

To,

15.02.2025

The Chairman/Secretary,  
Suman Tulsiani CHS

Dear Sir/Madam,

Submitting the Feasibility Report under DCPR 2034 Schemes 33(9) and 33(7)B + 33(12)B for your Society.

We have explored various Schemes, but the viability of this Redevelopment project is only in the Scheme 33(9) Cluster Redevelopment.

For this the minimum area of the Plot has to be 6,000 Sq.Mtrs or more.

Hence you will have to explore going for the redevelopment with one or more adjoining plots.

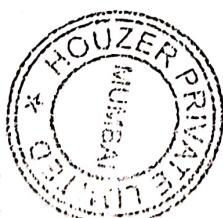
The project is not viable as a Stand Alone, as the FSI used up by the members is almost 1.78 times the base FSI of 1.00. i.e 78% over and above the 100 % FSI .

Also, the adjoining road being 9 mtrs, it is not viable in other schemes upto a great extent.

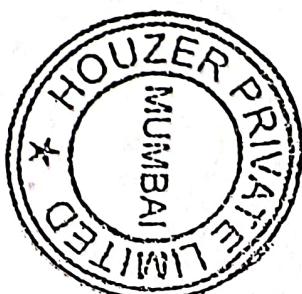
This being a complex and technical document, I would request you to arrange a meeting where we could explain the same in easy to understand manner.

  
Yours Sincerely,

Sanjay Mehta  
HOUZER



<b>Suman Tulsiani CHS</b>		
AAC		15.02.2025
<b>Plot Information</b>		
Sr.No.	Title	Description / Particulars
1	Name of Society	Suman CHS Vorseova
2	Project Address	Plot bearing CTS. Nos. 1/147, 1/148 of village Oshiwara situated in K/W ward, Mumbai
3	Area of Plot	4484.40 sq.mts
4	plot No.	Nil
5	C.T.S. No.	1/147, 1/148
6	No. of Existing Members	133
7	Width of Abutting Road	9.00 mt wide road
8	Total Carpet Area of existing members	9113.71 sq.mts
For Cluster 33(9) Scheme- Area extrapolated to 6000 Sq.M		
Member Areas etc calculated at Prorata basis		



## Suman Tulsiani CHS

Developer led

SIN	Description / Particulars	parameters	remark
		Value	
	33(7) : Extra Rehab Residential area After minimum eligible	0%	2b*0% (variable)
	33(12) : Extra Rehab Residential area After minimum eligible	0%	2b*0% (variable)
	33(9) : Extra Rehab Residential area After minimum eligible	20%	2b*20% (variable)
	33(11) : Extra Rehab Residential area After minimum eligible	0%	2b*0% (variable)
4	Commercial percentage	0%	0% of 3c
5	Parking area @25 sqm per car	25.00	Proposed car parks*25
6	Cost of construction per sqft-residential	4,000.00	Rs 3500/- per sqft : (6g-6f)*3500*4f2
7	Cost of construction per sqft-commercial	3,000.00	Rs 3000/- per sqft : (6g-6f)*3000*4f4
8	Cost of construction per sqft-parking	2,000.00	Rs 2000/- per sqft : 6f*2000
9	Cost of construction per sqft-PAP	2,800.00	Rs 2800/- per sqft : 6h*2800
10	Consultants fees (Rs 200/- per sqft construction area)	200.00	200*(6g+6h)
11	Miscellaneous costs @ % of cost of construction (brokerage, legal charges, admin charges, marketing etc assumed)	10%	5% of sum 7a1:7c
12	Rent @ Rs 80/- per sqft for 36 months	2,880.00	80*4a*36
13	Shifting charges @ Rs 20,000/- per member Twice	20,000.00	5a*20,000*2
	Brokerage - @ 1 months per member	80.00	80*4a
14	Sale rate - residential	38,000.00	
15	sale rate - commercial	80,000.00	
16	Corpus	4,000.00	1000*4a



**Suman Tulsiani CHS**

Sr.no	Flat No.	Carpet Area		Add Incentive area for this regulation	Total carpet area	Total carpet area with fungible	Percentage of extra area over minimum eligible	Proposed rehab CA	Parking requirement	New Carpet Area	Extra Area %
		(In sq.ft)	(In sq.mts)								
1	A/101	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
2	A/102	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
3	A/103	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
4	A/201	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
5	A/202	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
6	A/203	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
7	A/301	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
8	A/302	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
9	A/303	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
10	A/401	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
11	A/402	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
12	A/403	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
13	A/501	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
14	A/502	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
15	A/503	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
16	A/601	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
17	A/602	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
18	A/603	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
19	A/701	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
20	A/702	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
21	A/703	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
22	B/101	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
23	B/102	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
24	B/103	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
25	B/104	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
26	B/201	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
27	B/202	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
28	B/203	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
29	B/204	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
30	B/301	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
31	B/302	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
32	B/303	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
33	B/304	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
34	B/401	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
35	B/402	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
36	B/403	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
37	B/404	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
38	B/501	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
39	B/502	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
40	B/503	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
41	B/504	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
42	B/601	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
43	B/602	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
44	B/603	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
45	B/604	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
46	B/701	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
47	B/702	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
48	B/703	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
49	B/704	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
50	C/101	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
51	C/102	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
52	C/103	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
53	C/201	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
54	C/202	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
55	C/203	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
56	C/301	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
57	C/302	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
58	C/303	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
59	C/401	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
60	C/402	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
61	C/403	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
62	C/501	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%



63	C/503	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
64	C/601	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
65	C/602	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
66	C/603	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
67	C/701	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
68	C/702	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
69	C/703	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
70	T/101	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
71	T/102	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
72	T/103	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
73	T/104	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
74	T/201	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
75	T/202	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
76	T/203	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
77	T/204	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
78	T/301	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
79	T/302	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
80	T/303	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
81	T/304	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
82	T/401	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
83	T/402	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
84	T/403	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
85	T/404	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
86	T/501	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
87	T/502	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
88	T/503	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
89	T/504	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
90	T/601	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
91	T/602	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
92	T/603	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
93	T/604	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
94	T/701	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.10	75%
95	T/702	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
96	T/703	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
97	T/704	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
98	T/801	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
99	T/802	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
100	T/803	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
101	T/804	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
102	T/901	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
103	T/902	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.10	75%
104	T/903	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
105	T/904	477	44.31	6.65	50.96	60.00	20%	77.66	1	740.51	75%
106	T/1001	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
107	T/1002	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
108	T/1003	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
109	T/1004	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
110	T/1101	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
111	T/1102	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
112	T/1103	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
113	T/1104	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
114	T/1201	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
115	T/1202	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
116	T/1203	477	44.31	6.65	50.96	60.00	20%	77.66	1	740.54	75%
117	T/1204	477	44.31	6.65	50.96	60.00	20%	77.66	1	740.54	75%
118	T/1301	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
119	T/1302	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
120	T/1303	477	44.31	6.65	50.96	60.00	20%	77.66	1	740.54	75%
121	T/1304	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
122	T/1401	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
123	T/1402	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
124	T/1403	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
125	T/1404	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
126	T/1501	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
127	T/1502	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
128	T/1503	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
129	T/1504	477	44.31	6.65	50.96	60.00	20%	77.66	1	740.54	75%
130	T/1601	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%

