FEASIBILITY REPORT

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

By SPECO ARCHITECT

OCTOBER 2024

SPECO
ARCHITECT

Date : 06.09.2024

To,
Secretary / Chairman
Kangara Bhavan -1 & 2,
Ani Besant Road, Worli.

Sub: Feasibility report of property known as "Kangara Bhavan -1 & 2", Ani Besant Road, Worli, Mumbai.

Dear Sir,

Feasibility Report are as under: -

PROJECT FEASIBILITY REPORT OF PROPERTY KNOWN AS "KANGARA BHAVAN- 1& 2" ANI BESANT ROAD,WORLI,MUMBAI.AS PER DCPR-2034 u/s. 33(11).				
	AREA STATEMENT	**Sq.Mts.**	**Sq.Ft**	
1	**Area of plot**	**1588.64**	**17100.12**	
(a)	Area of Reservation in plot	0.00	0.00	
(b)	Area of Road set back	**0.00**	0.00	
(c)	Area Reserved for P.G/R.G	0.00	0.00	
	Balanced Plot Area	**1588.64**	17100.12	
2	**Deduction for-**			
(A)	for Reservation/Road area to be handed over to MCGM (100%)			
	(a) Road set-back/widening area (regulation No 16)	0.00	0.00	
	(b) Proposed D P road area (Regulation no 16)	**0.00**	0.00	
	(c) Area of reservation of RE 1.1	0.00	0.00	
	(ii) Reservation area to be handed over as per AR (Reg. No 17)	0.00	0.00	
	(iii) Reservation area to be handed over as per AR (Reg. No 17)	0.00		
	(Not to be deducted for computation of FSI i.e. sr. no. 5 below)			
	(d) Non Buildable plot area	0.00	0.00	
	(e) enchroachment if any	0.00	0.00	
	Total Area under road / reservation/	**0.00**	0.00	
(B)	For Amenity area to be handed over to MCGM			
	(a) Area of Amenity plot as per DCR 14(A)-**5%**	**0.00**	0.00	
	(b) Area of Amenity plot as per DCR 14(B) - **10%**	0.00	0.00	
	(c) Area of Amenity plot as per DCR 35	0.00	0.00	
	Total Amenity Area	**0.00**	0.00	
(C)	Deduction for Existing BUA to be retained if any / Land comp. of existing	0.00	0.00	
	BUA/Existing BUA as per reg. under which the deve. was allowed	0.00		
3	**Total deductions: [2(A) + 2(B) + 2©]**	**0.00**	**0.00**	

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4	Balance area of plot (for calculating required LOS) [1 - 3]	1588.64	17100.12	
5	Plot area under devlopment [Sr. no. 4 + 2(A)(c)(ii)]	1588.64	17100.12	
6	FSI permissible	4		
7	Total BUA Permissible	6354.56	68400.48	
10	Zonal FSI (1.00)/Protected Built Up Area	2845.95	30633.85	
11	Balance FSI	3508.61	37766.63	
12	Free Sale (37%)	1298.18	13973.65	
13	Sale in -lieu of Transffered PTC (63%)	2210.42	23792.98	
15	Sale BUA permisisble	6354.56	68400.48	
	F.S.I For Sale Component	1298.18	13973.65	
	F.S.I For Rehab Tenament	2845.95	30633.85	
	TOTAL SALE BUA	3508.61	37766.63	
	TOTAL REHAB BUA	2845.95	30633.85	
	TOTAL PERMISSIBLE BUA	6354.56	68400.48	
	Members Existing Carpet Area	2722.22	29302.00	
	Members Existing Built Up Area	3130.56	33697.30	
	Deduct 10% Balcony Area	284.61	3063.54	
	Balanced Built Up Area	2845.95	30633.76	
	Add 35% Fungible F.S.I	996.08	10721.82	
	Add 10% Area from the Sale Portion	0.00	0.00	
	TOTAL BUILT UP AREA GIVEN TO MEMBERS	3842.03	41355.57	
	TOTAL CARPET AREA GIVEN TO MEMBERS	3492.75	37595.98	
	Amenity area to be handed over to MCGM	0.00	0.00	
	50% in Buildable Forms	0.00	0.00	
	Rate Of Construction Per Sq.mt	30250.00	0.00	Rs.
	Rate Of Developed Land Per Sq.mt as per ASR	210680.00	0.00	Rs.
	Built Up Area Available In T.D.R	0.00	0.00	
15	Permissible Built up Area	6354.56	68400.48	
16	Proposed Built Up Area	6354.56	68400.48	
17	Fungible Compensatory Area as per Regulation No 31 (3)			
(a)	(i) Perm.Fungible Comp. area for rehab comp. w/o charging premium	996.08	10721.85	
	(ii) Fung. Comp. area availed for Rehab comp. w/o charging premium	996.08	10721.85	
(b)	(i) Permissible fungible Comp. area by charging premium.	1228.01	13218.32	
	(ii) Fungible Compensatory area availed on payment of premium	1228.01	13218.32	
18	Total BUA proposed including FCA For Sale	8578.66	92340.65	
19	FSI consumed on Net plot	5.40		
20	Area Available For Sale			
	BALANCED AREA AVAILABLE FOR SALE	4736.62	50984.95	

