

PROJECT FEASIBILITY REPORT

“LAXMI KRUPA CHSL”

MAHARANA PRATAP ROAD, PARDEHI ALI,
PANVEL,410206.

PROJECT FEASIBILITY REPORT

PREAMBLE

LAXI KRUA Co. Op. Hosing Society Ltd. consists of total of 08 flats and 06 shops in a building of Gr +2 upper floors on Survey No. 50/3 , Maharana Pratap Road, Pardeshi Ali, Panvel. The building is more than 36 years old, facing a lot of problems of leakages , falling of concrete and cracks from structural members etc . Panvel Municipal Corporation had served a Notice to the Society that, the building is prima-facie looks dilapidated and asked to get the structural audit done from the empanelled auditor.

The Society intends to carry out Redevelopment of their building after demolishing the existing building and re-constructing the new buildings thereby giving new residential flats to existing residential members in lieu of right to sell and dispose of the additional flats / shops in new buildings by utilizing permissible FSI.

The Redevelopment / Reconstruction of the building will be done as per Regulation No **6.1 with Table No 6 A &** Regulation No **7.6** of UDCPR which has been sanctioned by State Government on date 02/12/2020 vide Government Notification TPS 1818/CR.236/18/Section20 (3)/UD13. Further the provisions of Maharashtra Co-Op Societies Act 1960 are applicable along with the guidelines issued on 04/07/2019 under section 79A of the Act.

The report has been prepared on relevant documents pertaining to the existing structure such as Property Card, Demarcation Plan, & Approved drawings.

SITE ANALYSIS

The site is located at a strategic location in Panvel and Further this site is in very close vicinity of various Educational Institutes, Hospital, Market, Social, Cultural and Religious structures etc.

The Survey Nos in proposal are abutting on 9 m wide road. The properties are well-connected with water and sewer connections.

CONCEPT OF REDEVELOPMENT

Redevelopment consists of the process of reconstruction of the residential premises after demolition of the existing structure/s and construction of new structure/s with new technology and with new dimensions and amenities. This is done by utilizing

the potential of the land by utilising the Basic FSI, premium FSI and incentive FSI as well as ancillary FSI as specified in UDCPR. Further, the provisions of Maharashtra Co Op Society Act 1960 along with the guidelines issued by the government under section 79A of the Act are applicable for the redevelopment of the building. The Society can adopt self-development or appoint a Developer by virtue of a resolution passed in a special general body meeting and consent given by the majority of members of society to redevelop the plot on its behalf.

NECESSITY FOR REDEVELOPMENT OF EXISTING BUILDING/APARTMENTS

- 1) Existing Building is in need of extensive repairs.
- 2) Society starved of necessary funds required to carry such repairs.
- 3) On one hand the Society does not have the resources and expertise to handle the repairs on its own and on the other hand, the families of the Apartment Owners have grown and they need larger space to accommodate themselves.

DRAWBACKS OF OLD BUILDING

- a) Perennial leakage in the structure.
- b) Unavailability of elevators causing suffering to heart patients and the elderly members.
- c) Room sizes being small & less space to accommodate increased family members.
- d) Lack of attached toilets in bedrooms.
- e) Plumbing/electrical lines lying open and are constructed in old systems.
- f) Lack of surveillance services.
- g) Low resale value due to poor condition of the building.
- h) Buildings are not earthquake resistant.
- i) Unavailability of parking space.

