

PROJECT FEASIBILITY REPORT OF

PROPOSED REDEVELOPMENT OF VISHAL SAHYADRI CO-OP. HSG. SOCIETY LTD.

On Plot bearing CTS No. 1B (part) of village Kandivali, Sahyadri Nagar,
Charkop, Kandivali (West), Mumbai - 400 067



ARCHITECTS
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NAUPADA, THANE (W) – 400602.
Mobile- 9833328177**

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PROJECT LOCATION

Vishal Sahyadri Co-op. Hsg. Soc. Ltd. Is located along the Dr. Babasaheb Ambedkar road, Kandivali (W), Mumbai; having peaceful locality with remarkable potential for Residential projects. It is situated on the plot bearing CTS No. 1B (part), Sahyadri Nagar, Charkop, Kandivali (West), Mumbai - 400 067, having plot area of 1,12,705 Sq. Mt. As per PR Card. The location is also easily accessible from nearby public transport stations including Kandivali Railway station & Bus stands

PLOT DATA



Image 1: LOCATION AS PER GOOGLE MAP

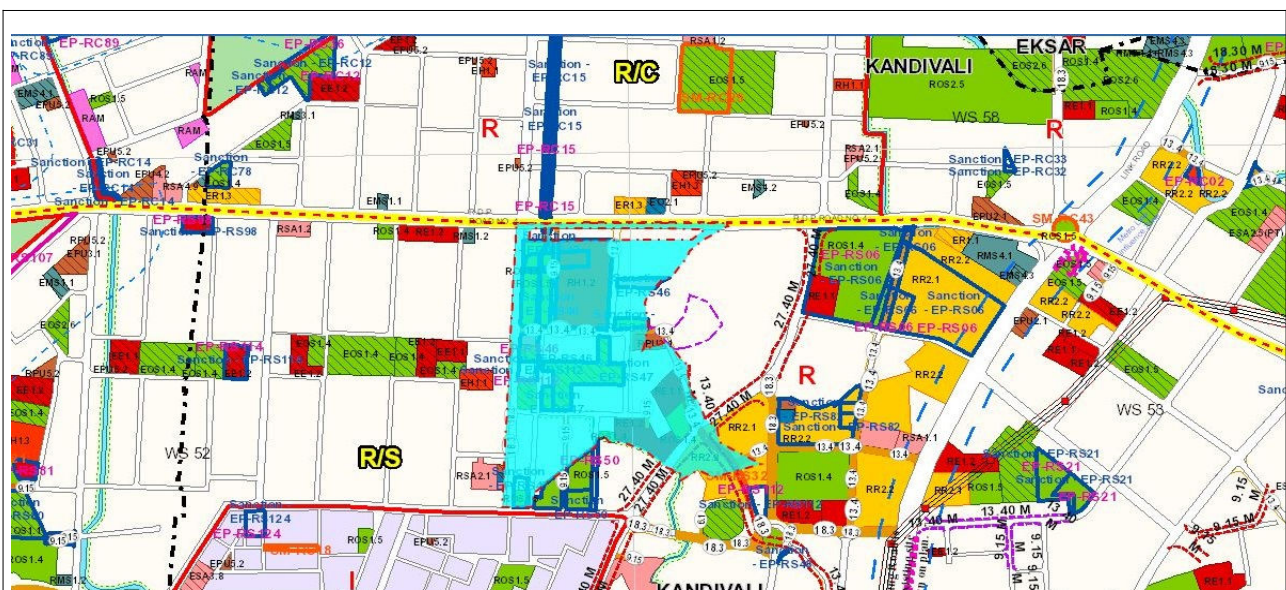


Image 2: LOCATION AS PER DP PLAN

STATUS REPORT OF LAND & BUILDINGS

Sr. no.	Documents available	Status	Remark
01	Society Registration certificate	Available dtd. 04.01.1979	BOM/HSG/5697/1979 Vishal Sahyadri Co-op. Hsg. Soc. Ltd.
02	Property card	Available 02.11.2023	<p>CTS No. 1/B Owner: Maharashtra Govt.</p> <p>26/12/1985: Lessee: The Cloth Markets and Shops Board for Greater Bombay (1,12,705 Sq. Mt.) for the period of 90 years</p> <p>Out of the total land of 112705 Sq. Mt. leased to The Cloth Markets and Shops Board for Greater Bombay, for housing its members, and the Society is formed by the Members of the said Board who has been allotted the Flats in the building and lease of a part of the land to Vishal Sahyadri CHSL: 01/06/2019: Vishal Sahyadri CHSL (11254.30 Sq. Mt.) (CTS No. 1B/4) (separate PR card is available) having Tenure B1</p> <p>(Other entries on PR Card not part of 1,12,705 Sq. Mt. Plot.) 10/06/1993: Rayat Shikshan Sanstha Satara (2000 Sq. Mt. (CTS Nos.1B/2A/1 – 880 sq. Mt. & 1B/2B/1 – 885 Sq. Mt.) (separate PR card is available) (CTS No. 1B/2A/2 – 235 Sq. Mt. : under road) (separate PR card is available)</p> <p>04/08/2009: Ganesh Mandir Trust (334.45 Sq. Mt.) (CTS No.1B/3) (separate PR card is available)</p>

03	Physical Survey	Available dtd. 07.11.2023	<p>Vishal Sahyadri CHSL: Area of plot: 107965.9 Sq. Mt. (excluding plot area of Rayat Shikshan Santha & The Ganesh Temple as per PR Card.)</p> <p>Buildings: Type A: 02 Nos. Type B: 17 nos. Type C: 11 Nos. Type D: 02 Nos.</p> <p>Other plots in the campus occupying land area as per physical survey:</p> <p>Rayat Shikshan Sanstha: Area of plot: 2413.43 Sq. Mt. (as per PR card: 2000 Sq. Mt.)</p> <p>Ganesh Mandir: Area of plot: 1164.82 Sq. Mt. (as per PR card: 334.45 Sq. Mt.)</p>
04	DP Remarks	Available 13.10.2023	<p>Internal Roads: Proposed road 9.15M (3 Nos.) Proposed road 13.4 m (3 Nos.)</p> <p>There are several reservations affecting land, For details on reservations, refer to the DP remarks with DP plan and Table showing areas of DP reservations attached below.</p>
05	Gaav Namuna (7/12)	Available dtd. 11.06.2019	<p>Sarkari Cloth Market & Shopping Board (Plot area: 10.11.16 Hectare Are = 101116 Sq. Mt.)</p> <p>Vishal Sahyadri CHSL. (Plot area: 1.15.89 Hectare Are = 11589 Sq. Mt.)</p> <p>Total Plot area: (101116 + 11589 = 112705 Sq. Mt.)</p>
06	Possession Receipt of land	Available dtd. 09.03.1977 (handed	<p>Handed over by: Shri R. S. Toraskar, Cadastral surveyor, B.S.D. Bombay on behalf of Additional Collector, B.S.D. Bombay</p> <p>Taken over by: Shri T. R. Bhagwat, Then Chairman,</p>

