FEASIBILITY REPORT

FOR REDEVELOPMENT OF KANGRA MITRA MANDAL CO-OP. HOUSING SOCIETY LTD.

By AARAMBH
DESIGNS & CONSULTANTS

NOVEMBER 2024

AARAMBH
DESIGNS & CONSULTANTS

Date: 16th November, 2024
To,
Chairman/Secretary,
Kangra Mitra Mandal C.H.S.L,
Dr. Annie Besant Road
Opp. Podar Hospital,
Worli, Mumbai -400 030.

Sub: Existing building on plot bearing **C.S No. 847, 848 & 855** of **Worli Estate**, **G/S Ward** situated on **Dr. Annie Besant Road & Dr. Jayavant Palkar Marg, Mumbai- 400 007**. Locally known as **"Kangra Mitra Mandal C.H.S.L"**

S.H: **Area & Financial Feasibility for redevelopment of Co-op Hsg. Soc.**

Dear Sir,

We refer to our last discussion in your society, the undersigned had with in matter of redevelopment of your society under **Worli Division**, **G/South Ward** situated on **Dr. Annie Besant Road & Dr. Jayavant Palkar Marg**, **Mumbai- 400 030**. As per the discussion, we take an opportunity to present a brief of the redevelopment options available for your plot with detailed FSI calculation as well as estimated cost of project. The same has been explained below.

BRIEF OVERVIEW OF REDEVELOPMENT OPTIONS:

Based on the data provided by you, our findings and observations of the plots are as follows:

Sr.no	Plot details	Plot area as per Property Card	Plot area as per Physical Survey	Setback (Area under Road widening)
1.	C.S. no 847 (Plot no. 231) ***Kangra Bhavan 2***	698.16 sq. mtrs	1597.44 sq. mtrs	155.65 sq. mtrs (Approximate)
2.	C.S. no 848 (Plot no. 232) ***Kangra Bhavan 1***	890.48 sq. mtrs		
3.	C.S. no 855 (Plot no. 239) ***Himachal House***	741.64 sq. mtrs	748.84 sq. mtrs	NIL

Address: 4 / 361A , Ground Floor , Tambe building, Dr. B. A. Road, King Circle, Matunga, Mumbai – 400019.
Phone No : +91 9773307432

1. As per **D.P remarks 2034,** the plot with C.S no. 847 & 848 are **affected** by **proposed or sanctioned Regular line (R.L) on Dr. Annie Basant Road** & **is not affected by any reservation. However,** as per D.P remarks plot is having access form approximately 36.60 mtrs wide Dr. Annie Besant Road on East side of Plots having C.T.S. Nos. 847 & 848 & approximately 12.20 mtrs. wide another internal access road (Dr. Jayavant Palkar Marg) on West side of Plot having C.T.S. Nos. 847 & 848 & on East side of Plot having C.T.S. No. 855. Hence, exact status of road must be obtained from competent authority to ascertain the exact existing road width & status as per municipal records.
2. Our plot will require Civil Aviation NOC for permissible height & it shall be required from **Civil Aviation Authorities (AAI).**
3. Our plot is affected by Metro Line, Hence NOS from the same will be required from **MMRDA Department**.
4. It is presumed that the title of the property vests with you, is **clear and marketable**.
5. As per the information gathered, you intend to go for redevelopment of your society. Since, the existing structure on subject plot is **Co-operative housing Society** in nature, the redevelopment will be processed under regulation **33(7)(B) of DCPR 2034** which states as below:

33(7)(B) Additional FSI for Redevelopment of existing residential housing societies excluding buildings covered under regulation 33(7) and 33(7)(A):

a. *In case of redevelopment of existing residential housing societies excluding buildings covered under regulation 33(7) and 33(7)(A) proposed by* ***Housing societies/land lords or through their proponents*** *where existing members are proposed to be re-accommodated on the same plot, incentive additional BUA to the extent of* ***15% of existing BUA or 10 sq. m per tenement*** *whichever is more shall be permissible* ***without premium****. Provided further that if the existing authorized BUA and incentive thereon as stated above is less than the permissible FSI as per regulation 30(A)(1), then society may avail* ***'Additional FSI on payment of premium/TDR' up to limit of permissible FSI****.*

b. *If* ***staircase, lift & lift lobby areas*** *are* ***claimed free of FSI by charging premium*** *as per* ***then prevailing Regulation****, then such areas to that extent only will be granted* ***free of FSI without charging premium.*** *If* ***staircase, lift & lift lobby areas*** *are* ***counted in FSI*** *in* ***earlier development****,*

*then **incentive additional FSI** as stated in **Sr. No 1** shall also be given on such area & such areas may be **availed free of FSI by charging premium** as per **these Regulations**.*

c. *This Regulation shall be applicable only when **existing members of the societies** are proposed to be **re-accommodated.***

d. *This regulation will be applicable for redevelopment of **existing authorized buildings** which are of **thirty years of age or more.***

e. ***Fungible compensatory area** admissible under **Regulation No. 31(3)** on the **existing authorized BUA** shall be **without charging premium** and over the **incentive additional BUA** by **charging of premium.***

6. In addition to above regulations, the FSI for your plot can be enhanced under regulation **33(12)(B) subject to maximum FSI 4.00** on plot.

