

PROJECT FEASIBILITY REPORT AS PER DCPR 2034

Ashirawd Majas Madhu CHSL

SVP Road, Poonam Nagar, Andheri East, Mumbai - 400093

Option I - Joint Developer Redevelopment under Reg 30, 33 (7) (B) of MCGM DCPR 2034 for FSI 3.24 - Residential

Option II - Joint Developer Redevelopment under Reg 30, 33 (11) of MCGM DCPR 2034 for FSI 5.4 - Residential

Option III - Joint Developer Redevelopment under Reg 30, 33 (7) (B), 33 (20) (B) of MCGM DCPR 2034 for FSI 5.4 - Residential

Option IV - Joint Developer Redevelopment Of 4 Societies (10,000 SQM) With Shifting under Reg 30, 33 (9) of MCGM DCPR 2034 for FSI 5.4 - Residential

Client - Ashirawd Majas Madhu CHSL

Dilip Sanghvi Consultants

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DILIP SANGHVI CONSULTANTS – PROFILE

Dilip Sanghvi Consultants was established in the year 1990 managed by Shri Dilip Premji Sanghvi, Proprietor and Shri Sagar Dilip Sanghvi, Principal Architect.

Dilip Sanghvi is a qualified Civil engineer and practising as Architectural & Structural Consultant since 1978. He has registration with MCGM for practising as Architectural, Structural Consultant with MCGM. He is registered with Income Tax department with I-CAT number and can provide valuation services.

Sagar Dilip Sanghvi is qualified Architect having completed his Masters in Architecture from Rachana Sansad's Institute of Environmental Architecture. He has completed his Bachelors in Architecture from Rachana Sansad Academy of Architecture in the year 2007 and is registered with Council of Architecture.

Dilip Sanghvi Consultants have been rendering Architectural, Liaising, Structural and Valuation services since 1980. We have successfully completed more than 200 open plot / greenfield projects comprising of residential, commercial, institutional, industrial structures in Mumbai, and MMR region. We have done several valuations for Income Tax authority, Govt. agencies, Various Banks, Financial Institutes, HPCL, BPCL, MCGM, IIT, Housing Societies etc.

We have been also rendering PMC services for Society Redevelopment since 2002, i.e. for more than 21 years. We have also completed more than 15 redevelopment projects with OC, and have more than 55 upcoming / ongoing PMC redevelopment projects. We have got more than 35 PMC projects where stage I & II are completed and Developer is appointed.

We are currently handling redevelopment projects having aggregate construction area of about 200 lakh SFT to 225 lakh SFT and cumulative worth of about Rs. 22,000 Cr. to Rs. 25,000 Cr., and consisting of cumulative 4,500 to 5,000 existing members.

We have vast experience of construction, quality control, planning, MCGM rules & regulations, how to value immovable assets, structural designs, earthquake resistant designs etc. Since we are practicing liaison Architects, we have up to date and detailed knowledge of MCGM DCPR 2034 rules, regulations, and policies in force. We also have excellent knowledge of legal issues regarding matters of redevelopment, and Societies. We have in house architects, engineers, supervisors, liaison, support staff to give proper PMC services to the Society for Redevelopment. Further, we are associated with various consultants including architects, engineers, MEP consultants, geo technical expert, surveyors, legal consultants, solicitors, tax consultant, etc..

In short, we not only have vast experience as Architectural consultants, Structural consultants, Govt. Valuers, but also as Project Management Consultants for Societies.

PREAMBLE

The Society intends to evaluate / re-evaluate the Feasibility of the Redevelopment of its property as per prevailing Development Control And Promotions Regulations and Development Plan 2034

This primary purpose of preparation of Project Feasibility Report is to analyse the Project based on Documents available. The analysis of the Project is to check the viability of the Project and if the Project is viable then to suggest probable benefits to existing members like additional carpet area free of cost, hardship compensation (corpus), rent, amenities, security etc.

Further, the Project Feasibility Report shall be the basis of Tender Document. Hence, the benefits to members suggested in the Project Feasibility Report shall become the reference to point to compare offers received from the prospective Tenderers.

Ashirawd Majas Madhu CHSL is Apartment Building Complex located at SVP Road, Poonam Nagar, Andheri East, Mumbai – 400093. There are 4 existing wings consisting of 105 residential units.

The Society is intending to carry out redevelopment of their plot by proposed demolition of the existing units and reconstructing the new building thereby giving new premises to existing members in lieu of right to sell and dispose the additional flats in reconstructed new buildings by utilizing permissible FSI as per Regulations of MCGM DCPR 2034.

Under instruction from the Client, we have studied the redevelopment proposal of the Society's property as cited above.

The Project Feasibility Report has various chapters including Technical Information, Notes & Assumptions, Technical Viability, Financial Viability, Sensitivity Analysis, Conclusion & Recommendations etc.

The feasibility report follows a sequence of computing the Technical & Financial Viability of the project and thereafter finally computing the Sensitivity Analysis.

In the chapter Technical Viability, we estimate the total permissible development on our plot based on the proposed / prevailing Development Control And Promotions Regulations & other assumptions including the FSI that needs to purchased from Govt. or market and construction area.

Then, in chapter Financial Viability, we estimate the total expenditure that may be incurred for the Project including all major cost heads like FSI Costs, MCGM Costs, Corpus, Rent, Construction cost etc. based on market conditions & various assumptions.

Thereafter, in the chapter Sensitivity Analysis we compute various scenarios based on a range of different Sale Rate for new premises to arrive at total expenditure, revenue & profitability of the Project keeping expected profit margins as per market / industry standards. Having done this we can arrive at probable benefits the members may expect. The same is enumerated in the chapter Conclusions & Recommendations

PREAMBLE

The State Government has sanctioned the DP 2034 and DCPR 2034 with modifications as mentioned in Schedule A vide notification no TPB-4317/629/CR-118/2017/DP/UD-11 dated 08/05/2018 excluding substantial modifications as mentioned in Schedule B. The same has been published in Gazette on 23/05/2018 to be implemented from 22/06/2018.

As per Corrigendum to DCPR 2034 and DP 2034 has been issued on 22/06/2018 DCPR 2034 & DP 2034 has been implemented from 01/09/2018 except EP.

Substantial modifications in DP 2034 and DCPR 2034 have been published as Excluded Part (EP) for suggestions & objections for 30 days from date of Gazette i.e. 23/05/2018.

Subsequently, EP has been published on 21/09/2018 and corrigendum issued on 13/11/2018 and DCPR has now been completely implemented from 13/11/2018. Further, there is another corrigendum dated 14/11/2018 which is in suggestion and objection for 1 month

This Project Feasibility Report has dealt with following 4 Options

Option I - Joint Developer Redevelopment under Reg 30, 33 (7) (B) of MCGM DCPR 2034 for FSI 3.24 - Residential

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This Project Feasibility Report is based on DCPR 2034, present market condition, prevailing cost of construction, cost of TDR, etc and assumptions made as stated herein. Any material change in these conditions or change in Govt. / MCGM policies may change the feasibility of the project.

This Project Feasibility Report is intended to check the Viability of the Project and suggest a probable benefits to existing members. This Project Feasibility Report is not an actual offer.

The Society after studying the Project Feasibility Report needs to decide the further course of action.

PREAMBLE

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Some data for the purpose of this Project Feasibility Report has been collected through secondary research. As a result of the methodology, sources of information are not always under control of Dilip Sanghvi Consultants. The information and analytics also undergoes estimates and compilations derived out of statistical procedures. Dilip Sanghvi Consultants undertakes due care and statistical checks in the collection of the data and its research. However, there are possibilities of inaccuracy in these sources of data.

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The Client should not purely base its investment and / or development and / or redevelopment decisions, on these document. The Client is expected to its final decision after doing detailed discussion, deliberation, and its own due diligence. All the above are completely applicable to this document, irrespective of anything written anywhere else.

GLOSSARY OF ABBREVIATIONS AND ACRONYMS

SN	Terms	Description / Explanation
1	AAC	Autoclaved Aerated Concrete Blocks
2	AAI	Airport Authority Of India
3	AC	Air Conditioner
4	AH	Affordable Housing
5	AOS	Amenity Open Space
6	AR	Accommodation Reservation
7	ASR	Annual Schedule of Rates for FSI 1 (Stamp Duty Ready Reckoner Rate) as applicable from time to time
8	BCC	Building Completion Certificate
9	BG	Bank Guarantee
10	BUA	Built Up Area
11	CA	Carpet Area
12	CC	Commencement Certificate
13	CCTV	Closed Circuit Television Camera / Surveillance Camera
14	CCZM	Colour Coding Zoning Map released by Airport authority of India
15	CD	Cluster Development
16	CDP	Cluster Development Plan
17	CDS	Cluster Redevelopment Scheme
18	CEO	Chief Executive Officer
19	CFO	Chief Fire Officer of MCGM
20	CHSL	Co-operative Housing Society Limited
21	COC	Cost Of Construction
22	CRS	Cluster Renewal scheme
23	CRZ	Coastal Regulation Zone
24	CS	Cadastral Survey Number
25	CSL	Co-operative Society Limited
26	CTS No	Cadastral Traverse Survey Number
27	CTSO	City Survey Officer
28	DA	Development Agreement
29	DCPR 2034	Development Control And Promotion Regulation, 2034 as amended from time to time
30	DCR	Development Control Regulation for time being in force
31	DCR 1991	Development Control Regulation, 1991 as amended from time to time
32	DILR	District Inspector of Land Records

GLOSSARY OF ABBREVIATIONS AND ACRONYMS

SN	Terms	Description / Explanation
33	DM	Development Manager
34	DP	Development Plan
35	DP 2034	Development Plan 2034 as amended from time to time
36	DTH	Direct To Home
37	EC	Empowered Committee
38	EETC	Executive Engineer Traffic & Coordination
39	EIA	Environment Impact Assessment
40	ELCB	Earth leakage Circuit Breaker
41	EWS	Economically Weaker section
42	FCA	Fungible Compensatory Area
43	FP No	Final Plot No.
44	FSI	Floor Space Index
45	GoI	Government of India
46	GoM	Government of Maharashtra
47	Govt	Government
48	GST	Goods And Services Act, 2017 as amended from time to time
49	GZ	Green Zone
50	HIG	Higher Income Group
51	Hon. MC	Hon. Municipal Commissioner
52	HPC	High Power Committee
53	IA	Individual Agreement
54	IH	Inclusive Housing / Affordable Housing
55	IOA	Intimation of Approval
56	IOD	Intimation of Disapproval
57	IRR	Internal Rate of Return
58	LD	Liquidated Damages
59	LIG	Lower Income Group
60	LOI	Letter of Intent
61	LOS	Layout Recreational Ground / Open Space
62	MAHARERA	Maharashtra Real Estate Regulatory Authority
63	MBRRB	Mumbai Building Repair & Reconstruction Board
64	MC	Managing Committee
65	MCB	Miniature Circuit Breaker
66	MCGM / BMC	Municipal Corporation Of Greater Mumbai / Brihanmumbai Municipal Corporation

GLOSSARY OF ABBREVIATIONS AND ACRONYMS

SN	Terms	Description / Explanation
67	MCZMA	Maharashtra Coastal Zone Management Authority
68	MGL	Mahanagar Gas Limited
69	MHADA	Maharashtra Housing & Area Development Authority
70	MHCC	Maharashtra Heritage Conservation Committee
71	MHRDA	Maharashtra Housing (Regulation & Development) Act, 2012 as amended from time to time
72	MIG	Middle Income Group
73	MMC Act 1888	Mumbai Municipal Corporation Act, 1888 as amended from time to time
74	MMRDA	Mumbai Metropolitan Regional Development Authority
75	MoEF	Ministry of Environment and Forest
76	MOFA	Maharashtra Ownership Of Flats Act (MOFA) Act
77	MOU	Memorandum of Understanding
78	MPCB	Maharashtra Pollution Control Board
79	M RTP Act	Maharashtra Regional and Town Planning Act, 1966 as amended from time to time
80	MTNL	Mahanagar Telephone Nigam Limited
81	MUIP	Mumbai Urban Infrastructure Project
82	MUTP	Mumbai Urban Transportation Project
83	NA	Not Applicable
84	NBC	National Building Code as applicable from time to time
85	NGO	Non Governmental Organization
86	NOC	No Objection Certificate
87	NOCAS	No Objection Certificate Application System
88	NPV	Net Present Value
89	OC	Occupation Certificate
90	PAA	Permanent Alternate Accommodation
91	PAP	Project Affected Person
92	PMC	Project Management Consultant
93	POA	Power of Attorney
94	POS	Public Open Space
95	PPL	Public Parking Lot
96	PRC	Property Registration Card
97	PTC	Permanent Transit Camp

GLOSSARY OF ABBREVIATIONS AND ACRONYMS

SN	Terms	Description / Explanation
98	RDDCPR 2034	Revised Draft Development Control And Promotion Regulation 2034 – July 2017
99	RDDCR 2034	Revised Draft Development Control Regulation 2034 – May 2016
100	RDDP 2034	Revised Draft Development Plan 2034 – Sep 2017
101	RERA	The Real Estate (Regulation And Development) Act, 2016 as amended from time to time
102	RG	Recreational Ground
103	RL	Regular Road Line
104	ROS	Recreational Open Space
105	SDRR	Stamp Duty Ready Reckoner Rate as applicable from time to time
106	SDZ	Special Development Zone
107	SFT	Square Feet
108	SIEAA	State Environment Impact Assessment Authority
109	SLR	Superintendent of Land Record
110	Slum Act	Maharashtra Slum Areas (Improvement Clearance and Redevelopment) Act, 1971 as amended from time to time
111	SPA	Special Planning Authority
112	SQM	Square Metres
113	SRA	Slum Rehabilitation Authority
114	SRD	Slum Redevelopment
115	SRDP 1991	Sanctioned Revised Development Plan 1991 as amended from time to time
116	SRS	Slum Rehabilitation Scheme
117	STP	Sewerage Treatment Plant
118	SWD	Storm Water Drain
119	TDR	Transferable Development Rights
120	TPS	Town Planning Scheme
121	TV	Television
122	ULC	Urban Land (Ceiling & Regulation) Act, 1976 as amended from time to time
123	UPVC	Unplasticized Polyvinyl Chloride
124	URC	Urban Renewal Cluster
125	URP	Urban Renewal Plan
126	URS	Urban Renewal Scheme
127	WC	Water closet

(1) TECHNICAL INFORMATION

1	Information about the Plot			
	a	Name	Ashirawd Majas Madhu CHSL	
	b	Plot No.	106 of Scheme 58	
	c	CTS No.	179 (part), 176A (part) of Majas Division	
	d	District	Mumbai Suburban District	
	e	Location	SVP Road, Poonam Nagar, Andheri East, Mumbai - 400093	
	f	Ward	G/S	
	g	Society Registration Number		
	h	DP 2034 Sheet No	WS - 24	
	i	Highest Road Width	18.30	
	j	No of Plots for Joint Redevel	1	
2	The list of documents provided by the Client are as follows:			
	a			
	b			
	c			
	d			
	e			
	f			
	g			
	h			
	i			
3			Area	
			SQM	SFT
	a		Client Statement	0.00
	b		PRC	0.00
	c		Conveyance / Lease Deed	3,112.75
	d		Index II	0.00
	e	Gross Plot area including Original Road setback	Last Available Plans	0.00
	f		Layout	0.00
	g		7/12 Extract	0.00
	h		TP Remarks	0.00
	i		Survey	3,479.93
	j		Plot Area Assumed	3,112.75
				33,505.36

(1) TECHNICAL INFORMATION

Bifurcation of Plots as per Information Provided By Client						
Plot No.		Area as per Survey	Area as per Conveyance / Lease Deed	Area as per PRC	Area as per Layout	
		SQM	SQM	SQM	SQM	
4	a	Residential / Commercial	3,479.93	3,112.75	0.00	0.00
	b	Original Road Setback	0.00	0.00	0.00	0.00
	c	Further Road Setback	0.00	0.00	0.00	0.00
	d	Bungalow	0.00	0.00	0.00	0.00
	e	Reservation	0.00	0.00	0.00	0.00
	f	Designation	0.00	0.00	0.00	0.00
	g	Total	3,479.93	3,112.75	0.00	0.00
Title of the Property as per						
5	PRC		The ownership of the property as per PRC is not in the name of the Society			
	Conveyance / lease deed		Conveyance Deed has been executed in favour of the Society.			
	The Client needs to check the title of the Property.					
6	Existing approved plans.		The existing building plans are not made available			
7	Plot survey		The plot survey has been conducted by private surveyor.			
8	Existing carpet area.		Carpet areas of all the units are as per statement of the Client.			
9	Zoning as per SM DP 2034		As per information provided by the Client, and as per Sheet No. WS - 24 of SM DP 2034 - Sep 2018, the plot is situated in Residential Zone.			
10	Zoning as per EP DP 2034 - Sep 2018		As per information provided by the Client, and as per Sheet No. WS - 24 of EP DP 2034 - Sep 2018, the plot is situated in Residential Zone.			
11	Reservation as per SM DP 2034 - Sep 2018		As per information provided by the Client, and Sheet No. WS - 24 of SM DP 2034 - Sep 2018, the plot is not under any reservation.			
12	Reservation as per EP DP 2034 - Sep 2018		As per information provided by the Client, and Sheet No. WS - 24 of EP DP 2034 - Sep 2018, the plot is not under any reservation.			
13	CRZ		As per information provided by the Client, and DP 2034 remarks, and WS - 24 of SM DP 2034 - Sep 2018, and WS - 24 of EP DP 2034 - Sep 2018, the new CRZ 2021 maps, the plot is falling under CRZ. As per CRZS 2021 maps, the plot is not affected by CRZ.			

(1) TECHNICAL INFORMATION		
14	River / Nalla / Creek Buffer	As per information provided by the Client, the plot is not abutting a River / Nalla / Creek
15	Highway Buffer	As per information provided by the Client, the plot is not within buffer of any highway.
16	Railway Buffer	As per information provided by the Client, the plot is not within buffer of any Railway.
17	Metro / Mono Rail Buffer	As per information provided by the Client, the plot is not within buffer of existing or proposed Metro / Mono Line.
18	Military / Navy / Defence Buffer	As per information provided by the Client, the plot is not within buffer of military establishment or navy establishment or defence establishment
19	Jail Buffer	As per information provided by the Client, the plot is not within buffer any jail establishment
20	High Voltage Line Buffer	As per information provided by the Client, the plot is not within buffer of High Voltage Line.
21	Heritage	As per information provided by the Client, the plot is not within heritage buffer.
22	TP Remarks	As per information provided by the Client, the plot is not part of any TP Scheme
23	Existing Road	The plot is abutting existing Vallabh Patel Road having proposed road width of 18.30 M as per available information. The road width as per existing site conditions is in the range of 18.00 M to 18.30 M
24	Road Setback	As per information provided by the client, there was original road setback of 0 SQM
		As per information provided by the client, there is proposed road setback of 0 SQM
		(a) DP 2034 Remarks, (b) AE Survey Remarks, (c) TP Remarks, (d) Road Status, and (e) Actual demarcation of road setback on site should be obtained to ascertain Road setback, if any.
25	Tenure	The Tenure of the plot is not known
26	Government / Collector / Estate / Leasehold Land	As per information provided by the Client, the plot is private ownership and not Government / Collector / Estate / Leasehold Land.
27	Estate Plot	No
28	Collector Plot	No
29	Goathan Land	No
30	Tenanted / Leasehold Property	No
31	CTS Boundary	CTS plan has not been made available.