		over signed date)	<p>Cloth Markets & Shops Board.</p> <p>Plot Details:</p> <p>S. No.: 149 (part)</p> <p>C.T.S. No.: 1 (part)</p> <p>Village: kandivali</p> <p>Taluka: Borivali</p> <p>Area: 27 Acre 34 Guntha (1,12,705 Sq. Mt.)</p> <p>Note: Undertaking agreement signed by T.R. Bhagwat is also available.</p>
07	Order of lease	Available dtd. 08.05.1978	<p>From Additional Collector, B.S.D.</p> <p>Plot Area: 27 Acre 34 Guntha</p> <p>Plot is granted on lease of 90 years at rent of 6.5% per annum of the full market value (market value is fixed at Rs. 15/Sq. Mt.)</p> <p>To: Cloth Markets & Shops Board for greater Bombay</p> <p>For: Construction of residential tenements for its members.</p> <p>Possession of land handed over to lessee in March 1977</p>
08	Commencement Certificates	Available	<p>Bldg No. A1: CE/3685/BSII/AR (dtd.: 05.05.1980)</p> <p>Bldg No. A2: CE/3686/BSII/ AR (dtd.: 05.05.1980)</p> <p>Bldg No. B1: CE/3092/BSII/ AR (dtd.: Not available)</p> <p>Bldg No. B2: CE/3080/BSII/ AR (dtd.: Not available)</p> <p>Bldg No. B3: CE/3081/BSII/ AR (dtd.: Not available)</p> <p>Bldg No. B4: CE/3082 /BSII/ AR (dtd.: 06.10.1978)</p>

			<p>Bldg No. B5: CE/3083 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B6: CE/3084 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B7: CE/3085 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B8: CE/3086 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B9: CE/3087 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B10: CE/3088 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B11: CE/3089 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B12: CE/3090 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B13: CE/3091 /BSII/ AR (dtd.: 06.10.1978)</p> <p>Bldg No. B14: CE/3690 /BSII/ AR (dtd.: 05.05.1980)</p> <p>Bldg No. B15: CE/3691 /BSII/ AR (dtd.: 05.05.1980)</p> <p>Bldg No. B15: CE/3093 /BSII/ AR (dtd.: 05.05.1980) (another file of same building with different file number.)</p>
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			<p>Bldg No. B16: CE/3692 /BSII/ AR (dtd.: 05.05.1980)</p> <p>Bldg No. B17: CE/3095/BSII/ AR (dtd.: 05.05.1980)</p> <p>Bldg No. C1: CE/4959/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C2: CE/5009/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C3: CE/5010/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C5: CE/5012/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C7: CE/5014/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C8: CE/5015/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C10: CE/5017/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C11: CE/5018/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C12: CE/5019/BSII/ AR (dtd.: 08.12.1981)</p> <p>Bldg No. C13: CE/5020/BSII/ AR (Not available)</p>
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			<p>Bldg No. D3: CHE/A-0433/BP (WS)/ AR (dtd.: 21.08.1997)</p> <p>Bldg No. D2: CHE/A-0432/BP (WS)/ AR (dtd.: 21.08.1997)</p> <p>As per the sanctioned plan 29.04.1999 bldgs. namely: F1, E4, F2, F3, and D4 are also approved however, they are not constructed on site.</p>
09	Occupation certificates		According to us the numbering of the buildings as per occupation certificate and as existing are probably changed. The same needs to be clarified & confirmed by society managing committee.
	Bldg. No. 01 Type B1 (on site: B1)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3079/BS II/AR
	Bldg. No. 02 Type B1 (on site: B2)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3080/BS II/AR
	Bldg. No. 03 Type B1 (on site: B3)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3081/BS II/AR
	Bldg. No. 04 Type B1 (on site: B4)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3082/BS II/AR
	Bldg. No. 05 Type B1 (on site: B5)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3083/BS II/AR
	Bldg. No. 06 Type B1 (on site: B6)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3084/BS II/AR
	Bldg. No. 07 Type B1 (on site: B7)	Available dtd. 20.05.1980	Permission to occupy the completed portion of G+4 upper floors File No. CE/3085/BS II/AR

Bldg. No. 08 Type A (on site: B8)	Available dtd. 28.12.1981	Permission to occupy the completed portion of G+4 upper floors File No. CE/3086/BS (WS)/AR
Bldg. No. 09 Type A (on site: B9)	Available dtd. 28.12.1981	Permission to occupy the completed portion of G+4 upper floors File No. CE/3087/BS (WS)/AR
Bldg. No. 10 Type A (on site: B10)	Available dtd. 26.02.1987	Permission to occupy the completed portion of G+4 upper floors File No. CE/3088/BS II/AR
Bldg. No. 11 Type A (on site: B11)	Available dtd. 28.12.1981	Permission to occupy the completed portion of G+4 upper floors File No. CE/3089/BS (WS)/AR
Bldg. No. 12 Type A (on site: B12)	Available dtd. 28.12.1981	Permission to occupy the completed portion of G+4 upper floors File No. CE/3090/BS (WS)/AR
Bldg. No. 13 Type A (on site: B13)	Available dtd. 28.12.1981	Permission to occupy the completed portion of G+4 upper floors File No. CE/3091/BS (WS)/AR
Bldg. No. 14 Type A (on site: B14)	Available dtd. 28.12.1981	Permission to occupy the completed portion of G+4 upper floors File No. CE/3092/BS (WS)/AR
Bldg. No. 15 Type A (on site: B15)	Available dtd. 26.02.1987	Permission to occupy the completed portion of G+4 upper floors File No. CE/3093/BS II/AR
Bldg. No. 16 Type A (on site: B16)	Available dtd. 26.02.1987	Permission to occupy the completed portion of G+4 upper floors File No. CE/3094/BS II/AR
Bldg. No. 17 (on site: B17)	Available dtd. 12.11.1990	Permission to occupy the completed portion of G+4 upper floors File No. CE/3095/BS II/AR
Type A-1 (on site: A-1)	Available dtd. 26.02.1987	Permission to occupy the completed portion of G+4 upper floors File No. CE/3685/BS II /AR