33(12)(B) Removal and re-accommodation of tolerated /protected structures falling in the alignment of road: -

a. *In a scheme where removal of tolerated/protected structures falling in the alignment of existing road or widening of existing road for which road line has been prescribed or DP Road and re-accommodation of these tolerated/protected structures in the same administrative ward has been proposed for the expeditious removal of bottlenecks, the FSI may be allowed to be exceeded above the permissible FSI as mentioned below subject to following condition:*

b. *The tolerated residential structures shall be existing since prior to 17.04.1964 and non-residential structure shall be existing since prior to 01.04.1962 falling in the alignment of existing road or widening of existing road for which road line has been prescribed or DP Road.*

c. *The scheme plot and the tolerated structures as mentioned above falling in the alignment of the road shall be relocated in the same administrative ward.*

d. *It shall be responsibility of the scheme owner/developer who wishes to seek benefit under this Regulation to execute tri party registered agreement with the owner of the plot where such*

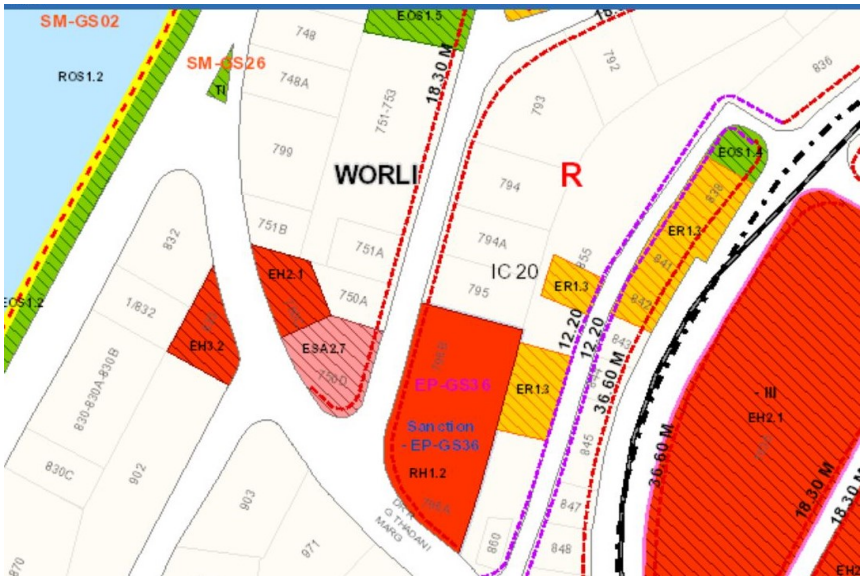
tolerated/protected structures are situated and with the occupiers of such structures in respect of removal of structures falling on road and the copy of the same shall be submitted to MCGM.

e. *The eligible residential/residential cum commercial tenant/occupants of tolerated structures shall be entitled for the minimum carpet area of 27.88 sq. m or the area equivalent to existing carpet area and in case of non-residential tenant/occupants, area equal to existing carpet area shall be allotted.*

f. *The owner of scheme shall be eligible for the BUA required for rehabilitation of existing tenants/occupants plus incentive BUA to the extent of 50% of BUA required for rehabilitation. However, the FSI on plot/layout shall not be allowed to be exceeded up to 4.0.*

g. *The protected structures falling in the alignment of Road/DP roadas notified by government from time to time and as certified by competent authority shall also be eligible for the rehabilitation as per this regulation subject to condition that rehabilitation area shall be 27.88 sq.m in case of residential/residential cum commercial occupants and in case of commercial occupants, existing area or 20.90 sq. m, whichever is less.*

Road width of Dr. Annie Besant Road on East side Of Plot Nos. 847 & 848: 36.60 mtrs. (approximate)



Internal Road (Dr. Jayavant Palkar Marg) on East side of Plot having C.T.S. No. 855 & on West side of Plot having C.T.S. Nos. 847 & 848 : 9.38 mtrs. (approximate)

DIVISION / VILLAGE : WORLI
Commence From 1st April 2024 To 31st March 2025

Type of Area	Urban	Local Body Type	Corporation "A" Class
Local Body Name	Municipal Corporation of Greater Mumbai		
Land Mark	Road: Dr. Annie Besant Road.		

