

# **FEASIBILITY REPORT**

## **REDEVELOPMENT**

# **VEENA BEENA CHS LTD**

Acharya Donde Marg, Opp Sewri Bus Depot, Sewri West, Mumbai 400015.

DATE: 15<sup>th</sup> FEBRUARY 2026

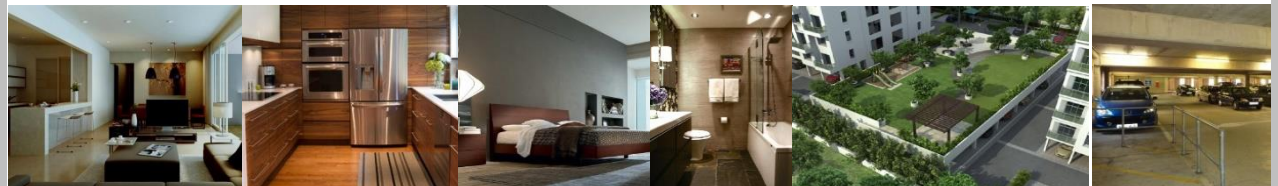
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### **Architect PMC: ARCHITECTURAL ASSOCIATES**

13B, Hindustan Kohinoor Premises Co Op Soc. Ltd, LBS Marg, Vikhroli [ W], Mumbai-400083

M: 9820198294 / 9987158889 email: [info@artdesk.in](mailto:info@artdesk.in)

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# VEENA BEENA CHS LTD

PMC ARCHITECT :: ARCHITECTURAL ASSOCIATES

CLIENT :: VEENA BEENA CHS LTD.

## 1. OBJECTIVE:

The Society desires to evaluate and list the feasible options of Redeveloping the Site within the framework of the laws of the land.

## 2. BASES:

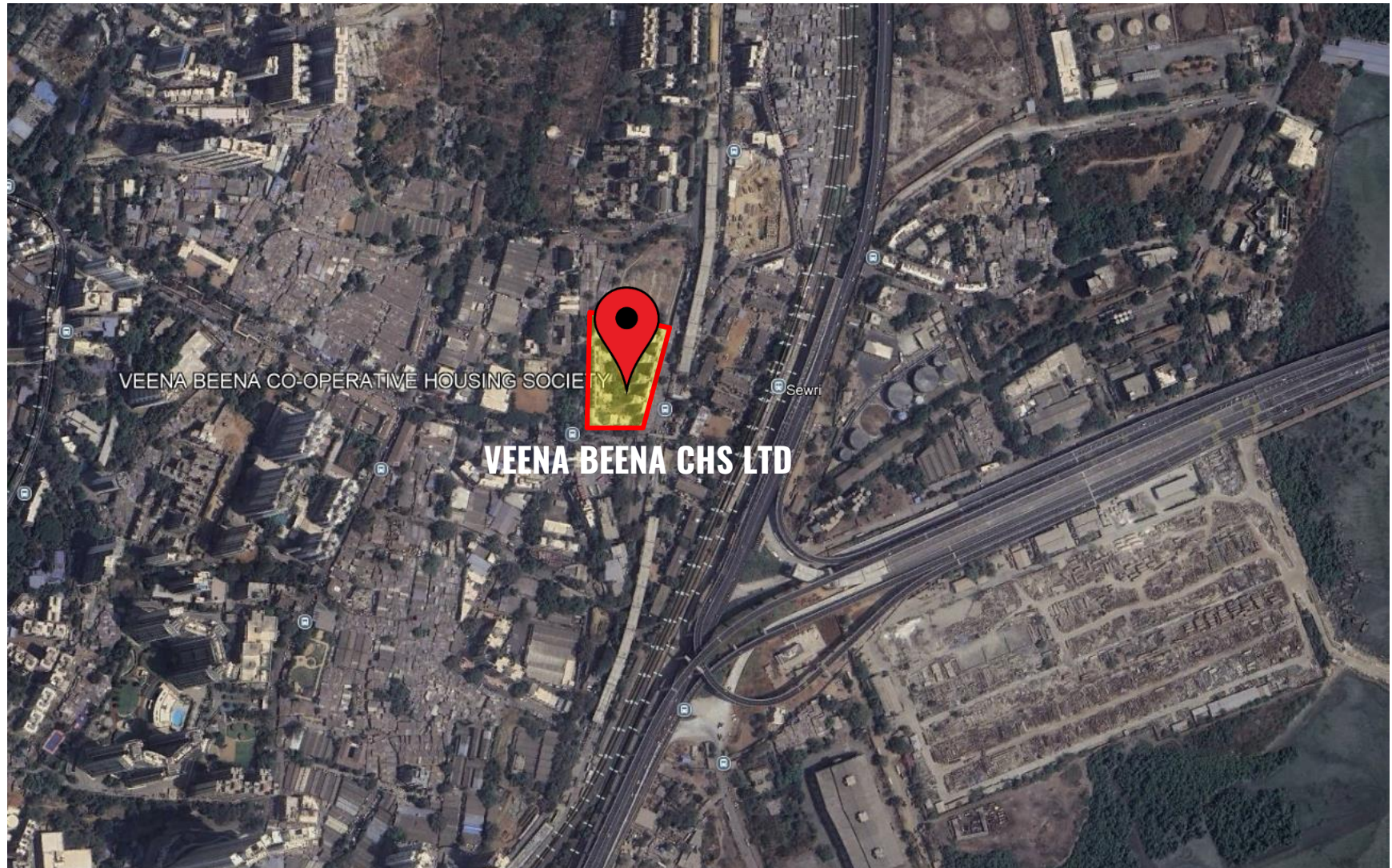
This report is prepared by the Society appointed Consultants and is to be read and understood, subject to the following conditions:

1. This Report is prepared without prejudice and Liability.
2. The Consultants have examined, records, inferences on documents as provided by the Society. The contents of these documents are assumed as accurate, prior to commencement of their examination by the Architect.
3. The Consultants have made possible efforts to ensure that the data provided herein is as per sources as available to its office, and as stated time to time wherever possible. Any error, omission or inadmissibility on account of source information is not the liability of 'Consultants'.
4. The Report also comments on the new DCPR 2034 as released on 13 Nov 2018

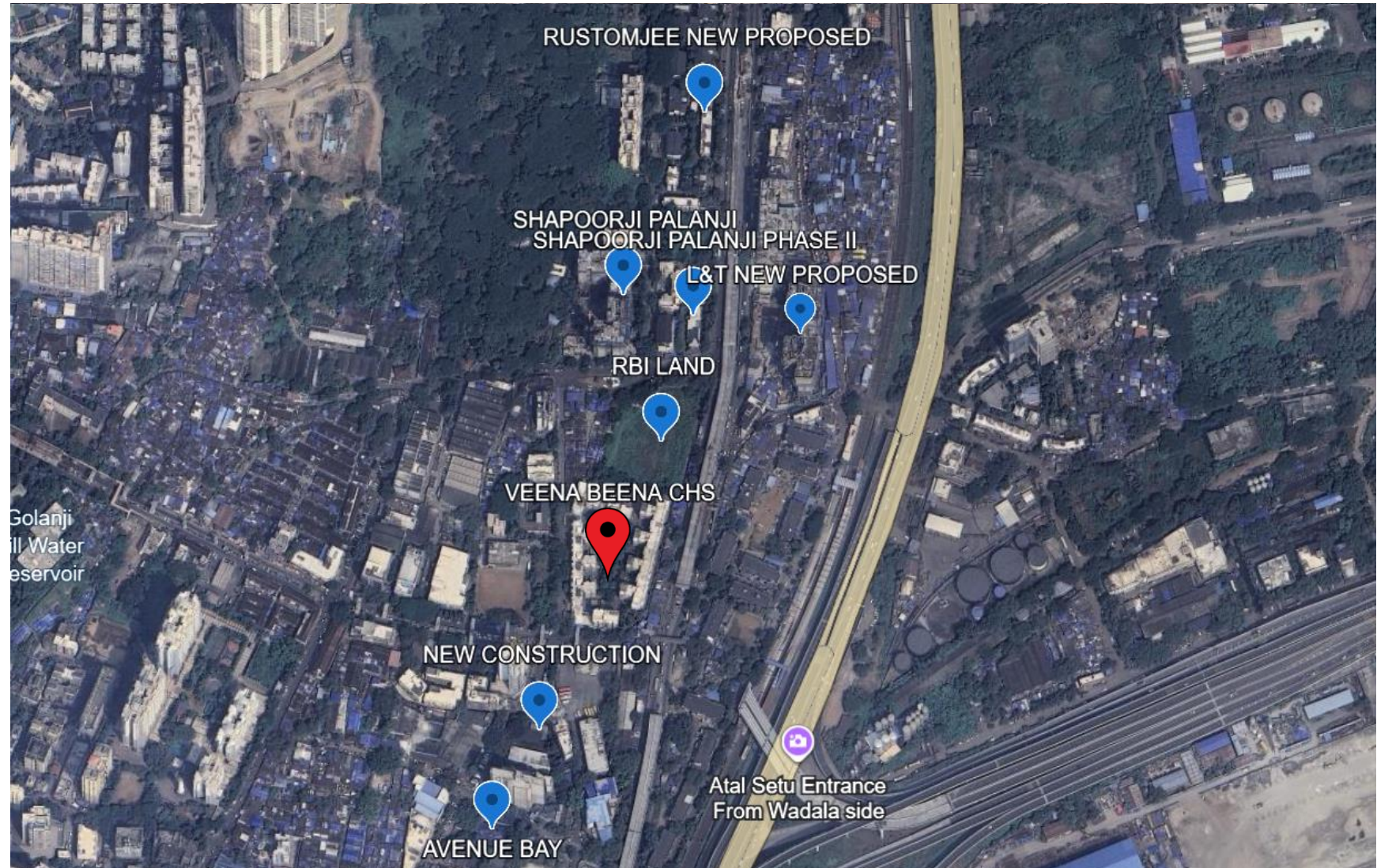
All the above are completely applicable to this document, irrespective of anything written anywhere else.

Finally, this **REDEVELOPMENT FEASIBILITY REPORT** is dated **15<sup>TH</sup> FEBRUARY 2026** and is as per available records on that date. The Consultants reserve the right to alter its opinion on one or all the matters stated herein at a future date, without any obligation whatsoever to any person/s.

### 3. LAYOUT PLAN LOCATION



### 3. LAYOUT PLAN LOCATION



## 4. REPORT ::

The report now proceeds as per the process of investigation as laid out earlier.

### PHYSICAL SITE:

|                                                    |                                                         |
|----------------------------------------------------|---------------------------------------------------------|
| <b>SOCIETY REGISTRATION NO.</b>                    | <b>:: (Reg No BOM/W-F/S) HSG(TC)/402/84-85 OF 1984</b>  |
| <b>EXISTING PLOT AREA AS PER<br/>PROPERTY CARD</b> | <b>:: 13651.38 SM</b>                                   |
| <b>AS PER COLLECTOR ORDER</b>                      | <b>:: 12020 SM</b>                                      |
| <b>EXISTING RESIDENTIAL MEMBERS</b>                | <b>:: 317</b>                                           |
| <b>EXISTING SHOPS</b>                              | <b>:: 42</b>                                            |
| <b>EXISTING CARPET AREA [FLATS]</b>                | <b>:: 154767 SFT [AS PER SURVEY]</b>                    |
| <b>EXISTING CARPET AREA [SHOPS]</b>                | <b>:: 10886 SFT [AS PER SURVEY]</b>                     |
| <b>TITLE</b>                                       | <b>:: OWNERSHIP</b>                                     |
| <b>ROADWIDTH ABUTTING THE PLOT</b>                 | <b>:: 27.45 M ACHARYA DONE MARG</b>                     |
| <b>PERMISSIBLE FSI</b>                             | <b>:: 4+35% FUNGIBLE = 5.40</b>                         |
| <b>SCHEMES FOR REDEVELOPMENT</b>                   | <b>:: 33-9 CLUSTER DEVELOPMENT<br/>33.20B AH POLICY</b> |

## 5. PROPERTY CARD :: LAND AREA :: 13,651.38 SM

| <br><b>SURVEY REGISTER FOR THE MUMBAI CITY</b><br>(Prepared under Section 282 of the Maharashtra Land Revenue Act, 1966) |                                                                                                                                                                           |                            |                                        |                      |                                                                            |                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------------|----------------------|----------------------------------------------------------------------------|----------------------------------------------------|
| District : Mumbai City                                                                                                                                                                                      |                                                                                                                                                                           | Division : Parel - Shivdi  |                                        | Register No. : 293   | Page No. : 7                                                               |                                                    |
| Cadastral Survey No.                                                                                                                                                                                        | Sheet No.                                                                                                                                                                 | Name of Street or Locality | Street No.                             | Total Area (in Sq.m) | Laughton's Survey No.                                                      | Collector's New No.                                |
| 216                                                                                                                                                                                                         | 423,428                                                                                                                                                                   | SEWRI RD. GOLANJI HILL RD. | (1,2,3)<br>1201,1206/129,129A,129B,134 | 13651.38<br>Sq.m.    | 191/2364,191/2367,2A/2364-(1)<br>1/2364,1/2367-(2)<br>6/2367,9/2364,2/2364 | A/14508,14350<br>14487,14488,<br>14491,14508,14350 |
| <b>Tenure</b>                                                                                                                                                                                               |                                                                                                                                                                           | TOKA                       |                                        |                      |                                                                            |                                                    |
| Sr. No.                                                                                                                                                                                                     | Ownership Details                                                                                                                                                         |                            |                                        |                      |                                                                            |                                                    |
| 1                                                                                                                                                                                                           | A - SHATARAM MUGATLAL BHAT ( Tenants- in - common ) (FIRST PURCHASER)                                                                                                     |                            |                                        |                      |                                                                            |                                                    |
| 2                                                                                                                                                                                                           | B - KANAIYALAL ISHWARLAL VAGHANI ( Tenants- in - common ) AND                                                                                                             |                            |                                        |                      |                                                                            |                                                    |
| 3                                                                                                                                                                                                           | C - SHATIDEVI SUKHAJAI JAIN ( Tenants- in - common )                                                                                                                      |                            |                                        |                      |                                                                            |                                                    |
| 4                                                                                                                                                                                                           | D - CARRYING ON BUSINESS IN PARTNERSHIP IN THE FIRM NAME AND STYLE OF ( Tenants- in - common ) VEENA BEENA ENTERPRISES- (SECOND PURCHASERS)(--- SHARE)(TENANTS-IN-COMMON) |                            |                                        |                      |                                                                            |                                                    |
| Disclaimer : This Property Card is digitally signed on date 13/05/2025 5:54 PM.                                                                                                                             |                                                                                                                                                                           |                            |                                        |                      |                                                                            |                                                    |

## 5. CONVEYANCE DEED :: ORDER EXTRACT

ORDER

- 1) The suit is hereby decreed with costs and with compensatory costs of Rs.50,000/- to be payable by each of the defendant Nos.1,7 and 12 to the plaintiff society.
- 2) It is hereby declared that plaintiff is entitled for getting the deed of conveyance of the suit land and buildings at Veena Beena Apartments wings/buildings A to J at the suit property bearing C.T.S No.216(part) (an area ad-measuring **14378 square yards (12020 square meters)**, of Parel-Sewree Division, Sewree at Gr.Mumbai from the defendants.
- 3) It is hereby directed by the mandatory injunction that the defendant Nos.1,7,11,12 and 16 themselves and through their partners shall execute registered Deed of Conveyance of the suit land ad-measuring 14378 square yards (12020 square meters) in C.T.S. No.216 (part) of Parel-Sewree Division, Sewree at Gr.Mumbai and Veena Beena Apartment wings A to J standing thereupon, at their cost and expenses within a period of three months from the date of this judgment and decree in favour of the plaintiff society.



**बबई - ३**

## 6. COLLECTOR ORDER DATED 05 FEB 2026

विषय :- परेल शिवडी विभागातील भू.क्र.216 या मिळकतीचे अधिकार  
अभिलेख नोंदवहीत हस्तांतरण/नोंदबदल करणेबाबत.

या कार्यालयात अर्जदार, विना बिना को.ऑप.हौ.सो.लि. तर्फे श्री.अनिल बाबुराव कोळी यांनी विषयांकित मिळकतीचे अधिकार अभिलेखात हस्तांतरण/नोंदबदल करणेबाबत यांनी दि. 19/03/2024 व दि.07/11/2025 रोजी अर्ज सादर केला आहे व त्याअनुषंगाने कागदपत्रे सादर केलेली आहेत. सदर कागदपत्र/दस्ताच्या आधारे विषयांकित मिळकतीचे अधिकार अभिलेख नोंदवहीत खालीलप्रमाणे प्रस्तावित नोंद दाखल करण्यात येत आहे.

