

FEASIBILITY REPORT

Redevelopment of Shanaz CHS, Nepean Sea Road, Mumbai



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Feasibility Report – Shanaz CHS

1. Why Redevelopment?

a. Buildings are getting older

- Repairs are getting more expensive
- Longevity of repairs cannot be guaranteed and would not be more than 5-7 years so close to the seashore
- There are chances of mishaps, so something has to be done
- Typical lifespan of a normal RCC structure would be around 50-60 years considering regular wear and tear and routine maintenance.
- Flooring and structural members of the aged buildings on coastal areas are usually in a state of stress and have cracks, bulging and warping due to structural sagging.

b. Increased potential in view of present regulation and market conditions

- Due to earlier CRZ regulations and DCR, there was restriction to development of Co-operative Housing societies in South Mumbai and suburban coastal areas (within 500m from High Tide Line)
- Plots with over-consumed FSI beyond 1.33 were not viable for redevelopment as per earlier regulations applicable in CRZ zones.
- Now DCPR 2034 is in place which has various regulations to take FSI upto 4.00+ 35% Fungible Compensatory Area and in some cases beyond that as well.
- CRZ Notification dt. 18.01.2019 has allowed development in CRZ II areas as per prevailing DCPR, which was earlier restricted to FSI as per 1967 DCR. This has opened up the Mumbai coastline for rejuvenation/redevelopment.
- Post Covid-19 outbreak, luxury real estate has seen an increasing demand. South Mumbai real estate is making a come-back of sorts. A number of high value sales have been witnessed at all time high rates per sqft in the recent past, giving encouragement to redevelopment.
- Due to increased viability, top Developers are also taking a keen interest in redevelopment.

c. Regularization & Valuation

- In redevelopment, all enclosed areas such as Balconies, etc would be given back as official Carpet Area to the members, free of cost.
- Intrinsic Valuation of the flats would increase due to higher floor and newer building
- Proper Parking facilities with EV charging
- Various Amenities would be provided which would also increase the value
- Developer would pay Stamp Duty & GST. thus reducing burden on Members for additional area
- Rent would be paid for construction period.
- Future maintenance would get offset/covered by the Hardship Compensation (Corpus Fund) paid by the Developer.
- The Rent and Corpus is Tax free since it is hardship compensation during redevelopment as per recent judgements.

2. Plot Area Details, Basic History and Particulars

Shanaz is a Co-operative Housing Society holding a plot of about 5164.66 sqmts located with frontage on Nepean Sea Road Plot bearing CS No. 231 of Malabar-Cumballa Hill Division, D Ward, Mumbai.

CTS No.	Plot Area as per PR Card	Plot Area as per Conveyance Deed	Plot Area as per survey	Land Tenure
231 of Malabar Cumballa Hill Division	Not traced	5982.49 sq.mtrs	5164.66 sq.mtrs	Freehold

Shanaz CHS has 1 Building of residential flats along with parking spaces on the Ground Level and Garden on the above mentioned plot.

For feasibility report, the least of the areas between PR Card, Conveyance deed, & Total Station Survey needs to be considered as per **principle of stringency**.

Hence, plot area considered for Zonal FSI calculations is **5164.66 sqmts**.

The plot is abutting directly on 27.45 wide Nepean Sea Road (J.Mehta Marg) and 18.30m Narayan Dabolkar road as per DP. It appears that road setback of 404.69 sq.mtrs has been already handed over (as per conveyance deed dated 26.12.1963). It is understood that setback subsequently has also been handed over by Shanaz CHSL. However, it is not known whether any benefit has been taken for any further setback.

3. Existing Building Facts

Existing Residential Total Carpet Area of the Flats As per physical survey of Shanaz CHS is about 11,271.24 sqmt (1,21,323.63 sqft).

Total Built-up Area as per Physical Survey inclusive of balconies = 1,45,588.35 sqft.

FSI Consumed of the said plot is 2.62 as per Physical Survey.

