# FEASIBILITY REPORT

## For

# REDEVELOPMENT

# SUMAN TULSIANI C.H.S. LTD.

Samarth Nagar, 3rd Cross Road,
Lokhandwala Complex,
Andheri (West), Mumbai - 400 053

TOTAL Solution


Contact : Phone : 40036252, Mobile : 9820130492


**B M C APPROVED**
- ARCHITECTS
- STRUCTURAL ENGINEERS
- SUPERVISOR

**CONSULTANTS**
- REPAIRS & RESTORATION
- STRUCTURAL AUDIT
- N D T TESTING


Office No. 202, Shalimar Morya Park Premises C.S. Ltd.,
Off. New Link Road, Opp. Infiniti Mall, Above Mainland China,
Andheri (W), Mumbai - 400053.
Email : totalsolutionpmc@gmail.com

To,

Date – 14.01.2025

The Chairman / Hon. Secretary
**SUMAN TULSIANI C.H.S. LTD.**
Samarth Nagar, 3rd Cross Road,
Lokhandwala Complex, Andheri (West),
Mumbai - 400 053.

**Subject - FEASIBILITY REPORT ON REDEVELOPMENT of your Society by utilizing the plot potential & additional area in lieu of TDR & Fungible FSI**

**Reference - Our appointment for preparing feasibility report Redevelopment of your Society.**

**Respected sir,**

We express our sincere thanks to the committee members of the society for entrusting us with the opportunity for providing Project Management Consultancy Services for your society's Redevelopment project.

With reference to the above we are submitting here with feasibility report based on the details & Information's given by The Society as well as property documents furnished for the project & as per the current rules & regulations (DCPR 2034) of the MCGM as on date.

We request you to kindly go through the attached detailed feasibility report having **2 different options (With Balcony & Without Balcony)**. This is estimation and the details will be used during developer selection as well as negotiating with them. In case of any queries, please feel free to contact us.

Thanking you,

**For Total Solution**

(Mr. Kantilal lalpuria)
Project Management Consultant

## ABOUT THE SOCIETY

Under instruction from the Managing Committee of **SUMAN TULSIANI C.H.S. LTD.**, we visited and inspected the Society property known as **SUMAN TULSIANI,** situated at Samarth Nagar, 3rd Cross Road, Lokhandwala Complex, Andheri (West), Mumbai - 400 053 with a view to ascertain the fair market value of the land along with its title and interest with respect to the redevelopment potential as on 09.01.2025.

## PROPOSED FEASIBILITY STUDY

A feasibility study is defined as a valuation or analysis of the potential impact of a proposed project. A feasibility study is conducted to assist decision makers in determining whether or not to implement the project. The feasibility study is based on extensive research on current trends and available resources, which was conducted in a non-biased manner, and meant to provide data upon which to base a decision.

1. **SUMAN TULSIANI C.H.S. LTD.**, is a residential building situated at Samarth Nagar, 3rd Cross Road, Lokhandwala Complex, Andheri (West), Mumbai - 400 053. The Apartment Gr + 7 floor & The Tower Gr + 16 floor was constructed in the year 1983, having 70 flats in Apartment & 64 flats in Tower total 134 flats (members) spread over land, measuring 4496.46 Sq.mts, as a one Society. It was duly registered as “Cooperative Housing Society.”

2. Land bearing The PLOT NO 22 & 23, CTS No. 1/147 & 1/148 comprised in of Oshiwara Village, K/West Ward is for residential purpose on payment of annual N.A. taxes.

3. The Society is presently having 2 Building consist of 1 Apartment having 70 flats & 1 Tower having 64 flats, thus total carpet area is 67696.80 Sq.ft equivalent to 6289.19 Sq.mt. without balcony area & 7033.26 Sq.mt equivalent to 75706 Sq.ft with balcony area on the said land admeasuring a total of 4496.46 Sq. mt. The Society is known as SUMAN TULSIANI C.H.S. LTD.

4. The said Society **SUMAN TULSIANI C.H.S. LTD**. is duly registered under the provisions of Maharashtra Co-operative Housing Society Act, 1960 under No. BOM/K-W(WEST) / HSG / TC / 5052 / 89-90 & has its registered office at Samarth Nagar, 3rd Cross Road, Lokhandwala Complex, Andheri (West), Mumbai - 400 053.

5. The plot under reference is entitled for 4.05 FSI including fungible which will include FSI from swapping MCGM flats as per 33(20)B on other plot for residential utilization. TDR is to be purchased from open market. This total FSI including TDR is as under regulation 33(20)B of REVISED DCPR 2034 for greater Mumbai. Out of this, the fungible FSI for rehab part, to the extent of FSI consumed in the existing building, is available free of premium.

6. The said Society, SUMAN TULSIANI C.H.S.LTD.is

- Accessible through the network of 18.29 meters (60 ft) wide road connected by main Western Express Highway & Andheri Railway station
- 15 minutes from Western Express Highway
- 2 Km away from D. N. Nagar Metro station, link between Versova and Ghatkopar Railway station.
- International School, Collages are within 2 km
- 1 km away Apna bazar, Citi Mall, Infiniti Mall multiplex theaters & various other eating / drinking joints.
- 5 Km to the Domestic Airport & 7.5 Km to the International Airport
- A grade gyms / Health Club accessible in a 1km radius
- 30 minutes' drive to Juhu
- Nurseries / play schools within 1 km distance
- All major schools have pickup & drop facility just outside the building gates
- Close vicinity to Juhu Shopping center, Alfa which itself is a shopping hub
- Transport facilities like Taxies, Buses are easily available.

The said Society **SUMAN TULSIANI C.H.S. LTD.** is situated at Samarth Nagar, 3rd Cross Road, Lokhandwala Complex, Andheri (West), Mumbai - 400 053, a central location of western suburb. The locality around is of higher middleclass people. Taking into account the future plans of nearby area, we estimate a sharp increase in real estate prices in near future.

# TECHNICAL REPORT

**1. ZONE:**

The plot under reference falls in Residential zone as verified from the D.P. Department and further from Survey Department. Thus, for the purpose of working the financial feasibility of the said redevelopment for Residential User is considered on the said plot.

**2. ACCESS:**

The property under reference derives access through existing main Lokhandwala Market **(60'-0") 18.29 mt** wide Road connected to existing **(30'00") 9 mt** wide road (Proposed to be **(40'-00") 12.19 mt** is well lighted and properly maintained.

**3. OWNERSHIP:**

The property is currently owned by SUMAN TULSIANI C.H.S. LTD.

As per the plot under reference i.e. property bearing PLOT NO 22 & 23, CTS No. 1/147 & 1/148 comprised in of Oshiwara Village K/W Ward, consisting of The Apartment Gr + 7 floor & The Tower Gr + 16 floor was constructed in the year 1983, having 70 flats in Apartment & 64 flats in Tower as a one Society. It was duly registered as "Cooperative Housing Society."

**4. AREA OF THE PLOT:**

The area of the plot under reference that is PLOT 22 & 23, CTS No. 1/147 & 1/148 comprised in of Oshiwara Village K/W Ward as per area of combined plot is 4496.46 sq. mt.

**5. F.S.I. AND T.D.R. PERMISSIBLE:**

The plot under reference is entitled for 4.05 FSI including fungible which will include FSI from swapping MCGM flats as per 33(20)B on other plot for residential utilization. TDR is to be purchased from open market. This total FSI including TDR is as under regulation 33(20)B of REVISED DCPR 2034 for greater Mumbai. Since the plot area is more than 1500 Sq.mt. Construction of podium car park is permitted as per DC regulations.