प्रस्तावित नोंद

| Col.10                                                                                                                                                                                          | Col.11                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| [A]                                                                                                                                                                                             |                                                                                                                                                                                     |
| [B]                                                                                                                                                                                             |                                                                                                                                                                                     |
| A                                                                                                                                                                                               |                                                                                                                                                                                     |
| Shantaram Mugatlal Bhat<br>(First Purchaser)                                                                                                                                                    | (Deed No. 2338) Conveyance dt. 14/10/80 From<br>Shri D.B.Khade the Court Receiver, High Court<br>in Suit No. 878 Of 1971 And in the Bombay High<br>Court Suit No.112 Of 1972..... - |
| B                                                                                                                                                                                               |                                                                                                                                                                                     |
| Kanaiyalal Ishwarlal Yaghani And                                                                                                                                                                |                                                                                                                                                                                     |
| C                                                                                                                                                                                               |                                                                                                                                                                                     |
| Smt. Shantidevi Sukhraj Jain<br>(Carrying on Business in Partnership in the<br>Firm Name & Style of M/s. Veena Been<br>Enterprises)<br>(Second Purchasers)<br>(---Share)<br>(Tenants-In-Common) |                                                                                                                                                                                     |

## 6. COLLECTOR ORDER DATED 05 FEB 2026

|                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>-----As Per Property Card-----</p> <p>D</p> <p>Veena Beena Co-Operative Housing Society<br/>Limited</p> <p>(In respect an area 12020.00 Sq.Meters)</p> | <p>-----</p> <p>(Deed No. BBE-1/679/2024) Rectified Deed of<br/>Conveyance dt. 01/02/2024 (Regd. On<br/>01/02/2024) From partners of M/s. Veena Beena<br/>Enterprises as First Vendor, Partners of Messers<br/>Jain Builders as Second Vendor and Messers<br/>Shah Enterprises as Third Vendor conveyed<br/><b>12020.00 Sq.Meters out of this property</b> To D in<br/>Col.10 and Vide also Judgment and Order dated<br/>16/03/2017 Passed by Bombay City Civil Court<br/>at Mumbai in Suit No. 8356 Of 1986 (High Court<br/>Suit No. 2331 Of 1986) and Consent Term dated<br/>09/02/2021 and Order dated 16/02/2021 Passed<br/>by Hon'ble High Court of Bombay in Civil<br/>Appellate Jurisdiction First Appeal No. (St)<br/>13225 Of 2017 In Suit No. 8356 Of 1986.<br/>Vide Mut.TR.No. <u>933</u> /2026.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 6. COLLECTOR ORDER DATED 05 FEB 2026

परेल शिवडी विभागातील भू.क्र.216 या मिळकतीच्या हस्तांतरण प्रकरणी आपली हरकत असल्यास या कार्यालयात कळविण्यात यावे. आपण हे पत्र मिळाल्यापासून 15 दिवसांचे आत न कळविल्यास आपणांस काहीही सांगावयाचे अथवा आपली कोणतीही हरकत नाही असे गृहीत धरून हस्तांतरणाबाबतची पुढील कार्यवाही करण्यात येईल, याची कृपया नोंद घ्यावी.



(धनाजीराव धायगुडे)

अधीक्षक

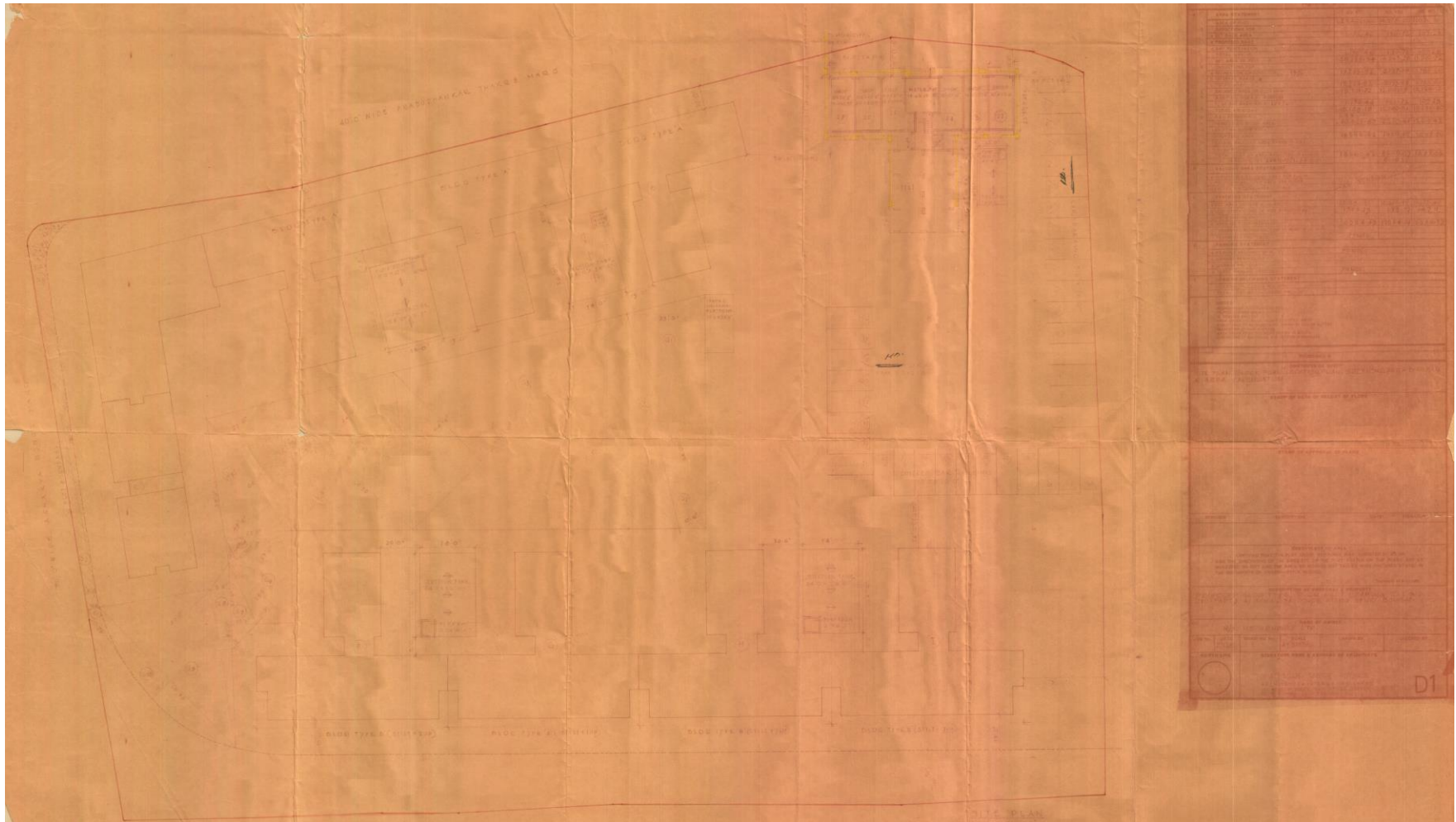
मुंबई नगर भूमापन व भूमि अभिलेख (शहर)

प्रत :- अर्जदार, विना बिना को.ऑप.हौ.सो.लि. तर्फे श्री.अनिल बाबुराव कोळी, आचार्य दोंदे मार्ग, शिवडी, मुंबई -400 014.

प्रत:- प्रत्यक्ष मिळकतीचे ठिकाणी प्रसिद्ध करणेकामी.

2/- महाराष्ट्र जमिन महसूल अधिनियम 1966 चे कलम 230 अन्वये परिरक्षण भूमापक यांनी कार्यवाही करावी.

## 7. APPROVED PLAN DATED ::



## 7. APPROVED PLAN DATED :: 12020 SM PLOT AREA

| AREA STATEMENT                          | SO. FT.     | SO. YDS.  | SQ. MT.   |
|-----------------------------------------|-------------|-----------|-----------|
| AREA OF PLOT                            | 1,29,402.00 | 14,375.00 | 12020.00  |
| DEDUCTIONS FOR                          |             |           |           |
| 1 SET BACK AREA                         | 1,175.46    | 130.72    | 109.28    |
| 2 PROPOSED ROAD                         |             |           |           |
| 3 ANY RESERVATION                       |             |           |           |
| TOTAL 1+2+3                             | 1,175.46    | 130.72    | 109.28    |
| NET AREA OF PLOT (1-4)                  | 1,28,226.54 | 14,244.28 | 11,910.72 |
| DEDUCTIONS FOR                          |             |           |           |
| 4 RECREATION GROUND 15%                 | 19,223.82   | 2,137.07  | 1,786.60  |
| 5 INTERNAL ROADS 4%                     |             |           |           |
| 6 TOTAL 4+5                             | 19,223.82   | 2,137.07  | 1,786.60  |
| BALANCE AREA OF PLOT (1-4-6)            | 1,08,992.72 | 12,107.19 | 10,124.12 |
| ADDITION FOR SET PURPOSE                |             |           |           |
| OF SET BACK AREA 100%                   | 1,175.46    | 130.72    | 109.28    |
| TOTAL AREA (1-4-6)                      | 1,10,168.18 | 12,237.91 | 10,233.40 |
| F.F.I. PERMISSIBLE                      | 1.33        |           |           |
| PERMISSIBLE FLOOR AREA                  | 1,46,923.67 | 16,350.41 | 13,618.42 |
| EXISTING FLOOR AREA                     |             |           |           |
| PROPOSED AREA                           | 18,000.62   | 2,000.67  | 1,672.06  |
| EXCESS BALCONY AREA TAKEN IN F.F.I.     |             |           |           |
| IN SET BACK                             |             |           |           |
| TOTAL NET FLOOR AREA PROPOSED (1-4-6-7) | 18,000.62   | 2,000.67  | 1,672.06  |
| PER F.F.I. 1.33 200.00/1.243.20         |             | 0.103     |           |
| BALCONY AREA STATEMENT                  |             |           |           |
| 1 PERMISSIBLE BALCONY AREA PER FLOOR    |             |           |           |
| 2 PROPOSED BALCONY AREA PER FLOOR       |             |           |           |
| 3 EXCESS BALCONY AREA TOTAL             |             |           |           |
| TENEMENT STATEMENT                      |             |           |           |
| 1 NET AREA PER TENEMENT                 | 10,168.18   | 1,223.79  | 1,023.40  |
| 2 EXCESS DEDUCTIONS OF NON RESIDENTIAL  | 1,783.75    | 175.77    | 147.11    |
| 3 AREA PROPOSED                         |             |           |           |
| 4 AREA OF TENEMENTS (1-2)               | 8,384.43    | 948.02    | 806.29    |
| TENEMENTS PROPOSED                      | 77 NOS.     |           |           |
| TENEMENTS PROVIDED                      |             |           |           |
| PARKING STATEMENT                       |             |           |           |
| 1 PARKING REQUIRED BY R.L.E.            | 75 NOS.     |           |           |
| 2 GARAGE PROVIDED                       |             |           |           |
| 3 GARAGE PROVIDED                       |             |           |           |
| 4 TOTAL PARKING PROVIDED                | 79 NOS.     |           |           |
| LOADING UNLOADING STATEMENT             |             |           |           |
| 1 LOADING UNLOADING REQUIRED            |             |           |           |
| 2 TOTAL LOADING UNLOADING PROVIDED      |             |           |           |

| SO. FT.     | SO. YDS.  | SQ. MT.   |
|-------------|-----------|-----------|
| 1,29,402.00 | 14,375.00 | 12020.00  |
| 1,175.46    | 130.72    | 109.28    |
| 1,175.46    | 130.72    | 109.28    |
| 1,28,226.54 | 14,244.28 | 11,910.72 |

## 8. CARPET AREA DETAILS ( AS PER DIGITAL SURVEY)

| SR NO. | WING   | RESIDENTIAL CARPET AREA | NO OF FLATS | COMMERCIAL CARPET AREA | NO OF SHOPS |
|--------|--------|-------------------------|-------------|------------------------|-------------|
|        |        | SFT                     |             | SFT                    |             |
| 1      | WING A | 15516.00                | 30          | 4707.12                | 7           |
| 2      | WING B | 15516.00                | 30          |                        | 6           |
| 3      | WING C | 15516.00                | 30          |                        | 8           |
| 4      | WING D | 11304.00                | 24          | 4542.18                | 14          |
| 5      | WING E | 19649.00                | 42          |                        |             |
| 6      | WING F | 19649.00                | 42          |                        |             |
| 7      | WING G | 19649.00                | 42          |                        |             |
| 8      | WING H | 19649.00                | 42          |                        |             |
| 9      | WING I | 16029.00                | 30          | 1636.28                | 7           |
| 10     | WING J | 2290.00                 | 5           |                        |             |
| TOTAL  |        | 154767                  | 317         | 10886                  | 42          |

## A WING :: INDIVIDUAL FLAT CARPET AREAS :: 15516 SFT

| A WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 101      | 409             | 443.00                           |
| 102      | 409             | 443.00                           |
| 103      | 591             | 633.00                           |
| 104      | 410             | 443.00                           |
| 105      | 582             | 624.00                           |
| 201      | 409             | 443.00                           |
| 202      | 409             | 443.00                           |
| 203      | 591             | 633.00                           |
| 204      | 410             | 443.00                           |
| 205      | 582             | 624.00                           |
| 301      | 409             | 443.00                           |
| 302      | 409             | 443.00                           |
| 303      | 591             | 633.00                           |
| 304      | 410             | 443.00                           |
| 305      | 582             | 624.00                           |

| A WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 401      | 409             | 443.00                           |
| 402      | 409             | 443.00                           |
| 403      | 591             | 633.00                           |
| 404      | 410             | 443.00                           |
| 405      | 582             | 624.00                           |
| 501      | 409             | 443.00                           |
| 502      | 409             | 443.00                           |
| 503      | 591             | 633.00                           |
| 504      | 410             | 443.00                           |
| 505      | 582             | 624.00                           |
| 601      | 409             | 443.00                           |
| 602      | 409             | 443.00                           |
| 603      | 591             | 633.00                           |
| 604      | 410             | 443.00                           |
| 605      | 582             | 624.00                           |

### NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.

## B WING :: INDIVIDUAL FLAT CARPET AREAS :: 15516 SFT

| B WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 101      | 409             | 443.00                           |
| 102      | 409             | 443.00                           |
| 103      | 591             | 633.00                           |
| 104      | 410             | 443.00                           |
| 105      | 582             | 624.00                           |
| 201      | 409             | 443.00                           |
| 202      | 409             | 443.00                           |
| 203      | 591             | 633.00                           |
| 204      | 410             | 443.00                           |
| 205      | 582             | 624.00                           |
| 301      | 409             | 443.00                           |
| 302      | 409             | 443.00                           |
| 303      | 591             | 633.00                           |
| 304      | 410             | 443.00                           |
| 305      | 582             | 624.00                           |

| B WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 401      | 409             | 443.00                           |
| 402      | 409             | 443.00                           |
| 403      | 591             | 633.00                           |
| 404      | 410             | 443.00                           |
| 405      | 582             | 624.00                           |
| 501      | 409             | 443.00                           |
| 502      | 409             | 443.00                           |
| 503      | 591             | 633.00                           |
| 504      | 410             | 443.00                           |
| 505      | 582             | 624.00                           |
| 601      | 409             | 443.00                           |
| 602      | 409             | 443.00                           |
| 603      | 591             | 633.00                           |
| 604      | 410             | 443.00                           |
| 605      | 582             | 624.00                           |

### NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.

## C WING :: INDIVIDUAL FLAT CARPET AREAS :: 15516 SFT

| C WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 101      | 409             | 443.00                           |
| 102      | 409             | 443.00                           |
| 103      | 591             | 633.00                           |
| 104      | 410             | 443.00                           |
| 105      | 582             | 624.00                           |
| 201      | 409             | 443.00                           |
| 202      | 409             | 443.00                           |
| 203      | 591             | 633.00                           |
| 204      | 410             | 443.00                           |
| 205      | 582             | 624.00                           |
| 301      | 409             | 443.00                           |
| 302      | 409             | 443.00                           |
| 303      | 591             | 633.00                           |
| 304      | 410             | 443.00                           |

| C WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 305      | 582             | 624.000                          |
| 401      | 409             | 443.000                          |
| 402      | 409             | 443.000                          |
| 403      | 591             | 633.000                          |
| 404      | 410             | 443.000                          |
| 405      | 582             | 624.000                          |
| 501      | 409             | 443.000                          |
| 502      | 409             | 443.000                          |
| 503      | 591             | 633.000                          |
| 504      | 410             | 443.000                          |
| 505      | 582             | 624.000                          |
| 601      | 409             | 443.000                          |
| 602      | 409             | 443.000                          |
| 603      | 591             | 633.000                          |
| 604      | 410             | 443.000                          |
| 605      | 582             | 624.000                          |

### NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.

## D WING :: INDIVIDUAL FLAT CARPET AREAS :: 11304 SFT

| D WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 101      | 442             | 471.00                           |
| 102      | 442             | 471.00                           |
| 103      | 442             | 471.00                           |
| 104      | 442             | 471.00                           |
| 201      | 442             | 471.00                           |
| 202      | 442             | 471.00                           |
| 203      | 442             | 471.00                           |
| 204      | 442             | 471.00                           |
| 301      | 442             | 471.00                           |
| 302      | 442             | 471.00                           |
| 303      | 442             | 471.00                           |
| 304      | 442             | 471.00                           |

| D WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 401      | 442             | 471.00                           |
| 402      | 442             | 471.00                           |
| 403      | 442             | 471.00                           |
| 404      | 442             | 471.00                           |
| 501      | 442             | 471.00                           |
| 502      | 442             | 471.00                           |
| 503      | 442             | 471.00                           |
| 504      | 442             | 471.00                           |
| 601      | 442             | 471.00                           |
| 602      | 442             | 471.00                           |
| 603      | 442             | 471.00                           |
| 604      | 442             | 471.00                           |

### NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.

## E WING :: INDIVIDUAL FLAT CARPET AREAS :: 19649 SFT

| E WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 101      | 557             | 597.00                           |
| 102      | 280             | 360.00                           |
| 103      | 420             | 496.00                           |
| 104      | 417             | 509.00                           |
| 105      | 405             | 420.00                           |
| 106      | 405             | 425.00                           |
| 201      | 417             | 461.00                           |
| 202      | 420             | 496.00                           |
| 203      | 420             | 496.00                           |
| 204      | 417             | 509.00                           |
| 205      | 405             | 420.00                           |
| 206      | 405             | 425.00                           |
| 301      | 417             | 461.00                           |
| 302      | 420             | 496.00                           |
| 303      | 420             | 496.00                           |
| 304      | 417             | 509.00                           |
| 305      | 405             | 420.00                           |
| 306      | 405             | 425.00                           |
| 401      | 417             | 461.00                           |
| 402      | 420             | 496.00                           |
| 403      | 420             | 496.00                           |
| 404      | 417             | 509.00                           |

| E WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 405      | 405             | 420.00                           |
| 406      | 405             | 425.00                           |
| 501      | 417             | 461.00                           |
| 502      | 420             | 496.00                           |
| 503      | 420             | 496.00                           |
| 504      | 417             | 509.00                           |
| 505      | 405             | 420.00                           |
| 506      | 405             | 425.00                           |
| 601      | 417             | 461.00                           |
| 602      | 420             | 496.00                           |
| 603      | 420             | 496.00                           |
| 604      | 417             | 509.00                           |
| 605      | 405             | 420.00                           |
| 606      | 405             | 425.00                           |
| 701      | 557             | 597.00                           |
| 702      | 280             | 360.00                           |
| 703      | 280             | 360.00                           |
| 704      | 557             | 645.00                           |
| 705      | 405             | 420.00                           |
| 706      | 405             | 425.00                           |

### NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.
- The Carpet Area of Flat Nos 4 with store room to be confirmed by the Society alongwith reference to Agreement as the approved plans indicate Duct / servants toilet

## F WING :: INDIVIDUAL FLAT CARPET AREAS :: 19649 SFT

| F WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 101      | 417             | 461.00                           |
| 102      | 420             | 496.00                           |
| 103      | 420             | 496.00                           |
| 104      | 417             | 509.00                           |
| 105      | 405             | 420.00                           |
| 106      | 405             | 425.00                           |
| 201      | 417             | 461.00                           |
| 202      | 420             | 496.00                           |
| 203      | 420             | 496.00                           |
| 204      | 417             | 509.00                           |
| 205      | 405             | 420.00                           |
| 206      | 405             | 425.00                           |
| 301      | 557             | 597.00                           |
| 302      | 280             | 360.00                           |
| 303      | 420             | 496.00                           |
| 304      | 417             | 509.00                           |
| 305      | 405             | 420.00                           |
| 306      | 405             | 425.00                           |
| 401      | 417             | 461.00                           |
| 402      | 420             | 496.00                           |
| 403      | 420             | 496.00                           |

| F WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 404      | 417             | 509.00                           |
| 405      | 405             | 420.00                           |
| 406      | 405             | 425.00                           |
| 501      | 557             | 597.00                           |
| 502      | 280             | 360.00                           |
| 503      | 420             | 496.00                           |
| 504      | 417             | 509.00                           |
| 505      | 405             | 420.00                           |
| 506      | 405             | 425.00                           |
| 601      | 417             | 461.00                           |
| 602      | 420             | 496.00                           |
| 603      | 420             | 496.00                           |
| 604      | 417             | 509.00                           |
| 605      | 405             | 420.00                           |
| 606      | 405             | 425.00                           |
| 701      | 417             | 461.00                           |
| 702      | 420             | 496.00                           |
| 703      | 280             | 360.00                           |
| 704      | 557             | 645.00                           |
| 705      | 405             | 420.00                           |
| 706      | 405             | 425.00                           |

### NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.
- The Carpet Area of Flat Nos 4 with store room to be confirmed by the Society alongwith reference to Agreement as the approved plans indicate Duct / servants toilet

## G WING :: INDIVIDUAL FLAT CARPET AREAS :: 19649 SFT

| G WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 101      | 417             | 461.00                           |
| 102      | 420             | 496.00                           |
| 103      | 280             | 360.00                           |
| 104      | 557             | 645.00                           |
| 105      | 405             | 420.00                           |
| 106      | 405             | 425.00                           |
| 201      | 417             | 461.00                           |
| 202      | 420             | 496.00                           |
| 203      | 420             | 496.00                           |
| 204      | 417             | 509.00                           |
| 205      | 405             | 420.00                           |
| 206      | 405             | 425.00                           |
| 301      | 417             | 461.00                           |
| 302      | 420             | 496.00                           |
| 303      | 280             | 360.00                           |
| 304      | 557             | 645.00                           |
| 305      | 405             | 420.00                           |
| 306      | 405             | 425.00                           |
| 401      | 417             | 461.00                           |
| 402      | 420             | 496.00                           |
| 403      | 420             | 496.00                           |

| G WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 404      | 417             | 509.00                           |
| 405      | 405             | 420.00                           |
| 406      | 405             | 425.00                           |
| 501      | 417             | 461.00                           |
| 502      | 420             | 496.00                           |
| 503      | 420             | 496.00                           |
| 504      | 417             | 509.00                           |
| 505      | 405             | 420.00                           |
| 506      | 405             | 425.00                           |
| 601      | 417             | 461.00                           |
| 602      | 420             | 496.00                           |
| 603      | 420             | 496.00                           |
| 604      | 417             | 509.00                           |
| 605      | 405             | 420.00                           |
| 606      | 405             | 425.00                           |
| 701      | 417             | 461.00                           |
| 702      | 420             | 496.00                           |
| 703      | 420             | 496.00                           |
| 704      | 417             | 509.00                           |
| 705      | 405             | 420.00                           |
| 706      | 405             | 425.00                           |

### NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.
- The Carpet Area of Flat Nos 4 with store room to be confirmed by the Society alongwith reference to Agreement as the approved plans indicate Duct / servants toilet

## H WING :: INDIVIDUAL FLAT CARPET AREAS :: 19649 SFT

| H WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 101      | 417             | 461.00                           |
| 102      | 420             | 496.00                           |
| 103      | 420             | 496.00                           |
| 104      | 417             | 509.00                           |
| 105      | 405             | 420.00                           |
| 106      | 405             | 425.00                           |
| 201      | 417             | 461.00                           |
| 202      | 420             | 496.00                           |
| 203      | 420             | 496.00                           |
| 204      | 417             | 509.00                           |
| 205      | 405             | 420.00                           |
| 206      | 405             | 425.00                           |
| 301      | 417             | 461.00                           |
| 302      | 420             | 496.00                           |
| 303      | 420             | 496.00                           |
| 304      | 417             | 509.00                           |
| 305      | 405             | 420.00                           |
| 306      | 405             | 425.00                           |
| 401      | 557             | 597.00                           |
| 402      | 280             | 360.00                           |

| H WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 403      | 420             | 496.00                           |
| 404      | 417             | 509.00                           |
| 405      | 405             | 420.00                           |
| 406      | 405             | 425.00                           |
| 501      | 417             | 461.00                           |
| 502      | 420             | 496.00                           |
| 503      | 420             | 496.00                           |
| 504      | 417             | 509.00                           |
| 505      | 405             | 420.00                           |
| 506      | 405             | 425.00                           |
| 601      | 417             | 461.00                           |
| 602      | 420             | 496.00                           |
| 603      | 420             | 496.00                           |
| 604      | 417             | 509.00                           |
| 605      | 405             | 420.00                           |
| 606      | 405             | 425.00                           |
| 701      | 417             | 461.00                           |
| 702      | 420             | 496.00                           |
| 703      | 280             | 360.00                           |
| 704      | 557             | 645.00                           |
| 705      | 405             | 420.00                           |
| 706      | 405             | 425.00                           |

### NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.

## I WING :: INDIVIDUAL FLAT CARPET AREAS :: 16029 SFT

| I WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 101      | 405             | 425.00                           |
| 102      | 405             | 425.00                           |
| 103      | 549             | 675.00                           |
| 104      | 414             | 464.00                           |
| 105      | 556             | 681.00                           |
| 201      | 405             | 425.00                           |
| 202      | 405             | 425.00                           |
| 203      | 549             | 675.00                           |
| 204      | 414             | 464.00                           |
| 205      | 556             | 681.00                           |
| 301      | 405             | 425.00                           |
| 302      | 405             | 425.00                           |
| 303      | 673             | 837.00                           |
| 304      | 290             | 311.00                           |
| 305      | 556             | 681.00                           |

| I WING   |                 |                                  |
|----------|-----------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)                         |
| 401      | 405             | 425.00                           |
| 402      | 405             | 425.00                           |
| 403      | 549             | 675.00                           |
| 404      | 414             | 464.00                           |
| 405      | 556             | 681.00                           |
| 501      | 405             | 425.00                           |
| 502      | 405             | 425.00                           |
| 503      | 549             | 675.00                           |
| 504      | 414             | 464.00                           |
| 505      | 556             | 681.00                           |
| 601      | 405             | 425.00                           |
| 602      | 405             | 425.00                           |
| 603      | 549             | 675.00                           |
| 604      | 414             | 464.00                           |
| 605      | 556             | 681.00                           |

### NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.

## J WING :: INDIVIDUAL FLAT CARPET AREAS :: 2290 SFT

| J WING   |                 |             |                                  |
|----------|-----------------|-------------|----------------------------------|
| FLAT NO. | SOCIETY RECORDS | SURVEY AREA | STANDARD AREA AS PER SURVEY AREA |
|          | (SQ.FT.)        | (SQ.FT.)    | (SQ.FT.)                         |
| 101      | 426.00          | 454.77      | 458.00                           |
| 102      | 426.00          | 457.89      | 458.00                           |
| 103      | 426.00          | 448.07      | 458.00                           |
| 104      | 426.00          | 457.63      | 458.00                           |
| 201      | 426.00          | 454.77      | 458.00                           |

### NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.

## A, B, & C WING :: INDIVIDUAL SHOP CARPET AREAS

| A , B & C WING |             |               |
|----------------|-------------|---------------|
| SHOP NO.       | CARPET AREA | STANDARD AREA |
|                | (SQ.FT.)    | (SQ.FT.)      |
| A1             | 220         | <b>226</b>    |
| A2             | 232         | <b>245</b>    |
| A3             | 215         | <b>220</b>    |
| A4             | 224         | <b>235</b>    |
| A5             | 215         | <b>218</b>    |
| A6             | 232         | <b>245</b>    |
| A7             | 195         | <b>200</b>    |
|                |             |               |
| B8             | 195         | <b>195</b>    |
| B9             | 242         | <b>229</b>    |
| B10            | 215         | <b>218</b>    |
| B11            | 224         | <b>223</b>    |
| B12            | 215         | <b>223</b>    |
| B13            | 232         | <b>247</b>    |

| A , B & C WING |             |               |
|----------------|-------------|---------------|
| SHOP NO.       | CARPET AREA | STANDARD AREA |
|                | (SQ.FT.)    | (SQ.FT.)      |
| C14            | 195         | <b>197</b>    |
| C15            | 195         | <b>201</b>    |
| C16            | 242         | <b>244</b>    |
| C17            | 220         | <b>218</b>    |
| C18            | 228         | <b>231</b>    |
| C19            | 220         | <b>221</b>    |
| C20            | 242         | <b>247</b>    |
| C21            | 220         | <b>225</b>    |
| BATH           |             | <b>14</b>     |
| WC- 1          |             | <b>13</b>     |
| WC- 2          |             | <b>13</b>     |
| URINAL         |             | <b>14</b>     |
| ROOM- 1        |             | <b>14</b>     |
| ROOM- 2        |             | <b>13</b>     |
| ROOM- 3        |             | <b>13</b>     |
| ROOM- 4        |             | <b>14</b>     |

**NOTE :: Shop carpet area are as per Survey carpet area and Building Line as per approved plan**

## D & I WING :: INDIVIDUAL SHOP CARPET AREAS

| D WING   |             |               |
|----------|-------------|---------------|
| SHOP NO. | CARPET AREA | STANDARD AREA |
|          | (SQ.FT.)    | (SQ.FT.)      |
| CD 22    | 324         | 318           |
| CD 23    | 299         | 314           |
| CD 24    | 299         | 311           |
| CD 25    | 299         | 196           |
| CD 25    |             | 110           |
| CD 26    | 369         | 435           |
| CD 27A   | 469         | 535           |
| D 27 B   | 486         | 535           |
| D1       | 320         | 306           |
| D2       | 277         | 350           |
| D3       | 141         | 177           |
| D3 A     | 51          | 35            |
| D4       | 277         | 300           |
| D5       | 303         | 310           |
| D6       | 270         | 310           |

| I WING   |             |               |
|----------|-------------|---------------|
| SHOP NO. | CARPET AREA | STANDARD AREA |
|          | (SQ.FT.)    | (SQ.FT.)      |
| 1        | 242         | 228           |
| 2        | 233         | 241           |
| 3        | 263         | 263           |
| 4        | 173         | 170           |
| 5        | 264         | 264           |
| 6        | 236         | 244           |
| 7        | 233         | 227           |

**NOTE :: Shop carpet area are as per Survey carpet area and Building Line as per approved plan**

## 9. STAMP DUTY READY RECKONER & MARKET VALUE 2025 -26

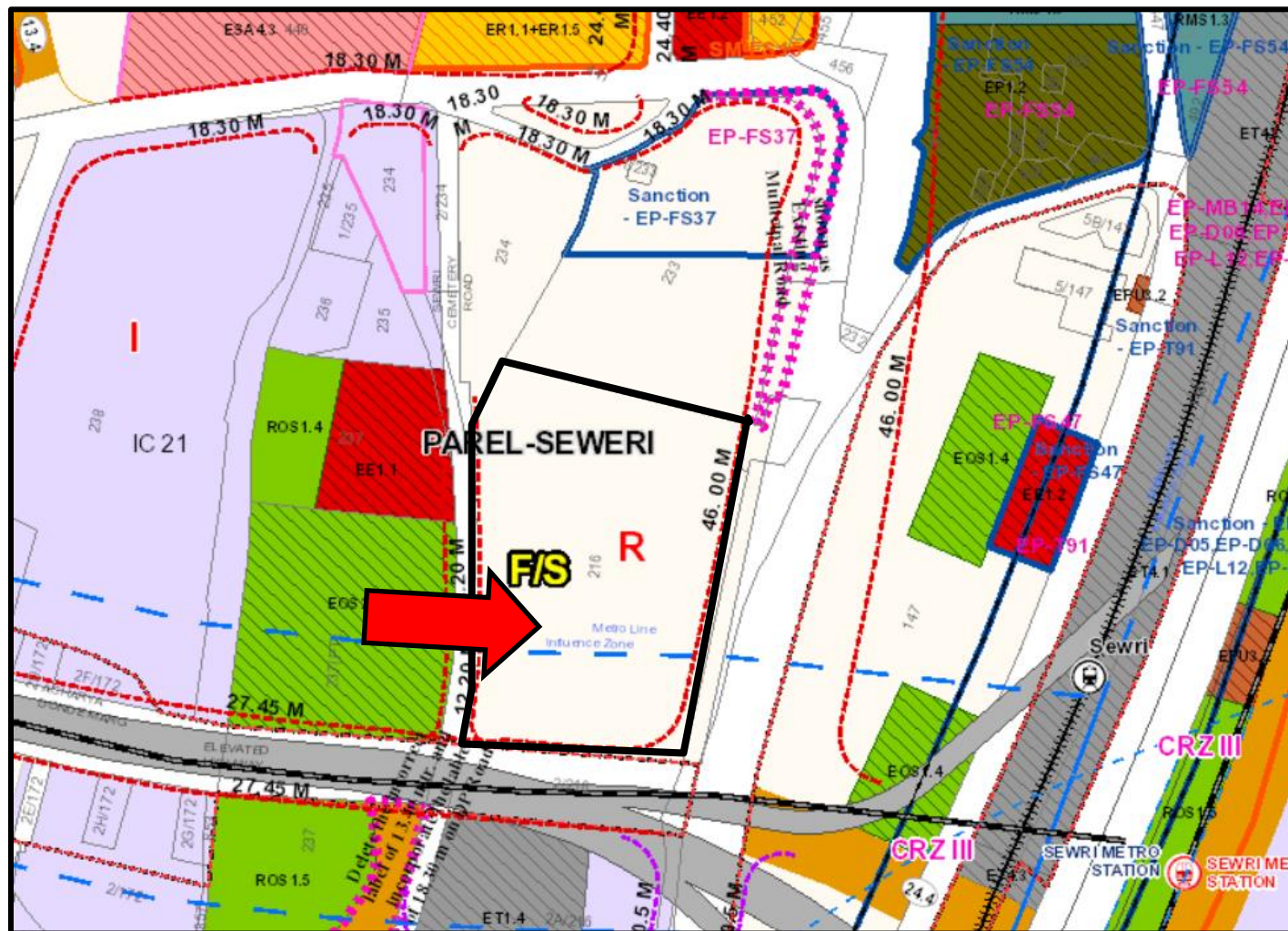
DIVISION : PAREL SEWRI

Commence From 1st April 2025 To 31st March 2026

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                |                 |                       |        |        |            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------|--------|--------|------------|
| Type of Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Urban                                                                                                                                                                          | Local Body Type | Corporation "A" Class |        |        |            |
| Local Body Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Municipal Corporation of Greater Mumbai                                                                                                                                        |                 |                       |        |        |            |
| Land Mark                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Terrain: Barrister Nath Pai Marg, T. Jivraj Marg, Rafi Ahmed Kidwai Marg to the East, G.D. Ambekar Marg to the West, Jerbai Wadia Marg to the North, All-Area in this Portion. |                 |                       |        |        |            |
| Rate of Land + Building in ₹ per sq. m. Built-Up                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                |                 |                       |        |        |            |
| Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Sub Zone                                                                                                                                                                       | Land            | Residential           | Office | Shop   | Industrial |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 11/84                                                                                                                                                                          | 93410           | 239290                | 275190 | 299120 | 239290     |
| 28/147, 29/147, 30/147, 43/147, 47/147, 128/172, 147PT, 148, 149, 150, 151, 153, 154, 155, 156, 157, 157/147, 158, 159, 160, 161, 162, 163, 168, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 196, 197, 198, 199, 200, 201, 202, 202/172, 203, 204, 205, 206, 207, 208, 209, 210, 215, 216, 233, 234, 235, 236, 237PT, 238, 239, 240, 269/145, 274/145, 274/148, 275/148, 342/145, 343/145, 353/145, 367/145, 373/145, 377/145, 378/145, 385/145, 408/145, 409/145, 412/145, 416, 417, 418, 418/145, 419, 420, 421, 422, 423, 424, 425, 426, 426/145, 427, 428, 429, 430, 431, 431/146, 432, 432/145, 433, 434, 435, 436, 437, 438, 439, 441, 442, 443, 444, 445, 449, 451PT, 452, 457, 481/146, 495, 621, 625, 627, 645, 646, 647, 648, 649, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, |                                                                                                                                                                                |                 |                       |        |        |            |

