 4 FSI >INCENTIVE FSI)	47,263.72	-	47,263.72
	A) REHAB	23,756.27	-	23,756.27
	B) MCGM	3,151.70	-	3,151.70
	C) Additional PAP's Area as rehabilitation under Reg.33(9)(20) - 0 Nos.	-	-	-
	D) DEVELOPER - From 33(9)	20,355.75	-	20,355.75
	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	-	9,417.79
B	FUNGBILE SALE - RESIDENTIAL 35% - 70% sale FSI is R assumed proposed	4,987.16	-	4,987.16
C	FUNGBILE SALE NR - 35% - 30% NR sale proposed	2,137.35	-	2,137.35
	<b>TOTAL FUNGBILE PERMISSIBLE</b>	16,542.30	-	16,542.30
12	<b>TOTAL BUA PERMISSIBLE - ( 10 +11 )</b>	63,806.02	-	63,806.02
13	REHAB SHARE WITH FUNGBILE	32,070.97	-	32,070.97
14	MCGM SHARE WITH FUNGBILE	4,254.80	-	4,254.80
15	ADD. PAP SHARE WITH FUNGBILE	-	-	-
16	SALE SHARE WITH FUNGBILE R and NR sale	27,480.26	-	27,480.26
17	SALE RERA CARPET AREA 8% LESS	25,444.68	-	25,444.68

<b>TOTAL EXPENSES without interest</b>		
15	consideration	22,58,08,86,346.29
<b>COST with interest 15% on 50%</b>		
20	inventory for 2 years	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

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# 33(9) NON CRZ – FSI CALCULATIONS AND PROJECT COSTING

## PROFORMA - FSI CALCULATIONS

SR.NO	DESCRIPTION	33(9) - Area in sq.mts	any other scheme	Total - Area in Sq.mts
1	AREA OF PLOT- AS PER SURVEY (Excluding access road)	11,815.93	-	11,815.93
a	As per PR card / DP	13,782.48		13,782.48
b	Existing Road / Proposed Road setback			-
c	Existing Reservation for PG			
d	Amenity Existing /reservation as per DCPR Reg. 14 (A)	681.59		681.59
e	Net plot - for planning	11,134.34		11,134.34
f	Deduction for planning			-
g	LOS as per DCPR Reg.27	1,113.43		1,113.43
h	LOS as per 13.11 of DCPR Reg. 33(9)	1,113.43		1,113.43
i	Net plot for balance planning	8,907.47		8,907.47
j	Plot for Fsi	11,815.93		
2	PERMISSIBLE F.S.I. - 4	47,263.72		47,263.72
	b) Existing Area + Table A - 20% as plot Above 10000 sq.m and upto 5 Hecter	24,729.15		24,729.15
	C) INCENTIVE 221210/65000- 3.40 as per DL of BMC - incentive as per Table C -110%	27,202.06		27,202.06
	d) AMENITY 14A TO BE HANDED OVER TO MCGM	681.59		681.59
	e) Add FSI for amenity as per note D 17(2) for TDR or insitu - HPC order needed for in situ			-
3	PERMISSIBLE BUILT-UP AREA AS 4 FSI < INCENTIVE FSI	51,931.21		51,931.21
4	EXISTING REHAB AREA	24,729.15		24,729.15
6	TOTAL EXISTING + 110% INCENTIVE PERMISSIBLE FSI	51,931.21		51,931.21
7	SURPLUS AREA FOR SHARING For Table C working ( 2 - 6 )	-		-
8	MCGM SHARE OF SURPLUS 55% as per Table C	-	-	-
9	DEVELOPER SHARE OF SURPLUS 45 % as per Table C	-	-	-
10	SUMMARY OF BUA SHARE (AS INCENTIVE FSI > 4 FSI)	51,931.21	-	51,931.21