Rate of Land + Building in ₹ per sq. m. Built-Up

Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
13	13/95	210680	410630	554500	592100	413210

CS No. 1/2, 1A/2, 1/3, 1/4, 1/783, 1A/787, 1/949, 2, 2/4, 2/783, 3, 3/1030, 4, 5, 26, 28, 30, 41, 66, 67, 100, 119, 121, 122, 123, 124, 125, 126, 129, 136, 137, 138, 160, 179, 796B, 750A, 822, 829, 835, 836, 838, 841, 842, 843, 844, 845, 846, 847, 848, 849, 861, 862, 864, 865, 867, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 948, 949, 949/1, 972, 974, 975, 976, 977, 977B, 978, 983PT, 985, 986, 1638, 1681, 1687, 1689

⇄ Compare With Previous Year

Ready Reckoner Rate on Plots having C.T.S. Nos. 847 & 848 is 210680.

DIVISION / VILLAGE : WORLI
Commence From 1st April 2024 To 31st March 2025

Type of Area	Urban	Local Body Type	Corporation "A" Class
Local Body Name	Municipal Corporation of Greater Mumbai		
Land Mark	Terrain: On the North Gaothan Boundary, Division Boundary to the West, Lala Lajpat Rai Road on the East, Dr. Annie Besant Road, and Sasmira Road on the West, On South Division Boundary.		

Rate of Land + Building in ₹ per sq. m. Built-Up

Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
13	13/98	178070	371360	467300	584300	387090

753, 754, 755, 755A, 758B, 759, 760, 761, 762, 762A, 763, 764, 764A, 765, 765A, 766, 767, 767A, 768, 768A, 769, 769A, 770, 771, 772, 773, 774, 775, 776, 777PT, 778PT, 779PT, 780, 783, 783A, 783B, 784, 784A, 785, 785A, 786, 786/2, 786A, 787, 788, 788A, 789, 790, 791, 792, 793, 794, 794A, 795, 796A, 796B, 797, 798, 798A, 799A, 800, 801, 801A, 802, 802A, 803, 803A, 804, 804A, 805A, 806, 806A, 807, 807A, 808, 809, 809A, 810, 810A, 810B, 811, 811A, 812, 812A, 813, 813A, 814, 814A, 814B, 814C, 814D, 816, 816A, 817, 817A, 818, 821, 828, 828A, 830, 850, 851, 852, 854, 855, 856, 858, 859, 860, 898, 905, 906, 907, 908, 919, 920, 921, 924, 928, 947, 990, 997, 998, 999, 1003, 1009, 1635

⇄ Compare With Previous Year

Ready Reckoner Rate on Plot having C.T.S. No. 855 is 178070.

F.S.I. WORKING AS PER REGULATION 30 TABLE NO. 12 UNDER DCPR 2034:

PART V- FLOOR SPACE INDEX

30. Floor Space Indices & Floor space / Built-Up Area (BUA) computation, Tenement Density and Protected Development

(A) Floor Space Indices & Floor space/BUA computation

1 The area of a plot shall be reckoned in FSI/BUA calculations applicable to development to be undertaken as under:-

TABLE NO. 12

Floor Space Indices in Residential, Commercial and Industrial Zones

Sr No	Areas	Zone	Road width	Zonal (Basic)	Additional FSI on payment of Premium	Admissible TDR	Permissible FSI (4+5+6)
	1	2	3	4	5	6	7
I	Island City	Residential/ Commercial	less than 9m	1.33	-	-	1.33
			9m and above but less than 12.00 m	1.33	0.5	0.17	2.0
			12.00 m and above but less than 18.00 m	1.33	0.62	0.45	2.4
			18.00 m and above but less than 27 m	1.33	0.73	0.64	2.7
			27 m and above	1.33	0.84	0.83	3.0
II	Suburbs and Extended Suburbs						
	i The area earmarked for BARC from M Ward	Residential/ Commercial		0.75	-	-	0.75
Sr No	Areas	Zone	Road width	Zonal (Basic)	Additional FSI on payment of Premium	Admissible TDR	Permissible FSI (4+5+6)

For C.T.S. No. 855 (Himachal House): **The plot under reference abuts road having width approximately 40 feet i.e., 12.20 mtrs. wide Dr. Jayavant Palkar Marg on East, hence as per the above-mentioned table the FSI applicable on the plot falls under bracket of "*Road width 12.00m and above but less than 18.00m." Hence F.S.I. Permissible on that Plot is 2.40.***