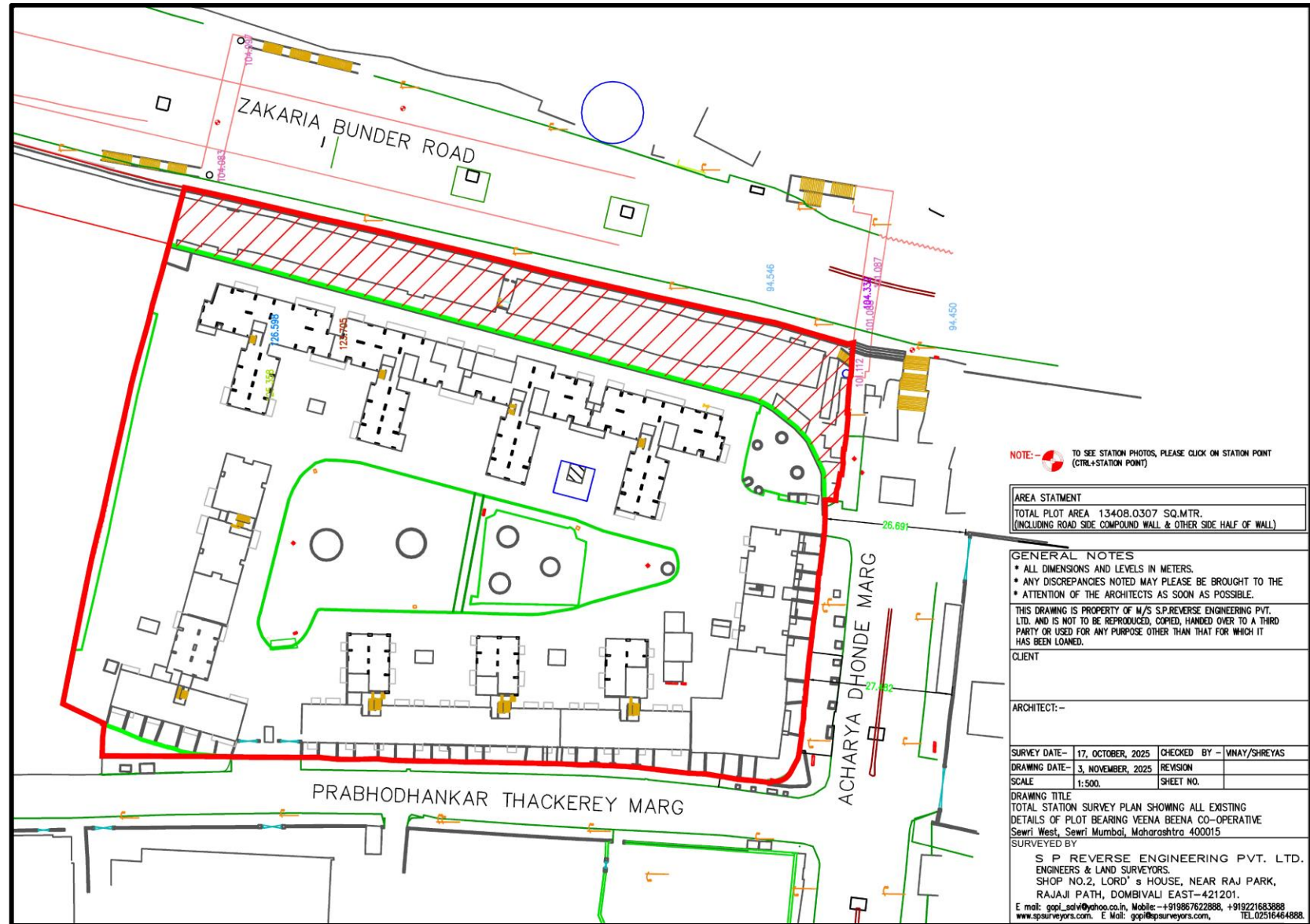
|                                                 | PER SM     | PER SFT  |
|-------------------------------------------------|------------|----------|
| READY RECKONER RATE : LAND                      | ₹ 93,410   | ₹ 8,678  |
| READY RECKONER RATE : RESIDENTIAL BUILT UP AREA | ₹ 2,39,290 | ₹ 22,231 |
| READY RECKONER RATE : SHOP BUILT UP AREA        | ₹ 2,99,120 | ₹ 27,789 |

## 10. DCPR 2034 REMARKS :: CTS NO. 216 F/S WARD, PAREL- SEWRI VILLAGE



**ROAD ABUTTING THE PLOT::**  
**SOUTH :: 27.45 M WIDE / EAST:: 12.20 M WIDE**

# 11. DIGITAL SURVEY PLAN



## 12. TECHNICAL + COMMERCIAL RATE DETAILS

|    | DESCRIPTION                                               | DETAILS                                     |
|----|-----------------------------------------------------------|---------------------------------------------|
| 1  | PLOT AREA AS PER CONVEYANCE DEED / COLLECTOR ORDER        | 12020 SM                                    |
| 2  | ROAD SETBACK                                              | 109.28 SM                                   |
| 3  | EXISTING CARPET AREA OF 317 FLATS MEMBERS [AS PER SURVEY] | 154767 SFT                                  |
| 4  | EXISTING CARPET AREA OF 42 SHOP MEMBERS [AS PER SURVEY]   | 10886 SFT                                   |
| 5  | TOTAL CARPET AREA AS PER SURVEY                           | 165653 SFT                                  |
| 6  | EXISTING FSI CONSUMED                                     | 1.33                                        |
| 7  | RATE OF CONSTRUCTION FOR A CATEGORY DEVELOPER             | RS 5000 + 18% GST                           |
| 8  | READY RECKONER RATE OF LAND                               | RS 93410 PER SM                             |
| 9  | BMC PREMIUM FSI / FUNGIBLE AREA RATE @ 50% OF RR          | RS 4339 PER SFT                             |
| 10 | SLUM TDR RATE @ 80% OF LAND RR RATE                       | RS 6942.40 PER SFT                          |
| 11 | OPEN TDR RATE @ 65% OF LAND RR RATE                       | RS 5640.70 PER SFT                          |
| 12 | PTC / AH RATE                                             | RS 60,00,000                                |
| 13 | RESIDENTIAL SALE RATE                                     | RS 50,000 PERSFT                            |
| 14 | HARDSHIP ALLOWANCE [CORPUS]                               | RS 2000 PERSFT                              |
| 15 | RENT FOR FLATS FOR 24 MONTHS EACH                         | RS 150 / 160 PER SFT                        |
| 16 | RENT FOR SHOPS FOR 18 MONTHS                              | RS 300 PER SFT                              |
| 17 | BROKERAGE                                                 | 2 MONTHS RENT –FLATS<br>1 MONTHS RENT –SHOP |
| 18 | SHIFTING ALLOWANCE FOR 2 SHIFTS                           | RS 60000 PER SHIFT                          |

## 13. REAL ESTATE REGULATORY AUTHORITY [RERA]

Government of India has enacted the Real Estate (Regulation and Development) Act 2016 and all the sections of the Act shall come into force with effect from May 1, 2017.

Under this Act, Government of Maharashtra established Maharashtra Real Estate Regulatory Authority (MahaRERA), vide Notification No. 23 dated 8 March 2017, for regulation and promotion of real estate sector in the State of Maharashtra, with its headquarters at Mumbai.

All commercial and residential real estate projects will have to register except in projects where

- ✓ area of land proposed to be developed does not exceed five hundred square meters
- ✓ number of apartments proposed to be developed does not exceed eight inclusive of all phases
- ✓ promoter has received completion certificate for a real estate project prior to commencement of this Act
- ✓ for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project

**The Salient Features of RERA are as under:**

- ✓ **Developer/Society shall be registered as PROMOTER**
- ✓ **All real estate projects will have to register with RERA**
- ✓ The promoters shall be required to provide quarterly updates on the status of the project to the authority.
- ✓ A promoter shall not accept more than 10% of the cost of the apartment, from a person without first entering into a written agreement for sale
- ✓ 70% of the amounts realized for the real estate project shall be deposited in a separate account and shall be used only for that purpose
- ✓ Withdrawal from such accounts shall be in proportion to the percentage of completion of the project which shall be certified by an engineer, an architect and a chartered accountant in practice
- ✓ Project Accounts to be Audited / FY. Copy to be submitted to Maha-RERA
- ✓ Details of all the Registered Projects shall be available online

# 14. DEVELOPMENT PROJECT STAGES



## PMC APPOINTMENT

### FEASIBILITY

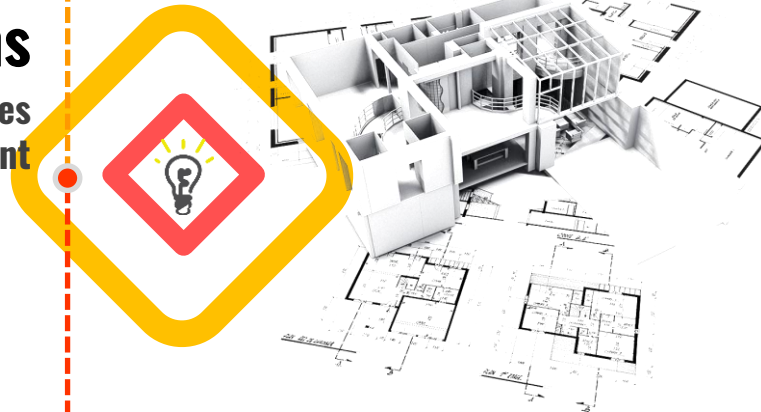
Verification of requisite documents  
Preparing financial & technical feasibility

### TENDER :: 2 Months

Documentation of Society  
Technical and Financials of Developers  
Offer of Benefits to Members

### DEVELOPER :: 3-4 Months

SGM as per Redevelopment Directives  
Developer selection with 51% Consent



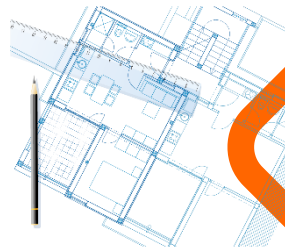


## **FINANCE**

**Project Finance + Guarantees**

## **AGREEMENTS -3 Months**

**DA + Tripartite + poa + Consents**



## **APPROVALS -9-12 Months**

**Preparation and submission of Approval Drawings**

## **ALLOTMENT / RERA / SALE**

**2 Months Vacation Period**

**Project IOD**

**Allotment of existing members flat  
RERA Registration & Initial Sales**





# **15. FEASIBILITY REG 33-9 CLUSTER DEVELOPMENT SCHEME**

## FLOOR SPACE INDEX [FSI] : FSI 4 + 35% FUNGIBLE = 5.40

|                                                                                    |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>33(9) (1.1)</p> | <p>1.1 Cluster Development Scheme (CDS) means any scheme for redevelopment of a cluster of buildings and structures over a minimum area of 4000 sq. m in the Island City of Mumbai and 6000 sq. m in the Mumbai Suburbs &amp; Extended Suburbs, bounded by existing distinguishing physical boundaries such as roads, nallas and railway lines etc. and accessible by an existing or proposed D.P. road which is at least 18m wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has been prescribed by the MCGM under MMC Act, 1888. Such cluster of buildings (hereinafter referred to as "Cluster Development (CD)") shall be a cluster or a group of clusters identified for urban renewal: Provided further that HPC may consider after verifying traffic simulation study to allow CDS on a plot having access from existing minimum 12m. wide dead end road originating from 18 m. wide public road.</p> | <p>1.1 Cluster Development Scheme(CDS) means any scheme for redevelopment of a cluster of buildings and structures over a minimum area of 4000 sq. m in the Island City of Mumbai and 6000 sq. m in the Mumbai Suburbs &amp; Extended Suburbs, bounded by existing distinguishing physical boundaries such as roads, nallas and railway lines etc. and accessible by an existing or proposed D.P. road which is at least 18m wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has been prescribed by the MCGM under MMC Act, 1888. Such cluster of buildings (hereinafter referred to as "Cluster Development (CD)") shall be a cluster or a group of clusters identified for urban renewal: Provided further that HPC may consider after verifying traffic simulation study to allow CDS on a plot having access from existing minimum 12m. wide dead end road originating from 18 m. wide public road. Provided further that the Commissioner may consider to allow CDS on a plot having access from existing 12.0 mt. road, depending on availability of 18.30 m. arterial road within the vicinity of 500m. from the Scheme.</p> |
|------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## “ADDITIONAL AREA” ON EXISTING BUA

(ii) In addition to (i) above, there shall be “additional area” for the rehabilitation of residential/residential cum commercial Occupants governed by the size of the CD in accordance with the Table-A below

Table-A

| Area of the Cluster Development         | Additional Area<br>(over & above basic area) |
|-----------------------------------------|----------------------------------------------|
| Above 4000 Sq.Mt. and up to 5000 Sq.Mt. | 10%                                          |
| Above 5000 Sq.Mt. and up to 1 Ha.       | 15%                                          |
| Above 1 ha and up to 2 ha               | 20%                                          |
| Above 2 ha and up to 5 ha               | 25%                                          |
| Above 5 ha up to 10 ha                  | 30%                                          |
| Above 10 ha                             | 35%                                          |

### NOTE ::

1. In case of non-residential occupier, the carpet area to be given in the reconstructed building will be equivalent to the carpet area occupied in the old building.
2. Additional 15% over basic area is eligible for only residential / residential cum commercial Occupants.

# SHARING OF BALANCE FSI WITH MHADA + INCENTIVE FSI

| D INCENTIVE FSI CALCULATIONS as per Table B of revised Policy dated 08 July 2021 |                                                                                                     |        |              |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------|--------------|
| 1                                                                                | Ready Reckoner Rate of Plot locality                                                                | Per SM | ₹93,410.000  |
| 2                                                                                | RCC Construction Cost of Mumbai Suburb                                                              | Per SM | ₹31,763.000  |
| 3                                                                                | Basic Ratio for Incentive FSI                                                                       |        | <b>2.941</b> |
| 4                                                                                | Incentive Area @110% of Tenants final BUA as per Basic Ratio Schedule in Table B of Regulation 33/9 | SFT    | 227529.368   |

c) If the total of rehabilitation FSI + incentive FSI is less than 4.00, then the Balance FSI over and above total of "rehabilitation FSI + incentive FSI" as per (b) above upto the limit of 4.00 shall be shared in terms of BUA between MHADA and the Promoter/Developer in accordance with Table-C below:

Table-C

| Basic Ratio (LR / RC)*   | Sharing of Balance FSI   |             |
|--------------------------|--------------------------|-------------|
|                          | Promoter/Developer Share | MHADA Share |
| Above 6.00               | 30%                      | 70%         |
| Above 4.00 and upto 6.00 | 35%                      | 65%         |
| Above 2.00 and upto 4.00 | 40%                      | 60%         |
| Upto 2.00                | 45%                      | 55%         |

b) The incentive FSI admissible against the FSI required for rehabilitation shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR), in Rs/sq. m., of the lands included in the URC; as per the ASR and Rate of Construction (RC)\* in Rs/sq. m, applicable to the area as per the ASR and shall be given as per the Table-B below:

Table-B

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

**MHADA SHARE :: 60%**  
**DEVELOPER SHARE :: 40%**

**INCENTIVE FSI :: 110 %**

## 14. PROJECT FEASIBILITY :: 33-9 :: FSI CALCULATIONS

| NO       | PARTICULARS                                                                                         |           | FULL FSI    |
|----------|-----------------------------------------------------------------------------------------------------|-----------|-------------|
| <b>A</b> | <b>NET PLOT AREA CALCULATIONS AND DEVELOPMENT PARAMETERS</b>                                        | <b>SM</b> | <b>SFT</b>  |
| 1        | Area of Plot of Society as per Conveyance Deed                                                      | 12020.00  | 129383.28   |
| 2        | Area deduction                                                                                      |           |             |
| a        | Set back                                                                                            | 109.28    | 1176.29     |
| 3        | Balance Area of Plot                                                                                | 11910.72  | 128206.99   |
| 4        | Amenity as per DCPR 2034                                                                            | 691.07    | 7438.70     |
| 5        | Gross Plot Area for Feasibility                                                                     | 11910.72  | 128206.99   |
| <b>B</b> | <b>EXISTING CARPET AREAS</b>                                                                        |           |             |
| 1        | Residential Members                                                                                 |           | 317         |
| 2        | Shop Members                                                                                        |           | 42          |
|          |                                                                                                     |           |             |
|          | <b>RESIDENTIAL FLATS</b>                                                                            |           |             |
| 3        | Existing Residential Carpet Area as per Survey                                                      |           | 154767.00   |
| 4        | Additional Area 20% increment over Carpet Area as per cluster policy                                |           | 185720.40   |
| 5        | Existing Residential Builtup Area @ 10% increment over Carpet Area                                  |           | 204292.44   |
|          | <b>SHOPS</b>                                                                                        |           |             |
| 7        | Existing Shop Carpet Area as per Survey                                                             |           | 10886.00    |
| 8        | No Incentive on Shops                                                                               |           | 10886.00    |
| 9        | Existing Shops Builtup Area @ 10% increment over Carpet Area                                        |           | 11974.60    |
| <b>C</b> | <b>STAMP DUTY READY RECKONER RATES 2025-26</b>                                                      | <b>SM</b> | <b>SFT</b>  |
| 1        | READY RECKONER RATE : LAND                                                                          | ₹93,410   | ₹8,678      |
| 2        | READY RECKONER RATE : RESIDENTIAL                                                                   | ₹2,39,200 | ₹22,222     |
| <b>D</b> | <b>INCENTIVE FSI CALCULATIONS as per Table B of revised Policy dated 08 July 2021</b>               |           |             |
| 1        | Ready Reckoner Rate of Plot locality                                                                | Per SM    | ₹93,410.000 |
| 2        | RCC Construction Cost of Mumbai Suburb                                                              | Per SM    | ₹31,763.000 |
| 3        | Basic Ratio for Incentive FSI                                                                       |           | 2.941       |
| 4        | Incentive Area @110% of Tenants final BUA as per Basic Ratio Schedule in Table B of Regulation 33/9 | SFT       | 237893.744  |