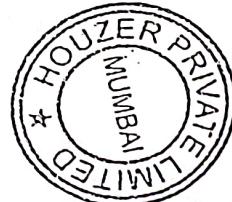


131	T/1602	670	62.24	9.34	71.58	96.63		20%	109.08	2	1,040.18	75%
132	T/1603	477	44.31	6.65	50.96	68.80		20%	77.66	1	740.54	75%
133	T/1604	477	44.31	6.65	50.96	68.80		20%	77.66	1	740.54	75%
134		670	62.24	9.34	71.58	96.63		20%	109.08	2	1,040.18	75%
Total Residential		72,217.00	6,709.12	1,006.37	7,715.49	10,415.91			11,757.74	177	112,117	101
13,168.67												
	Extra CA for the extra plot area introduced	24407.30	2267.49	340.12	2607.62	3520.28		20%	3973.78	60		34

For Cluster Plot  
of 6000 Sqm



FSI Area Statement - for Residential Re-development as per DC Regn. No. 33(9).				
Sr. No.	Description / Particulars	Area		Remarks
		In sqm	In sq.ft	
A1	Area of plot as per P.R.Card	-	-	As per P.R.Card
A2	Area of plot as per Physical Survey	-	-	As per client information
A	Total area of plot	6,000.00	64,584.00	Tentative plot area considered for FSI calculations
B	Deductions for :-	-	-	
b1	Road Set-back	-	-	Traced from D.P.Remarks. Subject to actual
b2	Road Set-back	-	-	Information provided by clients
b3	Reservations for playground	-	-	
b4	Total Area under deduction	-	-	[ b4 = b1 + b2 + b3 ]
C	Balance Plot Area	6,000.00	64,584.00	[ C = A - b4 ]
D	Amenity Area ( POS ) to be handed over to MCGM as per Regn. No. 14(A)	300.00	3,229.20	D = C x 5%
E	Net Plot Area	5,700.00	61,354.80	[ E = C - D ]
F	Physical Provision of 20% RG	1,140.00	12,270.96	[ F = E x 20% ]
G	Balance Area of Plot	4,560.00	49,083.84	[ G = E - F ]
D	OPTION - I			
D1	Rehab B.U.A.	10,662.49	114,771.05	As per information given by clients
D2	Total Rehab BUA including 15% additional	12,261.86	131,986.71	D2 = D1 + (D1 x 15%) (As per Table A of Regn 33(9) of DCPR 2034)
D3	Plot area eligible for FSI 4	6,000.00	64,584.00	As per A (Cross plot area)
D4	Permissible FSI as per FSI 4 @	4.00	4.00	as per clause rule 33(9) of DCPR- 2034
D6	Total permissible FSI as per 33 (9)	24,000.00	258,336.00	D5 = D3 X D4
E	OPTION - II			
E1	Ready Reconer RATE for the Plot bearing C.T.S. No. 568, 569, 570 L ward village Kurla 3, for the year 2024-25 (LR)	120,300.00		Construction Cost per Sq.M. as per ASR- 2024-25
E2	Construction Cost per Sq.M. as per ASR-20-21 (RC)	30,250.00		E3 = E1 / E2
E3	BASIC RATIO (LR/RC)	3.98		E3 = D2
E4	Rehab B.U.A.	12,261.86	131,986.71	E8= E7 X 105%
E5	Incentive FSI @ 105% on existing Rehab BUA	12,874.96	138,586.05	E6 = E4 + E5
E6	Total permissible BUA with incentive as per Table B of Rule 33(9) of DCPR- 2034	25,136.82	270,572.76	
F	(OPTION - II < OPTION - I) Hence Option - I is permissible	25,136.82	270,572.76	
F1	Rchab B.U.A.	12,261.86	131,986.71	As per D2
F2	Add fungible area on rehab X 35%	4,291.65	46,195.35	F2= F1 x 35% [As per DC Regn. No. 31(3) ]
F3	Total Rehab B.U.A Including Fungible	16,553.52	178,182.06	F3 = F1 + F2
F4	Surplus Built up Area	-	-	F4 = F - E6
F5	Surplus B.U.A developer share	-	-	F5 = F4 X 45% (As per table C of Regn 33(9) of DCPR 2034)
F6	Surplus B.U.A Mhada share	-	-	F6 = F4 X 55% (As per table C of Regn 33(9) of DCPR 2034)
G	Sale B.U.A.	12,874.96	138,586.05	G = F - F1
H	Add 35% fungible area on sale	4,506.24	48,505.12	H = C x 35% [As per DC Regn. No. 31(3) ]
I	Total Sale B.U.A Including Fungible	17,381.19	187,091.16	I = G + H
J	Total Rehab + Mhada Surplus (excluding fungible) + Sale B.U.A. (including fungible)	33,934.71	365,273.23	J = F3 + F6 + I
K	Total Saleable Carpet Including Fungible	15,801.08	170,082.88	K = (Sale BUA including fungible)/110



<b>Statutory Payments / Municipal Dues for proposed Residential Development</b>					
Sr.No.	Description / Particulars	Figure	Unit	Remarks	
F1	Ready Reckoner Rate	120,300	Rs/- per sqm	ASR 2024-2025, Zone No. 107 subzone 107/514	
F2	Scrutiny Fees, IOD Deposit, Debris Deposit, Revalidation fees, Internal Staircase if any, AVS Premium, CFO NOC, etc. @ 3% of Construction Cost	575.3	Rs in Lakhs	{ F2 = Lumpsum (variable) - considered at 3% of construction cost }	
F3	Development Charges for Land Component	-	Rs in Lakhs	{ F3 = plot area x RRR x 1% }	
F4	Development Charges for Bldg. Component	1,633	Rs in Lakhs	{ F4 = Total BUA x RRR x 4% }	
F5	Permium for Additional FSI	-	Rs in Lakhs	Mandatory, Regn. 30(A)(6)	
F6	Compulsory 20% Slum TDR	-	Rs in Lakhs	{ F6 = m5-j2 x 20% x 62.5% x RRR }	
F7	Balance 80% TDR from Open Market	-	Rs in Lakhs	{ F7 = m5-j2 x 80% x 32% x RRR }	
F8	Fungible Compensatory Area Premium	2,711	Rs in Lakhs	{ F8 = Fungible area x RRR x 50% }	
F9	Staircase, Lift, Lift Lobby Premium	2,041	Rs in Lakhs	{ F9 = Total BUA x 20% x RRR x 25% }	
F10	Development Cess	1,359	Rs in Lakhs	{ F10 = (Total BUA - Net plot area) x RRR x 4% }	
F11	Open Space Deficiency Premium	147	Rs in Lakhs	{ F11 = D14 (below) x 10% }	
F12	Debris Deposit	0.45	Rs in Lakhs	Subject to Max. Rs. 45,000/-	
F13	Labour Cess	103	Rs in Lakhs	{ F13 = Total BUA x Rs. 30250/- x 1% }	
F14	Land Under Construction for 03 years (Variable (-))	1,701	Rs in Lakhs	{ F14 = Total BUA X RRR X 1.389% X 3 years }	
F15	Extra water /sewerage charges (Rs. 300+Rs. 210)	260	Rs in Lakhs	{ F15 = Total BUA x 1.5 X 510/- }	
F17	Bank Guarantee	25	Rs in Lakhs	As per Plot Area	
F18	5% contingencies on construction cost	-	Rs in Lakhs	{ F17 = Total BUA in sq.ft x 1.5 x Rs 3500 x 5% } - Variable	
F19	Total Municipal Dues / Statutory Payments	10,554	Rs in Lakhs	{ F18 = Sum of F2 to F17 }	
		106	Rs in Crores		