BENEFITS OF REDEVELOPMENT

- 1) The members will be provided new bigger/spacious flats free of cost thus having a value addition to property.
- 2) The members will be provided or will be compensated for alternate accommodation during the course of reconstruction from the date of vacation of the existing buildings.
- 3) The newly constructed buildings will be Earthquake resistant as well and will be designed to take care of the wind load. Hence more durable against the natural calamity.
- 4) New building/s will be planned to suit the modern living style.
- 5) New building/s will be constructed with modern technology and with modern Elevation features to give a beautiful attractive look. This will indirectly amount to the price appreciation of the whole property.
- 6) Latest and modern amenities including Lifts, society Office, beautiful entrance lobby, etc. will be provided in the newly constructed building.
- 7) Latest and well-designed services like piped gas supply, adequate water storage tanks, CCTV cameras, well designed storm water drainage, lighting system to the whole compound, rain water harvesting etc.
- 8) New building/s will be constructed keeping in mind the latest IS quality standards and hence will not require major repairs.
- 9) The problem of existing building will be dealt with now and not pass on to the next generation.
- 10) In addition to the above the entire expenses towards the much needed Major Structural, Civil, plumbing repairs which may be due after every 3 to 5 years could be totally avoided since the existing old buildings would be completely demolished resulting in indirect saving of Rs. 500 to 750 per SFT towards structural & non- structural repairs (min).
- 11) Further it may be noted that if the said major repairs are carried out, it would have only lasted for another 5 to 7 years and again the same would have been required to be carried out resulting into recurring repair expenses as well as the members have to face inconvenience of repairs for approx. 6 months every 5

years whenever they undertake repairs. The same is totally eliminated once the buildings are going for redevelopment.

DOCUMENTS FOR APPROVAL

I. Property related documents:

- 1) True Copy of Property Card. Demarcation Plan /Mojani Nakasha.
- 2) True Copy of Registration of Co Op Housing Society from Sub-Registrar.
- 3) Authority Letter given to Office Bearers of Society in Original.
- 4) True Copy of Development Agreement and Power of Attorney (if applicable).
- 5) Irrevocable Consent on Rs 100/- stamp paper for Redevelopment and appointment of developer from members of Society in original.
- 6) List of members with tenement details duly certified.
- 7) Proof of Buildings regarding Age of Buildings above 30 years OR building is dilapidated.
- 8) Resolutions passed in the SGM of society regarding redevelopment.

II. Area related Documents -

- 1) True Copy of Demarcation plan / Mojani Nakasha.
- 2) True Copy of Approved Plan of existing building giving details of Carpet Area and Built-Up area.
- 3) Layout of Plot showing Rehabilitation buildings, Open spaces, Amenity spaces, internal Roads approved and signed by Authorised Signatories of society in original.
- 4) Individual tenement plans giving details of Carpet area and Built-up Area signed by Authorised Signatories of the Society in original.

III. Appointment Letters and related Documents-

1. Appointment of Architect along with Acceptance Letter, Form of Supervision, Declaration, Copy of License from Architect.
2. Appointment of Structural Engineer along with Acceptance Letter, Form of Supervision, Declaration, Copy of License from Structural Engineer.
3. Acceptance Letter, Form of Supervision, Copy of License from

LicensedPlumber.

4. D.P. Remarks from PMC giving details of Road Widening, Amenity Areaand Recreational Open spaces.
5. Actual Site survey of plot done by the licensed Surveyor.

IV. Undertakings in prescribed formats -

1. Undertaking for Open to Sky Terrace, Stilt & handing over of common amenities to the society.
2. Undertaking for CESS / LBT NOC.
3. Undertaking for Non-stacking of Debris.
4. Undertaking for Earthquake Resistant Structural Design.
5. Undertaking for surrender of area under Road widening, Amenity spaceand tenements to be handed over to CIDCO and NMMC, if any.
6. Undertaking for Corpus Fund.
7. Undertaking for timely possession of Rehabilitation tenements.
8. Indemnity Bond in favour of PMC for litigations and court cases.

