

PREPARED BY



OFFICE NO. 52, MANOSHI COMPLEX, OPP. GHANSOLI RAILWAY STATION, GHANSOLI, NAVI MUMBAI-400701





To,
The Members,
Ashapurinagar Co.-Op. Housing Society Ltd.
Panvel

Subject :- Feasibility Report on Redevelopment of your Society Building.

Respected Members,

We express our sincere gratitude to all the members of your society, for giving us an opportunity for providing Project Management Consultancy Services for your Society Redevelopment Works.

We have studied the various documents given to us by the committee members and have worked out the feasibility of the said redevelopment project.

We are enclosing herewith our Feasibility Report for the proposed redevelopment of your society. Kindly go through the same please feel free to call us for any clarification required from your end.
Thanking you.



A handwritten signature in blue ink, appearing to be "S. S. Chavhan", written over the circular stamp.

Yours faithfully

MERIT HOUSING REDEVELOPMENT CONSULTANTS

GENERAL TERMS IN FEASIBILITY REPORT

- FSI : FLOOR SPACE INDEX
- PREMIUM FSI : FSI THAT MAY BE AVAILABLE ON PAYMENT OF PREMIUM FROM MUNICIPAL AUTHORITY
- TDR (TRANSFERABLE DEVELOPMENT RIGHTS) - A TECHNIQUE OF LAND DEVELOPMENT. TDR IS A TECHNIQUE OF LAND DEVELOPMENT, WHICH SEPARATES THE DEVELOPMENT POTENTIAL OF A PARTICULAR PARCEL OF LAND FROM IT AND ALLOWS ITS USE ELSEWHERE WITHIN THE DEFINED ZONES OF THE CITY.
- ANCILLARY AREA FSI : IN ADDITION TO ANCILLARY AREA FSI UPTO THE EXTENT OF 60% OR 80% OF THE PROPOSED FSI IN THE DEVELOPMENT PERMISSION (INCLUDING BASIC FSI, PREMIUM FSI, TDR.)
- DEVELOPMENT PLAN : A PLAN FOR THE DEVELOPMENT OR RE-DEVELOPMENT OF THE AREA WITHIN THE JURISDICTION OF A PLANNING AUTHORITY
- UDCPR : UNIFIED DEVELOPMENT CONTROL & PROMOTIONAL REGULATIONS FOR MAHARASHTRA
- CORPUS FUND : AN AMOUNT KEPT ASIDE FOR A SOCIETY TO OPERATE, EXIST AND MAINTAIN ITSELF. (THIS IS GIVEN BY DEVELOPER TO SOCIETY)
- OFFER BY DEVELOPER : EXTRA CARPET AREA (MENTIONED AS RISE IN PERCENT) OFFERED BY DEVELOPER TO SOCIETY MEMBERS WITH RESPECT TO EXISTING CARPET AREA.



POINTS CONSIDERED IN MAKING OF FEASIBILITY REPORT

- LOCATED IN RESIDENTIAL ZONE
- ROAD ON ONE SIDE OF THE PLOT
– **18 M WIDE ROAD**
- PLOT AREA : **4659.51 SQ.M.**
- TOTAL NUMBER OF UNITES: **22 SHOP, 3 GARAGE, 4 SHOPPING & 101 FLATS**



FSI STATEMENT AS PER UDCPR

Table 6 G

Sr. No.	Road width in meters	Basic FSI	For all Municipal Corporations			Additional Ancillary FSI upto 60% for Residential & 80% for Commercial on payment of premium	
			FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI	Residential	Commercial
1	2	3	4	5	6		
1	Below 9 m.	1.10	--	--	1.10	1.76	1.98
2	9 m. and above but below 12 m.	1.10	0.50	0.40	2.00	3.20	3.60
3	12 m. and above but below 15 m.	1.10	0.50	0.65	2.25	3.60	4.05
4	15 m. and above but below 24 m.	1.10	0.50	0.90	2.50	4.00	4.50
5	24 and above but below 30 m.	1.10	0.50	1.15	2.75	4.40	4.95
6	30 and above	1.10	0.50	1.40	3.00	4.80	5.40