<b>Open Space Deficiency Premium</b>					
Sr.No.	Description / Particulars	Figure	Unit	Remarks	
d1	Gross Built-up Area	33,935	sqm	As per [P]	
d2	Built-up Area as per FSI 1.00	5,700	sqm	As per [J1]	
d3	Balance BUA for Open Space Deficiency	28,235	sqm	[ d3 = d1 - d2 ]	
d4	Built-up Area as per Add. FSI & TDR	-	sqm	As per [ J2 + J3 ]	
d5	BUA as per Fungible	4,506	sqm	As per [ k4 + n2 ]	
d6	Built-up Area considered for Deficiency	25,451	sqm	[ d6 = d1 x 30% ]	
d7	Percentage under [ d4 ]	-	%	[ d7 = d4 / d3 x 100 ]	
d8	Percentage under [ d5 ]	16	%	[ d8 = d5 / d3 x 100 ]	
d9	Deficiency Area under [ d4 ]	-	sqm	[ d9 = d6 x d7 ]	
d10	Deficiency Area under [ d5 ]	4,062	sqm	[ d10 = d6 x d8 ]	
d11	O.S.Deficiency Premium under [ d4 ]	-	Rs in Lakhs	[ d11 = d9 x RRR x 25% x 10% ]	
d12	O.S.Deficiency Premium under [ d5 ]	1,222	Rs in Lakhs	[ d12 = d10 x RRR x 25% ]	
d13	Total Open Space Deficiency Premium	1,222	Rs in Lakhs	[ d13 = d11 + d12 ]	
d14	Add Telescopic % Rate for Premium	1,466	Rs in Lakhs	[ d14 = d13 x 1.20 ] Additional Premium @ 20% for Deficiency between 50-70%	



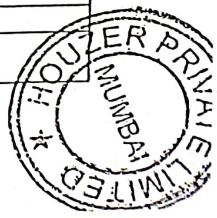
**NOTES:**

- No. of Tenants / Members considered as per List provided irrespective of their Common areas if any in actual being used at site.
- Carpet/Built up Area of tenements calculated as given in the list provided which is subject to actual records of Assessment Dept. / Inspection extract, existing site conditions, etc.
- The latest remarks from D.P., R.L., Survey, etc. shall have to be referred from planning and feasibility point of view.
- The statement prepared is subject to verification of the exact existing carpet areas of the tenants including their respective pro rata common carpet areas.
- The Statement is the perspective of our findings as per the information provided and analysis the same with prevailing practice and norms of the DCPR-2034.

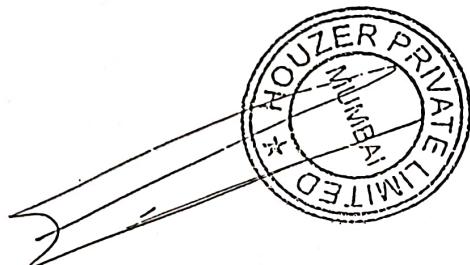


## Developer led

SINO	Description / Particulars	Area		remark
		In sqm	In sqft	
2)	<b>REHAB AREA</b>			
2a	Rehab Residential	6,709.12	72,217.00	from society
2b	Existing Carpet area	7,514.22	80,883.04	2a*1.12
2c	Existing Rehab BUA (CA*1.12)	8,641.35	93,015.50	2b*1.15
2d	BUA with additional 15%	11,665.82	125,570.92	2c+(35% of 2c)
2e	BUA with 35% Fungible	1,502.84	16,176.61	2b*20% (variable)
2f1	Extra rehab area above minimum eligible	13,168.67	141,747.53	2d+2e
2f2	Proposed rehab BUA			(2f1-2b)/2b
2f2	Effective Percentage increase in BUA		75%	
3)	<b>SALE AREA</b>			
3a	BUA for Sale	16,495.47	177,557.26	1d-2b
3b	35% Fungible	5,773.42	62,145.04	35% of 3a
3c	Total Sale BUA (with fungible) without extra given to rehab above minimum eligible	20,766.04	223,525.70	3a+3b-2e
3d	Sale commercial BUA	-	-	0% of 3c
3e	sale commercial CA	-	-	3d/1.2
3f	sale residential BUA	20,766.04	223,525.70	3c-3d
3g	Total permissible CA for sale (BUA/1.12)	18,541.11	199,576.52	3f/1.12
3h	Total RERA CA for sale (CA*1.04)	19,282.76	207,559.58	3g*1.04
4)	<b>PROPOSED AREAS</b>			
4a	Existing Rehab CA	6,709.12	72,217.00	2a
4b	Proposed additional area	5,048.62	54,343.29	4c-4a
4c	Proposed rehab CA	11,757.74	126,560.29	2f1/1.12
4d	Proposed rehab BUA	13,168.67	141,747.53	2f1=4c*1.12
4e	Proposed Sale BUA	20,766.04	223,525.70	3c=1e-4d
4f1	Total proposed residential BUA	33,934.71	365,273.23	2f1+3f
4f2	Percentage of total residential area		100%	4f1/1e * 100
4f3	Total proposed non-residential BUA	-	-	3d
4f4	Percentage of total non-residential area		0%	4f3/1c * 100
4f	Total proposed BUA	33,934.71	365,273.23	4e+4d
5)	<b>PARKING REQUIREMENT</b>			
5a1	Rehab units proposed rehab units of size upto 45 sqm CA	in numbers		
5a2	proposed rehab units of size 45sqm to 60 sqm CA			
5a3	proposed rehab units of size 60sqm to 90 sqm CA		91	
5a4	proposed rehab units of size Above 90 sqm CA		42	
5a	No of rehab units		133	sum 5a1:5a4
5b1	Rehab Parking requirements-residential 1 car per 4 units of CA upto 45 sqm		-	5a1/4
5b2	1 car per 2 units of CA 45 sqm to 60 sqm		-	5a2/2
5b3	1 car per 1 units of CA 60 sqm to 90 sqm		91	5a3/1
5b4	2 cars per unit of CA 90 sqm and more		84	5a4*2
5b	No. of car parks reqd.		175	sum 5b1:5b4
5c	10% Visitors parking	In numbers	18	10% of 5b
5d	Total No. of car parks reqd. as per DC Rules		193	5b+5c
5e	Sale Units Assume 50% of sale residential as 90 sqm CA		54	50% of 3h/180
5f	Assume 50% of the sale residential as 120sqm CA		80	50% of 3h/120
5g	No.of sale units		134	5e+5f
5h	Sale Parking requirement-residential No. of car parks reqd. as per DC Rules		268	5g*2
5i	10% Visitors parking		27	10% of 5h
5j	Total No. of car parks reqd.		295	5h+5i
5k	Sale Parking requirement-Commercial 1 car per 40 sqm upto 800 sqm of BUA and 1 car per 80 sqm for the rest		-	3d/40
5l	Total car parking spaces (rehab + sale)		487	5d+5j+5k
5m	Total proposed car parking spaces (rehab + sale)		487	5l*1.0
5n	Total number of residential units		267	5a+5f
5o	No. of Units for PAP share of size 27.88 sqm CA		-	1c/(27.88*1.2)