Type A-2 (on site: A-2)	Available dtd. 26.02.1987	Permission to occupy the completed portion of G+4 upper floors File No. CE/3686/BS II /AR
Bldg. No. D-2 (on site: D-2)	Available dtd. 09.12.2011	The development work of completed Bldg. no. D-2 comprising of wing 'A to K' G + 7 upper floors File No. CHE/A-0432/BP (WS) /AR
Type C-1 (on site: C-1)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/4959/BS II /AR
Type C-2 (on site: C-2)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5009/BS II /AR
Type C-3 (on site: C-3)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5010/BS II /AR
Bldg. No. 05 Type C (on site: C-5)	Available dtd. 05.07.1997	The development work of Bldg. no. 5 type 'C' comprising of G + 4 upper floors File No. CHE/5012/BP (WS)/AR
Bldg. No. 07 Type C (on site: C-7)	Available dtd. 14.08.1997	The development work of Bldg. no. 7 type 'C' comprising of G + 4 upper floors File No. CHE/5014/BP (WS)/AR
Type C-8 (on site: C-8)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5015/BS II /AR
Type C-10 (on site: C-10)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5017/BS II /AR
Type C-11 (on site: C-11)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5018/BS II /AR
Type C-12 (on site: C-12)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5019/BS II /AR

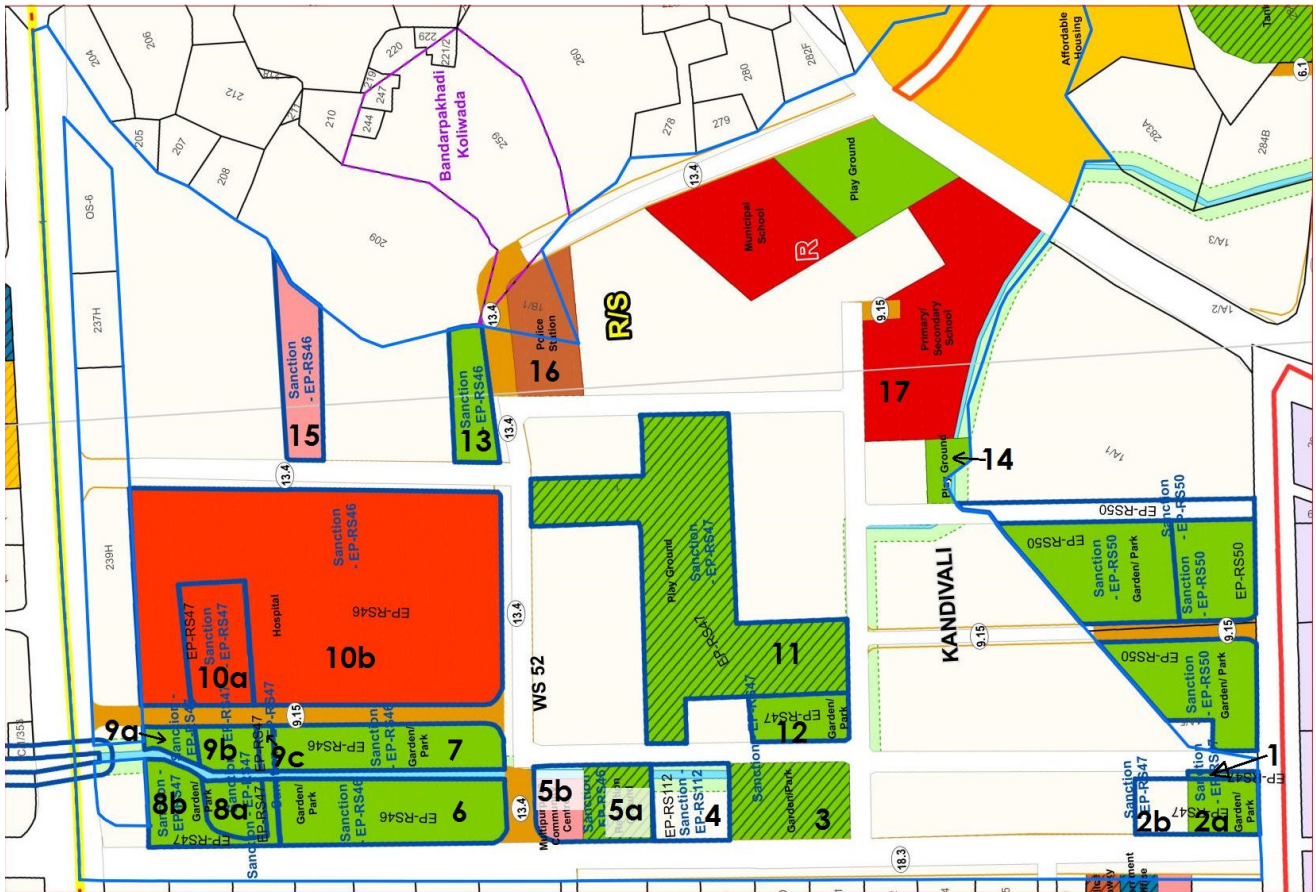
	Type C-13 (on site: C-13)	Available dtd. 22.12.1988	Permission to occupy the completed portion of G+4 upper floors File No. CE/5020/BS II /AR																																																
	Bldg. No. 22 Type C (on site: C-22)	Available dtd. 14.08.1997	The development work of Bldg. no. 22 type 'C' comprising of G + 4 upper floors File No. CHE/5039/BP (WS)/AR																																																
	Bldg. No. D-3 Wing A, B, C, D, E, F, J & K (on site: D-3)	Available dtd. 16.10.2000	The development work of Bldg. no. D-3 -Wing A, B, C, D, E, F, J & K comprising of G + 7 upper floors File No. CHE/A- 0433/BP (WS)/AR																																																
	Bldg. No. D-3 Wing G, H & I (on site: D-3)	Available dtd. 26.04.1999	The development work of Bldg. no. D-3 -Wing G, H & I comprising of G + 7 upper floors File No. CHE/A- 0433/BP (WS)/AR																																																
10	Dilapidated Building Certificates – C-1	Available dtd. --/09/2021	All the existing 32 bldgs. are dilapidated & need to demolished as per Certificates from MCGM classifying following buildings under 'C-1' category Type B: 17 bldgs. (17certificates) Type A: 02 bldgs. (02 certificates) Type C: 11 bldgs (2 wings each) (22 Certificates) Type D: 02 bldgs. (11 wings each) (22 certificates)																																																
11	List of existing Buildings with carpet area & other data As per society records	Available	Existing buildings. <table border="1"> <thead> <tr> <th>Type</th><th>Wings per bldg.</th><th>Total No. of Bldgs.</th><th>Total No. Of Flats</th></tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td></tr> <tr> <td>A</td><td>1</td><td>2</td><td>60</td></tr> <tr> <td>B</td><td>1</td><td>17</td><td>510</td></tr> <tr> <td>C</td><td>2</td><td>11</td><td>880</td></tr> <tr> <td>D</td><td>11</td><td>2</td><td>704</td></tr> <tr> <td>TOTAL</td><td></td><td>32</td><td>2154</td></tr> </tbody> </table> Carpet Area Statement <table border="1"> <thead> <tr> <th>Type</th><th>Total No. Of Flats</th><th>Carpet area per flat</th><th>Total Carpet Area</th></tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td></tr> <tr> <td>A</td><td>60</td><td>315</td><td>18900</td></tr> <tr> <td>B</td><td>510</td><td>225</td><td>114750</td></tr> <tr> <td>C</td><td>880</td><td>192</td><td>168960</td></tr> </tbody> </table>	Type	Wings per bldg.	Total No. of Bldgs.	Total No. Of Flats					A	1	2	60	B	1	17	510	C	2	11	880	D	11	2	704	TOTAL		32	2154	Type	Total No. Of Flats	Carpet area per flat	Total Carpet Area					A	60	315	18900	B	510	225	114750	C	880	192	168960
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12	Approved plan of Bldg floor plan of type A	Available. Dtd. 16.01.1980	BUA of Bldg type A: 1154.30 Sq. Mt. Separate Approved plans of bldg.. type – B, C & D are not available however, Commencement certificates and occupation certificates are available and are attached herewith.								
13	Approved Plan of Bldg. No. F3	Available dtd. 29.04.1999	Building is not constructed on Site it includes Existing Bldg BUA: Type A (17 bldgs): 15025.43 Sq. Mt. (Existing) Type B (02 bldgs): 2308.27 Sq. Mt. (Existing) Type C (11 bldgs.): 22292.01 Sq. Mt. (Existing) Type D2 (1 bldg.): 10583.99 Sq. Mt. (proposed) Type D3 (1 bldg.): 10583.99 Sq. Mt. (proposed)								
14	Approved Plan of Bldg. No. D4	Available dtd. 29.04.1999	Building is not constructed on Site it includes Existing Bldg BUA: Type A (17 bldgs): 15025.43 Sq. Mt. (Existing) Type B (02 bldgs): 2308.27 Sq. Mt. (Existing) Type C (11 bldgs.): 22292.01 Sq. Mt. (Existing) Type D2 (1 bldg.): 10583.99 Sq. Mt. (proposed) Type D3 (1 bldg.): 10583.99 Sq. Mt. (proposed)								
15	Approved Plan of Bldg. No. F2	Available dtd. 29.04.1999	Building is not constructed on Site it includes Existing Bldg BUA: Type A (17 bldgs): 15025.43 Sq. Mt. (Existing) Type B (02 bldgs): 2308.27 Sq. Mt. (Existing) Type C (11 bldgs.): 22292.01 Sq. Mt. (Existing) Type D2 (1 bldg.): 10583.99 Sq. Mt. (proposed) Type D3 (1 bldg.): 10583.99 Sq. Mt. (proposed)								
16	Plan of Bldg No. F1 (Stamp of receipt but not approved by MCGM)	Available dtd. 20.05.2015	Building is not constructed on Site it includes Existing Bldg BUA: Type A (17 bldgs): 15025.28 Sq. Mt. (Existing) Type B (02 bldgs): 2308.26 Sq. Mt. (Existing) Type C (11 bldgs.): 22291.94 Sq. Mt. (Existing) Type D (02 bldgs.): 21167.98 Sq. Mt. (Existing)								