CARPET AREA DETAILS OF THE SOCIETY

BUILDING NO - 1/2 A (COMMERCIAL)						
FLAT NO.	NAME OF OWNER		ACTUAL CARPET AREA EXCLUDING INTERNAL WALL AREA	ADDITIONAL 18% CARPET AREA	TOTAL CARPET AREA TO BE HANDLED OVER TO UNIT HOLDER	TERRACE AREA
			A	B = A * 18%	C = A + B	
			SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
FIRST FLOOR						
1	Mohiz Hasan Khan	SHOP	85	15.3	100.3	
2	Meena J. Parmar & Jayanti M. Parmar	SHOP	229	41.22	270.22	
3	Meena J. Parmar & Jayanti M. Parmar	SHOP	122	21.96	143.96	
4	Sanjay S. Parmar	SHOP	122	21.96	143.96	
5	Manisha Pravin Parmar	SHOP	229	41.22	270.22	
6	J M M Homes	SHOP	85	15.3	100.3	
7	Manisha Pravin Parmar	SHOP	130	23.4	153.4	
8	Kishor Panhale	SHOP	64	11.52	75.52	
9	Santosh Ambavane	SHOP	60	10.8	70.8	
10	Santosh Ambavane	SHOP	60	10.8	70.8	
11	Datta Kishan Bahira	SHOP	64	11.52	75.52	
12	Renu Narayan Bahira	SHOP	130	23.4	153.4	
13	Ganesh Y. Bhagat	SHOP	183	32.94	215.94	
14	Renu Narayan Bahira	SHOP	193	34.74	227.74	
15	Pradip N. Pisat	SHOP	193	34.74	227.74	
16	Sonal N. Thakkar	SHOP	183	32.94	215.94	
17	Nilesh M. Thakkar	SHOP	173	31.14	204.14	
18	Subodh Navrikar	SHOP	123	22.14	145.14	
19	Gita Sanjay Shette	SHOP	110	19.8	129.8	
20	Gita Sanjay Shette	SHOP	110	19.8	129.8	
	Kishor G. Pannikar &					
21	Prakash G. Pannikar	SHOP	123	22.14	145.14	
22	Mahadev Uttamrao Yadav	SHOP	173	31.14	204.14	
TOTAL	TOTAL 22 SHOPS		2944	529.92	3473.92	0



BUILDING NO - 1/2 A (RESIDENTIAL)						
FLAT NO.	NAME OF OWNER		ACTUAL CARPET AREA EXCLUDING IN TERNAL WALL AREA	ADDITIONAL 30% CARPET AREA	TOTAL CARPET AREA TO BE HANDED OVER TO UNIT HOLDER	TERRACE AREA
			A	$B = A * 0.30$	$C = A + B$	
			SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
FIRST FLOOR						
101	Binu Ratilal Patel	1 BHK + T	560	168	728	104
102	Gajaraben R. Patel & Rajeshreee b. Patel	1 BHK + T	600	180	780	104
103	Kishor J.Mandlik & Kanchan K. Mandlik	1 BHK	412	123.6	535.6	
104	Renu Narayan Bahira	1 BHK + T	560	168	728	52
105	Tatya Manik Kande	1 BHK + T	600	180	780	52
106	Maruti Bhau Mhaske	1 BHK	412	123.6	535.6	
SECOND FLOOR						
201	Satish Pratapmal Gandhi & Meena Satish Gandhi	1 BHK + T	449	134.7	583.7	114
202	Subhash D.Kalamkar	1 BHK + T	488	146.4	634.4	114
203	Sheedhar D. Waje	1 BHK	412	123.6	535.6	
204	Vittabai Bhoir	1 BHK + T	449	134.7	583.7	114
205	Minakshi Narendra Shah	1 BHK + T	488	146.4	634.4	114
206	Minakshi Narendra Shah	1 BHK	412	123.6	535.6	
THIRD FLOOR						
301	Kishorbhai S. Choovan	1 RK + T	312	93.6	405.6	137
302	Jagannath N.Sumbe	1 RK + T	351	105.3	456.3	137
303	Datta Kishan Bahira	1 BHK	412	123.6	535.6	
TOTAL						
	1 BHK - 13 NOS 1 RK - 2 NOS		6917	2075.1	8992.1	1042