10	SUMMARY OF BUA SHARE (AS INCENTIVE FSI > 4 FSI)	51,931.21	-	51,931.21
	A) REHAB	24,729.15	-	24,729.15
	B) MCGM	-	-	-
	C) Additional PAP's Area as rehabilitation under Reg.33(9)(20) - 0 Nos.	-	-	-
	D) DEVELOPER - From 33(9)	27,202.06	-	27,202.06
	i) 30% considered NR sale BUA Proposed	8,160.62		
	ii) 70% considered R sale BUA Proposed	19,041.45		
11	FUNGBILE SUMMARY			
A	FUNGBILE FOR REHAB, MCGM AND ADD. PAP(if insisted by HPC) COMPONENT	8,655.20	-	8,655.20
B	FUNGBILE SALE - RESIDENTIAL 35% - 70% sale FSI is R assumed proposed	6,664.51	-	6,664.51
C	FUNGBILE SALE NR - 35% - 30% NR sale proposed	2,856.22	-	2,856.22
	TOTAL FUNGBILE PERMISSIBLE	18,175.93	-	18,175.93
12	TOTAL BUA PERMISSIBLE - ( 10 +11 )	70,107.14	-	70,107.14
13	REHAB SHARE WITH FUNGBILE	33,384.35	-	33,384.35
14	MCGM SHARE WITH FUNGBILE	-	-	-
15	ADD. PAP SHARE WITH FUNGBILE	-	-	-
16	SALE SHARE WITH FUNGBILE R and NR sale	36,722.79	-	36,722.79
17	SALE RERA CARPET AREA 8% LESS	34,002.58	-	34,002.58

<b>TOTAL EXPENSES without interest consideration</b>		25,87,04,34,551.20
<b>COST with interest 15% on 50% inventory for 2 years</b>		29,75,09,99,733.88
<b>COST PER SQ.FT OF SALE FSI ON RERA CARPET WITHOUT LAND COST AND PARKING VALUE</b>	3,66,003.78	81,286.04

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## Check list of Members

- 1) Copy of Ownership document
- 2) Copy of Society Share certificate
- 3) Copy of Electricity Bill/ MTNL Bill 1995 and current – ( member to ensure which month bill giving original to be in separate folder which later stage needed for MHADA certification )
- 4) Copy of Voters ID
- 5) Copy of Adhaar card
- 6) Copy of Ration card
- 7) In case of original member not living or changed – document for ownership / Will copy etc – indemnity bond from siblings for no right in property.

# CHECK LIST OF DOCUMENTS TO BE SUBMITTED FOR MHADA

- Tenant list in format – Carpet + Common carpet if counted in FSI at time of approval + Balcony- R/NR
- Inspection Extract
- Ownership document /Title certificate /PR card -Certified copies /Any court orders / IN case of Society Copy of GBR/ Certified list from society /Society registration / PAN car of society /DA with developer
- Approved plan copy or Structure authenticity Proof – Min 30 years old /CS plan
- Original Consent in format /Family tree in case of transfer or Tri- partie agreement in case of transfer
- Tenant proof – Prior to 13.06.1996 and current – Electricity Bill/ Bank pass Books , Voters list , Adhar , Pan card , Passport etc ) Certified copies
- Existing Building plans certified by architect and owner
- Photographs of existing Buildings

# WHICH CARPET AREA TO BE CONSIDERED FOR REG. 33(9) ?

SR.NO	CATEGORIES		REMARKS
1.	ASSESSMENT RECORDS	✗	
2.	SOCIETY RECORDS	✗	
3.	APPROVED PLANS	✓	<b>BUT MHADA WILL CERTIFY AS PER CURRENT BUILDING CONDITION.</b>

- **ANY UNAUTHORISED CONSTRUCTION WORK / EXTENSION OF CHAJJAS & CONVERSION TO BALCONY WHICH IS NOT AS PER APPROVED PLANS WILL NOT BE CERTIFIED BY MHADA.**

**OPTION - 3 :**  
**PROPOSED REDEVELOPMENT UNDER**  
**REGULATION 33 (11)**

**Permanent Transit Camps - Approval in SRA**

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	12 m	Up to 3.0	1.33	Up to 1.67	63%	37%
	18 m	Up to 4.0	1.33	Upto 2.67		