V. No Objection Certificates -

1. NOC from Assessment Dept., PMC for Property tax & water department for water bill.
2. NOC from Fire Officer, PMC.
3. NOC from Joint/Sub Registrar of Society,
4. NOC from AAI/Competent Authority for allowable height.
5. NOC from MOEF, for Environmental Clearance. (if required)
6. NOC from City Engineering Section for Road Widening. (if any)

SEQUENCE OF OPERATION

In order to implement the proposed Redevelopment Project, the following Sequence of Operations must be followed:

A. STATUTORY APPROVAL RELATED OPERATIONS:

- 1) NOC of Joint registrar.
- 2) Submission to PMC for Scrutiny of Project proposal as per UDCPR.
- 3) Submission to PMC for Fire Brigade NOC and obtaining the same.
- 4) Procuring various 'No Objection Certificates' related to Redevelopment.
- 5) Payment of Fees and Charges after compliances of various documents.
- 6) Payment of fees and premium to PMC
- 7) Obtaining Commencement Certificate for the entire Project.
- 8) Execution of the work up to Plinth after obtaining permission for Tree cutting and Transplantation.
- 9) Submission of Plinth Completion Certificate and obtaining Plinth Checking Certificate and further Commencement Certificate.
- 10) Execution of balance work including finishing and obtaining all requisite documents and 'No Objection Certificates' after compliances as prescribed in UDCPR and Building Permission.
- 11) Application for Occupancy Certificate and obtaining the same.
- 12) Connections of various services such as water, electricity, gas pipeline, internet.

B. EXECUTION RELATED OPERATIONS:

- 1) Approval to Project Feasibility Report by the Society.
- 2) Calling Offers from the developers.
- 3) Scrutiny and evaluation of the offers received and other relevant documents.
- 4) Selection of one developer by calling SGM and in presence of Officer of Sub /Joint Registrar.
- 5) Structural Audit from registered structural engineer or from IIT/VJTI/Empanelled Auditor by the Authority .
- 6) Finalization of the Development Agreement, Plan, list of Amenities.
- 7) Carrying out Soil investigation and Site Survey.

- 8) Obtaining all necessary permissions for commencement of construction work.
- 9) Shifting of members and vacating the premises as planned.
- 10) Demolition of the existing buildings and Site clearance.
- 11) Construction of new buildings along with execution of infrastructure work.
- 12) Completion of finishing work and Cleaning Site.
- 13) Handing over Possession to the existing and new members.

PROJECT FEASIBILITY REPORT – PART 2

- As per the Redevelopment Policy the authorized Carpet Area shall be considered for Redevelopment Area calculation i.e., based on the unit drawings of the Apartments.
- The carpet area shall mean, the total area covered inside the flats, finished wall to finished wall of all rooms, passages, toilets, baths, WC's, door jambs etc.,
- The Project Feasibility Report is based on the Unified Development Control and promotion Regulations applicable within the jurisdiction of Panvel Municipal Corporation along with its amendments from time to time, its policies in force and our understanding & interpretation of the same.
- The policies for redevelopment of dangerous / dilapidated buildings in a Housing Schemes containing houses or tenements were modified vide UDCPR-2020 as sanctioned on 02.12.2020. Applicable regulations for our project are 7.6 and 6.1 with table no 6 A of the UDCPR.

SOCIETY'S REQUIREMENT CONSIDERED FOR FEASIBILITY REPORT

Sr.No.	Description	Offer expected from Developer
1.	TEMPORARY ACCOMODATION	
a)	Minimum Rent to be paid to the Existing Members from the Vacation Date till the date of offering repossession of new flats in the newly constructed building subject to receipt of Occupation Certificate. cheques shall be issued for 11-months period in advance by the developer to each member before vacating the flats.	RS 12,000/- for residential units Rs. 80/- per Sft for commercial units
b)	Refundable deposit for transit accommodation	Rs. 50,000/- For residential unit holder.
		Rs. Rs. 1,00,000/- For commercial unit holder.
c)	Relocation Cost (Both Ways Shifting & Reshifting to new Flat)	Rs. 10,000 per member.
d)	Brokerage for obtaining temporary accommodation. Brokerage shall be paid in advance.	Rs. One month rent Per member.
2.	BENEFITS TO THE MEMBERS	
a)	Additional carpet area (actual usable area which have been counted in FSI And exclusive of any chajja” s, architectural projections if any) to be offered to each member in Sqmt & Sq.ft. (The new home shall be free of cost to themember) All expenses towards the project including Stamp Duty, Registration Charges, and other incidental charges as applicable on such existing & additional Area is to be	15% Increase for shops. 25% Increase for Residential Units.