(1) TECHNICAL INFORMATION

32	Layout	As per information provided by the Client, the plot is part of larger layout	
33	VLC	As per information provided by the Client, the plot is not under any order of VLC.	
34	Height Restrictions due to AAI	As per 2023 CCZM maps released by AAI, our plot comes in yellow zone. Hence the height up to 30 M including site elevation shall be permitted. As per online NOCAS site, height up to 88.65 M including site elevation. Civil aviation NOC shall be required.	
35	Details of existing building	There are 4 existing wings consisting of 105 residential units.	
36	Existing Layout File No	Not known	
37	Existing Building File No	CE/9511/BS II/WS/AK	
38	Year of OC of existing Building	Not known	
39	Age of the Building	Not Known. But Assumed to be more than 30 years.	
40	Are IOD / CC, or OC available or Tolerated Structure	Yes. It is assumed that all documents are available. In case the documents are not traceable in future, then the report shall be required to be amended to incorporate the changes.	
41	Total Approved FSI Built Up Area		
	As per information provided by the Client, it is assumed that the FSI built up area is as follows		
	Existing Retained FSI BUA	0.00 SQM	
	Existing Staircase FSI BUA	0.00 SQM	
	Existing Commercial FSI BUA	0.00 SQM	
	Existing Industrial FSI BUA	0.00 SQM	
	Existing Residential FSI BUA	5,500.00 SQM	
	Total Existing FSI BUA	5,500.00 SQM	
Hence, as per information provided by the Client, it is assumed that the FSI built up area is 5500 SQM equivalent to 59201.51 SFT or thereabouts			
42	Existing Structures To Be Retained	0.00 SQM	
43	Rates as per Stamp Duty Ready Reckoner		
	SDRR Year	2024-25	2019-20
	SDRR Village / Zone No.	53/251	53/251
	Land Rate	Rs. 63,110/-	Rs. 62,800/-
	Flat Rate	Rs. 1,36,260/-	Rs. 1,25,100/-
	Office Rate	Rs. 1,56,690/-	Rs. 1,37,600/-
	Shop Rate	Rs. 1,70,320/-	Rs. 1,50,100/-
	Industrial Rate	Rs. 1,36,260/-	Rs. 1,25,100/-
Construction Cost	Rs. 30,250/-	Rs. 27,500/-	

(1) TECHNICAL INFORMATION			
44	Basic Ratio	2.09	2.28
45	MHADA Category	NA	
46	Pro Rata FSI per Member (Assumed)	0.00 SQM	

Option I

Option I - Joint Developer Redevelopment under Reg 30, 33 (7) (B) of MCGM DCPR 2034
for FSI 3.24 - Residential

(2) TECHNICAL VIABILITY FOR OPTION I

Option I - Joint Developer Redevelopment under Reg 30, 33 (7) (B) of MCGM DCPR 2034 for FSI 3.24 - Residential

1	Redevelopment Model	Joint Developer Redevelopment
2	Regulation	30, 33 (7) (B)
3	Scheme	Society Redevelopment
4	2019/2021 Premium Reductions	With No Premium Reductions
5	FSI with FCA	3.240
6	Sale User	Residential

(A) Details Of Plot Area And Existing Building

1	Gross plot area incl original road setback	33,505.36 SFT	3,112.75 SQM
2	Deduction for original road setback	0.00 SFT	0.00 SQM
3	Gross plot area after original road setback	33,505.36 SFT	3,112.75 SQM
4	Deduction further road setback	0.00 SFT	0.00 SQM
5	Balance plot area	33,505.36 SFT	3,112.75 SQM
6	Deduction for Bungalow	0.00 SFT	0.00 SQM
7	Balance plot area	33,505.36 SFT	3,112.75 SQM

Deductions For Reservations

8	Deduction for ROS 2.7 - Garden	0.00 SFT	0.00 SQM
9	Deduction for RH 1.2 - Hospital	0.00 SFT	0.00 SQM
10	Balance plot area	33,505.36 SFT	3,112.75 SQM

11	Deductions for amenities - reg 14	1,675.30 SFT	155.64 SQM
12	Balance plot area	31,830.07 SFT	2,957.11 SQM

13	FSI Additions - Reservation Reg 17	0.00 SFT	0.00 SQM
14	FSI Additions - Road Setback - NA	0.00 SFT	0.00 SQM
15	Net plot area for FSI purposes	31,830.07 SFT	2,957.11 SQM

16	Plot area under Industrial Zone	0.00 SFT	0.00 SQM
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17	Plot Area for Planning	31,830.07 SFT	2,957.11 SQM
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18	Existing carpet area	59,984.96 SFT	5,572.79 SQM
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(2) TECHNICAL VIABILITY FOR OPTION I

19	Existing Retained FSI BUA	0.00 SFT	0.00 SQM
20	Existing Staircase FSI BUA	0.00 SFT	0.00 SQM
21	Existing Commercial FSI BUA	0.00 SFT	0.00 SQM
22	Existing Industrial FSI BUA	0.00 SFT	0.00 SQM
23	Existing Residential FSI BUA	59,201.51 SFT	5,500.00 SQM
24	Total Existing FSI BUA	59,201.51 SFT	5,500.00 SQM

(B) Details Of Total Built Up Area Permissible As Per DCPR 2034

1	Largest Road Width in metres	18.30	
2	FSI excluding FCA as per road width	2.40	
3	FSI excluding FCA as per Reg 33		
4	FSI excluding FCA to be utilized	2.40	
5	Permissible FSI BUA excluding FCA	76,392.12 SFT	7,097.06 SQM
6	Zonal FSI	31,830.07 SFT	2,957.11 SQM
7	Protected FSI	27,371.44 SFT	2,542.89 SQM
8	Incentive FSI for 33 (7) (B)	11,302.11 SFT	1,050.00 SQM
9	Rehab + Incentive FSI for 33 (7) (A) - NA	0.00 SFT	0.00 SQM
10	Incentive FSI for Self - NA	0.00 SFT	0.00 SQM
11	FSI for amenities of same plot (2 times)	3,350.59 SFT	311.28 SQM
12	FSI for reservation (2 times)	0.00 SFT	0.00 SQM
13	FSI for constructing amenity	0.00 SFT	0.00 SQM
14	FSI for constructing IH Tenements	0.00 SFT	0.00 SQM
15	Premium FSI	2,537.91 SFT	235.78 SQM
16	TDR to be purchased from market	0.00 SFT	0.00 SQM
17	FSI for road setback of same plot (2 times)	0.00 SFT	0.00 SQM
18	FSI for reservation handing within 5 years	0.00 SFT	0.00 SQM
19	FSI as per Reg	0.00 SFT	0.00 SQM
20	Permissible FSI BUA excluding FCA	76,392.12 SFT	7,097.06 SQM
21	Less Existing Structures To Be Retained	0.00 SFT	0.00 SQM
22	Balance FSI BUA excluding FCA	76,392.12 SFT	7,097.06 SQM
23	35% Permissible FCA	26,737.23 SFT	2,483.97 SQM
24	Less Unconsumed Rehab FCA	0.00 SFT	0.00 SQM
25	Permissible FSI BUA including FCA	1,03,129.35 SFT	9,581.03 SQM

(2) TECHNICAL VIABILITY FOR OPTION I

26	Less loss in Amenities / passages @ 0%	0.00 SFT	0.00 SQM
27	Net FSI BUA including FCA	1,03,129.35 SFT	9,581.03 SQM
28	Approximate RERA carpet area based on thumb rule @ 8% wall area	95,490.09 SFT	8,871.32 SQM

(C) Calculations For Arriving At Premium FSI To Be Purchased

1	Gross Premium FSI	2,537.91 SFT	235.78 SQM
2	Commercial Premium FSI	0.00 SFT	0.00 SQM
3	Industrial Premium FSI	0.00 SFT	0.00 SQM
4	Residential Premium FSI	2,537.91 SFT	235.78 SQM

(D) Calculations For Arriving At TDR To Be Purchased

1	Total permissible BUA for loading of TDR	0.00 SFT	0.00 SQM
2	TDR to be purchased from open market. (TDR can be loaded in multiples of ten)	0.00 SFT	0.00 SQM
3	Slum TDR	0.00 SFT	0.00 SQM
4	Balance Road / Heritage / Reservation TDR	0.00 SFT	0.00 SQM

(E) Calculations For Arriving At Fungible Compensatory Area To Be Purchased

1	Gross Permissible FCA	26,737.23 SFT	2,483.97 SQM
2	Gross Commercial FCA	0.00 SFT	0.00 SQM
3	Existing Commercial BUA (Assumed)	0.00 SFT	0.00 SQM
4	Commercial FCA free of cost	0.00 SFT	0.00 SQM
5	Commercial FCA to be purchased	0.00 SFT	0.00 SQM
6	Gross Industrial FCA	0.00 SFT	0.00 SQM
7	Existing Industrial BUA (Assumed)	0.00 SFT	0.00 SQM
8	Industrial FCA free of cost	0.00 SFT	0.00 SQM
9	Industrial FCA to be purchased	0.00 SFT	0.00 SQM
10	Gross Residential FCA	26,737.23 SFT	2,483.97 SQM
11	Existing Residential BUA (Assumed)	59,201.51 SFT	5,500.00 SQM
12	Residential FCA free of cost	20,720.53 SFT	1,925.00 SQM
13	Residential FCA to be purchased	6,016.70 SFT	558.97 SQM

(2) TECHNICAL VIABILITY FOR OPTION I**(F) Calculations For Arriving At Reservation Plot And Built Up Amenity For Reservation To Be Handed Over To MCGM**

1	Net plot area under Reservation	0.00 SFT	0.00 SQM
2	AR plot to be given for ROS 1.4 @ 50%	0.00 SFT	0.00 SQM
3	AR plot to be given for RE 1.1 @ 50%	0.00 SFT	0.00 SQM
4	Total AR Plot to be given	0.00 SFT	0.00 SQM
5	Actual Plot to be handed over	0.00 SFT	0.00 SQM
6	Deficient Plot not handed over	0.00 SFT	0.00 SQM
7	AR BUA to MCGM for ROS 1.4 - 1 @ 0%	0.00 SFT	0.00 SQM
8	AR BUA to MCGM for RE 1.1 @ 50%	0.00 SFT	0.00 SQM
9	Total Reservation Amenity to MCGM	0.00 SFT	0.00 SQM
10	Add 35% Permissible FCA	0.00 SFT	0.00 SQM
11	Gross Reservation Amenity to MCGM	0.00 SFT	0.00 SQM

(G) Calculations For Arriving At Amenity Space To Be Given To MCGM

1	Plot area for amenity (R / C Zone)	33,505.36 SFT	3,112.75 SQM
2	Plot area under Industrial Zone for Amenity and I to R Conversion	0.00 SFT	0.00 SQM
3	Physical AOS as per Reg 14A	1,675.30 SFT	155.64 SQM
4	Physical AOS for Industrial as per Reg 14B	0.00 SFT	0.00 SQM
5	AOS Built up amenity @ 50% - Reg 14A	0.00 SFT	0.00 SQM
6	AOS Built up amenity - Reg 14B	0.00 SFT	0.00 SQM
7	Total AOS Built up amenity to MCGM	0.00 SFT	0.00 SQM
8	Add 35% Permissible FCA	0.00 SFT	0.00 SQM
9	Gross Built Up Amenity to MCGM	0.00 SFT	0.00 SQM

(H) Calculations For Arriving At Built Up Area To Be Constructed For MHADA under Inclusive Housing

1	Basic Zonal FSI for Net plot area	31,830.07 SFT	2,957.11 SQM
2	Total Existing FSI BUA	59,201.51 SFT	5,500.00 SQM
3	Unconsumed Zonal FSI	0.00 SFT	0.00 SQM
4	BUA with CA more than 861 SFT	0.00%	

(2) TECHNICAL VIABILITY FOR OPTION I

5	IH FSI @ 20% of Unconsumed Zonal FSI	0.00 SFT	0.00 SQM
6	IH FSI @ 20% of Utilized Zonal FSI	0.00 SFT	0.00 SQM
7	Total IH FSI Required	0.00 SFT	0.00 SQM
8	Permissible 35% FCA	0.00 SFT	0.00 SQM
9	Total FSI BUA including FCA to be constructed and handed over to MHADA	0.00 SFT	0.00 SQM
10	IH FSI to be shifted at other site with SDRR Land Rate of Rs. 90000/- per SQM	0.00 SFT	0.00 SQM

IH is not applicable as plot area is below 4,000 SQM and all existing units are below 80 SQM

(I) Details Of Total TDR Generated And Available For Sale As Per DCPR 2034

1	Physical AOS to be given as per Reg 14	1,675.30 SFT	155.64 SQM
2	Net plot area under Reservation	0.00 SFT	0.00 SQM
3	Physical AR plot to be given	0.00 SFT	0.00 SQM
4	Plot Area under further road setback	0.00 SFT	0.00 SQM
5	BUA for Reservation Amenity	0.00 SFT	0.00 SQM
6	BUA for AOS Amenity	0.00 SFT	0.00 SQM
7	BUA for IH Tenements	0.00 SFT	0.00 SQM

TDR Generated in lieu of

8	Handing over AOS as per Reg 14	3,350.59 SFT	311.28 SQM
9	Handing over land as per Reg 17	0.00 SFT	0.00 SQM
10	Handing over within 5 years as per Reg 17	0.00 SFT	0.00 SQM
11	Const. reservation amenity as per Reg 17	0.00 SFT	0.00 SQM
12	Const. AOS amenity as per Reg 14	0.00 SFT	0.00 SQM
13	Const. IH Tenements as per Reg 15	0.00 SFT	0.00 SQM
14	Handing over road setback	0.00 SFT	0.00 SQM
15	Total TDR generated	3,350.59 SFT	311.28 SQM
16	TDR Utilized in situ	3,350.59 SFT	311.28 SQM
17	Total TDR generated available for Sale	0.00 SFT	0.00 SQM

(2) TECHNICAL VIABILITY FOR OPTION I**(J) Calculation For Construction Area**

1	The proposal is expected to be for stilt floor for parking, 3 podiums for parking, and 18 to 21 upper floors			
Construction Area For Building				
2	a	Permissible BUA (FSI + TDR + FCA)	1,03,129.35 SFT	9,581.03 SQM
	b	Service core area (20% of FSI BUA)	20,625.91 SFT	1,916.21 SQM
	c	Misc amenities areas (10% of FSI BUA)	10,312.90 SFT	958.10 SQM
	d	Sub-Total For Building	1,34,068.16 SFT	12,455.34 SQM
Construction Area For Stilt & Podium				
3	a	Stilt area	7,534.74 SFT	700.00 SQM
	b	Podium for parking - approx. BUA 55% of plot area - 3 Nos	52,519.59 SFT	4,879.23 SQM
	c	Podium Tower for parking - approx. 50 cars for 10 Floors x 0 Towers	0.00 SFT	0.00 SQM
	d	Podium for Amenities - approx. BUA 50% of plot area - 0 Nos	0.00 SFT	0.00 SQM
	e	Sub-Total For Stilt & Podium	60,054.33 SFT	5,579.23 SQM
Construction Area For Basement				
4	a	Basement for parking - approx. BUA 60% of plot area - 0 Nos	0.00 SFT	0.00 SQM
	b	Parking Pit (assumed)	0.00 SFT	0.00 SQM
	c	Sub-Total For Basement & Pit	0.00 SFT	0.00 SQM
5	Gross construction area for cost		1,94,122.50 SFT	18,034.57 SQM

(3) FINANCIAL VIABILITY FOR OPTION I

Option I - Joint Developer Redevelopment under Reg 30, 33 (7) (B) of MCGM DCPR 2034 for FSI 3.24 - Residential

(A) EXPECTED EXPENDITURE ON THE PROJECT

Calculation for construction cost including GST of proposed building						
1	a	COC for Building	1,34,068.16 SFT	Rs. 3,750.00	Rs. 5027.56 Lakhs	
	b	COC for Stilt & Podium	60,054.33 SFT	Rs. 1,800.00	Rs. 1080.98 Lakhs	
	c	COC for Basement & Pit	0.00 SFT	Rs. 3,500.00	Rs. 0.00 Lakhs	
	d	Cost for Elevation Features	1,34,068.16 SFT	Rs. 100.00	Rs. 134.07 Lakhs	
	e	Infrastructure Development	31,830.07 SFT	Rs. 100.00	Rs. 31.83 Lakhs	
	f	Total cost of construction			Rs. 6274.44 Lakhs	
Calculation of construction cost including GST for Built Up Amenity						
2	a	COC for Building	0.00 SFT	Rs. 3,750.00	Rs. 0.00 Lakhs	
	b	COC for Stilt	0.00 SFT	Rs. 1,800.00	Rs. 0.00 Lakhs	
	c	COC for Basement & Pit	0.00 SFT	Rs. 3,500.00	Rs. 0.00 Lakhs	
	d	Total cost of construction			Rs. 0.00 Lakhs	
Calculation of construction cost including GST for inclusive housing tenements						
3	a	COC for Building	0.00 SFT	Rs. 3,750.00	Rs. 0.00 Lakhs	
	b	COC for Stilt	0.00 SFT	Rs. 1,800.00	Rs. 0.00 Lakhs	
	c	COC for Basement & Pit	0.00 SFT	Rs. 3,500.00	Rs. 0.00 Lakhs	
	d	Total cost of construction			Rs. 0.00 Lakhs	
Calculation for rent for alternate accommodation for commercial units - shops.						
4	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (6 M)	0.00 SFT	Rs. 0	6	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement - SD + Reg	0 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs

(3) FINANCIAL VIABILITY FOR OPTION I

Calculation for rent for alternate accommodation for commercial units – offices / halls.						
5	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for industrial units						
6	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for residential units.						
7	a	Rent for 1st period (12 M)	59,984.96 SFT	Rs. 80	12	Rs. 575.86 Lakhs
	b	Rent for 2nd period (12 M)	59,984.96 SFT	Rs. 85	12	Rs. 611.85 Lakhs
	c	Rent for 3rd period (12 M)	59,984.96 SFT	Rs. 90	12	Rs. 647.84 Lakhs
	d	Rent for 4th period (0 M)	59,984.96 SFT	Rs. 95	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	59,984.96 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	59,984.96 SFT	Rs. 80	1	Rs. 47.99 Lakhs
	g	Brokerage	59,984.96 SFT	Rs. 80	1	Rs. 47.99 Lakhs
	h	Logistic / Shifting (To & Fro)	59,984.96 SFT	Rs. 80	1	Rs. 47.99 Lakhs
	i	Rental Agreement – SD + Reg	105 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 1979.52 Lakhs

(3) FINANCIAL VIABILITY FOR OPTION I

Calculation for Hardship Compensation					
8	a	Commercial units – shops	0.00 SFT	Rs. 0.00	Rs. 0.00 Lakhs
	b	Commercial units – offices / halls	0.00 SFT	Rs. 0.00	Rs. 0.00 Lakhs
	c	Industrial units	0.00 SFT	Rs. 0.00	Rs. 0.00 Lakhs
	d	Residential units	59,984.96 SFT	Rs. 0.00	Rs. 0.00 Lakhs
	e	Total Hardship Compensation			Rs. 0.00 Lakhs
9	Cost of construction	(as per above)		Rs. 6274.44 Lakhs	
10	Development Charges	Lump Sum based on thumb rule		Rs. 260.53 Lakhs	
11	Development Cess	Lump Sum based on thumb rule		Rs. 40.32 Lakhs	
12	Labour Cess Tax	Lump Sum based on thumb rule		Rs. 29.01 Lakhs	
13	Staircase Premium	Lump Sum based on thumb rule		Rs. 302.34 Lakhs	
14	OSD Premium	Lump Sum based on thumb rule		Rs. 519.71 Lakhs	
15	TDR Cess	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
16	LUC Tax @ 2.35% for 3 Years	Lump Sum based on thumb rule		Rs. 131.57 Lakhs	
17	Premium for Additional Parking	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
18	Other MCGM fees, premiums etc.	Lump Sum based on thumb rule		Rs. 172.08 Lakhs	
Out Of Pocket Expenses For					
19	Dy Registrar of Societies	Lump Sum based on thumb rule		Rs. 21.00 Lakhs	
20	MCGM / MHADA / SRA	Lump Sum based on thumb rule		Rs. 260.00 Lakhs	
21	Estate / Collector NOC	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
22	MOEF, Railway, Highway, AAI etc.	Lump Sum based on thumb rule		Rs. 50.00 Lakhs	
23	Conveyance	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
24	Encroachment	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
25	PRC, CTS & 7/12 Correction	Lump Sum based on thumb rule		Rs. 20.00 Lakhs	
26	NA Correction	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
27	Subdivision / Amalgamation	Lump Sum based on thumb rule		Rs. 20.00 Lakhs	
28	Reservation / Road Handing Over	Lump Sum based on thumb rule		Rs. 20.00 Lakhs	
29	Commercial FCA Premium @ 60%	0.00 SFT	Rs. 3,517.87	Rs. 0.00 Lakhs	
30	Industrial FCA Premium @ 60%	0.00 SFT	Rs. 3,517.87	Rs. 0.00 Lakhs	
31	Residential FCA Premium @ 50%	6,016.70 SFT	Rs. 2,931.56	Rs. 176.38 Lakhs	
32	Incentive FSI @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs	
33	Commercial Premium FSI @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs	
34	Industrial Premium FSI @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs	

(3) FINANCIAL VIABILITY FOR OPTION I

35	Residential Premium FSI @ 50%	2,537.91 SFT	Rs. 2,931.56	Rs. 74.40 Lakhs
36	Slum TDR (Rs. 5900/- + SD & GST)	0.00 SFT	Rs. 7,139.00	Rs. 0.00 Lakhs
37	Road TDR (Rs. 3600/- + SD & GST)	0.00 SFT	Rs. 4,356.00	Rs. 0.00 Lakhs
38	Estate one time premium @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs
39	Estate plot transfer @ 10%	0.00 SFT	Rs. 586.31	Rs. 0.00 Lakhs
40	Lease Renewal @ 2%	0.00 SFT	Rs. 117.26	Rs. 0.00 Lakhs
41	Premium for reservation land not handed over @ 35%	0.00 SFT	Rs. 2,052.09	Rs. 0.00 Lakhs
42	Premium for Occupancy Class I @ 15%	0.00 SFT	Rs. 879.47	Rs. 0.00 Lakhs
43	Premium for I to R @ 20%	0.00 SFT	Rs. 1,172.62	Rs. 0.00 Lakhs
44	IH Tenements Shifting Cost @ 125%	0 SFT	Rs. 16,000.00	Rs. 0.00 Lakhs
45	Cost of rent to Society	(as per above)		Rs. 1979.52 Lakhs
46	Hardship Compensation to Society	(as per above)		Rs. 0.00 Lakhs
47	Consideration To Society	Lump Sum		Rs. 0.00 Lakhs
48	Monetary Consideration To Landlord	Lump Sum		Rs. 0.00 Lakhs
49	Settlement For Earlier Developer	Lump Sum		Rs. 0.00 Lakhs
50	Consultants Cost incl. GST	1,94,122.50 SFT	Rs. 180	Rs. 349.42 Lakhs
51	Mechanical Parking incl. GST	0 Nos	Rs. 1.0 Lakhs	Rs. 0.00 Lakhs
52	0% Escalation of premium for SDRR	Rs. 2715 Lakhs	0.00%	Rs. 0.00 Lakhs
53	Compensation to garages	0 Nos	Rs. 0 Lakhs	Rs. 0.00 Lakhs
54	Brokerage for Project	Lump Sum		Rs. 0.00 Lakhs
55	DM Fees @ 0% - NA	Lump Sum		Rs. 0.00 Lakhs
56	Admin & Marketing @ 4%	Lump Sum		Rs. 430.00 Lakhs
57	Contingencies @ 5%	Lump Sum		Rs. 540.00 Lakhs
58	Sub-Total			Rs. 11670.72 Lakhs

Note: Cost centres for GST, Stamp Duty & Finance Cost are variable based on percentage offered. Hence they have been considered in Sensitivity Analysis only.