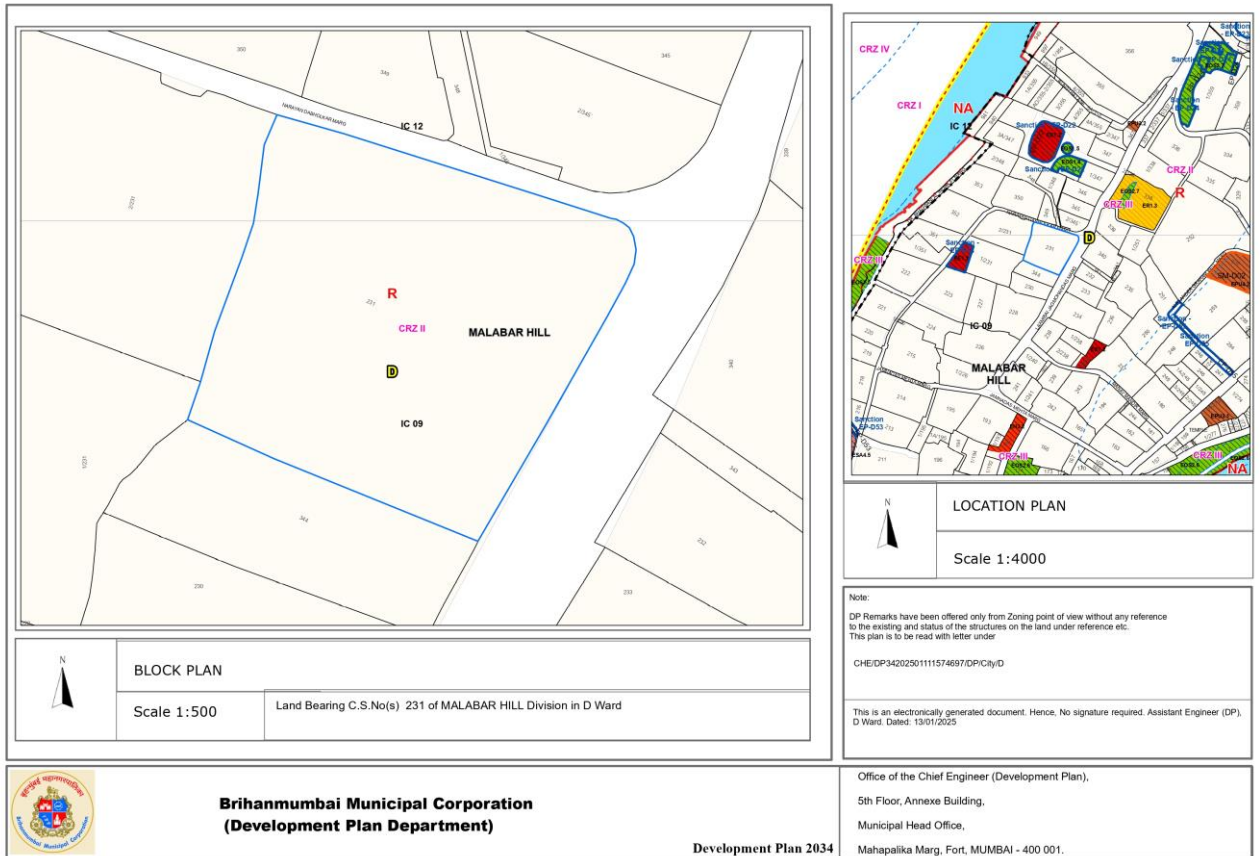
Note: Residential Carpet Areas are inclusive of balconies & common/lobby areas.

