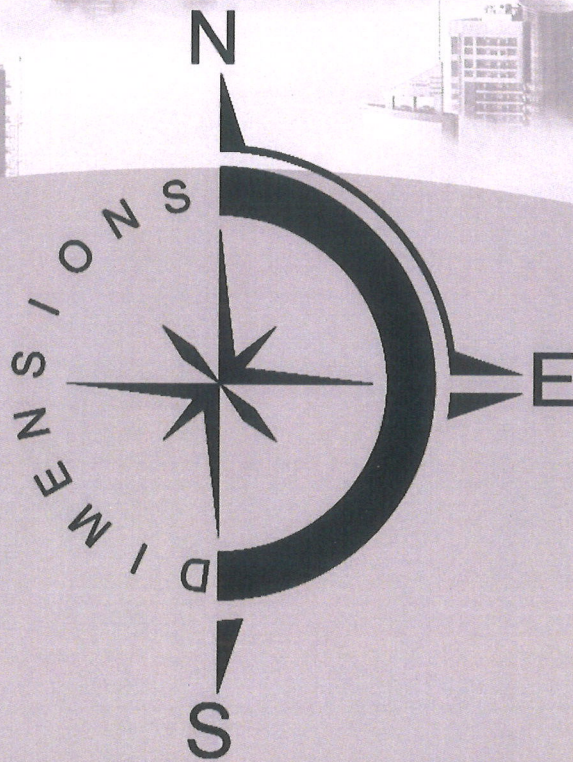


FEASIBILITY REPORT



DIMENSIONS ARCHITECT PVT. LTD.

FEASIBILITY STUDY REPORT FOR GANGOTRI CO-OPERATIVE HOUSING SOCIETY LTD.

PLOT NO. -04, SECTOR -03, NERUL,
NAVI MUMBAI.

PROJECT MANAGEMENT CONSULTANT



DIMENSIONS
ARCHITECTS PVT LTD

📍 Plot No. 99, Sector - 08, Near Sagar Vihar, Vashi, Navi Mumbai - 400 703.

☎ 91-8591363641

@ info@dimensionsarchitect.in

🌐 <http://dimensionsarchitect.in>

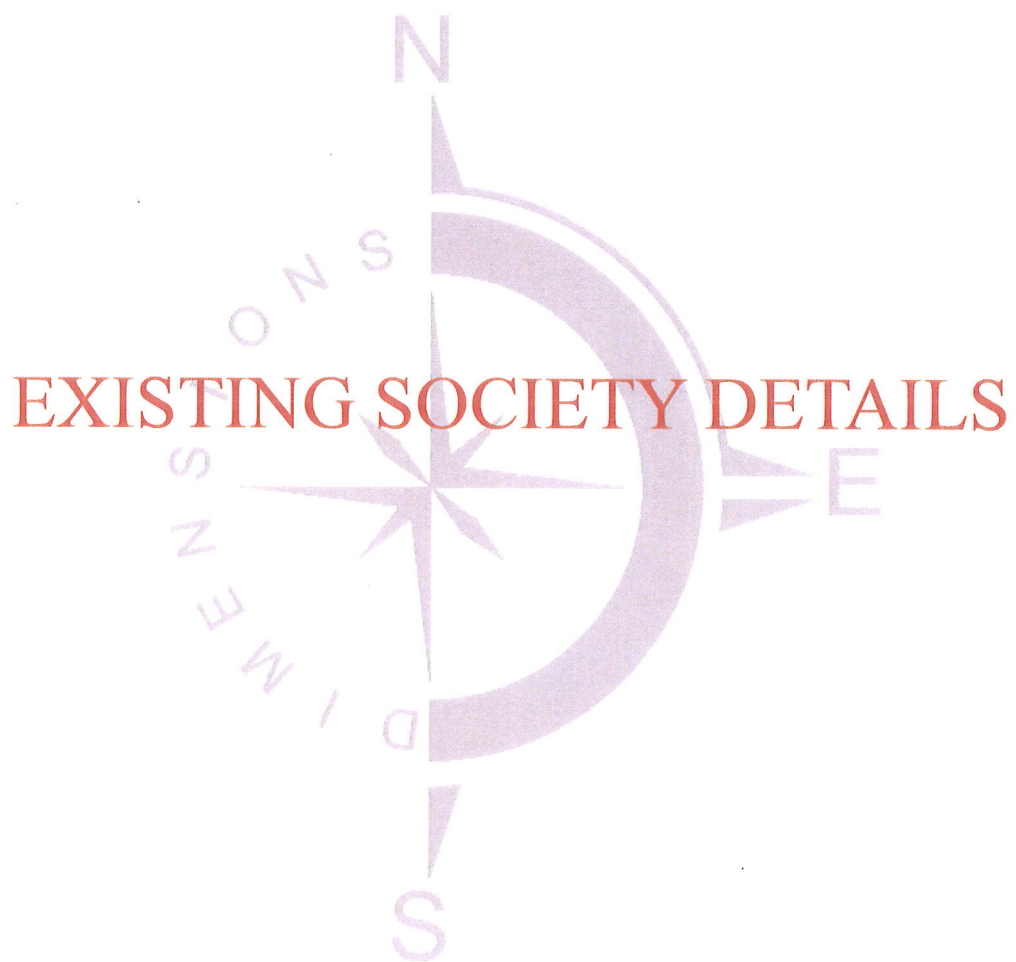
f Dimensions Architect Pvt.Ltd.



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 INTRODUCTION

Gangotri Co - Op Housing Society Limited is situated in Plot No. -04, Sector -03 of Nerul node well connected to the entire city. The area of the Plot is approximately 3114 Sq. Mts. and number of residential units are 88. After the deduction of area of 250 Sq. Mtr. in road widening the net plot area remains 2864 Sq. Mts. The building has been constructed by the CIDCO. Subsequently, the residing members in these buildings have formed a Co-Op Society. These buildings have been constructed almost 30 years before and now requires major repairs and maintenance. So, the members have submitted a requisition to the committee to call an SGM of members to take a decision on Redevelopment.

Accordingly, a resolution has been passed in special general body meeting for Redevelopment and appointment of Project Management Consultants for the Redevelopment of old building.

The Society is intending to carry out Redevelopment of their building after demolishing the existing building and re-constructing the new buildings thereby giving new residential units to existing members by utilizing permissible FSI.

The Redevelopment of building will be done as per Regulations No: 7.13 & other relevant regulations in UDCPR which has been sanctioned by State Government on date 02/12/2020 vide Government Notification TPS 1818/CR.236/18/Section20 (3)/UD13 and modified from time to time.