For C.T.S. Nos. 847 & 848 (Kangara Bhuvan): **The plot under reference abuts Major road having width approximately 120 feet i.e., 36.60 mtrs. wide Dr. Annie Beasant Road on East, hence as per the above-mentioned table the FSI applicable on the plot falls under bracket of "*Road width 27.00m and above" Hence F.S.I. Permissible on that Plot is 3.00.***

AREA & FINANCIAL FEASIBILITY FOR PLOT HAVING C.T.S. NO. 855 (HIMACHAL HOUSE)

HIMACHAL HOUSE_C.S. NO. 855_G/S WARD_WORLI DIVISION

WORKING AS PER REGULATION 33(7)(B)

1	2	3	4	5			6		
1	Existing Area Details	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Net Rehab B.U.A.	(BUA derived from C.A statement received from society record)	(C.A x 1.20)	1339.87			14422.32		
ii	Permissible 35% Additional Fungible Area		1 (i) x 35%	468.95			5047.81		
iii	Rehab B.U.A. Including Fungible		1 (i) + 1 (ii)	1808.82			19470.13		
iv	Equivalent Rera Carpet Area	(by thumb rule)	1 (iii) / 1.10	1644.38			17700.12		
2	Permissible F.S.I.	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Gross Plot Area	Gross Plot Area as per PRC=741.64 sq.m.		741.64			7983.01		
ia	Setback Area (approx.)			0.00			0.00		
ib	Net Plot Area			741.64			7983.01		
b	R.G Area		(N.A)	0.00			0.00		
c	Net Plot Area considered for FSI calculation			741.64			7983.01		
iii	Permissible F.S.I.	(i) Dr. Jayavant Palkar Marg admeasuring 12.20 m. (ii) As per Reg. 30 Table 12 F.S.I. Permissible is 2.40 (F.S.I. Permissible will be on Net Plot Area)		Basic	Additional F.S.I.	T.D.R.	Basic	Additional F.S.I.	T.D.R.
				1.33	0.62	0.45	1.33	0.62	0.45
				2.40			2.40		
iv	Permissible B.U.A.		2 (iic) x Permissible FSI	986.38	459.82	333.74	10617.41	4949.47	3592.36
				1779.94			19159.23		
3	Incentive Additional B.U.A.	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	15% Of Existing B.U.A.	To be considered Whichever is more	1 (i) x 15%	200.98			2163.35		
ii	10 Sq.m. Per Tenament		(27 residential members x 10)	270.00			2906.28		
4	Without Charging Premium	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Excess Rehab B.U.A. i.e. Protected B.U.A. (if applicable)	(If Existing Rehab B.U.A. is more than Basic Permissible B.U.A.)	1 (i) - 2 (iv)	353.49			3804.91		
ii	Incentive Additional B.U.A.	15% Of Existing B.U.A. or 10 sq.m. per tenament whichever is more	3 (i)	270.00			2906.28		
iii	F.S.I. Area in lieu of Road Setback Area	(Setback Area x 2.5 Times)		0.00			0.00		
5	Permissible B.U.A. to be considered	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Permissible B.U.A.			Basic	Additional F.S.I.	T.D.R.	Basic	Additional F.S.I.	T.D.R.
			Without Charging Premium	986.38	353.49	270.00	10617.41	3804.91	2906.28
			By Charging Premium	0.00	106.33	63.74	0.00	1144.56	686.08
6	Sale Area	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Net Sale B.U.A.	(Permissible Area - Existing Area)		440.07			4736.91		
ii	Additional 35% Fungible Area		6 (i) x 35%	154.02			1657.92		
iii	Sale B.U.A. Including Fungible		6 (i) + 6 (ii)	594.09			6394.83		
iv	Equivalent Rera Carpet Area	(by thumb rule)	6 (iii) / 1.10	540.09			5813.48		
7	FSI consumed			2.40					

WORKING AS PER REGULATION 33(12)(B)