**NOTE:**

1. **Aviation** – Present land level is about 3.36 mtrs higher then Mean sea level due to flying funnel zone height is restricted to 123.61 mtrs from mean sea level hence effective building height will be 123.61 – 3.36 = 120.25 mtrs (394.42 ft), thus stilt + 4 Podium + 30 floors building can be constructed. **Developer shall verify the final permissible height from aviation authorities before planning.**

2. Based on City survey No. 1/147 & 1/148, Plot No. 22 & 23 We have considered Ready Reckoner 2024-25 Oshiwara Zone No.50/242 having land rate Rs. 120300 per sq.mt for TDR & premium cost calculations.

3. **As per 33 (7) B**- Additional FSI for redevelopment of housing societies which are of 30 years of age or more 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. (The age will be calculated from date of OC or 1st date assessment as per property tax records.)

# BENEFITS OF REDEVELOPMENT

If the redevelopment proposal is implemented then the following advantages could be derived by the society: -

1 The members will be provided new flats free of cost.

2 The members will be provided or will be compensated for alternate accommodation during the course of construction after demolition of the building.

3 The newly constructed building will be earthquake resistant & will be designed to withstand the wind loads. Hence more durable against the natural calamity and safe.

4 New building will be planned to suit the modern living amenity.

5 New building will be constructed with modern Elevation features to give beautiful, attractive look which will indirectly amount to the price appreciation of the whole Property.

6 New building will be constructed with beautiful inviting entrance, latest and modern amenities.

7 New building will be constructed keeping in mind the latest IS quality standards hence will not require maintenance or major repairs for next 25-30 years.

8 3 Nos. Lifts will be available to all flats.

9 Well designed and constructed access road/ Surrounding compound Paving will be provided.

10 Garden around Compound wall with sit-outs will be provided. (As per available space and of the plot.)

11 In addition to above, the entire expenses towards the much needed Major Structural Civil, Plumbing repair will be totally avoided since the existing old building will be completely demolished.

12 Further it may be noted that the said major Repair if carried out would have been lasted only for another 10 year and again the same would have been required to be carried out after at least 10 years there by further increasing the cost towards the repairs. The same is totally eliminated once the building is going for redevelopment.

13 Finally, some monetary benefits and / or additional area which may be offered by the prospective builder will be of great benefit to the members. With no further monetary investment needed from the members, additional area is a boon in today's age.

14 Rainwater harvesting & solar energy shall be used to help environment as green Building.

15 Safety by video door system to be provided.

16 FTH – Cable, Internet, and Telephone shall be provided in each flat.

## DRAWBACKS OF REDEVELOPMENT PROPOSAL

The following are the drawbacks of the said Redevelopment proposal: -

1 **Shifting and temporary accommodation:**

In order to facilitate the construction of the new building the members have to shift temporarily for at least 42 months on rental basis after demolition of the building. This will indirectly lead to the following hardships:

a) The members have to shift all their furniture / belonging etc to the newly rented Premises.

b) There may be a possibility that the rented premises could be little far from the School / colleges or their business places leading to further inconvenience.

c) There may be a possibility that in few cases that the members may have to Search for another rental premises after the expiry of 11 months.

d) There may be a possibility that the rented premises may be little away from the railway station or bus station or away from main road; making the routine traveling Little inconvenient.

All the above factors will affect the routine life of the members to some extent since members who have been staying in this building since long will require some time Period to get adapted to the rented locality, environment and new neighbours.

**2 Increase in Maintenance charges:**

The maintenance charges in the newly constructed building will increase. The newly constructed building will be assessed as per ratable value and hence there will be potential increase in property taxes to be paid to the corporation.

**3 Increase in number of members:**

Since the project is feasible only if T.D.R. is availed and additional flats which are constructed are sold in open market, this will lead to increase in the number of members and respective vehicles in new building.

# SEQUENCE OF OPERATIONS

In order to implement the redevelopment project, the following sequences of operations has to be followed

1. Finalization of the list of amenities
2. Preparation of draft tender documents, discussion with the committee and finalizing daft tender.
3. Inviting the tender (technical) from various builder / developers, doing the technical evolution & preparing comparison statement and short listing few developers.
4. Conducting joint meetings with the short-listed builder / developers along with the committee members and finalizing the most suitable developers.
5. Issuing letter of intent based on terms negotiated with the selected developers.
6. Listing down the requirements of each members preparing tentative drawings
7. Selecting upon solicitors / legal consultants and tax consultants
8. Completing agreement formalities between the society & builder/ developers and also between the society members & builder/ developers
9. Finalizing the drawing of the entire plot
10. approval from corporation
11. Submission of building plan file
12. Finalizing the plan as per the members requirements
13. Obtaining approval on finalized plan
14. Obtaining of IOD on plans
15. Shifting to a temporary accommodation
16. Demolition of the building
17. Obtaining C.C.
18. Carrying out soil exploration
19. Construction of new building

20. Construction of infra structure such as road / residential ground, tc.
21. Compound wall with gate and concrete pavement
22. Obtaining O.C.C. (Occupation certificate)
23. Obtaining B.C.C. (Building Completion Plan) permanent water connection and water supply meter fixing
24. Cleaning site

Handing over possession of newly constructed flats to the existing members after confirming the carpet areas by developer.

# VALUATION

The valuation of the said **SUMAN TULSIANI C.H.S.LTD**, Society building / land is to be estimated to work out the potential value along with its title and interest inherited by the said land. The said valuation is based on development method which will work out the potential valuation of the said land.

Further development of the said land is to be in line with the development control regulations of Municipal Corporation of Greater Mumbai. Taking into consideration the different patterns of development, the best and the most practical way of development is by paying premium to MCGM and obtain additional FSI to the extent of 4.05 FSI including fungible which will include FSI from swapping MCGM flats as per 33(20)B on other plot for residential utilization. The development could be in line as detailed below:

a) Pay the premium to MCGM for additional FSI to the extent of 4.05 FSI including fungible which will include FSI from swapping MCGM flats as per 33(20)B on other plot for residential utilization and obtain their I.O.D. and C.C.
b) Provide additional built-up area to the existing residents of **SUMAN TULSIANI C.H.S. LTD**,
c) The balance potential of available built-up area is to be sold by Developer.

The difference between the sale cost and development cost (cost of construction and other allied expenses) is the gross profit and the Developer will construct the residential flats for the existing residents of **SUMAN TULSIANI C.H.S.LTD** free of cost on ownership basis towards purchase of development rights.

Taking in to consideration the location of the said land, situation, development regulation of BMC, number of existing residential flats, demand of additional area by existing flats owners, cost of construction, real estate market trend, risk factor involved etc., we have worked out the project valuation of the said land based on development method. A copy of the project valuation is enclosed for your consideration.

Please note that those members who desire to sale their flats rights & move out of the project can also do so with the Developer.