Further, for the society the provisions of Maharashtra Co-Op Societies Act 1960 are applicable along with the guidelines issued on 04/07/2019 under section 79A of the Act. The report has been prepared on relevant documents pertaining with the existing structure such as CIDCO Lease Agreement, lease deed, Demarcation Plan, and Occupancy Certificate & approved drawings,



CURRENT IMAGES





REDEVELOPMENT PROJECT DESCRIPTION : BENEFITS & DRAWBACKS



 CONCEPT OF REDEVELOPMENT

Redevelopment consist of the process of reconstruction of the Commercial premises after demolition of the existing structure/s and construction of new structure/s with new technology and with new dimensions and amenities. This is done by utilizing the potential of the land by exploiting existing FSI & ancillary FSI as specified in UDCPR.

Further the provisions of Maharashtra Co Op Society Act 1960 along with the guidelines issued by government under section 79A of the Act are applicable for the redevelopment of the building.

The Society, with the consent of the majority of its members, has resolved to adopt self-development model for the project. In the line with this decision, the society shall appoint a well experienced financially sound contractor with proven track record to undertake the construction work and assist in obtaining the necessary regulatory permissions and sanctions.

 BENEFITS

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

1. The members will be provided new flats free of cost
2. The members will be provided or will be compensated for alternate accommodation during the course of construction after demolition of the buildings.
3. The newly constructed buildings will be Earthquake resistant (as per IS specifications and notified seismic zone) as well will be designed to take care the wind load. Hence more durable against the natural calamity.
4. New buildings will be planned to suit the modern living style.
5. New buildings will be constructed with modern Elevation features to give beautiful attractive and sober look which will indirectly amount to the price appreciation of the whole property.
6. New buildings will be constructed with beautiful entrance lobby area.
7. All existing tenants will gate covered parking in stilt & podiums free of cost as against no parking facility for existing tenements.
8. Latest and modern amenities will be provided in the newly constructed building.
9. New buildings will be constructed keeping in mind the latest IS quality standards
10. Lift facilities will be available to all flats.
11. Well designed and constructed access roads will be provided.
12. Club, sport room, and other recreational facility could be provided.



13. In addition to above the entire expenses towards the much needed Major Structural, Civil, Plumbing repairs which may be due after few years could be totally avoided since the existing old buildings are completely demolished.

14. Last but not least some monetary benefits or additional area which may be offered by the prospective Builder could also be of great benefit to the members.

DRAWBACKS

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

1. Shifting and temporary accommodation:

In order to facilitate the construction of the new buildings the members have to shift temporarily for at least 18 to 24 months on rental basis after demolition of the buildings.

This will indirectly lead to the following hardships:

- a) The members have to shift all their furniture / belonging etc. to the newly rented premises.
- b) There may be a possibility that the rented premises could be little far from the school/colleges or their business places leading to further inconvenience.
- c) There may be a possibility that in few cases that the members may have to search for another rental premises after the expiry of 11 months.
- d) There may be a possibility that the rented premises may be little away from the railway station or bus station or away from main road; making the routine travelling little inconvenient.

All the above will definitely disturb the normal life of the members to some extent since members who have been staying in this building will require some time period to get adapted to the new locality, new environment and new neighbours'

2. Increase in maintenance charges:

The maintenance charges in the newly constructed building will Increase due to the following: -

- a) The newly constructed buildings will be assessed as per present ratable value and hence there will be increase in property taxes to be paid to the corporation.
- b) The additional facility like lift, landscaping, club house, sports room, will lead to more consumption of electricity and water thereby will increase the general Maintenance cost.
- c) The society has to depute additional permanent staff such as gardeners, sweepers and security people to efficiently manage the day to day society affairs.

NOTE: Maintenance charges would be paid by developer till the handover to the owner



3. Increase in number of members:

Since the project is feasible only if 3.00 FSI is availed and additional flats which are constructed are sold in open market there will be increase in the number of members





CIDCO/NMMC REGULATIONS REGARDING REDEVELOPMENT



UDCPR NORMS

10.10.2 Reconstruction / Redevelopment of Building in CIDCO / NMMC Areas

Regulation for reconstruction / redevelopment schemes undertaken by CIDCO / Owner's Association / Co-operative Housing Society (CHS) in respect of the authorized buildings previously constructed by CIDCO but subsequently destroyed by natural calamities or accidental fires or which have collapsed by aging or are demolished or being demolished under a lawful order of the Municipal Commissioner etc.: -

Reconstruction / Redevelopment, in whole or in part of a building, previously constructed by CIDCO (not being a building wholly occupied by warehousing / Industrial user and also not being an individually owned structures, which has ceased to exist for the reasons mentioned above) or a building constructed by CIDCO which has been declared dilapidated by the Commissioner NMMC or a buildings constructed by CIDCO which is above 30 years of age, irrespective of its status of dilapidation, (hereinafter collectively referred to as "dangerous / dilapidated building") shall be permissible in accordance with the following Regulations.

Regulation for Reconstruction / Redevelopment: -

1. For redevelopment of building or buildings in the housing schemes of CIDCO, containing houses or tenements for (i) EWS / LIG and / or (ii) MIG and / or (iii) HIG, the total permissible FSI shall as specified in Table below or Rehab + Incentive FSI as per clause 2(A) & (B), whichever is more and shall be based on gross plot area: -

Table No.10-C		
Sr. No.	Category	Permissible FSI
i)	Plot area of 1000 sq.mt. or more and having access road of minimum 15.0 m width.	3.00
ii)	Plots area of 1000 sq.mt. or more and having access road of minimum 9.0 m. width	2.00
iii)	All other plots having access road below 9.0 m. width.	1.80 or Authorisedly consumed FSI + 50% Incentive whichever is less

If the entitlement of FSI as above is less than maximum building potential mentioned in column 6 or 9 of Table 6-G of Regulation No.6.3, then difference of FSI entitlement shall be availed by payment of premium. Moreover, the maximum building potential mentioned in Table No.6-G shall be allowed considering the road width one step below subject to road width of minimum 12.0 m.

e.g. for the roads as mentioned at Sr.No.3 in Table No.6-G, the maximum building potential shall be considered as given at Sr.No.4.

Identification of dangerous / dilapidated buildings shall be done by a Committee under the Chairmanship of the Municipal Commissioner, N.M.M.C., comprising Superintendent Engineer, Public Works Department, Thane; Joint Director, Town Planning, Konkan Division; City Engineer, N.M.M.C.; Chief Engineer, CIDCO; Chief Planner, CIDCO and such other members as may be



appointed by the Municipal Commissioner, N.M.M.C., having regard to their academic qualifications, technical competence and previous experience in the field of Structural Engineering.