**NOTE : THIS IS APPLICABLE CONSIDERING THE 12.20M LAYOUT ROAD IS CONVERTED TO PUBLIC ROAD.**

# SUMMARY OF EXISTING C.A & C.A TO BE PROPOSED – 33(11) CRZ

SUMMARY DETAILS OF MAX. FUNGIBLE FSI PERMISSIBLE/ PROPOSED FOR EXISTING OCCUPANTS/TENANTS										
Sr. No.	NAME OF TENANT S/ OCCUPANT/MEMBER OF SOCIETY	EXISTING FLR	R/ NR	DETAILS OF EXISTING CARPET AREA					TOTAL PERMISSIBLE C.A. INCLUDING FUNGIBLE (SQ.FT.)	% INCREASE OVER ACTUAL CARPET (INCLUDING BALCONY)
				EXISTING ROOM	EXISTING CARPET AREA (SQ.MT.)	COMMON CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL CARPET AREA (SQ.MT.)		
1	2	3	4	5	6(A)	6(B)	7	8	9	(8 / 9)
<b>EXAMPLES</b>										
1	A101	FIRST FLOOR	R	45.98	5.16		51.14	494.93	668.15	35.00%
1	B502	FIFTH FLOOR	R	68.38	7.95		76.33	736.04	993.66	35.00%
3	C505 & C506	FIFTH FLOOR	R	119.09	13.38		132.47	1281.88	1730.54	35.00%
4	D209	SECOND FLOOR	R	71.58	7.29		78.87	770.49	1040.16	35.00%
<b>NOTE</b>				<b>i) THIS IS THE MAXIMUM UPPER LIMIT AS PER REGULATION, WILL DIFFER AS PER OFFERS / TENDERS.</b>						

- THE MAXIMUM INCREASE OVER EXISTING C.A IN 33(11) – CRZ IS 35%. MAY DIFFER AS PER OFFERS.
- MEMBERS PERMISSIBLE FUNGIBLE AREAS CANNOT BE USED BY OTHER MEMBERS OR DEVELOPER

# 33(11) CRZ - FSI CALCULATIONS AND PROJECT COSTING

PROFORMA - FSI CALCULATIONS					
SR.NO	DESCRIPTION		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) Tenements		16,601.58	10,584.90	27,186.48
12	Nos of PAP tenements 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

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 FUNGBILE FOR REHAB	-	5,810.55	3,704.72	9,515.27
C	FUNGBILE SALE - RESIDENTIAL @ 35% - 100% sale FSI is R assumed proposed	-	-	2,175.79	2,175.79
D	FUNGBILE SALE NR @ 35% - 0% NR sale proposed	-	-	-	-
	TOTAL FUNGBILE 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 FUNGBILE	-	22,412.13		22,412.13
18	MHADA SHARE WITH FUNGBILE	-	-	-	-
19	PTC SHARE WITH FUNGBILE			14,289.62	14,289.62
21	SALE SHARE WITH FUNGBILE R and NR	-	-	22,681.93	22,681.93
22	SALE RERA CARPET AREA 8% LESS	-	-	21,001.79	21,001.79
	TOTAL EXPENSES without interest consideration				23,168,958,693.98
	COST with interest 15% on 50% inventory for 2 years				26,644,302,498.08
	COST PER SQ.FT OF SALE FSI ON RERA CARPET WITHOUT LAND COST AND	226,063.25			117,862.16

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**OPTION - 4 :**

**PROPOSED REDEVELOPMENT UNDER**

**REGULATION 30 + 33 (12)B**

*(B) Removal and re-accommodation of tolerated /protected structures falling in the alignment of road.*

**4 FSI ON NET PLOT**

# SUMMARY OF EXISTING C.A & C.A TO BE PROPOSED – REG.30+33(12)B CRZ

SUMMARY DETAILS OF MAX. FUNGIBLE FSI PERMISSIBLE/ PROPOSED FOR EXISTING OCCUPANTS/TENANTS										
Sr. No.	NAME OF TENANT S/ OCCUPANT/MEMBER OF SOCIETY	EXISTING FLR	R/ NR	DETAILS OF EXISTING CARPET AREA					TOTAL PERMISSIBLE C.A. INCLUDING FUNGIBLE (SQ.FT.)	% INCREASE OVER ACTUAL CARPET (INCLUDING BALCONY)
			EXISTING ROOM	EXISTING CARPET AREA (SQ.MT.)	COMMON CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL CARPET AREA (SQ.MT.)	EXISTING C.A EXCLUDING COMMON C.A & BALC.(SQ.FT.)		
1	2	3	4	5	6(A)	6(B)	7	8	9	(8 / 9)
<b>EXAMPLES</b>										
1	A101	FIRST FLOOR	R	45.98	5.16		51.14	494.93	668.15	35.00%
1	B502	FIFTH FLOOR	R	68.38	7.95		76.33	736.04	993.66	35.00%
3	C505 & C506	FIFTH FLOOR	R	119.09	13.38		132.47	1281.88	1730.54	35.00%
4	D209	SECOND FLOOR	R	71.58	7.29		78.87	770.49	1040.16	35.00%
<b>NOTE</b>				<b>i) THIS IS THE MAXIMUM UPPER LIMIT AS PER REGULATION, WILL DIFFER AS PER OFFERS / TENDERS.</b>						