BUILDING NO - 2/3 B						
FLAT NO.	NAME OF OWNER		ACTUAL CARPET AREA EXCLUDING IN TERNAL WALL AREA	ADDITIONAL 30% CARPET AREA	TOTAL CARPET AREA TO BE HANDED OVER TO UNIT HOLDER	TERRACE AREA
			A	B = A * 0.30	C = A + B	
			SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
GROUND FLOOR						
1	Prashant K. Urankar	2 BHK	618	185.4	803.4	
2	Vinod C. Gaikar	1 BHK	402	120.6	522.6	
3	Pramod F. Gandhi	2 BHK	734	220.2	954.2	
4	Nitin N. Waskar	2 BHK	734	220.2	954.2	
5	Santosh Madhusudan Pote & Vinod Madhusudan Pote	1 BHK	402	120.6	522.6	
6	Pramod F. Gandhi	2 BHK	618	185.4	803.4	
FIRST FLOOR						
101	Santosh Aswale	2 BHK	618	185.4	803.4	
102	Reshma R Talaskar	1 BHK	402	120.6	522.6	
103	Sachin Nama Waskar & Dnyaneshwar Nama Waskar	2 BHK	656	196.8	852.8	71
104	Sudam Waskar	2 BHK	656	196.8	852.8	71
105	Priyanka Urankar	1 BHK	402	120.6	522.6	
106	Prakash V. Jagnade	2 BHK	618	185.4	803.4	
SECOND FLOOR						
201	Dinanath K. Karpe	1 BHK + T	506	151.8	657.8	135
202	Suresh Kumar Shukla	1 BHK	402	120.6	522.6	
203	Suryaji Dhanaji Bhoir	1 BHK + T	498	149.4	647.4	152
204	Hiralal Annaji Solanki	1 BHK + T	498	149.4	647.4	152
205	Padmakar P. Kadam	1 BHK	402	120.6	522.6	
206	Dhannjay Kumar Singh	1 BHK + T	506	151.8	657.8	135
THIRD FLOOR						
301	Suryaji D. Bhoir	3 BHK + T	889	266.7	1155.7	275
302	Ashwin Kanji Shah	2 BHK	1131	339.3	1470.3	267
303	Priyanka V. Shetty	3 BHK + T	1108	332.4	1440.4	378
TOTAL	1 BHK - 10 NOS					
	2 BHK - 9 NOS					
	3 BHK - 2 NOS					
			12800	3840	16640	1636
	TOTAL = 21 FLATS					



BUILDING NO - 2/3 B PARKING - CLOSED GARAGES						
101	Santosh Aswale	Garage	192	0	192	
301	Suryaji D. Bhoir	Garage	192	0	192	
302	Ashwin Kanaji Shah	Garage	192	0	192	
TOTAL	GARAGE - 3 NOS		576	0	576	



BUILDING NO - 3/4 A						
FLAT NO.	NAME OF OWNER		ACTUAL CARPET AREA EXCLUDING IN TERNAL WALL AREA	ADDITIONAL 30% CARPET AREA	TOTAL CARPET AREA TO BE HANDED OVER TO UNIT HOLDER	TERRACE AREA
			A	B = A * 0.30	C = A + B	
			SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
GROUND FLOOR						
1	Kishor Kalyanji Vava & Pramod Kalyanji Vava	1 BHK	400	120	520	
2	Datta Kishan Bahira	1 BHK	400	120	520	
3	Nilima D. Gaikar	1 BHK	308	92.4	400.4	
4	Navnitlal Shankarlal Shah	1 BHK	400	120	520	
5	Vandana J. Gujral	1 RK	226	67.8	293.8	
6	Pranay Maruti Bahira	2 BHK	483	144.9	627.9	
FIRST FLOOR						
101	Ramesh B. Bhagat & Aparna R. Bhagat	1 BHK	425	127.5	552.5	
102	Sandeep Maganbhai Patel	1 BHK	425	127.5	552.5	
103	Savitaben Maganbhai Patel	1 BHK	337	101.1	438.1	
104	Arun D. Patil	1 BHK	425	127.5	552.5	
105	Anil Joshi	1 BHK	337	101.1	438.1	
106	Arun D. Patil	1 BHK	425	127.5	552.5	
SECOND FLOOR						
201	Shashikant Ramdharane	1 BHK	425	127.5	552.5	
202	Anant Ragho Wakdikar	1 BHK	425	127.5	552.5	
203	Pankaj Kamal Bottra	1 BHK	337	101.1	438.1	
204	Navinbhao N. Oza	1 BHK	425	127.5	552.5	
205	Santosh M. Patil	1 RK	226	67.8	293.8	
206	Swapna Padmakar Juikar	2 BHK	537	161.1	698.1	
THIRD FLOOR						
301	Sharad B. Thakur	1 RK + T	274	82.2	356.2	126
302	Ranjana A, Shinde	1 RK	251	75.3	326.3	
303	Datta Kishan Bahira	1 RK + T	274	82.2	356.2	126
TOTAL	1 BHK - 14 NOS 2 BHK - 2 NOS 1 RK - 5 NOS		7765	2329.5	10094.5	252