5p	<b>Car parks for PAP</b>	-	-	5o/4
6)	<b>CONSTRUCTION AREA</b>			
6a	Area of Staircase / passages etc. (BUA * 1.2)	40,721.65	438,327.87	4f*1.2
6b	Permissible Fitness center (2% of perm. BUA)	502.74	5,411.46	2% of 1d
6c	Society office (20 sqm)	20.00	215.28	minimum requirement
6d	Utilities and services (4% of perm. BUA)	1,005.47	10,822.91	4% of 1d
6e	Refuge area (4% of BUA above 24m height)	1,357.39	14,610.93	4% of 7 floors assuming 12 residential floors- because of height restriction
6f	Parking area @25 sqm per car	12,177.44	131,077.98	Proposed car parks*25 sum 6a:6f
6g	<b>Total construction area</b>	<b>55,784.69</b>	<b>600,466.42</b>	<b>1c*1.5</b>
6h	<b>PAP share</b>	-	-	
7)	<b>PROJECT COST</b>		<b>In crores</b>	
7a-1	Cost of construction per sqft-residential		187.76	Rs 3500/- per sqft : (6g-6f)*3500*4f2
7a-2	Cost of construction per sqft-commercial		-	Rs 3000/- per sqft : (6g-6f)*3000*4f4
7a-3	Cost of construction per sqft-parking		26.22	Rs 2000/- per sqft : 6f*2000
7b	Cost of mechanised parking (Rs 75,000 per car)		3.65	5m*75000
7c	Cost of construction per sqft-PAP		-	Rs 2800/- per sqft : 6h*2800
7d	Add GST @ 18%		39.17	18% of sum 7a1:7c
7e	Statutory cost		105.51	from key inputs
7f	Consultants fees (Rs 200/- per sqft construction area)		12.01	200*(6g+6h)
7g	Miscellaneous costs @ % of cost of construction (brokerage, legal charges, admin charges, marketing etc assumed)		21.76	5% of sum 7a1:7c
7h	Add GST @ 18%		6.08	18% of 7f+7g
7i	Rent @ Rs 80/- per sqft for 36 months		20.80	80*4a*36
7j	Shifting charges @ Rs 20,000/- per member		0.53	5a*20,000*2
7k	Twice		0.58	80*4a
7l	Brokerage - @ 1 months per member		28.89	1000*4a
7m	Corpus			
7n	Stamp duty @6% of Market rate on the extra area		12.39	4b*8b*6%
7o	Registration @ Rs 30,000/- per member		0.40	5a*30,000
7p	GST @ 5% of market rate on the Rehab area		24.05	4c*8b*5%
7q	<b>Project Cost</b>		<b>489.82</b>	sum 7a1:7o
7r	Contingency 5% of project cost		24.49	5% * 7p
	<b>Total Project Cost (without loan)</b>		<b>514.31</b>	<b>7p+7q</b>
7s	Interest on loan of 30% of Project cost for 24 months @15% (assumption)		46.29	30% of 7r *0.15*24/12
7t	<b>Grand Total Project Cost</b>		<b>560.60</b>	<b>7r+7s</b>
8)	<b>REALISATION</b>			
8a	area for sale-residential		207,559.58	3h
8b	Sale rate		38,000.00	variable
8c	realisation-residential		788.73	8a*8b
8a2	CA for sale-commercial		-	3e
8b2	Sale rate		80,000.00	variable
8c2	realisation-commercial		21.43	8a2*8b2
8d	Realisation - selling of sale car parks		810.15	5h*0.08 ;sale car.park @ 8 lakhs
8e	Total realisation		249.56	8c+8d
8f	profit (in crores)		44.52	8e-7t
8g	profit percentage			percentage of 8f from 7t



The entire sheet is variable

### Developer led

SIN	Description / Particulars	parameters	remark
		Value	
	33(7) : Extra Rehab Residential area After minimum eligible	0%	2b*0% (variable)
	33(12) : Extra Rehab Residential area After minimum eligible	0%	2b*0% (variable)
	33(9) : Extra Rehab Residential area After minimum eligible	20%	2b*% (variable)
	33(11) : Extra Rehab Residential area After minimum eligible	0%	2b*0% (variable)
4	Commercial pccntagc	0%	0% of 3c
5	Parking area @25 sqm per car	25.00	Proposed car parks*25
6	Cost of construction per sqft-residential	3,400.00	Rs /- per sqft : (6g-6f)*D12*4f2
7	Cost of construction per sqft-commercial	3,000.00	Rs 3000/- per sqft : (6g-6f)*3000*4f4
8	Cost of construction per sqft-parking	2,000.00	Rs 2000/- per sqft : 6f*2000
9	Cost of construction per sqft-PAP	2,800.00	Rs 2800/- per sqft : 6h*2800
10	Consultants fees - per sqft construction area)	200.00	200*(6g+6h)
11	Miscellneous costs @ 3% of cost of construction (brokerage, legal charges, admin charges, marketing etc assumed)	3%	3% of sum 7a1:7c
12	Rent @ Rs 80/- per sqft for 36 months	2,880.00	80*4a*36
13	Shifting charges @ Rs 15,000/- per member Twice	15,000.00	5a*15,000*2
	Brokerage - @ 1 months per member	80.00	80*4a
14	Sale rate - residential	38,000.00	
15	sale rate - commercial	80,000.00	
16	Corpus	4,000.00	1000*4a