We have not considered the GST for FSI, TDR, MCGM premiums, Landlord Share

We have considered SDRR Land Rate of 2024-25 for MCGM Premiums

(4) SENSITIVITY ANALYSIS FOR OPTION I

Option I - Joint Developer Redevelopment under Reg 30, 33 (7) (B) of MCGM DCPR 2034 for FSI 3.24 - Residential

Sr. No.	Particulars	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6
		Addl RERA CA % proposed	25.00%	25.00%	25.00%	25.00%	25.00%
Equivalent MOFA CA %	19.62%	19.62%	19.62%	19.62%	19.62%	19.62%	
Mandatory RERA CA purchase	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Hardship Compensation	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Consideration To Landlord	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	
Shopping avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
1st floor offices avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Upper floor offices avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Industrial unit avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Mandatory purchase rate	Rs. 21,600/-	Rs. 22,400/-	Rs. 24,000/-	Rs. 24,800/-	Rs. 26,400/-	Rs. 27,200/-	
Residential sale rate to member	Rs. 24,300/-	Rs. 25,200/-	Rs. 27,000/-	Rs. 27,900/-	Rs. 29,700/-	Rs. 30,600/-	
Residential avg sale rate	Rs. 27,000/-	Rs. 28,000/-	Rs. 30,000/-	Rs. 31,000/-	Rs. 33,000/-	Rs. 34,000/-	

(A) Area Calculations

1	New RERA carpet area available incl FCA	95,490.09	95,490.09	95,490.09	95,490.09	95,490.09	95,490.09
2	RERA CA to Landlord - NA	0.00	0.00	0.00	0.00	0.00	0.00
3	Existing CA of the Society	59,984.96	59,984.96	59,984.96	59,984.96	59,984.96	59,984.96
4	Additional RERA CA to the Society	14,996.24	14,996.24	14,996.24	14,996.24	14,996.24	14,996.24
5	RERA CA to Terraces (33%) & garages (33%)	0.00	0.00	0.00	0.00	0.00	0.00
6	Mandatory RERA CA purchase	0.00	0.00	0.00	0.00	0.00	0.00
7	Less extra CA / loss of FCA CA	0.00	0.00	0.00	0.00	0.00	0.00
8	RERA CA to Landlord / Society including FCA	74,981.20	74,981.20	74,981.20	74,981.20	74,981.20	74,981.20
9	Shopping RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
10	1st floor offices RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
11	Upper floor offices RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
12	Industrial Units RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
13	Residential extra RERA CA to Members for sale	0.00	0.00	0.00	0.00	0.00	0.00
14	Residential RERA carpet area for free sale	20,508.89	20,508.89	20,508.89	20,508.89	20,508.89	20,508.89

(B) Financial Calculations - Expected Expenditure On The Project

1	Cost Of Construction	Rs. 62.74 Cr.	Rs. 62.74 Cr.	Rs. 62.74 Cr.	Rs. 62.74 Cr.	Rs. 62.74 Cr.	Rs. 62.74 Cr.
2	FSI, TDR, MCGM Costs	Rs. 20.97 Cr.	Rs. 20.97 Cr.	Rs. 20.97 Cr.	Rs. 20.97 Cr.	Rs. 20.97 Cr.	Rs. 20.97 Cr.
3	Total Cost Of Rent	Rs. 19.80 Cr.	Rs. 19.80 Cr.	Rs. 19.80 Cr.	Rs. 19.80 Cr.	Rs. 19.80 Cr.	Rs. 19.80 Cr.
4	Total Cost of Hardship Compensation + Corpus	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
5	Monetary Consideration To Landlord	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
6	Consideration For Outright Purchase	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
7	Settlement of Earlier Developer	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
8	Consultants Cost	Rs. 3.49 Cr.	Rs. 3.49 Cr.	Rs. 3.49 Cr.	Rs. 3.49 Cr.	Rs. 3.49 Cr.	Rs. 3.49 Cr.
9	Total Cost of Mechanical Parking	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
10	0% Escalation of premium for SDRR	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
11	Compensation to garages	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
12	Admin, Mktg & Contingencies etc	Rs. 9.70 Cr.	Rs. 9.70 Cr.	Rs. 9.70 Cr.	Rs. 9.70 Cr.	Rs. 9.70 Cr.	Rs. 9.70 Cr.
13	Stamp duty & registration for all legal docs	Rs. 3.89 Cr.	Rs. 3.89 Cr.	Rs. 3.89 Cr.	Rs. 3.89 Cr.	Rs. 3.89 Cr.	Rs. 3.89 Cr.
14	5% GST on Rehab SDRR Mkt Rate, Corpus, Rent	Rs. 6.21 Cr.	Rs. 6.21 Cr.	Rs. 6.21 Cr.	Rs. 6.21 Cr.	Rs. 6.21 Cr.	Rs. 6.21 Cr.
15	Sub-Total	Rs. 126.80 Cr.	Rs. 126.80 Cr.	Rs. 126.80 Cr.	Rs. 126.80 Cr.	Rs. 126.80 Cr.	Rs. 126.80 Cr.
16	Finance Cost (15% for 18 M) + MCGM Interest	Rs. 10.31 Cr.	Rs. 10.31 Cr.	Rs. 10.31 Cr.	Rs. 10.31 Cr.	Rs. 10.31 Cr.	Rs. 10.31 Cr.
17	Total estimated cost of the project	Rs. 137.11 Cr.	Rs. 137.11 Cr.	Rs. 137.11 Cr.	Rs. 137.11 Cr.	Rs. 137.11 Cr.	Rs. 137.11 Cr.
18	Cost of project per SFT on saleable area	Rs. 66,854/-	Rs. 66,854/-	Rs. 66,854/-	Rs. 66,854/-	Rs. 66,854/-	Rs. 66,854/-
19	Approx. Seed Capital	Rs. 39.00 Cr.	Rs. 39.00 Cr.	Rs. 39.00 Cr.	Rs. 39.00 Cr.	Rs. 39.00 Cr.	Rs. 39.00 Cr.

(C) Financial Calculations - Expected Revenue And Profit From The Project

1	Value of shopping	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
2	Value of 1st floor offices	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
3	Value of upper floor offices	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
4	Value of industrial garages	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
5	Value of mandatory RERA CA @ 20% discount	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
6	Value of extra CA to members @ 10% discount	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
7	Value of residential flats	Rs. 55.37 Cr.	Rs. 57.42 Cr.	Rs. 61.53 Cr.	Rs. 63.58 Cr.	Rs. 67.68 Cr.	Rs. 69.73 Cr.
8	Value of parking @ Rs. 12 Lakhs	Rs. 4.44 Cr.	Rs. 4.44 Cr.	Rs. 4.44 Cr.	Rs. 4.44 Cr.	Rs. 4.44 Cr.	Rs. 4.44 Cr.
9	Revenue from Sale of TDR	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
10	Expected gross sale value	Rs. 59.81 Cr.	Rs. 61.86 Cr.	Rs. 65.97 Cr.	Rs. 68.02 Cr.	Rs. 72.12 Cr.	Rs. 74.17 Cr.
11	Less brokerage on sale value @ 2%	Rs. 1.20 Cr.	Rs. 1.24 Cr.	Rs. 1.32 Cr.	Rs. 1.36 Cr.	Rs. 1.44 Cr.	Rs. 1.48 Cr.
12	Net Revenue From the Project	Rs. 58.61 Cr.	Rs. 60.62 Cr.	Rs. 64.65 Cr.	Rs. 66.66 Cr.	Rs. 70.68 Cr.	Rs. 72.69 Cr.
13	Less total cost of the Project	Rs. 137.11 Cr.	Rs. 137.11 Cr.	Rs. 137.11 Cr.	Rs. 137.11 Cr.	Rs. 137.11 Cr.	Rs. 137.11 Cr.
14	Net Profit from project over const period	-Rs. 78.50 Cr.	-Rs. 76.49 Cr.	-Rs. 72.46 Cr.	-Rs. 70.45 Cr.	-Rs. 66.43 Cr.	-Rs. 64.42 Cr.
15	Net Profit per SFT on Saleable area	-Rs. 38,276/-	-Rs. 37,296/-	-Rs. 35,331/-	-Rs. 34,350/-	-Rs. 32,390/-	-Rs. 31,410/-
16	Returns on the project						
	Total returns on revenue	-133.94%	-126.18%	-112.08%	-105.69%	-93.99%	-88.62%
	Total returns on total cost	-57.25%	-55.79%	-52.85%	-51.38%	-48.45%	-46.98%
	Yearly returns on total cost	-19.08%	-18.60%	-17.62%	-17.13%	-16.15%	-15.66%
	Total returns on seed capital	-201.28%	-196.13%	-185.79%	-180.64%	-170.33%	-165.18%

Option II

Option II - Joint Developer Redevelopment under Reg 30, 33 (11) of MCGM DCPR 2034 for
FSI 5.4 - Residential

(5) TECHNICAL VIABILITY FOR OPTION II

Option II - Joint Developer Redevelopment under Reg 30, 33 (11) of MCGM DCPR 2034 for FSI 5.4 - Residential

1	Redevelopment Model	Joint Developer Redevelopment
2	Regulation	30, 33 (11)
3	Scheme	SRA PTC Scheme
4	2019/2021 Premium Reductions	With No Premium Reductions
5	FSI with FCA	5.400
6	Sale User	Residential

(A) Details Of Plot Area And Existing Building

1	Gross plot area incl original road setback	33,505.36 SFT	3,112.75 SQM
2	Deduction for original road setback	0.00 SFT	0.00 SQM
3	Gross plot area after original road setback	33,505.36 SFT	3,112.75 SQM
4	Deduction further road setback	0.00 SFT	0.00 SQM
5	Balance plot area	33,505.36 SFT	3,112.75 SQM
6	Deduction for Bungalow	0.00 SFT	0.00 SQM
7	Balance plot area	33,505.36 SFT	3,112.75 SQM

Deductions For Reservations

8	Deduction for ROS 2.7 - Garden	0.00 SFT	0.00 SQM
9	Deduction for RH 1.2 - Hospital	0.00 SFT	0.00 SQM
10	Balance plot area	33,505.36 SFT	3,112.75 SQM

11	Deductions for amenities - reg 14	1,675.30 SFT	155.64 SQM
12	Balance plot area	31,830.07 SFT	2,957.11 SQM

13	FSI Additions - Reservation Reg 17	0.00 SFT	0.00 SQM
14	FSI Additions - Road Setback for 33 (11)	0.00 SFT	0.00 SQM
15	Net plot area for FSI purposes	31,830.07 SFT	2,957.11 SQM

16	Plot area under Industrial Zone	0.00 SFT	0.00 SQM
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17	Plot Area for Planning	31,830.07 SFT	2,957.11 SQM
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18	Existing carpet area	59,984.96 SFT	5,572.79 SQM
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(5) TECHNICAL VIABILITY FOR OPTION II

19	Existing Retained FSI BUA	0.00 SFT	0.00 SQM
20	Existing Staircase FSI BUA	0.00 SFT	0.00 SQM
21	Existing Commercial FSI BUA	0.00 SFT	0.00 SQM
22	Existing Industrial FSI BUA	0.00 SFT	0.00 SQM
23	Existing Residential FSI BUA	59,201.51 SFT	5,500.00 SQM
24	Total Existing FSI BUA	59,201.51 SFT	5,500.00 SQM

(B) Details Of Total Built Up Area Permissible As Per DCPR 2034

1	Largest Road Width in metres	18.30	
2	FSI excluding FCA as per road width	2.40	
3	FSI excluding FCA as per Reg 33 (11)	4.00	
4	FSI excluding FCA to be utilized	4.00	
5	Permissible FSI BUA excluding FCA	1,27,320.27 SFT	11,828.44 SQM
6	Zonal FSI	31,830.07 SFT	2,957.11 SQM
7	Protected FSI	27,371.44 SFT	2,542.89 SQM
8	Incentive FSI for 33 (7) (B) - NA	0.00 SFT	0.00 SQM
9	Rehab + Incentive FSI for 33 (7) (A) - NA	0.00 SFT	0.00 SQM
10	Incentive FSI for Self - NA	0.00 SFT	0.00 SQM
11	FSI for amenities of same plot (2 times)	0.00 SFT	0.00 SQM
12	FSI for reservation (2 times)	0.00 SFT	0.00 SQM
13	FSI for constructing amenity	0.00 SFT	0.00 SQM
14	FSI for constructing IH Tenements	0.00 SFT	0.00 SQM
15	Premium FSI	0.00 SFT	0.00 SQM
16	TDR to be purchased from market	0.00 SFT	0.00 SQM
17	FSI for road setback of same plot (2 times)	0.00 SFT	0.00 SQM
18	FSI for reservation handing within 5 years	0.00 SFT	0.00 SQM
19	FSI as per Reg 33 (11)	68,118.76 SFT	6,328.44 SQM
20	Permissible FSI BUA excluding FCA	1,27,320.27 SFT	11,828.44 SQM
21	Less Existing Structures To Be Retained	0.00 SFT	0.00 SQM
22	Balance FSI BUA excluding FCA	1,27,320.27 SFT	11,828.44 SQM
23	35% Permissible FCA	44,562.05 SFT	4,139.95 SQM
24	Less Unconsumed Rehab FCA	0.00 SFT	0.00 SQM
25	Permissible FSI BUA including FCA	1,71,882.32 SFT	15,968.39 SQM

(5) TECHNICAL VIABILITY FOR OPTION II

26	Less loss in passages @ 0%	0.00 SFT	0.00 SQM
27	Net FSI BUA including FCA	1,71,882.32 SFT	15,968.39 SQM
28	Approximate RERA carpet area based on thumb rule @ 8% wall area	1,59,150.34 SFT	14,785.55 SQM

(C) Details Of Total Built Up Area For PTC To Be Shifted As Per DCPR 2034

1	FSI BUA for PTC to be given to SRA	34,059.38 SFT	3,164.22 SQM
2	35% Permissible FCA	11,920.82 SFT	1,107.48 SQM
3	Gross FSI BUA for PTC incl. FCA	45,980.20 SFT	4,271.70 SQM

(D) Calculations For Arriving At Premium FSI To Be Purchased

1	Gross Premium FSI	0.00 SFT	0.00 SQM
2	Commercial Premium FSI	0.00 SFT	0.00 SQM
3	Industrial Premium FSI	0.00 SFT	0.00 SQM
4	Residential Premium FSI	0.00 SFT	0.00 SQM

(E) Calculations For Arriving At TDR To Be Purchased

1	Total permissible BUA for loading of TDR	0.00 SFT	0.00 SQM
2	TDR to be purchased from open market. (TDR can be loaded in multiples of ten)	0.00 SFT	0.00 SQM
3	Slum TDR	0.00 SFT	0.00 SQM
4	Balance Road / Heritage / Reservation TDR	0.00 SFT	0.00 SQM

(F) Calculations For Arriving At Fungible Compensatory Area To Be Purchased

1	Gross Permissible FCA	44,562.05 SFT	4,139.95 SQM
2	Gross Commercial FCA	0.00 SFT	0.00 SQM
3	Existing Commercial BUA (Assumed)	0.00 SFT	0.00 SQM
4	Commercial FCA free of cost	0.00 SFT	0.00 SQM
5	Commercial FCA to be purchased	0.00 SFT	0.00 SQM
6	Gross Industrial FCA	0.00 SFT	0.00 SQM
7	Existing Industrial BUA (Assumed)	0.00 SFT	0.00 SQM
8	Industrial FCA free of cost	0.00 SFT	0.00 SQM
9	Industrial FCA to be purchased	0.00 SFT	0.00 SQM

(5) TECHNICAL VIABILITY FOR OPTION II

10	Gross Residential FCA	44,562.05 SFT	4,139.95 SQM
11	Existing Residential BUA (Assumed)	59,201.51 SFT	5,500.00 SQM
12	Residential FCA free of cost	20,720.53 SFT	1,925.00 SQM
13	Residential FCA to be purchased	23,841.52 SFT	2,214.95 SQM

(G) Calculations For Arriving At Reservation Plot And Built Up Amenity For Reservation To Be Handed Over To MCGM

1	Net plot area under Reservation	0.00 SFT	0.00 SQM
2	AR plot to be given for ROS 1.4 @ 100%	0.00 SFT	0.00 SQM
3	AR plot to be given for RE 1.1 @ 100%	0.00 SFT	0.00 SQM
4	Total AR Plot to be given	0.00 SFT	0.00 SQM
5	Actual Plot to be handed over	0.00 SFT	0.00 SQM
6	Deficient Plot not handed over	0.00 SFT	0.00 SQM
7	AR BUA to MCGM for ROS 1.4 - 1 @ 0%	0.00 SFT	0.00 SQM
8	AR BUA to MCGM for RE 1.1 @ 50%	0.00 SFT	0.00 SQM
9	Total Reservation Amenity to MCGM	0.00 SFT	0.00 SQM
10	Add 35% Permissible FCA	0.00 SFT	0.00 SQM
11	Gross Reservation Amenity to MCGM	0.00 SFT	0.00 SQM

(H) Calculations For Arriving At Amenity Space To Be Given To MCGM

1	Plot area for amenity (R / C Zone)	33,505.36 SFT	3,112.75 SQM
2	Plot area under Industrial Zone for Amenity and I to R Conversion	0.00 SFT	0.00 SQM
3	Physical AOS as per Reg 14A	1,675.30 SFT	155.64 SQM
4	Physical AOS for Industrial as per Reg 14B	0.00 SFT	0.00 SQM
5	AOS Built up amenity @ 50% - Reg 14A	0.00 SFT	0.00 SQM
6	AOS Built up amenity - Reg 14B	0.00 SFT	0.00 SQM
7	Total AOS Built up amenity to MCGM	0.00 SFT	0.00 SQM
8	Add 35% Permissible FCA	0.00 SFT	0.00 SQM
9	Gross Built Up Amenity to MCGM	0.00 SFT	0.00 SQM

(5) TECHNICAL VIABILITY FOR OPTION II**(I) Calculations For Arriving At Built Up Area To Be Constructed For MHADA under Inclusive Housing**

1	Basic Zonal FSI for Net plot area	31,830.07 SFT	2,957.11 SQM
2	Total Existing FSI BUA	59,201.51 SFT	5,500.00 SQM
3	Unconsumed Zonal FSI	0.00 SFT	0.00 SQM
4	BUA with CA more than 861 SFT	0.00%	
5	IH FSI @ 20% of Unconsumed Zonal FSI	0.00 SFT	0.00 SQM
6	IH FSI @ 20% of Utilized Zonal FSI	0.00 SFT	0.00 SQM
7	Total IH FSI Required	0.00 SFT	0.00 SQM
8	Permissible 35% FCA	0.00 SFT	0.00 SQM
9	Total FSI BUA including FCA to be constructed and handed over to MHADA	0.00 SFT	0.00 SQM
10	IH FSI to be shifted at other site with SDRR Land Rate of Rs. 90000/- per SQM	0.00 SFT	0.00 SQM

IH is not applicable as project is developed under Regulation 33 (11)

(J) Details Of Total TDR Generated And Available For Sale As Per DCPR 2034

1	Physical AOS to be given as per Reg 14	1,675.30 SFT	155.64 SQM
2	Net plot area under Reservation	0.00 SFT	0.00 SQM
3	Physical AR plot to be given	0.00 SFT	0.00 SQM
4	Plot Area under further road setback	0.00 SFT	0.00 SQM
5	BUA for Reservation Amenity	0.00 SFT	0.00 SQM
6	BUA for AOS Amenity	0.00 SFT	0.00 SQM
7	BUA for IH Tenements	0.00 SFT	0.00 SQM
TDR Generated in lieu of			
8	Handing over AOS as per Reg 14	3,350.59 SFT	311.28 SQM
9	Handing over land as per Reg 17	0.00 SFT	0.00 SQM
10	Handing over within 5 years as per Reg 17	0.00 SFT	0.00 SQM
11	Const. reservation amenity as per Reg 17	0.00 SFT	0.00 SQM
12	Const. AOS amenity as per Reg 14	0.00 SFT	0.00 SQM
13	Const. IH Tenements as per Reg 15	0.00 SFT	0.00 SQM
14	Handing over road setback	0.00 SFT	0.00 SQM
15	Total TDR generated	3,350.59 SFT	311.28 SQM

(5) TECHNICAL VIABILITY FOR OPTION II

16	TDR Utilized in situ	0.00 SFT	0.00 SQM
17	Total TDR generated available for Sale	3,350.59 SFT	311.28 SQM

(K) Calculation For Construction Area

1	The proposal is expected to be for 1 basement for parking, stilt floor for parking, 3 podiums for parking, and 18 to 21 upper floors			
Construction Area For Building				
2	a	Permissible BUA (FSI + TDR + FCA)	1,71,882.32 SFT	15,968.39 SQM
	b	Service core area (20% of FSI BUA)	34,376.49 SFT	3,193.68 SQM
	c	Misc amenities areas (10% of FSI BUA)	17,188.24 SFT	1,596.84 SQM
	d	Sub-Total For Building	2,23,447.05 SFT	20,758.91 SQM
Construction Area For Stilt & Podium				
3	a	Stilt area	12,486.14 SFT	1,160.00 SQM
	b	Podium for parking - approx. BUA 55% of plot area - 3 Nos	52,519.59 SFT	4,879.23 SQM
	c	Podium Tower for parking - approx. 50 cars for 10 Floors x 0 Towers	0.00 SFT	0.00 SQM
	d	Podium for Amenities - approx. BUA 50% of plot area - 0 Nos	0.00 SFT	0.00 SQM
	e	Sub-Total For Stilt & Podium	65,005.73 SFT	6,039.23 SQM
Construction Area For Basement				
4	a	Basement for parking - approx. BUA 60% of plot area - 1 Nos	19,098.08 SFT	1,774.27 SQM
	b	Parking Pit (assumed)	0.00 SFT	0.00 SQM
	c	Sub-Total For Basement & Pit	19,098.08 SFT	1,774.27 SQM
5	Gross construction area for cost	3,07,550.86 SFT	28,572.41 SQM	

(6) FINANCIAL VIABILITY FOR OPTION II

Option II - Joint Developer Redevelopment under Reg 30, 33 (11) of MCGM DCPR 2034 for FSI 5.4 - Residential

(A) EXPECTED EXPENDITURE ON THE PROJECT

Calculation for construction cost including GST of proposed building						
1	a	COC for Building	2,23,447.05 SFT	Rs. 3,750.00	Rs. 8379.26 Lakhs	
	b	COC for Stilt & Podium	65,005.73 SFT	Rs. 1,800.00	Rs. 1170.10 Lakhs	
	c	COC for Basement & Pit	19,098.08 SFT	Rs. 3,500.00	Rs. 668.43 Lakhs	
	d	Cost for Elevation Features	2,23,447.05 SFT	Rs. 100.00	Rs. 223.45 Lakhs	
	e	Infrastructure Development	31,830.07 SFT	Rs. 100.00	Rs. 31.83 Lakhs	
	f	Total cost of construction				Rs. 10473.07 Lakhs
Calculation of construction cost including GST for Built Up Amenity						
2	a	COC for Building	0.00 SFT	Rs. 3,750.00	Rs. 0.00 Lakhs	
	b	COC for Stilt	0.00 SFT	Rs. 1,800.00	Rs. 0.00 Lakhs	
	c	COC for Basement & Pit	0.00 SFT	Rs. 3,500.00	Rs. 0.00 Lakhs	
	d	Total cost of construction				Rs. 0.00 Lakhs
Calculation of construction cost including GST for inclusive housing tenements						
3	a	COC for Building	0.00 SFT	Rs. 3,750.00	Rs. 0.00 Lakhs	
	b	COC for Stilt	0.00 SFT	Rs. 1,800.00	Rs. 0.00 Lakhs	
	c	COC for Basement & Pit	0.00 SFT	Rs. 3,500.00	Rs. 0.00 Lakhs	
	d	Total cost of construction				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for commercial units - shops.						
4	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (6 M)	0.00 SFT	Rs. 0	6	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement - SD + Reg	0 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs

(6) FINANCIAL VIABILITY FOR OPTION II

Calculation for rent for alternate accommodation for commercial units – offices / halls.						
5	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for industrial units						
6	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for residential units.						
7	a	Rent for 1st period (12 M)	59,984.96 SFT	Rs. 80	12	Rs. 575.86 Lakhs
	b	Rent for 2nd period (12 M)	59,984.96 SFT	Rs. 85	12	Rs. 611.85 Lakhs
	c	Rent for 3rd period (12 M)	59,984.96 SFT	Rs. 90	12	Rs. 647.84 Lakhs
	d	Rent for 4th period (6 M)	59,984.96 SFT	Rs. 95	6	Rs. 341.91 Lakhs
	e	Rent for 5th period (0 M)	59,984.96 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	59,984.96 SFT	Rs. 80	1	Rs. 47.99 Lakhs
	g	Brokerage	59,984.96 SFT	Rs. 80	1	Rs. 47.99 Lakhs
	h	Logistic / Shifting (To & Fro)	59,984.96 SFT	Rs. 80	1	Rs. 47.99 Lakhs
	i	Rental Agreement – SD + Reg	105 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 2321.43 Lakhs

(6) FINANCIAL VIABILITY FOR OPTION II

Calculation for Hardship Compensation					
8	a	Commercial units – shops	0.00 SFT	Rs. 0.00	Rs. 0.00 Lakhs
	b	Commercial units – offices / halls	0.00 SFT	Rs. 0.00	Rs. 0.00 Lakhs
	c	Industrial units	0.00 SFT	Rs. 0.00	Rs. 0.00 Lakhs
	d	Residential units	59,984.96 SFT	Rs. 0.00	Rs. 0.00 Lakhs
	e	Total Hardship Compensation			Rs. 0.00 Lakhs
Calculation for Unearned Income					
9	a	Sale value of PTC at our Site	34,059.38 SFT	Rs. 12,658.97	Rs. 4311.57 Lakhs
	b	Sale value of PTC at alternate site @ 143% of SDRR value	34,059.38 SFT	Rs. 18,102.32	Rs. 6165.54 Lakhs
	c	Unearned Income			Rs. 0.00 Lakhs
10	Cost of construction	(as per above)		Rs. 10473.07 Lakhs	
11	Development Charges	Lump Sum based on thumb rule		Rs. 421.76 Lakhs	
12	Development Cess	Lump Sum based on thumb rule		Rs. 159.75 Lakhs	
13	Labour Cess Tax	Lump Sum based on thumb rule		Rs. 48.31 Lakhs	
14	Staircase Premium	Lump Sum based on thumb rule		Rs. 50.39 Lakhs	
15	OSD Premium	Lump Sum based on thumb rule		Rs. 219.92 Lakhs	
16	TDR Cess	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
17	LUC Tax @ 2.35% for 3.5 Years	Lump Sum based on thumb rule		Rs. 153.50 Lakhs	
18	Premium for Additional Parking	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
19	Other MCGM fees, premiums etc.	Lump Sum based on thumb rule		Rs. 265.03 Lakhs	
Out Of Pocket Expenses For					
20	Dy Registrar of Societies	Lump Sum based on thumb rule		Rs. 21.00 Lakhs	
21	MCGM / MHADA / SRA	Lump Sum based on thumb rule		Rs. 810.00 Lakhs	
22	Estate / Collector NOC	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
23	MOEF, Railway, Highway, AAI etc.	Lump Sum based on thumb rule		Rs. 50.00 Lakhs	
24	Conveyance	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
25	Encroachment	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
26	PRC, CTS & 7/12 Correction	Lump Sum based on thumb rule		Rs. 20.00 Lakhs	

(6) FINANCIAL VIABILITY FOR OPTION II				
27	NA Correction	Lump Sum based on thumb rule		Rs. 0.00 Lakhs
28	Subdivision / Amalgamation	Lump Sum based on thumb rule		Rs. 20.00 Lakhs
29	Reservation / Road Handing Over	Lump Sum based on thumb rule		Rs. 20.00 Lakhs
30	Commercial FCA Premium @ 60%	0.00 SFT	Rs. 3,517.87	Rs. 0.00 Lakhs
31	Industrial FCA Premium @ 60%	0.00 SFT	Rs. 3,517.87	Rs. 0.00 Lakhs
32	Residential FCA Premium @ 50%	23,841.52 SFT	Rs. 2,931.56	Rs. 698.93 Lakhs
33	Incentive FSI @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs
34	Commercial Premium FSI @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs
35	Industrial Premium FSI @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs
36	Residential Premium FSI @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs
37	Slum TDR (Rs. 5900/- + 3% SD)	0.00 SFT	Rs. 7,139.00	Rs. 0.00 Lakhs
38	Road TDR (Rs. 3600/- + 3% SD)	0.00 SFT	Rs. 4,356.00	Rs. 0.00 Lakhs
39	Estate one time premium @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs
40	Estate plot transfer @ 10%	0.00 SFT	Rs. 586.31	Rs. 0.00 Lakhs
41	Lease Renewal @ 2%	0.00 SFT	Rs. 117.26	Rs. 0.00 Lakhs
42	Premium for reservation land not handed over @ 35%	0.00 SFT	Rs. 2,052.09	Rs. 0.00 Lakhs
43	Premium for Occupancy Class I @ 15%	0.00 SFT	Rs. 879.47	Rs. 0.00 Lakhs
44	Premium for I to R @ 20%	0.00 SFT	Rs. 1,172.62	Rs. 0.00 Lakhs
45	Unearned Income @ 40%	Rs. 0 Lakhs	40.00%	Rs. 0.00 Lakhs
46	PTC Tenements Shifting Cost @ 125%	34,100 SFT	Rs. 16,000.00	Rs. 5456.00 Lakhs
47	IH Tenements Shifting Cost @ 125%	0 SFT	Rs. 16,000.00	Rs. 0.00 Lakhs
48	Cost of rent to Society	(as per above)		Rs. 2321.43 Lakhs
49	Hardship Compensation to Society	(as per above)		Rs. 0.00 Lakhs
50	Consideration To Society	Lump Sum		Rs. 0.00 Lakhs
51	Monetary Consideration To Landlord	Lump Sum		Rs. 0.00 Lakhs
52	Settlement For Earlier Developer	Lump Sum		Rs. 0.00 Lakhs
53	Consultants Cost incl. GST	3,07,550.86 SFT	Rs. 180	Rs. 553.59 Lakhs
54	Mechanical Parking incl. GST	68 Nos	Rs. 1.0 Lakhs	Rs. 68.00 Lakhs
55	0% Escalation of premium for SDRR	Rs. 8527 Lakhs	0.00%	Rs. 0.00 Lakhs
56	Compensation to garages	0 Nos	Rs. 0 Lakhs	Rs. 0.00 Lakhs

(6) FINANCIAL VIABILITY FOR OPTION II

57	Brokerage for Project	Lump Sum	Rs. 0.00 Lakhs
58	DM Fees @ 0% - NA	Lump Sum	Rs. 0.00 Lakhs
59	Admin & Marketing @ 4%	Lump Sum	Rs. 880.00 Lakhs
60	Contingencies @ 5%	Lump Sum	Rs. 1100.00 Lakhs
61	Sub-Total		Rs. 23810.68 Lakhs

Note: Cost centres for GST, Stamp Duty & Finance Cost are variable based on percentage offered. Hence they have been considered in Sensitivity Analysis only.

We have not considered the GST for FSI, TDR, MCGM premiums, Landlord Share

We have considered SDRR Land Rate of 2024-25 for MCGM Premiums

(7) SENSITIVITY ANALYSIS FOR OPTION II

Option II - Joint Developer Redevelopment under Reg 30, 33 (11) of MCGM DCPR 2034 for FSI 5.4 - Residential

Sr. No.	Particulars	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6
		Addl RERA CA % proposed	25.00%	25.00%	25.00%	25.00%	25.00%
Equivalent MOFA CA %	19.62%	19.62%	19.62%	19.62%	19.62%	19.62%	
Mandatory RERA CA purchase	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Hardship Compensation	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Consideration To Landlord	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	
Shopping avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
1st floor offices avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Upper floor offices avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Industrial unit avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Mandatory purchase rate	Rs. 21,600/-	Rs. 22,400/-	Rs. 24,000/-	Rs. 24,800/-	Rs. 26,400/-	Rs. 27,200/-	
Residential sale rate to member	Rs. 24,300/-	Rs. 25,200/-	Rs. 27,000/-	Rs. 27,900/-	Rs. 29,700/-	Rs. 30,600/-	
Residential avg sale rate	Rs. 27,000/-	Rs. 28,000/-	Rs. 30,000/-	Rs. 31,000/-	Rs. 33,000/-	Rs. 34,000/-	

(A) Area Calculations

1	New RERA carpet area available incl FCA	1,59,150.34	1,59,150.34	1,59,150.34	1,59,150.34	1,59,150.34	1,59,150.34
2	RERA CA to Landlord - NA	0.00	0.00	0.00	0.00	0.00	0.00
3	Existing CA of the Society	59,984.96	59,984.96	59,984.96	59,984.96	59,984.96	59,984.96
4	Additional RERA CA to the Society	14,996.24	14,996.24	14,996.24	14,996.24	14,996.24	14,996.24
5	RERA CA to Terraces (33%) & garages (33%)	0.00	0.00	0.00	0.00	0.00	0.00
6	Mandatory RERA CA purchase	0.00	0.00	0.00	0.00	0.00	0.00
7	Less extra CA / loss of FCA CA - NA	0.00	0.00	0.00	0.00	0.00	0.00
8	RERA CA to Landlord / Society including FCA	74,981.20	74,981.20	74,981.20	74,981.20	74,981.20	74,981.20
9	Shopping RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
10	1st floor offices RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
11	Upper floor offices RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
12	Industrial Units RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
13	Residential extra RERA CA to Members for sale	0.00	0.00	0.00	0.00	0.00	0.00
14	Residential RERA carpet area for free sale	84,169.14	84,169.14	84,169.14	84,169.14	84,169.14	84,169.14

(B) Financial Calculations - Expected Expenditure On The Project

1	Cost Of Construction	Rs. 104.73 Cr.	Rs. 104.73 Cr.	Rs. 104.73 Cr.	Rs. 104.73 Cr.	Rs. 104.73 Cr.	Rs. 104.73 Cr.
2	FSI, TDR, MCGM Costs	Rs. 84.15 Cr.	Rs. 84.15 Cr.	Rs. 84.15 Cr.	Rs. 84.15 Cr.	Rs. 84.15 Cr.	Rs. 84.15 Cr.
3	Total Cost Of Rent	Rs. 23.21 Cr.	Rs. 23.21 Cr.	Rs. 23.21 Cr.	Rs. 23.21 Cr.	Rs. 23.21 Cr.	Rs. 23.21 Cr.
4	Total Cost of Hardship Compensation + Corpus	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
5	Monetary Consideration To Landlord	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
6	Consideration For Outright Purchase	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
7	Settlement of Earlier Developer	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
8	Consultants Cost	Rs. 5.54 Cr.	Rs. 5.54 Cr.	Rs. 5.54 Cr.	Rs. 5.54 Cr.	Rs. 5.54 Cr.	Rs. 5.54 Cr.
9	Total Cost of Mechanical Parking	Rs. 0.68 Cr.	Rs. 0.68 Cr.	Rs. 0.68 Cr.	Rs. 0.68 Cr.	Rs. 0.68 Cr.	Rs. 0.68 Cr.
10	0% Escalation of premium for SDRR	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
11	Compensation to garages	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
12	Admin, Mktg & Contingencies etc	Rs. 19.80 Cr.	Rs. 19.80 Cr.	Rs. 19.80 Cr.	Rs. 19.80 Cr.	Rs. 19.80 Cr.	Rs. 19.80 Cr.
13	Stamp duty & registration for all legal docs	Rs. 4.13 Cr.	Rs. 4.13 Cr.	Rs. 4.13 Cr.	Rs. 4.13 Cr.	Rs. 4.13 Cr.	Rs. 4.13 Cr.
14	5% GST on Rehab SDRR Mkt Rate, Corpus, Rent	Rs. 6.38 Cr.	Rs. 6.38 Cr.	Rs. 6.38 Cr.	Rs. 6.38 Cr.	Rs. 6.38 Cr.	Rs. 6.38 Cr.
15	Sub-Total	Rs. 248.62 Cr.	Rs. 248.62 Cr.	Rs. 248.62 Cr.	Rs. 248.62 Cr.	Rs. 248.62 Cr.	Rs. 248.62 Cr.
16	Finance Cost (15% for 18 M) + MCGM Interest	Rs. 18.53 Cr.	Rs. 18.53 Cr.	Rs. 18.53 Cr.	Rs. 18.53 Cr.	Rs. 18.53 Cr.	Rs. 18.53 Cr.
17	Total estimated cost of the project	Rs. 267.15 Cr.	Rs. 267.15 Cr.	Rs. 267.15 Cr.	Rs. 267.15 Cr.	Rs. 267.15 Cr.	Rs. 267.15 Cr.
18	Cost of project per SFT on saleable area	Rs. 31,740/-	Rs. 31,740/-	Rs. 31,740/-	Rs. 31,740/-	Rs. 31,740/-	Rs. 31,740/-
19	Approx. Seed Capital	Rs. 75.00 Cr.	Rs. 75.00 Cr.	Rs. 75.00 Cr.	Rs. 75.00 Cr.	Rs. 75.00 Cr.	Rs. 75.00 Cr.

(C) Financial Calculations - Expected Revenue And Profit From The Project

1	Value of shopping	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
2	Value of 1st floor offices	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
3	Value of upper floor offices	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
4	Value of industrial garages	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
5	Value of mandatory RERA CA @ 20% discount	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
6	Value of extra CA to members @ 10% discount	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
7	Value of residential flats	Rs. 227.26 Cr.	Rs. 235.67 Cr.	Rs. 252.51 Cr.	Rs. 260.92 Cr.	Rs. 277.76 Cr.	Rs. 286.18 Cr.
8	Value of parking @ Rs. 12 Lakhs	Rs. 16.44 Cr.	Rs. 16.44 Cr.	Rs. 16.44 Cr.	Rs. 16.44 Cr.	Rs. 16.44 Cr.	Rs. 16.44 Cr.
9	Revenue from Sale of TDR	Rs. 1.21 Cr.	Rs. 1.21 Cr.	Rs. 1.21 Cr.	Rs. 1.21 Cr.	Rs. 1.21 Cr.	Rs. 1.21 Cr.
10	Expected gross sale value	Rs. 244.91 Cr.	Rs. 253.32 Cr.	Rs. 270.16 Cr.	Rs. 278.57 Cr.	Rs. 295.41 Cr.	Rs. 303.83 Cr.
11	Less brokerage on sale value @ 2%	Rs. 4.90 Cr.	Rs. 5.07 Cr.	Rs. 5.40 Cr.	Rs. 5.57 Cr.	Rs. 5.91 Cr.	Rs. 6.08 Cr.
12	Net Revenue From the Project	Rs. 240.01 Cr.	Rs. 248.25 Cr.	Rs. 264.76 Cr.	Rs. 273.00 Cr.	Rs. 289.50 Cr.	Rs. 297.75 Cr.
13	Less total cost of the Project	Rs. 267.15 Cr.	Rs. 267.15 Cr.	Rs. 267.15 Cr.	Rs. 267.15 Cr.	Rs. 267.15 Cr.	Rs. 267.15 Cr.
14	Net Profit from project over const period	-Rs. 27.14 Cr.	-Rs. 18.90 Cr.	-Rs. 2.39 Cr.	Rs. 5.85 Cr.	Rs. 22.35 Cr.	Rs. 30.60 Cr.
15	Net Profit per SFT on Saleable area	-Rs. 3,224/-	-Rs. 2,245/-	-Rs. 283/-	Rs. 695/-	Rs. 2,655/-	Rs. 3,635/-
16	Returns on the project						
	Total returns on revenue	-11.31%	-7.61%	-0.90%	2.14%	7.72%	10.28%
	Total returns on total cost	-10.16%	-7.07%	-0.89%	2.19%	8.37%	11.45%
	Yearly returns on total cost	-2.90%	-2.02%	-0.26%	0.63%	2.39%	3.27%
	Total returns on seed capital	-36.19%	-25.20%	-3.19%	7.80%	29.80%	40.80%

Option III

Option III - Joint Developer Redevelopment under Reg 30, 33 (7) (B), 33 (20) (B) of MCGM DCPR 2034 for FSI 5.4 - Residential

(8) TECHNICAL VIABILITY FOR OPTION III

Option III – Joint Developer Redevelopment under Reg 30, 33 (7) (B), 33 (20) (B) of MCGM DCPR 2034 for FSI 5.4 – Residential

1	Redevelopment Model	Joint Developer Redevelopment
2	Regulation	30, 33 (7) (B), 33 (20) (B)
3	Scheme	Affordable Housing Scheme
4	2019/2021 Premium Reductions	With No Premium Reductions
5	FSI with FCA	5.400
6	Sale User	Residential

(A) Details Of Plot Area And Existing Building

1	Gross plot area incl original road setback	33,505.36 SFT	3,112.75 SQM
2	Deduction for original road setback	0.00 SFT	0.00 SQM
3	Gross plot area after original road setback	33,505.36 SFT	3,112.75 SQM
4	Deduction further road setback	0.00 SFT	0.00 SQM
5	Balance plot area	33,505.36 SFT	3,112.75 SQM
6	Deduction for Bungalow	0.00 SFT	0.00 SQM
7	Balance plot area	33,505.36 SFT	3,112.75 SQM

Deductions For Reservations

8	Deduction for ROS 2.7 – Garden	0.00 SFT	0.00 SQM
9	Deduction for RH 1.2 – Hospital	0.00 SFT	0.00 SQM
10	Balance plot area	33,505.36 SFT	3,112.75 SQM

11	Deductions for amenities – reg 14	1,675.30 SFT	155.64 SQM
12	Balance plot area	31,830.07 SFT	2,957.11 SQM

13	FSI Additions – Reservation Reg 17	0.00 SFT	0.00 SQM
14	FSI Additions – Road Setback – NA	0.00 SFT	0.00 SQM
15	Net plot area for FSI purposes	31,830.07 SFT	2,957.11 SQM

16	Plot area under Industrial Zone	0.00 SFT	0.00 SQM
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17	Plot Area for Planning	31,830.07 SFT	2,957.11 SQM
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18	Existing carpet area	59,984.96 SFT	5,572.79 SQM
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(8) TECHNICAL VIABILITY FOR OPTION III

19	Existing Retained FSI BUA	0.00 SFT	0.00 SQM
20	Existing Staircase FSI BUA	0.00 SFT	0.00 SQM
21	Existing Commercial FSI BUA	0.00 SFT	0.00 SQM
22	Existing Industrial FSI BUA	0.00 SFT	0.00 SQM
23	Existing Residential FSI BUA	59,201.51 SFT	5,500.00 SQM
24	Total Existing FSI BUA	59,201.51 SFT	5,500.00 SQM

(B) Details Of Total Built Up Area Permissible As Per DCPR 2034

1	Largest Road Width in metres	18.30	
2	FSI excluding FCA as per road width	2.40	
3	FSI excluding FCA as per Reg 33 (20) (B)	4.00	
4	FSI excluding FCA to be utilized	4.00	
5	Permissible FSI BUA excluding FCA	1,27,320.27 SFT	11,828.44 SQM
6	Zonal FSI	31,830.07 SFT	2,957.11 SQM
7	Protected FSI	27,371.44 SFT	2,542.89 SQM
8	Incentive FSI for 33 (7) (B)	11,302.11 SFT	1,050.00 SQM
9	Rehab + Incentive FSI for 33 (7) (A) - NA	0.00 SFT	0.00 SQM
10	Incentive FSI for Self - NA	0.00 SFT	0.00 SQM
11	FSI for amenities of same plot (2 times)	3,350.59 SFT	311.28 SQM
12	FSI for reservation (2 times)	0.00 SFT	0.00 SQM
13	FSI for constructing amenity	0.00 SFT	0.00 SQM
14	FSI for constructing IH Tenements	0.00 SFT	0.00 SQM
15	Premium FSI	2,537.91 SFT	235.78 SQM
16	TDR to be purchased from market	0.00 SFT	0.00 SQM
17	FSI for road setback of same plot (2 times)	0.00 SFT	0.00 SQM
18	FSI for reservation handing within 5 years	0.00 SFT	0.00 SQM
19	FSI as per Reg 33 (20) (B)	50,928.15 SFT	4,731.38 SQM
20	Permissible FSI BUA excluding FCA	1,27,320.27 SFT	11,828.44 SQM
21	Less Existing Structures To Be Retained	0.00 SFT	0.00 SQM
22	Balance FSI BUA excluding FCA	1,27,320.27 SFT	11,828.44 SQM
23	35% Permissible FCA	44,562.05 SFT	4,139.95 SQM
24	Less Unconsumed Rehab FCA	0.00 SFT	0.00 SQM
25	Permissible FSI BUA including FCA	1,71,882.32 SFT	15,968.39 SQM

(8) TECHNICAL VIABILITY FOR OPTION III			
26	Less loss in passages @ 0%	0.00 SFT	0.00 SQM
27	Net FSI BUA including FCA	1,71,882.32 SFT	15,968.39 SQM
28	Approximate RERA carpet area based on thumb rule @ 8% wall area	1,59,150.34 SFT	14,785.55 SQM
(C) Details Of Total Built Up Area For AH Tenements To Be Shifted As Per DCPR 2034			
1	FSI BUA for AH Tenements to be shifted	25,464.08 SFT	2,365.69 SQM
2	35% Permissible FCA	8,912.41 SFT	827.99 SQM
3	Gross FSI BUA for TS incl. FCA	34,376.49 SFT	3,193.68 SQM
(D) Calculations For Arriving At Premium FSI To Be Purchased			
1	Gross Premium FSI	2,537.91 SFT	235.78 SQM
2	Commercial Premium FSI	0.00 SFT	0.00 SQM
3	Industrial Premium FSI	0.00 SFT	0.00 SQM
4	Residential Premium FSI	2,537.91 SFT	235.78 SQM
(E) Calculations For Arriving At TDR To Be Purchased			
1	Total permissible BUA for loading of TDR	0.00 SFT	0.00 SQM
2	TDR to be purchased from open market. (TDR can be loaded in multiples of ten)	0.00 SFT	0.00 SQM
3	Slum TDR	0.00 SFT	0.00 SQM
4	Balance Road / Heritage / Reservation TDR	0.00 SFT	0.00 SQM
(F) Calculations For Arriving At Fungible Compensatory Area To Be Purchased			
1	Gross Permissible FCA	44,562.05 SFT	4,139.95 SQM
2	Gross Commercial FCA	0.00 SFT	0.00 SQM
3	Existing Commercial BUA (Assumed)	0.00 SFT	0.00 SQM
4	Commercial FCA free of cost	0.00 SFT	0.00 SQM
5	Commercial FCA to be purchased	0.00 SFT	0.00 SQM
6	Gross Industrial FCA	0.00 SFT	0.00 SQM
7	Existing Industrial BUA (Assumed)	0.00 SFT	0.00 SQM
8	Industrial FCA free of cost	0.00 SFT	0.00 SQM
9	Industrial FCA to be purchased	0.00 SFT	0.00 SQM