BUILDING NO - 4 B						
FLAT NO.	NAME OF OWNER		ACTUAL CARPET AREA EXCLUDING IN TERNAL WALL AREA	ADDITIONAL 30% CARPET AREA	TOTAL CARPET AREA TO BE HANDED OVER TO UNIT HOLDER	TERRACE AREA
			A	B = A * 0.30	C = A + B	
			SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
GROUND FLOOR						
1	Shahid Mulla	1 RK	265	79.5	344.5	
2	Nanda R. Thakur	1 RK	319	95.7	414.7	
3	Nanda R. Thakur	1 RK	265	79.5	344.5	
4	Rekha V. Thakur & Virendra N. Thakur	1 BHK	426	127.8	553.8	
5	Shahida Mulla	1 RK	313	93.9	406.9	
FIRST FLOOR						
101	Kaluram Jasaram Joshi	1 BHK	426	127.8	553.8	
102	Farida A. Dhanase	1 BHK	426	127.8	553.8	
103	Kalpana Takur	1 BHK	426	127.8	553.8	
104	Chandrakant S. Rokade	1 RK	313	93.9	406.9	
SECOND FLOOR						
201	Dinesh R. Kadu	1 BHK	426	127.8	553.8	
202	Girish R. Jiwani	1 BHK	426	127.8	553.8	
203	Ujwala Kadu	1 BHK	426	127.8	553.8	
204	Girish R. Jiwani	1 RK	313	93.9	406.9	
THIRD FLOOR						
301	Sanjiv S. Bhatkar & Nandini S. Bhatkar	1 RK + T	301	90.3	391.3	129
302	HemantKumar S. Chorasaya	1 RK + T	301	90.3	391.3	129
303	Chandrakant Datrak	1 RK + T	426	127.8	553.8	312
TOTAL	1 BHK - 7 NOS 1 RK - 9 NOS		5798	1739.4	7537.4	570



BUILDING NO - 5 B

FLAT NO.	NAME OF OWNER		ACTUAL CARPET AREA EXCLUDING INTERNAL WALL AREA	ADDITIONAL 30% CARPET AREA	TOTAL CARPET AREA TO BE HANDED OVER TO UNIT HOLDER	TERRACE AREA
			A	$B = A * 0.30$	$C = A + B$	
			SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
GROUND FLOOR						
1	Snehlata V. Pote	1 BHK	407	122.1	529.1	
2	Sandeep V. Joshi	1 BHK	450	135	585	
3	Govind Patkar	1 BHK	466	139.8	605.8	
FIRST FLOOR						
101	Shashank h. Urankar	1 BHK	407	122.1	529.1	
102	Bhavana Bhoir	1 BHK	450	135	585	
103	Sunil Bhoir	1 BHK	466	139.8	605.8	
SECOND FLOOR						
201	Sapana Pote	1 BHK	407	122.1	529.1	
202	Kamini Harshad Kharunkar	1 BHK	450	135	585	
203	Nitin P. Singasane	1 BHK	466	139.8	605.8	
THIRD FLOOR						
301	Swapnil V. Pote & Santosh M. Pote	1 BHK	450	157.5	607.5	
TOTAL	1 BHK - 10 NOS		4419	1348.2	5767.2	0