8	Permissible B.U.A.	Remarks	Formula	(Sq. m.)	(Sq. Ft.)
i	Net Plot Area		2 (ii)	741.64	7983.01
ii	Permissible Additional F.S.I. As Per 33(12)(B)	Maximum Perissible F.S.I. on Plot is 4.00 (4 - Consumed F.S.I. as per Regn. 30)	(4.00 -2.40)	1.60	
iii	Additional Permissible B.U.A.		8 (i) x 8 (ii)	1186.62	12772.82
iv	Number of Contravening PAP Tenants Permissible		8 (iv) / 50.19	23.64	
v	Number of Contravening PAP Tenants Considered			23.64	
9	Rehab Contravening	Remarks	Formula	(Sq. m.)	(Sq. Ft.)
i	Contravening Rehab B.U.A.		27.88 x 1.2 x 8 (v)	790.99	8514.20
ii	Additional 35% Fungible Area		9 (i) x 35%	276.85	2979.97
iii	Contravening Rehab B.U.A. Including Fungible		9 (i) + 9 (ii)	1067.83	11494.16
iv	Equivalent Rera Carpet Area	(by thumb rule)	9 (iii) / 1.10	970.76	10449.24
10	Sale In Lieu of Rehab Contravening	Remarks	Formula	(Sq. m.)	(Sq. Ft.)
i	Contravening Sale B.U.A.	(50% of Additional Area On Proposing Contravening Rehab Area)	9 (i) x 50%	395.49	4257.10
ii	Additional 35% Fungible Area		10 (i) x 35 %	138.42	1489.98
iii	Contravening Sale B.U.A. Including Fungible		10 (i) + 10 (ii)	533.92	5747.08
iv	Equivalent Rera Carpet Area	(by thumb rule)	10 (iii) / 1.10	485.38	5224.62

TOTAL F.S.I. CONSUMPTION AND SALABLE RERA CARPET AREA

11	Total Sale Rera Carpet Area As Per 33(7)(B) & 33(12)(B)	Remarks	Formula	(Sq. m.)	(Sq. Ft.)
i	Sale Rera Carpet Area As per 33(7)(B)		7 (vi)	540.09	5813.48
ii	Rehab Contravening Rera Carpet Area As per 33(12)(B)		9 (iv)	970.76	10449.24
iii	Sale Contravening Rera Carpet Area As per 33(12)(B)		10 (iv)	485.38	5224.62
iv	Total Salable Rera Carpet Area On Plot Including Fungible		11 (i) + 11 (ii) + 11 (iii)	1996.22	21487.34
12	F.S.I. Consumption On Site	Remarks	Formula	(Sq. m.)	(Sq. Ft.)
i	Net Permissible B.U.A. As per Regulation 33(7)(B)		2 (iv)	1779.94	19159.23
ii	Net Permissible Rehab B.U.A. As per Regulation 33(12)(B)		9 (i)	790.99	8514.20
iii	Net Permissible Sale B.U.A. As per Regulation 33(12)(B)		10 (i)	395.49	4257.10
iv	Total Permissible B.U.A. On Plot	33(7)(B) + 33(12)(B)	12 (i) + 12 (ii) + 12 (iii)	2966.42	31930.52
v	F.S.I. Consumption On Site	Out Of F.S.I. 4.00	12 (iv) / 2 (i)	4.00	

Note:
(i) Above area feasibility is as per carpet areas provided by you
(ii) Feasibility will change if there is a change in the Existing Areas Of the Plot
(iii) Terraces and Society Office have not been considered in the above feasibility

Abbreviations:
B.U.A. : Built Up Area
F.S.I. : Floor Space Index
Reg. : Regulation

COST CALCULATIONS_HIMACHAL HOUSE, WORLI			
	Village/Division :		Worli
1	Land rate per sqm for FSI 1		178070.00
2	Developed land rate per sqm (land+building)		371360.00
3	Premium Rate = R.R*1.33*25% (178070 x 1.33 x 25%)		59208.28
4	Construction Cost per sqm		30250.00
	Expenditure to be incurred		
I	**Premium and other Municipal charges**		
(A)	Premium/fees before approval of concessions		
	(i) Intial Doccumentation	₹	1,40,000.00
	(ii) NOC/Remarks from Parking Consultants/EETC/MCGM/SWM NOC/Approvals from Various Departments	₹	92,25,000.00
	(iii) CFO Scrutiny fees	₹	25,43,269.23
	(iv) Plot Demarcation & Setback Handing Over	₹	10,00,000.00
	Total	₹	**1,29,08,269.23**
(B)	Premium before issue of IOD		
	(i) Scrutiny fees on Construction area for residential	₹	9,48,349.90
	(ii) IOD Charges	₹	43,108.27
	(iii) Debris Charges (max)	₹	45,000.00
	Total	₹	**10,36,458.17**
(C)	Premium before issue of Plinth CC/Further CC/O.C		
	(i) Labour Welfare Cess	₹	22,41,217.54
	(ii) Development charges on plot potential	₹	17,56,449.00
	(iii) Development Charges on building component	₹	1,58,63,433.70
	(iv) Premium for FC BUA	₹	2,86,41,853.77
	(v) OSD Premium (estimated) Area (deficient)*premium rate*telescopic rate/FSI consumed	₹	12,55,21,336.48
	(vi) Staircase/lift/lobby premium 30%*Total BUA (appx) ((Staircase BUA/FSI consumed)*25% of ASR FSI = 1)	₹	4,83,78,057.60
	(vii) Additional development cess	₹	59,51,554.03
	(viii) Additional FSI on payment of premium	₹	94,67,249.97
	(ix) TDR utilization	₹	79,44,877.96
	(x) Estate O.T.P. & Approval from Estate Department	₹	2,93,65,734.41
	(xi) Extra Water & Sewerage Charges	₹	56,67,872.45
	(xii) A.A. & C i) Plot of Land	₹	54,67,442.76
	(xiii) PAP Acquiring Cost	₹	13,20,00,000.00
	Total	₹	**41,82,67,079.67**
	Grand total of Municipal charges (premium) (A+B+C)	₹	**43,22,11,807.08**
II	**Cost of construction**		
	Construction Cost	₹	**35,57,18,235.76**
III	**Corpus fund,rent etc.**		
(A)	Corpus fund for society	₹	2,00,31,000.00
(B)	Rent to members	₹	7,21,11,600.00
(C)	Professional Fees- Architect/Engineer/Plumber etc.	₹	1,69,47,562.89
(D)	Miscellaneous expense	₹	1,51,50,000.00
	Total	₹	**12,42,40,162.89**
IV	**Administrative Cost, Interest on capital investment**	₹	**5,00,00,000.00**
	Total Project cost	₹	**96,21,70,206**
	Sale Carpet Area (RERA)		21,487.34
	Landed Cost Of the Project	₹	***44,778***