b)	borne by Developer Mandatory Corpus Fund to the Society	Rs 50,000/- per member
3	BANK GUARANTEE AMOUNT	
	Amount of Bank Guarantee	20 % of the construction cost.
4	PARKING	
	free parking area to each existing member.	01 No per residential unit holder
5.	List of Amenities to be provided by the Developer	Attached as Annexure A

b) NOTE:

For the purpose of this Project Feasibility Report, we have considered an averagesale rate of **Rs. 143,000/-** per Sq. ft on carpet area

This Project Feasibility Report is based on the assumptions listed therein, present market condition, prevailing cost of construction, cost of building materials etc. and assumptions made as stated earlier. Any material changes in these conditions or change in Govt. / NMMC policies may change the final package offered by the Developer at the time of tendering / bidding of this project.

Report is prepared based on the documents received from the Society. Some documents such as DP remarks from PMC, NOC from civil Aviation Department is notreceived. If any additional reservation / setback / restriction become applicable at a later date the same would affect the feasibility of the proposal.

The detailed calculations with the carpet area & rent to be given by the selected Developer to the existing members as per the current rules, regulations & policies inforce.

Note: SFT = Square Feet; SQM = Square Meters

LIST OF AMENITIES

Amenities

All amenities to be provided shall be of highest quality in workman like manner. All fittings and fixtures to be used as specified in list of approved materials & suppliers and of ISI standard. The further details of amenities, electrical points, plumbing layout, door & window schedules, flooring, tiling, dado's, kitchen platforms etc. shall be worked out at the time of finalizing the working drawings based on following list of amenities & list of approved materials & suppliers. These specifications are not intended to cover the minute details.

General

- 1) The total construction shall be as per relevant Indian Standard Code of Practice.
- 2) All Construction Specifications irrespective of being individually specified or not will be as per latest BIS / NBC Codes.
- 3) Material's Specifications will be of ISI or Quality Standards exceeding to ISI of Top / First Quality and as per National Building Code.
- 4) All materials for incorporation into the works shall be of the best quality, of their respective kinds as specified herein and will adhere to the requirements of the latest edition of the relevant Bureau of Indian Standards or any other equivalent quality standards prevailing in the Trade and / or approved by the Society in consultation with the PMC.
- 5) The specifications are indicative as minimum specification.

RCC

- 1) The RCC structure shall be framed structure designed for earthquake resistance as per relevant IS code and National Building code.
- 2) All the RCC works viz. open footings foundation, plinth beams, floor, beams, columns, staircase, lift well, overhead tanks, underground tanks, lift machine rooms, lofts etc. shall be as per IS 456 and shall be designed for earthquake forces and wind forces as per IS 1893 and as per Drawings of Structural

Engineer.

- 3) The minimum grade of concrete for all RCC work shall be as per standards approved by Structural Engineer.
- 4) The minimum grade of reinforcing steel shall be Tor TMT 500 (Fe500 grade).
- 5) Horizontal tie beams at the stilt level to enhance structural stability of the building.
- 6) Appropriate and approved construction chemicals & concrete additives shall be used to protect the reinforcement from corrosion.

Structure

- 1) All external walls shall be minimum 150 mm thick Autoclaved Aerated Concrete (AAC) Blocks with thin bed mortar.
- 2) All internal walls shall be minimum 100 mm thick Autoclaved Aerated Concrete (AAC) Blocks with thin bed mortar.
- 3) Internal Walls between Flats shall be of minimum 150 mm thick AAC Blocks
- 4) All internal surfaces shall be finished with one coat cement mortar plaster finished with gypsum surface plaster (POP finish) of approved brands.