BUILDING NO - 6 B						
FLAT NO.	NAME OF OWNER		ACTUAL CARPET AREA EXCLUDING IN TERNAL WALL AREA	ADDITIONAL 30.% CARPET AREA	TOTAL CARPET AREA TO BE HANDED OVER TO UNIT HOLDER	TERRACE AREA
			A	$B = A * 0.30$	$C = A + B$	
			SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
GROUND FLOOR						
1	Sulkshana M. Gaikwad & Amol R. Gaikwad	1 BHK	407	122.1	529.1	
2	Kalpana K. Shah	1 BHK	450	135	585	
3	Rajendra K. Khismatrao	1 BHK	466	139.8	605.8	
FIRST FLOOR						
101	Mamta v. Khadye & Vaibhav V. Khadye	1 BHK	407	122.1	529.1	
102	Nilesh M. Thakur	1 BHK	450	135	585	
103	Jagprit Kaur Anand	1 BHK	466	139.8	605.8	
SECOND FLOOR						
201	Ganesh M. Pote	1 BHK	407	122.1	529.1	
202	Vinod M. Pote	1 BHK	450	135	585	
203	Pranisha Mandavkar	1 BHK	466	139.8	605.8	
THIRD FLOOR						
301	Ranjana R. Panhale	1 BHK	450	135	585	
TOTAL	1 BHK - 10 NOS		4419	1325.7	5744.7	0



BUILDING NO - 7 B RESIDENTIAL						
FLAT NO.	NAME OF OWNER		ACTUAL CARPET AREA EXCLUDING IN TERNAL WALL AREA	ADDITIONAL 30% CARPET AREA	TOTAL CARPET AREA TO BE HANDED OVER TO UNIT HOLDER	TERRACE AREA
			A	$B = A * 0.30$	$C = A + B$	
			SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
GROUND FLOOR						
1	Indumati Baskar Korde	1 rk	412	123.6	535.6	
2	Rajesh Tansen Katve	1 rk	412	123.6	535.6	
FIRST FLOOR						
101	Milind Baskar Korde	2 BHK + T	662	198.6	860.6	183
102	Kisan Nana Shetye	2 BHK + T	662	198.6	860.6	183
SECOND FLOOR						
201	Nandkishor Baskar Bhoir	2 BHK + T	580	174	754	75
202	Hemant Baskar Mhaskar	2 BHK + T	580	174	754	75
THIRD FLOOR						
301	Chandrakant Vitthal Patil	1 BHK + T	429	128.7	557.7	149
302	Vijay Aabarav Gawande	1 BHK + T	429	128.7	557.7	149
TOTAL	2 BHK - 4 NOS 1 BHK - 02 NOS 2 RK - 02 NOS		4166	1249.8	5415.8	814



BUILDING NO - 7 B COMMERCIAL (SHOPPING)						
FLAT NO.	NAME OF OWNER		ACTUAL CARPET AREA EXCLUDING IN TERNAL WALL AREA	ADDITIONAL 18% CARPET AREA	TOTAL CARPET AREA TO BE HANDED OVER TO UNIT HOLDER	TERRACE AREA
			A	$B = A * 0.18$	$C = A + B$	
			SQ.FT.	SQ.FT.	SQ.FT.	SQ.FT.
1	Pramod F. Gandhi	SHOP	266	47.88	313.88	
2	Pramod F. Gandhi	SHOP	270	48.6	318.6	
3	Dinesh K. Nahar	SHOP	270	48.6	318.6	
4	Pinki P. Nahar	SHOP	266	47.88	313.88	
TOTAL	SHOPS - 4 NOS		1072	192.96	1264.96	