- THE MAXIMUM INCREASE OVER EXISTING C.A IN 33(12) – CRZ IS 35%. MAY DIFFER AS PER OFFERS.
- MEMBERS PERMISSIBLE FUNGIBLE AREAS CANNOT BE USED BY OTHER MEMBERS OR DEVELOPER

# REG. 30 + 33(12)B CRZ - FSI CALCULATIONS AND PROJECT COSTING

PROFORMA - FSI CALCULATIONS					
SR.NO	DESCRIPTION		Non Cess Plot Reg.30 - Area in sq,mts	Reg.33(12)B - 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 (Setback already handed over)	-			
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	4.00FSI LESS REG.30 FSI	
3	Zonal Basic FSI	1.33	15,008.70		
5	Less FSI to be purchased for Existing Protected area exceeding Basic FSI		0.00		
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	0.22	2,490.24		
8	TDR Slum (min 20% - max 50% )	0.00	14.99		
4	TDR general	0.23	2,505.23		
9	Add. FSI to be purchased from Govt.	0.62	6,903.29		
10	Permissible BUA		26,922.44	17,614.91	44,537.35
11	Nos of PAP tenements that can be proposed	-	-	351.01	
12	a) Existing Protected Area & BUA for 351 PAP tenements		16,601.58	11,743.06	28,344.64
	b) INCENTIVE BUA under 33(12) in lieu of 351 PAP tenements 50%			5,871.53	5,871.53
13	PERMISSIBLE BUILT-UP AREA		26,922.44	17,614.58	44,537.02
14	SUMMARY OF BUA SHARE	-	26,922.44	17,614.58	44,537.02

14	SUMMARY OF BUA SHARE	-	26,922.44	17,614.58	44,537.02
	A) REHAB		16,601.58		16,601.58
	B) MHADA	-	-	-	-
	C) PAP			11,743.06	11,743.06
	D) DEVELOPER - From 30 & 33(12) SALE FSI	-	10,320.86	17,614.58	27,935.44
	i) 0% considered NR sale BUA Proposed	-	-		-
	ii) 100% considered R sale BUA Proposed	-	10,320.86	17,614.58	27,935.44
15	FUNGBILE SUMMARY				
A	FREE FUNGBILE FOR REHAB	-	5,810.55	4,110.07	9,920.62
C	FUNGBILE SALE - RESIDENTIAL @ 35% - 100% sale FSI is R assumed proposed	-	3,612.30	2,055.03	5,667.34
D	FUNGBILE SALE NR @ 35% - 0% NR sale proposed	-	-	-	-
	TOTAL FUNGBILE PERMISSIBLE	-	9,422.85	6,165.10	15,587.96
16	TOTAL BUA PERMISSIBLE - ( 14 + 15 )	-	36,345.30	23,779.69	60,124.98
17	AREA GIVEN TO SOCIETY SHARE WITH FUNGBILE	-	22,412.13		22,412.13
18	MHADA SHARE WITH FUNGBILE	-	-	-	-
19	PAP SHARE WITH FUNGBILE			15,853.13	15,853.13
21	SALE SHARE WITH FUNGBILE R and NR	-	13,933.16	23,779.69	37,712.85
22	SALE RERA CARPET AREA 8% LESS	-	12,901.08	22,018.23	34,919.31

TOTAL EXPENSES without interest consideration		28,304,153,288.84
COST with interest 15% on 50% inventory for 2 years		32,549,776,282.16
COST PER SQ.FT OF SALE FSI ON RERA CARPET WITHOUT LAND COST AND WITHOUT PARKING VALUE	375,871.41	86,598.17