AREA & FINANCIAL FEASIBILITY FOR PLOT HAVING C.T.S. NOS. 847 & 848 (KANGARA BHUVAN)

KANGRA BHUVAN 1 & 2_C.S. NO. 847 & 848_G/S WARD_WORLI DIVISION

WORKING AS PER REGULATION 33(7)(B)

1	2	3	4	5			6		
1	**Existing Area Details**	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Net Rehab B.U.A.	(BUA derived from C.A statement received from society record)		2919.04			31420.49		
ii	Permissible 35% Additional Fungible Area		1 (i) x 35%	1021.66			10997.17		
iii	Rehab B.U.A. Including Fungible		1 (i) + 1 (ii)	3940.70			42417.67		
iv	Equivalent Rera Carpet Area	(by thumb rule)	1 (iii) / 1.10	3582.45			38561.52		
2	**Permissible F.S.I.**	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Gross Plot Area	Gross Plot Area as per PRC= 1588.64 sq.m.	(890.48 + 698.16)	1588.64			17100.12		
ia	Setback Area (approx.)			155.65			1675.42		
ib	Net Plot Area			1432.99			15424.70		
b	R.G Area		(1588.64 x 15%)	214.95			2313.71		
c	Net Plot Area considered for FSI calculation			1432.99			17738.41		
iii	Permissible F.S.I.	(i) Dr. Annie Besant Road admeasuring 30.00m. (ii) As per Reg. 30 Table 12 F.S.I. Permissible is 3.00 (F.S.I. Permissible will be on Net Plot Area)		Basic	Additional F.S.I.	T.D.R.	Basic	Additional F.S.I.	T.D.R.
				1.33	0.84	0.83	1.33	0.84	0.83
				3.00			3.00		
iv	Permissible B.U.A.		2 (iii) x Permissible FSI	1905.88	1203.71	1189.38	22743.16	14364.10	14193.10
				4688.10			50462.65		
3	**Incentive Additional B.U.A.**	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	15% Of Existing B.U.A.	To be considered Whichever is more	1 (i) x 15%	437.86			4713.07		
ii	10 Sq.m. Per Tenament		(55 residential members x 10)	550.00			5920.20		
4	**Without Charging Premium**	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Excess Rehab B.U.A. i.e. Protected B.U.A. (if applicable)	(If Existing Rehab B.U.A. is more than Basic Permissible B.U.A.)	1 (i) - 2 (iv)	1013.16			10905.64		
ii	Incentive Additional B.U.A.	15% Of Existing B.U.A. or 10 sq.m. per tenament whichever is more	3 (i)	550.00			5920.20		
iii	F.S.I. Area in lieu of Road Setback Area	(Setback Area x 2.5 Times)		389.13			4188.54		
5	**Permissible B.U.A. to be considered**	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Permissible B.U.A.			Basic	Additional F.S.I.	T.D.R.	Basic	Additional F.S.I.	T.D.R.
			Without Charging Premium	1905.88	550.00	1013.16	20514.86	5920.20	10905.64
			By Charging Premium	0.00	653.71	176.22	0.00	7036.55	1896.87
6	**Sale Area**	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Net Sale B.U.A.	(Permissible Area - Existing Area)		1769.06			19042.16		
ii	Additional 35% Fungible Area		6 (i) x 35%	619.17			6664.76		
iii	Sale B.U.A. Including Fungible		6 (i) + 6 (ii)	2388.23			25706.92		
iv	Equivalent Rera Carpet Area	(by thumb rule)	6 (iii) / 1.10	2171.12			23369.92		
7	**FSI consumed**			3.27					