## REGULATION 33-9:: FSI CALCULATIONS

|           |                                                                                                             |            |                    |
|-----------|-------------------------------------------------------------------------------------------------------------|------------|--------------------|
| <b>E</b>  | <b>MHADA Handover Area as per Table C</b>                                                                   |            |                    |
| <b>1</b>  | <b>FSI ON PLOT AREA</b>                                                                                     |            |                    |
| a         | Gross Plot Area                                                                                             | SFT        | 128206.990         |
| b         | BUA Available as per <b>FSI 4</b> on Gross Plot Area                                                        | SFT        | <b>512827.960</b>  |
|           |                                                                                                             |            |                    |
| <b>2</b>  | <b>FSI ON EXISTING BUA + INCENTIVE</b>                                                                      |            |                    |
| a         | Existing BUA of Residential including Incentive Area + Shops [B5+9]                                         | SFT        | 216267.040         |
| b         | Additional Incentive Area @110% of Tenants final BUA [D4]                                                   | SFT        | 237893.744         |
| c         | <b>Excess BUA for Sharing with MCGM / MHADA [E1b-E2a-E2b]</b>                                               | <b>SFT</b> | <b>58667.176</b>   |
| d         | <b>Sharing of Excess BUA as per Table C of Regulation 33/9</b>                                              |            |                    |
| e         | Developer 40%                                                                                               | SFT        | 23466.871          |
| f         | Mhada 60%                                                                                                   | SFT        | 35200.306          |
|           |                                                                                                             |            |                    |
| <b>F</b>  | <b>FSI CALCULATIONS</b>                                                                                     |            |                    |
| 1         | Gross Plot Area                                                                                             | SFT        | 128206.990         |
| 2         | BUA Available for Development as per FSI 4 X F1                                                             | SFT        | <b>512827.960</b>  |
| 3         | BUA to be handed over to Mhada to be constructed by the Developer in 5kms Radius or Adjacent ward [E2f]     | SFT        | 35200.306          |
| 4         | Balance BUA for Development of Society [F2]                                                                 | SFT        | 512827.960         |
| 5         | <b>Existing BUA of Society [E2a]</b>                                                                        | <b>SFT</b> | <b>216267.040</b>  |
| 6         | Balance Residential Development Potential [F4-5]                                                            | SFT        | 296560.920         |
| 7         | Free of Premium Fungible area on FSI @35% on Existing Residential + Shop Area                               | SFT        | 75693.464          |
| 8         | Residential Fungible area on Developers Residential Area with Premium                                       | SFT        | 103796.322         |
| <b>9</b>  | <b>Total Development Potential for Existing Members of Society + Sale Area</b>                              | <b>SFT</b> | <b>692317.746</b>  |
| <b>10</b> | <b>Total Construction Area at 2 Times including Podiums + Amenities + Infrastructure + Ancilliary Costs</b> | <b>SFT</b> | <b>1384635.493</b> |

## REGULATION 33-9:: FSI CALCULATIONS

| <b>G</b> | <b>PROJECT COST</b>                                                                                                                                                                                                                                  |                |               |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|
| <b>1</b> | <b>CONSTRUCTION COST</b>                                                                                                                                                                                                                             |                |               |
|          | Construction Cost @ Rs 5000 sft x F10 built up area Potential which shall include Staircases , Lifts, Lobbies , Refuge , Terrace Slab, Society Office, Parking                                                                                       | SOCIETY + SALE | <b>816.93</b> |
|          |                                                                                                                                                                                                                                                      |                |               |
| <b>2</b> | <b>MCGM STATUTORY COSTS</b>                                                                                                                                                                                                                          |                |               |
| a        | Statutory Development Charges                                                                                                                                                                                                                        | PAYMENTS       | 53.18         |
| b        | BMC / MHADA Liasoning Costs @ Rs 600 X F10                                                                                                                                                                                                           | LIASONING      | 41.54         |
|          |                                                                                                                                                                                                                                                      |                |               |
| <b>3</b> | <b>MCGM PREMIUMS</b>                                                                                                                                                                                                                                 |                |               |
| a        | Premium for 35% Residential fungible FSI @50% of Land Rate x F8                                                                                                                                                                                      | FUNGIBLE       | 45.04         |
| b        | 30% Staircase + Lifts premium @ 10% of 25% of RR Rate X F9 X 30%                                                                                                                                                                                     | STAIRCASE      | 4.51          |
| c        | Open Space Deficiencies [Shall be Planning Based]                                                                                                                                                                                                    | OSD            | 10.00         |
| d        | Land Under Construction [LUC] Tax for 4 years @1.63% of Land RR X F1                                                                                                                                                                                 | LUC            | 7.25          |
| e        | Corpus for MHADA Tenants                                                                                                                                                                                                                             | MHADA          | 0.46          |
| f        | GST on existing area @5% of Residential Rate of average Rs 40000 per sft for Residential                                                                                                                                                             | GST            | 30.95         |
| g        | GST on existing area @5% of Shop Rate of average Rs 75000 per sft                                                                                                                                                                                    | GST            | 4.08          |
| <b>h</b> | <b>33-9 MHADA Premium for area to be constructed by the Developer in 5kms Radius or Adjacent ward</b>                                                                                                                                                | <b>MHADA</b>   | <b>8.00</b>   |
| <b>i</b> | <b>Receiving MCGM Component Cost</b>                                                                                                                                                                                                                 | <b>MCGM</b>    | <b>66.00</b>  |
|          |                                                                                                                                                                                                                                                      |                |               |
| <b>4</b> | <b>CONSULTANT FEES @ 5% of Construction Cost</b>                                                                                                                                                                                                     |                | <b>40.85</b>  |
|          | [ARCHITECT , PMC, MUNICIPAL CONSULTANT , LIASONING, STRUCTURAL CONSULTANT , MEP CONSULTANT , RAIN WATER HARVESTING CONSULTANT , TRAFFIC CONSULTANT, TAX CONSULTANT , RERA CONSULTANT, LEGAL CONSULTANT, FIRE AND SAFETY CONSULTANT, HORTICULTURIST ] |                |               |

## REGULATION 33-9:: FSI CALCULATIONS

| <b>G</b> | <b>PROJECT COST</b>                                                                                           |                 | <b>CRS</b>     |
|----------|---------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| <b>5</b> | <b>HARDSHIP ALLOWANCE, RENTS, SHIFTING BROKERAGE + TAXES</b>                                                  |                 |                |
| a        | Hardship and Inconvenience Allowance to existing members on existing Carpet area at Rs.2000 per Sft x [B3+B7] | CORPUS          | 33.13          |
| b        | Rent Allowance @ Average Rs 150 to existing flat members on existing Carpet area for 24 Months X B3           | RENT            | 55.72          |
| b        | Rent Allowance @ Average Rs 160 to existing flat members on existing Carpet area for 24 Months X B3           | RENT            | 59.43          |
| c        | Rent Allowance @ Average Rs 300 to existing shop members on existing Carpet area for 18 Months X B7           | RENT            | 0.65           |
| d        | Brokerage 2 Months Rent for Flats and 1 Month for Shops                                                       | BROKERAGE       | 4.77           |
| e        | Transport Allowance to existing members @ Rs 60000                                                            | SHIFTING        | 1.08           |
| f        | Development Agreement Stamp Duty and Registration charges                                                     | DA              | 12.00          |
| g        | Society Flats / Shops / Office premises Registration Costs @ RS 50000                                         | REGN            | 1.80           |
| h        | Sales Mktg @3% of Sales Valuation J5                                                                          | MKTG            | 57.97          |
| i        | Contingencies @ 2% of [G1+2+3+4] X 2%                                                                         | CONTGS          | 22.58          |
|          |                                                                                                               |                 |                |
| <b>6</b> | <b>PROJECT COST</b>                                                                                           |                 | <b>1377.91</b> |
| <b>7</b> | <b>Interest on Investment of 25% of Project Cost @14% for 2 years</b>                                         | <b>INTEREST</b> | <b>96.45</b>   |
| <b>8</b> | <b>TOTAL PROJECT COST</b>                                                                                     |                 | <b>1474.36</b> |

## REGULATION 33-9:: FSI CALCULATIONS

| H | REDEVELOPMENT ADDITIONAL AREA BENEFITS +SALE AREA                           |            | SFT              |
|---|-----------------------------------------------------------------------------|------------|------------------|
| 1 | EXISTING CARPET AREA OF FLATS [B3]                                          | SFT        | <b>154767.00</b> |
|   |                                                                             |            | <b>55.00%</b>    |
| 2 | ADDITIONAL RERA CARPET AREA @55% X B3                                       | SFT        | 85121.85         |
| 3 | EXISTING CARPET AREA OF SHOPS [B7]                                          | SFT        | <b>10886.00</b>  |
|   |                                                                             |            | <b>35.00%</b>    |
| 4 | ADDITIONAL RERA CARPET AREA @35% X B7                                       | SFT        | 3810.10          |
| 5 | RERA SALE FOR DEVELOPER                                                     | SFT        | 386450.00        |
| 6 | COMMERCIAL CARPET AREA FOR SALE                                             | SFT        | 0.00             |
| 7 | <b>RESIDENTIAL RERA CARPET AREA FOR SALE</b>                                | <b>SFT</b> | <b>386450.00</b> |
|   |                                                                             |            |                  |
| J | SALES VALUATION                                                             |            | CRS              |
| 1 | Valuation of 100% Sale area in Crores @ Rs.50,000 per sft of Carpet Area H7 | CRS        | 1932.25          |
| 2 | Amenities+ Clubhouse + Floor rise charges included in Sale Rate             |            | 0.00             |
| 3 | Parking Costs included in Sale Rate                                         |            | 0.00             |
| 4 | <b>TOTAL SALES [J1]</b>                                                     | <b>CRS</b> | <b>1932.25</b>   |
| 5 | <b>PROFITS [J3-G8]</b>                                                      | <b>CRS</b> | <b>457.89</b>    |
| 6 | <b>PROFITS % [J5/G8]</b>                                                    | <b>%</b>   | <b>33.23%</b>    |
| 7 | <b>PROJECT FEASIBILITY</b>                                                  |            | <b>FEASIBLE</b>  |

# **16. FEASIBILITY REG 33-20B :: AH POLICY**

**SCHEDULE****Accompaniment to the Government in Urban Development Notification No. TPB-4323/287/C.R.35/2024/UD-11, Dated :-15 / 10/2024**

| Reg.<br>33(20)<br>(B)      | Existing Provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |           |                |                                                                              |                                                  | Sanctioned Provision |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------|----------------|------------------------------------------------------------------------------|--------------------------------------------------|----------------------|--------------------|-----------------------|-----------|----------------|--------------------------------------------------------------|--------------------------------------------------|---|---|---|---|---|---|---|-------------|-----|-----------|------|------------|-----|-----|-----|-----------|------|------------|----------------------------|-----|-----------|------|------------|-----|-----|-----|-----------|------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|----------|--------------------|-----------------------|-----------|----------------|------------------------------------------------------------------------------|--------------------------------------------------|---|---|---|---|---|---|---|-------------|-----|-----------|------|------------|-----|-----|-----|-----------|------|------------|----------------------------|-----|-----------|------|------------|-----|-----|-----|-----------|------|------------|
|                            | <p><b>(B) Development of AH/R&amp;R on private plot or plot of authority other than Govt./MCGM/Appropriate Authority.</b><br/>The permissible FSI may be allowed to be exceeded up to 4.0 when the private owner other authority proposes to develop non-reserved/non-designated private land for AH/R&amp;R tenements and hand over the area of AH/R&amp;R tenements free of cost to MCGM.</p> <p>(a) The FSI &amp; distribution of additional FSI for the construction AH/R&amp;R shall be as shown below:</p> <table> <tr> <th>Location</th><th>Minimum road width</th><th>Total permissible FSI</th><th>Zonal FSI</th><th>Additional FSI</th><th>% FSI for Transit Tenements for SRA/ of total Additional FSI</th><th>% FSI for sale component of total additional FSI</th></tr> <tr> <th>1</th><th>2</th><th>3</th><th>4</th><th>5</th><th>6</th><th>7</th></tr> <tr> <td rowspan="2">Island City</td><td>12m</td><td>up to 3.0</td><td>1.33</td><td>up to 1.67</td><td rowspan="2">63%</td><td rowspan="2">37%</td></tr> <tr> <td>18m</td><td>up to 4.0</td><td>1.33</td><td>up to 2.67</td></tr> <tr> <td rowspan="2">Suburbs &amp; Extended Suburbs</td><td>12m</td><td>up to 3.0</td><td>1.00</td><td>up to 2.00</td><td rowspan="2">50%</td><td rowspan="2">50%</td></tr> <tr> <td>18m</td><td>up to 4.0</td><td>1.00</td><td>up to 3.00</td></tr> </table> |                       |           |                |                                                                              |                                                  | Location             | Minimum road width | Total permissible FSI | Zonal FSI | Additional FSI | % FSI for Transit Tenements for SRA/ of total Additional FSI | % FSI for sale component of total additional FSI | 1 | 2 | 3 | 4 | 5 | 6 | 7 | Island City | 12m | up to 3.0 | 1.33 | up to 1.67 | 63% | 37% | 18m | up to 4.0 | 1.33 | up to 2.67 | Suburbs & Extended Suburbs | 12m | up to 3.0 | 1.00 | up to 2.00 | 50% | 50% | 18m | up to 4.0 | 1.00 | up to 3.00 | <p><b>(B) Development of AH/R&amp;R on private plot or plot of authority other than Govt./MCGM/Appropriate Authority.</b><br/>The permissible FSI may be allowed to be exceeded up to 4.0 when the private owner other authority proposes to develop non-reserved/non-designated private land for AH/R&amp;R tenements and hand over the area of AH/R&amp;R tenements free of cost to MCGM.</p> <p><b>MCGM shall be the Planning Authority for this Regulation.</b><br/>(a) The FSI &amp; distribution of additional FSI for the construction AH/R&amp;R shall be as shown below:</p> <table> <tr> <th>Location</th><th>Minimum road width</th><th>Total permissible FSI</th><th>Zonal FSI</th><th>Additional FSI</th><th>% of FSI for PAP Transit Tenements for SRA/ of total Additional FSI for MCGM</th><th>% FSI for sale component of total additional FSI</th></tr> <tr> <th>1</th><th>2</th><th>3</th><th>4</th><th>5</th><th>6</th><th>7</th></tr> <tr> <td rowspan="2">Island City</td><td>12m</td><td>up to 3.0</td><td>1.33</td><td>up to 1.67</td><td rowspan="2">63%</td><td rowspan="2">37%</td></tr> <tr> <td>18m</td><td>up to 4.0</td><td>1.33</td><td>up to 2.67</td></tr> <tr> <td rowspan="2">Suburbs &amp; Extended Suburbs</td><td>12m</td><td>up to 3.0</td><td>1.00</td><td>up to 2.00</td><td rowspan="2">50%</td><td rowspan="2">50%</td></tr> <tr> <td>18m</td><td>up to 4.0</td><td>1.00</td><td>up to 3.00</td></tr> </table> |  |  |  |  |  | Location | Minimum road width | Total permissible FSI | Zonal FSI | Additional FSI | % of FSI for PAP Transit Tenements for SRA/ of total Additional FSI for MCGM | % FSI for sale component of total additional FSI | 1 | 2 | 3 | 4 | 5 | 6 | 7 | Island City | 12m | up to 3.0 | 1.33 | up to 1.67 | 63% | 37% | 18m | up to 4.0 | 1.33 | up to 2.67 | Suburbs & Extended Suburbs | 12m | up to 3.0 | 1.00 | up to 2.00 | 50% | 50% | 18m | up to 4.0 | 1.00 | up to 3.00 |
| Location                   | Minimum road width                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Total permissible FSI | Zonal FSI | Additional FSI | % FSI for Transit Tenements for SRA/ of total Additional FSI                 | % FSI for sale component of total additional FSI |                      |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |
| 1                          | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 3                     | 4         | 5              | 6                                                                            | 7                                                |                      |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |
| Island City                | 12m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | up to 3.0             | 1.33      | up to 1.67     | 63%                                                                          | 37%                                              |                      |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |
|                            | 18m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | up to 4.0             | 1.33      | up to 2.67     |                                                                              |                                                  |                      |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |
| Suburbs & Extended Suburbs | 12m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | up to 3.0             | 1.00      | up to 2.00     | 50%                                                                          | 50%                                              |                      |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |
|                            | 18m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | up to 4.0             | 1.00      | up to 3.00     |                                                                              |                                                  |                      |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |
| Location                   | Minimum road width                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Total permissible FSI | Zonal FSI | Additional FSI | % of FSI for PAP Transit Tenements for SRA/ of total Additional FSI for MCGM | % FSI for sale component of total additional FSI |                      |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |
| 1                          | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 3                     | 4         | 5              | 6                                                                            | 7                                                |                      |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |
| Island City                | 12m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | up to 3.0             | 1.33      | up to 1.67     | 63%                                                                          | 37%                                              |                      |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |
|                            | 18m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | up to 4.0             | 1.33      | up to 2.67     |                                                                              |                                                  |                      |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |
| Suburbs & Extended Suburbs | 12m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | up to 3.0             | 1.00      | up to 2.00     | 50%                                                                          | 50%                                              |                      |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |
|                            | 18m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | up to 4.0             | 1.00      | up to 3.00     |                                                                              |                                                  |                      |                    |                       |           |                |                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |          |                    |                       |           |                |                                                                              |                                                  |   |   |   |   |   |   |   |             |     |           |      |            |     |     |     |           |      |            |                            |     |           |      |            |     |     |     |           |      |            |