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# OPTION - 5 :

## PROPOSED REDEVELOPMENT UNDER

# REGULATION 30 + 33 (20)B

DEVELOPMENT OF AFFORDABLE HOUSING (AH) / REHABILITATION & RESETTLEMENT (R&R) ON PRIVATE PLOT OR PLOT OF AUTHORITY OTHER THAN GOVT. / BMC / APPROPRIATE AUTHORITY

LOCATION	ROAD WIDTH	TOTAL PERMISSIBLE FSI	PERMISSIBLE ZONAL (BASIC) FSI	PERMISSIBLE FSI AR PER 30(A)	ADDITIONAL FSI	% FSI FOR TRANSIT TENEMENTS (AH / R&R)	% FSI FOR SALE COMPONENT OUT OF TOTAL ADDITIONAL FSI
1	2	3	4	5	6	7	8
ISLAND CITY	12 M	UP TO 3.00	1.33	2.40	UP TO 0.60 - 1.67	63%	37%
	18 M	UP TO 4.00	1.33	2.70	UP TO 1.30 - 2.67		
			1.33	3.00	UP TO 1.00 - 2.67		
SUBURBS & EXTENDED SUBURBS	12 M	UP TO 3.00	1.00	2.20	UP TO 0.80 - 2.00	50%	50%
	18 M	UP TO 4.00	1.00	2.40	UP TO 1.60 - 3.00		
			1.00	2.50	UP TO 1.50 - 3.00		

**NOTE – NOT MANDATORY TO UTILIZE ENTIRE PERM. FSI AS PER REG. 30(A)**

# SUMMARY OF EXISTING C.A & C.A TO BE PROPOSED – REG.30+33(20)B CRZ

SUMMARY DETAILS OF MAX. FUNGIBLE FSI PERMISSIBLE/ PROPOSED FOR EXISTING OCCUPANTS/TENANTS											
Sr. No.	NAME OF TENANT S/ OCCUPANT/MEMBER OF SOCIETY	EXISTING FLR	R/ NR	DETAILS OF EXISTING CARPET AREA					EXISTING C.A EXCLUDING COMMON C.A & BALC.(SQ.FT.)	TOTAL PERMISSIBLE C.A. INCLUDING FUNGIBLE (SQ.FT.)	% INCREASE OVER ACTUAL CARPET (INCLUDING BALCONY)
				EXISTING ROOM	EXISTING CARPET AREA (SQ.MT.)	COMMON CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL CARPET AREA (SQ.MT.)			
1	2	3	4	5	6(A)	6(B)	7	8	9	(8 / 9)	
<b>EXAMPLES</b>											
1	A101	FIRST FLOOR	R	45.98	5.16		51.14	494.93	668.15	35.00%	
1	B502	FIFTH FLOOR	R	68.38	7.95		76.33	736.04	993.66	35.00%	
3	C505 & C506	FIFTH FLOOR	R	119.09	13.38		132.47	1281.88	1730.54	35.00%	
4	D209	SECOND FLOOR	R	71.58	7.29		78.87	770.49	1040.16	35.00%	
<b>NOTE</b>				<b>i) THIS IS THE MAXIMUM UPPER LIMIT AS PER REGULATION, WILL DIFFER AS PER OFFERS / TENDERS.</b>							

- THE MAXIMUM INCREASE OVER EXISTING C.A IN 33(20)B – CRZ IS 35%. MAY DIFFER AS PER OFFERS.
- MEMBERS PERMISSIBLE FUNGIBLE AREAS CANNOT BE USED BY OTHER MEMBERS OR DEVELOPER