			<p>Sahyadri Bank: 289.83 Sq. Mt.</p> <p>Seva Society;; 141.21 Sq. Mt.</p> <p>Ganesh temple: 378.66 Sq. Mt.</p> <p>Total Existing BUA; 61603.16 Sq. Mt.</p>
17	<p>Final Approved BUA statement of existing bldgs.</p> <p>(As per above mentioned plans)</p>		<p>Type A (17 bldgs): 15025.28 Sq. Mt.</p> <p>Type B (02 bldgs): 2308.26 Sq. Mt.</p> <p>Type C (11 bldgs.): 22291.94 Sq. Mt.</p> <p>Type D (02 bldgs.): 21167.98 Sq. Mt.</p> <p>Total approved BUA of 32 existing bldgs.: 60793.46 Sq. Mt.</p>
18	List of society Members	Available	List of members with respective flat and bldg. Nos. is available (Copy attached)
19	Mojni Plan	<p>Available dtd. 25.10.2023</p>	<p>Mojni Plan of year 2010 is available as on 25.10.2023</p> <p>Including:</p> <p>Plot of The cloth markets and shops board + Vishal Sahyadri CHSL (CTS No. 1/B)</p> <p>Plot for Rayat Shaikshan Sanstha (CTS Nos.: 1B/2A/2 & 1B/2B/1)</p> <p>Plot for Ganesh Temple (CTS No.: 1B/3)</p>
20	Existing Structures on site		<p>Following structures on site are unauthorised, however, society expects their reconstruction and repossession, Further society will decide the internal arrangement between both the parties. The developer shall bear the entire cost of reconstruction of below structures including but not limited to approval cost, construction cost, etc.</p>
			<p>01.Seva Society Bldg</p> <p>Expected carpet area (MOFA) to be reconstructed and handed over to the Seva society: 500 Sq. Ft.</p>

			02. The Sahyadri Sahakari Bank Ltd. Expected carpet area (MOFA) to be reconstructed and handed over to The Sahyadri Sahakari Bank Ltd.:1500 Sq. Ft.
21			Note: Other than above two structures, more structures like Sankat Vimochan Hanuman Mandir, Library, etc. are situated on site however, these structures are not approved and hence not to be considered in the redevelopment project w.r.t. existing Built Up Area.