WORKING AS PER REGULATION 33(12)(B)

8	**Permissible B.U.A.**	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Net Plot Area		2 (ii)	1432.99			15424.70		
ii	Permissible Additional F.S.I. As Per 33(12)(B)	Maximum Perissible F.S.I. on Plot is 4.00 (4 - Consumed F.S.I. as per Regn. 30)	(4.00 -3.27)	0.73					
iii	Additional Permissible B.U.A.		8 (i) x 8 (ii)	1043.87			11236.16		
iv	Number of Contravening PAP Tenants Permissible		8 (iv) / 50.19	20.80					
v	Number of Contravening PAP Tenants Considered			20.80					
9	**Rehab Contravening**	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Contravening Rehab B.U.A.		27.88 x 1.2 x 8 (v)	695.83			7489.88		
ii	Additional 35% Fungible Area		9 (i) x 35%	243.54			2621.46		
iii	Contravening Rehab B.U.A. Including Fungible		9 (i) + 9 (ii)	939.37			10111.34		
iv	Equivalent Rera Carpet Area	(by thumb rule)	9 (iii) / 1.10	853.97			9192.13		
10	**Sale In Lieu of Rehab Contravening**	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Contravening Sale B.U.A.	(50% of Additional Area On Proposing Contravening Rehab Area)	9 (i) x 50%	347.91			3744.94		
ii	Additional 35% Fungible Area		10 (i) x 35 %	121.77			1310.73		
iii	Contravening Sale B.U.A. Including Fungible		10 (i) + 10 (ii)	469.68			5055.67		
iv	Equivalent Rera Carpet Area	(by thumb rule)	10 (iii) / 1.10	426.98			4596.06		

TOTAL F.S.I. CONSUMPTION AND SALABLE RERA CARPET AREA

11	**Total Sale Rera Carpet Area As Per 33(7)(B) & 33(12)(B)**	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Sale Rera Carpet Area As per 33(7)(B)		7 (vi)	2171.12			23369.92		
ii	Rehab Contravening Rera Carpet Area As per 33(12)(B)		9 (iv)	853.97			9192.13		
iii	Sale Contravening Rera Carpet Area As per 33(12)(B)		10 (iv)	426.98			4596.06		
iv	Total Salable Rera Carpet Area On Plot Including Fungible		11 (i) + 11 (ii) + 11 (iii)	3452.07			37158.11		
12	**F.S.I. Consumption On Site**	Remarks	Formula	(Sq. m.)			(Sq. Ft.)		
i	Net Permissible B.U.A. As per Regulation 33(7)(B)		2 (iv)	4688.10			50462.65		
ii	Net Permissible Rehab B.U.A. As per Regulation 33(12)(B)		9 (i)	695.83			7489.88		
iii	Net Permissible Sale B.U.A. As per Regulation 33(12)(B)		10 (i)	347.91			3744.94		
iv	Total Permissible B.U.A. On Plot	33(7)(B) + 33(12)(B)	12 (i) + 12 (ii) + 12 (iii)	5731.84			61697.47		
v	F.S.I. Consumption On Site	Out Of F.S.I. 4.00	12 (iv) / 2 (i)	4.00					

Note:
(i) Above area feasibility is as per carpet areas provided by you
(ii) Feasibility will change if there is a change in the Existing Areas Of the Plot
(iii) Terraces and Society Office have not been considered in the above feasibility

Abbreviations:
B.U.A. : Built Up Area
F.S.I. : Floor Space Index
Reg. : Regulation