**AREA STATEMENT
AS PER FULL POTENTIAL
WITH
80 % RESIDENTIAL
20% COMMERCIAL
COMPONENT**



REA STATEMENT AS PER 18 M WIDE ROAD			
SR.NO.	DESCRIPTION	AREA (IN SQ.M.)	AREA (IN SQ.FT.)
1)	AREA OF PLOT	4659.51	50154.00
A)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)		
B)	AS PER MEASUREMENT SHEET	-	-
C)	AS PER SITE	4659.51	50154.00
2)	DEDUCTIONS FOR	-	-
A)	PROPOSED D.P./ D.P. ROAD WIDENING AREA/ SERVICE ROAD/ HIGHWAY WIDENING	0.00	0.00
B)	ANY D.P. RESERVATION AREA (AREA UNDER NALA)	0.00	0.00
	TOTAL (A+B)	4659.51	50154.00
3)	BALANCE AREA OF PLOT (1-2)	0.00	0.00
4)	AMENITY SPACE (IF APPLICABLE)	0.00	0.00
A)	REQUIRED -	0.00	0.00
B)	ADJUSTMENT OF 2(B), IF ANY -	0.00	0.00
C)	BALANCE PROPOSED -	0.00	0.00
5)	NET PLOT AREA (3-4 (C))	4659.51	50154.00
6)	RECREATIONAL OPEN SPACE (IF APPLICABLE)	0.00	0.00
A)	REQUIRED -	0.00	0.00
B)	PROPOSED -	0.00	0.00
7)	INTERNAL ROAD AREA	0.00	0.00
8)	PLOTTABLE AREA (IF APPLICABLE)	0.00	0.00
9)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 X SR. NO. 9)	1.1 5125.46	1.1 55169.94
10)	ADDITION OF FSI ON PAYMENT OF PREMIUM	0.50 2329.75	0.50 25077.00
A)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE.	00	00
B)	PROPOSED FSI ON PAYMENT OF PREMIUM.	0.00	0.00
11)	MAXIMUM PERMISSIBLE TDR LOADING	0.90 4193.55	0.90 45138.6
A)	IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR. NO. 2 (A)], IF ANY	0.00	0.00
B)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X SR. NO. 4 (B) &/OR(C)]	0.00	0.00

**AREA
STATEMENT
AS PER 18M
WIDE ROAD**



C)	ADDITION FOR AREA UNDER NALA (SR.NO.2(B) X 1)	0.00	0.00
D)	TDR AREA	0.00	0.00
E)	TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C)+(D))	4193.55	45138.6
12)	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00	0.00
13)	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	11648.76	125385.54
A)	[9 + 10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE.	0.00	0.00
B)	RESIDENTIAL AREA (80% OF TOTAL ENTITLMENT)	9319.76	100308.43
C)	COMMERCIAL AREA (20% OF TOTAL ENTITLMENT)	2329.752	25077.00
D)	ANCILLARY AREA FSI UPTO 60% FOR RESIDENTIAL AREA (13B*60)	5591.856	60185
E)	ANCILLARY AREA FSI UPTO 80% FOR COMMERCIAL AREA (13C*80)	1863.80	20061.6
C)	TOTAL ENTITLEMENT (A+B)	19104.416	205632.14
14)	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8	0.00	0.00
15)	CONSTRUCTION AREA	19104.416	205632.14

**AREA
STATEMENT
AS PER 18M
WIDE ROAD**



PROJECT COST CALCULATIONS		AREA SQ. MTR.	AREA SQ.FT.	RATE PER SQ. FT.	TOTAL
FINANCIAL ANALYSIS					
TOTAL EXPENSES AND PROFITE					
SR. NO.	PARTICULARS				
CONSTRATION COST CALCULATIONS					
2	CONSTRUCTION AREA *1.25	23880.52	257040.175		
3	RESIDENCIAL AREA (80%)		205632.14	2,500.00	514,080,350.00
4	COMMERCIAL AREA (20%)		51408.035	2,700.00	138,801,694.50
5	PCMC DEVELOPMENT CHARGES				8,806,000.00
6	PCMC LABOUR CESS TAX = 1%				5,832,000.00
7	METRO CESS TAX =1%				5,832,000.00
8	PLAN APPROVAL IN PCMC CONSULTANT CHARGES				65,500,000.00
9	ARCHITECT FEES				11,800,000.00
10	STRUCTURAL DESIGNER FEES				3,500,000.00
11	ADMINISTRATION COST AND SITE ENGINEER COST				7,500,000.00
12	MARKETING COST				1,500,000.00
13	MSEB TRANSFEROR CHARGES				2,000,000.00
14	WATER CONNECTION CHARGES				300,000.00
15	AGENT COMMISSION FOR FLAT BOOK				3,000,000.00
16	STACK CAR PARKING 160*250000				40,000,000.00
17	RENT - 3BHK-22000/- 40 MONTHS * 2NOS				1,760,000.00
18	RENT - 2BHK-18000/- 40 MONTHS * 11NOS				7,920,000.00
19	RENT - 1BHK-16000/- 40 MONTHS * 72NOS				46,080,000.00