Planning

- 1) The buildings will be planned for High-rise residential towers with ultra-modern elevations.
- 2) Society office with intercom, telephone facilities, cupboards for storage, etc. complete; of maximum permissible area as per PMC norms.
- 3) Adequate care shall be taken for proper ventilation and natural lighting in all flats.
- 4) The external elevation shall be well treated to give elegant modern aesthetic looks.
- 5) The plot shall be filled to make formation level at least 1'6" above existing road level & the stilt level shall be at least 0'-6" above the formation level.

Common Areas

- 1) Designer entrance lobby including full height dado as per approved design.
- 2) Automatic high-speed lift per wing of capacity 7 / 8 persons or more as per the architectural design.
- 3) A designer lift lobby to be provided at all floors including Granite or Marble jambs around lift openings at all floors
- 4) Common Passage shall be naturally ventilated.
- 5) Cabling for telephone/Internet lines shall be provided to all units.
- 6) Uniform Decorative nameplate should be provided to all flats at all floors
- 7) Decorative railing for the staircase as per approved design & specification.
- 8) Decorative compound wall with Decorative Pillars / Gates.
- 9) Paver blocks / Chequered Tiles for open ground.
- 10) Common toilets for servants/watchman / drivers etc.
- 11) Sufficient Lighting in common areas.
- 12) Provision for sufficient parking spaces precisely 1 parking for each Residential unit.
- 13) Society Office.

Security System

- 1) CCTV area surveillance systems for the complete surrounding area, lobby, passages, staircases, lifts & all common areas connected to the Security Desk on Ground Floor/ Society Office.
- 2) All surveillance equipment shall have capacity for minimum 30 days storage of recordings

Common Services

- 1) Adequate capacity underground & overhead RCC water storage tank as per PMC norms.
- 2) Underground RCC water storage tank shall be provided with submersible pumps,

- auto level controller, starters etc. complete of approved make.
- 3) Adequate inverter power backup for all essential common services.
 - 4) Rain water harvesting as per statutory requirements.
 - 5) Anti-termite treatment to complete project.
 - 6) Water proofing to all wet surfaces including toilets, baths, WCs, kitchen nahani"s, terraces, chajja"s, canopies etc. To be executed from approved agencies with guarantee to be given by the water proofing company in favour of Society on stamp paper.
 - 7) Brick bat coba waterproofing shall be done for all the floors of toilets, baths, WCs, terrace and also for laying of underground drainage plumbing lines. China mosaic flooring on terrace.
 - 8) Meter room of adequate size at ground floor
 - 9) Adequate lighting to whole complex including stilts, podiums, pavements & all other common areas.
 - 10) Compound wall as per Architect's design.

Electrification

- 1) Adequate provision for electric points for lights, fans, exhaust fans, bell points, plug points, power points etc. as per design & specification.
- 2) Adequate electrical points in kitchen for lighting, fan, exhaust fan, kitchen chimney, refrigerator, microwave, water filters, mixtures, power points, plug points etc. as per design & specification.
- 3) Adequate electrical points in toilets / bath / WC for lighting, exhaust fans, water heating purposes etc. as per design & specification.
- 4) All switches, switchboards, fittings & fixtures shall be modular of approved make.
- 5) All light & fan fittings & fixtures in all rooms.
- 6) TV / Cable Point in living room.
- 7) Wiring for telephone in all habitable rooms & kitchen.
- 8) MCB and ELCB shall be provided in each flat with independent circuits & circuit breakers.

- 9) Electrical supply with proper ear thing to all units
- 10) The total electrification shall be concealed and the fittings & fixtures provided shall be of 1st quality of approved make.
- 11) Excellent quality concealed electrification with fire retardant ISI mark cables, wires, pipes etc. of approved make.
- 12) Adequate provisions for all electrical works in compound, gate, common service areas, stilts, staircase, common passages, terrace, lift machine room, etc. where ever required.
- 13) All electrical works to comply with regulation of electricity board and electric supply & company.
- 14) Location, type of fitting & fixtures should be approved by the Society before starting electrical work
- 15) All electrical fixtures shall be of at least 3-star rating