## minimum eligible area - residential

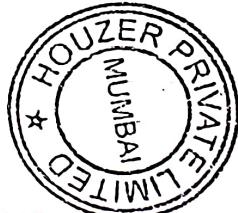
Sr.no	Flat No.	Carpet Area (in sq.ft)	Total carpet area	Total carpet area with fungible	Total carpet area with fungible
		(in sq.ft)	(in sq.mts)	(in sq.mts)	(in sq.mts)
1	A/101	670	62.24	62.24	84.03
2	A/102	477	44.31	44.31	59.82
3	A/103	477	44.31	44.31	59.82
4	A/201	670	62.24	62.24	84.03
5	A/202	477	44.31	44.31	59.82
6	A/203	477	44.31	44.31	59.82
7	A/301	670	62.24	62.24	84.03
8	A/302	477	44.31	44.31	59.82
9	A/303	477	44.31	44.31	59.82
10	A/401	670	62.24	62.24	84.03
11	A/402	477	44.31	44.31	59.82
12	A/403	477	44.31	44.31	59.82
13	A/501	670	62.24	62.24	84.03
14	A/502	477	44.31	44.31	59.82
15	A/503	477	44.31	44.31	59.82
16	A/601	670	62.24	62.24	84.03
17	A/602	477	44.31	44.31	59.82
18	A/603	477	44.31	44.31	59.82
19	A/701	670	62.24	62.24	84.03
20	A/702	477	44.31	44.31	59.82
21	A/703	477	44.31	44.31	59.82
22	B/101	477	44.31	44.31	59.82
23	B/102	477	44.31	44.31	59.82
24	B/103	477	44.31	44.31	59.82
25	B/104	477	44.31	44.31	59.82
26	B/201	477	44.31	44.31	59.82
27	B/202	477	44.31	44.31	59.82
28	B/203	477	44.31	44.31	59.82
29	B/204	477	44.31	44.31	59.82
30	B/301	477	44.31	44.31	59.82
31	B/302	477	44.31	44.31	59.82
32	B/303	477	44.31	44.31	59.82
33	B/304	477	44.31	44.31	59.82
34	B/401	477	44.31	44.31	59.82



35	B/402	477	44.31	44.31	59.82	643.95
36	B/403	477	44.31	44.31	59.82	643.95
37	B/404	477	44.31	44.31	59.82	643.95
38	B/501	477	44.31	44.31	59.82	643.95
39	B/502	477	44.31	44.31	59.82	643.95
40	B/503	477	44.31	44.31	59.82	643.95
41	B/504	477	44.31	44.31	59.82	643.95
42	B/601	477	44.31	44.31	59.82	643.95
43	B/602	477	44.31	44.31	59.82	643.95
44	B/603	477	44.31	44.31	59.82	643.95
45	B/604	477	44.31	44.31	59.82	643.95
46	B/701	477	44.31	44.31	59.82	643.95
47	B/702	477	44.31	44.31	59.82	643.95
48	B/703	477	44.31	44.31	59.82	643.95
49	B/704	477	44.31	44.31	59.82	643.95
50	C/101	670	62.24	62.24	84.03	904.50
51	C/102	477	44.31	44.31	59.82	643.95
52	C/103	477	44.31	44.31	59.82	643.95
53	C/201	670	62.24	62.24	84.03	904.50
54	C/202	477	44.31	44.31	59.82	643.95
55	C/203	477	44.31	44.31	59.82	643.95
56	C/301	670	62.24	62.24	84.03	904.50
57	C/302	477	44.31	44.31	59.82	643.95
58	C/303	477	44.31	44.31	59.82	643.95
59	C/401	670	62.24	62.24	84.03	904.50
60	C/402	477	44.31	44.31	59.82	643.95
61	C/403	670	62.24	62.24	84.03	904.50
62	C/501	477	44.31	44.31	59.82	643.95
63	C/503	477	44.31	44.31	59.82	643.95
64	C/601	670	62.24	62.24	84.03	904.50
65	C/602	477	44.31	44.31	59.82	643.95
66	C/603	477	44.31	44.31	59.82	643.95
67	C/701	670	62.24	62.24	84.03	904.50
68	C/702	477	44.31	44.31	59.82	643.95
69	C/703	477	44.31	44.31	59.82	643.95
70	T/101	477	44.31	44.31	59.82	643.95
71	T/102	477	44.31	44.31	59.82	643.95
72	T/103	477	44.31	44.31	59.82	643.95
73	T/104	477	44.31	44.31	59.82	643.95
74	T/201	670	62.24	62.24	84.03	904.50
75	T/202	670	62.24	62.24	84.03	904.50



76	T/203	477	44.31	44.31	59.82	643.95
77	T/204	477	44.31	44.31	59.82	643.95
78	T/301	477	44.31	44.31	59.82	643.95
79	T/302	477	44.31	44.31	59.82	643.95
80	T/303	477	44.31	44.31	59.82	643.95
81	T/304	477	44.31	44.31	59.82	643.95
82	T/401	670	62.24	62.24	84.03	904.50
83	T/402	670	62.24	62.24	84.03	904.50
84	T/403	477	44.31	44.31	59.82	643.95
85	T/404	477	44.31	44.31	59.82	643.95
86	T/501	670	62.24	62.24	84.03	904.50
87	T/502	670	62.24	62.24	84.03	904.50
88	T/503	477	44.31	44.31	59.82	643.95
89	T/504	477	44.31	44.31	59.82	643.95
90	T/601	670	62.24	62.24	84.03	904.50
91	T/602	670	62.24	62.24	84.03	904.50
92	T/603	477	44.31	44.31	59.82	643.95
93	T/604	477	44.31	44.31	59.82	643.95
94	T/701	670	62.24	62.24	84.03	904.50
95	T/702	670	62.24	62.24	84.03	904.50
96	T/703	477	44.31	44.31	59.82	643.95
97	T/704	477	44.31	44.31	59.82	643.95
98	T/801	670	62.24	62.24	84.03	904.50
99	T/802	670	62.24	62.24	84.03	904.50
100	T/803	477	44.31	44.31	59.82	643.95
101	T/804	477	44.31	44.31	59.82	643.95
102	T/901	670	62.24	62.24	84.03	904.50
103	T/902	670	62.24	62.24	84.03	904.50
104	T/903	477	44.31	44.31	59.82	643.95
105	T/904	477	44.31	44.31	59.82	643.95
106	T/1001	670	62.24	62.24	84.03	904.50
107	T/1002	670	62.24	62.24	84.03	904.50
108	T/1003	477	44.31	44.31	59.82	643.95
109	T/1004	477	44.31	44.31	59.82	643.95
110	T/1101	670	62.24	62.24	84.03	904.50
111	T/1102	670	62.24	62.24	84.03	904.50
112	T/1103	477	44.31	44.31	59.82	643.95
113	T/1104	477	44.31	44.31	59.82	643.95
114	T/1201	670	62.24	62.24	84.03	904.50
115	T/1202	670	62.24	62.24	84.03	904.50
116	T/1203	477	44.31	44.31	59.82	643.95

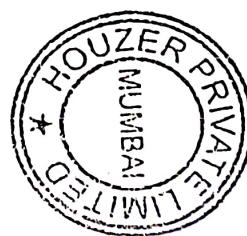


117	T/1204	477	44.31	44.31	59.82	643.95
118	T/1301	670	62.24	62.24	84.03	904.50
119	T/1302	670	62.24	62.24	84.03	904.50
120	T/1303	477	44.31	44.31	59.82	643.95
121	T/1304	477	44.31	44.31	59.82	643.95
122	T/1401	670	62.24	62.24	84.03	904.50
123	T/1402	670	62.24	62.24	84.03	904.50
124	T/1403	477	44.31	44.31	59.82	643.95
125	T/1404	477	44.31	44.31	59.82	643.95
126	T/1501	670	62.24	62.24	84.03	904.50
127	T/1502	670	62.24	62.24	84.03	904.50
128	T/1503	477	44.31	44.31	59.82	643.95
129	T/1504	477	44.31	44.31	59.82	643.95
130	T/1601	670	62.24	62.24	84.03	904.50
131	T/1602	670	62.24	62.24	84.03	904.50
132	T/1603	477	44.31	44.31	59.82	643.95
133	T/1604	477	44.31	44.31	59.82	643.95
134		670	62.24	62.24	84.03	904.50
<b>Total Residential area</b>		<b>72,217.00</b>	<b>6,709.12</b>	<b>6,709.12</b>	<b>9,057.32</b>	<b>97,492.95</b>



