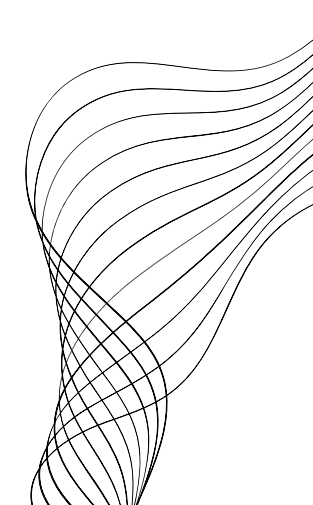


REDEVELOPMENT OF SHREE RAM JYOTI CHS

20/48, Gulawani Maharaj Road, Erandwane, Pune-411004

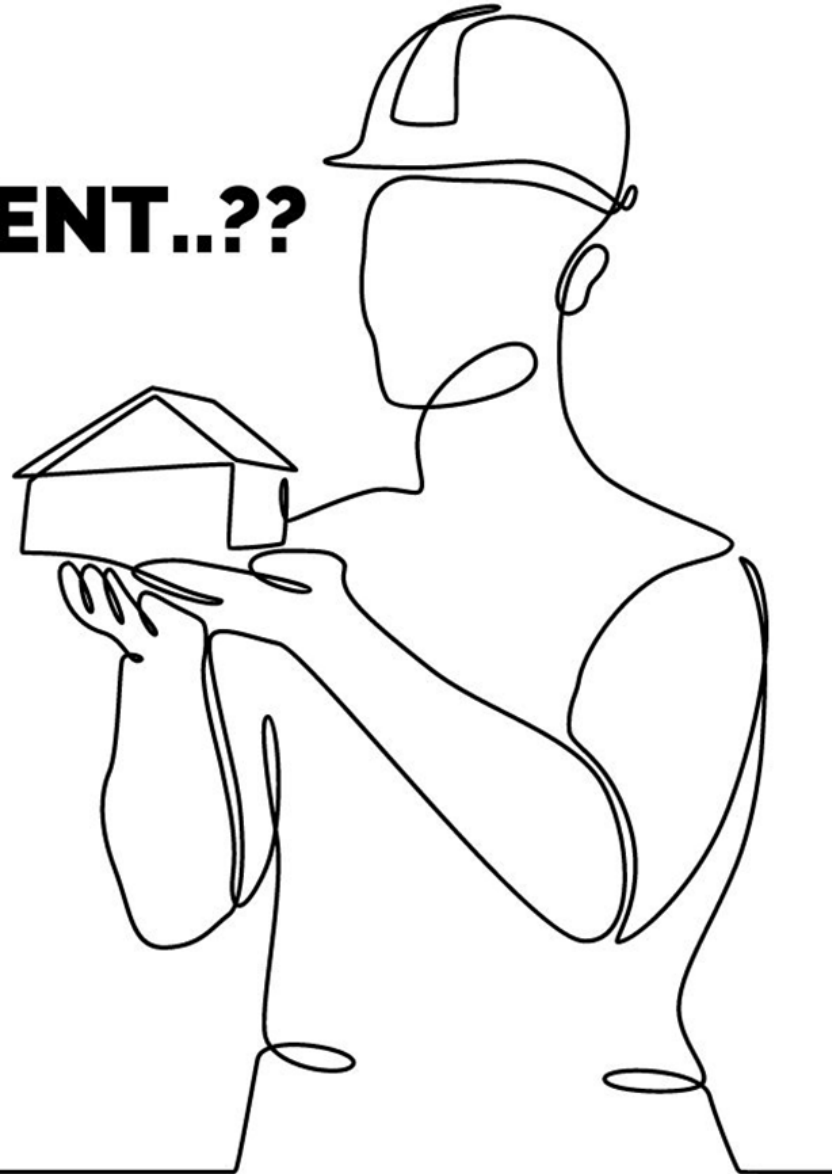
Review of Feasibility study by Ar. Harshal Kavdikar
November 30, 2024





WHY REDEVELOPMENT..??

- ▶ **Modernization of Infrastructure**
- ▶ **Property Revaluation**
- ▶ **Enhanced Aesthetic Appeal**
- ▶ **Efficient Land Utilization**
- ▶ **Meeting Changing Needs**



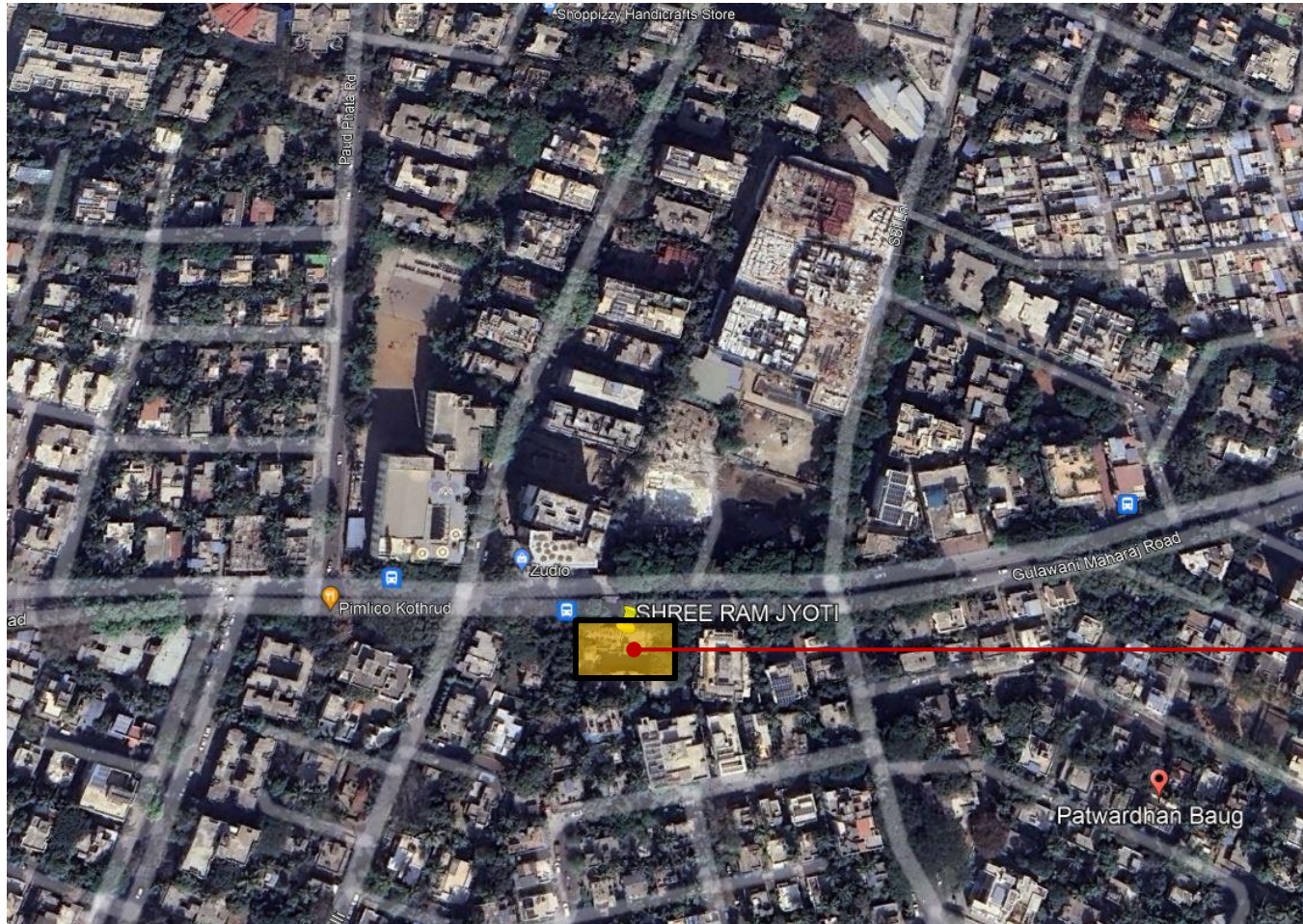
Contents

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Project Data

<u>SHREE RAM JYOTI CHS</u>		
a)	Address	20/48, Gulawani Maharaj Road, Erandwane, Pune-411004
b)	Type	Co-Operative Housing Society
c)	Ownership	Shree Ram Jyoti CHS
d)	Building Typology	Mixed Used Building
e)	Commencement	1420 Dated 02/11/1991 2498 Dated 24/07/1994 242 Dated 27/11/1994
f)	Area	1689.20 Sq.M.
	(As Per Property Card)	18,182.55 Sq.Ft.
g)	Completion	CC No. 3101 dated 11.02.94