Plumbing

- 1) Excellent quality of concealed plumbing, pipes & fittings.
- 2) Total concealed plumbing shall be of 1st quality CPVC of ISI mark.
- 3) UPVC pipes and ring pipe fittings of approved make for external looping and down- takes.
- 4) External drainage pipes should be UPVC pipes of approved make
- 5) The Under Ground Drainage pipes shall be of the best quality S. W.G. pipes and fitting with box connecting.
- 6) All vertical drainage and rain water pipe lines and water supply work up and including drainage connection to the Sewage line and water connection to the PMC water main including Water master and be carried out through Licensed as per PMC requirement.
- 7) All vertical down take water supply & drainage pipes shall have spacers
- 8) All junctions of vertical down take water supply pipes shall use Strainers
- 9) Necessary points for water purifier, washing machine shall be provided at

suitable location

10) Drainage chambers as per PMC specifications

Kitchen

- 1) Kitchen platform shall be either „L“ shaped, „U“ shaped or on opposite walls as per approved design & specification.
- 2) Main kitchen platform with conventional 600mm wide, 19mm thick granite platform on top & below with kadappa infrastructure including granite fascia Patti with moulding as per approved design & specification.
- 3) Stainless steel sink with a minimum size of 525 x 450 x 250 mm
- 4) The kitchen sink shall be provided with mixture sprout as per approved design & specification.
- 5) Exhaust fans in Kitchen of approved make.

Bath, WC & Toilets

- 1) All Sanitary fittings & fixtures provided shall be of 1st quality
- 2) Wall mounted toilets with dual flush system with soft closer seat cover.
- 3) Branded electric storage type water heaters in all bath / toilets of approved make.
- 4) Exhaust fans in bath / WC / toilet of approved make.
- 5) Loft in all bathroom & toilets.
- 6) Hot & cold-water diverter including sprout & shower etc. complete in bathroom & toilets of approved make as per approved design & specification.
- 7) UPVC pipes and ring pipe fittings for external looping and down-takes as specified.
- 8) Proper arrangement for washing machine like power, water supply & drainage.

Paints

- 1) Plastic Emulsion paint for all internal surfaces.
- 2) Acrylic emulsion weather coat paint to all external surfaces.
- 3) Internal walls should be finished with Gypsum and finally wall putty. Paint shall be applied later.

Tiling & Flooring's

- 1) 800 x 800 mm joint-free, homogeneous full body vitrified or matt finish flooring in livingroom as per approved design & specification. 100 mm high vitrified tile skirting flush to wall matching with design of flooring.
- 2) 600 x 600 mm joint-free, homogeneous full body vitrified flooring in all bedrooms, passages as per approved design & specification. 100 mm high vitrified tile skirting flush to wall matching with design of flooring.
- 3) 300 x 300 mm anti-skid tiles in flooring & 300 x 300 mm full height ceramic tile dado in kitchen of approved make as per approved design & specification. 100 mm high vitrified tile skirting flush to wall matching with design of flooring.
- 4) 300 x 300 mm Anti-skid tiles in flooring & 300 x 300 mm full height ceramic tile dado in bath / toilets / WC. All tiles will be designer colour tiles of approved make as per approved design & specification.

Door

- 1) 35 MM (1 1/2") thick Decorative entrance door with laminate finish / molded panel flush door having designer skin with all hardware fittings including safety chain, lock, aldrop, tower bolt, telescopic peep hole, handle, door stopper etc. complete of approved make as per approved design & specification.
- 2) 35 MM (1 1/2") thick with laminate finish / molded panel flush door to all rooms with all hardware fittings including mortis lock, tower bolt, handle, door stopper etc. complete of approved make as per approved design & specification.
- 3) Fiber-reinforced glass doors to Bath / WC / Toilet with all hardware fittings & fixtures including locks etc. complete of approved make as per approved design & specification.
- 4) Main door frames shall be of Teak Wood with double patties including moulding
- 5) All other Door frames shall be of Granite with double patties including moulding.
- 6) All hardware fittings shall be of brass CP/brass powder coated of premium quality as per approved design & specification.