## Proposed Residential Re-development on Plot bearing CTS. Nos. 1/147, 1/148 of village Oshiwara situated in K/W ward, Mumbai

FSI Area Statement - for Residential Re-development as per DC Regn. No. 30(A), Table 12 & 33(7)(B) and 33(12)(B)				
Sr.No.	Description / Particulars	Area		Remarks
		In sqm	In sq.ft	
A1	Area of plot as per P.R.Card	-	-	As per P.R.Card
A2	Area of plot as per Physical Survey	4,488.40	48,313.14	As per client information Stringent plot area considered for FSI calculations
A	Total area of plot			
B	Deductions for :-			
b1	<b>Road Set-back</b>	-	-	Traced from D.P.Remarks. Subject to actual demarcation
b2	Road Set-back	-	-	Information provided by clients
b3	Reservations for playground	-	-	
b4	Total Area under deduction	-	-	
C	<b>Balance Plot Area</b>	4,488.40	48,313.14	
D	Amenity Area ( POS ) to be handed over to MCGM as per Regn. No. 14(A)	224.42	2,415.66	$[ b4 = b1 + b2 + b3 ]$ $[ C = A - b4 ]$ $D = c \times 5\%$
E	Net Plot Area	4,263.98	45,897.48	$[ E = C - D ]$
F	Physical Provision of 20% RG	852.80	9,179.50	$[ F = E \times 20\% ]$
G	Balance Area of Plot	3,411.18	36,717.98	$[ G = E - F ]$
H	<b>Permissible Floor Space Index</b>			
h1	Permissible FSI	1.00		As per Col. 4 of Table 12
h2	Additional Premium FSI	0.50		As per S.no II (iii) of Table 12, on payment of premium @ 50% of ASR
h3	Addmissible TDR	0.70		As per S.no II (iii) of Table 12:- Road Width between 12.00 and 18.00 m
I	Total Permissible FSI	2.20		$[ h4 = h1 + h2 + h3 ]$
J	<b>Permissible Built-up Area</b>			
j1	BUA as per FSI	4,488.40	48,313.14	$[ j1 = C \times h1 ]$
j2	BUA as per 0.50 Add. FSI	2,244.20	24,156.57	$[ j2 = C \times h2 ]$
j3	BUA as per 0.70 TDR	3,141.88	33,819.20	$[ j3 = C \times h3 ]$
K	Total Permissible Built-up Area	9,874.48	106,288.90	$[ K = j1 + j2 + j3 ]$
L	<b>Rehab Area Statement</b>			
I1	Existing residential carpet area	6,709.12	72,217.00	Existing carpet area as per client information
I2	Existing Rehab Residential BUA	8,050.95	86,660.40	$[ I2 = I1 \times 1.2 ]$
I3	Existing Rehab Non-Residential carpet area	-	-	Existing carpet area as per client information
I4	Existing Rehab Non-Residential BUA	-	-	$[ I4 = I3 \times 1.2 ]$
I5	Total Existing Rehab BUA	8,050.95	86,660.40	$[ I5 = I2 + I4 ]$
I6	Fungible FSI @ 35%	2,817.83	30,331.14	$[ I6 = I5 \times 35\% ]$ As per DC Regn. No. 31(3)
I7	<b>Total Rehab Area including Fungible</b>	10,868.78	116,991.54	$[ I7 = I5 + I6 ]$
M	<b>Incentive Area Statement / Self Generated BUA</b>			
m1	Permissible Additional Incentive BUA @ 15% of Rehab BUA	1,207.64	12,999.06	$[ m1 = I5 \times 15\% ]$ as per DC Regn. No. 33(7)(B)
or m2	Permissible Additional Incentive BUA @ 10.00 sqm per tenement	1,330.00	14,316.12	$[ m2 = 133 \text{ nos.} \times 10.00 \text{ sqm} ]$ as per DC Regn. No. 33(7)(B)
m3	Additional BUA against handing over of Road Set-back	-	-	As per Regn 32 (4), Table 12-A of DCPR 2034
m4	Additional BUA against P.O.S	448.84	4,831.31	As per Regn 32 (4), Table 12-A of DCPR 2034
N	<b>Sale Component</b>			
n1	Area for Sale Component	1,823.53	19,628.50	$[ n1 = k - I5 ]$
n2	Perm. Fungible Compensatory Area	638.24	6,869.98	$[ n2 = n1 \times 35\% ]$
n3	Additional BUA against road setback	-	-	$[ n3 = m3 ]$
n4	Perm Fungible Compensatory FSI	-	-	$[ n4 = n3 \times 35\% ]$ As per DC Regn. No. 31(3)
n5	Total Sale BUA including Fungible	2,461.77	26,498.48	$[ n5 = n1 + n2 + n3 + n4 ]$
n6	Total Sale BUA for 33(7)(B) and 33(12)(B) without Fungible	5,863.09	63,110.33	$[ n4 = n1 + n3 + Q3 ]$
n7	Total Sale BUA for 33(7)(B) and 33(12)(B) including Fungible	7,915.17	85,198.94	$[ n5 = n4 \times 1.35 ]$
O1	Residential Sale area at 100%	5,863.09	63,110.33	$[ O1 = n1 - O3 ]$
O2	Fungible area (Resil)	2,052.08	22,088.61	$[ O2 = O1 \times 35\% ]$
O3	Commercial Sale area at 0% of Sale area	-	-	$[ O3 = n1 \times 0\% ]$
O4	Fungible area (Comm)	-	-	$[ O4 = O3 \times 35\% ]$
P	Gross Built-up Area Including Fungible (Rehab + Sale)	13,330.55	143,490.02	$[ P = k7 + n3 ]$
Q	Additional area calculation with Regn 33(12)(B) of DCPR 2034			



Q1	BUA available under Regn. 33(12)(B) of DCPR-2034 on NET Plot Area	8,079.12	86,963.65	Q1 = (C x 4) - K
Q2	Permissible BUA for PAP	4,039.56	43,481.82	Q2 = Q1 x 50%
Q3	Permissible Incentive BUA for Sale	4,039.56	43,481.82	Q3 = Q1 x 50%
Q4	Fungible on Incentive sale BUA	1,413.85	15,218.64	Q4 = Q3 x 35%
Q5	Total Sale BUA as per 33(12)(B)	5,453.41	58,700.46	Q5 = Q3 + Q4
Q6	Actual Permissible Built up Area in Regn. 33(12)(B) of DCPR-2034 Without Fungible	8,079.12	86,963.65	Q6 = Q2 + Q3
Q7	Permissible Plot Potential with Regn. 33(7) and 33(12)(B) of DCPR-2034	17,953.60	193,252.55	Q7 = J4 + Q6
Q8	Permissible FSI	4.00		Q8 = Q7 / E
Q9	Total Sale B.U.A Including Fungible	7,915.17	85,198.94	Q9 = n3 + Q5
Q10	Total Rehab + Sale B.U.A. under Regn 33(7) & 33(12)(B) of DCPR-2034 (including fungible & PAP)	22,823.51	245,672.30	Q10 = P + Q2 + Q5
Q11	Total Saleable Carpet Including Fungible (RERA)	7,195.61	77,453.58	Q11 = Q9 x 100 / 110