Thanking you,
For **TOTAL SOLUTION**

Kaantilal Lalpuria
Project Management Consultants

# PROJECT REPORT

## REFERENCE DOCUMENTS

This report based on the following documents

Documents received from the society

1. P.R. Card
2. D.P. Remarks
3. T. P. Remark
4. Society registration certificate.
5. BMC Approved Plan

## ASSUMPTIONS

This feasibility report is prepared based on the revised DCPR2034 and market condition. The proposed feasibility is subject to the following

a. Title is clear, marketable and free from encumbrances.

b. The plot under reference is entitled for 4.05 FSI including fungible which will include FSI from swapping MCGM flats as per 33(20)B on other plot for residential utilization.

c. Fungible FSI of 0.35 for residential utilization is available for the total FSI including TDR out of this the fungible FSI for rehab part to the extended of the FSI consumed in the existing building is available free of premium.

d. The entire FSI , TDR and fungible FSI can be consumed and the same would not be affected by any remarks other then those mentioned in the documents provided to us.

e. Selling rates and the premium assumed are as per current market rates and DCR provisions.

f. Extent of utilization of area is subject to the applicable rules, regulation and bye-laws.

g. Cost of construction, TDR, premium for fungible FSI, staircase lift and lobby, rent for alternate accommodation, BMC charges and, professional fees etc. are indicate in the feasibility calculation as costs to be borne by the selected developer

h. Utilization of area, sellable area, factors and the selling rates are indicated in feasibility calculations

i. No separate provision has been made from various taxes that may become payable during the course of work.

j. Total construction period is assumed to be 42 months.

k. The number of car parks is considered as per DCPR2034 of MCGM. However, these regulations are subject to change. The type of car parks (stilts / basement / Mechanical /stack/open compound etc.) to be provided at site shall depend on planning feasibility.

l. Feasibility calculation are based on modified DC rules and their interpretations available at the time of preparing this report and may change on further revisions / clarifications that may be issued subsequently.

m. Report prepared on drawings and documents made available to us. If any revisions / setbacks etc. are found at a later date they may affect the feasibility of redevelopment.

n. Preparation of plans is beyond the scope of this report.

o. Cost of additional FSI, TDR, premium and cost of construction etc. are subject to inflation

p. Stamp duty & premium for stair case provisions in this report are approximate.

q. Actual fungible area and its distribution shall be subject to approval from MCGM

## 100% Residential - 33(20)B (With Balcony Area)

| Srn | Rehab Tenaments: | |
|---|---|---|
| 1 | Nos of Residential Members/ Landlords | 134.00 |

| Srn | Existing Area Statement: | In Sq.Mt | In Sq.Ft |
|---|---|---|---|
| 1 | Existing Carpet Area - Residential | 7,033.26 | 75,706.00 |
| 2 | Existing Residential BUA Consumed: | 7,412.40 | 79,787.07 |

| Srn | Description: | Area in Sq.Mt | Area in Sq.Ft |
|---|---|---|---|
| 1 | Plot Area | 4,496.40 | 48,399.25 |
| 2 | Road Setback | - | - |
| 3 | Amenity Area | - | - |
| 4 | Net Plot Area | 4,496.40 | 48,399.25 |
| 5 | Total FSI of 3 Considered | 13,489.20 | 145,197.75 |
| 6 | FSI as per table for Proposed 12 m road | 5,395.68 | 58,079.10 |
| 7a | Zonal FSI | 4,496.40 | 48,399.25 |
| b | FSI for sharing calculation | 3,597.12 | 38,719.40 |
| c | 50% to Developer | 1,798.56 | 19,359.70 |
| d | 50% to MCGM without Fungible | 1,798.56 | 19,359.70 |
| 8 | MCGM BUA in Sq.Mt (Including Fungible) | 2,428.06 | 26,135.59 |
| 9 | Add Setback Benefit | - | - |
| 10 | BUA for Project in Sq.Ft (Rehab + Sale) | 11,690.64 | 125,838.05 |
| 11 | Total Fungible on Project | 4,091.72 | 44,043.32 |
| 12 | Total MBUA for Project (Rehab + Sale) | 15,782.36 | 169,881.37 |
| 13 | Total RERA Carpet Area (Rehab + Sale) | 14,204.13 | 152,893.23 |
| 14 | ***Total MCGM Carpet Area to be handed over*** | ***2,185.25*** | ***23,522.04*** |
| | **Residential Areas:** | | |
| 15 | Total Residential Carpet Area (100% Assumed) | *14,204.13* | *152,893.23* |
| 16 | Deduct RERA Carpet for existing Members 32% | *9,283.90* | *99,931.92* |
| 17 | ***Residential RERA Carpet Area for Sale*** | ***4,920.23*** | ***52,961.31*** |
| | **Commercial Areas:** | | |
| 18 | Total Commercial Area (0% Assumed) | - | - |
| 19 | Deduct RERA Carpet for existing Members 0% | - | - |
| 20 | ***Commercial RERA Carpet Area for Sale*** | **-** | **-** |

| | Construction Area Calculations: | | |
|---|---|---|---|
| 21 | Total MBUA on Project: | 18,210.42 | 196,016.96 |
| 22 | Add Areas free of FSI like Lobbies, Lifts, Podiums etc | 10,926.25 | 117,610.18 |
| 23 | Total Construction Area | 29,136.67 | 313,627.14 |

| | Fungible Calculations: | | |
|---|---|---|---|
| 24 | Existing BUA Consumed | 7,412.40 | 79,787.07 |
| 25 | Fungible Free of Premiums for Residential | 2,594.34 | 27,925.48 |
| 26 | Total Fungible of Residential Areas | 4,002.77 | 43,085.85 |
| 27 | Fungible on Payment of premiums - Residential | 1,408.43 | 15,160.38 |

## Project Costs:

| Society Costs: | | | | |
|---|---|---|---|---|
| **Title Costs:** | | | | 10,000,000 |
| **Rents for Industrial/ Commercial:** | | | | |
| First 12 Months | 75,706.00 | 12 | 110.00 | 99,931,920 |
| Next 13-24 Months | 75,706.00 | 12 | 121.00 | 109,925,112 |
| Next 25-36 Months | 75,706.00 | 12 | 133.10 | 120,917,623 |
| Next 37-48 Months | 75,706.00 | 6 | 146.41 | 66,504,693 |
| **Brokerage Costs: (2 Months rent)** | | | | |
| Residential | 75,706.00 | 2 | 110.00 | 16,655,320 |
| **Relocation Costs:** | | | | |
| Residential | | 134.00 | 20,000.00 | 2,680,000 |
| Commercial | | - | - | - |
| **Corpus Fund:** | | | | |
| Industrial/ Commercial | 75,706.00 | | 1,000.00 | 75,706,000 |
| **Cost for Development Agreement:** | 600,000 | 1,047,738,478 | 6% | 63,464,309 |
| **Cost for Individual Agreements/ PAAA:** | | 134 | 45,000.00 | 6,030,000 |
| **Total Society Costs:** | | | | **571,814,977** |

| Construction Cost of the Project: | | | | |
|---|---|---|---|---|
| Cost for total construction | 313,627.14 | | 3,000.00 | 940,881,412 |
| Cost of Parkings: | 300.00 | | 300,000.00 | 90,000,000 |
| **Total Construction Cost with G.S.T.** | | | | **1,030,881,412** |

| FSI Cost & Premiums: | | | | |
|---|---|---|---|---|
| Additional FSI on Payment of Premium | 43,559.32 | 11,176.14 | 50% | 243,412,614 |
| Slum T.D.R. | - | 11,176.14 | 100% | - |
| General T.D.R. | - | 11,176.14 | 75% | - |
| Additional FSI 33(19) on Premium | - | 11,176.14 | | - |
| Fungible for Residential @ Premium | 15,160.38 | 11,176.14 | 50% | 84,717,274 |
| Fungible for Commercial @ Premium | - | 11,176.14 | 60% | - |
| Offsite Infrastructure Costs (For 33(20)B) | 121,482.12 | 11,176.14 | 0% | - |
| Cost for Buying PAP/ MCGM Tenements for Swapping | 23,522.04 | 20,000.00 | | 470,440,706 |
| Staircase Premium for Residential Area | 33,976.27 | 11,176.14 | 2.5% | 9,493,092 |
| Staircase Premium for Commercial Area | 8,494.07 | 11,176.14 | 5.0% | 4,746,546 |
| Open Space Deficiency Premium | 96,798.50 | 11,176.14 | 2.5% | 27,045,846 |
| **Total Cost of FSI & MCGM Premiums** | | | | **839,856,078** |