4. Plot Details

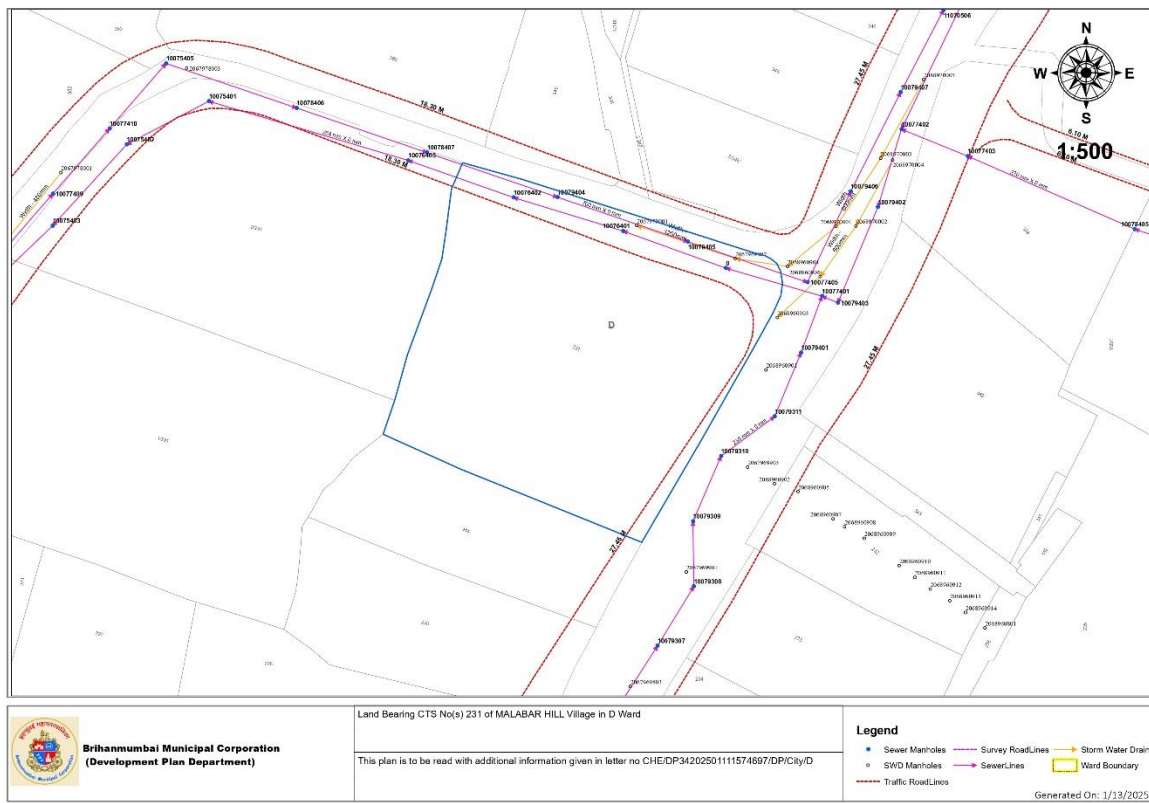
S.No.	Details	Particulars	Remarks
1	Plot Address	Shanaz Building, Narayan Dabholkar Road, Malabar Hill, Mumbai, Maharashtra 400006	
2	Current Building Type	Residential	
3	CS No.	231 of Malabar Hill Division/ D ward	
4	Plot area as per PR Card	Not available	
5	Plot area as per Conveyance deed	5982.49	sqmts
6	Plot area as per DP 2034 approx	6174.30	sqmts
7	Plot Area as per Approved Plan	NA	
8	Plot Area as per Total Station Survey	5164.66	sqmts
9	Setback already handed over	404.69	sqmts
10	Setback as per DP 2034	To be ascertained after superimposing	sqmts
11	Net Plot Area after Setback	To be ascertained after superimposing	
12	Whether previous setback benefit is claimed?	To be checked whether TDR/FSI against setback has already been utilized by tracing old documents	
13	Access Road	27.45M wide Nepean Sea Road	
14	No. of existing buildings	1	
15	No. of flats in existing building	72	no.s
16	No. of enclosed Garages		no.s
17	No. of open Stilt parking		
18	Existing Total Carpet Area including Balcony & excluding passage areas(as per physical Survey carried out)	117712.09	sqft
19	Existing Built-up Area including Balcony & excluding passage areas (As per physical Survey carried out)	141254.51	sqft
20	Carpet Area as per Assessment Records	125962.05	sqft
21	BUA as per Assessment Records (Assumed)	138558.26	sqft
22	Land Ready Reckoner Rate 2023-24	417080	Rs/sqm
23	Residential RR Rate 2023-24	854000	Rs/sqm
24	Land Tenure	Freehold as per Conveyance Deed	
25	Status of PRC	To be updated. PR Card to be created. PRC not found online	
26	Average Rate of Sale- Current (based on market for older buildings)	80000/Sqft Usable Carpet	
27	Average Rate of Sale after Redevelopment (assumed)	Average lifecycle rate of Rs 120000 per sqft RERA Carpet	
28	Construction Area- Building	1.15 times x FSI + Staircase Lift Lobby Area	