	DEDUCT 10% AREA FRROM SALE TO MEMBERS	0.00	0.00	
	BALANCED AREA AVAILABLE FOR SALE	4736.62	50984.95	
	TOTAL RERA AREA	4385.76	47208.29	
	COMMERCIAL AREA-5%	219.29	2360.41	
		RS.125000.00 PER SQ.FT	29.51	C.R
	RESIDENTIAL AREA-95%	4166.47	44847.87	
		RS.75000.00 PER SQ.FT	336.36	C.R
		TOTAL EARNINGS	365.86	C.R
21	EXPENSES			
	Construction Area IN SQFT including Fungible F.S.I. FOR SALE COMP.	IN SQFT	92340.65	
	Loading 110%.	FOR LIFT,LIFT LOBBY & STAIRCASE .	193915.37	
	Construction Cost.	RS.4000/- Including GST	77.57	C.R
	Land Cost/Compensation	AS PER CALCULATIONS	0.00	C.R
	Infrastructure Charges	(Sanctioned BUA -Plot area) x 2% x RR rate	2.01	C.R
	Development Charges (Land Component)	Plot area X 1% X RR rate	0.67	C.R
	Development Charges (Construction Component) Residential	Sale BUA X 4% X RR rate	0.18	C.R
	Development Charges (Construction Component) Commercial	Sale BUA X 8% X RR rate	2.50	C.R
	Open space deficiency premium	Deficient arae X 2.5% X R.R. Rate	5.99	C.R
	Staircase Premium	Staircase area X 2.5% X R.R. Rate	2.99	C.R
	PTC Transfer Charges	Rs.1,90,000 X PTC BUA	42.00	C.R
	Un-earned charges	2210.42 Sq.Mt x (Rs.410630.00 - Rs.82100.00=Rs.328530.00 x 40%=Rs.131412.00)	29.05	C.R
	Legal Charges	Lump-Sum	0.05	C.R
	Bank gurantee	82 Nos. of tenements X 450000 X 2%	0.07	C.R
	Labour Cess	Construction Area X Rate of construction X 1%	0.54	C.R
	Approval Misc.Cost		8.50	C.R
	Fungible F.S.I	E67 X 35% X E57 X 50%	13.71	C.R
	M.O.E.F Charges		0.00	C.R
	Estate Premium	AS PER CALCULATIONS	7.87	C.R
	Misc. Cost in Estate		1.50	C.R
	Civil Avition NOC Charges		0.02	C.R
	Extra Water charges and Extra Sewerage charges	Gross BUA X Rs.385/-	0.50	C.R.
	CFO Scrutiny fees		0.42	C.R.
	Land under Construction Tax	Gross BUA X RR rate X 1.548%	5.72	C.R.
	PCO	Gross BUA X Rs.33/-	0.11	C.R.
	Architect & Consultant Charges(5%)		3.88	C.R
	Add GST		0.31	C.R
	Development Agreement Charges	AS PER CALCULATIONS	3.61	C.R

	Rent	29302.00 SQ.FT X Rs.150 x 36 Months	**15.82**	C.R
	Corpus Fund	29302.00 SQ.FT X Rs.2200.00	**6.45**	C.R
	Marketings & Sales Charges	Apx.3%	**10.98**	C.R
	Add GST		**1.98**	C.R
	Project Interest		**10.69**	C.R
	Misc.		**1.00**	C.R
	Total	(II)	**256.69**	C.R
22	**NET PROFIT**	(I-II)	109.17	C.R
		90 Nos.of Car Parkings @ Rs.2500000.00	22.50	C.R
		TOTAL EARNINGS	131.67	C.R
		PROJECT COST PER SQ.FT	50346.20	R.S
		PERCENTAGE OF PROFIT	51.30	%

Thanking you,
Yours faithfully,
M/s. Speco Architect

M/s. SPECO ARCHITECT Mumbai

Ar. Nitin Gunjal
(Council of Arch. CA/2008/42482)

SPECO ARCHITECT

Date: 06.09.2024
To,
Secretary/Chairman
Himachal Bhavan,
Ani Besant Road, Worli.