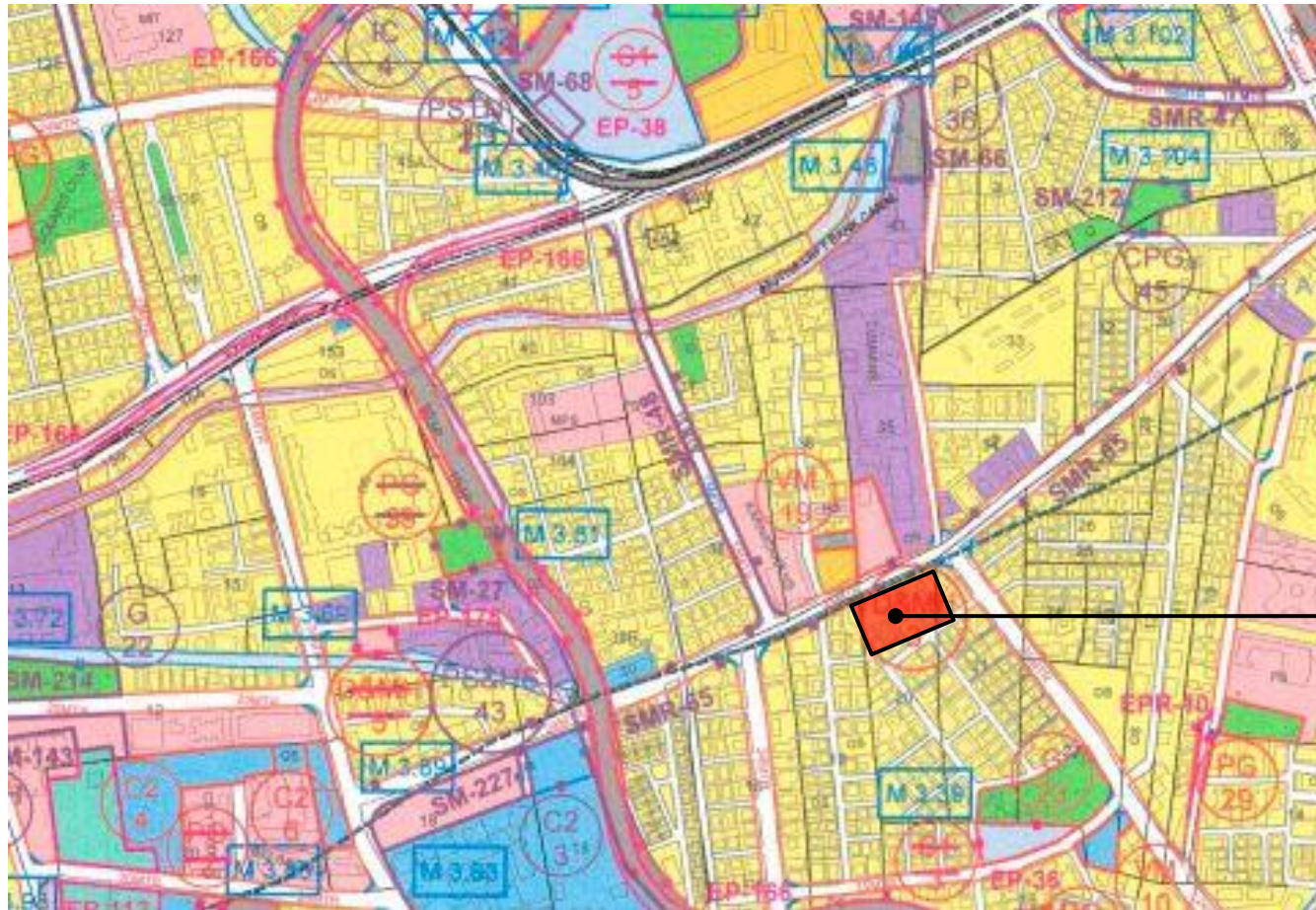
Google Image



**SHREE RAM JYOTI
CHS**



Proposed DP Plan



Proposed Site



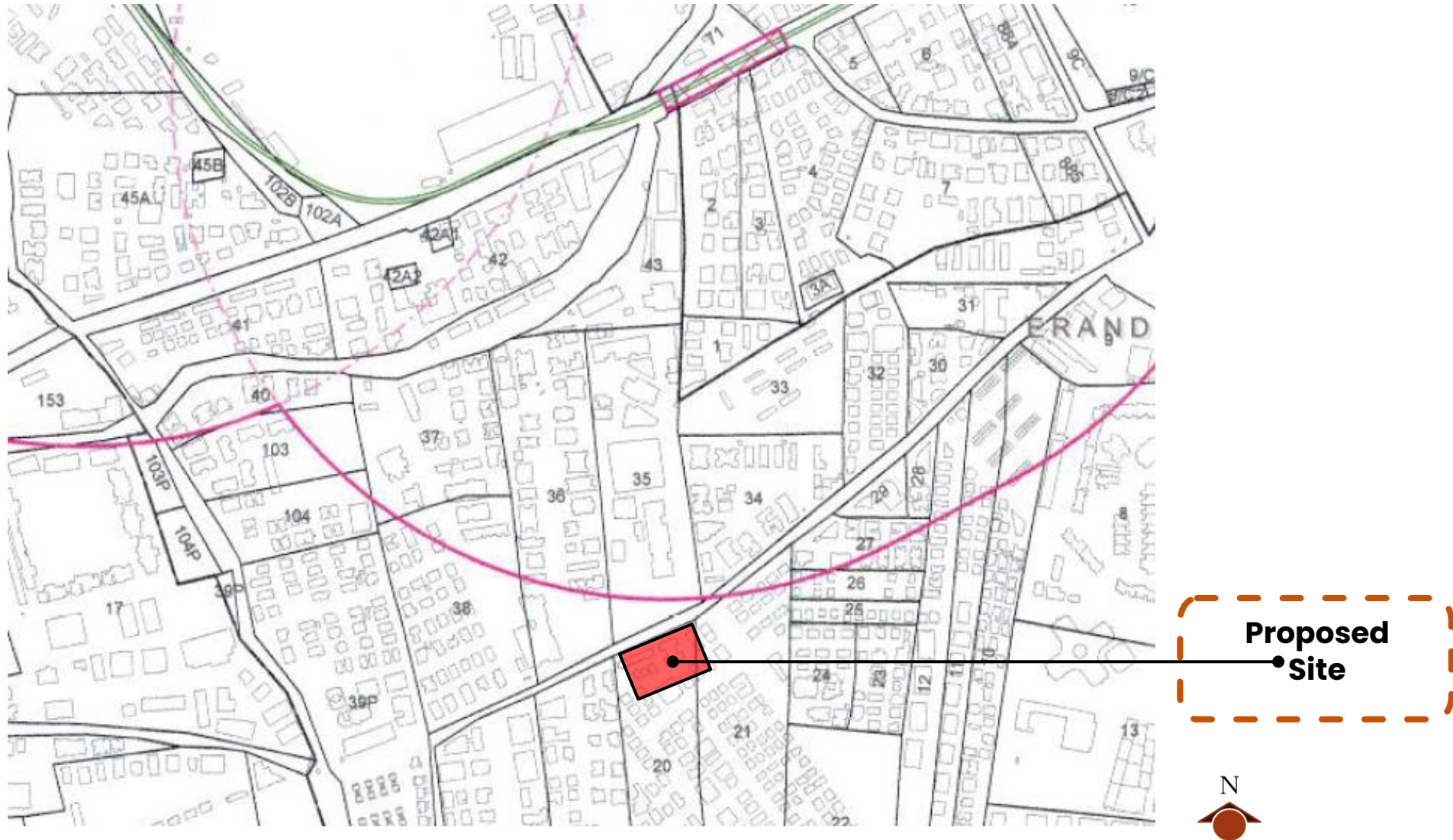
Proposed EP Plan



**Proposed
Site**



Proposed TOD Plan



Note : Site does not come under TOD

Site Photograph



Feasibility Considerations

Notes:

A. Zone: Residential

B. TDR : Allowed

C. Non TOD

D. Road Widening :


- Abutting on 20 mtrs wide road.
- FSI Calculations based on above 15 meters but below 24 meters and building is a mixed use building.
- RERA carpet area of On-site are considered. (There is discrepancy in Sanctioned and On-site measurement where projection areas are used by residential units)

TDR Prevailing Rules

Table 6 G								
Sr. No.	Road width in meters	Basic FSI	For all Municipal Corporations			For remaining authorities/areas		
			FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI	FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI
1	2	3	4	5	6	7	8	9
1	Below 9 m.	1.10	--	--	1.10	--	--	1.10
2	9 m. and above but below 12 m.	1.10	0.50	0.40	2.00	0.30	0.30	1.70
3	12 m. and above but below 15 m.	1.10	0.50	0.65	2.25	0.30	0.60	2.00
4	15 m. and above but below 24 m.	1.10	0.50	0.90	2.50	0.30	0.70	2.10
5	24 and above but below 30 m.	1.10	0.50	1.15	2.75	0.30	0.90	2.30
6	30 and above	1.10	0.50	1.40	3.00	0.30	1.10	2.50


FSI potential of 2.50 and Ancillary FSI of 60% i.e. 1.50 = Total Potential is 4.0 plus Green FSI if possible

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year
20242025

Annual Statement of Rates

Language
English

Selected District
पुणे

Select Taluka
हवेली

Select Village
एरंडवणा

Search By
☐ Survey No ☒ Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	17/300-मेहंदळे गॅरेज रोड सि.स.न.	38320	125790	144660	204040	0	चौ. मीटर
SurveyNo	17/301-मेहंदळे गॅरेज रस्ता कर्वे रस्ता यांना जोडणारा व भरतकुंज सोसायटी व स्वप्न मंदिर सोसायटीच्या पुर्वेकडील दक्षिणोत्तर रस्त्यावरील मालमत्ता	38320	124250	142890	155320	0	चौ. मीटर
SurveyNo	17/302 - पटवर्धन बाग , लक्ष्मीनारायण नगर, इंदिदानगर, स्वप्न मंदिर सोसायटी व भरतकुंज सोसायटी व त्या आजुबाजुचा परिसर (टी.पी.स्कीम नं.1 एरंडवणा	42510	119300	137200	176960	0	चौ. मीटर
SurveyNo	17/303-मेहंदळे गॅरेज रस्त्यापासुन मुठा नदीकडे जाणारा रस्ता (हरिभाऊ कचरे रस्ता)	43560	133320	153320	234650	0	चौ. मीटर
SurveyNo	17/304-दिवगी मेटल वॅक्स ते गरवारे कॉलेज रस्ता आणि परिसर टी.पी.स्कीम नं.1	36810	111890	128670	152290	0	चौ. मीटर

1 2 3 4

7.6 REDEVELOPMENT OF OLD DILAPIDATED/ DANGEROUS BUILDINGS

Reconstruction / Redevelopment in whole or in part of any building which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared dangerous or dilapidated or unsafe by or under a lawful order of the Authority or building having age of more than 30 years, shall be allowed subject to following conditions.