*K*

# EXISTING AREA DETAILS

| A | GROSS PLOT AREA CALCULATIONS                                       | SM        | SFT        |
|---|--------------------------------------------------------------------|-----------|------------|
| 1 | Area of Plot of Society as per Conveyance Deed                     | 12020.00  | 129383.28  |
| 2 | Area deduction                                                     |           |            |
| a | Set back                                                           | 109.28    | 1176.29    |
| 3 | Balance Area of Plot                                               | 11910.72  | 128206.99  |
| 4 | Amenity as per DCPR 2034                                           | 691.07    | 7438.70    |
| 5 | Gross Plot Area for Feasibility                                    | 11910.72  | 128206.99  |
|   |                                                                    |           |            |
| B | EXISTING CARPET AREAS                                              |           |            |
| 1 | Residential Members                                                |           | 317        |
| 2 | Shops Members                                                      |           | 42         |
| 3 | Existing Carpet Area as per Societies Records                      |           | 154767.00  |
| 4 | Existing Shop Carpet Area as per SOCIETIES RECORDS                 |           | 10886.00   |
| 5 | Existing Residential Builtup Area @ 10% increment over Carpet Area |           | 182218.300 |
|   |                                                                    |           |            |
| C | READY RECKONER RATES                                               | SM        | SFT        |
| 1 | READY RECKONER RATE : LAND                                         | 93410.00  | 8678.00    |
| 2 | READY RECKONER RATE : RESIDENTIAL BUILT UP AREA                    | 239200.00 | 22222.22   |

| <b>D DCPR 2034 BENEFITS FOR EXISTING MEMBERS</b> |                                                                                                                                                  | <b>NA</b>  | <b>SFT</b>        |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|
| 1                                                | 15% BUA free of premium of existing BUA of Members [B4] X 15%                                                                                    |            | 27332.75          |
| 2                                                | 10SM BUA free of premium x 10 Members [10 SM X 10.764 X 317]                                                                                     |            | 34121.88          |
| 3                                                | <b>TDR FREE OF PREMIUM FOR REDEVELOPMENT [D2]</b>                                                                                                |            | <b>34121.88</b>   |
|                                                  |                                                                                                                                                  |            |                   |
| <b>E FSI CALCULATIONS</b>                        |                                                                                                                                                  |            | <b>SFT</b>        |
| 1                                                | As per FSI 1.33 on Plot Area                                                                                                                     |            | 170515.30         |
| 2                                                | Additional 0.84 FSI Balance available by paying premium to MCGM (A5 X 0.84)                                                                      |            | 107693.87         |
| 3                                                | TDR 0.83 available on plot area (A5 X 0.83)                                                                                                      |            | 106411.80         |
| 4                                                | <b>Additional 1 FSI x A5 for 33-20B</b>                                                                                                          |            | <b>128206.99</b>  |
| 5                                                | Road Setback FSI                                                                                                                                 |            | 0.00              |
| 6                                                | Development Potential as per FSI [E1+2+3+4]                                                                                                      |            | 512827.96         |
| 7                                                | New Commercial Area proposed [Approx]                                                                                                            |            | 0.00              |
| 8                                                | Balance Residential Development [E6-E7]                                                                                                          |            | 512827.96         |
| 9                                                | 35% residential fungible FSI available on existing BUA of Society without paying premium [B5 X 35%]                                              |            | 63776.41          |
| 10                                               | Balance Residential fungible area with Premium ([E8 X 0.35]-E9)                                                                                  |            | 115713.38         |
| 11                                               | New Shop Fungible Area Free of Premium [NA]                                                                                                      |            | 0.00              |
| 12                                               | <b>TOTAL DEVELOPMENT POTENTIAL OF SITE [E 7+8+9+10+11]</b>                                                                                       |            | <b>692317.75</b>  |
| 13                                               | <b>TOTAL RERA CARPET AREA OF ADDITIONAL POTENTIAL AT 8% REDUCTION FOR WALLS</b>                                                                  |            | <b>641034.95</b>  |
| 14                                               | <b>Total Construction Area at 2 Times X E12 including Staircases + Lifts + Lobbies + Podiums + Amenities + Infrastructure + Ancilliary Costs</b> | <b>SFT</b> | <b>1384635.49</b> |

| F PROJECT COSTS |                                                                                                                                                                                                                                                                               |                       | CRS           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------|
| <b>1</b>        | <b>CONSTRUCTION COSTS</b>                                                                                                                                                                                                                                                     |                       |               |
| a               | Construction Cost @ Rs 5000 sft x F10 built up area Potential which shall include Staircases , Lifts, Lobbies , Refuge , Terrace Slab, Society Office, Parking                                                                                                                | TOWERS                | 816.93        |
|                 |                                                                                                                                                                                                                                                                               |                       |               |
| <b>2</b>        | <b>MCGM STATUTORY PAYMENTS</b>                                                                                                                                                                                                                                                |                       |               |
| a               | Statutory Development Charges                                                                                                                                                                                                                                                 |                       | 52.38         |
| b               | Liasoning Costs E12 X Rs.600 per sft                                                                                                                                                                                                                                          |                       | 41.54         |
|                 |                                                                                                                                                                                                                                                                               |                       |               |
| <b>3</b>        | <b>MCGM PREMIUMS</b>                                                                                                                                                                                                                                                          |                       |               |
| a               | Additional 0.50 Premium FSI @ 50% of Land RR Rate X E2                                                                                                                                                                                                                        | ₹ 4,339.00            | 46.73         |
| b               | SLUM TDR 20% X E3 X 80% of LAND RR                                                                                                                                                                                                                                            | ₹ 6,942.40            | 14.78         |
| c               | OPEN TDR [[E3X80%]-D3-D4] X 65% of LAND RR                                                                                                                                                                                                                                    | ₹ 5,640.70            | 28.77         |
| d               | Premium for 35% fungible FSI of Land RR Rate @ 50% of Land RR Rate X E10 X 35%                                                                                                                                                                                                | ₹ 4,339.00            | 50.21         |
| e               | Staircase + Lifts premium for Residential @ 25% of Land RR Rate                                                                                                                                                                                                               | ₹ 2,169.50            | 45.06         |
| f               | Open Space Deficiencies [Approx]                                                                                                                                                                                                                                              |                       | 10.00         |
| g               | Land Under Construction [LUC] Tax @1.63% OF LRR for 4 years                                                                                                                                                                                                                   |                       | 7.25          |
| h               | GST on existing area @5% of Residential Rate of average Rs 40000 per sft                                                                                                                                                                                                      |                       | 30.95         |
| j               | GST on existing area @5% of Residential Rate of average Rs 75000 per sft                                                                                                                                                                                                      |                       | 4.08          |
| <b>j</b>        | <b>33-20B Unearned Income</b>                                                                                                                                                                                                                                                 |                       | <b>9.31</b>   |
| <b>k</b>        | <b>Cost of AH Tenants to be purchased</b>                                                                                                                                                                                                                                     | <b>₹ 60,00,000.00</b> | <b>128.85</b> |
|                 |                                                                                                                                                                                                                                                                               |                       |               |
| <b>4</b>        | <b>CONSULTANT FEES @ 5% of Construction Cost F1a</b>                                                                                                                                                                                                                          |                       | 40.85         |
|                 | [ARCHITECT , PMC, MUNICIPAL CONSULTANT , LIASONING, STRUCTURAL CONSULTANT , MEP CONSULTANT , RAIN WATER HARVESTING CONSULTANT , PLUMBING AND SANITATION, TRAFFIC CONSULTANT, TAX CONSULTANT , RERA CONSULTANT, LEGAL CONSULTANT, FIRE AND SAFETY CONSULTANT, HORTICULTURIST ] |                       |               |

| <b>F</b> | <b>PROJECT COST</b>                                                                                      |           | <b>CRS</b>     |
|----------|----------------------------------------------------------------------------------------------------------|-----------|----------------|
| <b>5</b> | <b>HARDSHIP ALLOWANCE, RENTS, SHIFTING BROKERAGE + TAXES</b>                                             |           |                |
| a        | Hardship and Inconvenience Allowance to existing members on existing Carpet area at Rs.2000 per Sft x B4 | CORPUS    | 33.13          |
| b        | Rent Allowance @ Average Rs 150 to existing flat members on existing Carpet area for 24 Months X B3      | RENT      | 55.72          |
| b        | Rent Allowance @ Average Rs 160 to existing flat members on existing Carpet area for 24 Months X B3      | RENT      | 59.43          |
| c        | Rent Allowance @ Average Rs 300 to existing flat members on existing Carpet area for 18 Months X B2      | RENT      | 5.88           |
| d        | Brokerage 2 Months Rent for Flats and 1 Month for Shops                                                  | BROKERAGE | 5.12           |
| e        | Transport Allowance to existing members @ Rs 60000                                                       | SHIFTING  | 2.16           |
| f        | Administrative Expense 2% x Construction Cost F1                                                         | ADMIN     | 16.34          |
| g        | Development Agreement Stamp Duty and Registration charges                                                | DA        | 12.00          |
| h        | Society Flats / Shops Registration Costs @ RS 50000                                                      | REGN      | 1.80           |
| i        | Sales Mktg @3% of Sales Valuation H4                                                                     | MKTG      | 62.61          |
| j        | Contingencies @ 2% of [F1+2+3+4] X 2%                                                                    | CONTGS    | 26.55          |
| <b>6</b> | <b>PROJECT COST</b>                                                                                      |           | <b>1608.43</b> |
| <b>7</b> | <b>Interest on Investment of 25% of Project Cost @14% for 2 years</b>                                    |           | <b>112.59</b>  |
| <b>8</b> | <b>TOTAL PROJECT COST</b>                                                                                |           | <b>1721.02</b> |

| <b>G</b> | <b>REDEVELOPMENT ADDITIONAL AREA BENEFITS</b>                                      |                   | <b>SFT</b>       |
|----------|------------------------------------------------------------------------------------|-------------------|------------------|
|          |                                                                                    |                   | <b>@RS 50000</b> |
| <b>1</b> | <b>Existing Residential Carpet Area as per Society Records [B3]</b>                | <b>FLATS AREA</b> | <b>154767.00</b> |
| <b>2</b> | <b>Additional Carpet Area to existing Flats @35% X B3</b>                          |                   | <b>35%</b>       |
|          |                                                                                    |                   | <b>54168.45</b>  |
| <b>3</b> | <b>Existing Shop Carpet Area as per Society Records [B4]</b>                       | <b>SHOPS AREA</b> | <b>10886.00</b>  |
| <b>4</b> | <b>Additional Carpet Area to existing Shops @35% X B4</b>                          |                   | <b>35%</b>       |
|          |                                                                                    |                   | <b>3810.10</b>   |
| <b>5</b> | <b>Balance RERA CARPET AREA for Sale [E13-G1-2-3-4]</b>                            | <b>SALE AREA</b>  | <b>417403.40</b> |
|          |                                                                                    |                   |                  |
| <b>H</b> | <b>SALES VALUATION</b>                                                             |                   | <b>CRS</b>       |
|          |                                                                                    |                   | <b>@RS 50000</b> |
| <b>1</b> | <b>Valuation of 100% Sale area in Crores @ Rs.50,000 per sft of Carpet Area G5</b> | <b>CRS</b>        | <b>2087.02</b>   |
| <b>2</b> | <b>Amenities+ Clubhouse + Floor rise charges included in Sale Rate</b>             |                   | <b>0.00</b>      |
| <b>3</b> | <b>Parking Costs included in Sale Rate</b>                                         |                   | <b>0.00</b>      |
| <b>4</b> | <b>TOTAL SALES [H1+2+3]</b>                                                        | <b>CRS</b>        | <b>2087.02</b>   |
| <b>5</b> | <b>PROFITS [H4-F8]</b>                                                             | <b>CRS</b>        | <b>365.99</b>    |
| <b>6</b> | <b>PROFITS % [H5/F8]</b>                                                           | <b>%</b>          | <b>22.75%</b>    |
| <b>7</b> | <b>PROJECT FEASIBILITY</b>                                                         |                   |                  |

## 17. EXECUTIVE SUMMARY OF PROJECT FEASIBILITY ::

|    | DESCRIPTION                                  |         | 33-9            | 33-20B          |
|----|----------------------------------------------|---------|-----------------|-----------------|
| 1  | PLOT AREA (AS PER COLLECTOR ORDER)           | SM      | 12,020          | 12,020          |
| 2  | PROJECT RERA CARPET AREA [SFT]               | SFT     | 641035          | 641035          |
| 3  | RESIDENTIAL RERA CARPET AREA SALE RATE       | RS/ SFT | RS 50,000/-     | RS 50,000/-     |
| 4  | ADDITIONAL CARPET AREA TO FLATS              | %       | 55%             | 35%             |
|    | ADDITIONAL CARPET AREA TO SHOPS              | %       | 35%             | 35%             |
| 5  | CORPUS ON EXISTING CARPET AREA               | RS/ SFT | RS 2,000        | RS 2,000        |
| 6  | RENT :: EXISTING FLATS ON CARPET AREA        | RS/ SFT | RS 150 / RS 160 | RS 150 / RS 160 |
|    | RENT :: EXISTING SHOPS ON CARPET AREA        | RS/ SFT | RS 300          | RS 300          |
| 7  | SHIFTING ALLOWANCE PER MEMBER FOR TWO SHIFTS | LUMSUM  | RS 60,000       | RS 60,000       |
| 8  | BROKERAGE                                    |         | 2 MONTHS RENT   | 2 MONTHS RENT   |
| 9  | SALES VALUATIONS                             | CRS     | RS 1932         | RS 2087         |
| 10 | PROJECT COSTS                                | CRS     | RS 1474         | RS 1721         |
| 11 | PROFITS TO DEVELOPERS                        | CRS     | RS 458          | RS 366          |
| 12 | PROFIT PERCENTAGE                            | %       | 33 %            | 23 %            |

# 18. REDEVELOPMENT BENEFITS TO FLATS

## NOTE ::

- Flats Carpet Areas are standardized with minimal civil work changes in the flat
- Increase in area due to changes like removal of balcony walls, changes in toilets and internal walls are not considered.
- The Carpet Area of Flat Nos 4 in E,F,G,H with store room to be confirmed by the Society alongwith reference to Agreement as the approved plans indicate Duct / servants toilet

| REDEVELOPMENT BENEFITS TO ALL FLATS [AVERAGE AREAS] |                |                       |               |                         |                           |                           |                            |                    |
|-----------------------------------------------------|----------------|-----------------------|---------------|-------------------------|---------------------------|---------------------------|----------------------------|--------------------|
| WINGS                                               | FLAT RERA AREA | ADDITIONAL AREA @ 55% | NEW FLAT AREA | CORPUS ON EXISTING AREA | RENT ON EXISTING AREA     | RENT ON EXISTING AREA     | BROKERAGE ON EXISTING AREA | SHIFTING ALLOWANCE |
|                                                     | SFT            | SFT                   | SFT           | @ RS 2000 PER SFT       | @ RS 150 1ST AND 2ND YEAR | @ RS 160 3RD AND 4TH YEAR | 2 MONTHS RENT              | LUMSUM             |
| A, B, C                                             | 443            | 244                   | 687           | ₹ 8,86,000              | ₹ 66,450                  | ₹ 70,880                  | ₹ 1,37,330                 | ₹ 60,000           |
|                                                     | 1 BHK          |                       |               |                         |                           |                           |                            |                    |
| A, B, C                                             | 633            | 348                   | 981           | ₹ 12,66,000             | ₹ 94,950                  | ₹ 1,01,280                | ₹ 1,96,230                 | ₹ 60,000           |
|                                                     | 2 BHK          |                       |               |                         |                           |                           |                            |                    |
| A, B, C                                             | 624            | 343                   | 967           | ₹ 12,48,000             | ₹ 93,600                  | ₹ 99,840                  | ₹ 1,93,440                 | ₹ 60,000           |
|                                                     | 2 BHK          |                       |               |                         |                           |                           |                            |                    |
| D                                                   | 471            | 259                   | 730           | ₹ 9,42,000              | ₹ 70,650                  | ₹ 75,360                  | ₹ 1,46,010                 | ₹ 60,000           |
|                                                     | 1 BHK          |                       |               |                         |                           |                           |                            |                    |
| E, F, G, H                                          | 461            | 254                   | 715           | ₹ 9,22,000              | ₹ 69,150                  | ₹ 73,760                  | ₹ 1,42,910                 | ₹ 60,000           |
|                                                     | 1 BHK          |                       |               |                         |                           |                           |                            |                    |
| E, F, G, H                                          | 496            | 273                   | 769           | ₹ 9,92,000              | ₹ 74,400                  | ₹ 79,360                  | ₹ 1,53,760                 | ₹ 60,000           |
|                                                     | 1 BHK          |                       |               |                         |                           |                           |                            |                    |
| E, F, G, H                                          | 509            | 280                   | 789           | ₹ 10,18,000             | ₹ 76,350                  | ₹ 81,440                  | ₹ 1,57,790                 | ₹ 60,000           |
|                                                     | 1 BHK          |                       |               |                         |                           |                           |                            |                    |
| E, F, G, H                                          | 420            | 231                   | 651           | ₹ 8,40,000              | ₹ 63,000                  | ₹ 67,200                  | ₹ 1,30,200                 | ₹ 60,000           |
|                                                     | 1 BHK          |                       |               |                         |                           |                           |                            |                    |
| E, F, G, H                                          | 425            | 234                   | 659           | ₹ 8,50,000              | ₹ 63,750                  | ₹ 68,000                  | ₹ 1,31,750                 | ₹ 60,000           |
|                                                     | 1 BHK          |                       |               |                         |                           |                           |                            |                    |