A) Rehabilitation Area Entitlement:

i) Under redevelopment of any dangerous / dilapidated building(s) in a Housing Scheme of CIDCO, the entitlement of rehabilitation is for an existing residential tenement shall be equal to sum total of -

(a) a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 300 sq.ft. and

(b) an additional entitlement, governed by the size of the plot under redevelopment, in accordance with the Table below: -

Table No - 10 D	
Area of the Plot under Redevelopment	Additional Entitlement (As % of the Carpet Area of the Existing Tenement)
Upto 4000 sq.m.	Nil
Above 4000 sq.m. to 2 hect	10%
Above 2 hect. to 5 hect.	15%
Above 5 hect. to 10 hect.	20%

Explanation: The plot under redevelopment means the total area of the land on which redevelopment of dangerous / dilapidated building(s) is to be undertaken.

Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed for MIG category by the Govt., as applicable on the date of approval of the redevelopment project.

Provided further that the entitlement of rehabilitation area, as admissible under this regulation, shall be exclusive of the area of balcony.

ii) Under redevelopment of any dangerous / dilapidated building(s) in a Housing Scheme of CIDCO, the entitlement of rehabilitation area of any existing authorized commercial unit / amenity unit in the Residential Housing Scheme shall be equal to the carpet area of the existing unit plus 20% thereof.

B) Incentive FSI:

Incentive FSI admissible against the FSI required for rehabilitation, as calculated above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs. / sq.m. of the plot under redevelopment as per the Annual Schedule of Rates (ASR) and Rate of Construction (RC)* in Rs. / sq.m. applicable to the area as per the ASR and shall be as given in the Table below: -



Table No.10-E	
Basic Ration (LR / RC)	Incentive (As % of Admissible Rehabilitation Area)
Above 3.00	70%
Above 2.00 and upto 3.00	80%
Above 1.00 and upto 2.00	90%
Upto 1.00	100%

Explanation: - * RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Schedule of Rates.

Provided that the above incentive will be subject to the availability of the FSI on the Plot under redevelopment and its distribution by N.M.M.C., with prior approval of CIDCO.

Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rates and the Basic Ratio.

Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ration shall be taken for the year in which the redevelopment project is approved by the authority.

C) Sharing of the Balance FSI:

The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (A) and (B) above respectively, shall be shared between the existing or proposed Co-operative Housing Society / Apartment Ownership Association and CIDCO, in the form of built-up area, as given in Table below and the share of CIDCO shall be handed over to CIDCO free of cost.

Table No.10-F		
Basic Ratio (LR/RC)	Sharing of Balance FSI	
	Society / Association Share	CIDCO Share
Above 3.00	30%	70%
Above 2.00 and upto 3.00	40%	60%
Above 1.00 and upto 2.00	50%	50%
Upto 1.00	60%	40%

Provided that building or buildings under redevelopment in the N.M.M.C. area, upto 20% of the CIDCO's share in the form of tenement shall be handed over free of cost to the N.M.M.C. N.M.M.C. require the same for rehabilitation of the project affected persons.



Off-street parking requirement

Off street parking requirement shall be based on Table No.8-B below and factors mentioned in Table No.8-C of Regulation No.8.2.2 for various cities / areas. Total parking requirement for a building shall be worked out as per Table No.8-B, and then factor mentioned in Table No.8-C shall be applied to arrive at required parking for a building.

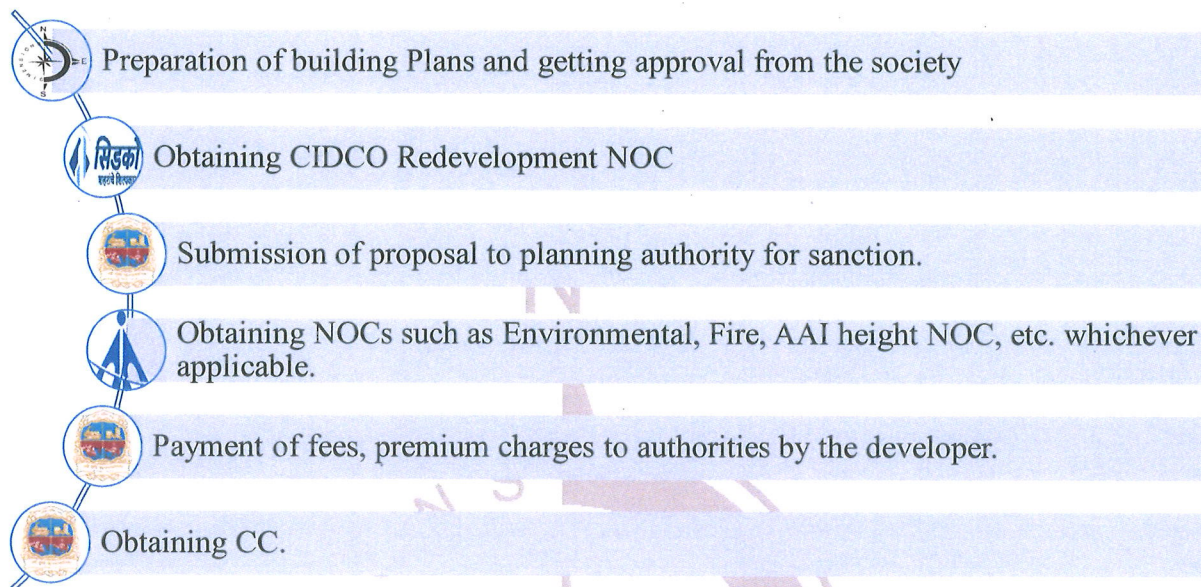
Table No.8-B - Parking Requirements							
Sr. No.	Occupancy	Size of tenement	Parking Spaces Required				Remarks
			Congested Area		Non Congested Area		
			Car	Scooter	Car	Scooter	
1	Residential i) Multi-Family residential.	For every tenement having carpet area of 150 sq.m. and above.	2	⁽¹⁾ 1	2	⁽¹⁾ 1	In addition 5% visitor parking
		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	⁽¹⁾ 1	1	⁽¹⁾ 1	In addition 5% visitor parking
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	⁽¹⁾ 2	1	⁽¹⁾ 2	In addition 5% visitor parking
		For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	1	1	1	2	In addition 5% visitor parking
		For every two tenements with each tenement having carpet area less than 30 sq.m.	0	⁽¹⁾ 2	0	⁽¹⁾ 2	In addition 5% visitor parking



APPROVALS & OPERATIONS



✚ PERMISSIONS REQUIRED



✚ DOCUMENTS FOR APPROVAL

I. Property related documents:

- 1) True Copy of Lease Agreement and Lease Deed with CIDCO.
- 2) True Copy of Registration of Co Op Society from Joint-Registrar.
- 3) List of members with tenement details duly certified from Society.
- 4) Authority Letter given to Office Bearers of Society in Original.
- 5) True Copy of Development/contract Agreement
- 6) Power of Attorney.
- 7) All chain of Documents of all members with CIDCO transfer letter

II. Society Proceedings related Documents:

- 1) All Resolutions passed in the Special General Body Meetings of Society regarding redevelopment.
- 2) Irrevocable Consent on Rs100/- stamp paper for Redevelopment and appointment of developer or Contractor from members of Society in original.