| Cost of BMC Approvals: | | | | |
|---|---|---|---|---|
| Scrutiny Fee for Construction Area: | 287,491.54 | | 9.29 | 2,670,862 |
| Amended Plans: | 287,491.54 | | 0.74 | 213,669 |
| IOD Deposit: | 287,491.54 | | 1.00 | 287,492 |
| Debris Removal Deposit: | 287,491.54 | Lumpsum | | 45,000 |
| Development Charges - Plot Area | 48,399.25 | 11,176.14 | 2% | 10,818,338 |
| Development Charges - Commercial Area | 33,976.27 | 11,176.14 | 8% | 30,377,894 |
| Development Charges - Residential Area | 135,905.09 | 11,176.14 | 4% | 60,755,788 |
| Infrastructure Development Cess | - | 11,176.14 | - | - |
| Development Cess | 13,714.02 | 30,250.00 | 5% | 20,742,455 |
| T.D.R. Scrutiny Fees | - | 11,176.14 | 4% | - |
| Layout Scrutiny Fees: | 48,399.25 | | 1.21 | 58,453 |

| | | | | |
|---|---|---|---|---|
| Labour Welfare Cess: | 287,491.54 | 2,810.29 | 1% | 8,079,356 |
| Land Under Construction Tax (LUC Tax): | 48,399.25 | 11,176.14 | 7% | 38,459,193 |
| Traffic NOC Scrutiny Fees | | Lumpsum | | 100,000 |
| Chief Fire Office [CFO] NOC | | Lumpsum | | 265,000 |
| Pest Control Charges: | 48,399.25 | | 30 | 1,451,977 |
| Excavation / Royalty Payment | 642.98 | | 500.00 | 321,489 |
| Non- Agricultural Taxes | 48,399.25 | | 9.29 | 449,640 |
| Storm Water Drain [SWD] Remarks Fees | | Lumpsum | | 25,000 |
| Solid Waste Management [SWM] NOC | | Lumpsum | | 600,000 |
| Sewerage Pro Rata | 33.46 | | 3,808.99 | 127,434 |
| Water Charges: | 24.00 | Months | 26700 | 640,800 |
| Drinking Water Charges | | Lumpsum | | 150,000 |
| Hydraulic Engineer [H.E.] NOC Charges | | Lumpsum | | 50,000 |
| One time No dues Certificate: | 287,491.54 | | 1.58 | 454,046 |
| Premium for Paved RG: | 7,259.89 | | 4.65 | 33,723 |
| Fitness Centre Deposit: | 6,795.25 | | 25.00 | 169,881 |
| Society Office Deposit: | 215.28 | | 25.00 | 5,382 |
| Electric Company Charges: | | Lumpsum | | 1,000,000 |
| Incidental, Miscellaneous and Contingencies | - | | - | 100,000,000 |
| Society's PMC Expenses | | | | 19,820,603 |
| GST of Members Area | 122,643.72 | 21,045.15 | 5% | 129,052,777 |
| Professional Fees of Liasoning Architect, Planning Architect, Structural Consultant and all other Consultants | 287,491.54 | | 300.00 | 86,247,463 |
| **Total Cost of BMC Approvals:** | | | | **513,473,717** |

| | |
|---|---|
| **Finance Cost:** | **266,042,357** |

| | |
|---|---|
| **Final Project Cost:** | **3,222,068,541** |

| **Project Summary:** | | | |
|---|---|---|---|
| **Description** | **Area in Sq.Ft** | **Rate per Sq.Ft** | **Amount:** |
| Revenue from Sale of Residential Carpet Area: | 76,483.34 | 50000 | 3,824,167,240 |
| Revenue from Sale of Commercial Carpet Area: | - | 0 | - |
| Parking Sale Revenue: | 200.00 | 1,000,000 | 200,000,000 |
| **Total Revenue from the Project:** | | | **4,024,167,240** |
| **Total Cost for the Project:** | | | **3,222,068,541** |
| **Profit:** | | | 802,098,699 |
| **ROI:** | | | 25% |

## 100% Residential - 33(20)B (Without balcony Area)

| Srn | Rehab Tenaments: | |
|---|---|---|
| 1 | Nos of Residential Members/ Landlords | 134.00 |

| Srn | Existing Area Statement: | In Sq.Mt | In Sq.Ft |
|---|---|---|---|
| 1 | Existing Carpet Area - Residential | 6,289.19 | 67,696.80 |
| 2 | Existing Residential BUA Consumed: | 7,412.40 | 79,787.07 |

| Srn | Description: | Area in Sq.Mt | Area in Sq.Ft |
|---|---|---|---|
| 1 | Plot Area | 4,496.40 | 48,399.25 |
| 2 | Road Setback | - | - |
| 3 | Amenity Area | - | - |
| 4 | Net Plot Area | 4,496.40 | 48,399.25 |
| 5 | Total FSI of 3 Considered | 13,489.20 | 145,197.75 |
| 6 | FSI as per table for Proposed 12 m road | 5,395.68 | 58,079.10 |
| 7a | Zonal FSI | 4,496.40 | 48,399.25 |
| b | FSI for sharing calculation | 3,597.12 | 38,719.40 |
| c | 50% to Developer | 1,798.56 | 19,359.70 |
| d | 50% to MCGM without Fungible | 1,798.56 | 19,359.70 |
| 8 | MCGM BUA in Sq.Mt (Including Fungible) | 2,428.06 | 26,135.59 |
| 9 | Add Setback Benefit | - | - |
| 10 | BUA for Project in Sq.Ft (Rehab + Sale) | 11,690.64 | 125,838.05 |
| 11 | Total Fungible on Project | 4,091.72 | 44,043.32 |
| 12 | Total MBUA for Project (Rehab + Sale) | 15,782.36 | 169,881.37 |
| 13 | Total RERA Carpet Area (Rehab + Sale) | 14,204.13 | 152,893.23 |
| 14 | ***Total MCGM Carpet Area to be handed over*** | ***2,185.25*** | ***23,522.04*** |
| | **Residential Areas:** | | |
| 15 | Total Residential Carpet Area (100% Assumed) | *14,204.13* | *152,893.23* |
| 16 | Deduct RERA Carpet for existing Members 45% | *9,119.32* | *98,160.36* |
| 17 | ***Residential RERA Carpet Area for Sale*** | ***5,084.81*** | ***54,732.87*** |
| | **Commercial Areas:** | | |
| 18 | Total Commercial Area (0% Assumed) | - | - |
| 19 | Deduct RERA Carpet for existing Members 0% | - | - |
| 20 | ***Commercial RERA Carpet Area for Sale*** | **-** | **-** |

| | Construction Area Calculations: | | |
|---|---|---|---|
| 21 | Total MBUA on Project: | 18,210.42 | 196,016.96 |
| 22 | Add Areas free of FSI like Lobbies, Lifts, Podiums etc | 10,926.25 | 117,610.18 |
| 23 | Total Construction Area | 29,136.67 | 313,627.14 |

| | Fungible Calculations: | | |
|---|---|---|---|
| 24 | Existing BUA Consumed | 7,412.40 | 79,787.07 |
| 25 | Fungible Free of Premiums for Residential | 2,594.34 | 27,925.48 |
| 26 | Total Fungible of Residential Areas | 4,002.77 | 43,085.85 |
| 27 | Fungible on Payment of premiums - Residential | 1,408.43 | 15,160.38 |