RESERVATIONS AFFECTING LAND AS PER DP REMARKS DTD. 13.10.2023



	Description		Area in Sq. Mt.	EP-RS (if any)
	LAYOUT RG			
1	ROS 1.5 (Garden/Park) (Layout RG) 8a	8a	678.759	EP – RS47 – 2
2	ROS 1.5 (Garden/Park) (Layout RG) 9b	9b	568.882	EP – RS47 – 4
3	RH 1.2 (Hospital) (layout RG) (Existing amenity) 10a	10a	1656.693	EP – RS47 – 6
4	EOS 1.4 (Play Ground) (Layout RG) 11	11	8582.35	EP – RS47 – 10
5	ROS 1.5 (Garden/Park) (Layout RG) 12	12	960.80	EP – RS47 – 7
	Total		12447.48	
	NON BUILDABLE RESERVATION			
6	ROS 1.5 (Garden/Park) 1	1	110.436	EP – RS47 – 3
7	ROS 1.5 (Garden/Park) 2a	2a	820.12	EP – RS47 – 1 (part)
8	EOS 1.5 (Garden/Park) (existing amenity) 3	3	1950.87	
9	EOS 2.6 (Recreation Ground) (existing amneity) 5a (Rayat Shikshan Sanstha)	5a	1112.25	EP – RS46 – 1
10	ROS 1.5 (Garden/Park) 6	6	3116.03	EP – RS46 – 3
11	ROS 1.5 (Garden/Park) 7	7	2198.13	EP – RS46 – 2
12	ROS 1.5 (Garden/Park) 8b	8b	1316.973	EP – RS47 – 5

13	ROS 1.5 (Garden/Park) 9a	9a	309.28	EP – RS47 – 8
14	ROS 1.5 (Garden/Park) 9c	9c	145.761	EP – RS47 – 9
15	ROS 1.5 (Garden/Park) (Reservation) 13	13	1113.85	EP – RS46 – 4
16	ROS 1.4 (Playground) (Reservation) 14	14	446.99	
	Total		12640.69	
	BUILDABLE RESERVATION			
17	RSA 2.1 (Multi-purpose Community Centre) 5b	5b	605.22	EP – RS46 – 1
18	RH 1.2 (Hospital) 10b	10b	14793.695	EP – RS46 – 5
19	RSA 2.9 (Homeless shelter) 15	15	1480.12	EP – RS46 – 6
20	RPU 3.1 (Police Station) (Part of larger reservation) 16	16	1083.96	
21	RE 1.2 (Primary/Secondary school) 17	17	5136.02	
	Total		23099.015	
	EXISTING			
22	EE1.2 (Primary/Secondary School) 4 (Rayat Shikshan Sanstha)	4	1235.445	EP – RS112
23	(RAM) 2b	2b	616.391	
	Total		1851.836	

READY RECKONER RATE 2023 - 24

DIVISION / VILLAGE : KANDIVALI

Commence From 1st April 2023 To 31st March 2024

Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, Link Road to the East, Village Boundary to the South and West.					

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

Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
79	79/354	58260	134700	154820	168370	134700

C. T. S. N. 1, A/1, 1A/5, 1C/1/3, 1C/1/4, 1C/1/5, 1C/1/6, 1C/1/7, 1C/1/9, 1C/1/10, 1C/1/11, 1C/1/13, 1C/1/16, 1C/1/20, 1C/1/21, 1C/1/22, 1C/1/23, 1C/1/24, 1C/1/25, 1C/1/26, 1C/1/27, 1C/1/28, 1C/1/29, 1C/1/30, 1C/1/31, 1C/1/33, 1C/1/35, 1C/1/36, 1C/1/37, 1C/1/39, 1C/1/40, 1C/1/41, 1C/1/42, 1C/1/43, 1C/1/44, 1C/1/45, 1C/1/46, 1C/1/47, 1C/1/48, 1C/1/50, 1C/1/51, 1C/1/63, 1C/1/65, 1C/1/66, 1C/1/67, 1C/1/68, 1C/1/69, 1C/1/71, 1C/1/72, 1C/1/73, 1C/1/74, 1C/1/76, 1C/1/77, 1C/1/78, 1C/1/79, 1C/1/80, 1C/1/81, 1C/1/82, 1C/1/83, 1C/1/84, 1C/1/85, 1C/1/86, 1C/1/87, 1C/1/88, 1C/1/89, 1C/1/90, 1C/1/91,

Type of Area: Urban

Zone: 79

subzone: 79/354

RR Land: Rs. 58260

RR Residential: Rs. 134700

PROJECT BACKGROUND

1. The total plot area of the Plot Bearing CTS No. 1B (part), Sahyadri Nagar, Charkop, Kandivali (West), Mumbai - 400 067 is 1,12,705 Sq. Mt. as per PR Card
2. By an order dtd. 08.05.1978 & lease deed dtd. __, The state government of Maharashtra handed over the land admeasuring 1,12,705 Sq. Mt. to The Cloth Markets and Shops board on lease hold commencing from 01.04.1977 for 90 years.
3. The Cloth markets and shops board have constructed 32 buildings comprising of 63 wings in total and handed over 2154 nos. of flats to the registered mathadi workers as of date.
4. Further, by an order of the State Government dtd. 21.05.2019, the lease of land portion admeasuring 11,254.30 Sq. Mt. out of the total land admeasuring 1,12,705 Sq. Mt. was transferred in the name of Vishal Sahyadri CHSL.
5. Presently, the owner (lessor) of the entire land is Maharashtra State Government, out of the total, a land admeasuring 11,254.30 Sq. Mt. is leased to Vishal Sahyadri CHSL and the remaining larger portion of land is held by The Cloth Markets and Shops board as lessee.
6. Additionally, over and above existing 2154 members, 1160 nos. of registered mathadi workers are yet to be assigned their flats due to discontinuation of the construction process. Further in project report they are also referred as Waiting list members.
7. The land is affected by several active buildable and non buildable reservations as of date, and are detailed in the project report as per DP remarks.
8. This project reports considers the redevelopment and rehabilitation of all the existing Vishal Sahyadri CHSL buildings and members respectively with a satisfactory feasible carpet area to each member under 33(9) Regulation of DCPR 2034.
9. It also considers the construction of houses for the said waiting list 1160 members with authority to Vishal Sahyadri CHSL to certify/approve the same.
10. The buildings of Seva society and The Sahyadri Co-op Bank shall be redeveloped with allotment of 500 Sq. ft. Carpet area and 1500 Sq. ft. Carpet area respectively. As per the decision taken in the joint meeting by managing committee of Vishal Sahyadri Co-op Hsg. Soc. Ltd. The above area handed over shall be owned by Vishal Sahyadri Co-op Hsg. Soc. Ltd. However, will be leased to Seva society and The Sahyadri Co-op Bank respectively as per the terms mutually agreed by the concerned parties.
11. The project holds a satisfactory potential for Residential and Commercial development.
12. Currently, the land is leasehold and under class II category, It is considered to get the said land converted to Class I category and freehold.