(8) TECHNICAL VIABILITY FOR OPTION III

10	Gross Residential FCA	44,562.05 SFT	4,139.95 SQM
11	Existing Residential BUA (Assumed)	59,201.51 SFT	5,500.00 SQM
12	Residential FCA free of cost	20,720.53 SFT	1,925.00 SQM
13	Residential FCA to be purchased	23,841.52 SFT	2,214.95 SQM

(G) Calculations For Arriving At Reservation Plot And Built Up Amenity For Reservation To Be Handed Over To MCGM

1	Net plot area under Reservation	0.00 SFT	0.00 SQM
2	AR plot to be given for ROS 1.4 @ 50%	0.00 SFT	0.00 SQM
3	AR plot to be given for RE 1.1 @ 50%	0.00 SFT	0.00 SQM
4	Total AR Plot to be given	0.00 SFT	0.00 SQM
5	Actual Plot to be handed over	0.00 SFT	0.00 SQM
6	Deficient Plot not handed over	0.00 SFT	0.00 SQM
7	AR BUA to MCGM for ROS 1.4 - 1 @ 0%	0.00 SFT	0.00 SQM
8	AR BUA to MCGM for RE 1.1 @ 50%	0.00 SFT	0.00 SQM
9	Total Reservation Amenity to MCGM	0.00 SFT	0.00 SQM
10	Add 35% Permissible FCA	0.00 SFT	0.00 SQM
11	Gross Reservation Amenity to MCGM	0.00 SFT	0.00 SQM

(H) Calculations For Arriving At Amenity Space To Be Given To MCGM

1	Plot area for amenity (R / C Zone)	33,505.36 SFT	3,112.75 SQM
2	Plot area under Industrial Zone for Amenity and I to R Conversion	0.00 SFT	0.00 SQM
3	Physical AOS as per Reg 14A	1,675.30 SFT	155.64 SQM
4	Physical AOS for Industrial as per Reg 14B	0.00 SFT	0.00 SQM
5	AOS Built up amenity @ 50% - Reg 14A	0.00 SFT	0.00 SQM
6	AOS Built up amenity - Reg 14B	0.00 SFT	0.00 SQM
7	Total AOS Built up amenity to MCGM	0.00 SFT	0.00 SQM
8	Add 35% Permissible FCA	0.00 SFT	0.00 SQM
9	Gross Built Up Amenity to MCGM	0.00 SFT	0.00 SQM

(8) TECHNICAL VIABILITY FOR OPTION III**(I) Calculations For Arriving At Built Up Area To Be Constructed For MHADA under Inclusive Housing**

1	Basic Zonal FSI for Net plot area	31,830.07 SFT	2,957.11 SQM
2	Total Existing FSI BUA	59,201.51 SFT	5,500.00 SQM
3	Unconsumed Zonal FSI	0.00 SFT	0.00 SQM
4	BUA with CA more than 861 SFT	0.00%	
5	IH FSI @ 20% of Unconsumed Zonal FSI	0.00 SFT	0.00 SQM
6	IH FSI @ 20% of Utilized Zonal FSI	0.00 SFT	0.00 SQM
7	Total IH FSI Required	0.00 SFT	0.00 SQM
8	Permissible 35% FCA	0.00 SFT	0.00 SQM
9	Total FSI BUA including FCA to be constructed and handed over to MHADA	0.00 SFT	0.00 SQM
10	IH FSI to be shifted at other site with SDRR Land Rate of Rs. 90000/- per SQM	0.00 SFT	0.00 SQM

IH is not applicable as project is developed under Regulation 33 (20) (B)

(J) Details Of Total TDR Generated And Available For Sale As Per DCPR 2034

1	Physical AOS to be given as per Reg 14	1,675.30 SFT	155.64 SQM
2	Net plot area under Reservation	0.00 SFT	0.00 SQM
3	Physical AR plot to be given	0.00 SFT	0.00 SQM
4	Plot Area under further road setback	0.00 SFT	0.00 SQM
5	BUA for Reservation Amenity	0.00 SFT	0.00 SQM
6	BUA for AOS Amenity	0.00 SFT	0.00 SQM
7	BUA for IH Tenements	0.00 SFT	0.00 SQM
TDR Generated in lieu of			
8	Handing over AOS as per Reg 14	3,350.59 SFT	311.28 SQM
9	Handing over land as per Reg 17	0.00 SFT	0.00 SQM
10	Handing over within 5 years as per Reg 17	0.00 SFT	0.00 SQM
11	Const. reservation amenity as per Reg 17	0.00 SFT	0.00 SQM
12	Const. AOS amenity as per Reg 14	0.00 SFT	0.00 SQM
13	Const. IH Tenements as per Reg 15	0.00 SFT	0.00 SQM
14	Handing over road setback	0.00 SFT	0.00 SQM
15	Total TDR generated	3,350.59 SFT	311.28 SQM

(8) TECHNICAL VIABILITY FOR OPTION III

16	TDR Utilized in situ	3,350.59 SFT	311.28 SQM
17	Total TDR generated available for Sale	0.00 SFT	0.00 SQM

(K) Calculation For Construction Area

1	The proposal is expected to be for 1 basement for parking, stilt floor for parking, 3 podiums for parking, and 18 to 21 upper floors			
Construction Area For Building				
2	a	Permissible BUA (FSI + TDR + FCA)	1,71,882.32 SFT	15,968.39 SQM
	b	Service core area (20% of FSI BUA)	34,376.49 SFT	3,193.68 SQM
	c	Misc amenities areas (10% of FSI BUA)	17,188.24 SFT	1,596.84 SQM
	d	Sub-Total For Building	2,23,447.05 SFT	20,758.91 SQM
Construction Area For Stilt & Podium				
3	a	Stilt area	12,486.14 SFT	1,160.00 SQM
	b	Podium for parking - approx. BUA 55% of plot area - 3 Nos	52,519.59 SFT	4,879.23 SQM
	c	Podium Tower for parking - approx. 50 cars for 10 Floors x 0 Towers	0.00 SFT	0.00 SQM
	d	Podium for Amenities - approx. BUA 50% of plot area - 0 Nos	0.00 SFT	0.00 SQM
	e	Sub-Total For Stilt & Podium	65,005.73 SFT	6,039.23 SQM
Construction Area For Basement				
4	a	Basement for parking - approx. BUA 60% of plot area - 1 Nos	19,098.08 SFT	1,774.27 SQM
	b	Parking Pit (assumed)	0.00 SFT	0.00 SQM
	c	Sub-Total For Basement & Pit	19,098.08 SFT	1,774.27 SQM
5	Gross construction area for cost	3,07,550.86 SFT	28,572.41 SQM	

(9) FINANCIAL VIABILITY FOR OPTION III

Option III - Joint Developer Redevelopment under Reg 30, 33 (7) (B), 33 (20) (B) of MCGM DCPR 2034 for FSI 5.4 - Residential

(A) EXPECTED EXPENDITURE ON THE PROJECT

Calculation for construction cost including GST of proposed building						
1	a	COC for Building	2,23,447.05 SFT	Rs. 3,750.00	Rs. 8379.26 Lakhs	
	b	COC for Stilt & Podium	65,005.73 SFT	Rs. 1,800.00	Rs. 1170.10 Lakhs	
	c	COC for Basement & Pit	19,098.08 SFT	Rs. 3,500.00	Rs. 668.43 Lakhs	
	d	Cost for Elevation Features	2,23,447.05 SFT	Rs. 100.00	Rs. 223.45 Lakhs	
	e	Infrastructure Development	31,830.07 SFT	Rs. 100.00	Rs. 31.83 Lakhs	
	f	Total cost of construction				Rs. 10473.07 Lakhs
Calculation of construction cost including GST for Built Up Amenity						
2	a	COC for Building	0.00 SFT	Rs. 3,750.00	Rs. 0.00 Lakhs	
	b	COC for Stilt	0.00 SFT	Rs. 1,800.00	Rs. 0.00 Lakhs	
	c	COC for Basement & Pit	0.00 SFT	Rs. 3,500.00	Rs. 0.00 Lakhs	
	d	Total cost of construction				Rs. 0.00 Lakhs
Calculation of construction cost including GST for inclusive housing tenements						
3	a	COC for Building	0.00 SFT	Rs. 3,750.00	Rs. 0.00 Lakhs	
	b	COC for Stilt	0.00 SFT	Rs. 1,800.00	Rs. 0.00 Lakhs	
	c	COC for Basement & Pit	0.00 SFT	Rs. 3,500.00	Rs. 0.00 Lakhs	
	d	Total cost of construction				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for commercial units - shops.						
4	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (6 M)	0.00 SFT	Rs. 0	6	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement - SD + Reg	0 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs

(9) FINANCIAL VIABILITY FOR OPTION III

Calculation for rent for alternate accommodation for commercial units – offices / halls.						
5	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for industrial units						
6	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for residential units.						
7	a	Rent for 1st period (12 M)	59,984.96 SFT	Rs. 80	12	Rs. 575.86 Lakhs
	b	Rent for 2nd period (12 M)	59,984.96 SFT	Rs. 85	12	Rs. 611.85 Lakhs
	c	Rent for 3rd period (12 M)	59,984.96 SFT	Rs. 90	12	Rs. 647.84 Lakhs
	d	Rent for 4th period (6 M)	59,984.96 SFT	Rs. 95	6	Rs. 341.91 Lakhs
	e	Rent for 5th period (0 M)	59,984.96 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	59,984.96 SFT	Rs. 80	1	Rs. 47.99 Lakhs
	g	Brokerage	59,984.96 SFT	Rs. 80	1	Rs. 47.99 Lakhs
	h	Logistic / Shifting (To & Fro)	59,984.96 SFT	Rs. 80	1	Rs. 47.99 Lakhs
	i	Rental Agreement – SD + Reg	105 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 2321.43 Lakhs

(9) FINANCIAL VIABILITY FOR OPTION III

Calculation for Hardship Compensation					
8	a	Commercial units – shops	0.00 SFT	Rs. 0.00	Rs. 0.00 Lakhs
	b	Commercial units – offices / halls	0.00 SFT	Rs. 0.00	Rs. 0.00 Lakhs
	c	Industrial units	0.00 SFT	Rs. 0.00	Rs. 0.00 Lakhs
	d	Residential units	59,984.96 SFT	Rs. 0.00	Rs. 0.00 Lakhs
	e	Total Hardship Compensation			Rs. 0.00 Lakhs
Calculation for Unearned Income					
9	a	Sale value of AH at our Site	25,464.08 SFT	Rs. 12,658.97	Rs. 3223.49 Lakhs
	b	Sale value of AH at alternate site @ 143% of SDRR value	25,464.08 SFT	Rs. 18,102.32	Rs. 4609.59 Lakhs
	c	Unearned Income			Rs. 0.00 Lakhs
10	Cost of construction	(as per above)		Rs. 10473.07 Lakhs	
11	Development Charges	Lump Sum based on thumb rule		Rs. 421.76 Lakhs	
12	Development Cess	Lump Sum based on thumb rule		Rs. 159.75 Lakhs	
13	Labour Cess Tax	Lump Sum based on thumb rule		Rs. 48.31 Lakhs	
14	Staircase Premium	Lump Sum based on thumb rule		Rs. 251.95 Lakhs	
15	OSD Premium	Lump Sum based on thumb rule		Rs. 574.78 Lakhs	
16	TDR Cess	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
17	LUC Tax @ 2.35% for 3.5 Years	Lump Sum based on thumb rule		Rs. 153.50 Lakhs	
18	Premium for Additional Parking	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
19	Other MCGM fees, premiums etc.	Lump Sum based on thumb rule		Rs. 265.03 Lakhs	
Out Of Pocket Expenses For					
20	Dy Registrar of Societies	Lump Sum based on thumb rule		Rs. 21.00 Lakhs	
21	MCGM / MHADA / SRA	Lump Sum based on thumb rule		Rs. 730.00 Lakhs	
22	Estate / Collector NOC	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
23	MOEF, Railway, Highway, AAI etc.	Lump Sum based on thumb rule		Rs. 50.00 Lakhs	
24	Conveyance	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
25	Encroachment	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
26	PRC, CTS & 7/12 Correction	Lump Sum based on thumb rule		Rs. 20.00 Lakhs	
27	NA Correction	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
28	Subdivision / Amalgamation	Lump Sum based on thumb rule		Rs. 20.00 Lakhs	
29	Reservation / Road Handing Over	Lump Sum based on thumb rule		Rs. 20.00 Lakhs	

(9) FINANCIAL VIABILITY FOR OPTION III

30	Commercial FCA Premium @ 60%	0.00 SFT	Rs. 3,517.87	Rs. 0.00 Lakhs
31	Industrial FCA Premium @ 60%	0.00 SFT	Rs. 3,517.87	Rs. 0.00 Lakhs
32	Residential FCA Premium @ 50%	23,841.52 SFT	Rs. 2,931.56	Rs. 698.93 Lakhs
33	Incentive FSI @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs
34	Commercial Premium FSI @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs
35	Industrial Premium FSI @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs
36	Residential Premium FSI @ 50%	2,537.91 SFT	Rs. 2,931.56	Rs. 74.40 Lakhs
37	Slum TDR (Rs. 5900/- + 3% SD)	0.00 SFT	Rs. 7,139.00	Rs. 0.00 Lakhs
38	Road TDR (Rs. 3600/- + 3% SD)	0.00 SFT	Rs. 4,356.00	Rs. 0.00 Lakhs
39	Estate one time premium @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs
40	Estate plot transfer @ 10%	0.00 SFT	Rs. 586.31	Rs. 0.00 Lakhs
41	Lease Renewal @ 2%	0.00 SFT	Rs. 117.26	Rs. 0.00 Lakhs
42	Premium for reservation land not handed over @ 35%	0.00 SFT	Rs. 2,052.09	Rs. 0.00 Lakhs
43	Premium for Occupancy Class I @ 15%	0.00 SFT	Rs. 879.47	Rs. 0.00 Lakhs
44	Premium for I to R @ 20%	0.00 SFT	Rs. 1,172.62	Rs. 0.00 Lakhs
45	Unearned Income @ 40%	Rs. 0 Lakhs	40.00%	Rs. 0.00 Lakhs
46	AH Tenements Shifting Cost @ 133%	25,500 SFT	Rs. 17,000.00	Rs. 4335.00 Lakhs
47	IH Tenements Shifting Cost @ 125%	0 SFT	Rs. 16,000.00	Rs. 0.00 Lakhs
48	Cost of rent to Society	(as per above)		Rs. 2321.43 Lakhs
49	Hardship Compensation to Society	(as per above)		Rs. 0.00 Lakhs
50	Consideration To Society	Lump Sum		Rs. 0.00 Lakhs
51	Monetary Consideration To Landlord	Lump Sum		Rs. 0.00 Lakhs
52	Settlement For Earlier Developer	Lump Sum		Rs. 0.00 Lakhs
53	Consultants Cost incl. GST	3,07,550.86 SFT	Rs. 180	Rs. 553.59 Lakhs
54	Mechanical Parking incl. GST	70 Nos	Rs. 1.0 Lakhs	Rs. 70.00 Lakhs
55	0% Escalation of premium for SDRR	Rs. 8037 Lakhs	0.00%	Rs. 0.00 Lakhs
56	Compensation to garages	0 Nos	Rs. 0 Lakhs	Rs. 0.00 Lakhs
57	Brokerage for Project	Lump Sum		Rs. 0.00 Lakhs
58	DM Fees @ 0% - NA	Lump Sum		Rs. 0.00 Lakhs

(9) FINANCIAL VIABILITY FOR OPTION III			
59	Admin & Marketing @ 4%	Lump Sum	Rs. 860.00 Lakhs
60	Contingencies @ 5%	Lump Sum	Rs. 1080.00 Lakhs
61	Sub-Total		Rs. 23202.50 Lakhs
Note: Cost centres for GST, Stamp Duty & Finance Cost are variable based on percentage offered. Hence they have been considered in Sensitivity Analysis only.			
We have not considered the GST for FSI, TDR, MCGM premiums, Landlord Share			
We have considered SDRR Land Rate of 2024-25 for MCGM Premiums			

(10) SENSITIVITY ANALYSIS FOR OPTION III

Option III - Joint Developer Redevelopment under Reg 30, 33 (7) (B), 33 (20) (B) of MCGM DCPR 2034 for FSI 5.4 - Residential

Sr. No.	Particulars	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6
		Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6
	Addl RERA CA % proposed	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
	Equivalent MOFA CA %	19.62%	19.62%	19.62%	19.62%	19.62%	19.62%
	Mandatory RERA CA purchase	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Hardship Compensation	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-
	Consideration To Landlord	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr
	Shopping avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-
	1st floor offices avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-
	Upper floor offices avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-
	Industrial unit avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-
	Mandatory purchase rate	Rs. 21,600/-	Rs. 22,400/-	Rs. 24,000/-	Rs. 24,800/-	Rs. 26,400/-	Rs. 27,200/-
	Residential sale rate to member	Rs. 24,300/-	Rs. 25,200/-	Rs. 27,000/-	Rs. 27,900/-	Rs. 29,700/-	Rs. 30,600/-
	Residential avg sale rate	Rs. 27,000/-	Rs. 28,000/-	Rs. 30,000/-	Rs. 31,000/-	Rs. 33,000/-	Rs. 34,000/-
(A) Area Calculations							
1	New RERA carpet area available incl FCA	1,59,150.34	1,59,150.34	1,59,150.34	1,59,150.34	1,59,150.34	1,59,150.34
2	RERA CA to Landlord - NA	0.00	0.00	0.00	0.00	0.00	0.00
3	Existing CA of the Society	59,984.96	59,984.96	59,984.96	59,984.96	59,984.96	59,984.96
4	Additional RERA CA to the Society	14,996.24	14,996.24	14,996.24	14,996.24	14,996.24	14,996.24
5	RERA CA to Terraces (33%) & garages (33%)	0.00	0.00	0.00	0.00	0.00	0.00
6	Mandatory RERA CA purchase	0.00	0.00	0.00	0.00	0.00	0.00
7	Less extra CA / loss of FCA CA	0.00	0.00	0.00	0.00	0.00	0.00
8	RERA CA to Landlord / Society including FCA	74,981.20	74,981.20	74,981.20	74,981.20	74,981.20	74,981.20
8	Shopping RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
9	1st floor offices RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
10	Upper floor offices RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
11	Industrial Units RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
12	Residential extra RERA CA to Members for sale	0.00	0.00	0.00	0.00	0.00	0.00
13	Residential RERA carpet area for free sale	84,169.14	84,169.14	84,169.14	84,169.14	84,169.14	84,169.14
(B) Financial Calculations - Expected Expenditure On The Project							
1	Cost Of Construction	Rs. 104.73 Cr.	Rs. 104.73 Cr.	Rs. 104.73 Cr.	Rs. 104.73 Cr.	Rs. 104.73 Cr.	Rs. 104.73 Cr.
2	FSI, TDR, MCGM Costs	Rs. 78.44 Cr.	Rs. 78.44 Cr.	Rs. 78.44 Cr.	Rs. 78.44 Cr.	Rs. 78.44 Cr.	Rs. 78.44 Cr.
3	Total Cost Of Rent	Rs. 23.21 Cr.	Rs. 23.21 Cr.	Rs. 23.21 Cr.	Rs. 23.21 Cr.	Rs. 23.21 Cr.	Rs. 23.21 Cr.
4	Total Cost of Hardship Compensation + Corpus	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
5	Monetary Consideration To Landlord	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
6	Consideration For Outright Purchase	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
7	Settlement of Earlier Developer	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
8	Consultants Cost	Rs. 5.54 Cr.	Rs. 5.54 Cr.	Rs. 5.54 Cr.	Rs. 5.54 Cr.	Rs. 5.54 Cr.	Rs. 5.54 Cr.
9	Total Cost of Mechanical Parking	Rs. 0.70 Cr.	Rs. 0.70 Cr.	Rs. 0.70 Cr.	Rs. 0.70 Cr.	Rs. 0.70 Cr.	Rs. 0.70 Cr.
10	0% Escalation of premium for SDRR	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
11	Compensation to garages	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
12	Admin, Mktg & Contingencies etc	Rs. 19.40 Cr.	Rs. 19.40 Cr.	Rs. 19.40 Cr.	Rs. 19.40 Cr.	Rs. 19.40 Cr.	Rs. 19.40 Cr.
13	Stamp duty & registration for all legal docs	Rs. 4.13 Cr.	Rs. 4.13 Cr.	Rs. 4.13 Cr.	Rs. 4.13 Cr.	Rs. 4.13 Cr.	Rs. 4.13 Cr.
14	5% GST on Rehab SDRR Mkt Rate, Corpus, Rent	Rs. 6.38 Cr.	Rs. 6.38 Cr.	Rs. 6.38 Cr.	Rs. 6.38 Cr.	Rs. 6.38 Cr.	Rs. 6.38 Cr.
15	Sub-Total	Rs. 242.53 Cr.	Rs. 242.53 Cr.	Rs. 242.53 Cr.	Rs. 242.53 Cr.	Rs. 242.53 Cr.	Rs. 242.53 Cr.
16	Finance Cost (15% for 18 M) + MCGM Interest	Rs. 18.76 Cr.	Rs. 18.76 Cr.	Rs. 18.76 Cr.	Rs. 18.76 Cr.	Rs. 18.76 Cr.	Rs. 18.76 Cr.
17	Total estimated cost of the project	Rs. 261.29 Cr.	Rs. 261.29 Cr.	Rs. 261.29 Cr.	Rs. 261.29 Cr.	Rs. 261.29 Cr.	Rs. 261.29 Cr.
18	Cost of project per SFT on saleable area	Rs. 31,044/-	Rs. 31,044/-	Rs. 31,044/-	Rs. 31,044/-	Rs. 31,044/-	Rs. 31,044/-
19	Approx. Seed Capital	Rs. 73.00 Cr.	Rs. 73.00 Cr.	Rs. 73.00 Cr.	Rs. 73.00 Cr.	Rs. 73.00 Cr.	Rs. 73.00 Cr.
(C) Financial Calculations - Expected Revenue And Profit From The Project							
1	Value of shopping	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
2	Value of 1st floor offices	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
3	Value of upper floor offices	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
4	Value of industrial garages	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
5	Value of mandatory RERA CA @ 20% discount	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
6	Value of extra CA to members @ 10% discount	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
7	Value of residential flats	Rs. 227.26 Cr.	Rs. 235.67 Cr.	Rs. 252.51 Cr.	Rs. 260.92 Cr.	Rs. 277.76 Cr.	Rs. 286.18 Cr.
8	Value of parking @ Rs. 12 Lakhs	Rs. 17.76 Cr.	Rs. 17.76 Cr.	Rs. 17.76 Cr.	Rs. 17.76 Cr.	Rs. 17.76 Cr.	Rs. 17.76 Cr.
9	Revenue from Sale of TDR	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
10	Expected gross sale value	Rs. 245.02 Cr.	Rs. 253.43 Cr.	Rs. 270.27 Cr.	Rs. 278.68 Cr.	Rs. 295.52 Cr.	Rs. 303.94 Cr.
11	Less brokerage on sale value @ 2%	Rs. 4.90 Cr.	Rs. 5.07 Cr.	Rs. 5.41 Cr.	Rs. 5.57 Cr.	Rs. 5.91 Cr.	Rs. 6.08 Cr.
12	Net Revenue From the Project	Rs. 240.12 Cr.	Rs. 248.36 Cr.	Rs. 264.86 Cr.	Rs. 273.11 Cr.	Rs. 289.61 Cr.	Rs. 297.86 Cr.
13	Less total cost of the Project	Rs. 261.29 Cr.	Rs. 261.29 Cr.	Rs. 261.29 Cr.	Rs. 261.29 Cr.	Rs. 261.29 Cr.	Rs. 261.29 Cr.
14	Net Profit from project over const period	-Rs. 21.17 Cr.	-Rs. 12.93 Cr.	Rs. 3.57 Cr.	Rs. 11.82 Cr.	Rs. 28.32 Cr.	Rs. 36.57 Cr.
15	Net Profit per SFT on Saleable area	-Rs. 2,515/-	-Rs. 1,536/-	Rs. 424/-	Rs. 1,404/-	Rs. 3,364/-	Rs. 4,344/-
16	Returns on the project						
	Total returns on revenue	-8.82%	-5.21%	1.35%	4.33%	9.78%	12.28%
	Total returns on total cost	-8.10%	-4.95%	1.37%	4.52%	10.84%	14.00%
	Yearly returns on total cost	-2.31%	-1.41%	0.39%	1.29%	3.10%	4.00%
	Total returns on seed capital	-29.00%	-17.71%	4.89%	16.19%	38.79%	50.10%