Sub:- Feasibility report of property known as "Himachal Bhavan", Ani Besant Road,Worli,Mumbai.

Dear Sir,

Feasibility Report are as under:-

PROJECT FEASIBILITY REPORT OF PROPERTY KNOWN AS "HIMACHAL HOUSE" ANI BESANT ROAD,WORLI,MUMBAI.
AS PER DCPR-2034 u/s. 33(11).

	AREA STATEMENT	Sq.Mts.	Sq.Ft	
1	**Area of plot**	**741.64**	**7983.01**	
(a)	Area of Reservation in plot	0.00	0.00	
(b)	Area of Road set back	**0.00**	0.00	
(c)	Area Reserved for P.G/R.G	0.00	0.00	
	Balanced Plot Area	**741.64**	7983.01	
2	**Deduction for-**			
(A)	for Reservation/Road area to be handed over to MCGM (100%)			
	(a) Road set-back/widening area (regulation No 16)	0.00	0.00	
	(b) Proposed D P road area (Regulation no 16)	**0.00**	0.00	
	(c) Area of reservation of RE 1.1	0.00	0.00	
	(ii) Reservation area to be handed over as per AR (Reg. No 17)	0.00	0.00	
	(iii) Reservation area to be handed over as per AR (Reg. No 17)	0.00		
	(Not to be deducted for computation of FSI i.e. sr. no. 5 below)			
	(d) Non Buildable plot area	0.00	0.00	
	(e) enchroachment if any	0.00	0.00	
	Total Area under road / reservation/	**0.00**	0.00	

(B)	For Amenity area to be handed over to MCGM			
	(a) Area of Amenity plot as per DCR 14(A)-**5%**	**0.00**	0.00	
	(b) Area of Amenity plot as per DCR 14(B) -**10%**	0.00	0.00	
	(c) Area of Amenity plot as per DCR 35	0.00	0.00	
	Total Amenity Area	**0.00**	0.00	
(C)	Deduction for Existing BUA to be retained if any / Land comp. of existing	0.00	0.00	
	BUA/Existing BUA as per reg. under which the deve. was allowed	0.00		
3	**Total deductions: [2(A) + 2(B) + 2©]**	**0.00**	**0.00**	
4	**Balance area of plot (for calculating required LOS) [1 - 3]**	**741.64**	**7983.01**	
5	**Plot area under devlopment [Sr. no. 4 + 2(A)(c)(ii)]**	**741.64**	**7983.01**	
6	FSI permissible	3		
7	**Total BUA Permissible**	**2224.92**	23949.04	
10	**Zonal FSI (1.00)/Protected Built Up Area**	**1297.01**	13961.02	
11	**Balance FSI**	**927.91**	9988.02	
12	**Free Sale (37%)**	**343.33**	3695.57	
13	**Sale in -lieu of Transffered PTC (63%)**	**584.58**	6292.45	
15	Sale BUA permisisble	**2224.92**	**23949.04**	
	F.S.I For Sale Component	**343.33**	**3695.57**	
	F.S.I For Rehab Tenament	**1297.01**	**13961.02**	
	TOTAL SALE BUA	**927.91**	**9988.02**	
	TOTAL REHAB BUA	**1297.01**	**13961.02**	
	TOTAL PERMISSIBLE BUA	**2224.92**	**23949.04**	
	Members Existing Carpet Area	**2722.22**	**29302.00**	
	Members Existing Built Up Area	**3130.56**	**33697.30**	
	Deduct 10% Balcony Area	**284.61**	**3063.54**	
	Balanced Built Up Area	**2845.95**	**30633.76**	
	Add 35% Fungible F.S.I	**996.08**	**10721.82**	
	Add 10% Area from the Sale Portion	**0.00**	**0.00**	
	TOTAL BUILT UP AREA GIVEN TO MEMBERS	**3842.03**	**41355.57**	
	TOTAL CARPET AREA GIVEN TO MEMBERS	**3492.75**	**37595.98**	