III. Area related Documents -

- 1) True Copy of Demarcation plan from CIDCO Ltd.
- 2) Copy of Tenement unit Plan giving details of Carpet Area and any other area.
- 3) Layout of Plot showing Rehabilitation buildings, Open spaces, Amenity spaces, internal Roads approved and signed by Authorized Signatories of society in original.

IV. Appointment Letters and related Documents-

1. Appointment of Architect along with Acceptance Letter, Form of Supervision, Declaration, Copy of License from Architect.
2. Appointment of Structural Engineer along with Acceptance Letter, Form of Supervision, Declaration, Copy of License from Structural Engineer.
3. Acceptance Letter, Form of Supervision, Copy of License from Licensed Plumber.
4. D.P. Remarks from NMMC giving details of Road Widening If any, Amenity Area and Recreational Open spaces.
5. Actual Site survey of plot done by the licensed Surveyor.

V. Undertakings in prescribed formats -

1. Undertaking for Open to Sky Terrace and Stilt.
2. Undertaking for CESS / LBT NOC.
3. Undertaking for Non-stacking of Debris.
4. Undertaking for Earthquake Resistant Structural Design.
5. Undertaking for surrender of area under Road widening, Amenity space and tenements to be handed over to CIDCO and NMMC, if any.
6. Undertaking for payment of Infrastructure Charges.
7. Undertaking for Corpus Fund.
8. Undertaking for timely possession of Rehabilitation tenements.
9. Indemnity Bond in favor of NMMC for litigations and court cases.

VI. No Objection Certificates –

1. NOC from Assessment Dept., NMMC for Property tax & water department for water bill.
2. NOC from Fire Officer, NMMC.
3. NOC from CIDCO for Redevelopment.
4. NOC from Deputy Registrar of Co Op Societies CIDCO,
5. 4 NOC from AAI/Competent Authority for allowable height.
6. NOC from MOEF, for Environmental Clearance.
7. NOC from City Engineering Section for Road Widening. (if any)



OPERATION

In order to implement the proposed Redevelopment Project, the following Sequence of Operations must be followed:

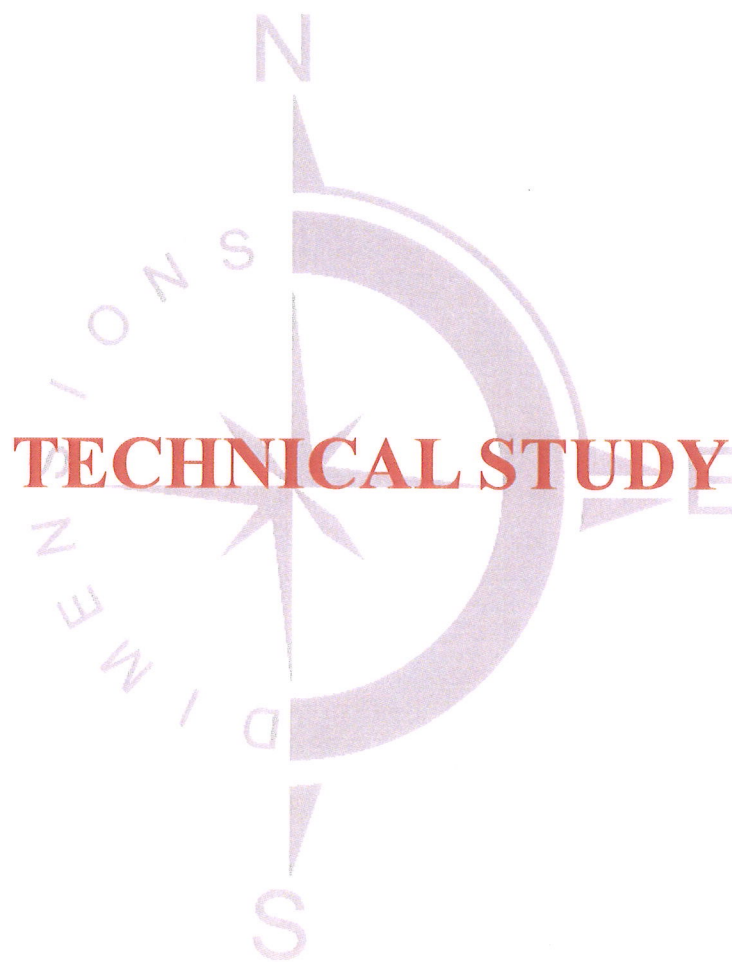
STATUTORY APPROVAL RELATED OPERATIONS:

- 1) Lease agreement between CIDCO & Society should be carried out for plot under society name.
- 2) Structural audit report shall be carried out and prepared by recognized institutions like VJTI or IIT Bombay.
- 3) Application to NMMC with the structural Audit report and vetting report and obtaining dilapidated status (in C-1 category only) from the Identification committee appointed under the chairmanship of Municipal Commissioner, NMMC.
- 4) Preparation and submission of detailed Project Feasibility Report with FSI based on UDCPR Rule No. 10.10.2
- 5) Finalization the size of the tenements (Carpet area, Usable Area, Total Built up area, parking per tenement.) i.e. finalization of the Project Feasibility Report.
- 6) Finalization of the list of amenities.
- 7) Preparation of draft tender documents, discussing with the committee and finalizing draft tender document (Technical & Financial Bid).
- 8) Inviting the tenders (Technical and Commercial) from various Builders/developers.
- 9) The technical evaluation and preparing of comparative statement and submission to the committee & shortlisting 3 developers.
- 10) Requesting for special general body meeting and finalize the developer by looking at the comparative statement and evaluation report of the three developers prepared by the PMC and seeking approval from G.B.
- 11) Obtain consent for appointing developer by the Joint Registrar of Co-Op. Societies (CIDCO) as per the directives of 79-A of the act.
- 12) Completing Development agreement formalities between the society and builders/developers and also between the society members and builders/developers.
- 13) 13. Finalization of Building plans and layout plans with appointed builders in accordance with tenement area finalized with the Society.
- 14) Preparation of Municipal drawings and submission to NMUMC.
- 15) Obtaining NOC from CIDCO for Redevelopment and Ancillary FS! NOC by developer with payment of additional lease premium if any.
- 16) Obtaining provisional Fire NOC from Fire Brigade Department, NMMC and LOI! For Environmental Clearance.
- 17) Appointment of Environmental Consultant by Developer & obtaining Environmental Clearance NOC.
- 18) Layout and Building plan approval from NMMC with payment of Fees, Deposits, Development Charges, Premiums, etc. by developer.
- 19) Arranging alternate accommodation and PAAA agreement to all the members of the society by the developer.
- 20) Demolition of the existing building and disposing debris as guided by NMMC.
- 21) Preparation of detail structural drawings, Working Drawings, specifications as per
- 22) approved plans by NMMC and list of amenities finalized by the society.
- 23) Construction of new buildings with necessary supervision & issuing necessary