APPLICABLE SCHEME FOR REDEVELOPMENT

Taking into account the magnitude of the project, the proposed redevelopment of Vishal Sahyadri CHSL can be made feasible under Cluster Redevelopment scheme 33(9) of DCPR 2034.

Following are the details in brief of cluster redevelopment Scheme 33(9)

33(9) is a redevelopment scheme under DCPR 2034 which promotes the redevelopment of co operative housing societies in cluster.

1. Following are the basic eligibility criteria to execute redevelopment under 33(9) scheme:
 - i. Plot area to be more than or equal to 4000 Sq. Mt. Area for island city
 - ii. Plot having access from 18m wide road
 - iii. Existing Authorised Buildings having 30 years of age or Dilapidated condition.
2. FSI
 - i. In 33(9), Permissible Built up area by 4 FSI on plot OR Rehab built up area + Incentive whichever is more is applicable.
 - ii. In case 4 FSI is more,
Built up area with 4 FSI - (Rehab area + Incentive area)= Balance Built up area
 - iii. This Balance built up area is shared between Developer and MHADA.
 - iv. MHADA share built up area is to be handed over to MHADA in form of housing stock in the same project.
 - v. In case Rehab area + Incentive is more, there will be no MHADA share.

PROPOSAL CONSIDERATION:

The proposed redevelopment of Vishal Sahyadri CHSL has been considered a phase wise development with following considerations:

1. The vacant land of approximately 7 acre area and part land of existing buildings occupied by 650 members will be used in phase 1 development. The land occupied by 650 members will be made vacant by demolishing those buildings and constructing new buildings thereon.
2. The existing buildings accommodating about 650 members shall be demolished, the said members in such event shall be compensated with Rent, brokerage and transportation charges to acquire possession of respective existing buildings for demolition.
3. Phase-1 shall include all 2154 rehab flats of existing society members and few sell flats for developer.

4. After completion of phase-1 development, all 2154 existing members shall be given possession of their new flats in redeveloped buildings allowing the commencement of phase 2.
5. Over and above flats of existing society members, approximately 1200 - 1500 nos. of flats will be proposed for sell in phase-1. The building height will be preferably restricted upto 140 mts. (approx. 459 ft.). Depending on detailed design, nos. of buildings may be approximately 10 to 15 + building for various reservations.
6. Each floor will have a height of about 10 feet.
7. The waiting list members can be given their flats in phase-2.
8. The time period required to complete the phase-1 will be approx. 4 years and another 4 – 5 years to complete phase-2. The entire project can be completed within 10 years after receipt of approval which may need 6-9 months after signing development agreement & conversion of land from leasehold to freehold.
9. While working out the project feasibility report, commercial usage is considered along the Dr. Babasaheb Ambedkar rd. The said commercial usage is tentatively considered to be ground + 2 storied in the separate commercial buildings to avoid mixing of commercial customers and residential customers. Lottery centre or any commercial usage of anti-social activities shall not be permitted.
10. It is understood that internal roads are owned by the society and hence are not deducted in FSI calculation.
11. Buildable reservations(Hospital, School, Police station, Homeless shelter, etc.) available in the entire land are considered to be developed in the redevelopment scheme. Regarding buildable reservations, 60% of the zonal FSI is to be built and handed over to MCGM in lieu of construction amenity TDR. After handing over over of the said reservation area, entire FSI of the plot is available for development.
12. In case of Non buildable reservation (Garden, Playground, etc.), 50% of the reservation plot area is to be handed over to MCGM in lieu of TDR. The said reservation area is deducted from Plot area for FSI calculation.
13. In addition to proposed commercial area, there will be total residential flats of approx. 4000 nos. for sell over and above the existing society members + waiting list members(4000 Sell + 2154 Existing + 1160 Waiting list) therefore, total nos. of flats would be approx 7200 – 7500 depending on size of proposed flats.

Taking into consideration the charges for conversion of land from class II to class I category & possession of approximately 7 acre vacant land, the feasibility of the project can be worked out in 3 following cases. Case wise assumptions are as below.

CASE 1:

1. The total land are considered under redevelopment including approx 7 acre vacant land in possession. (**Plot area considered: 1,12,705 Sq. Mt.**)
2. Charges of land conversion considered at **05%** of ready reckoner valuation of entire land
3. Flat Purchase Cost per Sq. Ft. For 1160 waiting members on RERA carpet area at **Rs. 17,000/Sq. Ft.**
4. No. of existing society members considered for shifting : approx **650** in phase wise redevelopment.

CASE 2:

1. The total land are considered under redevelopment including approx 7 acre vacant land in possession. (**Plot area considered: 1,12,705 Sq. Mt.**)
2. Charges of land conversion considered at **15%** of ready reckoner valuation of entire land
3. Flat Purchase Cost per Sq. Ft. For 1160 waiting members on RERA carpet area at **Rs. 19,000/Sq. Ft.**
4. No. of existing society members considered for shifting : approx **650** in phase wise redevelopment.

Case 3:

1. The total land are considered under redevelopment excluding approx 7 acre vacant land in possession. (**Plot area considered: 86539.35 Sq. Mt. (1,12,705 – 26165.65)**)
2. Charges of land conversion considered at **15%** of ready reckoner valuation of entire land
3. Flats to 1160 waiting members are not considered to be provided as they were supposed to be planned on the said vacant land of approx. 7 acres.
4. No. of existing society members considered for shifting : approx **1500** in phase wise redevelopment.