## Project Costs:

| Society Costs: | | | | |
|---|---|---|---|---|
| **Title Costs:** | | | | 10,000,000 |
| **Rents for Industrial/ Commercial:** | | | | |
| First 12 Months | 67,696.80 | 12 | 110.00 | 89,359,776 |
| Next 13-24 Months | 67,696.80 | 12 | 121.00 | 98,295,754 |
| Next 25-36 Months | 67,696.80 | 12 | 133.10 | 108,125,329 |
| Next 37-48 Months | 67,696.80 | 6 | 146.41 | 59,468,931 |
| **Brokerage Costs: (2 Months rent)** | | | | |
| Residential | 67,696.80 | 2 | 110.00 | 14,893,296 |
| **Relocation Costs:** | | | | |
| Residential | | 134.00 | 20,000.00 | 2,680,000 |
| Commercial | | - | - | - |
| **Corpus Fund:** | | | | |
| Industrial/ Commercial | 67,696.80 | | 1,000.00 | 67,696,800 |
| **Cost for Development Agreement:** | 600,000 | 995,937,695 | 6% | 60,356,262 |
| **Cost for Individual Agreements/ PAAA:** | | 134 | 45,000.00 | 6,030,000 |
| **Total Society Costs:** | | | | **516,906,147** |

| Construction Cost of the Project: | | | | |
|---|---|---|---|---|
| Cost for total construction | 313,627.14 | | 3,000.00 | 940,881,412 |
| Cost of Parkings: | 300.00 | | 300,000.00 | 90,000,000 |
| **Total Construction Cost with G.S.T.** | | | | **1,030,881,412** |

| FSI Cost & Premiums: | | | | |
|---|---|---|---|---|
| Additional FSI on Payment of Premium | 43,559.32 | 11,176.14 | 50% | 243,412,614 |
| Slum T.D.R. | - | 11,176.14 | 100% | - |
| General T.D.R. | - | 11,176.14 | 75% | - |
| Additional FSI 33(19) on Premium | - | 11,176.14 | | - |
| Fungible for Residential @ Premium | 15,160.38 | 11,176.14 | 50% | 84,717,274 |
| Fungible for Commercial @ Premium | - | 11,176.14 | 60% | - |
| Offsite Infrastructure Costs (For 33(20)B) | 121,482.12 | 11,176.14 | 0% | - |
| Cost for Buying PAP/ MCGM Tenements for Swapping | 23,522.04 | 20,000.00 | | 470,440,706 |
| Staircase Premium for Residential Area | 33,976.27 | 11,176.14 | 2.5% | 9,493,092 |
| Staircase Premium for Commercial Area | 8,494.07 | 11,176.14 | 5.0% | 4,746,546 |
| Open Space Deficiency Premium | 96,798.50 | 11,176.14 | 2.5% | 27,045,846 |
| **Total Cost of FSI & MCGM Premiums** | | | | **839,856,078** |

| Cost of BMC Approvals: | | | | |
|---|---|---|---|---|
| Scrutiny Fee for Construction Area: | 287,491.54 | | 9.29 | 2,670,862 |
| Amended Plans: | 287,491.54 | | 0.74 | 213,669 |
| IOD Deposit: | 287,491.54 | | 1.00 | 287,492 |
| Debris Removal Deposit: | 287,491.54 | Lumpsum | | 45,000 |
| Development Charges - Plot Area | 48,399.25 | 11,176.14 | 2% | 10,818,338 |
| Development Charges - Commercial Area | 33,976.27 | 11,176.14 | 8% | 30,377,894 |
| Development Charges - Residential Area | 135,905.09 | 11,176.14 | 4% | 60,755,788 |
| Infrastructure Development Cess | - | 11,176.14 | - | - |
| Development Cess | 13,714.02 | 30,250.00 | 5% | 20,742,455 |
| T.D.R. Scrutiny Fees | - | 11,176.14 | 4% | - |
| Layout Scrutiny Fees: | 48,399.25 | | 1.21 | 58,453 |

| | | | | |
|---|---|---|---|---|
| Labour Welfare Cess: | 287,491.54 | 2,810.29 | 1% | 8,079,356 |
| Land Under Construction Tax (LUC Tax): | 48,399.25 | 11,176.14 | 7% | 38,459,193 |
| Traffic NOC Scrutiny Fees | | Lumpsum | | 100,000 |
| Chief Fire Office [CFO] NOC | | Lumpsum | | 265,000 |
| Pest Control Charges: | 48,399.25 | | 30 | 1,451,977 |
| Excavation / Royalty Payment | 642.98 | | 500.00 | 321,489 |
| Non- Agricultural Taxes | 48,399.25 | | 9.29 | 449,640 |
| Storm Water Drain [SWD] Remarks Fees | | Lumpsum | | 25,000 |
| Solid Waste Management [SWM] NOC | | Lumpsum | | 600,000 |
| Sewerage Pro Rata | 33.46 | | 3,808.99 | 127,434 |
| Water Charges: | 24.00 | Months | 26700 | 640,800 |
| Drinking Water Charges | | Lumpsum | | 150,000 |
| Hydraulic Engineer [H.E.] NOC Charges | | Lumpsum | | 50,000 |
| One time No dues Certificate: | 287,491.54 | | 1.58 | 454,046 |
| Premium for Paved RG: | 7,259.89 | | 4.65 | 33,723 |
| Fitness Centre Deposit: | 6,795.25 | | 25.00 | 169,881 |
| Society Office Deposit: | 215.28 | | 25.00 | 5,382 |
| Electric Company Charges: | | Lumpsum | | 1,000,000 |
| Incidental, Miscellaneous and Contingencies | - | | - | 100,000,000 |
| Society's PMC Expenses | | | | 19,820,603 |
| GST of Members Area | 109,668.82 | 21,045.15 | 5% | 115,399,837 |
| Professional Fees of Liasoning Architect, Planning Architect, Structural Consultant and all other Consultants | 287,491.54 | | 300.00 | 86,247,463 |
| **Total Cost of BMC Approvals:** | | | | **499,820,777** |

| | |
|---|---|
| **Finance Cost:** | **259,871,797** |

| | |
|---|---|
| **Final Project Cost:** | **3,147,336,212** |

| **Project Summary:** | | | |
|---|---|---|---|
| **Description** | **Area in Sq.Ft** | **Rate per Sq.Ft** | **Amount:** |
| Revenue from Sale of Residential Carpet Area: | 78,254.90 | 50000 | 3,912,745,240 |
| Revenue from Sale of Commercial Carpet Area: | - | 0 | - |
| Parking Sale Revenue: | 200.00 | 1,000,000 | 200,000,000 |
| **Total Revenue from the Project:** | | | **4,112,745,240** |
| **Total Cost for the Project:** | | | **3,147,336,212** |
| **Profit:** | | | 965,409,028 |
| **ROI:** | | | 31% |

Note: calculations are based on general planning which assumes the following:

- Assume Ready Reckoner rates 2024-25 for Plot No. 22 & 23 of Oshiwara, 50/242 is Rs. 120300/-
- Present Rates of TDR is taken from prevailing market Rates this may very as per market conditions.
- Since the existing ground level is lower than road level Ground level has to increase by 2 ft to prevent flooding during monsoon.
- The resident height of 10ft (3.05mts) ft is preferred or as available due to aviation height restriction.
- As per NEW DCPR 2034 rule no. 33(20)B total permissible built-up area including fungible is 4.05 FSI
- Loading of additional TDR over & above existing plot area is included based on road width
- Society office will be 20 Sq.mt
- Fitness centre is accounted for about 2% of plot area.
- Air Handling Unit, Diesel Generator set Room, Electricity Meter room, EPBAX (intercom) room will not be less than 20 Sq.mt.
- Provision of 3 lifts is considered as per the B.M.C norms and C.F.O. requirements.
- The provision of parking along with stack / car lift / puzzle Car parking in stilt / open area / basements
- Staircase lift lobby is not accounted into FSI
- Refuge area is provided as required by C.F.O (Chief Fire Officer)

**NOTE:**

- Cost of Construction of inclusive of podium parking equipment cost are subject to passing from MCGM and will be recovered by developer by allotting parking place to new flat owners.
- the above calculations are approximate & may vary plus/ minus 10% on either side & are calculated by considering current price as on 09.01.2025
  They may vary as per market conditions.