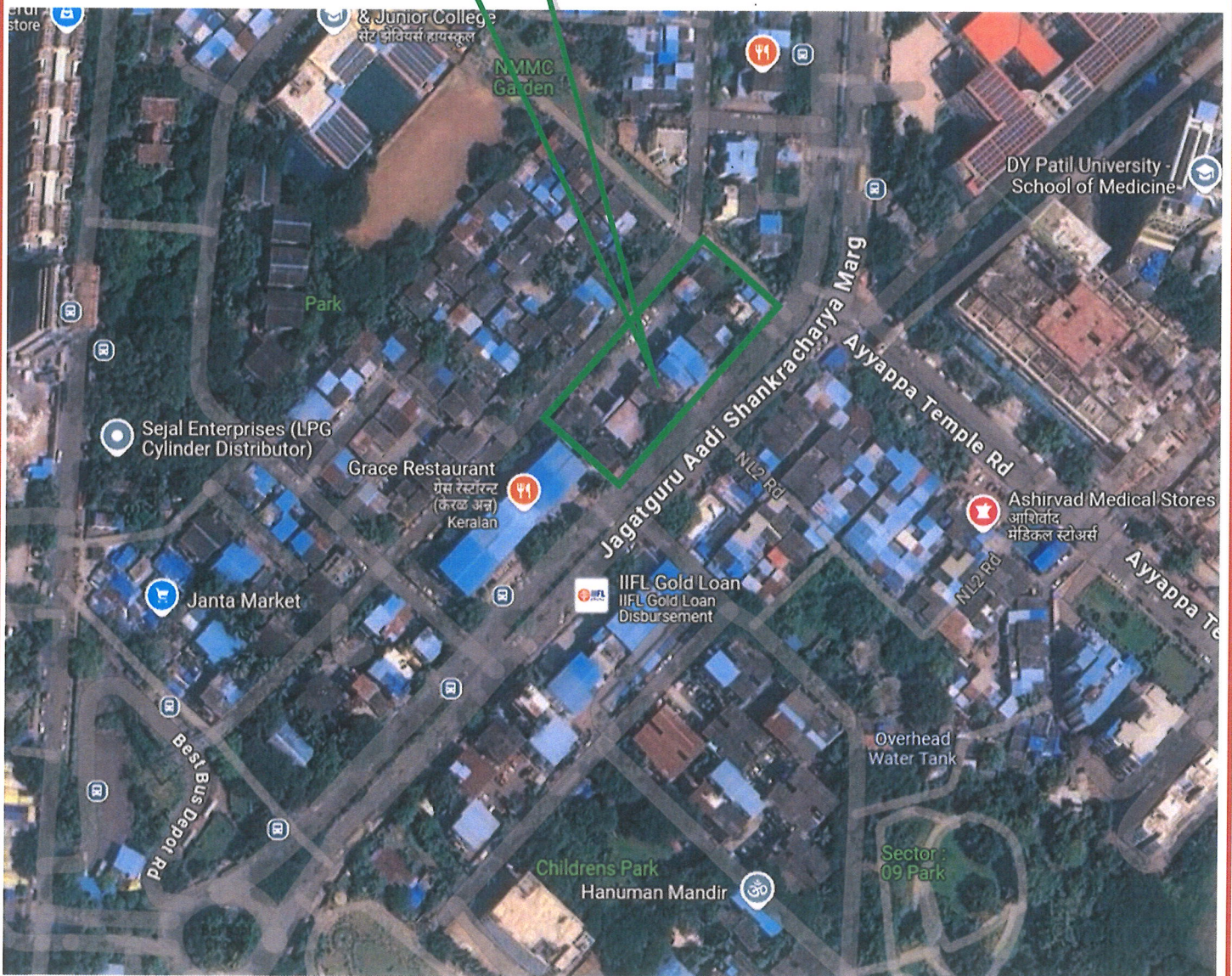
- 24) Construction of Infra Structure such as STP, water supply systems, Recreational Ground, Roads, etc. as per Environmental NOC & as per approved plans by NMMC.24. Completion of the building to the satisfaction of the Architect, PMC & Society.
- 25) Obtaining NOC by Developer from CIDCO with payment of premium if any for O.C. from NMMC.
- 26) Applying for Occupancy Certificate & obtaining the same from NMMC with payment of fees and charges by Developer.
- 27) Obtaining permanent water connection and Electric connection and meter to each original tenement of the Society.
- 28) Cleaning site and Handing over possession to the original members.