	Amenity area to be handed over to MCGM	0.00	0.00	
	50% in Buildable Forms	0.00	0.00	
	Rate Of Construction Per Sq.mt	30250.00	0.00	Rs.
	Rate Of Developed Land Per Sq.mt as per ASR	210680.00	0.00	Rs.
	Built Up Area Available In T.D.R	0.00	0.00	
15	Permissible Built up Area	2224.92	23949.04	
16	Proposed Built Up Area	2224.92	23949.04	
17	Fungible Compensatory Area as per Regulation No 31 (3)			
(a)	(i) Perm.Fungible Comp. area for rehab comp. w/o charging premium	453.95	4886.36	
	(ii) Fung. Comp. area availed for Rehab comp. w/o charging premium	453.95	4886.36	
(b)	(i) Permissible fungible Comp. area by charging premium.	324.77	3495.81	
	(ii) Fungible Compensatory area availed on payment of premium	324.77	3495.81	
18	Total BUA proposed including FCA For Sale	3003.64	32331.20	
19	FSI consumed on Net plot	4.05		
20	Area Available For Sale			
	BALANCED AREA AVAILABLE FOR SALE	1252.68	13483.83	
	DEDUCT 10% AREA FRROM SALE TO MEMBERS	0.00	0.00	
	BALANCED AREA AVAILABLE FOR SALE	1252.68	13483.83	
	TOTAL RERA AREA	1159.89	12485.03	
	RESIDENTIAL AREA-95%	1159.89	12485.03	
		RS.70000.00 PER SQ.FT	87.40	C.R
		TOTAL EARNINGS	87.40	C.R
21	EXPENSES			
	Construction Area IN SQFT including	IN SQFT	32331.20	

	Fungible F.S.I. FOR SALE COMP.			
	Loading 80%.	FOR LIFT,LIFT LOBBY & STAIRCASE .	**58196.16**	
	Construction Cost.	RS.3500/- Including **GST**	**20.37**	**C.R**
	Land Cost/Compensation	AS PER CALCULATIONS	**0.00**	**C.R**
	Infrastructure Charges	(Sanctioned BUA -Plot area) x 2% x RR rate	**0.62**	**C.R**
	Development Charges (Land Component)	Plot area X 1% X RR rate	**0.31**	**C.R**
	Development Charges (Construction Component) Residential	Sale BUA X 4% X RR rate	**0.78**	**C.R**
	Development Charges (Construction Component) Commercial	Sale BUA X 8% X RR rate	**0.00**	**C.R**
	Open space deficiency premium	Deficient arae X 2.5% X R.R. Rate	**1.58**	**C.R**
	Staircase Premium	Staircase area X 2.5% X R.R. Rate	**0.79**	**C.R**
	PTC Transfer Charges	Rs.1,90,000 X PTC BUA	**11.11**	**C.R**
	Un-earned charges	2210.42 Sq.Mt x (Rs.410630.00 - Rs.82100.00=Rs.328530.00 x 40%=Rs.131412.00)	**7.68**	**C.R**
	Legal Charges	Lump-Sum	**0.05**	**C.R**
	Bank gurantee	34 Nos. of tenements X 450000 X 2%	**0.03**	**C.R**
	Labour Cess	Construction Area X Rate of construction X 1%	**0.16**	**C.R**
	Approval Misc.Cost		**4.50**	**C.R**
	Fungible F.S.I	E67 X 35% X E57 X 50%	**3.63**	**C.R**
	M.O.E.F Charges		**0.00**	**C.R**
	Estate Premium	AS PER CALCULATIONS	**2.78**	**C.R**
	Misc. Cost in Estate		**1.50**	**C.R**
	Civil Avition NOC Charges		**0.02**	**C.R**
	Extra Water charges and Extra Sewerage charges	Gross BUA X Rs.385/-	**0.17**	**C.R.**
	CFO Scrutiny fees		**0.16**	**C.R.**
	Land under Construction Tax	Gross BUA X RR rate X 1.548%	**2.15**	**C.R.**
	PCO	Gross BUA X Rs.33/-	**0.04**	**C.R.**
	Architect & Consultant Charges(5%)		**1.02**	**C.R**
	Add GST		**0.08**	**C.R**
	Development Agreement Charges	AS PER CALCULATIONS	**1.69**	**C.R**
	Rent	13354.00 SQ.FT X Rs.150 x 36 Months	**7.21**	**C.R**
	Corpus Fund	13354.00 SQ.FT X Rs.1200.00	**1.60**	**C.R**
	Marketings & Sales Charges	Apx.3%	**2.62**	**C.R**
	Add GST		**0.47**	**C.R**

	Project Interest		2.50	C.R
	Misc.		1.00	C.R
	Total	(II)	76.64	C.R
22	NET PROFIT	(I-II)	10.75	C.R
		30 Nos.of Car Parkings @ Rs.2500000.00	7.50	C.R
		TOTAL EARNINGS	18.25	C.R
		PROJECT COST PER SQ.FT	56840.06	R.S
		PERCENTAGE OF PROFIT	23.82	%
		AR.NITIN GUNJAL		
		SPECO ARCHITECT		
		CELL NO:- +91-9820998758		

Thanking You,
Yours faithfully,
M/s. Speco Architect

Mr. Nitin Gunjal
(Council of Arch: CA/2008/42482)