29	Construction Area -Parking	35 sqmt per no. of parking	
30	Cost per sqft of Construction	Rs 6000/Sqft + GST for Superstructure and Amenity area Rs 3500/Sqft + GST for Staircase & common areas Rs 3200/Sqft + GST for Parking	
31	Built up to RERA Carpet	92%	
32	Built up to MOFA Carpet	87%	

6. DP Plan



7. RL Plan



It appears in RL that there is further setback affecting the land. However, as per physical survey it appears that 18.3m road setback on Narayan Dabholkar road has already been handed over by Shanaz and even the alignment of the J.Mehta Marg is also carried out. Final superimposing of RL with Plot Survey will define whether any further setback needs to be handed over for the said plot.

8. DP Remarks



Brihanmumbai Municipal Corporation

NO. Ch.E./DP34202501111574697 D.P. Rev. dt. Refer Inward Number: D/2025/111574702 Payment Dated 13/01/2025

Office of the Chief Engineer (Development Plan)
 Municipal Head Office, 5th Floor,
 Annex Building, Fort,
 Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. JINAY HEMANT DHANKI
 Plot 469/A, Beggars Home Compound, Hubtown Seasons, R C Marg, Chembur E, Mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 231 of MALABAR HILL Division situated in D Ward, Mumbai.

Ref : Application u/no. D/2025/111574702 Payment Challan No. DP34202501111574697 Dated 13/01/2025 certifying payment of charges made under Receipt no. 18200060837 Dated 13/01/2025

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CS No.	231	
Division	MALABAR HILL	
Development Plan 2034 referred to Ward	D	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A.III dt. 19.1.2000	The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Ministry Of Environment, Forest and Climate Change Notification vide G.S.R. 37(E) dtd 18.01.2019, the HTL (High Tide Line) indicated in DP remark is subjected to confirmation of the same by MCZMA or the appropriate authority.	

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202501111574697/DP/D

	As per sanctioned CZMP, HTL/setback lines with map scale(as shown in accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 231, of village, MALABAR HILL, the land under reference falls under CRZ II Category. Therefore the development shall be governed as per the Ministry Of Environment, Forest and Climate Change Notification vide G.S.R. 37(E) dtd 18.01.2019 as amended up to date.
Note: The Addl. Director and Member Secretary CRZ vide letter dated 29.09.2021 addressed to Member Secretary (MCZMA) informed that MoEFCC approved CZMP for Mumbai City and Mumbai Suburban and CZMP plans are made available on the website of MCZMA in public domain. The CRZ remarks as per approved CZMP should be obtain separately from office of Chief Engineer (D.P.).	
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.	
Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E. (Survey) as case may be.	
Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.	
The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt 8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-	
Notifications:	
BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034	
Plans:	
EP Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government	
SM Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018	

Additional Information

Water pipeline Remark: Water pipeline near the plot (0.75 meters far) has 150 mm pipe diameter.
Sewerline Remark: Sewer Manhole near the plot (Node No. 10079405, 0.00 meters far) has invert level 32.74 meters with reference to Town Hall Datum (THD).
Drainage Remark: Drain Manhole near the plot (Node ID 2067969902, 0.00 meters far) has invert level 32.00 meters with reference to Town Hall Datum (THD).
Ground level: The plot has minimum 32.60 meters and maximum 43.00 meters ground level with reference to Town Hall Datum (THD)
RL Remark: REGULAR LINE REMARKS (Traffic): Land bearing C.S. No.(s) 231 of Division MALABAR HILL in D ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 27.45mts. i.e. (90.0' approx.) wide NEPESEA ROAD12 and 18.30mts. i.e. (60.0' approx.) wide Narayan Dabholkar Road marked in red colour on the RL plan submitted by you. REGULAR LINE REMARKS (Survey): As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.S. No.(s) 231 of Division MALABAR HILL in D ward of B.M.C. as shown bounded blue on accompanying plan.
Acc: As Plan Note: The above information is as per the data received from concerned BMC Departments. Validity of this Report is for One Year starting from the report generation date: 13/01/2025