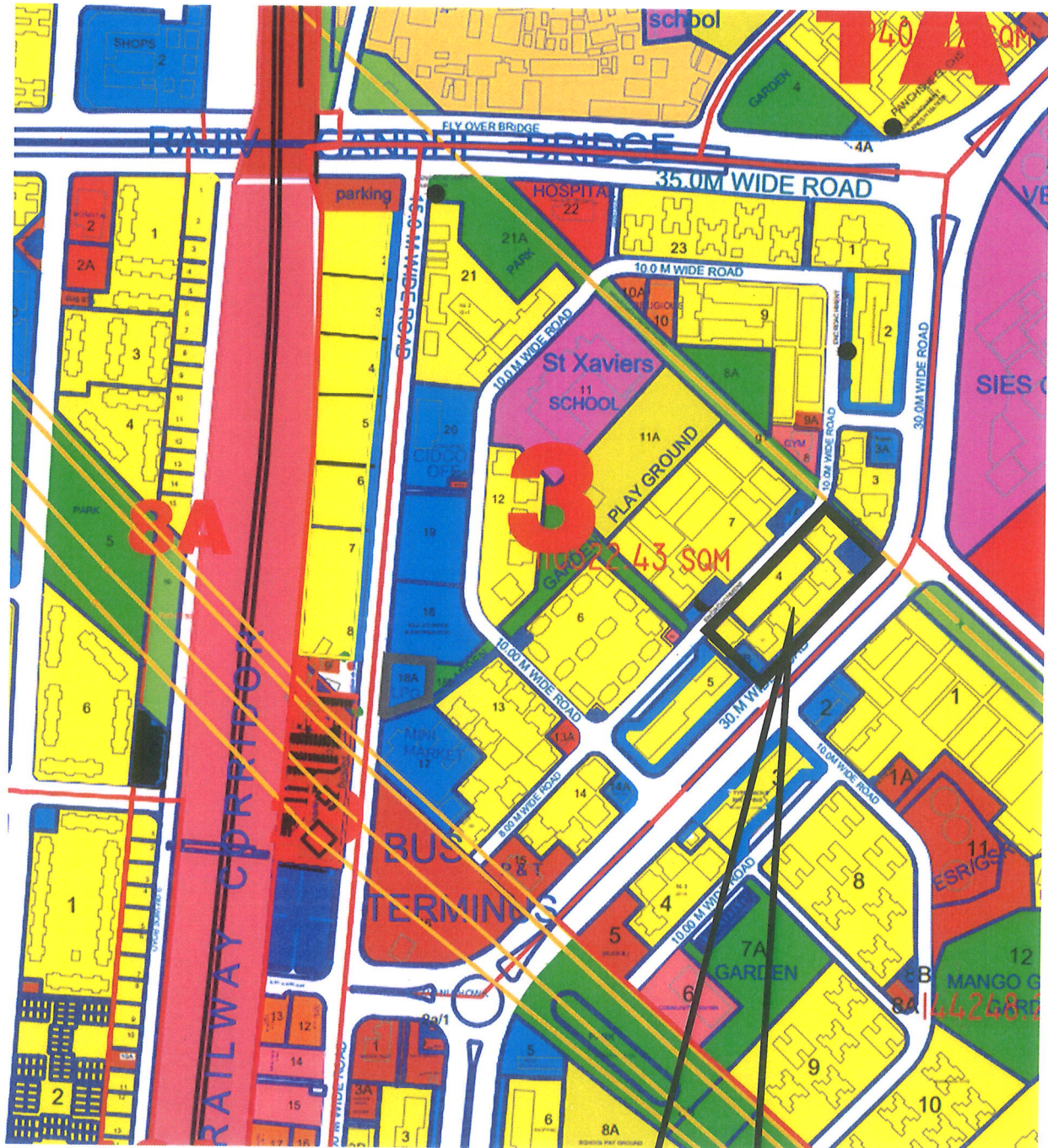
 SOCIETY LOCATION

GANGOTRI CHS





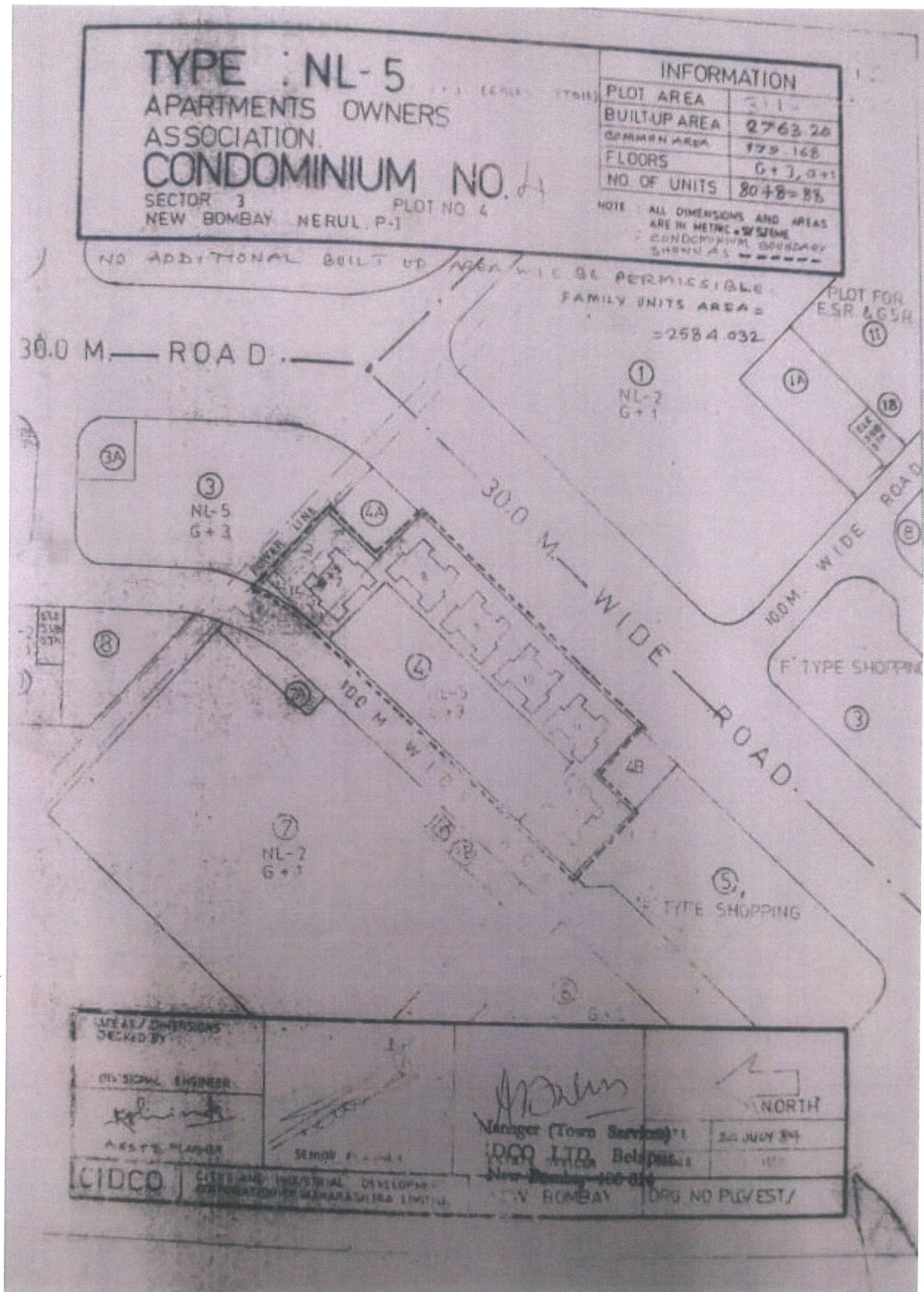
As per the D.P. the plot under reference is in residential zone and is abutting 30.00m. wide Existing Road. Hence Residential + 10% commercial use will be permitted on the said plot.