Option IV

Option IV - Joint Developer Redevelopment Of 4 Societies (10,000 SQM) With Shifting under Reg 30, 33 (9) of MCGM DCPR 2034 for FSI 5.4 - Residential

(11) TECHNICAL VIABILITY FOR OPTION IV

Option IV – Joint Developer Redevelopment Of 4 Societies (10,000 SQM) With Shifting under Reg 30, 33 (9) of MCGM DCPR 2034 for FSI 5.4 – Residential

1	Redevelopment Model	Joint Developer Redevelopment Of 4 Societies (10,000 SQM) With Shifting
2	Regulation	30, 33 (9)
3	Scheme	Cluster Redevelopment Scheme
4	2019/2021 Premium Reductions	With No Premium Reductions
5	FSI with FCA	5.400
6	Sale User	Residential

(A) Details Of Plot Area And Existing Building

1	Gross plot area incl original road setback	33,505.36 SFT	3,112.75 SQM
2	Deduction for original road setback	0.00 SFT	0.00 SQM
3	Gross plot area after original road setback	33,505.36 SFT	3,112.75 SQM
4	Deduction further road setback	0.00 SFT	0.00 SQM
5	Balance plot area	33,505.36 SFT	3,112.75 SQM
4	Deduction for Bungalow	0.00 SFT	0.00 SQM
7	Balance plot area	33,505.36 SFT	3,112.75 SQM
Deductions For Reservations			
8	Deduction for ROS 1.4 – Playground	0.00 SFT	0.00 SQM
9	Deduction for RE 1.1 – Municipal School	0.00 SFT	0.00 SQM
10	Balance plot area	33,505.36 SFT	3,112.75 SQM
Deductions for amenities – reg 14			
11	Deductions for amenities – reg 14	0.00 SFT	0.00 SQM
12	Balance plot area	33,505.36 SFT	3,112.75 SQM
Additions for FSI – ROS 1.4 – NA			
13	Additions for FSI – ROS 1.4 – NA	0.00 SFT	0.00 SQM
Additions for FSI – RE 1.1 – NA			
14	Additions for FSI – RE 1.1 – NA	0.00 SFT	0.00 SQM
Additions for FSI – Road – NA			
15	Additions for FSI – Road – NA	0.00 SFT	0.00 SQM
Additions for FSI – Amenities			
16	Additions for FSI – Amenities	0.00 SFT	0.00 SQM
17	Plot area for FSI purposes	33,505.36 SFT	3,112.75 SQM
Plot area under Industrial Zone			
18	Plot area under Industrial Zone	0.00 SFT	0.00 SQM
19	Plot Area for Planning	33,505.36 SFT	3,112.75 SQM

(11) TECHNICAL VIABILITY FOR OPTION IV

20	Existing carpet area	59,984.96 SFT	5,572.79 SQM
19	Existing Retained FSI BUA	0.00 SFT	0.00 SQM
20	Existing Staircase FSI BUA	0.00 SFT	0.00 SQM
21	Existing Commercial FSI BUA	0.00 SFT	0.00 SQM
22	Existing Industrial FSI BUA	0.00 SFT	0.00 SQM
23	Existing Residential FSI BUA	59,201.51 SFT	5,500.00 SQM
24	Total Existing FSI BUA	59,201.51 SFT	5,500.00 SQM

(B) Details Of Total Built Up Area Permissible As Per DCPR 2034

1	Largest Road Width in metres	18.30	
2	FSI excluding FCA as per road width	2.40	
3	FSI excluding FCA as per Reg 33 (9)	4.00	
4	FSI excluding FCA to be utilized	4.00	
5	Permissible FSI BUA excluding FCA	1,34,021.45 SFT	12,451.00 SQM
6	Rehabilitation FSI	86,378.34 SFT	8,024.81 SQM
7	Incentive FSI	95,016.16 SFT	8,827.29 SQM
8	60% of Balance FSI to Govt – to be shifted	0.00 SFT	0.00 SQM
9	40% of Balance FSI to Dev	0.00 SFT	0.00 SQM
10	Permissible FSI BUA excluding FCA	1,81,394.49 SFT	16,852.10 SQM
11	35% Permissible FCA	63,488.13 SFT	5,898.24 SQM
12	Permissible FSI BUA including FCA	2,44,882.62 SFT	22,750.34 SQM
13	Less loss in passages @ 0%	0.00 SFT	0.00 SQM
14	Net FSI BUA including FCA	2,44,882.62 SFT	22,750.34 SQM
15	Approximate RERA carpet area based on thumb rule @ 8% wall area	2,26,743.17 SFT	21,065.13 SQM

Currently we are not eligible for CDS, and we require plot area of 6,000 SQM. We have assumed that the Society shall amalgamate with other plots and achieve a plot size of at least 10,000 SQM. We have assumed that the HPC shall consider buildings 30 years old.

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(11) TECHNICAL VIABILITY FOR OPTION IV**(C) Calculations For Arriving At Rehabilitation FSI, Incentive FSI, And Permissible FSI On Incentive Basis And Plot Basis****Permissible FSI on Incentive Basis**

1	Existing carpet area	59,984.96 SFT	5,572.79 SQM
2	Rehabilitation carpet area	71,981.98 SFT	6,687.34 SQM
3	Rehabilitation FSI @ 20% wall ratio	86,378.34 SFT	8,024.81 SQM
4	Carpet area for Incentive FSI purposes	71,981.98 SFT	6,687.34 SQM
5	BUA for Incentive FSI purposes @ 20% wall ratio	86,378.34 SFT	8,024.81 SQM
6	Permissible Incentive FSI	95,016.16 SFT	8,827.29 SQM
7	Total Permissible FSI	1,81,394.49 SFT	16,852.10 SQM

Permissible FSI On Plot Basis

8	Plot area for FSI purposes	59,984.96 SFT	3,112.75 SQM
9	Permissible FSI for 33 (9) @ FSI 4	1,34,021.45 SFT	12,451.00 SQM
10	Balance FSI after Rehab + Incentive	0.00 SFT	0.00 SQM
11	60% of Balance FSI to Govt – to be shifted	0.00 SFT	0.00 SQM
12	40% of Balance FSI to Dev	0.00 SFT	0.00 SQM

Permissible FSI

13	Permissible FSI – max of C7 and D4	71,981.98 SFT	16,852.10 SQM
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(D) Calculations For Arriving At MHADA Area To Be Shifted

1	Area to MHADA as per 3rd Schedule	0.00 SFT	0.00 SQM
2	MHADA FSI to be shifted at other site with SDRR Land Rate of Rs. 90000/- per SQM	0.00 SFT	0.00 SQM

(E) Calculations For Arriving At Fungible Compensatory Area To Be Purchased

1	Gross Permissible FCA	63,488.13 SFT	5,898.24 SQM
2	Gross Commercial FCA	0.00 SFT	0.00 SQM
3	Rehab Commercial BUA	0.00 SFT	0.00 SQM
4	Commercial FCA free of cost	0.00 SFT	0.00 SQM
5	Commercial FCA to be purchased	0.00 SFT	0.00 SQM

(11) TECHNICAL VIABILITY FOR OPTION IV

6	Gross Industrial FCA	0.00 SFT	0.00 SQM
7	Rehab Industrial BUA	0.00 SFT	0.00 SQM
8	Industrial FCA free of cost	0.00 SFT	0.00 SQM
9	Industrial FCA to be purchased	0.00 SFT	0.00 SQM
10	Gross Residential FCA	63,488.13 SFT	5,898.24 SQM
11	Rehab Residential BUA	86,378.38 SFT	8,024.81 SQM
12	Residential FCA free of cost	30,232.38 SFT	2,808.68 SQM
13	Residential FCA to be purchased	33,255.75 SFT	3,089.56 SQM

(F) Calculations For Arriving At Reservation Plot And Built Up Amenity For Reservation To Be Handed Over To MCGM

1	Net plot area under Reservation	0.00 SFT	0.00 SQM
2	AR plot to be given for ROS 1.4 @ 50%	0.00 SFT	0.00 SQM
3	AR plot to be given for RE 1.1 @ 50%	0.00 SFT	0.00 SQM
4	Total AR Plot to be given	0.00 SFT	0.00 SQM
5	Actual Plot to be handed over	0.00 SFT	0.00 SQM
6	Deficient Plot not handed over	0.00 SFT	0.00 SQM
7	AR BUA to MCGM for ROS 1.4 - 1 @ 0%	0.00 SFT	0.00 SQM
8	AR BUA to MCGM for RE 1.1 @ 50%	0.00 SFT	0.00 SQM
9	Total Reservation Amenity to MCGM	0.00 SFT	0.00 SQM
10	Add 35% Permissible FCA	0.00 SFT	0.00 SQM
11	Gross Reservation Amenity to MCGM	0.00 SFT	0.00 SQM

(G) Calculations For Arriving At Amenity Space To Be Given To MCGM

1	Plot area for amenity (R / C Zone)	33,505.36 SFT	3,112.75 SQM
2	Plot area under Industrial Zone for Amenity and I to R Conversion	0.00 SFT	0.00 SQM
3	Physical AOS as per Reg 14A	0.00 SFT	0.00 SQM
4	Physical AOS for Industrial as per Reg 14B	0.00 SFT	0.00 SQM

(11) TECHNICAL VIABILITY FOR OPTION IV

5	AOS Built up amenity @ 50% - Reg 14A	0.00 SFT	0.00 SQM
6	AOS Built up amenity @ 50% - Reg 14B	0.00 SFT	0.00 SQM
7	Total AOS Built up amenity to MCGM	0.00 SFT	0.00 SQM
8	Add 35% Permissible FCA	0.00 SFT	0.00 SQM
9	Gross Built Up Amenity to MCGM	0.00 SFT	0.00 SQM

(H) Details Of Total TDR Generated And Available For Sale As Per DCPR 2034

1	Physical AOS to be given as per Reg 14	0.00 SFT	0.00 SQM
2	Net plot area under Reservation	0.00 SFT	0.00 SQM
3	Physical AR plot to be given	0.00 SFT	0.00 SQM
4	Plot Area under further road setback	0.00 SFT	0.00 SQM
5	BUA for Reservation Amenity	0.00 SFT	0.00 SQM
6	BUA for AOS Amenity	0.00 SFT	0.00 SQM

TDR Generated in lieu of

7	Handing over AOS as per Reg 14	0.00 SFT	0.00 SQM
8	Handing over land as per Reg 17	0.00 SFT	0.00 SQM
9	Handing over within 5 years as per Reg 17	0.00 SFT	0.00 SQM
10	Const. reservation amenity as per Reg 17	0.00 SFT	0.00 SQM
11	Const. AOS amenity as per Reg 14	0.00 SFT	0.00 SQM
12	Handing over road setback	0.00 SFT	0.00 SQM
13	Total TDR generated	0.00 SFT	0.00 SQM

14	TDR Utilized in situ	0.00 SFT	0.00 SQM
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15	Total TDR generated available for Sale	0.00 SFT	0.00 SQM
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(I) Calculation For Construction Area

1	The proposal is expected to be for stilt floor for parking, 8 podiums for parking, and 28 to 30 upper floors			
	Construction Area For Building			
2	a	Permissible BUA (FSI + TDR + FCA)	2,44,882.62 SFT	22,750.34 SQM
	b	Service core area (20% of FSI BUA)	48,976.55 SFT	4,550.07 SQM
	c	Misc amenities areas (10% of FSI BUA)	24,488.22 SFT	2,275.03 SQM
	d	Sub-Total For Building	3,18,347.39 SFT	29,575.44 SQM

(11) TECHNICAL VIABILITY FOR OPTION IV

Construction Area For Stilt & Podium				
3	a	Stilt area	10,656.27 SFT	990.00 SQM
	b	Podium for parking - approx. BUA 55% of plot area - 8 Nos	1,47,423.59 SFT	13,696.10 SQM
	c	Podium Tower for parking - approx. 50 cars for 10 Floors x 0 Towers	0.00 SFT	0.00 SQM
	c	Podium for Amenities - approx. BUA 50% of plot area - 1 Nos	16,752.73 SFT	1,556.38 SQM
	d	Sub-Total For Stilt & Podium	1,74,832.59 SFT	16,242.48 SQM
Construction Area For Basement				
4	a	Basement for parking - approx. BUA 60% of plot area - 0 Nos	0.00 SFT	0.00 SQM
	b	Parking Pit (assumed)	0.00 SFT	0.00 SQM
	c	Sub-Total For Basement & Pit	0.00 SFT	0.00 SQM
5	Gross construction area for cost		4,93,179.99 SQM	45,817.92 SQM

(12) FINANCIAL VIABILITY FOR OPTION IV

Option IV - Joint Developer Redevelopment Of 4 Societies (10,000 SQM) With Shifting under Reg 30, 33 (9) of MCGM DCPR 2034 for FSI 5.4 - Residential

(A) EXPECTED EXPENDITURE ON THE PROJECT

Calculation for construction cost including GST of proposed building						
1	a	COC for Building	3,18,347.39 SFT	Rs. 4,500.00	Rs. 14325.63 Lakhs	
	b	COC for Stilt & Podium	1,74,832.59 SFT	Rs. 1,800.00	Rs. 3146.99 Lakhs	
	c	COC for Basement & Pit	0.00 SFT	Rs. 3,500.00	Rs. 0.00 Lakhs	
	d	Cost for Elevation Features	3,18,347.39 SFT	Rs. 100.00	Rs. 318.35 Lakhs	
	e	Infrastructure Development	33,505.36 SFT	Rs. 100.00	Rs. 33.51 Lakhs	
	f	Total cost of construction				Rs. 17824.48 Lakhs
Calculation of construction cost including GST for Built Up Amenity						
2	a	COC for Building	0.00 SFT	Rs. 3,750.00	Rs. 0.00 Lakhs	
	b	COC for Stilt	0.00 SFT	Rs. 1,800.00	Rs. 0.00 Lakhs	
	c	COC for Basement & Pit	0.00 SFT	Rs. 3,500.00	Rs. 0.00 Lakhs	
	d	Total cost of construction				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for commercial units - shops.						
3	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (6 M)	0.00 SFT	Rs. 0	6	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement - SD + Reg	0 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs

(12) FINANCIAL VIABILITY FOR OPTION IV

Calculation for rent for alternate accommodation for commercial units – offices / halls.						
4	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for industrial units						
5	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for residential units.						
6	a	Rent for 1st period (12 M)	59,984.96 SFT	Rs. 80	12	Rs. 575.86 Lakhs
	b	Rent for 2nd period (12 M)	59,984.96 SFT	Rs. 85	12	Rs. 611.85 Lakhs
	c	Rent for 3rd period (12 M)	59,984.96 SFT	Rs. 90	12	Rs. 647.84 Lakhs
	d	Rent for 4th period (12 M)	59,984.96 SFT	Rs. 95	12	Rs. 683.83 Lakhs
	e	Rent for 5th period (0 M)	59,984.96 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	59,984.96 SFT	Rs. 80	0	Rs. 0.00 Lakhs
	g	Brokerage	59,984.96 SFT	Rs. 80	1	Rs. 47.99 Lakhs
	h	Logistic / Shifting (To & Fro)	59,984.96 SFT	Rs. 80	1	Rs. 47.99 Lakhs
	i	Rental Agreement – SD + Reg	105 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 2615.36 Lakhs

(12) FINANCIAL VIABILITY FOR OPTION IV

Calculation for Hardship Compensation					
7	a	Commercial units – shops	0.00 SFT	Rs. 750.00	Rs. 0.00 Lakhs
	b	Commercial units – offices / halls	0.00 SFT	Rs. 750.00	Rs. 0.00 Lakhs
	c	Industrial units	0.00 SFT	Rs. 750.00	Rs. 0.00 Lakhs
	d	Residential units	59,984.96 SFT	Rs. 750.00	Rs. 449.89 Lakhs
	e	Total Hardship Compensation			Rs. 449.89 Lakhs
8	Cost of construction	(as per above)		Rs. 17824.48 Lakhs	
9	Development Charges	Lump Sum based on thumb rule		Rs. 609.02 Lakhs	
10	Development Cess	Lump Sum based on thumb rule		Rs. 686.81 Lakhs	
11	Labour Cess Tax	Lump Sum based on thumb rule		Rs. 68.85 Lakhs	
12	Staircase Premium	Lump Sum based on thumb rule		Rs. 376.03 Lakhs	
13	OSD Premium	Lump Sum based on thumb rule		Rs. 844.98 Lakhs	
14	TDR Cess	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
15	LUC Tax @ 2.35% for 4 Years	Lump Sum based on thumb rule		Rs. 184.66 Lakhs	
16	Premium for Additional Parking	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
17	Other MCGM fees, premiums etc.	Lump Sum based on thumb rule		Rs. 424.02 Lakhs	
Out Of Pocket Expenses For					
18	Dy Registrar of Societies	Lump Sum based on thumb rule		Rs. 21.00 Lakhs	
19	MCGM / MHADA / SRA	Lump Sum based on thumb rule		Rs. 1910.00 Lakhs	
20	Estate / Collector NOC	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
21	MOEF, Railway, Highway, AAI etc.	Lump Sum based on thumb rule		Rs. 50.00 Lakhs	
22	Conveyance	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
23	Encroachment	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
24	PRC, CTS & 7/12 Correction	Lump Sum based on thumb rule		Rs. 20.00 Lakhs	
25	NA Correction	Lump Sum based on thumb rule		Rs. 0.00 Lakhs	
26	Subdivision / Amalgamation	Lump Sum based on thumb rule		Rs. 20.00 Lakhs	
27	Reservation / Road Handing Over	Lump Sum based on thumb rule		Rs. 20.00 Lakhs	
28	Commercial FCA Premium @ 60%	0.00 SFT	Rs. 3,517.87	Rs. 0.00 Lakhs	
29	Industrial FCA Premium @ 60%	0.00 SFT	Rs. 3,517.87	Rs. 0.00 Lakhs	
30	Residential FCA Premium @ 50%	33,255.75 SFT	Rs. 2,931.56	Rs. 974.91 Lakhs	
31	Estate one time premium @ 50%	0.00 SFT	Rs. 2,931.56	Rs. 0.00 Lakhs	
32	Estate plot transfer @ 10%	0.00 SFT	Rs. 586.31	Rs. 0.00 Lakhs	

(12) FINANCIAL VIABILITY FOR OPTION IV

33	Lease Renewal @ 2%	0.00 SFT	Rs. 117.26	Rs. 0.00 Lakhs
34	Premium for reservation land not handed over @ 35%	0.00 SFT	Rs. 2,052.09	Rs. 0.00 Lakhs
35	Premium for Occupancy Class I @ 15%	0.00 SFT	Rs. 879.47	Rs. 0.00 Lakhs
36	Premium for I to R @ 20%	0.00 SFT	Rs. 1,172.62	Rs. 0.00 Lakhs
37	MHADA Tenements Shifting Cost	0 SFT	Rs. 16,000.00	Rs. 0.00 Lakhs
38	Cost of rent to Society	(as per above)		Rs. 2615.36 Lakhs
39	Hardship Compensation to Society	(as per above)		Rs. 449.89 Lakhs
40	Consideration To Society	Lump Sum		Rs. 0.00 Lakhs
41	Monetary Consideration To Landlord	Lump Sum		Rs. 0.00 Lakhs
42	Settlement For Earlier Developer	Lump Sum		Rs. 0.00 Lakhs
43	Consultants Cost incl. GST	4,93,179.99 SFT	Rs. 180	Rs. 887.72 Lakhs
44	Mechanical Parking incl. GST	0 Nos	Rs. 1.0 Lakhs	Rs. 0.00 Lakhs
45	0% Escalation of premium for SDRR	Rs. 5782 Lakhs	0.00%	Rs. 0.00 Lakhs
46	Compensation to garages	0 Nos	Rs. 0 Lakhs	Rs. 0.00 Lakhs
47	Brokerage for Project	Lump Sum		Rs. 0.00 Lakhs
48	DM Fees @ 0% - NA	Lump Sum		Rs. 0.00 Lakhs
49	Admin & Marketing @ 4%	Lump Sum		Rs. 1120.00 Lakhs
50	Contingencies @ 5%	Lump Sum		Rs. 1400.00 Lakhs
51	Sub-Total			Rs. 30507.73 Lakhs

Note: Cost centres for GST, Stamp Duty & Finance Cost are variable based on percentage offered. Hence they have been considered in Sensitivity Analysis only.