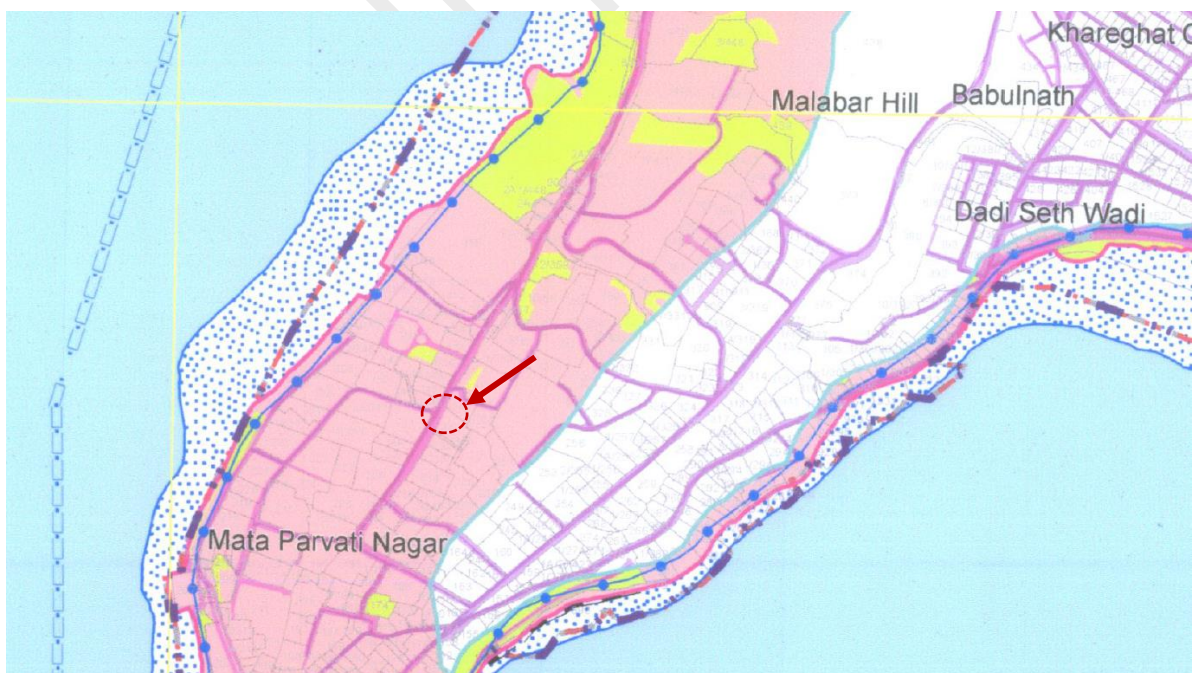
9. NOCAS Map



As per NOCAS max height available = 265.27 mts. Typically this would result in a permissible 55-60 floors including Parking podiums.

However, other aspects such as CFO NOC, and open spaces would also govern the height.

10. CRZ Map



The plot is affected by CRZ II Zone.