20	RENT - 1RK-10000/- 40 MONTHS * 16NOS				6,400,000.00
21	FRON SHOP 45000/- 40 MONTHS * 10NOS				18,000,000.00
22	SIDE SHOPS 12000/- 40 MONTHS * 16NOS				7,680,000.00
23	NON REFUNDABLE CORPUS FUND, SHIFTING CHARGES AT THE TIME OF DEVELOPMENT AGREEMENT				20,000,000.00
24	GST, STAMP DUTY, REGSITARTION CHARGES				27,000,000.00
25	LIFT, PUMPS, FIRE EQUIPMENT AND FIRE NOC CHARGES				22,500,000.00
	TOTAL (3 TO 25)				965,792,044.00
PROJECT COST FSI CALCULATIONS					
1	PREMIUM FSI = 4659.51 SQM.* 0.50*RS.21400*35%				17,549,827.00
2	TDR FSI = 4659.51 SQM.*0.70*RS. 55000				179,391,135.00
8	ANCILLARY FSI = 4659.51 SQM. * 2.5*0.60*RS 21400*10%				16,203,446.00
9	LIASONING COST FOR FSI				35,000,000.00
10	TOTAL FSI COST (1+2+3+4)				248,144,408.00
12	TOTAL COST (CONSTRATION COST+FSI COST)				1,213,936,452.00



AREA CALCULATIONS					
1	TOTAL CARPET AREA = $(4659.51 \times 4) / 1.40$	13312.88	143298.509		
2	ACTUAL CARPET AREA OF EXISTING RESIDENTIAL UNITES	4299.89	46283.58597		
3	ACTUAL CARPET AREA OF EXISTING COMMERCIAL UNITES	373.09	4015.903451		
4	ACTUAL CARPET AREA OF EXISTING CLOSED GARGE (AS PER STATEMENT)	53.51	575.976289		
5	TOTAL CARPET AREA FOR RE-HAB OF RESIDENTIAL @30%	5589.857	60168.66176		
6	TOTAL CARPET AREA FOR RE-HAB OF COMMERCIAL @18%	440.2462	4738.766072		
7	TOTAL RE-HAB CARPET AREA (5+6)	6083.6132	65483.40412		
1	BALANCE CARPET AREA FOR SALE = (1-7)	7229.2668	77815.10491		
2	CARPET AREA OF COMMERCIAL PORTION @20% OF 7229.26	1445.85336	15563.02098		
3	SALEABLE AREA OF COMMERCIAL PORTION (OFFICES) 1445.85×2	2891.70672	31126.04196		
4	SAVE VALUE OF COMMERCIAL PORTION = 31126.04×15000	0	0		466890629.5
5	CARPET AREA OF RESIDENTIAL PORTION @80% OF 7229.26	5783.41344	62252.08393		
6	CARPET AREA OF RESIDENTIAL PORTION @80% OF 5783.41×1.70	9831.80285	105828.5427		
7	SAVE VALUE OF RESIDENTIAL PORTION = 76300.40×9000	0	0		952456884.1
	TOTAL SALE VALUE = (4+7)	0	0		1419347514
PROJECTED PROFIT (TOTAL SALE VALUE- TOTAL COST)					205,411,060.98



CONCLUSION :