Total no of PAP tenements to be proposed

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**Statutory Payments / Municipal Dues for proposed Residential Development**

Sr.No.	Description / Particulars	Figure	Unit	Remarks
F1	Ready Reckoner Rate	120,300.0	Rs/- per sqm	ASR 2024-2025, Zone No. 13 subzone 13/98
F2	Scrutiny Fees (Considered once)	86.6	Rs in Lakhs	[F2 = Total Construction area x Rs 253/-]
F3	CFO Service Fees	51.9	Rs in Lakhs	[F3 = Construction area x Rs 151.50/-]
F4	CFO Scrutiny Fees	35.3	Rs in Lakhs	[F4 = Construction area x Rs 103/-]
F5	IOD Deposit	2.5	Rs in Lakhs	[F5 = Total BUA x 10.764 x Re 1/-]
F6	Debris Deposit	0.5	Rs in Lakhs	[F6 = Maximum Rs 45000/-]
F7	Development Charges for Land Component	54.0	Rs in Lakhs	[F7 = Plot area x RRR x 1%]
F8	Development Charges for Bldg. Component	1,098.3	Rs in Lakhs	[F8 = Gross Resi BUA x RRR x 4%]
F9	Development Charges for Bldg. Component (Comm)	-	Rs in Lakhs	[F9 = Gross Comm BUA x RRR x 8%]
F10	Permium for Additional FSI	1,349.9	Rs in Lakhs	[F10 = Additional FSI area x RRR x 50%]
F11	Compulsory 20% Slum TDR	447	Rs in Lakhs	[F11 = (J3-m2-m4) x 20% x 125% x RRR]
F12	Balance 80% TDR from Open Market	929	Rs in Lakhs	[F12 = (J3-m2-m4) x 80% x 65% x RRR]
F13	Fungible Compensatory Area Premium (Resi)	1,234.3	Rs in Lakhs	[F13 = Resi Fungible area x RRR x 50%]
F14	Fungible Compensatory Area Premium (Comm)	-	Rs in Lakhs	[F14 = Comm Fungible area x RRR x 60%]
F15	Staircase, Lift, Lift Lobby Premium (Resi)	1,372.8	Rs in Lakhs	[F15 = Resi BUA x 20% x RRR x 25%]
F16	Staircase, Lift, Lift Lobby Premium (Comm)	-	Rs in Lakhs	[F16 = Comm BUA x 20% x RRR x 50%]
F17	Development Cess	259.2	Rs in Lakhs	[F17 = (Add FSI + TDR) x RRR x 4%]
F18	Open Space Deficiency Premium	581.9	Rs in Lakhs	[F18 = Gross BUA X 510/-]
F19	Labour Cess	103.6	Rs in Lakhs	[F19 = Construction area x Rs. 30250/- x 1%]
F20	Land Under Construction for 03 years (Variable (-))	-	Rs in Lakhs	[F20 = Base FSI X RRR X 1.389% X 3 years]
F21	Extra water /sewerage charges	198.6	Rs in Lakhs	[F21 = Const area X 580/-]
F22	PCO charges	38.0	Rs in Lakhs	[F22 = Construction area x Rs 37/- x 3 years]
F23	Bank Guarantee	8.0	Rs in Lakhs	As per Plot Area
F25	Total Municipal Dues / Statutory Payments	7,674.9	Rs in Lakhs	[F17 = Sum of F2 to F16]
		76.7	Rs in Crores	

**Open Space Deficiency Premium**


Sr.No.	Description / Particulars	Figure	Unit	Remarks
d1	Gross Built-up Area	22,823.5	sqm	As per [ P ]
d2	Built-up Area as per FSI 1.33	4,488.4	sqm	As per [ J1 ]
d3	Balance BUA for Open Space Deficiency	18,335.1	sqm	[ d3 = d1 - d2 ]
d4	Built-up Area as per Add. FSI & TDR	5,386.1	sqm	As per [ j2 + j3 ]
d5	BUA as per Fungible	2,052.1	sqm	As per [ k6 + n2 ]
d6	Built-up Area considered for Deficiency	11,411.8	sqm	[ d6 = d1 x 50% ]
d7	Percentage under [ d4 ]	29.4	%	[ d7 = d4 / d3 x 100 ]
d8	Percentage under [ d5 ]	11.2	%	[ d8 = d5 / d3 x 100 ]
d9	Deficiency Area under [ d4 ]	3,352.3	sqm	[ d9 = (d6 x d7)/100 ]
d10	Deficiency Area under [ d5 ]	1,277.2	sqm	[ d10 = (d6 x d8)/100 ]
d11	O.S.Deficiency Premium under [ d4 ]	100.8	Rs in Lakhs	[ d11 = d9 x RRR x 25% x 10% ]
d12	O.S.Deficiency Premium under [ d5 ]	384.1	Rs in Lakhs	[ d12 = d10 x RRR x 25% ]
d13	Total Open Space Deficiency Premium	484.9	Rs in Lakhs	[ d13 = d11 + d12 ]
d14	Add Telescopic % Rate for Premium	581.9	Rs in Lakhs	[ d14 = d13 x 1.20 ] Additional Premium @ 20% for Deficiency between 50-70%

**NOTES:**

- No. of Tenants / Members considered as per List provided irrespective of their Common areas if any In actual being used at site.
- Carpet/Built up Area of tenements calculated as given in the list provided which is subject to actual records of Assessment Dept. / Inspection extract, existing site conditions, etc.
- The latest remarks from D.P., R.L., Survey, etc. shall have to be referred from planning and feasibility point of view.
- The statement prepared is subject to verification of the exact existing carpet areas of the tenants including their respective pro rata common carpet areas.
- The Statement is the perspective of our findings as per the information provided and analysis the same with prevailing practice and norms of the DCPR-2034.