We have not considered the GST for FSI, TDR, MCGM premiums, Landlord Share

We have considered SDRR Land Rate of 2024-25 for MCGM Premiums

(13) SENSITIVITY ANALYSIS FOR OPTION IV								
Option IV - Joint Developer Redevelopment Of 4 Societies (10,000 SQM) With Shifting under Reg 30, 33 (9) of MCGM DCPR 2034 for FSI 5.4 - Residential								
Sr. No.	Particulars		Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6
		Equivalent RERA CA %	50.00%	50.00%	50.00%	60.00%	60.00%	65.00%
		Addl MOFA CA % proposed	43.54%	43.54%	43.54%	53.11%	53.11%	57.89%
		Mandatory RERA CA purchase	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		Hardship Compensation	Rs. 250/-	Rs. 500/-	Rs. 750/-	Rs. 1,000/-	Rs. 1,100/-	Rs. 2,000/-
		Consideration To Landlord	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr	Rs. 0.00 Cr
		Shopping avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-
		1st floor offices avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-
		Upper floor offices avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-
		Industrial unit avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-
		Residential sale rate to member	Rs. 27,000/-	Rs. 27,900/-	Rs. 29,700/-	Rs. 31,500/-	Rs. 33,300/-	Rs. 34,200/-
Residential avg sale rate	Rs. 30,000/-	Rs. 31,000/-	Rs. 33,000/-	Rs. 35,000/-	Rs. 37,000/-	Rs. 38,000/-		
(A) Area Calculations								
1	New RERA carpet area available incl FCA	2,26,743.17	2,26,743.17	2,26,743.17	2,26,743.17	2,26,743.17	2,26,743.17	
2	RERA CA to Landlord - NA	0.00	0.00	0.00	0.00	0.00	0.00	
3	Existing CA of the Society	59,984.96	59,984.96	59,984.96	59,984.96	59,984.96	59,984.96	
4	Additional RERA CA to the Society	29,992.48	29,992.48	29,992.48	35,990.98	35,990.98	38,990.22	
5	RERA CA to Terraces (33%) & garages (33%)	0.00	0.00	0.00	0.00	0.00	0.00	
6	RERA CA loss for FCA of members	15,297.00	15,297.00	15,297.00	10,198.00	10,198.00	7,651.00	
7	Mandatory RERA CA purchase	0.00	0.00	0.00	0.00	0.00	0.00	
8	RERA CA to Landlord / Society including FCA	1,05,274.44	1,05,274.44	1,05,274.44	1,06,173.94	1,06,173.94	1,06,626.18	
9	RERA CA to MHADA	0.00	0.00	0.00	0.00	0.00	0.00	
10	Shopping RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00	
11	1st floor offices RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00	
12	Upper floor offices RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00	
13	Industrial Units RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00	
14	Residential extra RERA CA to Members for sale	0.00	0.00	0.00	0.00	0.00	0.00	
15	Residential RERA carpet area for free sale	1,21,468.73	1,21,468.73	1,21,468.73	1,20,569.23	1,20,569.23	1,20,116.99	
(B) Financial Calculations - Expected Expenditure On The Project								
1	Cost Of Construction	Rs. 178.24 Cr.	Rs. 178.24 Cr.	Rs. 178.24 Cr.	Rs. 178.24 Cr.	Rs. 178.24 Cr.	Rs. 178.24 Cr.	
2	FSI, TDR, MCGM Costs	Rs. 62.10 Cr.	Rs. 62.10 Cr.	Rs. 62.10 Cr.	Rs. 62.10 Cr.	Rs. 62.10 Cr.	Rs. 62.10 Cr.	
3	Total Cost Of Rent	Rs. 26.15 Cr.	Rs. 26.15 Cr.	Rs. 26.15 Cr.	Rs. 26.15 Cr.	Rs. 26.15 Cr.	Rs. 26.15 Cr.	
4	Total Cost of Hardship Compensation + Corpus	Rs. 1.50 Cr.	Rs. 3.00 Cr.	Rs. 4.50 Cr.	Rs. 6.00 Cr.	Rs. 6.60 Cr.	Rs. 12.00 Cr.	
5	Monetary Consideration To Landlord	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
6	Settlement of Earlier Developer	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
7	Consultants Cost	Rs. 8.88 Cr.	Rs. 8.88 Cr.	Rs. 8.88 Cr.	Rs. 8.88 Cr.	Rs. 8.88 Cr.	Rs. 8.88 Cr.	
8	Total Cost of Mechanical Parking	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
9	0% Escalation of premium for SDRR	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
10	Compensation to garages	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
11	Admin, Mktg & Contingencies etc	Rs. 25.20 Cr.	Rs. 25.20 Cr.	Rs. 25.20 Cr.	Rs. 25.20 Cr.	Rs. 25.20 Cr.	Rs. 25.20 Cr.	
12	Stamp duty & registration for all legal docs	Rs. 7.10 Cr.	Rs. 7.16 Cr.	Rs. 7.29 Cr.	Rs. 7.41 Cr.	Rs. 7.47 Cr.	Rs. 7.83 Cr.	
13	5% GST on Rehab SDRR Mkt Rate, Corpus, Rent	Rs. 8.71 Cr.	Rs. 8.79 Cr.	Rs. 8.86 Cr.	Rs. 9.00 Cr.	Rs. 9.03 Cr.	Rs. 9.33 Cr.	
14	Sub-Total	Rs. 317.88 Cr.	Rs. 319.52 Cr.	Rs. 321.22 Cr.	Rs. 322.98 Cr.	Rs. 323.67 Cr.	Rs. 329.73 Cr.	
15	Finance Cost (15% for 18 M) + MCGM Interest	Rs. 24.58 Cr.	Rs. 24.81 Cr.	Rs. 25.03 Cr.	Rs. 25.26 Cr.	Rs. 25.26 Cr.	Rs. 26.16 Cr.	
16	Total estimated cost of the project	Rs. 342.46 Cr.	Rs. 344.33 Cr.	Rs. 346.25 Cr.	Rs. 348.24 Cr.	Rs. 348.93 Cr.	Rs. 355.89 Cr.	
17	Cost of project per SFT on saleable area	Rs. 28,194/-	Rs. 28,348/-	Rs. 28,506/-	Rs. 28,883/-	Rs. 28,941/-	Rs. 29,629/-	
18	Approx. Seed Capital	Rs. 95.00 Cr.	Rs. 96.00 Cr.	Rs. 97.00 Cr.	Rs. 98.00 Cr.	Rs. 98.00 Cr.	Rs. 102.00 Cr.	
(C) Financial Calculations - Expected Revenue And Profit From The Project								
1	Value of shopping	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
2	Value of 1st floor offices	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
3	Value of upper floor offices	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
4	Value of industrial garages	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
5	Value of extra CA to members @ 10% discount	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
6	Value of residential flats	Rs. 364.41 Cr.	Rs. 376.55 Cr.	Rs. 400.85 Cr.	Rs. 421.99 Cr.	Rs. 446.11 Cr.	Rs. 456.44 Cr.	
7	Value of parking @ Rs. 12 Lakhs	Rs. 30.60 Cr.	Rs. 30.60 Cr.	Rs. 30.60 Cr.	Rs. 30.36 Cr.	Rs. 30.36 Cr.	Rs. 30.24 Cr.	
8	Revenue from Sale of TDR	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
9	Expected gross sale value	Rs. 395.01 Cr.	Rs. 407.15 Cr.	Rs. 431.45 Cr.	Rs. 452.35 Cr.	Rs. 476.47 Cr.	Rs. 486.68 Cr.	
10	Less brokerage on sale value @ 2%	Rs. 7.90 Cr.	Rs. 8.14 Cr.	Rs. 8.63 Cr.	Rs. 9.05 Cr.	Rs. 9.53 Cr.	Rs. 9.73 Cr.	
11	Net Revenue From the Project	Rs. 387.11 Cr.	Rs. 399.01 Cr.	Rs. 422.82 Cr.	Rs. 443.30 Cr.	Rs. 466.94 Cr.	Rs. 476.95 Cr.	
12	Less total cost of the Project	Rs. 342.46 Cr.	Rs. 344.33 Cr.	Rs. 346.25 Cr.	Rs. 348.24 Cr.	Rs. 348.93 Cr.	Rs. 355.89 Cr.	
13	Net Profit from project over const period	Rs. 44.65 Cr.	Rs. 54.68 Cr.	Rs. 76.57 Cr.	Rs. 95.06 Cr.	Rs. 118.01 Cr.	Rs. 121.06 Cr.	
14	Net Profit per SFT on Saleable area	Rs. 3,675/-	Rs. 4,501/-	Rs. 6,303/-	Rs. 7,884/-	Rs. 9,787/-	Rs. 10,078/-	
15	Returns on the project	Total returns on revenue	11.53%	13.70%	18.11%	21.44%	25.27%	25.38%
		Total returns on total cost	13.04%	15.88%	22.11%	27.30%	33.82%	34.02%
		Yearly returns on total cost	3.26%	3.97%	5.53%	6.82%	8.46%	8.50%
		Total returns on seed capital	47.00%	56.96%	78.94%	97.00%	120.42%	118.69%

(14) LIST OF AMENITIES TO BE EXPECTED

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. 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.

The Society in consultation with PMC reserves the right to alter, modify or change specifications as per requirements of the Society but within specified amenities / fittings / fixtures etc. on equivalent basis in terms of value. The Society in consultation with PMC reserves the right to specify other equivalent brand as may be approved at the discretion of the PMC after verifying the quality thereof. All design, drawings, specifications, amenities, finishes etc. shall be as approved by the Society in consultation with PMC.

General	
1	a The total construction shall be as per relevant Indian Standard Code of Practice.
	b All Construction Specifications irrespective of being individually specified or not will be as per latest BIS / NBC Codes.
	c Material's Specifications will be of ISI or Quality Standards exceeding to ISI of Top / First Quality and as per National Building Code.
	d 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.
	e The specifications are indicative as minimum specification.
	f The specifications & finishes to all common areas & external treatments to all buildings / wings shall be identical. No difference shall be permitted by the Society
	g The standard internal finishes to sale area shall be as per purchasers requirement.
RCC	
	a The RCC structure shall be framed structure designed for earthquake resistance as per relevant IS code and National Building code.
2	b All the RCC works viz. Pile Foundation Open Footings, RCC Plinth beams, Floor, Beams, RCC Columns, Staircase, Lift well, RCC Over Head Tanks, Under Ground Tanks, Lift Machine Rooms, RCC Loft over Bathrooms, W.C. & Kitchen etc. shall be as per IS 456 and shall be designed for Earth Quake Forces and Wind Forces as per IS 1893 and as per Drawing.
	c The type of construction / foundation will be as per the geological soil investigation report.
	d The minimum grade of concrete for all RCC work shall be M30 and as approved by PMC.
	e The minimum grade of reinforcing steel shall be Tor TMT 500 of ISI make.

(14) LIST OF AMENITIES TO BE EXPECTED

2	f	The minimum grade of cement used in RCC shall be of grade 43 ordinary Portland cement for structural work. Cement used in non-structural work shall be of grade 33 ordinary Portland cement.
	g	Columns on RAFT foundation as per Structural Engineers requirement.
	h	Horizontal tie beams at the stilt level to enhance structural stability of the building.
	i	Appropriate and approved construction chemicals & concrete additives shall be used to protect the reinforcement from corrosion.
Structure		
3	a	All external walls shall be minimum 150 mm thick Autoclaved Aerated Concrete (AAC) Blocks with thin bed mortar.
	b	All internal walls shall be minimum 100 mm thick Autoclaved Aerated Concrete (AAC) Blocks with thin bed mortar.
	c	Internal Walls between Flats shall be of minimum 150 mm thick AAC Blocks
	d	All Toilet Walls shall be of minimum 200 mm thick AAC Blocks for concealed plumbing
	e	All internal surfaces shall be finished with coat cement mortar plaster finished with gypsum surface plaster of approved brands.
Planning		
4	a	The Buildings will be planned for High-rise residential tower with ultra modern elevation
	b	All living rooms & bedrooms shall not have any dimensions less than 2.90 M (9'6"). The Society's requirement is for spacious rooms as per their existing rooms.
	c	Adequate care shall be taken for proper cross ventilation and natural lighting in all flats.
	d	Low Maintenance modern elevation treatment to give elegant modern aesthetic looks.
	e	Floor to floor height shall be at least 3.05 M (10'-0"). There shall be no variation in floor to floor height for residential flats of existing members and new proposed members (sale flats).
	f	The plot shall be filled to make formation level at-least 1'-0" above existing road level & the stilt level shall be at-least 0'-6" above the formation level.
Common Areas		
5	a	Designer entrance lobby shall be with combination of Italian Marble, Indian Marble or Granite including full height dado as per approved design.
	b	2 / 3 automatic high speed lift per wing of capacity 13 persons or more as specified including 1 service lift.
	c	Designer lift lobby to be provided at all floors including Granite or Marble jambs around lift openings at all floors
	d	Air-conditioned Indoor games room and gymnasium / fitness centre with wash room & change room as per Society's requirement.
	e	Fully furnished, air-conditioned Society office with toilet, intercom, telephone facilities, cupboards for storage, etc. complete; of maximum permissible area as per MCGM norms.
	f	Adequate refuge areas as per MCGM norms.

(14) LIST OF AMENITIES TO BE EXPECTED

5	g	Common Passage shall be naturally ventilated. Further, Provision for fans in common passage
	h	Cablings for local video cable connection or DTH connection shall be provided to all units.
	i	Cablings for MTNL telephone line shall be provided to all units.
	j	Uniform Decorative name plate should be provided to all flats at all floors
	k	Uniform Metal Letter boxes for all flat owners shall be placed at appropriate location
	l	Single piece marble or granite treads and risers for all staircases as approved by PMC. 150 mm high granite or marble skirting to be provided for staircase.
	m	Decorative SS railing for staircase as approved by PMC
	n	Decorative compound wall with Decorative Pillars / Gates.
	o	Paver blocks / Chequered Tiles for open ground.
	p	Tremix Concrete Flooring with Joints for open ground.
	q	Common toilets on ground / podium etc. and servant toilets on staircase midlanding
	r	Green Building Certification as per Maharashtra Green Building Policy
	s	Provision of installation of DTH on terrace as per Service Providers Guidelines
Security System		
6	a	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.
	b	CCTV Area surveillance systems in lobby, passages & all common areas connected to the Security Desk on Ground Floor & Society Office.
	c	All entry and exit shall have a watchman / security cabin with surveillance equipments.
	d	All entrances halls of all wings shall have security desk with intercom & video connection to all units in the whole complex.
	e	All such security desk shall be inter-connected to all flats and central security room.
	f	All surveillance equipments shall have capacity for 60 days storage of recordings
	g	Intercom & Video Door Phone (from security desk to flat & internal flat to flat).
Common Services		
7	a	Adequate capacity underground & over head RCC water storage tank with bore well & dual water supply system as per MCGM norms.
	b	Underground RCC water storage tank shall be provided with submersible pumps, auto level controller, starters etc. complete of approved make.
	c	Fire fighting System along with fire alarm, automatic sprinkler / hooter system etc. complete as per CFO's requirement and as specified.
	d	Fire fighting requirements for RCC underground & over head water storage tank as per statutory requirements and as per CFO's NOC.

(14) LIST OF AMENITIES TO BE EXPECTED

7	e	Electric Sub-station of adequate capacity as per statutory requirements
	f	Adequate generator power backup for all essential common services.
	g	Rain water harvesting as per statutory requirements.
	h	Vermi-culture pits as per statutory requirements.
	i	Well designed garbage disposal system should be provided
	j	Anti-termite treatment to complete project.
	k	Water proofing to all wet surfaces including toilets, baths, WCs, kitchen nahani's, terraces, chajja's, canopies etc. from approved agencies with ten year's guarantee to be given by the water proofing company in favour of Society on stamp paper.
	l	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.
	m	Bore wells including the necessary electrical connection along with submersible pumps and automatic water controller shall be provided as per MCGM rules and regulations for flushing purposes
	n	Arrangement for mounting of split AC in all living rooms and bedrooms including provision of for outdoor units, power supply, conduit arrangement etc. complete as directed.
	o	Meter room of adequate size at ground floor
	p	Adequate Infrastructure like layout roads, storm water drains, street lighting etc. and as approved by statutory bodies
	q	Adequate lighting to whole complex including stilts, basements, podiums, streets, roads, pavements, gardens and all other common areas.
8	Electrification	
	a	Adequate provision for electric points for lights, fans, exhaust fans, bell points, plug points, power points etc. as per design & specification.
	b	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.
	c	Adequate electrical points in toilets / bath / WC for lighting, exhaust fans, water heating purposes etc. as per design & specification.
	d	All switches, switchboards, fittings & fixtures shall be modular of approved make.
	e	All light & fan fittings & fixtures in all rooms.
	f	AC / TV / Cable / Internet TV Point in all habitable room.
	g	One broad band connection in each flat if feasible as per MTNL norms & as per Society's requirements.
	h	Wiring for telephone in all habitable rooms & kitchen.
	i	MCB and ELCB shall be provided in each flat with independent circuits & circuit breakers.
	j	Three phase electrical supply with proper earthing to all units
k	The total electrification shall be concealed and the fittings & fixtures provided shall be of 1st quality of approved make.	

(14) LIST OF AMENITIES TO BE EXPECTED

8	l	Excellent quality concealed electrification with fire retardant ISI mark cables, wires, pipes etc. of approved make.
	m	Adequate provisions for all electrical works in compound, gate, common service areas, stilts, staircase, common passages, terrace, lift machine room, etc. where ever required.
	n	All electrical works to comply with regulation of electricity board and electric supply & company.
	o	Location and type of fitting and fixtures should be approved by the PMC before starting electrical work
	p	All electrical fixtures shall be of 5-star rating
Plumbing		
9	a	Excellent quality of concealed plumbing, pipes & fittings.
	b	Total concealed plumbing shall be of 1st quality U-PVC of ISI mark.
	c	UPVC pipes and ring pipe fittings of approved make for external looping and down-takes.
	d	External drainage pipes should be UPVC pipes of approved make
	e	The Under Ground Drainage pipes shall be of the best quality S. W.G. pipes and fitting with box connecting.
	f	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 BMC water main including Water master and be carried out through Licensed as per BMC requirement.
	g	All vertical down take water supply & drainage pipes shall have spacers
	h	All junctions of vertical down take water supply pipes shall use Strainers
	i	Necessary points for water purifier, washing machine shall be provided at suitable location
	j	MS lockable Glass Fibre Reinforce Drainage chambers with Polyester Resin shall be provided as per MCGM specifications
Kitchen		
10	a	MGL gas connection in Kitchen for cooking & heating
	b	Kitchen platform shall be either 'L' shaped, 'U' shaped or on opposite walls as approved by the Society in consultation with PMC.
	c	Main kitchen platform with conventional 675mm wide, 19mm thick granite platform on top & below with kadappa infrastructure including granite facia patti with moulding as per approved design & specification.
	d	Second platform with 600mm wide, 19mm thick granite platform on top & below with kadappa infrastructure including granite facia patti with moulding as per approved design & specification.
	e	Stainless steel sink with a minimum size of 600 x 450 x 250 mm
	f	The kitchen sink shall be provided with hot & cold mixture sprout as per design & specification approved by Society in consultation with PMC.
	g	Proper arrangement shall be provided for dish washer like power, water supply & drainage in kitchen.
	h	Exhaust fans in Kitchen of approved make.

(14) LIST OF AMENITIES TO BE EXPECTED

Bath, WC & Toilets	
11	a All Sanitary fittings & fixtures provided shall be of 1st quality
	b Wall mounted toilets with concealed dual flush system with soft closer seat cover.
	c Branded electric storage type water heaters in all bath / toilets of approved make.
	d Exhaust fans in bath / WC / toilet of approved make.
	e Loft in all bathroom & toilets.
	f Hot & cold water diverter including sprout & shower etc. complete in bathroom & toilets of approved make as per approved design & specification.
	g Hot & cold water mixture in hand wash basins as per approved design & specification.
	h UPVC pipes and ring pipe fittings for external looping and down-takes as specified.
	i Proper arrangement for washing machine like power, water supply & drainage.
	j All flats shall be provided with one hand wash basin in common passage of the flat
Paints	
12	a Velvet Touch / Lustre paint for all internal surfaces.
	b Acrylic emulsion weather coat paint to all external surfaces
	c Internal walls should be first finished with rough cement plaster which will be then finished with Gypsum and finally wall putty. Paint shall be applied later.
Tiling & Flooring's	
13	a 1000 x 1000 mm joint-free, homogeneous full body vitrified flooring in living room as per approved design & specification. 100 mm high vitrified tile skirting flush to wall matching with design of flooring.
	b 800 x 800 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.
	c 800 x 800 mm anti-skid tiles in flooring & 600 x 600 mm full height ceramic tile dado with border & motif in kitchen of approved make as per approved design & specification. 100 mm high vitrified tile skirting flush to wall matching with design of flooring.
	d 600 x 600 mm Anti-skid tiles in flooring & 600 x 600 mm full height ceramic tile dado with border & motif in bath / toilets / WC. All tiles will be designer colour tiles of approved make as per approved design & specification.