⁽³⁾ 7.6.1 ⁽³⁾ *Redevelopment of Multi-Dwelling Buildings of Co-Operative Housing Societies / Apartments*

- i) *FSI allowed for redevelopment shall be FSI of existing authorized building and incentive FSI to the extent of 30% of existing built up area or 15 sq.mt. per tenement, whichever is more.*

Provided further that if the existing authorized built up area and incentive thereon as stated above is less than maximum building potential mentioned in Regulation No. 6.1 or 6.3, as the case may be, then society may avail premium FSI / TDR upto maximum building potential.

Such incentive FSI shall not be applicable for redevelopment of existing bungalow.

- ii) *In cases where carpet area occupied by residential tenement in the existing building is less than the carpet area of 27.87 sq.m. then such tenement shall be entitled for minimum carpet area of 27.87 sq.m. and difference of these areas shall be allowed as additional FSI without any premium.*

In case of non-residential occupier the area to be given in the reconstructed building shall be equivalent to the area occupied in the old building.

- iii) *This regulation shall be applicable only when existing members of the societies are proposed to be re-accommodated.*

- iv) *If tenanted building/s and building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then proportionate land component as per existing authorized built up area of existing tenanted building on the plot shall be developed as per Regulation No.7.6.2 and remainder notional plot shall be developed as per this regulation.*

Note :- (applicable for Regulation No.7.6.1 & 7.6.2)

- 1) For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the Authority shall consider other evidences such as Assessment Record or City Survey Record or Sanad.
- 2) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 51% of the landlord/ occupants in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act, 1947 or Apartment Act and its related provision and in such agreement provision for accommodation for all occupants in the new building on agreed terms shall be made and a copy of such agreement shall be deposited with the Planning Authority before commencement or undertaking reconstruction of the new buildings.
- 3) An amount as may be decided by the Government shall be paid by the Owner/Developer/ Society as additional Development Cess for the built up area over and above the Base FSI. A corpus fund as decided by the Authority is to be created by the Developer which will take care of the maintenance of the building for a period of 10 years.

Following amenities shall be provided in any housing scheme and shall be counted in FSI.

- i) Fitness Centre, Crèche, society office cum letter box room, admeasuring area of about 20 sq.m.in scheme having minimum 100 flats and thereafter additional 20 sq.m. area for every 300flats.
- ii) Sanitary block for servants having maximum area of 3 sq.m. in schemes having minimum100 flats and thereafter additional 3 sq.m. area for every 200 flats.
- iii) Drivers room of size 12 sq.m. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.m. area for every 300 flats.

In case of scheme having more than 1000 flats, the above amenities shall be reasonably provided keeping in view the above requirements.

- iv) Every Residential building having more than 6 flats/tenements shall have entrance lobby of minimum 9 sq.m. at ground floor. Minimum dimension of such lobby shall not be less than 2.50 m.
- v) The requirements at (i) to (iii) above shall firstly be provided for the building having 30 *to 100* tenements and thereafter the quantum mentioned in the said provisions shall be provided.

All special buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the regulations of Maharashtra Fire Prevention and Life Safety Measures Act, 2006. For the provisions not included in these regulations and the said Act, provisions mentioned in Part IV of Fire Protection of National Building Code India, amended from time to time shall be referred and prevail.

- 6.10.1 (i) Height of building shall be allowed to the extent mentioned below subject to approval of Chief Fire Officer of the Authority or Director of Fire services, if required, under these regulations.

Sr. No.	Authority / Area	Permissible height (m.) excluding parking floor upto 6m. height
1.	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR and Metropolitan Authorities area ⁽²⁾ <i>and Area Development Authorities, Special Planning Authorities within these areas.</i>	Permissible height as per approval from Fire Department.
2.	For remaining Municipal Corporations area ⁽²⁾ <i>and Area Development Authorities, Special Planning Authorities within these areas.</i>	70
3.	For All Municipal Councils, Nagar Panchayats, Non Municipal Council D.P. and Regional Plan areas.	50

Provided that higher height may be allowed in case of Integrated Township Project where fire station and fire-fighting facilities are to be constructed/provided. Also, if such facilities are available in nearby area of the project, then buildings of higher heights may be allowed in such project. However, necessary certificate to that effect and NOC shall be produced from Director of Fire Services.

- (ii) The building height upto 24 m. shall be allowed on roads less than 12 m. For a building having height more than 24 m., the minimum road width shall be 12m.

- (iii) For building in the vicinity of aerodromes, the maximum height of buildings shall be subject to parameters framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Airport Authority.
- (iv) (a) In addition to (iii), for Industrial Chimneys in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and
(b) Buildings intended for hazardous godowns for storage of inflammable materials and storage of explosives shall be single storied structures only.
- (v) The buildings of height more than 70 m., shall be allowed subject to fulfilment of the requirements mentioned in Regulation No.6.12.

6.6 CALCULATION OF BUILTUP AREA FOR THE PURPOSES OF FSI.

Outer periphery of the construction floor wise (P-line) including everything but excluding ducts, voids, and items in Regulation No. 6.8, shall be calculated for the purpose of computation of FSI. The open balcony, double height terraces and cupboard shall also be included in P-line of respective floor, irrespective of its use / function. If part of the stilt, podium or basement is proposed for habitation purpose or for the construction which is counted in FSI, then such construction shall also be measured in P-line in that respective floor.

Note –

- i) In addition to above, ancillary area FSI up to the extent of 60% of the proposed FSI in the development permission (including Basic FSI, Premium FSI, TDR but excluding the area covered in Regulation No.6.8) shall be allowed with the payment of premium as specified in Regulation No. 6.1.1. This shall be applicable to all buildings in all zones.

Provided that in case of non-residential use, the extent of ancillary area FSI shall be upto 80%. No separate calculation shall be required to be done for this ancillary area FSI. Entire FSI in the development permission shall be calculated and shall be measured with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein.

Provided further that, this ancillary area FSI shall be applicable to all other schemes like TOD, PMAY, ITP, IT, MHADA, etc. except ⁽¹⁾ *Rehabilitation component in SRA*. In the result, free of FSI items in the said schemes, if any, other than mentioned in UDCPR, shall stand deleted.

- ii) The column of TDR shall not be applicable for the area, where there is no Planning Authority and accordingly, values in subsequent column shall stand modified.

- iii) The maximum permissible limits of FSI specified in the Table above, may be allowed to be exceeded in cases mentioned in Chapter - 7, where higher FSI is permissible over and above the limit specified in above table.
- iv) Maximum permissible building potential on plot mentioned under column No.6 or 9 shall be exclusive of FSI allowed for Inclusive Housing as per Regulation No.3.8. There is no priority fixed to utilise premium FSI or TDR as mentioned in Column No.4, 5 and 7, 8. ⁽¹⁾ *However the Authority, considering the local situation, may allow utilisation of premium FSI and TDR, in equal proportion of permissible premium FSI and TDR mentioned in column No.4, 5 and 7, 8. (e.g. if out of premium FSI mentioned in column No.4 & 7, 40% is proposed to be utilised then out of TDR mentioned in column No.5 & 8, 40% TDR shall also be utilised.) In such cases the Authority shall issue written, well-reasoned speaking orders to that effect.* Other conditions of TDR utilisation shall be applicable as per the TDR Regulations No 11.2. In respect of service road, shown on development plan or in approved layout, or plots facing on major road, however deriving access from other roads, the width of highway or major road shall be considered for entitlement of building potential as per column 6 or 9 of above table, as the case may be.
- v) Out of quantum of TDR mentioned in Column No. 5 or 8 minimum 30% and subject to maximum 50% of TDR shall be utilised out of the TDR generated from Slum Rehabilitation Scheme (Slum TDR) / ⁽²⁾ *Urban Renewal TDR / TDR generated from the area of notified URP as per Regulation No. 14.8.8 (iv) (c) (i) / Amenity construction TDR (till generation of URT).* If such TDR is not available then other TDR may be used.
- vi) The restrictions of road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes such as slum rehabilitation scheme, redevelopment of dangerous buildings, cluster development for congested (core) area, redevelopment of MHADA buildings, TOD etc. in such scheme, regulations of respective scheme shall be applicable. ⁽³⁾ *However, for special buildings as mentioned in Regulation No.1.3(93)(xiv), provisions mentioned in Regulation No.3.3.9 shall be applicable.*
- vii) The maximum limits of FSI prescribed above shall be applicable to (a) fresh permission (viz., green-field development (i.e. building on a vacant plot of land) and brown-field development (i.e., cases of addition to existing building where a permissible FSI has not been exhausted.) and also to (b) an existing building which has not been granted full occupation certificate. The cases of existing buildings shall be subject to production of stability certificate from structural engineer.
- viii) **Premium** - Rate of premium for the premium F.S.I., as mentioned in Column No. 4 and 7 above shall be 35% of the rate of the said land mentioned in Annual Statement of Rates without considering the guidelines therein. Apportionment of such amount between Authority and Government shall be as decided by Government from time to time. The premium of the Government, if to be paid, shall be deposited by the Authority in the specified head of account of the Government. In the area of Regional Plans, entire premium shall be paid to the Government through the District offices of Town Planning and Valuation Department.