GANGOTRI CHS



Existing Demarcation: Gangotri C.H.S, Ltd, bearing Condominium No.04, Sector 03, at Nerul,
Navi Mumbai



 RR Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year
20252026 ▼

Annual Statement of Rates

Selected District ठाणे ▼

Select Taluka ठाणे ▼

Select Village गावाचे नाव : नेरुळ ▼

Search By ☐ Survey No ☒ Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	26/286/G-सेक्टर 7 मधील सायन पनवेल एक्सप्रेस वे वरील मिळकती	39300	124600	156600	199300	156600	चौ. मीटर
SurveyNo	26/286/H-सेक्टर 13 मधील सायन पनवेल एक्सप्रेस वे वरील मिळकती	39300	124600	156600	199300	156600	चौ. मीटर
SurveyNo	26 / 286- नेरुळ नोड सेक्टर नं. 1 अ, 1, 3, 5, 7, 13	39300	124600	156600	199300	156600	चौ. मीटर
SurveyNo	26/287/A-सेक्टर 27 मधील नेरुळ व दारावे रेल्वे स्टेशनच्या पूर्वेकडील 30 मी विद्यमान रस्त्यावरील मिळकती	50900	141000	162200	183300	162200	चौ. मीटर
SurveyNo	26/287/B-सेक्टर 27 मधील AMRA मार्गावरील मिळकती	50900	141000	162200	183300	162200	चौ. मीटर

Note: This are the revised and upto date RR Rate of FY 2025-26



 FSI POTENTIAL

F.S.I. Permissible as per govt. UDCPR 2020 for Redevelopment / Reconstruction of dilapidated structures under NMMC Area developed by CIDCO.				
Area Calculation statement as per 3.0 FSI for redevelopment:			3.00	
SR.NO.	DESCRIPTION	Area in SQ.MT	REMARK	
[1]	CONDOMINIUM PLOT AREA	3114.000		
	AREA UNDER ROAD WIDENING	250.000		
[2]	NET PLOT AREA	2864.000		
[3]	F.S.I. @ 3.00 "IF, Plot area of 1000 sq.mt or more & having access road of min. 15 m wide.	3.000		
[4]	PERMISSIBLE BUILT-UP AREA	9342.000	Ancillary F.S.I. Area @ 60% Residential & 80% Commercial Area	
[5]	PROPOSED B.U.A. for Amenity Space @ 5% of Plot Area	155.700		
[6]	GRIHA FOUR STAR/5% OF BASIC FSI	155.700	160%	249.120
[7]	NET PERMISSIBLE B.U.A	9342.000		
	COMMERCIAL COMPONENT 10% OF PLOT AREA	311.400	180%	560.520
[8]	RESIDENTIAL COMPONENT	9030.600	160%	14448.960

F.S.I.FOR REDEVELOPMENT:

The maximum permissible FSI for Redevelopment of the property will be 3.00 or Rehab + incentive FSI whichever is more as per clause no. 10.10.2 of UDCPR sanctioned by Government on 2nd Dec' 2020

Notes:

- Buildings declared as dangerous/dilapidated building in C1 category by Identification committee and Commissioner of NMMC and/or more than 30 years of age only, qualify for Redevelopment and these buildings can be redeveloped considering F.S.I. as per UDCPR 2020.
- Areas mentioned in certified documents by CIDCO can only be considered for F.S.I. calculation.



 ENTITLEMENT

FLAT TYPE	EXISTING CARPET IN SQ.MT.	TOTAL EXISTING CARPET AREA	TOTAL NO OF FLATS	ENTMT. ON CARPET	PERCENTAGE INCREASE IN EXISTING CARPET AREA	TOTAL RERA CARPET AREA IN SQ.FT.	TOTAL EXIS. CARPET + TOTAL ENTMT.ON CARPET+TERRACE	TOTAL B.U.A REQUIRED FOR REHABILITATION
								[J] = [C] X [I]
EWS	24.450	24.450	88	45.227	285%	750.000	69.677	6744.705
TOTAL FSI REQUIRED FOR REHABILITATION								6,744.70
EXTRA BUILT UP								6,744.70

We are proposing a area of 750 sq. Ft. to the society, which is the maximum possible as per the project feasibility working (subject to vary as figure are rounded off as data is extracted from Feasibility.)





 DEVELOPMENT COST

Total Rehabilitation Built up Area with Entitlement	4,647.46
Incentive F.S.I. = 90% of total F.S.I. required for rehabilitation. [1] x 90% }	{ 4,182.71
Total permissible F.S.I. with Incentive = [1] + [6]	8,830.17
Balance F.S.I. for Sharing { [1C] - [7] }	511.83

TOTAL CONSTRUCTION COST FOR THE PROJECT (IN CR.)	₹ 85.05
COST OF TENANT COMPENSATION FOR THE PROJECT (IN CR.)	₹ 17.55
TOTAL CONSULTANT COST FOR THE PROJECT (IN CR.)	₹ 11.85
TOTAL AUTHORITY CHARGES FOR THE PROJECT WITH GST (IN CR.)	₹ 15.58
TOTAL COST OF PROJECT	₹ 130.02



PROFIT AND LOSS STATEMENT

COMMERCIAL SALE AREA	SALE AREA (SQ.FT)	RATE OF SALE / SQ.FT	₹ 31.42
	11,222	₹ 28,000	
RESIDENTIAL SALE AREA	SALE AREA (SQ.FT)	RATE OF SALE / SQ.FT	₹ 134.30
	86,642	₹ 15,500	
COST OF PARKING FOR OPEN MARKET SALE	NO OF PARKING	RATE OF PROFIT / PARKING	₹ 8.16
	136	₹ 6,00,000	
REFUNDABLE SECURITY DEPOSIT			₹ 0.88
TOTAL REVENUE FROM OPEN MARKET SALE			₹ 174.76
GROSS PROFIT FROM THE PROJECT			₹ 44.73
			34.41%

AMORTIZATION ON TOTAL COST OF PROJECT FOR 3 YEARS	INSTALLMENT	PERIOD (YRS)	AMOR. INTEREST	50% ON TOTAL COST OF CONSTRUCTION	₹ 6.01
	24	2	12.00%	₹ 36.04	
AMORTIZATION ON SECURITY DEPOSIT AS BANK GUARANTEE (15% OF TOTAL COST OF PROJECT FOR 3 YEARS)		RATE OF PREMIUM		BANK GUARANTEE [15%]	₹ 0.59
		3.00%		₹ 19.50	
NET PROFIT BEFORE TAX					₹ 38.14
					29.34%