Windows

- 1) Anodized / Powder Coated Aluminium Sliding Windows of 1 ¼” or 1 ½” series with plain / frosted / tinted glass with all hardware fittings & fixtures including locks etc. complete of approved make as per design & specification approved.
- 2) Granite / marble sills with double patties including moulding to all windows
- 3) Window frames shall be of Granite / marble with double patties including moulding
- 4) All hardware fittings shall be of brass CP/brass powder coated of premium quality as per approved design & specification.

SELF REDEVELOPMENT

Advantages of Self Redevelopment

There are various advantages of self-redevelopment as against opting for builder-led redevelopment.

- In a self-redevelopment project, the society members have control over the project where they can decide on plans, designs and also setting development standards. The society members can also decide the amenities they want to have in the self-redeveloped society like parking spaces, play area for children etc.
- In the case of self-redevelopment, the members also get higher extra space as compared to builder led redevelopment.
- The surplus or profit created by selling off extra flats comes to society as no part of it has to be shared with the builder.
- Also, extra flats created can be purchased by the existing members on cost basis.
- The most important advantage of self-redevelopment is that during this entire process, all the documentation and plans are in society's name, i.e., the property rights are with the society.

Challenges in Self Redevelopment

Self-Redevelopment has its own set of challenges that need to be considered before making the final decision.

- Time, competence and inclination within the society members to manage a big self-redevelopment project.
- Getting consensus amongst members at the beginning and then at various stages of the project.
- Managing documentation through Government authorities.

- **Recently RBI has issued guidelines that Housing Finance Institutes can finance/give loan for self-redevelopment projects. But such policies from finance institutes are still awaited. So arranging for the society's part of the finance and making funds available for the entire project through bank finance is a challenge to the committee of society.**
- **Managing multiple experts at various intervals of time and the required coordination within them.**
- **Keeping a tab of the project development as per Government norms and better standards.**
- **Ability to sell the saleable flats for recovering the project cost.**
- **Managing the invoicing, taxation, and cost accounting of the project.**

**FSI CALCULATIONS,
FEES, PREMIUM, OTHER CHARGES
AND COST & REVENUE**

Laxmikrupa Co-op Hsg Soc.

Sr.No	Add: Plot No.	Date :	14.05.2024	Unit
Plot Area Details				Sqmtr
1	Plot Area In Sqmtr.			585.20
2	Area Under Road			0.00
3	Amenity Area			0.00
4	RG Area			0.00
5	Net Plot Area			585.20
	Road Width			12 m. and above but below 15 m.
FSI Potential Of Plot				
6	Basic FSI			1.00
7	FSI On Payment Of Premium			0.50
8	FSI As Per Dilapidated			0.30
9	FSI Against Road Cutting			0.00
10	FSI Max Permissible As TDR			0.65
11	Max Permissible FSI			2.25
Potential Of Plot In Sqmtr				Sqmtr
12	Allowed BUA As per Basic FSI			585.20
13	Allowed BUA As Per Payment Of Premium			292.60
14	Allowed BUA As Per Dilapidated			175.56
15	Allowed BUA As Per Road Cutting and Amenity Handover			0.00
16	Allowed BUA As per TDR			380.38
17	Maximum Permissible Built Up Area In Sqmtr			1,316.70
18	Allowed Max Gross Built-Up Area Including Ancillary Area In Sqmtr			2106.72
	For New Construction	Type of Development		Redevelopment
19	Proposed BUA As per Basic FSI			585.20
20	Proposed BUA As Per Payment Of Premium			292.60
21	Proposed BUA As Per Dilapidated			175.56
22	Proposed BUA As Per Road Cutting			0.00
23	Proposed BUA As per TDR			46.88
24	Proposed Maximum Built Up Area In Sqmtr			1,100.24
25	Proposed Max Gross Built-Up Area Including Ancillary Area In Sqmtr			1760.38
26	Approx Sale Area in Sqft			29,850.70
27	Approx Carpet Area Residential In Sqft			15,298.00
28	Approx Carpet Area Commercial In Sqft			2,151.52
29	Approx Carpet Area Office In Sqft			0.00
30	Approx Carpet Area Terrace In Sqft			0.00
31	Existing Residential Area In Sqft			4,280.00
32	Existing Commercial Carpet Area In Sqft			1,904.00
33	Existing Office Carpet Area In Sqft			0.00
34	Existing Terrace Carpet Area In Sqft			0.00
35	Extra Carpet Area To Existing Residential Unit	23%		984.40
36	Extra Carpet Area To Existing Commercial Area	13%		247.52
37	Extra Carpet Area To Existing Office Area	0%		0.00
38	Extra Carpet area To Existing Terrace Area	25%		0.00