6.2.3 Marginal distances for buildings of heights more than mentioned in Table No.6-D of Regulation No.6.2.1

- ^(#) (a) **Front Margin** - Front margin shall be as given in Table No.6-D shall be applicable to a building irrespective of its height.

Provided that, in the case of group housing schemes where building abuts on internal road, the minimum 3.0 m. set back from internal road or distance between two buildings, whichever is more, shall be provided. For Development / Regional Plan roads or classified roads or through roads, passing through Group Housing Schemes, the setback as prescribed in these regulations shall be provided.

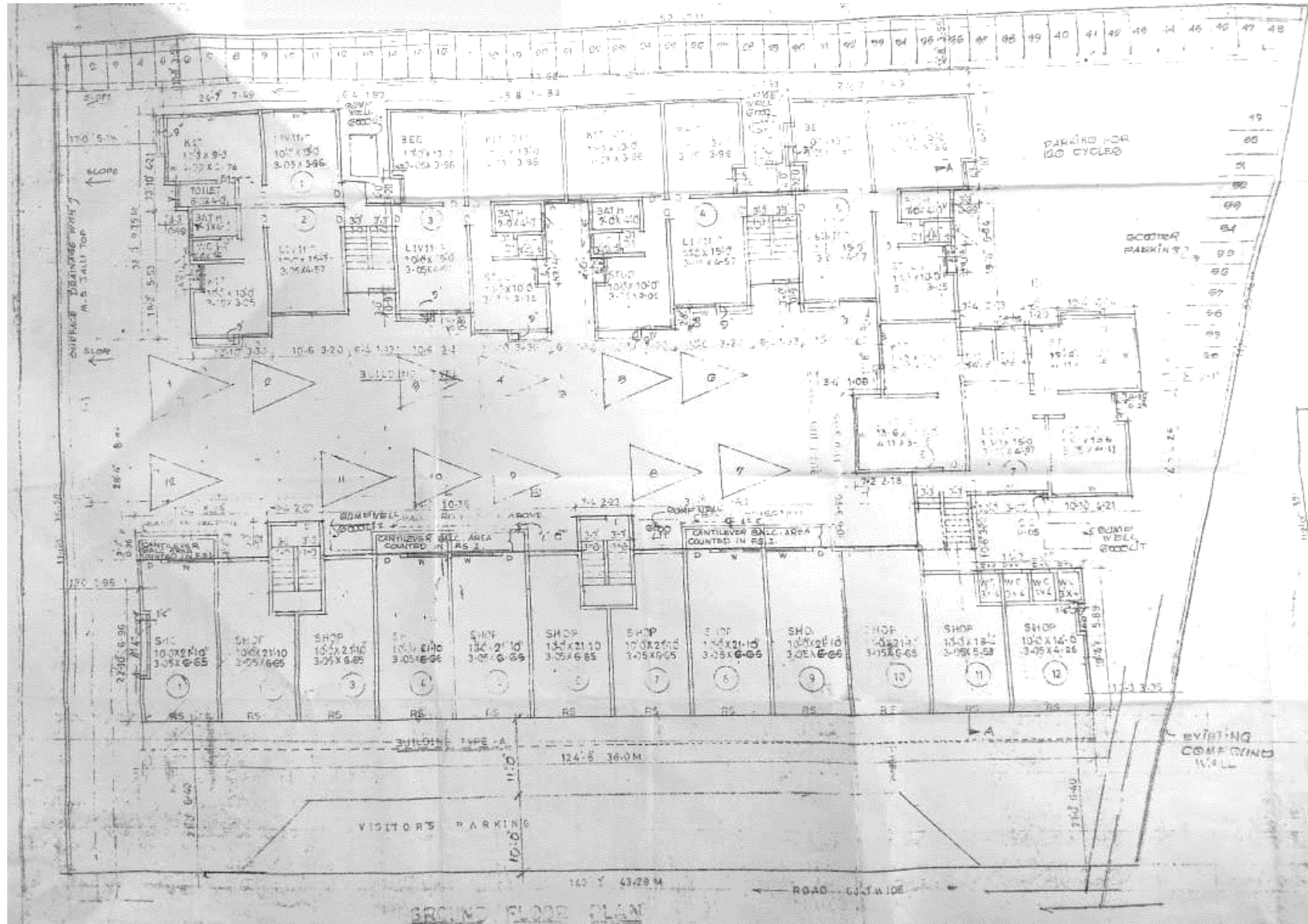
- ^(#) (b) **Side or rear marginal distance** - Side or rear marginal distance in relation to the height of the building for light and ventilation shall be as below :-

The marginal distance on all sides shall be as per Table No.6-D / Table No.6-E for building height or floors mentioned therein. For height more than stipulated in Table No.6-D / Table No.6-E, the marginal distance on all sides, except the front side of a building, shall be minimum $H / 5$ (Where H = Height of the building above ground level).

Provided that, such marginal distance shall be subject to a maximum of 12.0 m. from the plot boundary and distance between two buildings shall be ⁽¹⁾ as per Regulation No.6.2.4.

Provided further that, in case of redevelopment of building which has ceased to exist in consequence of accidental fire / natural collapse / demolition for the reason of the same having been declared dangerous or dilapidated or unsafe by or under a lawful order of the authority or building having an age of more than 30 years, such marginal distance may be allowed upto 6.0 m. for height of building upto 45 m. For redevelopment of smaller plots having area less than 1000 sq.m., one of the side margin / rear margin of 6.0 m may be relaxed subject to Fire NOC in case of bonafide hardship.