- PROJECT FEASIBILITY MAJORLY DEPENDS UPON AREA OF SITE, APPROACH ROAD, EXISTING AREA CONSUMED BY THE SOCIETY.
- SOCIETY RESIDENCIAL MEMBERS CAN EXPECT ADDITIONAL CARPET AREA UPTO **30%** EXTRA WHEN EXISTING AREA IS CONSIDERED.
- SOCIETY COMMERCIAL MEMBERS CAN EXPECT ADDITIONAL CARPET AREA UPTO **18%** EXTRA WHEN EXISTING AREA IS CONSIDERED
- CONSUMPTION OF FSI PURELY DEPENDS UPON FINAL DESIGN, WHEREAS THE FEASIBILITY REPORT IS JUST A PROJECTION OF TENTATIVE ASSUMPTIONS MADE CONSIDERING MARKET PRACTICES.
- THE PERCENTAGE OF ADDITIONAL CARPET AREA CAN INCREASE/DECREASE DEPENDING ON FINAL DESIGN BY ARCHITECT.
- **THE PROJECT IS FEASIBLE FOR REDEVELOPMENT.**



BENEFITS OF REDEVELOPMENT :

IF THE REDEVELOPMENT PROPOSAL IS IMPLEMENTED THEN THE FOLLOWING ADVANTAGES COULD BE DERIVED BY THE SOCIETY :-

- THE MEMBERS WILL BE PROVIDED NEW FLATS FREE OF COST.
- THE MEMBERS WILL BE PROVIDED OR WILL BE COMPENSATED FOR ALTERNATE ACCOMMODATION DURING THE COURSE OF CONSTRUCTION AFTER DEMOLITION OF THE BUILDINGS.
- THE NEWLY CONSTRUCTED BUILDINGS WILL BE EARTHQUAKE RESISTANT AS WELL WILL BE DESIGNED TO TAKE CARE THE WIND LOAD. HENCE MORE DURABLE AGAINST THE NATURAL CALAMITY.
- NEW BUILDINGS WILL BE PLANNED TO SUIT THE MODERN LIVING STYLE.
- NEW BUILDINGS WILL BE CONSTRUCTED WITH MODERN ELEVATION FEATURES TO GIVE BEAUTIFUL ATTRACTIVE AND SOBER LOOK. WHICH WILL INDIRECTLY AMOUNT TO THE PRICE APPRECIATION OF THE WHOLE PROPERTY.
- NEW BUILDINGS WILL BE CONSTRUCTED WITH BEAUTIFUL ENTRANCES.
- LATEST AND MODERN AMENITIES WILL BE PROVIDED IN THE NEWLY CONSTRUCTED BUILDING.
- NEW BUILDINGS WILL BE CONSTRUCTED KEEPING IN MIND THE LATEST BIS QUALITY STANDARDS AND HENCE WILL NOT REQUIRE MAINTENANCE OR MAJOR REPAIRS FOR NEXT 30 YEARS OR SO.
- LIFT FACILITIES WILL BE AVAILABLE TO ALL FLATS.
- WELL DESIGNED AND CONSTRUCTED ACCESS ROADS WILL BE PROVIDED.
- LANDSCAPING DEVELOPMENT TO SUIT THE REQUIREMENT OF ALL AGE GROUPS.
- RECREATIONAL FACILITIES COULD BE PROVIDED.
- MAJOR STRUCTURAL, CIVIL, PLUMBING REPAIRS WHICH MAY BE TOTALLY AVOIDED.



RULES TO BE FOLLOWED FOR REDEVELOPMENT

- AS PER **SECTION 79 A** , 3 JANUARY 2009 GOVERNMENT OF MAHARASHTRA HAS MADE IT MANDATORY FOR ALL CO-OP HOUSING SOCIETY GOING FOR REDEVELOPMENT TO MANDATORY APPOINT AN ARCHITECT / REDEVELOPMENT PROJECT MANAGEMENT CONSULTANCY (PMC) TO CONSULT SOCIETIES THROUGH THE REDEVELOPMENT PROCESS.
- IT'S BEEN OBSERVED MANY SOCIETIES GO FOR REDEVELOPMENT WITHOUT PMC WHICH HAS CAUSED THEM HARDSHIP AND COURT CASES WHICH RUN FOR YEARS AND LEAVING MEMBERS IN PROBLEMS.



A large red circle with the words "Thank You" in white, bold, sans-serif font. Four red lines of varying lengths radiate from the circle, creating a starburst effect.

Thank You