## Suman Tulsiani - Developer led

SINO	Description / Particulars	Area		remark
		In sqm	In sqft	
2)	<b>REHAB AREA</b>			
2a	Rehab Residential			from society
2b	Existing Carpet area	6,709.12	72,217.00	2a*1.12
2c	Existing Rehab BUA (CA*1.12)	7,514.22	80,883.04	35% of 2b
2d	Fungible	2,629.98	28,309.06	2b+2c
2e	BUA with 35% Fungible	10,144.19	109,192.10	2b*0% (variable)
2f1	Extra rehab area above minimum eligible	-	-	2d+2e
2f2	<b>Proposed rehab BUA</b>	10,144.19	109,192.10	(2f1-2b)/2b
2f2	<b>Effective Percentage increase in BUA</b>		35%	
3)	<b>SALE AREA</b>			1d-2b
3a	BUA for Sale	6,399.82	68,887.69	35% of 3a
3b	35% Fungible	2,239.94	24,110.69	3a+3b-2e
3c	Total Sale BUA (with fungible) without extra given to rehab above minimum eligible	8,639.76	92,998.38	0% of 3c
3d	Sale commercial BUA	-	-	3d/1.2
3e	<b>sale commercial CA</b>	8,639.76	92,998.38	3c-3d
3f	sale residential BUA	7,714.07	83,034.27	3f/1.12
3g	Total permissible CA for sale (BUA/1.12)	8,022.63	86,355.64	3g*1.04
3h	<b>Total RERA CA for sale (CA*1.04)</b>			
4)	<b>PROPOSED AREAS</b>			
4a	Existing Rehab CA	6,709.12	72,217.00	2a
4b	Proposed additional area	2,348.19	25,275.95	4c-4a
4c	<b>Proposed rehab CA</b>	9,057.32	97,492.95	2f1/1.12
4d	<b>Proposed rehab BUA</b>	10,144.19	109,192.10	2f1-4c*1.12
4e	<b>Proposed Sale BUA</b>	8,639.76	92,998.38	3c=1e-4d
4f1	<b>Total proposed residential BUA</b>	18,783.95	202,190.48	2f1+3f
4f2	Percentage of total residential area	-	100%	4f1/1e * 100
4f3	<b>Total proposed non-residential BUA</b>	-	-	3d
4f4	Percentage of total non-residential area	-	0%	4f3/1e * 100
4f	<b>Total proposed BUA</b>	18,783.95	202,190.48	4e+4d
5)	<b>PARKING REQUIREMENT</b>			
5a1	<b>Rehab units</b>	in numbers		
5a2	proposed rehab units of size upto 45 sqm CA		-	
5a3	proposed rehab units of size 45sqm to 60 sqm CA		91	
5a4	proposed rehab units of size 60sqm to 90 sqm CA		42	
5a	No of rehab units	133		sum 5a1:5a4
5b1	<b>Rehab Parking requirements-residential</b>	In numbers		
5b2	1 car per 4 units of CA upto 45 sqm		-	5a1/4
5b3	1 car per 2 units of CA 45 sqm to 60 sqm		46	5a2/2
5b4	1 car per 1 units of CA 60 sqm to 90 sqm		42	5a3/1
5b	2 cars per unit of CA 90 sqm and more	-	-	5a4*2
5c	No. of car parks reqd.	88		sum 5b1:5b4
5d	10% Visitors parking	9		10% of 5b
	<b>total No. of car parks reqd. as per DC Rules</b>	96		5b+5c
	<b>Sale Units</b>			



5e	Assume 50% of sale residential as 90 sqm CA	22		50% of 3h/180
5f	Assume 50% of the sale residential as 120sqm CA	33		50% of 3h/120
5g	No.of sale units	56		5e+5f
5h	<b>Sale Parking requirement-residential</b>	111		5g*2
5i	No. of car parks reqd. as per DC Rules	11		10% of 5h
5j	10% Visitors parking	123		5h+5i
5k	total No. of car parks reqd.	-		3d/40
5l	<b>Sale Parking requirement-Commercial</b>	219		5d+5j+5k
5m	1 car per 40 sqm upto 800 sqm of BUA and 1 car per 80 sqm for the rest	219		5l*1.0
5n	<b>Total car parking spaces (rehab + sale)</b>	219		5a+5f
5o	<b>Total proposed car parking spaces (rehab + sale)</b>	189		1c/(27.88*1.2)
5p	<b>Car parks for PAP</b>	-		5o/4
6)	<b>CONSTRUCTION AREA</b>			
6a	Area of Staircase / passages etc. (BUA * 1.2)	22,540.74	242,628.58	4f*1.2
6b	Permissible Fitness center (2% of perm. BUA)	278.28	2,995.41	2% of 1d
6c	Society office (20 sqm)	20.00	215.28	minimum requirement
6d	Utilities and services (4% of perm. BUA)	556.56	5,990.83	4% of 1d
6e	Refuge area (4% of BUA above 24m height)	751.36	8,087.62	4% of 7 floors assuming 12 residential floors-because of height restriction
6f	Parking area @25 sqm per car	5,470.45	58,883.93	Proposed car parks*25
6g	<b>Total construction area</b>	29,617.40	318,801.65	sum 6a:6f
6h	<b>PAP share</b>	6,059.34	65,222.74	1c*1.5
7)	<b>PROJECT COST</b>			<b>In crores</b>
7a-1	Cost of construction per sqft-residential	3,400.00	88.37	Rs /- per sqft : (6g-6f)*D12*4f2
7a-2	Cost of construction per sqft-commercial	-		Rs 3000/- per sqft : (6g-6f)*3000*4f4
7a-3	Cost of construction per sqft-parking		11.78	Rs 2000/- per sqft : 6f*2000
7b	Cost of mechanised parking (Rs 75,000 per car)		1.64	5m*75000
7c	Cost of construction per sqft-PAP		18.26	Rs 2800/- per sqft : 6h*2800
7d	Add GST @ 18%		21.61	18% of sum 7a1:7c
7e	Statutory cost		76.75	from key inputs
7f	Consultants fees - per sqft construction area)	175.00	7.68	200*(6g+6h)
7g	Miscellaneous costs @ 3% of cost of construction (brokerage, legal charges, admin charges, marketing etc assumed)		3.60	3% of sum 7a1:7c
7h	Add GST @ 18%		2.03	18% of 7f+7g
7i	Rent @ Rs 80/- per sqft for 36 months		20.80	80*4a*36
7j	Shifting charges @ Rs 15,000/- per member Twice		0.40	5a*15,000*2
7k	Brokerage - @ 1 months per member		0.58	80*4a
7l	Corpus	1,000.00	7.22	1000*4a
7m	Stamp duty @6% of Market rate on the extra area		5.76	4b*8b*6%
7n	Registration @ Rs 30,000/- per member		0.40	5a*30,000
7o	GST @ 5% of market rate on the Rehab area		18.52	4c*8b*5%



7p	<b>Project Cost</b>		285.41	sum 7a1:7o
7q	Contingency 5% of project cost		14.27	5% * 7p
7r	<b>Total Project Cost (without loan)</b>		<b>299.68</b>	7p+7q
7s	Interest on loan of 30% of Project cost for 24 months @15% (assumption)		26.97	30% of 7r *0.15*24/12
7t	<b>Grand Total Project Cost</b>		<b>326.65</b>	7r+7s
8)	<b>REALISATION</b>			
8a	rera area for sale-residential		86,355.64	3h
8b	Sale rate		38,000.00	variable
8c	realisation-residential		328.15	8a*8b
8a2	CA for sale-commercial		-	3e
8b2	Sale rate		80,000.00	variable
8c2	realisation-commercial		-	8a2*8b2
8d	Realisation - selling of sale car parks		8.91	5h*0.08 ;sale car park @ 8 lakhs
8e	Total realisation		337.07	8c+8d
8f	profit (in crores)		10.42	8e-7t
8g	profit percentage		3.19	percentage of 8f from 7t