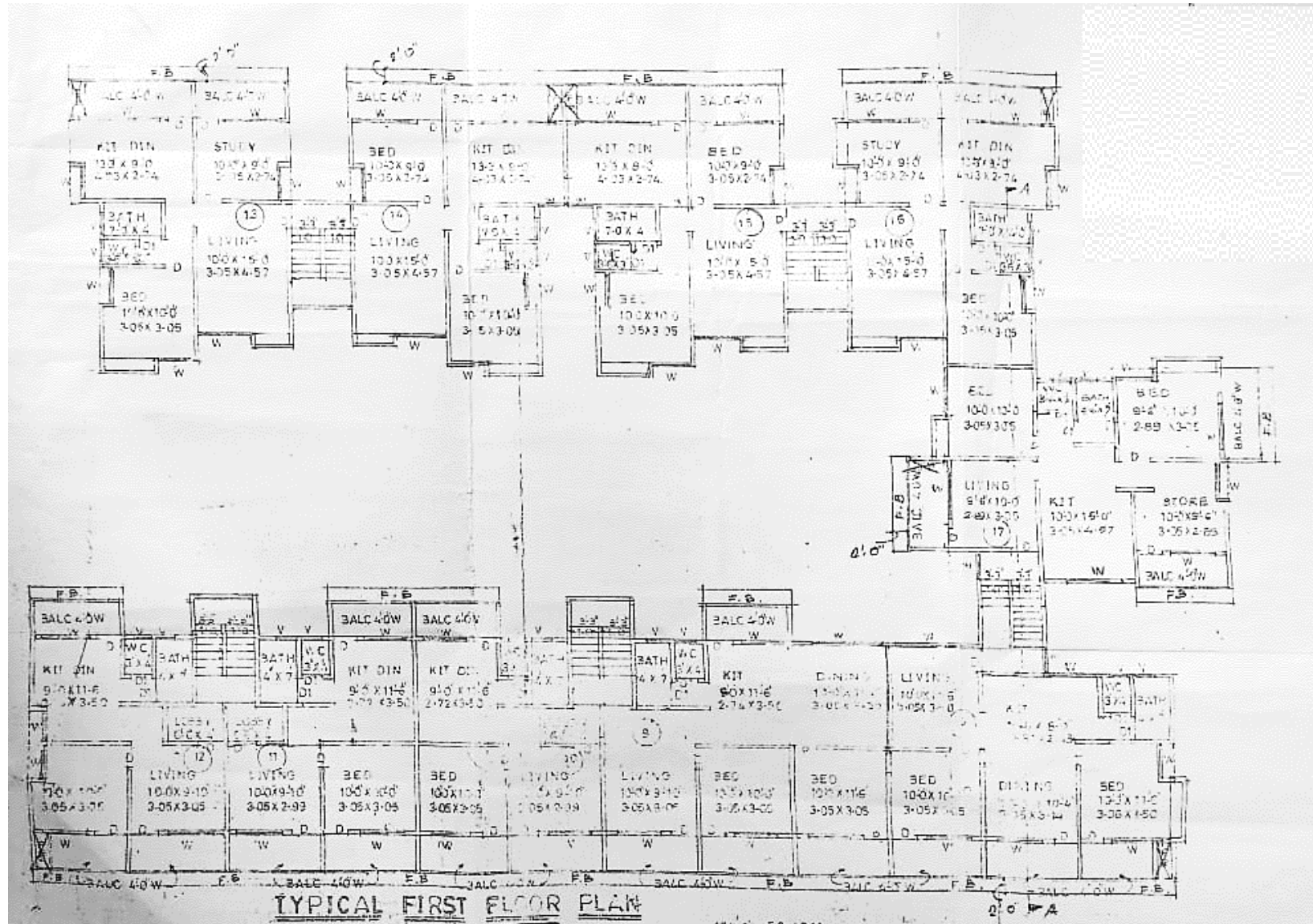
Sanction Drawing



Ground Floor Plan



Sanction Drawing



Typical First Floor Plan

A circular stamp from the FBI Laboratory, Washington, D.C. The text "FBI LABORATORY" is curved along the top inner edge, and "WASHINGTON, D.C." is curved along the bottom inner edge. In the center, the number "1" is printed.

पुष्पे महामयदपालिका.

Area Statement

Commercial Chart

SHREERAM JYOTI, PUNE Date-25.10.24				
AREA STATEMENT - SHOPS				
(IN SQ.FT.)				
SHOP NO.	Owner's Name	Sanction Drawing	On-site	
		RERA	MOFA	RERA
1	Mrs. Chandra Kaman Khiani	204	252	252
2	Shri. Sunil Vaman Samant Mrs. Shipa Sunil Samant	191	191	191
3	Mrs. Shilpa Sunil Samant	191	194	194
4	Shri. Mahesh Sharad Sahastrabudhe	218	252	252
5	Shri. Chelaram Nemaji Choudhary Shri. Bhairiram Hiralaji Chaudhary	218	252	252
6	Smt. Kasturi Chandras Alwa	191	195	195
7	Shri. Sunmit Vilas Yeolekar	191	193	193
8	Shri. Sameer Chintamani Gajare Smt. Shubhada Chintamani Gajare	218	252	252
9	Dr. Uday Yeshwant Gokhale	218	250	250
10	Shri. Omprakash Devramji Sharma	218	220	220
11	Smt. Sucheta Jayant Joshi	183	220	220
12	Mrs. Ujwala Gopal Kulkarni	176	163	163
Total		2417	2634	2634

Area Statement

Residential Chart

SHREERAM JYOTI, PUNE Date-25.10.24				
AREA STATEMENT - RESIDENTIAL				
(IN SQ.FT.)				
Flat No.	Owner's Name	Sanction Drawing	On-site	
		RERA	MOFA	RERA
Ground Floor				
1	Mr. Ajay Pandurang Ingale	301	324	332
2	Mrs. Manisha Ajay Ingale	333	341	351
3	Mr. Omkar Govindrao Awasekar	642	670	686
4	Smt. Chitra Vasudeo Kulkarni	642	665	684
5	Smt. Jayashree Dattatray Nanal	642	655	674
6	Smt. Gopal Parshuram Kulkarni	269	273	278
7	Shri. Gopal Parshuram Kulkarni	454	476	492
First Floor				
8	Shri . Hemant Shantaram Mahajan Shri. Prashant Padamsi Shah	731	755	759
9	Shri. Shekhar Ramchandra Date	820	846	880
10	Shri. Narahar Sadashiv Phadke Shri. Abhijeet Narahar Phadke	547	552	568
11	Shri. Sandeep Gajanan Shrotri	547	403	411
12	Shri. Vasudeo Bhikaji Joshi	529	730	749
13	Shri. Shriniwas Purushottam Joshi	642	664	687
14	Smt. Anjali Shrikant Kamarkar	645	650	671
15	Smt.Sudha Mahadev Chhatre	645	654	673
16	Shri. Abhijeet Narahar Phadke Mrs. Anuja Abhijeet Phadke	636	656	671
17	Shri. Ravi Ramchandra Mullur	741	736	767
Second Floor				
18	Shri. Shashank Chintamani Gajare Smt. Shubhada Chintamani Gajare	731	734	758
19	Shri. Shrikrishna Rimbak Nimkar Smt. Rekha Shrikrishna Nimkar	820	779	799
20	Shri Prakash Madhusudhan Tendulkar	547	551	566
21	Mrs. Ujwala Vijay Pradhan	547	550	566
22	Shri. Laxman Namdeo Ganbote Shri. Rahul Laxman Ganbote	529	550	566
23	Shri. Krishnarao Bhalachandra Walimbe	642	663	676
24	Shri. Kishore Chandrakant Kulkarni Mrs. Sheetal Kishore Kulkarni	645	646	661
25	Mrs. Swati Suresh Limaye Shri. Suresh Shankar	645	669	688
26	Shri. Ashwin Ramchandra Wagh	636	677	696
27	Shri. Sanjay Madhukar Inamdar	741	736	772
Total		16249	16605	17081

F.S.I. Statement as per UDCPR:

Shree Ram Jyoti CHS FSI STATEMENT				
Sr.no	F.S.I. calculations	In Sq m	In Sq ft	Remark
1	Area of Plot	1689.20	18,182.55	Area as perProperty Card
2	area under road	0.00	-	No Road widening
3	Net Plot	1689.20	18,182.55	(Sr.No.1 - Sr.No.2)
4	Deductions		-	
5	Open Space (10%)	0.00	-	Mandatory open space (10% of Sr.No.3)
6	Net Plot Area	1689.20	18,182.55	Net Plot Area for FSI consideration
7	Basic F.S.I.	1858.12	20,000.80	1.1 as per current UDCPR
8	Add for		-	
9	TDR of GPA(1) (90%)	1520.28	16,364.29	90% TDR considered
10	Premium F.S.I.(50%)	844.60	9,091.27	50% Premium FSI considered
11	Green FSI 7%	118.24	1,272.78	Green Building FSI incentive Platimum rating
12	Total Addition	2483.12	26,728.35	addition of Sr.no. 9+10+11
13	Total FSI	4341.24	46,729.15	Addtion of Sr.No. 7+13
14	Max. Building potential	4223.00	45,456.37	Max 2.50 of Net Plot Area in Sr.No.1
15	Max. Permissible	4341.24	46,729.15	Including Gree FSI
16	F.S.I. On Plot possible	4341.24	46,729.15	Maximum potential FSI possible

Conceptual Construction Area Statement:

Sr.no	Construction Area Calculations	In Sq m	In Sq ft	Remark
1	Residential FSI on Plot	4141	44576	Total FSI potential
2	Commercial FSI on Plot	200	2153	
3	Add 60% for Ancillary	2485	26746	60% ancillary area FSI allowed with subject to
	Add 80% for Comm Ancillary	160	1722	payment of premium.
4	FSI+ANCILLARY FSI	6986	75197	This ancillary FSI consists of Balcony, Terrace, Passage
				Staircase, Lift and Cupboard projects.
5	Add Parking (1.35 Times Net plot)	2280	24546	Double level parking with PIT PUZZEL parking provision considered
6	Add for Amenities	0	0	Ancillary support and amenity areas
7	Total Additions	2280	24546	
8	Total Construction Area	9266	99744	Construction area considered for costing

Project Cost Outflow:

	Outflow	Qty	Unit	Rate	Amount	% Cost	Remark
1	PRE Documentation before submission	99,744	Sq ft	10	9,97,436	0.17	All documents required before submission
2	Consultants	99,744	Sq ft	50	49,87,182	0.87	Includes Architects, Structural Designer and Various Consultant
3	Approvals Cost	99,744	Sq ft	400	3,98,97,457	6.96	Includes Pre Construction to Reconveyance along with Aviation, etc NOC's
4	Consturction cost	99,744	Sq ft	2,714	27,07,04,243	43.36	Assumed Rs.2300 considering Standard Specifications plus GST for construction
5	Marketing cost	99,744	Sq ft	50	49,87,182	0.87	Various Marketing tools, Brouchers etc for selling
6	Admin cost and overheads	99,744	Sq ft	75	74,80,773	1.31	For Adjudigation and All office expenses
7	Rent for exist.Owners for 36 months	36	month	10,32,045	3,71,53,620	6.49	Assuming average rate of Rs.45/sq.ft. On existing carpet area rent Shop @ Rs.200/sq.ft. for 18 months
8	Cost of TDR,TOD and Ancillary Premium	99,744	sq ft.	945	9,42,83,895	16.46	All Paid FSI to be Purchased considering ready recnor price of Rs.42510/sq.mtrs.
9	GST for Members	99,744	sq ft	200.40	1,99,88,151	3.49	GST paid by Developer for Members
10	Mechanical car parks	50	nos	5,50,000	2,75,00,000	4.80	Mechanical car parking system like Whor/Pari considered
11	Corpus to members	1	nos	1,25,00,000	1,25,00,000	2.18	Corpus to be paid to the society as major repairs fund
12	Shifting,Electrical,drainage and Property Tax	39	nos	20,000	7,80,000	0.14	Support charges like meter cost, drainage development fees etc.
13	Betterment Charges	39	nos	9,77,000	3,81,03,000	6.65	Corpus including commerciasl and residential
14	Contingencies	99,744	nos	135.70	1,35,35,212	2.36	Contingencies for Construction cost of 5% on 2655/sq.ft.
15	Sub Total Before Interest				57,28,98,152	96.11	
16	Interest on Investment				5,13,90,892	3.89	Calculated as per cashflow (approx 12% considered)
				Total Outflow	62,42,89,044	100.00	Project Out Flow