- The below areas derive are based on the present policy of Mumbai Municipal Corporation and are likely to change based on any policy changes subsequently.

**SPECIAL NOTES:**

1) The proposal will be re- developed by builder/developer on behalf of the society & will have all the rights of saleable components. The developer can give possession of the saleable components only after handing over re-accommodation components to respective society members.

2) The plans are to be prepared as per the requirement of society members. The builders/ developers can modify the plans of sale components to the extent that the requirements of society members are not altered.

3) A Special AGM of the SUMAN TULSIANI C.H.S. Ltd. has to pass the resolution for re-development with TDR & to negotiate & finalize with the developers.

4) All negotiation should be done by builder/developer with office bearers of the Committee members and not with any individual members.

5) Builder/ developer wills carry out redevelopment in accordance to the prevailing rules & regulations.

6) All new members to whom the builder/ developer will sell flats/units will become members of society. The new members will have to abide by the society bye-laws. The requisite membership fees shall be paid to the society by the new members.

7) The builder/ developer will assure the Society of their timely & quality performance.

# LIST OF AMENITIES & TECHNICAL SPECIFICATIONS

## A. INTERNAL :

**1. Entrance Lobby: 14 ft height (Minimum )**

Breathe taking beautiful elevation with grand entrance lobby having latest granite flooring with Gypsum / POP work on wall and decorative false ceiling with sparkling lights. The area of entrance lobby should be provided with tastefully decorated ornamental en lavish interiors and walls should be covered with designer ceramic tiles till full height. Granite flooring of appropriate colour & design in desired sizes should be used. The staircase and passage should also be floored with granite stone.

The name plates should be provided over a decorative board. Similar or same name plate of should be placed on every floor, at every flat.

The letter boxes for the all-flat owner also should be provided at appropriate location in the Entrance lobby.

Lift Lobby: The area around Lift in the entrance lobby at Ground Floor as well as every floor above should be beautified, especially the jambs around lift should be decorated with telephone black Granite.

**2. Room Height:**

All rooms are to have a height not less than the Minimum **10 ft (3.05mts)** whichever is higher (The clear height will be from finished floor level to finished ceiling level inside the flat.

**3. Flat Flooring:**

(a) Hall to be provided with 30''-150" vitrified tiles Tiles (Bell or Johnson or Euro equivalents) of approved make and colour.

(c) Toilet should be provided with Ceramic designer tiles (Bell or Johnson or Equivalents) (anti-skid/non-slippery) of approved pattern and make.

(d) All rooms should be provided with vitrified Tiles (Bell or Johnson or equivalents) 4' X 2' of approved colour and make.

**4. Dado and skirting over the walls:**

(a) Skirting of matching tiles of 4" height should be provided in Hall and all Bed rooms / kitchen, flush to wall with groves

(b) Kitchens and Toilets should be provided with matching colour designer tiles of size 1'x1'6"/ 1'x2' up to full wall height

(c) Decorative molding & finishing work of internal wall will be of Gypsum / POP in all rooms

**5. Kitchen:**

(a)Provision of L or U shaped or parallel two platforms on adjacent or opposite walls as per the PMC's instructions. Main kitchen platform width should be of 27" in granite (telephone black) with kadappa using sandwich type framework, granite facia patti with molding on the front portion of the platform. 2nd platform width should be 24".

(b) Sink should be of stainless 24"x18"x10" size of Nirali make. Below the kitchen platform white/ coloured ceramic tiles of suitable size will be provided.

(c) Granite shelves to be provided above kitchen sink.

(d) Aquaguard to be also provided with water connection in the Kitchen.

(e) Piped gas connection from Mahanagar gas shall be provided.

**6. Bathroom waterproofing:**

Floor & side walls should be treated with waterproof chemical coating. Brickbat coba waterproofing before laying of underground drainage plumbing lines should be done & also fill surrounding area with waterproof cement mortar. Floor should be finished with IPS layer ready to lay tiles.

**7. Doors with fittings**:

Note: All the frames should be of teak wood. The shutters should be of solid flush doors of (pine wood) hot pressed of approved make of 40 mm thick.

(a) **Main Entrance door**: The main Entrance door should be of solid flush door with laminated fitted on both side finished with melamine polish wherever required. The safety door on outside with entrance should be provided by the Developers.
**(Haffle / equivalent)** 4 Nos heavy brass hinges with stainless steel bearing, Godrej night latch with digital marked key, magic eye, safety chain, magnetic door stoppers, Tadi 12", tower bolts 10" (All chromium plated Brass) should be used.

(b) **Bed Room Doors:** 35mm Flush door with Formica/ Laminates outside finished with polish & painting inside should be used. 3 Nos heavy brass hinges should be used with Mortise Lock and handle of approved make. C.P. Brass tower bolt from inside at the top should be placed with Magnetic S.S floor stopper.

(c) **Toilet Doors:** Aluminum Bakelite doors or FRP doors 35mm thick with
   a. Latch from inside outside.
   b. Handle inside and outside.

**8. Windows:**

(a) All the windows should be provided with double Patti of granite edges finished with granite molding. The windows should be of Aluminum and of Sliding pattern of required size with heavy 1" section of anodized in required shade of 16 gauge (JINDAL).The windows should be fitted with 5 mm thick clear / tinted / reflective glass of approved quality. With extra panel incorporating Aluminum jali (for mosquito) in every room, provision for windows Air-Conditioner slot should also be made in the windows & French window should be provided in hall.

(b) The Toilet blocks should be provided with Aluminum Adjustable Louvered windows in Granite / marble frame with 5mm.thick Glass louvers along with exhaust fan of at least 8".

(c) The kitchen windows should be fitted with exhaust fan of atleast 12".

(d) Cut outs for split A/C in should also be provided in the beams for all the rooms.

(e) Balconies: All balconies should be fitted with toughened glass and with S.S railing.

**9. Painting:**

(a) The internal walls of the flats should be painted with plastic paint of approved shade and make over POP plumb finished surface of walls.

(b) The doors should be painted with first quality Enamel paint of appropriate shade and make.

(c) Common areas of staircase lift lobby and stilt floor should be painted with 100%acrylic paint of approved quality and shade.

**10. Loft:**

Above the toilet blocks, Acrylic false ceiling (removable) with aluminum framework should be provided

**11. Plumbing:**

(a) The toilets should be provided with concealed PPR piping of Supreme industries or Prince approved make and C.P. fitting should be of "Jaquar / Ghrohe make" (the series should be as approved by the PMC's or the owners).

(b) Necessary points for water purifier and for washing machine should be provided in the Kitchen or at any other suitable location.

(C) Sanitary ware such as EWC of Cera / Hindware / Euro make, Washbasins should be white / any colour of approved make & latest design.

(d) Gyser of "Venus make" should be provided in all the toilet blocks.

(e) Shower Panel in master bed room, sink mixture in Kitchen, jet spray (Butter fly) and main inlet stop cock in each bathroom / toilet should be provided.

(e) S.S. towel rod, soap dish, & moulded round glass shelves 4 nos., Angle cocks, Flush valves, hand shower, Shower rose, Diverter, should be provided

(f) The designer toilets/bathrooms should be provided with all the modern bath fittings. Mirror above washbasin with quality accessory fitting, water geysers / boiler (electric/gas) in operatable mode should be provided

**12. Staircase and elevators:**

(a) Up to 2nd Floor should be provided with one-piece granite for the Treads and Risers.