11. Regulations Considered under DCPR 2034

a. **Reg 30 read with Reg 33(7b)**

Brief-

- FSI 3.00 + Fungible (35%) on Net Plot Area
- Breakup Zonal FSI 1.33 + TDR 0.84 + Premium FSI 0.83
- Existing FSI will get protected since approved plans are available.
- Open space Deficiency and Staircase Lift Lobby Premium at full charge (except for Slum TDR component and associated Fungible C.A.)
- 15% shall be given on Existing flat authorized area free of premium, however overall limit remains 3.00 + Fungible (i.e. the additional area will be set off against TDR purchase)

Pros:

- Relatively easier to execute as no dependency on any other component

Cons:

- Lesser benefits to Society members relatively
- Lesser benefits to Developer and viability is less.
- Expensive premium cost, especially open space deficiency premium
- Possibly heavy upfront cost if FSI needs to be loaded upfront.

[Possibility – Constrained Viability](#)

b. **Regulation 33(11)**

Brief –

- FSI 4.00 + FCA (35%) on Gross Plot = 5.40 FSI on Gross Plot Area
- 1.33 Zonal FSI granted free of cost.
- PTC component can be built on site or transferred to another site (33(11) or 33(10) within same or adjoining ward or 5km radius or even within Island City as long as unearned income is paid.
- Sale FSI of PTC site gets swapped to the proposed Sale building on this plot.
- Unearned income equivalent to 40% of difference in residential RR rates has to be paid
- Approvals need to be sought from SRA

Pros:

- SRA approvals relatively faster than MCGM
- Upon clubbing entire IOA can be received together. CC is granted in phases depending on completion of S.R. Scheme and PTC Component.
- Open Space Deficiency premium, Staircase Lift Lobby Premiums at 10% of regular rate
- FSI is calculated on Gross Plot area including Setback and AOS.

Cons:

- Entire Unearned income can be expensive to pay before CC despite deferment facility.

- Protected area benefit from SRA is a question mark.
- Risk of PTC site getting stuck. Dependency.
- High upfront cost of PTC as entire component needs to be clubbed in advance by taking clubbing LOI for safety.

[Possibility – Viable.](#)

c. Regulation 33(20b)

Brief –

- FSI 4.00 + FCA (35%) on Net Plot = 5.40 on Net Plot Area
- 1.33 Zonal FSI + additional protected FSI is granted free
- AHRR component can be built on site or transferred to another site within same or adjoining ward or 5km radius.
- Unearned income equivalent to 40% of difference in residential RR rates has to be paid
- Approvals need to be sought from MCGM

Pros:

- Utilized FSI is protected.
- AHRR component may have to be identified beforehand
- Upto 3.00 + Fungible scheme is as per regular 33(7b) scheme hence no dependency till then
- Procedure of clubbing/transfer needs clarity but expected not to be lengthy at MCGM
- Cash Flow deferment of AHRR component possible upto 3.00 + Fungible

Cons:

- If under construction there is a risk of AHRR site getting stuck. Dependency can be mitigated by purchasing ready built-up stock for handover to MCGM.
- OSD, Staircase Lift Lobby Premiums at 10% of regular rate only for AHRR component and proportionate zonal FSI (as stated in proposed modified regulations). TDR and Premium FSI, if availed, get charged at regular rate. Hence it is cheaper (premium wise on a per sqft basis) than 33(7b).
- Relatively untested scheme as yet, but similar to 33(11). AHRR component identification is a challenge since PTC component in SR Scheme is not yet allowed as AHRR component.
- Benefits to society will be lesser since costs associated are higher than 33(11) or 33(9).

[Possibility: Viable. But has better benefits in cluster](#)

d. Regulation 33(9)

Brief-

- Cluster Development policy applies for plots having minimum size of 4000 sqmt in Island City and 6000 sqmt plot area in the Suburbs.
- It typically is for a mix of various different types of plots such as for a combination of cessed buildings, slums, etc.
- However, it also applies for authorized structures of over 30 years age.
- Minimum road width required for a cluster development is 18m or 12m leading up to 18m road within 500m distance.
- Permissible FSI is 4.00 + Fungible (35%) on Gross Plot Area OR existing Carpet area + Incentive as calculated, whichever is more
- In case Rehab + Incentive is lesser than 4.00, the difference needs to be shared with MHADA. The MHADA component can be shifted off-site as per terms in 33(9) regulation.