Project Premium cost:

PREMIUM CALCULATIONS FOR PAID FSI			
TDR	1,520	51012	77552523
PREMIUM CALCULATIONS FOR PAID FSI	844.60	14878.5	12566381
ANCILLARY	2484.75	6376.5	15843985
			105962890
Less			
Incentive FSI of 30%	549.470457	21255	11678995
TOTAL PREMIUM TO BE PAID			94283895
Constrcution area considered			99744
Cost/sq.ft. considered			945

GST CALCULATIONS			
EXISTING MEMBERS PROPOSED AREA			
RESIDENTIAL	34762.00	11500	399763022
			0
TOTAL VALUE DELIEVERED			399763022
GST @ 5%			19988151
Constrcution Area			99744
Cost/Sq.ft.			200

INITIAL INVESTMENT CHART			
APPROVALS AND ALL COMPLIENCES			9,46,25,152
CONSTRCUCTION COST MIN 30%			9,09,57,428
PROVISION FOR RENT,SHIFTING AND DEPOSIT (50%)			4,80,12,386
APPROXIMATE INITIAL INVESTMENT			23,35,94,965
INTEREST OF MIN 12% for FIRST YEAR			2,80,31,396
INTEREST OF MIN 10% for SECOND YEAR			2,33,59,496
TOTAL INTEREST			5,13,90,892

NOTES :

1. 3 Lakh betterment for Residential and 25 Lakh for commercial.
2. Current Ready Recnor of Rs. 42510/- per sq.m considered.
3. Interest cost can vary from developer to developer.

Additional Sale Area Statement:

Sr.no	Saleable Area Calculations	In Sq m	In Sq ft	Remark
1	FSI on Plot	4,341	46,729	As per FSI statement considering 2.50 fsi
2	Additions			
3	Add 60% for Ancillary	2,605	28,037	Ancillary FSI as per UDCPR
			-	
			-	
5	Total Additions	2,605	28,037	F.S.I. + Ancillary FSI
6	Total Builtup Area	6,946	74,767	Total area with walls, staircase and passage
7	Rera carpet	5,696	61,309	deducting wall,Staircase & passage area 18%
8	Carpet for members	2,392	25,750	considering 42% share out of total rera carpet
9	Carpet for Developer	3,304	35,559	remaining 58% to cover project cost

Existing Owners Additional Area Statement:

Sr.no	Members existing calculations	In Sq m	In Sq ft	Remark
1	Residential Rera carpet (Including Balcony)	1,587	17,081	RERA CARPET As per On site Verification
	Commercial Rera Carpet	245	2,634	with Sanctioned Plan
2	Total Existing Area	1,832	19,715	
3	Additional Carpet Area	560.63	6,035	31% Additional Area assumed
4	Total Additional			nothing other than carpet area is considered
5	Total Members Carpet area	2392	25750	carpet area considered
		1.31	0.31	

	option 1
16,249	RERA as Per sanction Residential
2,417	Rera as per Sanction Commercial
18,666	
1.38	Ratio from new to old

	option 2
16,605	MOFA as per site Residential
2,634	MOFA as per site Commercial
19,239	
1.34	Ratio from new to old

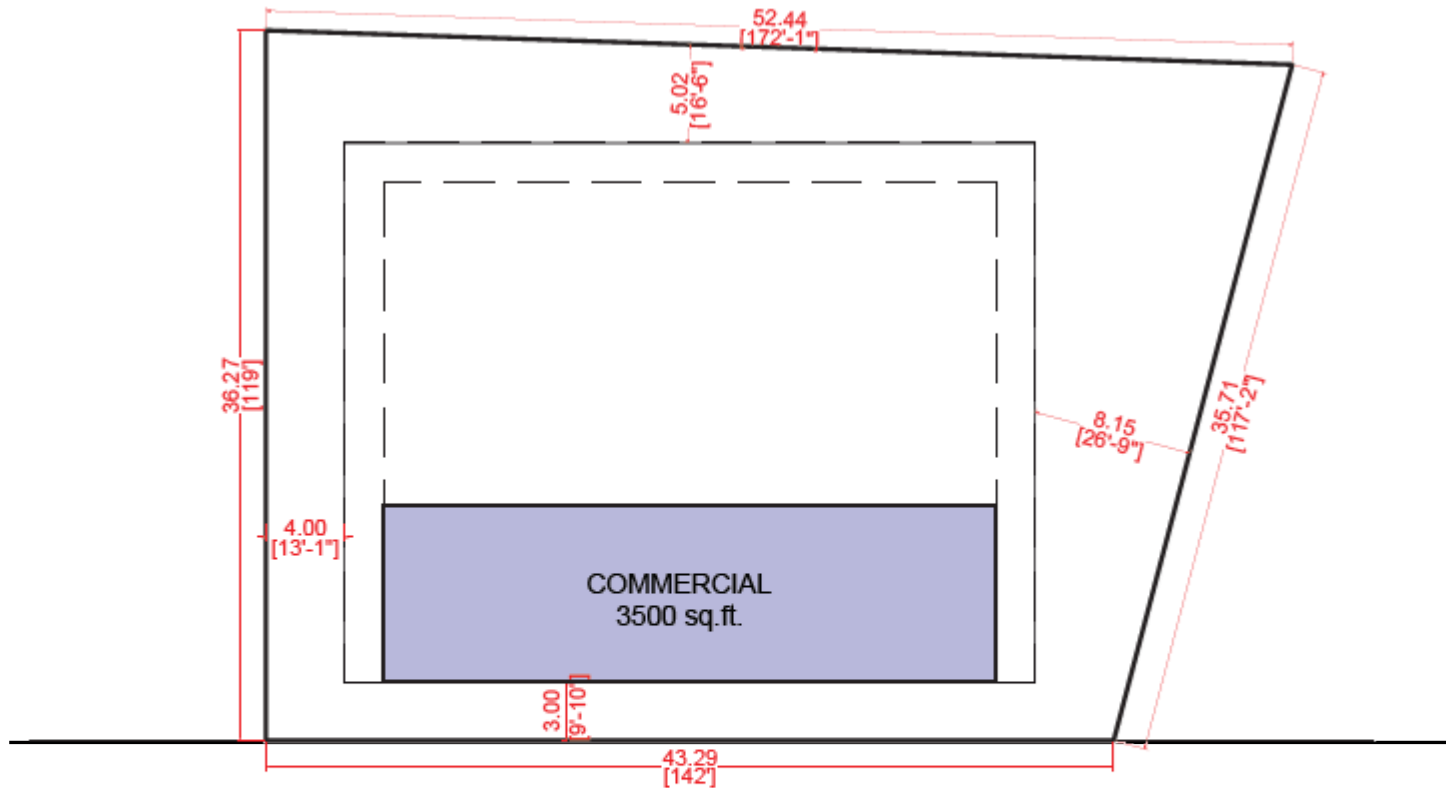
COST ANALYSIS STATEMENT :

Cost Analysis				
		maximum	minimum	
1	Approval cost	1350	1350	fixed
2	Construction Cost	3500	3200	
3	Fixed Cost (rest,corpus,betterment,GST)	1000	1000	fixed
4	Cost of Capital	400	250	
5	Contingencies	150	150	fixed
	Total	6400	5950	
	Total Construction area	99744	99744	
	Out Flow Cost	638359305.9	593474667.2	
		63.84 Cr	59.35 Cr	
	15% Profit	95753895.88	89021200	
		9.56 Cr	8.90 Cr	
	Total cash flow	734113201.8	682495867	
	Total Carpet Available	61309	61309	
	Assume Selling cost (after deducting taxes)	Carpet For Developers		
	14000	38,842	36111	
	14500	37,503	34866	
		carpet for owners		
		22,467	25,198	
		23,806	26,443	
	Existing carpet as Per Tender	19715		
	Carpet Area for Owners	2,752	5,483	
		4,091	6,728	
		14	28	
		21	34	
Our Benchmark ranges from 30% to 35% based on cost of Construction, Cost of capital and selling cost				

PROJECT INFLOW STATEMENT : (OPTIONAL)

	Inflow	Qty	Unit	Rate	Amount
	Total Saleable area Residential	44,983	sq ft	13500	60,72,65,370
	Salable Area Commercial	4,800	sq.ft.	16500	7,92,00,000
	Total parking	30.00	nos	600000	1,80,00,000
					70,44,65,370