(b) All upper floors, Treads and Risers should be of Green marble and Yellow Jaisalmer. There will be three grooves to be provided in the Treads.

(c) 6''/4''skirting to be provided throughout staircase flight, landing, midlanding, staircase pardi.

(d) Decorative railing should be provided with S.S hand railing on top.

(e) Three elevators should be provided of approved make (Otis / Mitsibushi / Kone) with V3F system with the necessary down take arrangement (i.e indicators on each floor with arrangement for lift arrival against landing gate in case of power failure)

## B. EXTERNAL :

1. **Plinth level** to be raised by 3'-0 or in line with "River heaven's Height" above the road level to avoid flood situation. Or 6" above the plinth of nearby area as suggested by P.M.C's / owner.
2. **R.C.C.:** All the R.C.C. should be designed for Earth quake force & Wind force as per IS 1893. In M-30 grade concrete in foundation & M-35 or more in super structure.
3. **External walls:** External walls should be 8'' Brick/ 5" AAC blocks including both side plasters only; however for elevation purpose blocks may be used.
4. **External walls** should be finished with water **repellent paints** (elastomeric paints) or 100% Acrylic Super Paint of approved shade and of approved make. Special coating texture finish will be provided on required external surfaces of the building.
5. **Internal walls:** Internal walls should be 4.5''brick/5" AAC blocks with RCC bend using minimum reinforcement should be provided.
6. **Pre-construction anti-termite treatment** before, during and after the completion of the construction work (Foundation/ plinth/ building) as per ISI specifications & as per IS code 6313 should carried out by reputed agency P.C.I or equivalent.
7. **Terrace** floor including the lift machine room, staircase room and overhead water tank top roof should be finished with brick batt waterproofing layers to be carried out through the specialist agency with Performance Guarantee for minimum period of 10 years. The surface should be finished with china Mosaic chips of approved colour and pattern.

8. **Stilt area** or closed car parking area will be finished with PAVIT tiles with border of 4'' thick.
9. The **S.S Gates** to the compound wall should be of decorative pattern and should be of approved design and size.
10. **Concrete internal roads** with adequate storms water drains and drive ways
11. Well designed **garbage disposal system** should be provided
12. The **fire fighting** installation works should be as per chief fire officer's requirement. Hose reel and other fixture in the staircase landings should be provided with proper shutter locking arrangement. Separate reserved water section should be provided in underground water tank with fire fighting water lifting submersible stainless steel pumps.
13. **Water tanks**:
    (a) Underground water tank should have box type waterproofing & compartment for firefighting storage capacity & RCC The internal walls and floors of the underground and overhead water tanks should be finished with ceramic glazed tiles, to provided clarity and maintain sparking clean.
    (b) The **Underground Tank** should be fitted with S.S submersible Pumps 2nos with adequate capacity of standard manufacturer of required diameter of suction & delivery foot valve etc all complete UPVC 120 schedule pipes and should have Auto cut off system to avoid overflow of water.
    (c) Separate overhead & underground tank with separate pipe connection will be provided for bore well / rain water harvesting & BMC water with auto cut-off system.
14. **Bore well** should be provided as per B.M.C. rules for flushing Purpose using PVC ASTM Schedule 80 pipes.
15. **External plumbing:**
    (a) Drainage down take: C.I. pipes up to 1st floor level and above PV.C pipes with fitting (4 kg pressure) fitted on MS clamps. Aluminum rat cap to each pipe @ of 1st floor level.
    UPVC pipes for water supply
    (b) Underground drainage lines: S.W. lines of required diameter with full box type encashment of M-15 concrete.
    (c) Drainage chambers: Size as per M.C.G.M specification. Heavy duty CI / D.I. (Ductile iron) covers. External surface of chamber below ground level to be cladded with machine cut tandoor stone or kadappa.
16. **Rain Water harvesting** scheme as per B.M.C. requirements should be provided. All the rain waters should be efficiently collected, and should be re-utilized for increasing ground water table.

17. **Watchman's Cabin** should have state of art security system such as fire detectors, video door phone system etc. and intercom system near compound gate should be provided which will be connected to each flat.
18. **Society's Office** should be equipped with A/C, cupboards, fan, tube lights, office table, sofa, chairs and attached toilet should be provided in the stilt area of maximum size as permissible under the B.M.C. rules. Common toilets for watchman, servants, & drivers should be provided at ground floor & one each at all mid-landings. A temporary society office should be provided on the site along with Telephone during the course of construction for use of the members and / or Committee members.
19. Equipped **Gymnasium** with maximum built-up-area, as permissible under B.M.C. rules should be provided at proper location.
20. **Meter room** of adequate size to be provided at stilt floor.
21. The building should be fitted with a common **cable antenna/dish antenna** as well as broadband **internet** system and **intercom** system.
22. **Parking**: Car Parking Spaces to be given to the members should include stilt car parking spaces and open car parking spaces under the building should be constructed in washing provision for existing members

## C. COMPOUND:

1. Compound pavements should be laid with heavy quality interlocking paver blocks glossy finish of Super or equivalent 60 mm thick and M35 grade concrete of approved colour and pattern laid over solid concrete base, with rubble soling.
2. The **compound wall** should be constructed all around periphery of minimum 5 ft height, concrete coping at top with 2' heights M.S. grill fencing with 18'' rubble wall at base, both side plaster on brick & stone work as per approved design.
3. Proper **Landscaped garden** for recreation should be provided in the open spaces. It will have proper arrangements for lights with children play equipments and benches. Landscape terrace for parties etc. Plantation of the trees & landscaped garden in the Society compound will be done as per D.C. Rules.

## D. ELECTRICAL :

1. 3 phase electrical connection should be executed through reputed, licensed electrical contractor.
2. All wiring to be done as per specification of concern authority
3. Location of fitting/ type mentioned above has to be approved before starting the work by P.M.C/ Society
4. ELCB, MCB to be provided for every flat as per the approved circuit .

5. D.G. set of suitable capacity to be provided for common area lighting, lift, water pump with required wiring
6. Inside the flat extra wiring for using inverter for fan and light in each room to be provided
7. Telephone cables: Internal cabling work to be carried out as per MTNL specification, internet / satellite connection.
8. All the internal electrical works should be three phase meter connection concealed copper wiring of ISI mark. Provision of E.L.C.B. and M.C.B should be there.
9. Adequate provision of switches should be made in all the rooms in keeping with modern requirements. The switches should be of "ROMA" or equivalent.
10. Switches should be provided for Exhaust fans in the toilets and kitchens. All The fans and lights should be fitted by the Developer.
11. Security system with Video-intercom facility to be provided for each flat.
12. Cable wiring and T.V. point in Hall and all bed rooms to be provided.
13. Telephone point in hall and all bed rooms to be provided.
14. External areas should be provided with sufficient lights.
15. Aesthetic light fittings should be provided in common areas of the Society such as security's cabin, Society's office, lift room, meter room, pump room, terrace and at all other required places.
16. There should be provision for back-up generator for all common areas and lifts.

**Schedule of minimum electrical points to be provided in each room:**

**I. Main Door:**

a. Door Bell with good chime.
b. Entrance Light with light point above the main door.