# REG. 30+33(20)B+33(7)(B) CRZ - FSI CALCULATIONS AND PROJECT COSTING

PROFORMA - FSI CALCULATIONS					
SR.NO	DESCRIPTION		Non Cess Plot Reg.30 - Area in sq,mts	Reg.33(20)B - 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	15,008.70		
5	Less FSI to be purchased for Existing Protected area exceeding Basic FSI	-	0.00		
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	0.22	2,490.24		
8	TDR Slum (min 20% - max 50% )	0.00	14.99		
4	TDR general	0.23	2,505.23		
9	Add. FSI to be purchased from Govt.	0.62	6,903.29		
10	Permissible BUA		26,922.44	6,480.57	33,403.01
11	a) Existing Protected Area & 63% FSI for Transit (AH/ R&R) Tenaments		16,601.58	4,082.76	20,684.34
12	Nos of PAP tenaments that can be proposed	-	-	122.03	
	c) 37% FSI for Sale BUA under 33(20)B in lieu of 122 AH/ PAP tenaments			2,397.81	2,397.81
13	PERMISSIBLE BUILT-UP AREA		26,922.44	6,480.57	33,403.01
14	SUMMARY OF BUA SHARE	-	26,922.44	6,480.57	33,403.01

14	SUMMARY OF BUA SHARE	-	26,922.44	6,480.57	33,403.01
	A) REHAB		16,601.58		16,601.58
	B) MHADA	-	-	-	-
	C) PAP TO MCGM (AH/R&R)			4,082.76	4,082.76
	E) DEVELOPER - From 30 & 33(20) SALE FSI	-	10,320.86	6,480.57	16,801.43
	i) 0% considered NR sale BUA Proposed	-	-		-
	ii) 100% considered R sale BUA Proposed	-	10,320.86	6,480.57	16,801.43
15	FUNGBILE SUMMARY				
A	FREE FUNGBILE FOR REHAB	-	5,810.55	1,428.97	7,239.52
C	FUNGBILE SALE - RESIDENTIAL @ 35% - 100% sale FSI is R assumed proposed	-	3,612.30	839.23	4,451.54
D	FUNGBILE SALE NR @ 35% - 0% NR sale proposed	-	-	-	-
	TOTAL FUNGBILE PERMISSIBLE	-	9,422.85	2,268.20	11,691.05
16	TOTAL BUA PERMISSIBLE - ( 14 + 15 )	-	36,345.30	8,748.77	45,094.06
17	REHAB SHARE WITH FUNGBILE	-	22,412.13		22,412.13
18	MHADA SHARE WITH FUNGBILE	-	-	-	-
19	PAP SHARE WITH FUNGBILE			5,511.72	5,511.72
21	SALE SHARE WITH FUNGBILE R and NR	-	13,933.16	8,748.77	22,681.93
22	SALE RERA CARPET AREA 8% LESS	-	12,901.08	8,100.71	21,001.79

<b>TOTAL EXPENSES without interest consideration</b>		<b>24,372,151,171.14</b>
<b>COST with interest 15% on 50% inventory for 2 years</b>		<b>28,027,973,846.81</b>
<b>COST PER SQ.FT OF SALE FSI ON RERA CARPET WITHOUT LAND COST AND WITHOUT PARKING VALUE</b>	<b>226,063.25</b>	<b>123,982.88</b>

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# OPTION - 6 : PROPOSED REDEVELOPMENT UNDER

## REGULATION 33 (20)B

DEVELOPMENT OF AFFORDABLE HOUSING (AH) / REHABILITATION & RESETTLEMENT (R&R) ON PRIVATE PLOT OR PLOT OF AUTHORITY OTHER THAN GOVT. / BMC / APPROPRIATE AUTHORITY

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	12 m	Up to 3.0	1.33	Up to 1.67	63%	37%
	18 m	Up to 4.0	1.33	Upto 2.67		