COST CALCULATIONS_KANGRA BHUVAN 1 & 2, WORLI			
	Village/Division :		Worli
1	Land rate per sqm for FSI 1		210680.00
2	Developed land rate per sqm (land+building)		410630.00
3	Premium Rate = R.R*1.33*25% (210680 x 1.33 x 25%)		70051.10
4	Construction Cost per sqm		30250.00
	Expenditure to be incurred		
I	**Premium and other Municipal charges**		
(A)	Premium/fees before approval of concessions		
	(i) Intial Doccumentation	₹	2,15,000.00
	(i) NOC/Remarks from Parking Consultants/EETC/MCGM/SWM NOC/Approvals from Various Departments	₹	1,20,00,000.00
	(iii) CFO Scrutiny fees	₹	46,16,393.61
	(iv) Plot Demarcation & Setback Handing Over	₹	15,00,000.00
	Total	₹	**1,83,31,393.61**
(B)	Premium before issue of IOD		
	(i) Scrutiny fees on Construction area for residential	₹	83,291.59
	(ii) IOD Charges	₹	83,291.59
	(iii) Debris Charges (max)	₹	45,000.00
	Total	₹	**2,11,583.18**
(C)	Premium before issue of Plinth CC/Further CC/O.C		
	(i) Labour Welfare Cess	₹	46,81,476.41
	(ii) Development charges on plot potential	₹	44,51,439.18
	(iii) Development Charges on building component	₹	3,36,41,063.43
	(iv) Premium for Fungible BUA(Sale)	₹	8,58,55,756.91
	(v) OSD Premium (estimated) Area (deficient)*premium rate*telescopic rate/FSI consumed	₹	17,81,80,607.61
	(vi) Staircase/lift/lobby premium 30%*Total BUA (appx) ((Staircase BUA/FSI consumed)*25% of ASR FSI = 1)	₹	10,72,03,231.66
	(vii) Additional development cess	₹	1,78,40,157.28
	(viii) Additional FSI on payment of premium	₹	6,88,61,979.94
	(ix) TDR utilization	₹	2,59,88,704.88
	(x) Estate O.T.P. & Approval from Estate Department	₹	5,48,45,701.95
	(xi) Extra Water & Sewerage Charges	₹	1,18,39,105.63
	(xii) A.A. & C i) Plot of Land	₹	1,38,56,359.55
	(xiii) PAP Acquiring Cost	₹	11,55,00,000.00
	Total	₹	**72,27,45,584.42**
	Grand total of Municipal charges (premium) (A+B+C)	₹	**74,12,88,561.21**
II	**Cost of construction**		
	Construction Cost	₹	**71,30,44,429.58**
III	**Corpus fund,rent etc.**		
(A)	Corpus fund for society	₹	4,36,39,575.00
(B)	Rent to members	₹	17,37,56,250.00
(C)	Professional Fees- Architect/Engineer/Plumber etc.	₹	3,51,82,467.87
(D)	Miscellaneous expense	₹	2,04,82,126.00
	Total	₹	**27,30,60,418.87**
IV	**Administrative Cost, Interest on capital investment**	₹	**14,00,00,000.00**
	Total Project cost	₹	**1,86,73,93,410**
	Sale Carpet Area (RERA)		37,158
	Landed Cost Of the Project	₹	***50,255***

RENT, CORPUS & SHIFTING CHARGES:

- **Corpus fund:**

  Corpus Fund is a type of capital fund that is kept aside by Developer offered to each existing tenant and is generally used for maintenance purposes such as taking care of amenities, common areas, light bills, servicing, cleaning, etc. in the newly constructed building. The amount of corpus fund is decided and calculated on existing carpet area *(excluding of balconies & common areas)* of tenants or lump sum amount as mutually decided between tenants/occupants and Developer. The same is paid at the time of handing over of permanent alternate accommodation in the new building. **The Corpus amount in your area will range somewhere around Rs. 1500/- to Rs. 2000/-. The amount considered in financial feasibility is Rs. 1500/- per sq. ft on the existing carpet area of existing member.**

- **Rent:**

  An amount given to each tenant/occupant of old building per month in order to take care of alternative accommodation till possession in new building is allotted by the developer. This amount is again decided & calculated on existing carpet area *(excluding of balconies & common areas)* of tenants or lump sum amount as mutually decided between tenants/occupants and Developer. **The Rent in your area will range somewhere around Rs. 120/- to Rs. 160/- per sq. ft. for Residential & Rs. 200/- to Rs. 275/- per sq. ft. for Commercial . The amount considered in financial feasibility is Rs. 150/- per sq. ft. for residential rehab & Rs. 250/- per sq. ft. for commercial rehab on the existing carpet area of existing member.**

- **Transport shifting charges To & Fro:**

  An amount paid to the tenants towards to & fro shifting charges from existing premises to temporary accommodation and back to the permanent alternate accommodation provided in the newly constructed building. Lump sum amount as mutually decided between tenants/occupants and Developer. **Generally, the amount ranges from Rs. 15000/- to 30000/- per member.**

We look forward to great association with you.
Thanking You.
For AARAMBH

Designs & Consultants.

Ar. Rahul Bhagwan Wagh

Reg. No. CA/2010/50702.