(14) LIST OF AMENITIES TO BE EXPECTED

		Door
14	a	50 MM (2") thick Decorative entrance door with well treated solid core veneer finish flush door 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.
	b	35 MM (1 1/2") thick Well treated solid core plastic laminate (Sunmica) finished flush doors 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.
	c	Water proof marine grade solid core plastic laminate finish flush doors to Bath / WC /Toilet with all hardware fittings & fixtures including locks etc. complete of approved make as per approved design & specification.
	d	Safety Guard Door for each flat with brass fittings & fool proof locking arrangement including safety chain, lock, aldrop, tower bolt, telescopic peep hole, handle, door stopper etc. complete of approved make as per approved design & specification.
	e	Main door frames shall be of Teak Wood with double pattis including moulding
	f	All other Door frames shall be of Granite with double pattis including moulding
	g	All hardware fittings shall be of brass CP / brass powder coated of premium quality as specified by the Society in consultation with PMC.
		Windows
15	a	Anodized / Powder Coated Aluminium Sliding Windows of 1 1/4" or 1 1/2" series with plain / frosted / tinted glass with all hardware fittings & fixtures including locks etc. complete of approved make as per design & specification approved.
	b	Granite / marble sills with double pattis including moulding to all windows
	c	Window frames shall be of Granite / marble with double pattis including moulding
	d	External mild steel 10 mm square bar security grills for all windows / ventilators as per design & specification approved if permitted by MCGM.
	e	All hardware fittings shall be of brass CP / brass powder coated of premium quality as specified by the Society in consultation with PMC.

(15) LIST OF APPROVED MATERIALS & SUPPLIERS(16) LIST OF APPROVED MATERIALS & SUPPLIERS

1	Cement – OPC	Ultra-tech, Gujarat Ambuja, ACC
2	Cement – PPC	Ultra-tech, Gujarat Ambuja, ACC
3	White Cement	Birla, JK
4	Mild, Tor steel (TMT) Grade 500	SAIL, TISCO, RILL, Jindal
5	Screws	G.K.W. Nettelfold, C.P. finished.
6	Bricks	Ordinary Clay burnt bricks of any brand conforming to IS 1077
7	AAC Blocks	Ultratech, HIL, Aercon AAC, Ecolite
8	Ceramic Tiles	NITCO, Kajaria, Johnson, Somany, RAK
9	Vitrified Tiles	NITCO, Kajaria, Johnson, Somany, RAK
10	Chequered Tiles, Paver Blocks	NITCO, Gubbi
11	Adhesive, Grout	Bal Adhesive, Pidilite, MC Bauchieme, Roff Chemicals., Fosroc Latcrete
12	Solid core flush Shutter	Anchor, Shivam, Anand, Kuty
13	Aluminium	Jindal, Indal, Hindalco, Domal, Boruka
14	Hardware	Dorset, Hafele, Sobeet
15	Locks	Dorset, Hafele, Sobeet, Godrej, Yale.
16	External Paints	Asian, I.C.I., British, Nerolac, Renovo
17	Internal Paints	Asian (Royale or Velvet), Nerolac, I.C.I., Berger
18	Putty	Birla wall putty
19	Cement Paint	Supremcem, Snocem India, NitcoCem
20	Acrylic Paint	Snowcem Paint, Asian Paint, Nitco Paint
21	Waterproofing	India waterproofing CC, Likproof India Pvt. Ltd., Overseas waterproofing Co., Nina Industries, Sunanda
22	Chemical Admixtures & Waterproofing compounds	MC Bauchemie, Krishna, Conchem Products Pvt. Ltd., CICO, Sunanda Chemicals, Apurva Buildcare, Texsa
23	Silicon Sealants	Dow Corning, GE, Pidilite, Mccoy
24	Polysulphide sealants	MC Bauchemie, CICO, Pidilite
25	Gypsum plaster	India Gypsum Ltd., PermaBoard
26	Glass	St. Gobain, ASAHI, MODI, Pilkintan
27	PVC	Fenesta, LG
28	Plastering adhesive	MC Bauchemie, NITCO BOND – PVA, FOSROK
29	Gypsum Board	India Gypsum, Armstrong
30	Waterproofing works	Nina, Leakproof, Overseas, Xypex, Aqua Alliance
31	Lift	Schindler, Kone, Otis, Thyssenkrupp
32	Water Purifier	Kent, Aquaguard, Ultraguard

(15) LIST OF APPROVED MATERIALS & SUPPLIERS(16) LIST OF APPROVED MATERIALS & SUPPLIERS

33	Sink	Nirali, Diamond, Tuff
34	Exhaust Fans	Crompton Greaves, Havells
35	Fans	Crompton Greaves, Havells
36	Light Fixtures	Philips, GE, Bajaj, Wipro
37	LED Light Fixtures	Philips, Syska, Blu
38	Electrical Swithces & Switchboards	Crabtree, Legrand
39	Electrical Mainboards	Havells, Legrand, Indoasian
40	MCB's & ELCB's	Havells, Legrand, Indo Kopp, Siemens
41	Electrical Wiring & Cables	Havells, Finolex, Polycab
42	Motor Starter	L & T, Siemens
43	Hydro Pumps, panels & Equipment and Fire & sprinkler Pumps	H.B.D. Grundfoss, Kirloskar
44	Water Pumps	Crompton Greaves, Kirloskar
45	Sanitary Ceramic Fixtures	Parryware, Hindware
46	Plumbing Hardware	Jaquar, Mark
47	Galvanized Pipes & Fittings	Tata, Zenith ISI Mark, Surya
48	U-PVC Pipes & Fittings	Finolex, Astral
49	CI Pipes	Neco
50	Drainage Chambers	Everlast, Duraa
51	CCTV & Video-Door Phone	Panasonic, Hyundai, Honeywell, Zicom
52	Security Apparatus	Panasonic, Hyundai, Honeywell, Zicom
53	Electric Water Heater	Spherehot, Bajaj, Racold
Note: The above amenities list is not exhaustive. Complete amenities list shall be finalized by the PMC / Society at the time of Development Agreement.		

(16) CONCLUSIONS AND OUR RECOMMENDATIONS

Looking to the financial viability report and by considering the prevailing market condition, the redevelopment of Ashirawd Majas Madhu CHSL is viable with thin margins

Our recommendations have been detailed below.

Option I - Joint Developer Redevelopment under Reg 30, 33 (7) (B) of MCGM DCPR 2034 for FSI 3.24 - Residential

The proposal is expected to be for stilt floor for parking, 3 podiums for parking, and 18 to 21 upper floors

1	a	Additional RERA carpet area to existing units	25.00%	to	25.00%	
	b	Equivalent MOFA carpet area	19.62%	to	19.62%	
	c	Mandatory RERA carpet area purchase	0.00%	to	0.00%	
	d	Hardship Compensation per SFT of existing carpet area for				
			Commercial units - shops	Rs. 0/-	to	Rs. 0/-
		Residential units	Rs. 0/-	to	Rs. 0/-	

Option II - Joint Developer Redevelopment under Reg 30, 33 (11) of MCGM DCPR 2034 for FSI 5.4 - Residential

The proposal is expected to be for 1 basement for parking, stilt floor for parking, 3 podiums for parking, and 18 to 21 upper floors

2	a	Additional RERA carpet area to existing units	25.00%	to	25.00%	
	b	Equivalent MOFA carpet area	19.62%	to	19.62%	
	c	Mandatory RERA carpet area purchase	0.00%	to	0.00%	
	d	Hardship Compensation per SFT of existing carpet area for				
			Commercial units - shops	Rs. 0/-	to	Rs. 0/-
		Residential units	Rs. 0/-	to	Rs. 0/-	

Option III - Joint Developer Redevelopment under Reg 30, 33 (7) (B), 33 (20) (B) of MCGM DCPR 2034 for FSI 5.4 - Residential

The proposal is expected to be for 1 basement for parking, stilt floor for parking, 3 podiums for parking, and 18 to 21 upper floors

3	a	Additional RERA carpet area to existing units	25.00%	to	25.00%
	b	Equivalent MOFA carpet area	19.62%	to	19.62%

(16) CONCLUSIONS AND OUR RECOMMENDATIONS					
3	c	Mandatory RERA carpet area purchase	0.00%	to	0.00%
	d	Hardship Compensation per SFT of existing carpet area for			
		Commercial units – shops	Rs. 0/-	to	Rs. 0/-
		Residential units	Rs. 0/-	to	Rs. 0/-
Option IV – Joint Developer Redevelopment Of 4 Societies (10,000 SQM) With Shifting under Reg 30, 33 (9) of MCGM DCPR 2034 for FSI 5.4 – Residential					
The proposal is expected to be for stilt floor for parking, 8 podiums for parking, and 28 to 30 upper floors					
4	a	Additional RERA carpet area to existing units	50.00%	to	60.00%
	b	Equivalent MOFA carpet area	43.54%	to	53.11%
	c	Mandatory RERA carpet area purchase	0.00%	to	0.00%
	d	Hardship Compensation per SFT of existing carpet area for			
Commercial units – shops		Rs. 500/-	to	Rs. 1,100/-	
		Residential units	Rs. 500/-	to	Rs. 1,100/-
Currently we are not eligible for CDS, and we require plot area of 6,000 SQM. We have assumed that the Society shall amalgamate with other plots and achieve a plot size of at least 10,000 SQM. We have assumed that the HPC shall consider buildings 30 years old.					
5	Depending on the Govt. / MCGM policies, brand value, market conditions, etc. the cost centres and sale rate for new premises may vary. Hence, depending on various scenarios, the Projected Additional Carpet Area And Hardship Compensation shall vary.				
	Accordingly, we have provided 6 scenarios in Sensitivity Analysis based on various sale rates for new premises as noted above to assess the probable benefits to members.				
6	Option I – Joint Developer Redevelopment under Reg 30, 33 (7) (B) of MCGM DCPR 2034 for FSI 3.24 – Residential				
	Projected Construction Period, and Grace Period	(1) 'Construction Period' – 36 months.			36 Months
		(2) 'Grace Period' – 06 months.			
	Option II – Joint Developer Redevelopment under Reg 30, 33 (11) of MCGM DCPR 2034 for FSI 5.4 – Residential				
Projected Construction Period, and Grace Period	(1) 'Construction Period' – 42 months.			42 Months	
	(2) 'Grace Period' – 06 months.				

(16) CONCLUSIONS AND OUR RECOMMENDATIONS				
6	Option III - Joint Developer Redevelopment under Reg 30, 33 (7) (B), 33 (20) (B) of MCGM DCPR 2034 for FSI 5.4 - Residential			
	Projected Construction Period, and Grace Period	(1) 'Construction Period' - 42 months.	42 Months	
		(2) 'Grace Period' - 06 months.		
	Option IV - Joint Developer Redevelopment Of 4 Societies (10,000 SQM) With Shifting under Reg 30, 33 (9) of MCGM DCPR 2034 for FSI 5.4 - Residential			
Projected Construction Period, and Grace Period	(1) 'Construction Period' - 48 months.	48 Months		
	(2) 'Grace Period' - 06 months.			
Rent For 'Construction Period'				
7	a	For Commercial Units - Shops	Rs. 0/- per SFT for 1st period (12 M)	
			Rs. 0/- per SFT for 2nd period (6 M)	
	c	For Residential Units	Rs. 80/- per SFT for 1st period (12 M)	
			Rs. 85/- per SFT for 2nd period (12 M)	
			Rs. 90/- per SFT for 3rd period (12 M)	
			Rs. 95/- per SFT for 4th period (6 M)	
	d	Buffer, Brokerage, Logistics etc.	1 months rent for buffer period	
1 months rent for Brokerage charges				
1 months rent for Logistics / shifting - to & fro				
Parkings				
8	a	To Owner / Tenants	As per MCGM norms	105 Nos
	e	Parking for 2 Wheelers	Over and above Car Parking provided, sufficient independent area to be demarcated for 2-Wheelers parking	

(16) CONCLUSIONS AND OUR RECOMMENDATIONS

9	Note on Development Model and Benefits Considered	<p>For Option I, The property shall be developed through the selected Developer wherein they shall give a fixed offer to the members in terms of extra area, rent, corpus etc. in lieu of redevelopment rights of the property. All the task shall be undertaken by the Developer, including arranging finance, and selling the sale premises. Further they shall taking all the risk for the project, and consequently, all profit and loss shall be retained by them.</p> <p>For Option II, The property shall be developed through the selected Developer wherein they shall give a fixed offer to the members in terms of extra area, rent, corpus etc. in lieu of redevelopment rights of the property. All the task shall be undertaken by the Developer, including arranging finance, and selling the sale premises. Further they shall taking all the risk for the project, and consequently, all profit and loss shall be retained by them.</p> <p>For Option III, The property shall be developed through the selected Developer wherein they shall give a fixed offer to the members in terms of extra area, rent, corpus etc. in lieu of redevelopment rights of the property. All the task shall be undertaken by the Developer, including arranging finance, and selling the sale premises. Further they shall taking all the risk for the project, and consequently, all profit and loss shall be retained by them.</p> <p>For Option IV, The property shall be developed through the selected Developer wherein they shall give a fixed offer to the members in terms of extra area, rent, corpus etc. in lieu of redevelopment rights of the property. All the task shall be undertaken by the Developer, including arranging finance, and selling the sale premises. Further they shall taking all the risk for the project, and consequently, all profit and loss shall be retained by them.</p>
10	User to be permitted for free sale area	<p>(1) Only residential user or commercial user shall be permitted for free sale area as per respective Option.</p> <p>(2) No institutional user, educational user, industrial user, or any other user shall be permitted for free sale area.</p> <p>(3) It shall not be permissible to construct, allot or sell any religious structures</p>

(16) CONCLUSIONS AND OUR RECOMMENDATIONS		
11	Payment Of Stamp Duty & Registration	For Option I, Stamp duty & registration cost to be paid by the Developer on all legal documents related to redevelopment including Development agreement, Limited power of attorney & Permanent Alternate Accommodation Agreement
		For Option II, Stamp duty & registration cost to be paid by the Developer on all legal documents related to redevelopment including Development agreement, Limited power of attorney & Permanent Alternate Accommodation Agreement
		For Option III, Stamp duty & registration cost to be paid by the Developer on all legal documents related to redevelopment including Development agreement, Limited power of attorney & Permanent Alternate Accommodation Agreement
		For Option IV, Stamp duty & registration cost to be paid by the Developer on all legal documents related to redevelopment including Development agreement, Limited power of attorney & Permanent Alternate Accommodation Agreement
12	Payment Of GST	For Option I, GST to be paid by the Developer on all legal documents related to redevelopment including Development agreement, Limited power of attorney & Permanent Alternate Accommodation Agreement
		For Option II, GST to be paid by the Developer on all legal documents related to redevelopment including Development agreement, Limited power of attorney & Permanent Alternate Accommodation Agreement
		For Option III, GST to be paid by the Developer on all legal documents related to redevelopment including Development agreement, Limited power of attorney & Permanent Alternate Accommodation Agreement
		For Option IV, GST to be paid by the Developer on all legal documents related to redevelopment including Development agreement, Limited power of attorney & Permanent Alternate Accommodation Agreement
13	Payment of Rent till offer of possession to Members by selected Developer	The Rent shall be continued to be paid to the existing premises until the possession of the permanent alternate accommodation is offered to members / Society along with Full OC, and installation of all amenities and essential services such as domestic water supply, electric supply, gas connection, WC working and lift installation along with operation permission and no major civil work pending in the entire building.

(16) CONCLUSIONS AND OUR RECOMMENDATIONS	
14	<p>Free Fungible Compensatory Area</p> <p>As per current MCGM policy, 35% free Fungible Compensatory Area is permitted on any authorized existing BUA for existing members based on available documents only, and such FCA are non transferable to any other member / sale purchaser. Hence, free FCA have to be provided to existing members only. The existing members may have to purchase the said deficient FCA area, if any.</p> <p>Further, we have assumed that we have the requisite documents to obtain free FCA and benefits under Reg 33 (7) (B) of DCPR 2034. In case the documents are not available, then there shall be increase in the cost of the project.</p>
Note:	
15	<p>a The financial viability of the proposed redevelopment considering the entire factor such as revenue generated and probable expenditure incurred for the proposed redevelopment of the scheme and surplus generated is computed by assuming prevailing market rate for new premises.</p> <p>b This Project Feasibility Report is based on DCPR 2034, present market condition, prevailing cost of construction, cost of TDR, etc and assumptions made as stated herein. Any material change in these conditions or change in Govt. / MCGM policies may change the feasibility of the project.</p> <p>c The recommendations, appraisal, technical, financial, sensitivity calculations made in this project report shall be valid for a period of three months only from the date of issue subject to no material change in present market conditions, and Govt. / MCGM policies.</p> <p>d The PMC makes 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 the PMC. All the above are completely applicable to this document, irrespective of anything written anywhere else.</p> <p>e This Project Feasibility Report is intended to check the Viability of the Project and suggest a probable benefits to existing members. This Project Feasibility Report is not an actual offer.</p>
<p>Thanking You, For Dilip Sanghvi Consultants</p> <p>Sagar Dilip Sanghvi Principal Architect CA/2008/42920</p>	

ANNEXURE A – SUMMARY AND COMPARISON OF REGULATIONS

SN	Particulars	Option I	Option II	Option III	Option IV
1	Options Description	Option I - Joint Developer Redevelopment under Reg 30, 33 (7) (B) of MCGM DCPR 2034 for FSI 3.24 - Residential	Option II - Joint Developer Redevelopment under Reg 30, 33 (11) of MCGM DCPR 2034 for FSI 5.4 - Residential	Option III - Joint Developer Redevelopment under Reg 30, 33 (7) (B), 33 (20) (B) of MCGM DCPR 2034 for FSI 5.4 - Residential	Option IV - Joint Developer Redevelopment Of 4 Societies (10,000 SQM) With Shifting under Reg 30, 33 (9) of MCGM DCPR 2034 for FSI 5.4 - Residential
2	Regulation No	30, 33 (7) (B) of MCGM DCPR 2034	30, 33 (11) of MCGM DCPR 2034	30, 33 (7) (B), 33 (20) (B) of MCGM DCPR 2034	30, 33 (9) of MCGM DCPR 2034
3	Name of the Scheme	Society Redevelopment	SRA PTC Scheme	Affordable Housing Scheme	Cluster Redevelopment Scheme
4	Brief Description of Scheme	This is regular scheme for Society redevelopment wherein the Govt. Gives 15% of existing BUA or 10 SQM per member free of cost subject to members. Certain inclusive housing requirements may be there which can be shifted out within same or adjoining ward	This is SRA PTC Scheme. SRA permits free of cost higher FSI out of which some FSI is to be constructed and handed over to SRA. Clubbing is permitted and SRA portion can be shifted out in same ward or within 5 km. Hence, eventually full FSI can be used for sale and members	This is MCGM AH Scheme. MCGM permits free of cost higher FSI out of which some FSI is to be constructed and handed over to MCGM. Clubbing is permitted and MCGM portion can be shifted out in same ward or within 5 km. Hence, eventually full FSI can be used for sale and members	This is cluster redevelopment scheme. Members are permitted certain free area, and Developer is permitted certain incentive area. Balance FSI, if any, is to be shared between the Developer and MCGM. This MCGM / MHADA portion can be shifted out in same ward.
5	Redevelopment Model	Joint Developer Redevelopment	Joint Developer Redevelopment	Joint Developer Redevelopment	Joint Developer Redevelopment Of 4 Societies (10,000 SQM) With Shifting
6	Sale User	Residential	Residential	Residential	Residential
7	2019/2021 Premium Reductions	With No Premium Reductions	With No Premium Reductions	With No Premium Reductions	With No Premium Reductions
8	FSI Permitted excl FCA for our plot	2.400	4.000	4.000	4.000
9	FSI Permitted incl FCA for our plot	3.240	5.400	5.400	5.400
10	Approx New BUA	1,03,129 SFT	1,71,882 SFT	1,71,882 SFT	2,44,883 SFT
11	Approx New RERA CA	95,490 SFT	1,59,150 SFT	1,59,150 SFT	2,26,743 SFT
12	Existing Carpet Area	59,985 SFT	59,985 SFT	59,985 SFT	59,985 SFT
13	Approx RERA CA to Society	74,981 SFT	74,981 SFT	74,981 SFT	1,05,274 SFT
14	Approx RERA CA to Developer	20,509 SFT	84,169 SFT	84,169 SFT	1,21,469 SFT
15	Approx MCGM / MHADA / SRA BUA to be shifted excl FCA	0 SFT	34,100 SFT	25,500 SFT	0 SFT
16	Proposed Layout	The proposal is expected to be for stilt floor for parking, 3 podiums for parking, and 18 to 21 upper floors	The proposal is expected to be for 1 basement for parking, stilt floor for parking, 3 podiums for parking, and 18 to 21 upper floors	The proposal is expected to be for 1 basement for parking, stilt floor for parking, 3 podiums for parking, and 18 to 21 upper floors	The proposal is expected to be for stilt floor for parking, 8 podiums for parking, and 28 to 30 upper floors
17	Approx Cost	Rs. 137.11 Cr	Rs. 267.17 Cr	Rs. 261.32 Cr	Rs. 346.23 Cr
18	Approx Revenue @ Rs. 33k per SFT	Rs. 70.68 Cr	Rs. 289.50 Cr	Rs. 289.61 Cr	Rs. 422.82 Cr
19	Approx Profit	-Rs. 66.44 Cr	Rs. 22.33 Cr	Rs. 28.29 Cr	Rs. 76.59 Cr
20	Approx Profit Margin on Revenue	-94.00%	7.71%	9.77%	18.11%
21	Extra RERA CA %	25% to 25%	25% to 25%	25% to 25%	50% to 60%
22	Mandatory RERA CA purchase	0% to 0%	0% to 0%	0% to 0%	0% to 0%
23	Hardship Compensation / Surplus	Rs. 0/- to Rs. 0/- per SFT	Rs. 0/- to Rs. 0/- per SFT	Rs. 0/- to Rs. 0/- per SFT	Rs. 500/- to Rs. 1100/- per SFT
24	Rental Compensation	For Flats - Rs. 80/- per SFT for 1st 12 months and 6% increment thereafter			
25	Consideration To Society	Rs. 0.00 Lakhs	Rs. 0.00 Lakhs	Rs. 0.00 Lakhs	Rs. 0.00 Lakhs
26	Construction Period	36 Months	42 Months	42 Months	48 Months
27	Car Parking to Society	105 Nos	105 Nos	105 Nos	126 Nos
28	Compensatory Area to Terraces	33.00%	33.00%	33.00%	33.00%
29	Compensatory Area to garages	33.00%	33.00%	33.00%	33.00%
30	Consideration To Landlord	Rs. 0 Cr. to Rs. 0 Cr.	Rs. 0 Cr. to Rs. 0 Cr.	Rs. 0 Cr. to Rs. 0 Cr.	Rs. 0 Cr. to Rs. 0 Cr.
31	Note				Currently we are not eligible for CDS, and we require plot area of 6,000 SQM. We have assumed that the Society shall amalgamate with other plots and achieve a plot size of at least 10,000 SQM. We have assumed that the HPC shall consider buildings 30 years old.