**NOTE : THIS IS APPLICABLE CONSIDERING THE 12.20M LAYOUT ROAD IS CONVERTED TO PUBLIC ROAD.**

# SUMMARY OF EXISTING C.A & C.A TO BE PROPOSED – REG.33(20)B CRZ

SUMMARY DETAILS OF MAX. FUNGIBLE FSI PERMISSIBLE/ PROPOSED FOR EXISTING OCCUPANTS/TENANTS										
Sr. No.	NAME OF TENANT S/ OCCUPANT/MEMBER OF SOCIETY	EXISTING FLR	R/ NR	DETAILS OF EXISTING CARPET AREA					TOTAL PERMISSIBLE C.A. INCLUDING FUNGIBLE (SQ.FT.)	% INCREASE OVER ACTUAL CARPET (INCLUDING BALCONY)
				EXISTING ROOM	EXISTING CARPET AREA (SQ.MT.)	COMMON CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL CARPET AREA (SQ.MT.)		
1	2	3	4	5	6(A)	6(B)	7	8	9	(8 / 9)
<b>EXAMPLES</b>										
1	A101	FIRST FLOOR	R	45.98	5.16		51.14	494.93	668.15	35.00%
1	B502	FIFTH FLOOR	R	68.38	7.95		76.33	736.04	993.66	35.00%
3	C505 & C506	FIFTH FLOOR	R	119.09	13.38		132.47	1281.88	1730.54	35.00%
4	D209	SECOND FLOOR	R	71.58	7.29		78.87	770.49	1040.16	35.00%
<b>NOTE</b>				<b>i) THIS IS THE MAXIMUM UPPER LIMIT AS PER REGULATION, WILL DIFFER AS PER OFFERS / TENDERS.</b>						

- THE MAXIMUM INCREASE OVER EXISTING C.A IN 33(20)B – CRZ IS 35%. MAY DIFFER AS PER OFFERS.
- MEMBERS PERMISSIBLE FUNGIBLE AREAS CANNOT BE USED BY OTHER MEMBERS OR DEVELOPER.

# REG. 33(20)(B) CRZ – FSI CALCULATIONS AND PROJECT COSTING

PROFORMA - FSI CALCULATIONS					
SR.NO	DESCRIPTION		Non Cess Plot Reg.30 - Area in sq,mts	Reg.33(20)B - 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	15,008.70		
5	Less FSI to be purchased for Existing Protected area exceeding Basic FSI	0.14	1592.88		
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 (AH / R&R) Tenaments		16,601.58	10,584.90	27,186.48
12	Nos of PAP tenaments that can be proposed c) 37% FSI for Sale BUA under 33(20)B in lieu of 316 AH / PAP tenaments	-		316.38	
				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

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	FUNGIBLE 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	-		-	-
	<b>TOTAL FUNGIBLE PERMISSIBLE</b>	-	5,810.55	5,880.50	11,691.05
16	<b>TOTAL BUA PERMISSIBLE - ( 14 + 15 )</b>	-	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	PAP 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

<b>TOTAL EXPENSES without interest consideration</b>			24,639,341,648.45
<b>COST with interest 15% on 50% inventory for 2 years</b>			28,335,242,895.71
<b>COST PER SQ.FT OF SALE FSI ON RERA CARPET WITHOUT LAND COST AND WITHOUT PARKING VALUE</b>		<b>226,063.25</b>	<b>125,342.10</b>

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## COMPARATIVE FSI & COST STATEMENT - 33(9) CRZ & NON CRZ, 33(11), 33(12), 30+33(20)(B)+33(7)(B) & 33(20)(B)