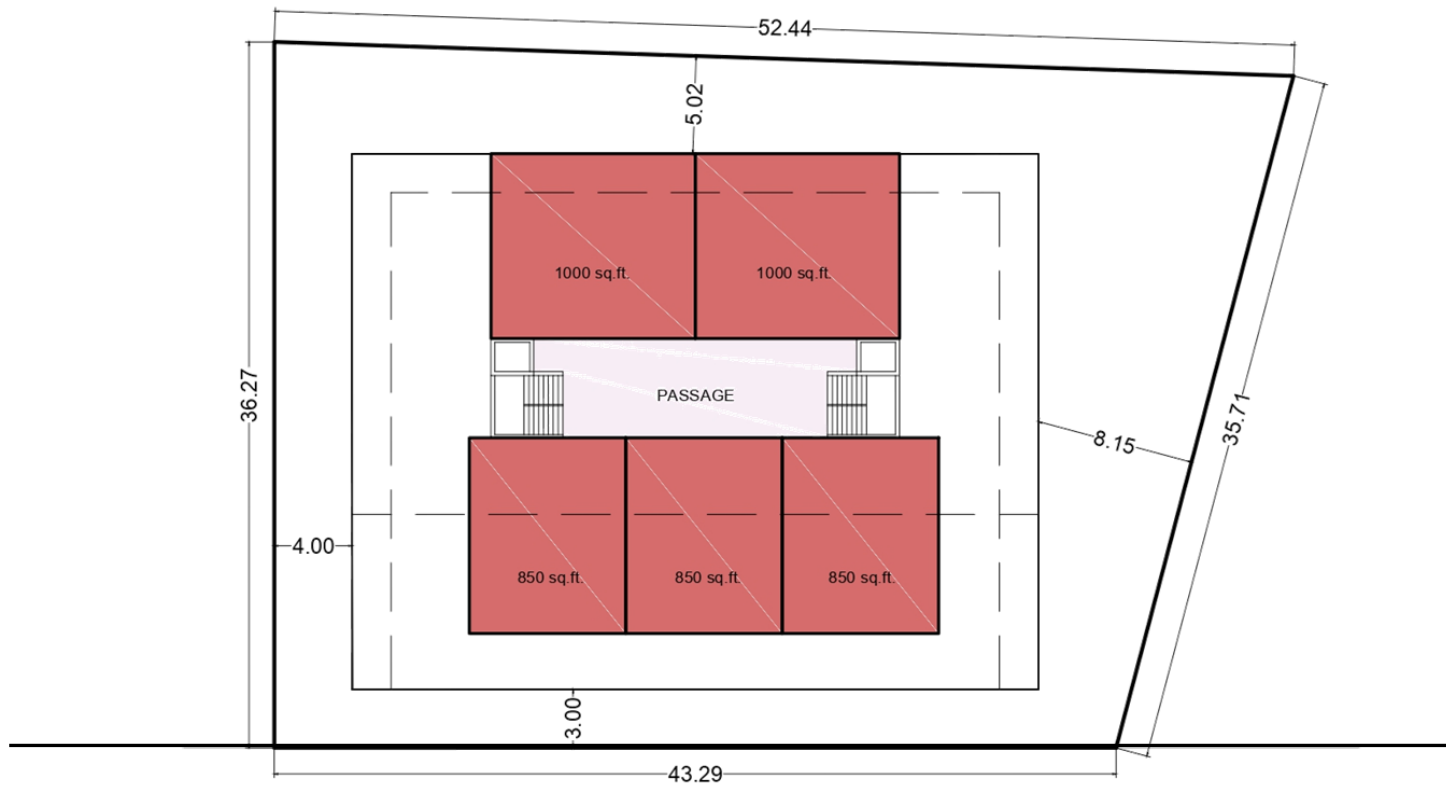
Block Diagram



20 M WIDE ROAD



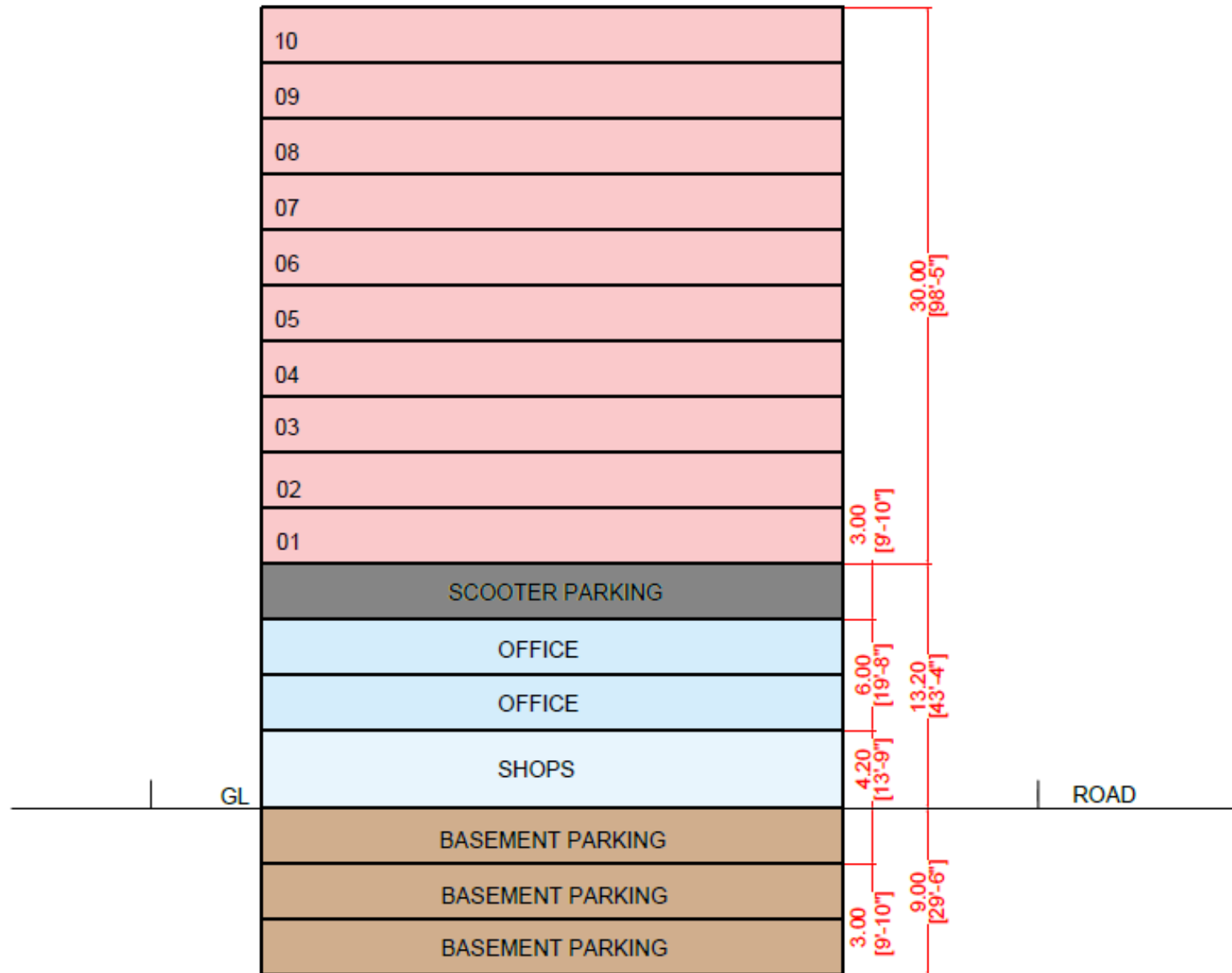
Block Diagram



20 M WIDE ROAD



Conceptual Section (may vary)



Specifications & Wish list

Sr. No.	Internal : Finishes	Size	Make	Remark
1	External wall thickness	6"	Aac Block Or Red Brick	
2	Internal wall thickness	6"	Aac Block Or Red Brick	
3	POP/Gypsum wall punning	Gypsum Wall Punning		Back Coat Necessary
4	Walls, roof paint - type / make		Asian/Berger/Dulux	Luster Paint
5	Flooring- size / type / make with skirting 3"	800x800	KAJARIA/JONSHON/RAK	Full Body Vitrified Matt Finish
6	Terrace flooring - type / make	300x300	KAJARIA/JONSHON/RAK	Antiskid
7	Toilet flooring - type / make	300x300	KAJARIA/JONSHON/RAK	Antiskid
8	Kitchen platform with facia	L Shaped Or Parallel	Granite	Provision Of Hob And Chimney
9	Kitchen sink	Min. Size 24"x24"	Nirali	S.S. Finish With Drain Board
10	Dado under otta and above otta			Glazed Tiles Below Otta, Coloured Ceramic Tiles Above
11	Water filter / purifier provision	Required		
12	Main door with threshhold	Laminate Finish	Oswin Or Century Flush Doors	Europa Or Godgrej Fittings
13	Bedroom doors	Laminate Finish		Door Frame To Accommodate Saftey Door Provision
14	Toilet doors	Inside PVC Sheet		External To Match Bedroom Doors
15	Door locks		Godrej/Europa	
16	Boiler in toilets	Provision Required		
17	Provision Hot water in kitchen & toilets	Provision Required		
18	Toilet SANITARY FIXTURES- type / make		Cera /Hindaware	Wall Hung And Counter For Basin
19	Toilet, kitchen, basin fittings - make		Jaguar Contentental	
20	Provision of Exhaust fans - kitchen / toilets	Required		
21	Window Cill		Granite Jambs	