| REDEVELOPMENT BENEFITS TO ALL FLATS [AVERAGE AREAS] |                |                       |               |                         |                           |                           |                            |                    |
|-----------------------------------------------------|----------------|-----------------------|---------------|-------------------------|---------------------------|---------------------------|----------------------------|--------------------|
| WINGS                                               | FLAT RERA AREA | ADDITIONAL AREA @ 55% | NEW FLAT AREA | CORPUS ON EXISTING AREA | RENT ON EXISTING AREA     | RENT ON EXISTING AREA     | BROKERAGE ON EXISTING AREA | SHIFTING ALLOWANCE |
|                                                     | SFT            | SFT                   | SFT           | @ RS 2000 PER SFT       | @ RS 150 1ST AND 2ND YEAR | @ RS 160 3RD AND 4TH YEAR | 2 MONTHS RENT              | LUMSUM             |
| E, F, G, H                                          | 597            | 328                   | 925           | ₹ 11,94,000             | ₹ 89,550                  | ₹ 95,520                  | ₹ 1,85,070                 | ₹ 60,000           |
|                                                     | 2 BHK          |                       |               |                         |                           |                           |                            |                    |
| E, F, G, H                                          | 645            | 355                   | 1000          | ₹ 12,90,000             | ₹ 96,750                  | ₹ 1,03,200                | ₹ 1,99,950                 | ₹ 60,000           |
|                                                     | 2 BHK          |                       |               |                         |                           |                           |                            |                    |
| E, F, G, H                                          | 360            | 198                   | 558           | ₹ 7,20,000              | ₹ 54,000                  | ₹ 57,600                  | ₹ 1,11,600                 | ₹ 60,000           |
|                                                     | 1 RK           |                       |               |                         |                           |                           |                            |                    |
| I                                                   | 675            | 371                   | 1046          | ₹ 13,50,000             | ₹ 1,01,250                | ₹ 1,08,000                | ₹ 2,09,250                 | ₹ 60,000           |
|                                                     | 2 BHK          |                       |               |                         |                           |                           |                            |                    |
| I                                                   | 464            | 255                   | 719           | ₹ 9,28,000              | ₹ 69,600                  | ₹ 74,240                  | ₹ 1,43,840                 | ₹ 60,000           |
|                                                     | 1 BHK          |                       |               |                         |                           |                           |                            |                    |
| I                                                   | 681            | 375                   | 1056          | ₹ 13,62,000             | ₹ 1,02,150                | ₹ 1,08,960                | ₹ 2,11,110                 | ₹ 60,000           |
|                                                     | 2 BHK          |                       |               |                         |                           |                           |                            |                    |
| I                                                   | 837            | 460                   | 1297          | ₹ 16,74,000             | ₹ 1,25,550                | ₹ 1,33,920                | ₹ 2,59,470                 | ₹ 60,000           |
|                                                     | 2 BHK          |                       |               |                         |                           |                           |                            |                    |
| I                                                   | 311            | 171                   | 482           | ₹ 6,22,000              | ₹ 46,650                  | ₹ 49,760                  | ₹ 96,410                   | ₹ 60,000           |
|                                                     | 1 RK           |                       |               |                         |                           |                           |                            |                    |
| J                                                   | 458            | 252                   | 710           | ₹ 9,16,000              | ₹ 68,700                  | ₹ 73,280                  | ₹ 1,41,980                 | ₹ 60,000           |
|                                                     | 1 BHK          |                       |               |                         |                           |                           |                            |                    |

## **19. REDEVELOPMENT BENEFITS TO SHOPS**

## REDEVELOPMENT BENEFITS TO ALL SHOPS [AVERAGE AREAS]

| WINGS | FLAT RERA AREA | ADDITIONAL AREA @ 35% | NEW SHOP AREA | CORPUS ON EXISTING AREA | RENT ON EXISTING AREA | SHIFTING ALLOWANCE |
|-------|----------------|-----------------------|---------------|-------------------------|-----------------------|--------------------|
|       | SFT            | SFT                   | SFT           | @ RS 2000 PER SFT       | @ RS 300 1ST YEAR     | LUMSUM             |
| A1    | 226            | 79                    | 305           | ₹ 4,52,000              | ₹ 67,800              | ₹ 60,000           |
| A2    | 245            | 86                    | 331           | ₹ 4,90,000              | ₹ 73,500              | ₹ 60,000           |
| A3    | 220            | 77                    | 297           | ₹ 4,40,000              | ₹ 66,000              | ₹ 60,000           |
| A4    | 235            | 82                    | 317           | ₹ 4,70,000              | ₹ 70,500              | ₹ 60,000           |
| A5    | 218            | 76                    | 294           | ₹ 4,36,000              | ₹ 65,400              | ₹ 60,000           |
| A6    | 245            | 86                    | 331           | ₹ 4,90,000              | ₹ 73,500              | ₹ 60,000           |
| A7    | 200            | 70                    | 270           | ₹ 4,00,000              | ₹ 60,000              | ₹ 60,000           |
| B8    | 195            | 68                    | 263           | ₹ 3,90,000              | ₹ 58,500              | ₹ 60,000           |
| B9    | 229            | 80                    | 309           | ₹ 4,58,000              | ₹ 68,700              | ₹ 60,000           |
| B10   | 218            | 76                    | 294           | ₹ 4,36,000              | ₹ 65,400              | ₹ 60,000           |
| B11   | 223            | 78                    | 301           | ₹ 4,46,000              | ₹ 66,900              | ₹ 60,000           |
| B12   | 223            | 78                    | 301           | ₹ 4,46,000              | ₹ 66,900              | ₹ 60,000           |
| B13   | 247            | 86                    | 333           | ₹ 4,94,000              | ₹ 74,100              | ₹ 60,000           |

## REDEVELOPMENT BENEFITS TO ALL SHOPS [AVERAGE AREAS]

| WINGS  | FLAT RERA AREA | ADDITIONAL AREA @ 35% | NEW SHOP AREA | CORPUS ON EXISTING AREA | RENT ON EXISTING AREA | SHIFTING ALLOWANCE |
|--------|----------------|-----------------------|---------------|-------------------------|-----------------------|--------------------|
|        | SFT            | SFT                   | SFT           | @ RS 2000 PER SFT       | @ RS 300 1ST YEAR     | LUMSUM             |
| C14    | 197            | 69                    | 266           | ₹ 3,94,000              | ₹ 59,100              | ₹ 60,000           |
| C15    | 201            | 70                    | 271           | ₹ 4,02,000              | ₹ 60,300              | ₹ 60,000           |
| C16    | 244            | 85                    | 329           | ₹ 4,88,000              | ₹ 73,200              | ₹ 60,000           |
| C17    | 218            | 76                    | 294           | ₹ 4,36,000              | ₹ 65,400              | ₹ 60,000           |
| C18    | 231            | 81                    | 312           | ₹ 4,62,000              | ₹ 69,300              | ₹ 60,000           |
| C19    | 221            | 77                    | 298           | ₹ 4,42,000              | ₹ 66,300              | ₹ 60,000           |
| C20    | 247            | 86                    | 333           | ₹ 4,94,000              | ₹ 74,100              | ₹ 60,000           |
| C21    | 225            | 79                    | 304           | ₹ 4,50,000              | ₹ 67,500              | ₹ 60,000           |
| CD22   | 318            | 111                   | 429           | ₹ 6,36,000              | ₹ 95,400              | ₹ 60,000           |
| CD23   | 314            | 110                   | 424           | ₹ 6,28,000              | ₹ 94,200              | ₹ 60,000           |
| CD24   | 311            | 109                   | 420           | ₹ 6,22,000              | ₹ 93,300              | ₹ 60,000           |
| CD25   | 306            | 107                   | 413           | ₹ 6,12,000              | ₹ 91,800              | ₹ 60,000           |
| CD26   | 435            | 152                   | 587           | ₹ 8,70,000              | ₹ 1,30,500            | ₹ 60,000           |
| CD27 A | 535            | 187                   | 722           | ₹ 10,70,000             | ₹ 1,60,500            | ₹ 60,000           |

## REDEVELOPMENT BENEFITS TO ALL SHOPS [AVERAGE AREAS]

| WINGS | FLAT RERA AREA | ADDITIONAL AREA @ 35% | NEW SHOP AREA | CORPUS ON EXISTING AREA | RENT ON EXISTING AREA | SHIFTING ALLOWANCE |
|-------|----------------|-----------------------|---------------|-------------------------|-----------------------|--------------------|
|       | SFT            | SFT                   | SFT           | @ RS 2000 PER SFT       | @ RS 300 1ST YEAR     | LUMSUM             |
| D27 B | 535            | 187                   | 722           | ₹ 10,70,000             | ₹ 1,60,500            | ₹ 60,000           |
| D1    | 306            | 107                   | 413           | ₹ 6,12,000              | ₹ 91,800              | ₹ 60,000           |
| D2    | 350            | 123                   | 473           | ₹ 7,00,000              | ₹ 1,05,000            | ₹ 60,000           |
| D3    | 177            | 62                    | 239           | ₹ 3,54,000              | ₹ 53,100              | ₹ 60,000           |
| D3A   | 35             | 12                    | 47            | ₹ 70,000                | ₹ 10,500              | ₹ 60,000           |
| D4    | 300            | 105                   | 405           | ₹ 6,00,000              | ₹ 90,000              | ₹ 60,000           |
| D5    | 310            | 109                   | 419           | ₹ 6,20,000              | ₹ 93,000              | ₹ 60,000           |
| D6    | 310            | 109                   | 419           | ₹ 6,20,000              | ₹ 93,000              | ₹ 60,000           |
| I1    | 228            | 80                    | 308           | ₹ 4,56,000              | ₹ 68,400              | ₹ 60,000           |
| I2    | 241            | 84                    | 325           | ₹ 4,82,000              | ₹ 72,300              | ₹ 60,000           |
| I3    | 263            | 92                    | 355           | ₹ 5,26,000              | ₹ 78,900              | ₹ 60,000           |
| I4    | 170            | 60                    | 230           | ₹ 3,40,000              | ₹ 51,000              | ₹ 60,000           |
| I5    | 264            | 92                    | 356           | ₹ 5,28,000              | ₹ 79,200              | ₹ 60,000           |
| I6    | 244            | 85                    | 329           | ₹ 4,88,000              | ₹ 73,200              | ₹ 60,000           |
| I7    | 227            | 79                    | 306           | ₹ 4,54,000              | ₹ 68,100              | ₹ 60,000           |

## 20. NEW AMENITIES FOR PROPOSED DEVELOPMENT

[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

1. LIVING ROOMS



2. KITCHEN



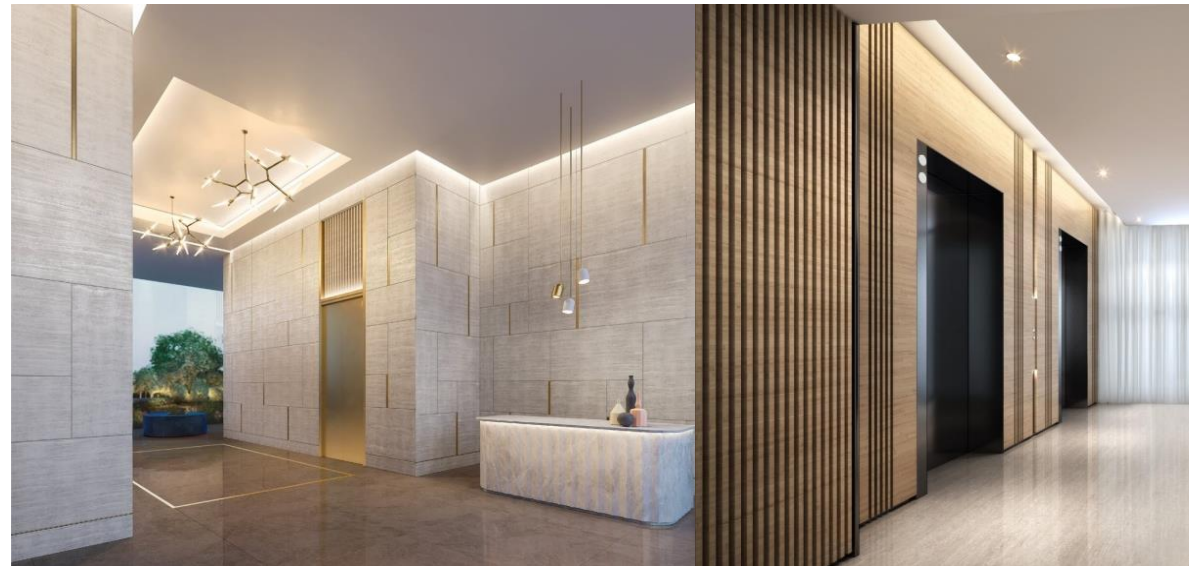
3. BEDROOMS



#### 4. WASHROOMS



#### 5. LIFTS



## 6. TERRACES AND GARDEN FOR ALL AGE GROUPS



## 7. TOWER AND VISITORS STILT PARKING.



[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

## 8. 24 X 7 SECURITY , SURVEILLANCE AND VIDEO DOOR PHONE



## 9. FITNESS CENTRE / YOGALAYA



[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

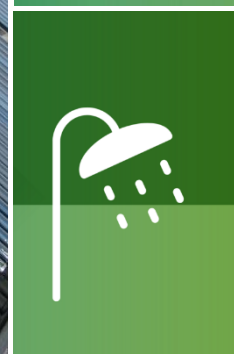
## 10. WASTE DISPOSAL



## 11. RAIN WATER HARVESTING AND WATER TREATMENT PLANTS



## 12. ALTERNATIVE FORMS OF ENERGY LIKE SOLAR AND LED LIGHTING



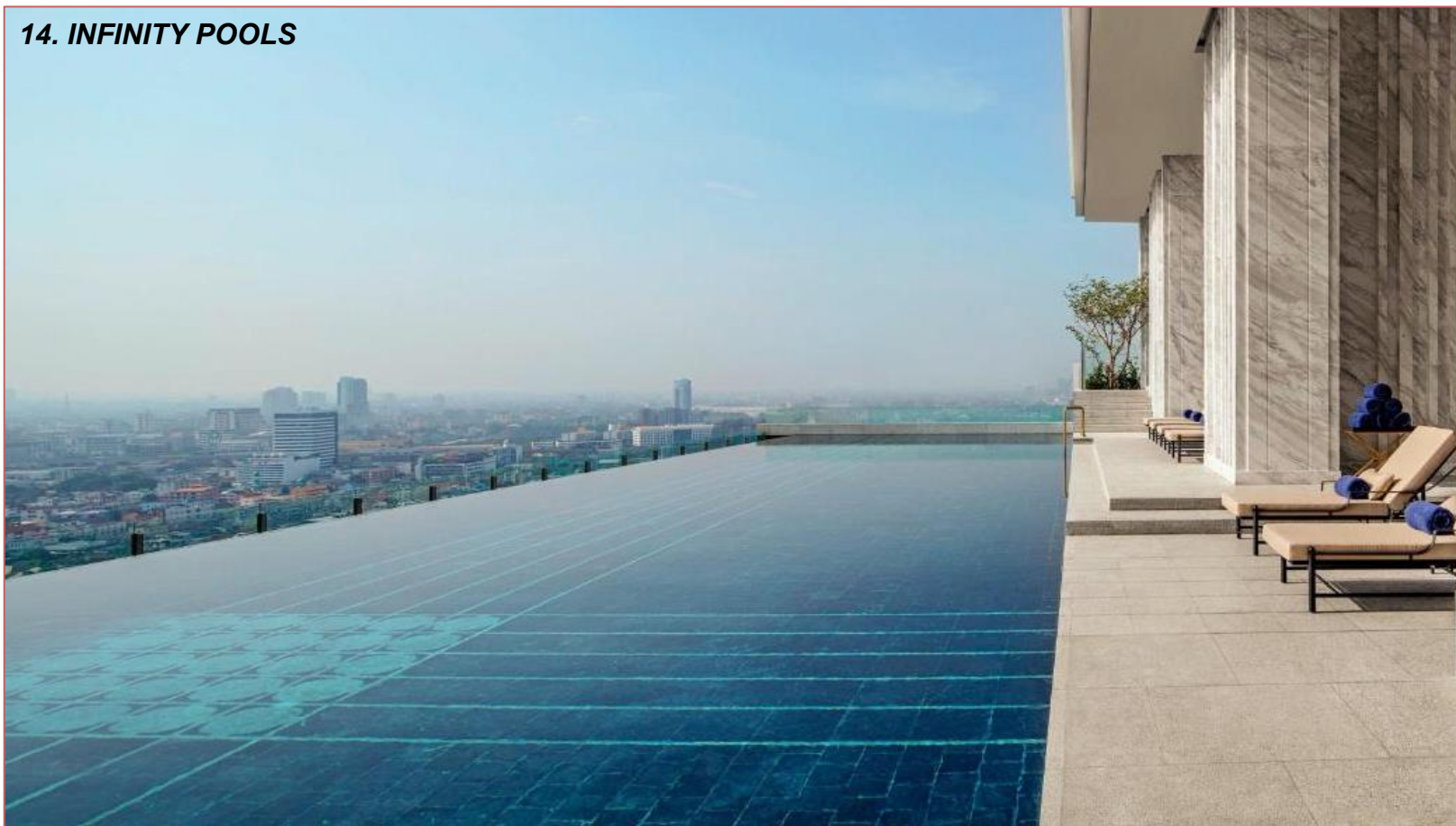
[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