Particulars	33(9) - CRZ Area (sq.m.)	33(9) - NON CRZ Area (sq.m.)	33(11) Area (sq.m.)	33(12)B Combination With 30(A)+33(7)(B) - CRZ Area (sq.m.)	33(20)(B) Combination With 30(A) + 33(7)(B) - CRZ Area (sq.m.)	33(20)(B) Only - CRZ Area (sq.m.)
AREA OF PLOT- AS PER SURVEY (Excluding access road)	11815.93	11815.93	11815.93	11815.93	11815.93	11815.93
AMENITY OPEN SPACE TO HANDOVER TO MCGM (Reg. 14A)	681.59	681.59	681.59	681.59	681.59	681.59
NET PLOT AREA FOR FSI	11815.93	11815.93	11134.34	11134.34	11134.34	11134.34
PERMISSIBLE FSI	4.00 FSI ON GROSS PLOT OR REHAB + INCENTIVE	4.00 FSI ON GROSS PLOT OR REHAB + INCENTIVE	3.00 ON NET PLOT - CRZ	4.00 ON NET PLOT - CRZ	3.00 ON NET PLOT - CRZ	3.00 ON NET PLOT - CRZ
FSI as per REG. 30			1.33 FSI	2.4 FSI	2.4 FSI	1.33 FSI
Total FSI BUA (incl. fungible)	63,806.02 ( 4 FSI case)	70107.14 ( Incentive FSI case)	45,094.06	60,124.98	45,094.06	45,094.06
Rehab FSI BUA(incl. fungible)	32070.97 (3,45,211 sq.ft.)	33384.35 (3,59,349 sq.ft.)	22412.13 (2,41,242 sq.ft.)	22412.13 (2,41,242 sq.ft.)	22412.13 (2,41,242 sq.ft.)	22412.13 (2,41,242 sq.ft.)
Balance FSI BUA for Sale (incl. fungible)	27,480.26 (2,95,797 sq.ft.)	36,722.79 (3,95,284 sq.ft.)	22681.93 (2,44,148 sq.ft.)	37712.87 (4,05,941 sq.ft.)	22681.93 (2,44,148 sq.ft.)	22681.93 (2,44,148 sq.ft.)
Balance FSI C.A for Sale (incl. fungible)	25,444.68 (2,73,886 sq.ft.)	34,002.58 (3,95,284 sq.ft.)	21001.79 (2,26,063 sq.ft.)	34919.31 (3,75,871 sq.ft.)	21001.79 (2,26,063 sq.ft.)	21001.79 (2,26,063 sq.ft.)
TOTAL PROJECT COST (IN CR)	2597 Cr.	2976 Cr.	2664 Cr.	3255 Cr.	2802 Cr.	2833 Cr.
COST PER SQ.FT OF SALE FSI (IN Rs)	Rs. 94,813	Rs. 81,286	Rs. 1,17,862	Rs. 86,598	Rs. 1,23,982	Rs. 1,25,342
Increase in C.A (permissible Maximum % by law)	Varies between 70% - 90% MOFA C.A	Varies between 70% - 100% MOFA C.A	35% - RERA C.A	35% - RERA C.A	35% - RERA C.A	35% - RERA C.A

# TIME FRAME CHART

## POONAM PROPERTY - WORLI

Sr.no	Stage of Work	no of Working Days	start Date	End Date	Remark
1	Preparation of rehab area by BNSA	10			DONE
2	Confirmation of rehab area by Society	15			DONE
3	Feasibility by BNSA	10		12/21/2025	DONE
4	Society Confirmation / presentation of Feasibility to Know scheme of development	1	2026-01-21	2026-01-31	COMPLETED
5	Tender Draft with legal inputs	60	2026-02-05	2026-04-06	IN PROCESS
6	Submission of Tender to Society to confirm and if required AGM	10	2026-04-07	2026-04-17	
7	Publication of Tender	1	2026-04-18	2026-04-19	
8	Tender Collection time frame	30	2026-04-20	2026-05-20	
9	Tender Submission time frame	15	2026-05-21	2026-06-05	
10	Tender opening Date in AGM - technical and Financial BIDS	1	2026-06-06	2026-06-07	
11	Comparison of bids	5	2026-06-08	2026-06-13	
12	Call for negotiation 3 top Bidders	15	2026-06-14	2026-06-29	
13	Presentation by 3 bidders round 1	15	2026-06-30	2026-07-15	
14	Presentation by 3 bidders round 2 and final offer with comments from society from round 1	21	2026-07-16	2026-08-06	
15	Voting for final Bidder	1	2026-08-07	2026-08-08	
16	Issue of LOI	7	2026-08-09	2026-08-16	
17	Development agreement	90	2026-08-17	2026-11-15	
<b>Time Frame till award of work</b>		<b>273</b>			

Permission related work till Demolition and CC post DA is signed by developer		Start Date	End Date	Remark
1	Title work - parallel and NOC for redevelopment	60	2026-11-16	2027-01-15
3	AAI NOC Parallel	15	2027-01-16	2027-01-31
4	33(9) HPC / UD approval of Government of Maharashtra and LOI approval	120	2027-02-01	2027-06-01
5	Concession approval	60	2027-06-02	2027-08-01
6	Issue of IOD with Installment	15	2027-08-02	2027-08-17
7	MOEF = environment approval	60	2027-08-18	2027-10-17
8	CC compliance	15	2027-10-18	2027-11-02
9	vacating Homes before CC	15	2027-11-03	2027-11-18
10	Issue of CC	7	2027-11-19	2027-11-26
11	Start of work	1	2027-11-27	2027-11-28
<b>Time Frame for start of Work</b>		<b>368</b>		

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