Project Feasibility Summary CASE 01

Proposed redevelopment of Vishal Sahyadri Co-op. Hsg. Soc. Ltd., Kandivali, Mumbai			
Sr. No.	PARTICULARS	AREA (In Sq. Mt)	AREA (In Sq. Ft)
1	Plot Area	112705.00	1213157
2	DP road area as per layout drawing	235.75	2538
3	50% of Non buildable Reservations to be handed over.	5764.22	62046
4	Net Plot Area	106705.03	1148573
5	FSI	4.00	
6	Total Permissible BUA	426820.11	4594292
	Municipal Built up area		
7	Rehab Built up Area (residential)	122131.80	1314627
8	MHADA Component Built up area	80254.33	863858
9	Sell Built up area (Incentive + Developers share + TDR)	247228.13	2661164
10	Construction area		
11	Rehab Construction area + Waiting list members construction area	236734	2548204
12	MHADA Component Construction area	140445	1511751
13	Sell Area construction area	407163	4382702
14	Buildable Reservations construction area	18710	201397
15	Total construction area (BUA)	803052	8644054
16	Proposed Carpet areas		
17	Total Proposed MOFA Carpet Area to Existing members	115138.80	1239354
18	RERA Carpet Area for 1160 members (27.88 Sq. Mt. i.e. 300 Sq.ft. MOFA Carpet area to each waiting list member)	33634.43	362041

19	Commercial Carpet Area for Sell (approx)	22942.27	246951
20	RERA Residential Carpet Area for Sell	239039.33	2573019
	Revenue	Amt. (Rs.)	Amt (Cr.)
21	Average Residential RERA sell rate	23000.00	Rs./Sq. Ft.
22	Average Commercial Sell rate	55000.00	Rs./Sq. Ft.
23	Residential rate for waiting list members	17000.00	Rs./Sq. Ft.
24	Total Revenue Generation (Residential + commercial + parking)	83222160768.63	8322
	Expenses	Amt. (Rs.)	Amt (Cr.)
25	Total Municipal approval + Premium Charges	8511711686.67	851
26	Total Construction cost (MHADA, SELL, REHAB, Waiting list members, Buildable reservations, Site development, Parking)	39848696415.76	3985
27	Total Other cost (Fees, S.D., GST, other taxes, Marketing, Administrative)	11297825895.29	1130
28	Rent & Corpus to members (20% OF TOTAL)	1530900000.00	153
29	Expense towards repayment Debt. Taken for land-filling of the approx 7 acre area land	200000000.00	20
30	Total expenses including 5% escalation & interest on it	68326106139.48	6833
31	Gross surplus	14896054629.15	1490
32	Profit ratio		21.80%

Project Feasibility Summary CASE 02

Proposed redevelopment of Vishal Sahyadri Co-op. Hsg. Soc. Ltd., Kandivali, Mumbai			
Sr. No.	PARTICULARS	AREA (In Sq. Mt)	AREA (In Sq. Ft)
1	Plot Area	112705.00	1213157
2	DP road area as per layout drawing	235.75	2538
3	50% of Non buildable Reservations to be handed over.	5764.22	62046
4	Net Plot Area	106705.03	1148573
5	FSI	4.00	
6	Total Permissible BUA	426820.11	4594292
	Municipal Built up area		
7	Rehab Built up Area (residential + Existing amenity)	122131.80	1314627
8	MHADA Component Built up area	80254.33	863858
9	Sell Built up area (Incentive + Developers share + TDR)	247228.13	2661164
10	Construction area		
11	Rehab Construction area + Waiting list members construction area	236734	2548204
12	MHADA Component Construction area	140445	1511751
13	Sell Area construction area	407163	4382702
14	Buildable Reservations construction area	18710	201397
15	Total construction area (BUA)	803052	8644054
16	Proposed Carpet areas		
17	Total Proposed MOFA Carpet Area to Existing members	115138.80	1239354
18	RERA Carpet Area for 1160 members (27.88 Sq. Mt. i.e. 300 Sq.ft. MOFA Carpet area to each waiting list member)	33634.43	362041

19	Commercial Carpet Area for Sell (approx)	22942.27	246951
20	RERA Residential Carpet Area for Sell	239039.33	2573019
	Revenue	Amt. (Rs.)	Amt (Cr.)
21	Average Residential RERA sell rate	23000.00	Rs./Sq. Ft.
22	Average Commercial Sell rate	55000.00	Rs./Sq. Ft.
23	Residential rate for waiting list members	19000.00	Rs./Sq. Ft.
24	Total Revenue Generation (Residential + commercial + parking)	83946242820.72	8395
	Expenses	Amt. (Rs.)	Amt (Cr.)
25	Total Municipal approval + Premium Charges	9168331016.67	917
26	Total Construction cost (MHADA, SELL, REHAB, Waiting list members, Buildable reservations, Site development, Parking)	39848696415.76	3985
27	Total Other cost (Fees, S.D., GST, other taxes, Marketing, Administrative)	11297825895.29	1130
28	Rent & Corpus to members (20% OF TOTAL)	1530900000.00	153
29	Expense towards repayment Debt. Taken for land-filling of the approx 7 acre area land	200000000.00	20
30	Total expenses including 5% escalation & interest on it	69056923453.77	6906
31	Gross surplus	14889319366.96	1489
32	Profit ratio		21.56%

Project Feasibility Summary CASE 03

Proposed redevelopment of Vishal Sahyadri Co-op. Hsg. Soc. Ltd., Kandivali, Mumbai			
Sr. No.	PARTICULARS	AREA (In Sq. Mt)	AREA (In Sq. Ft)
1	Plot Area	84705.00	911765
2	DP road area as per layout drawing	235.75	2538
3	50% of Non buildable Reservations to be handed over.	2221.14	23908
4	Net Plot Area	82248.12	885319
5	FSI	4.00	
6	Total Permissible BUA	328992.46	3541275
	Municipal Built up area		
7	Rehab Built up Area (residential + Existing amenity)	117608.40	1265937
8	MHADA Component Built up area	35405.46	381104
9	Sell Built up area (Incentive + Developers share + TDR)	184773.46	1988902
10	Construction area		
11	Rehab Construction area + Waiting list members construction area	179033	1927107
12	MHADA Component Construction area	61960	666933
13	Sell Area construction area	341831	3679468
14	Buildable Reservations construction area	6727	72413
15	Total construction area (BUA)	589550	6345920
16	Proposed carpet areas		
17	Total Proposed MOFA Carpet Area to Existing members	110513.94	1189572
18	RERA Carpet Area for 1160 members (27.88 Sq. Mt. i.e. 300 Sq.ft. MOFA Carpet area to each waiting list member)	0.00	0