Pros:

- FSI available without charging premium, except Fungible Area (free fungible on admissible Rehab area)
- Staircase and Open Space Deficiency costs will be low
- High incentive available under GR dt. 08.07.2021
- Cost lower than other schemes
- Benefit to society will be higher.

Cons:

- Requirement of clearance by HPC/UDD/MC for identification as Cluster Development Scheme
- Impact Assessment Study shall be required
- Road setback deducted from FSI computation.
- Initial timeline for permission will be high, but subsequent timeline will be lower
- MHADA Surplus sharing is high if Rehab + Incentive is lesser than 4.00. Possibility:

[Possible. Feasible scheme subject to cost of MHADA surplus transfer.](#)

12. Assumptions while making Feasibility:

1. Sale Rates are considered at Average Lifecycle sales rates of Rs.1,20,000/- per sqft RERA Carpet Area.

% of Area Sold	Stage of Area Sold	Average Rate of Sale per sqft RERA Carpet Area during phases (Rs/Sqft)
20%	Launch Sales upon RERA Registration	100000
20%	Sales upto Plinth construction	110000
20%	Sales upto Podium RCC completion	120000
20%	Sales upto RCC completion	130000
20%	Sales upto Finishing work and OC	140000

2. Existing carpet area (residential) occupied by Member is considered as per physical flatwise survey.
3. Cost of construction is taken in line with our experience of prevailing costing for 55-60 storey building for standalone redevelopment.
4. Contingencies have been captured.
5. GST of 5% on existing Member area and Stamp Duty on Development Agreement are captured by approximating first rate of sale.
6. Stamp-duty + GST is paid by developer and considered in the Costs.
7. Shifting Charges considered is Rs 2Lac per flat.
8. Average Rent considered is Rs 300/Sqft on existing Carpet Area considering a starting rent of Rs 255/Sqft + 5% escalation per annum.
9. Project period considered is 4.5 years after Society fully vacates the plot.

Sr. No.	Rent (Rs/ per sqft)	Year
1	280	Year 1
2	290	Year 2
3	300	Year 3
4	310	Year 4
5	320	Year 5

Note : Escalation of 5% increment shall be given per year rent

13. Summary Analysis :

As per Physical Survey Carpet Areas of Flats

Scheme/ Regulation of DCPR 2034	Available FSI	Potential Additional Area MOFA(%) on existing area CA	Potential Additional Area RERA (%) on existing area CA	1 st Rent (per sqft existing Carpet Area) for 4.5 years	Hardship Compensation (Corpus) (per sqft existing C.A.)	Viability as per Developer's Profit
33 (9) 2021 GR	4.00 + 35% = 5.40	60-65%	65-70%	Rs 280/Sqft + 5% escalation p.a	Rs 5000/Sqft	Viable
33 (9) in CRZ	4.00 + 35% = 5.40	35-40%	40-45%	Rs 205/Sqft + 5% escalation p.a	Rs 2000/Sqft	Viable

As per Assessment extracts/Society Carpet Areas

Scheme/ Regulation of DCPR 2034	Available FSI	Potential Additional Area MOFA (%) on existing area CA	Potential Additional Area RERA (%) on existing area CA	1 st Rent (per sqft existing Carpet Area) for 4.5 years	Hardship Compensation (Corpus) (per sqft existing C.A.)	Viability as per Developer's Profit
33 (9) 2021 GR	4.00 + 35% = 5.40	60-65%	65-70%	Rs 280/Sqft + 5% escalation p.a	Rs 5000/Sqft	Viable
33 (9) in CRZ	4.00 + 35% = 5.40	35-40%	40-45%	Rs 205/Sqft + 5% escalation p.a	Rs 2000/Sqft	Viable

Note : We have provided this analysis as per our internal assumptions regarding cost of MHADA Surplus, construction, etc.

Please note the offers from developers may vary as per assumptions made by the Developers.

Verdict: The above summary is based on detailed calculations carried out as per various regulations of DCPR 2034 on Cluster basis.

Yours Faithfully,



Jinay H. Dhanki
Managing Partner
Headway Development Management LLP