Specifications & Wish list

Sr. No.	Internal : Finishes	Size	Make	Remark
22	Windows - type / make (mosquito nets required)		Anodized Aluminium With Noise Reducers	66% Opening Required With Mosquito Net
23	Window safety grills and location	Required		Provision For ODU Of Split A/C. To Be Hidden For Better Elevation
24	Washing m/c - inlet & drain points	Required		
25	Wiring - Concealed/open - make		Concealed	Polycab Or Finolex Wires & Legrand Switches
26	Plug points - AC in bedrooms and living room	Required		Adequate Mcb's And Circuit Breakers
28	Power Points and utility in Kitchen electrical points	Required		Minimum Of 2 Power Points And 3 Plug Points On Kitchen Platform
29	Plug points - TV / cable / dish/internet in living room	Required		
30	Video Door phone and Intercom	Required		
31	Inverter PROVISION in flat	Required		Accessible Location With Good Ventilation
33	Wooden Finish Saftey Door with Grill to All Flats	Required		For Uniformity In Design

Sr. No.	External : Finishes	Size	Make	Remark
1	External plaster - type		Double Coat	With Waterproof Admixtures
2	External paint - type / make		100% Acrylic Finish	With Texture Paint
3	Lift - capacity / make/size		Kone/Otis	8 Passanger Min.
4	Lights in parking + common areas	All Led Fittings		
5	Compound wall and finishes with gate location		Texture Plaster	Well Illuminated
6	Finishes in parking + driveway and common areas			
7	Piped gas	Provision Required		
8	Generator / Battery Back up	Required		

Specifications & Wish list

Sr. No.	External : Finishes	Size	Make	Remark
9	Solar water heater	Required		Preferable Individual Solar
10	Rain water Harvesting	Required		
11	Vermiculture bins	Required		
12	Borewell	Required		
13	Underground water storage tank – capacity (auto level controller)	Minimum Two Days Cap.		Separate Compartment For Bore And PMC Water
14	Overhead water storage tank - capacity	Minimum One Day Cap.		
15	Fire fighting equipment	As Per Rules		As Per Norms
16	Childrens play area	Check Availability		
17	Society Office	Required		
18	Common toilet	Required		
19	Letter boxes	Required		
20	Security Cabin	Required		
21	House keeping (Cleaning / gardening)			
22	Antitermite treatment to Foundation + Warranty	Required		
23	Entrance Lobby with ramp access	Required		
24	Common terrace garden	Preferred		With Drip Irrigation
25	Glass railing to terraces	Required		
26	Entrance Gate to society	Designer Frontage		
27	Staircase	As Per Rules		Vitrified Steps
28	CCTV	Required		With Night Vision Cameras
29	Electric connection in Parking	Required		For Electric Charging For Cars/2 Wheelers

Initial Findings

Initial findings during feasibility study:

- a) Latest UDCPR dated 02.12.2020 is considered.
- b) Final Demarcation needs to be confirmed from Land Records Department and Total Station
Survey required to work out detailed feasibility.
- c) Max height of 45 mtrs from Ground assumed to work out feasibility design.
- d) We would extend our professional advise to work on these various options with the members.
- e) Legal Compliance to be checked before finalization of Developer.

RANGE OF AMENITIES

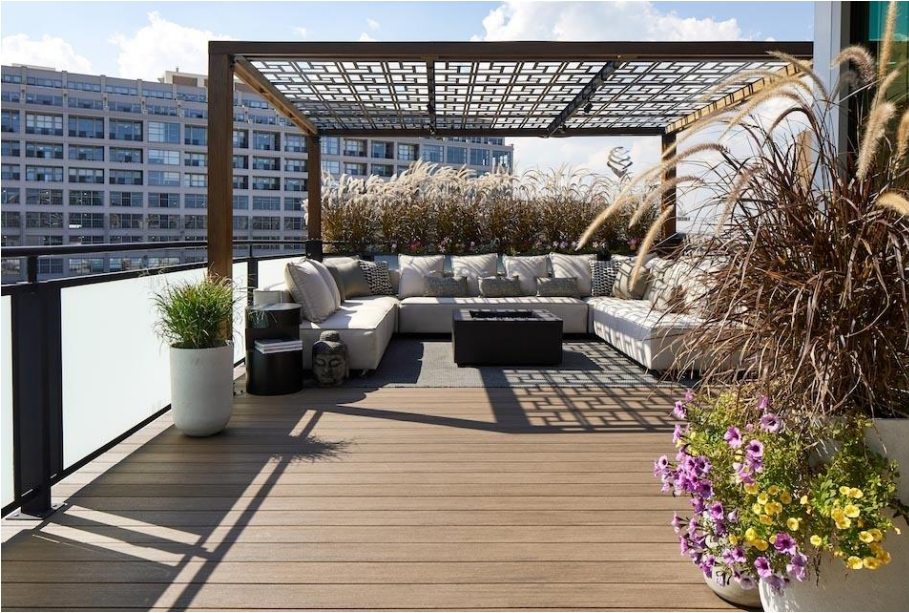
References – Designer Entrance Lobby



References – Podium Garden



References – Top Terraces



References – Club House and Indoor Gym



References – Yoga and Meditation Zone



References – mechanical Parking



References – Alternative forms of energy



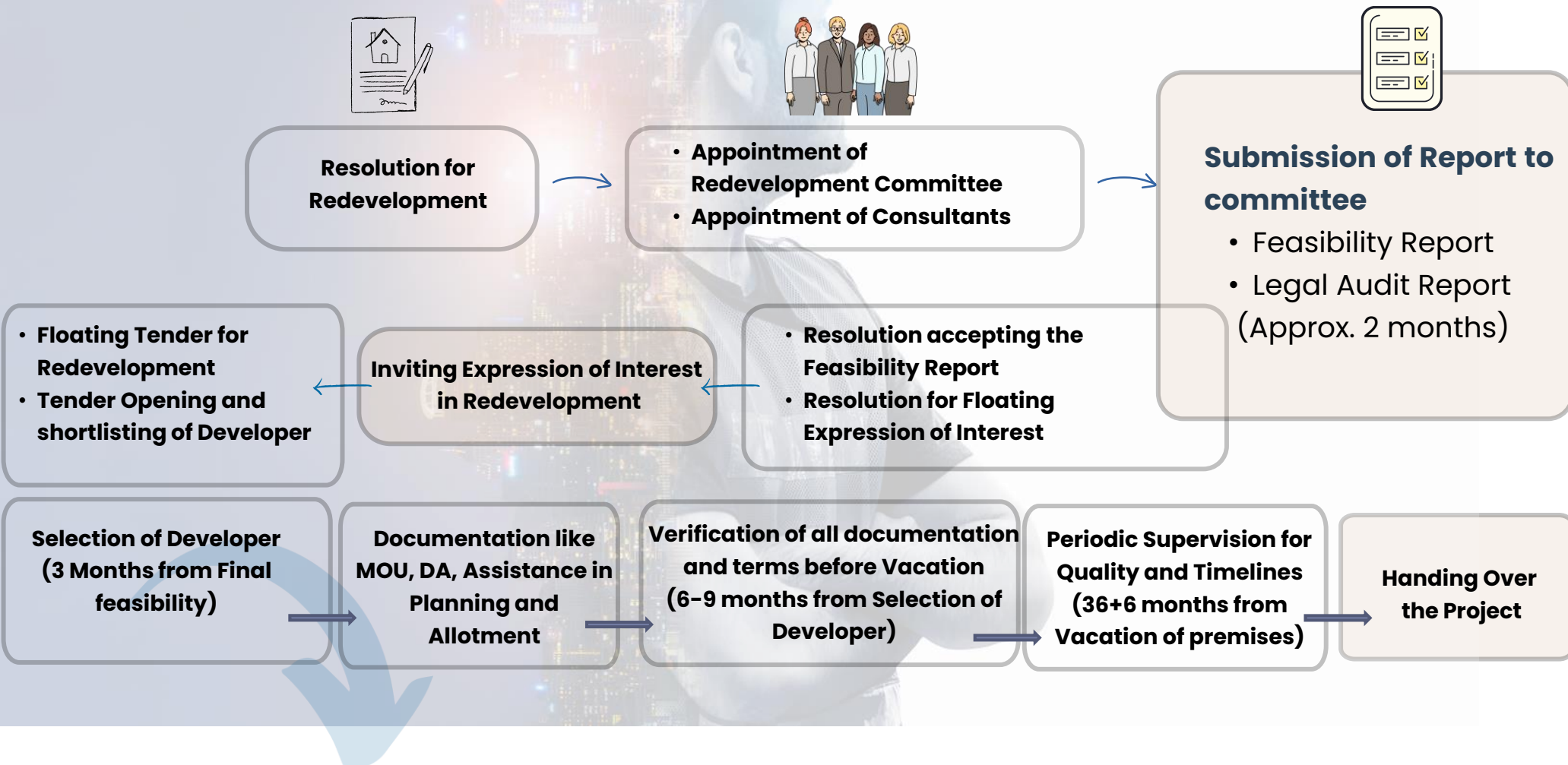
References – Rain Water Harvesting





REDEVELOPMENT ACTION PLAN

REDEVELOPMENT DOCUMENTATION PROCESS



THANK YOU



E GROUP ARCHITECTURE

DESIGN AND DESIGN MANAGEMENT

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