19	Commercial Carpet Area for Sell (approx)	11203.14	120591
20	RERA Residential Carpet Area for Sell	209728.16	2257514
	Revenue	Amt. (Rs.)	Amt (Cr.)
21	Average Residential RERA sell rate	23000.00	Rs./Sq. Ft.
22	Average Commercial Sell rate	55000.00	Rs./Sq. Ft.
23	Residential rate for waiting list members	0.00	Rs./Sq. Ft.
24	Total Revenue Generation (Residential + commercial + parking)	62744393952.06	6274
	Expenses	Amt. (Rs.)	Amt (Cr.)
25	Total Municipal approval + Premium Charges	7173811732.23	717.38
26	Total Construction cost (MHADA, SELL, REHAB, Waiting list members, Buildable reservations, Site development, Parking)	29908247869.51	2990.82
27	Total Other cost (Fees, S.D., GST, other taxes, Marketing, Administrative)	8972049711.70	897.20
28	Rent & Corpus to members (20% OF TOTAL)	2003130000.00	200.31
29	Expense towards repayment Debt. Taken for land-filling of the approx 7 acre area land	0.00	0.00
30	Total expenses including 5% escalation & interest on it	53487707355.86	5348.77
31	Gross surplus	9256686596.19	925.67
32	Profit ratio		17.31%

Note: The project is not feasible by excluding the 7 acres of land hence, in this case the benefits of Society members will be reduced than Case 01 and case 02

BENEFIT SUMMARY

Following benefits with respect to Carpet area for each member and corpus fund can be achieved as per 33(9) Redevelopment Scheme.

BENEFIT SUMMARY SHEET (BENEFITS TO SOCIETY MEMBERS in CASE 01 and CASE 02)							
Sr. No.	Particulars	C	B	D	A	Total	
1	Existing Carpet area category (in Sq. Ft.)	192	225	240	315		Sq. Ft. / Member
2	Number of members per category	880	510	704	60	2,154	Nos.
3	Proposed Carpet area per member	548	581	596	687		Sq. Ft. / Member
4	Total Porposed Carpet Area to existing members (2 X 3)	482240	296310	419584	41220	12,39,354	Sq. Ft.
5	Corpus Fund per existing member	400000	468000	500000	6,56,000		Rs.
6	Total Copus Fund to existing members (2 X 5)	352000000	238680000	352000000	39360000	982040000	Rs.

BENEFIT SUMMARY SHEET (BENEFITS TO SOCIETY MEMBERS) Case 03							
Sr. No.	Particulars	C	B	D	A	Total	
1	Existing Carpet area category (in Sq. Ft.)	192	225	240	315		Sq. Ft. / Member
2	Number of members per category	880	510	704	60	2,154	Nos.
3	Proposed Carpet area per member	525	558	573	660		Sq. Ft. / Member
4	Total Proposed Carpet Area to existing members (2 X 3)	462000	284580	403392	39600	11,89,572	Sq. Ft.
5	Corpus Fund per existing member	300000	351000	375000	4,92,000		Rs.
6	Total Copus Fund to existing members (2 X 5)	26,40,00,000	17,90,10,000	26,40,00,000	2,95,20,000	73,65,30,000	Rs.

Note: As the redevelopment of Vishal Sahyadri CHSL is considered to be carried out in a phase wise manner, the said Monetary benefits would only be proposed to those members who are required to vacate and handover the possession to developer for demolition of their building under phase wise development. (Subject to planning). In All 3 cases

1	Rent Per Member for 1st Year (in Rs.)		20000	Rs. / Member
2	Rent Per Member for 2nd Year (in Rs.) with 10% increase		22000	Rs. / Member
3	Rent Per Member for 3rd Year (in Rs.) with 10% increase		24200	Rs. / Member
4	Brokerage charges per member (in Rs.) (once)		20000	Rs. / Member
5	Transportation charges per member (To + Fro) (Rs. 15000 + Rs. 15000)		30000	Rs. / Member

ADDITIONAL BENEFITS/AMENITIES:

1. All the benefits/amenities pertaining to individual flat, building and site development are mentioned in the tender document.
2. Common benefits/amenities may be available in the redevelopment such as, landscaped gardens, senior citizens relaxing areas, children play areas, toddlers/kids zone, cricket turf, library, study hall, gymnasium, small party hall, etc.

CONCLUSION:

Taking into account the feasibility report of the project under 33(9) cluster redevelopment scheme the project seems feasible, practical and therefore it is advised to move ahead with approval of project feasibility report and Tender document to further proceed with the process of developer selection.

NOTE:

1. Refer to project Feasibility reports attached in annexures for details.
2. The Feasibility Report is completely based on the documents and information provided by the society. The projections of profit and benefits to the society members are results of consideration of current market trend, DC Regulations and policies in practice.

PROJECT REPORTS

1. Project Feasibility Report_33(9)_Case 1
2. Project Feasibility Report_33(9)_Case 2
3. Charges_Rehab_Case 1 & Case 2
4. Charges_MHADA_Case 1 & Case 2
5. Charges_Sell_Case 1 & Case 2
6. Project Feasibility Report_33(9)_Case 3
7. Charges_Rehab_Case 3
8. Charges_MHADA_Case 3
9. Charges_Sell_Case 3

Following Annexures are submitted in digital format.

PLOT DOCUMENTS

1. Property card
2. *Mojni* Plan
3. Physical Survey of the plot
4. DP Remarks with reservation study

REFERENCE RULES

1. 14(A) (ii) & (iii)b– Amenity
2. 17(C)I - Development of reservation in Reconstruction or redevelopment of Cluster(s) of Buildings under Cluster Development Scheme(s) under Regulation No. 33(9)
3. 17(1) note 1a – Full Permissible Built up area
4. 17(C)(1) f – Reservations
5. 17(C)(1) c – Reservations
6. 33(9) 13.11 – Layout Open Space
7. 33(9) 6a – FSI
8. 17(1) note 1d - Amenity
9. 33(9) REVISED GR 08.07.2021
10. 33(9) REG DCPR 2034
11. TDR generation
12. Parking