**II. Drawing Room:**

a. T.V. / Cable point at appropriate location.
b. Telephone socket.
c. Four Tube lights with light points and two fan with fan point and dimmer switch, picture light on wall
d. 3 plug point for T.V. and other purposes.
e. Extra plug point
f. A.C point

**III. Kitchen:**

a. 2 Tube lights with light points and one fan with fan point and dimmer switch.
b. Plug points for:

i) Washing Machine.

ii) Fridge.
iii) Aqua Guard.
iv) Oven.
v) Exhaust. fan
vi) Mixer
vii) One extra plug point

**IV. Bed Rooms (3 Nos.):**

a. 2 Tube lights with light points and one fan with fan point and dimmer switch (fitted with 2 way switches)
b. Telephone socket.
c. T.V. / Cable point.
d. Concealed night lamp point.
e. 3 plug point 5 Amp.
f. 15 Amp. Plug with switch and socket for A/C.
g. One extra plug point
h. There will be 1 (one) split A/C of reputed brand in the master bed room

**V. Toilets (Both):**

a. 2 Light with light points.
b. 15 Amp. Switch and Socket for water heater.
c. 1 plug point for exhaust fan.
d. One extra plug point

**VI. Passage:** 2 nos. Light point on ceiling & wall & 1 no's Foot Light.

**VII. Balcony:** 1 no. light on wall & 1 no. fan point.

# STEPS FOR REDEVELOPMENT

The general steps followed by a Society for Redevelopment are as follows:

1. With the view of redeveloping of the Society property, the Society calls for General Body Meeting from time to time and thereafter, unanimously passes the resolution with the confidence of all Society member in favor of redevelopment of Society's property

2. The Society then approaches multiple Project Management Consultants (PMC) through present contacts of the Society members / advertisements. The Committee members pursue each proposed PMC via various meetings, & after willingness and satisfaction of the Committee, the Society appoints a PMC for the project.

   The selected PMC works on three stages i.e. Compilation of Feasibility Report; Preparation of Tender documents including pre-qualification of proposed Developers, Scrutinization of received duly filled in tenders, various selection meetings and final Appointment of Developer; Supervision of construction keeping in mind time bound completion & Society's interest as well as supervise on various approvals required from concerned authority such as MHADA, BMC from time to time. The detail scope of work of project management consultants is attached here with in Annexure A.

3. Post appointment, the PMC surveys the Society plot and provides the requisite feasibility report to the Society. This report enables the Society to know the current valuation of the plot, and basic potential of the project in terms of modest additional area, corpus fund, compensation, rent to be received by Society members, mapped against construction cost and other expenses which would be levied by the Developer during redevelopment.

4. As per the feasibility report and amenities mutually agreed by the members, the PMC drafts a tender document for the selection of the Developer

5. The tender is then floated and during the stipulated time period various Developers bid for the project. This documents also intends to take details about the Developer such as past projects, team strength, etc. to judge its capability of executing the project successfully.

6. The Society, along with the appointed PMC, short lists various experienced & reputed Developers. Discussions and negotiations with each subjected Developer are undergone till the managing committee finally approves a suitable Developer. This is done after being assured with the Developers representation, verifying financial documents, checking on its technical background & verifying details of similar projects executed by the Developer. The Managing Committee calls for a Special General Body Meeting and passes a resolution to appoint the Developer post consent of all members.

7. The Society, in guidance of the PMC finalize the intricacies of the project including compensations, rent, corpus fund, list of amenities and facilities to be provided and a rough timeline with the Developer.

8. The Society then appoints a legal advisor who is responsible to prepare all requisite documents including agreements (individual members and Society). This agreement clearly states all the terms & conditions mutually agreed by the Society & Developer, binding Developer to execute quality-controlled work in time, with all agreed amenities and facilities.

9. After acceptance of the offer of the Developer, again a SGM is called where the members of the Society further authorize & empower the Committee including the Chairman, the Hon. Secretary & the Treasurer to execute the redevelopment agreement for & on behalf of the Society & to execute the general power of attorney to be given to the Developer for the redevelopment of the Society

10. After execution of various legal documents, the Developer approaches all concerned authorities such as MHADA, MCGM etc for obtaining respective permissions.

11. In the meantime, the Developer proposes the new plans. After approval of the plans from the Society (in consultation with the PMC), the Developer obtains IOD from MCGM on the basis the same plans approved by the Society. Only then the members of the Society should be called upon to vacate their respective flats, giving quite & vacant peaceful possession to the Developer by accepting the rent and part corpus fund for transit and accommodation (can be taken one month prior to vacating the existing premises). The Developer should also execute the bank guarantee from any nationalized bank equivalent to the construction cost which will be released in stages as per the actual progress of the construction & additional some flats from sellable components as lien for Society's security in favor of the Society.

12. After fulfilling the conditions mentioned in the IOD, the Developer obtains the commencement certificate (The list of documents required for the redevelopment on the MAHDA plot / IOD & list of conditions to be complied to obtain plinth commencement certificate, Further commencement certificate & Occupation Certificate is annexed here with in Annexure B)

13. The construction commences under the supervision of the appointed PMC. Routine meetings and checks should be held with the Society, Developer and PMC to check on the work progress. All amenities, facilities and quality of work are to be strictly adhered to by the Developer during this phase, keeping in mind the timeliness of the project.

14. The Developer should provide the newly constructed building in accordance to the plans, designs, and specifications as stated in the agreement to the members on ownership basis, free of cost as contemplated under the provisions of Maharashtra Ownership flats.

15. The possession of newly constructed building will be given after Developer obtains Occupation Certificate as well as the Building completion certificate as per law

16. The Developer should also provide both covered as well as open space parking to the existing members free of cost.

17. The Stamp duty and registration fees and expenses for agreements should be borne solely by the Developer.

# ANNEXURE

The following encompasses the detail scope of work for PMC:

## Stage 1: Compilation of Feasibility Report:

As per documents available, a feasibility report is compiled with consists of:

- General details of the plot
- Area calculations in terms of Consumed FSI / balance FSI / additional FSI permissible
- Additional benefits (Corpus find / additional area / both) calculated approximately which can be allotted as per the area calculations and current valuation of the plot
- Provision of amenities

## Stage 2: Compilation of Tender Document:

As per the feasibility report and amenities agreed by the Society, a tender document is drafted which consists of:

- Contract document
- Specification of work / material
- Condition of Contract
- Offer from bidders

## Stage 3: Pre-qualification of Developers:

The pre-qualification document consists of:

- Financial capacity of the Developer
- Technical background of the Developer
- Details of infrastructure of the Developer's company
- Details of previous jobs executed by the Developer, of similar magnitude
- Details of Developer's work in hand

## Stage 4: Scrutinization of Tender Document:

Scrutinization of the received tenders is carried out in terms of:

- Maximum additional area
- Maximum Corpus Fund
- Maximum amenities
- Any additional facilities

## Stage 5: Approval of Architectural / Structural plan from B.M. C:

This includes:

- Preparation of various General Plans / Elevation for approval from Society
- As per sanction Plan / Elevation, prepare various R.C.C. Design Plan for approval from B.M.C / M.C.G.M.
- As per sanctioned Plan / Elevation, prepare various Architectural Plan / Elevations for the approval in B.M.C / M.C.G.M.

## Stage 6: Supervision and Quality Control:

Providing full time supervision by well qualified / experienced engineer to assure:

- Executing Quality control measures such as testing of cement / sand / reinforcement / cube testing from time to time
- Cross checking various amenities as per specification
- Proportionate Consumption of material as per specification
- Visit of Chief Executive Engineers for overall progress review of the project
- Visit of Architect / R.C.C. consultant every fortnight

# NEXT STEPS

The Society, post a collective internal meeting of all / interested members along with the Committee should provide TOTAL SOLUTION a feedback on the following:

1. Feasibility Report as a whole
2. Project Report including all costing specified
3. List of Amenities and technical specification of the project

Basis the above, TOTAL SOLUTION shall proceed to draft the tender document

For TOTAL SOLUTION

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