### 13. GRAPHIC SIGNAGES

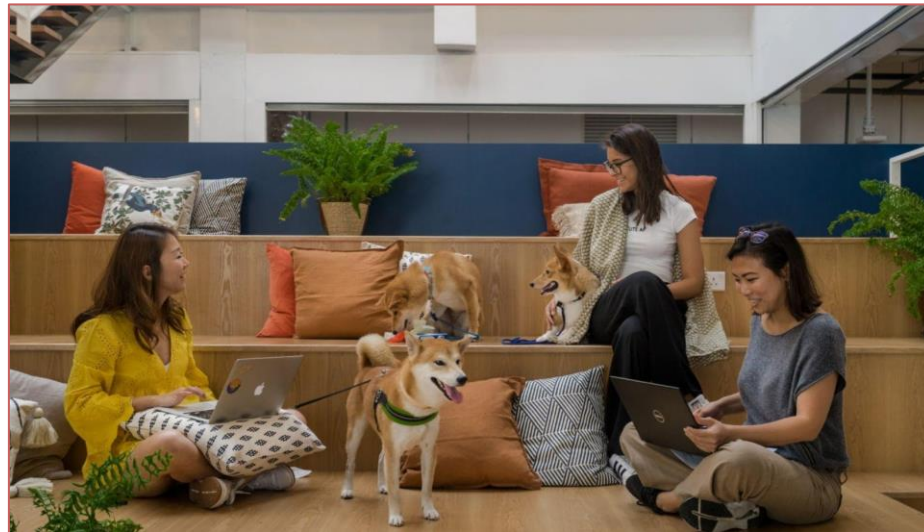


[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

#### 14. INFINITY POOLS



## 15. HYBRID WORKSPACES



[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

## 16. ALTERNATIVE ENERGY



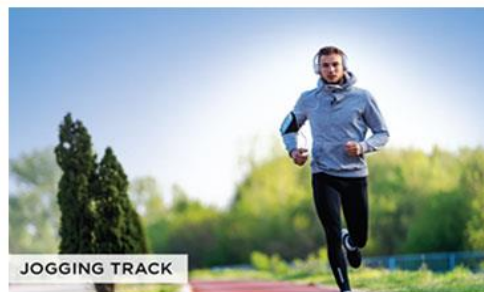
[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

## 17. SKY PROMENADES



[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

## 18. TERRACE AMENITIES



JOGGING TRACK



GAZEBO



TERRACE GARDEN



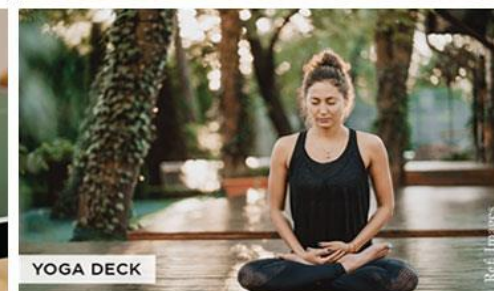
FITNESS CENTRE



REFLEXOLOGY PATH



INDOOR GAMES



YOGA DECK

[REF. IMAGES ONLY. LIST SEPARATELY PROVIDED]

## LIST OF COMMON AMENITIES ::

- ✓ Raised Land Levels + Compound Walls - Flood Proof Ground and Basements.
- ✓ Basement + Podium Parking/Guest Parking.
- ✓ Earthquake Resistant Structure.
- ✓ Vastu Orientation – to ensure cross ventilation and natural light
- ✓ Lightning and Aviation Poles on the topmost elevation.
- ✓ Minimum Usage of Glass Façade for the Buildings – These are Heat Traps and Energy Wastage Hazard.
- ✓ Sound Proof Toughened Sheet Glass Windows – Barriers for External Noise Pollution and Sound Proof Shared Common Internal Walls and Slabs.
- ✓ Automated Entrance Exit Gates.
- ✓ Proper Adequately Sized Covered Portico/Porch for all Weather Egress/Exit.
- ✓ Access Enabled Entrances and other features in the apartments as per DCPR
- ✓ Well Designed Member Name Plates.
- ✓ Security Cabins with Intercom + CCTV systems.
- ✓ AC Entrance Lobby with Security Desk with Intercom Provisions.
- ✓ Wide Staircases 2 Nos as per Fire Safety Norms for Towers above 70M
- ✓ Decent Sized Co-Working Spaces and Meeting Room Facility for Members near the Entrance Lobby.
- ✓ **Society Office / Community Centre / Banquets with well-designed Toilets.**
- ✓ CHS Staff Facilities & Members' Staff Facilities.
- ✓ Courier/Letter Pick up Area.
- ✓ Access Controlled Lobbies, with Video Door Phone.

## LIST OF COMMON AMENITIES::

- ✓ Graphic Signage for All Areas.
- ✓ State of the Art Mitsubishi/Schindler Elevators sized to accommodate Stretchers.
- ✓ Utilize All Air Conditioner Systems Water Run offs - to be well connected into a Tank this Clean Chlorine Free Water has multiple uses.
- ✓ State of the Art Water Pumps and Water Softening Facility.
- ✓ Legacy Indigenous Trees to be Preserved
- ✓ Optimum Usage of Solar Energy (possible for individual Members?) - Solar Energy Generated to be supplied back to the MSEB Electricity grid
- ✓ Electrical Charging Provisions for EV Vehicles
- ✓ Diesel Generator Backups.
- ✓ Fiber optic cables
- ✓ Utilize Best Quality Electric Cable to Eliminate Overload Hazards which are the main cause of the new high-rise fires in recent times.
- ✓ Adequate Ducting for all Cables
- ✓ Piped Gas facility – Mahanagar Gas
- ✓ Well Designed Driveways + Pathways.
- ✓ Recreation Areas with attention to Design for Seniors/Differently Abled.
- ✓ Fitness Centre with all modern equipments , yoga rooms and toilet facilities
- ✓ Large Refuge Floors.
- ✓ The slope of the drive ways must end before the public footpath.

*Note :: Amenities are indicative and are subject to change based on recommendations and requirements by Members and as shall be offered by Developers in Redevelopment*

# LIST OF AMENITIES IN FLATS ::

## 1. FLOORING, CEILING & WALL FINISHES:

- a. Living room and Bedrooms shall be provided with high quality Vitrified Tile slabs POP/Gyp finish with luster paint for walls and Ceiling. **Kajaria / RAK or equivalent**
- b. POP/Gyp finish with luster paint for walls and Ceiling.
- c. Kitchen areas shall be provided with 2'-0" X 2'-0" or suitable size as per design full body vitrified tiles for flooring and skirting. Walls shall have ceramic tile full height dado finish. Make: **Kajaria / RAK or equivalent**
- d. Kitchen platform shall be 18 MM Granite stone with suitable backing.
- e. Toilet/ Bath areas shall be provided with matt finish, anti-skid vitrified tiles for floor and with full height dado up to beam bottom in designer vitrified tiles. (All rooms and bathrooms to have false ceiling as optional)

*Note :: Amenities are indicative and are subject to change based on recommendations and requirements by Members and as shall be offered by Developers in Redevelopment*

# LIST OF AMENITIES IN FLATS ::

## 2. KITCHEN:

- a. Good quality black granite platform with single bowl with side drain stainless steel sink (Nirali or equivalent).
- b. Sufficient Storage arrangement by providing under the platform compartment with SS Trolleys
- c. Sufficient space to accommodate side by side double door fridge.
- d. Sufficient Space and plumbing and electrical arrangements
- e. Kitchen to be provided with Dry Balcony / Utility area to be included in FSI

*Note :: Amenities are indicative and are subject to change based on recommendations and requirements by Members and as shall be offered by Developers in Redevelopment*

# LIST OF AMENITIES IN FLATS ::

## **3. DOOR FRAME & SHUTTERS:**

- a. All door frames along with simple / modern cover molding (Architrave) shall be made out of C.P. Teak with approved polish.
- b. Main door shutters be 45mm thick BWP grade solid core flush type with good quality wood veneer and melamine finish on both sides and brass hinges and good quality hardware, locks etc.  
**Make: Yale / Godrej/ Peg or equivalent.**
- a. Rest of the door shutters shall be 35mm thick BWP grade solid core with good quality laminate finish on both sides and stainless-steel hinges and good quality hardware, locks etc.
- b. Provision for Security door for main door
- c. In case Door frames are in tile / stone, then the same to match flooring and skirting

## **4. WINDOW FRAME & SHUTTERS:**

- a. All window frames shall be full height (with RCC lenti) & made with double layered marble slats / vitrified tiles (to match flooring and skirting) with edge molding detail.
- b. Window shutters shall be made with heavy section (R-Series) 16-gauge Aluminum Sliding window with 20-micron silver / bronze anodized / powder coated finish with 5mm tinted glass and extra panel incorporating SS mosquito net.
- c. Adequate child safety measures such as SS / MS railing bar / fall protection to be incorporated in window design system.
- d. Toilet / Bath areas will have same grade aluminum openable windows with frosted glass panel and exhaust fan arrangement.
- e. Window frames in tile / stone to match flooring and skirting tile / stone

*Note :: Amenities are indicative and are subject to change based on recommendations and requirements by Members and as shall be offered by Developers in Redevelopment*

# LIST OF AMENITIES IN FLATS ::

## **5. TOILETS / BATHS:**

- a. Full height vitrified tile dado on all walls with designer accents.
- b. Anti-skid mat finish vitrified for flooring.
- c. Branded faucets and sanitary ware with at least medium grade series. Make: **Jaguar or equivalent.**
- d. Openable Aluminum window system with exhaust fan fitted in the frame in top section.
- e. Single lever hot and cold mixer, Shower to have single lever mixer with spot and hand shower

## **6. SERVICE LINES FOR AIR CONDITIONERS:**

- a. Copper and drain water piping + Electrical Provisions for Inverter type split Air Conditioning installation systems of appropriate capacity for Living, Dining & All Bed Rooms.
- b. All outdoor units to be located in the plumbing duct or MS Catwalks placed at suitable places so as not to hinder the Road-side elevations of the building and refrigerant piping and drainage piping should be concealed within the flat. No piping should be left exposed on the inside the flat. Drainage piping to be connected with waste water drains.

*Note :: Amenities are indicative and are subject to change based on recommendations and requirements by Members and as shall be offered by Developers in Redevelopment*

# LIST OF AMENITIES IN FLATS ::

## **7. CABLE & WIRING:**

- a. All cabling and wiring shall be concealed as well as fire retardant. Make: **Polycab/ Havells / R R Cable / Finolex Or equivalent.**
- b. All switches of modular series & accessories of approved make. Make: **Anchor / GM or Equivalent**
- c. Lightning arrestor, copper strip & pit as per IS specifications.
- d. Cable TV / Fibre Optics with junction boxes
- e. Telephone cable with junction boxes
- f. We shall provide provision for electrical supply for the purpose of car charging points. These points will be next to the car parking spaces limited to one per flat.

## **8. ELECTRICAL POINTS:**

- a. No. & Location to be decided in consultation with the Society.
- b. All tentative electrical points and their location shall be pre-approved by Society in consultation with their PMC before execution.
- c. In addition, two ways control switches should be provided for fan at least one light point and fan point in all bed rooms with provision of bed side switch.
- d. In addition, bathrooms should be well lit with provision of 5A socket switch near vanity counter for hair dryer / electric shaver etc.
- e. All rooms to have separate electrical circuits.
- f. Video Door Phone system integrated with Intercom near entrance door of each flat. Make: **Commax / Godrej or equivalent**

*Note :: Amenities are indicative and are subject to change based on recommendations and requirements by Members and as shall be offered by Developers in Redevelopment*

## 21. DEVELOPER CREDIBILITY::

- a. The Technical and Financial Scrutiny of Developers is very important in Redevelopment and Offer should be one of the Criterias for shortlisting. Financial Capability of Developer and Expertise are the most important.
- b. Experience of Developer in the field of Real Estate, Redevelopment and Green field Projects
- c. Certified Net worth of Developer Rs 1500 Crs
- d. Solvency Certificate provided on letterhead of Nationalised / Scheduled Bank of Rs 1000 Crs
- e. Completed and Ongoing Projects –Contact List and RERA Project details
- f. Certified copies of income tax returns, audited balance sheet, profit & loss account for the last 3 years duly certified by the chartered accountant.
- g. Indemnity on Stamp Paper duly notarized that the Tenderer is not debarred/blacklisted by any Government Agencies / Authorities.
- h. Undertaking that there are no criminal cases under any court of laws pending against the Legal bidding entity and its Owners / Directors / Promoters / Partners.
- i. Disclosure on the defaults on any financial obligations such as loans from banks/NBFCs and about the insolvency proceedings
- j. A Declaration cum Indemnity on Stamp Paper, thereby declaring that all the declarations, representations, statements, documents and / or any information provided by the Tenderer is true and correct and in the event that such information and/ or documents found incorrect and/ or false and/or not true and having caused loss and/ or delay and/ or loss of opportunity at any Cash flow Organization/ Note for the said Redevelopment project, the Owner has the right to disqualify the Tenderer.

## **22. MEMBER RESPONSIBILITIES ::**

- A. 51% Members Consent for Re Development**
- B. Existing Flat Rent / Lease Details duly registered to be provided to Managing Committee**
- C. Loan, Lein, Mortgage Details on existing flat to be provided to Managing Committee**
- D. Associate Member on Flat to attend Special General Body Meetings**
- E. Nomination/s on Flat for transfer of Membership**
- F. Power of Attorney to take Allotment and register new flats + Rent Agreement**
- G. Pan Card / Aadhar Card of Member for all registrations**
- H. Gift Deed Registration for transfer of Membership or creating Co Owner**
- I. Will and Probate for transfer of Flat Ownership**
- J. Rental Accommodation Registration and Details after demolition of existing buildings**

## 23. CONCLUSIONS & RECOMMENDATIONS::

1. **LEGAL AND REGULATORY VIABILITY** :: The Society Builder Agreements – viz Development Agreement and Power of Attorney shall mention and protect the Society interests completely including clauses for Compliance to all regulations / approvals, timely completion of project. Liquidated damages, bank guarantees, step in and Termination clauses in the interest of the Society and its members
2. **TECHNICAL VIABILITY** :: Design possibilities and amenities are described in this report. The Project shall be a premium luxury project with green building certification for construction materials , waste and water recycling. Lesser carbon footprint and alternative energy.
3. **FINANCIAL VIABILITIES** :: All Project Costs and Sales Valuations are included. The Project funds shall be analysed based on Equity and Debt structure in the Project of the Developer + the Interest on Investments shall be part of the Project Costs. Developers invest 25-30% of the Project Costs and therefore for a Project of this scale the NETWORTH OF THE DEVELOPER should be around Rs 1500 Crs and the BANK SOLVENCY should be around Rs 1000 Crs.
4. **MARKET VIABILITY** :: The Seaview + Coastal Road + Metro Connectivity + Infrastructural facilities + Education + Hospitals + Malls + Sports clubs shall add to additional demand of residential. Current valuation of the Property shall enhance by 100% in terms of Additional area + Rate appreciations
5. **RISK ANALYSIS** :: **Key risks are always covered in the Development Agreement. Selection of A-Listed Developer with** NETWORTH OF THE DEVELOPER of around Rs 1500 Crs and the BANK SOLVENCY of around Rs 1000 Crs and good track record since 2020 Covid times shall protect the Society against Developer insolvency. Step In clause / Termination and take over of the RERA Account + funds + Bank Guarantees shall help in completing the Project.

## 21. CONCLUSIONS & RECOMMENDATIONS::

**6. BUILDER EVALUATION PROCESS ::** Tender process for invitation to DEVELOPERS + Documentation from Developers with Project Lists + 3 Years IT returns & Balance Sheets + Bankers + Networth of the Developer should be around Rs 1500 Crs + Bank Solvency should be around Rs 1000 Crs + Redevelopment Offer + Design + Vision for the Project + Bank Guarantees + Loading of FSI to protect the Society Flats + Sale Area on vacation.

**7. RISK MITIGATION ::** RERA Registration of the Project + A water tight Development Agreement [DA] + Power of Attorney to be co terminus with the DA + Networth and Solvency of the Developers + Bank Guarantees + Project Schedules + All Designs to be part of the DA + Plans for Approvals to be approved by MC and PMC + FSI to be loaded before vacation of flats + Project Monitoring for all risks, liabilities. Construction quality and Material finishes + Ratings for the Project and Green building Certifications + Occupation Certificate + 2 Years Maintenance of the Towers by Developer + Handing Over of the Entire Project with all Guarantees , Warranties till the end of the Defects Liability Period.

**8. SELF DEVELOPMENT ::** *This model of Development should be avoided considering the magnitude of the Project and non availability of big funding from Banks for Societies. If Members are ready to contribute the funds alongwith 100% Consents for Self Redevelopment, then this Redevelopment Model should be explored by the Society. The society becomes the promoter in RERA and entire development / delay responsibility shall be on the society and the Managing Committee.*