39	Amount Generated To Developer After Residential Sale Of Balance Area			
	Saleable Area in Sqft			16,756.11
	Rate Rs/Sqft			7,800.00
A	Total			13,06,97,673.60
40	Amount Generated To Developer After Commercial Sale			
	Saleable area in Sqft			-0.00
	Rate Rs/Sqft			0.00
B	Total			0.00
41	Amount Generated To Developer After Office Sale			
	Saleable area in Sqft			0.00
	Rate Rs/Sqft			0.00
C	Total			0.00
	Total Amount Generated After Sale			₹ 13,06,97,673.60
	Project cost / Expenditure			INR
1	Premium Charges For Municipal Corporation (35% of RR)			₹ 25,60,250.00
2	Scrutiny Fees			₹ 8,801.92
3	Security Deposit			₹ 17,603.84
4	Development Charges Residential			
4.1	On Plot Area			₹ 61,446.00
4.2	On BUA			₹ 7,39,361.28
5	Development Charges Commercial			
5.1	on Plot area			₹ 23,408.00
5.2	On BUA			₹ 1,40,830.72
6	Ancillary Area			₹ 16,50,360.00
7	Vital Urban Transport Project Development Charges			₹ 9,65,046.00
8	Labour Cess			₹ 5,28,115.20
9	Stamp Duty and registration charges			₹ 22,00,800.34
10	Rent For	30	Months	
	Type Of Unit	No	Rent /Month	
10.1	Row House	0	INR 0.00	₹ -
10.2	3BHK , Duplex	0	INR 0.00	₹ -
10.3	2BHK	0	INR 0.00	₹ -
10.4	1BHK	8	INR 15,000.00	₹ 36,00,000.00
10.5	1BHK + Terrace	0	INR 0.00	₹ -
10.7	SHOP	6	INR 18,000.00	₹ 32,40,000.00
	Total Rent			₹ 68,40,000.00
11	Construction Cost			₹ 6,16,13,440.00
12	Corpus Fund			₹ -
13	Miscellaneous Charges			₹ 26,40,576.00
14	Fire Premium Charges			₹ 4,40,096.00
15	MSEB Charges For Existing Members	No	14	₹ 1,40,000.00
16	Mechanical Parking	No	11.00	₹ 27,50,000.00
17	Shifting Charges	No	14.00	₹ 1,40,000.00
18	Contingency			
19	TDR Cost			₹ 25,78,400.00
20	Consultants Fees			₹ 13,20,288.00
21	Marketing Charges			₹ 65,34,883.68
22	Administrative Charges			₹ 24,64,537.60
B	Total			₹ 9,63,58,244.58
	Net Profit of Project (A - B)			₹ 3,43,39,429.02

PROJECT NAME:	PROPOSED REDEVELOPMENT OF LAXMIKRUPA CHSL, PANVEL,.
PREPARED BY:	
DATE:	1
REVISION:	
PLANNING AUTHORITY	PMC

No.	Existing Carpet	Additional 15% FOR SHOP & - 25 % FOR FLATS	Proposed Carpet Area
	in sqm	in sqm	in sqm
Commercial - Shops	158.00	13.98	171.98
Residential- Flats	362.45	90.627	453.08
	502.22	104.61	625.06