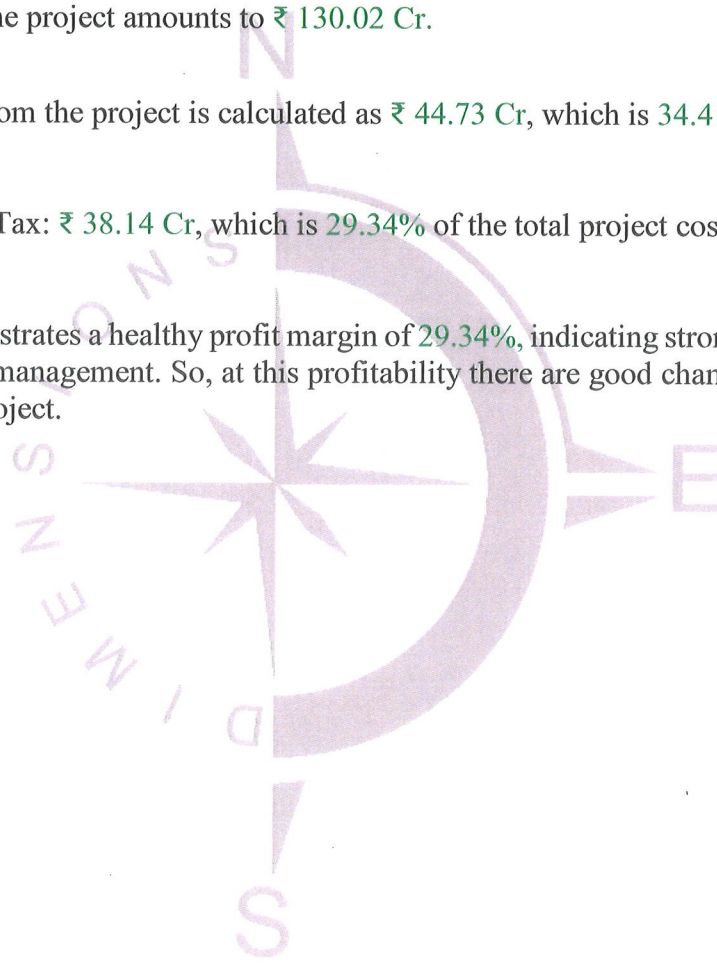
Note: This figure are slightly changed as the calculation has been revised with respect to the new RR rates and construction rates (as per 2025-26)





KEY HIGHLIGHTS

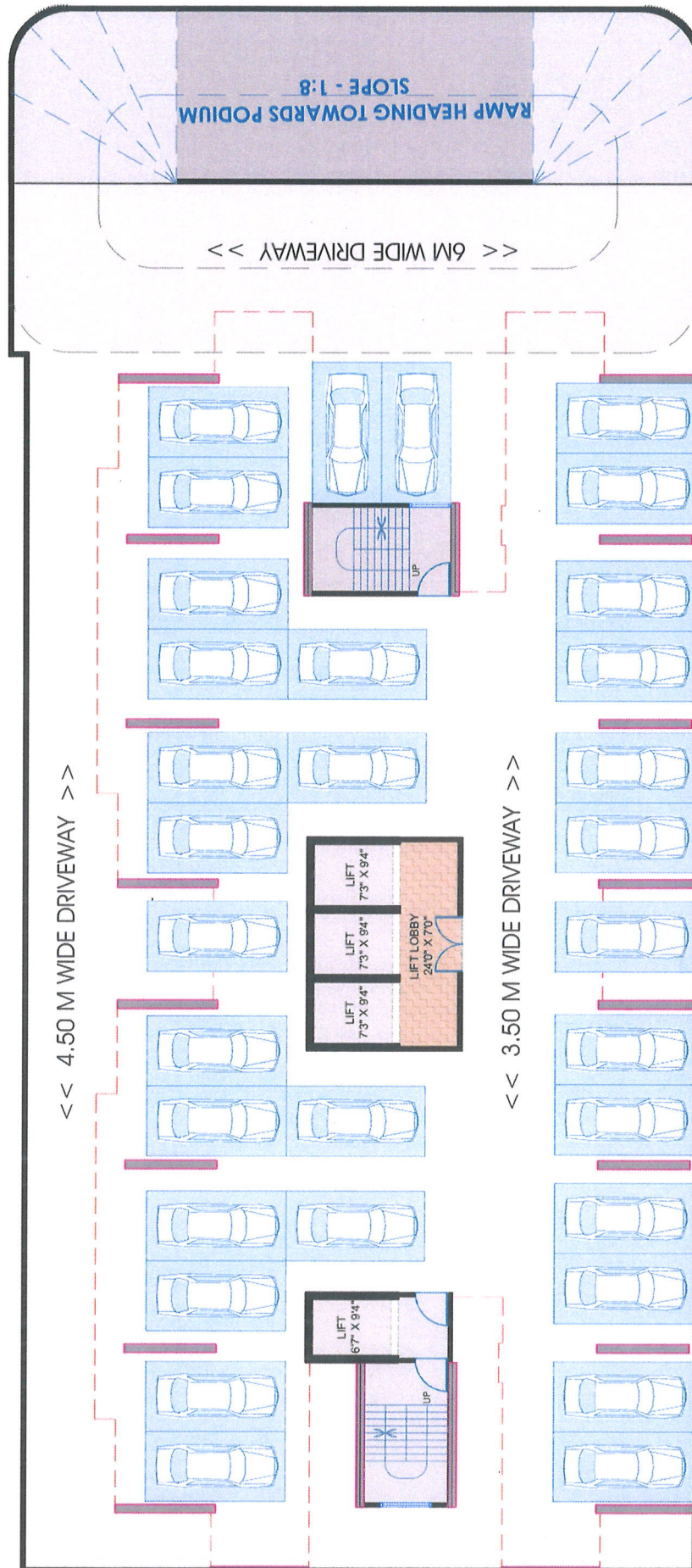
- The project utilizes **4.9 FSI** (which includes Basic FSI, Premium FSI, TDR FSI, and Additional FSI).
- A combination of different FSI types has been used to maximize the built-up potential of the land.
- The overall permitted built-up area is **15,258.60 Sq. Mtr.**, allowing for optimal land utilization.
- The total cost of the project amounts to **₹ 130.02 Cr.**
- The gross profit from the project is calculated as **₹ 44.73 Cr**, which is **34.41%** of the total project cost.
- Net Profit Before Tax: **₹ 38.14 Cr**, which is **29.34%** of the total project cost.
- The project demonstrates a healthy profit margin of **29.34%**, indicating strong financial feasibility and efficient cost management. So, at this profitability there are good chances for any developer to takeover this project.





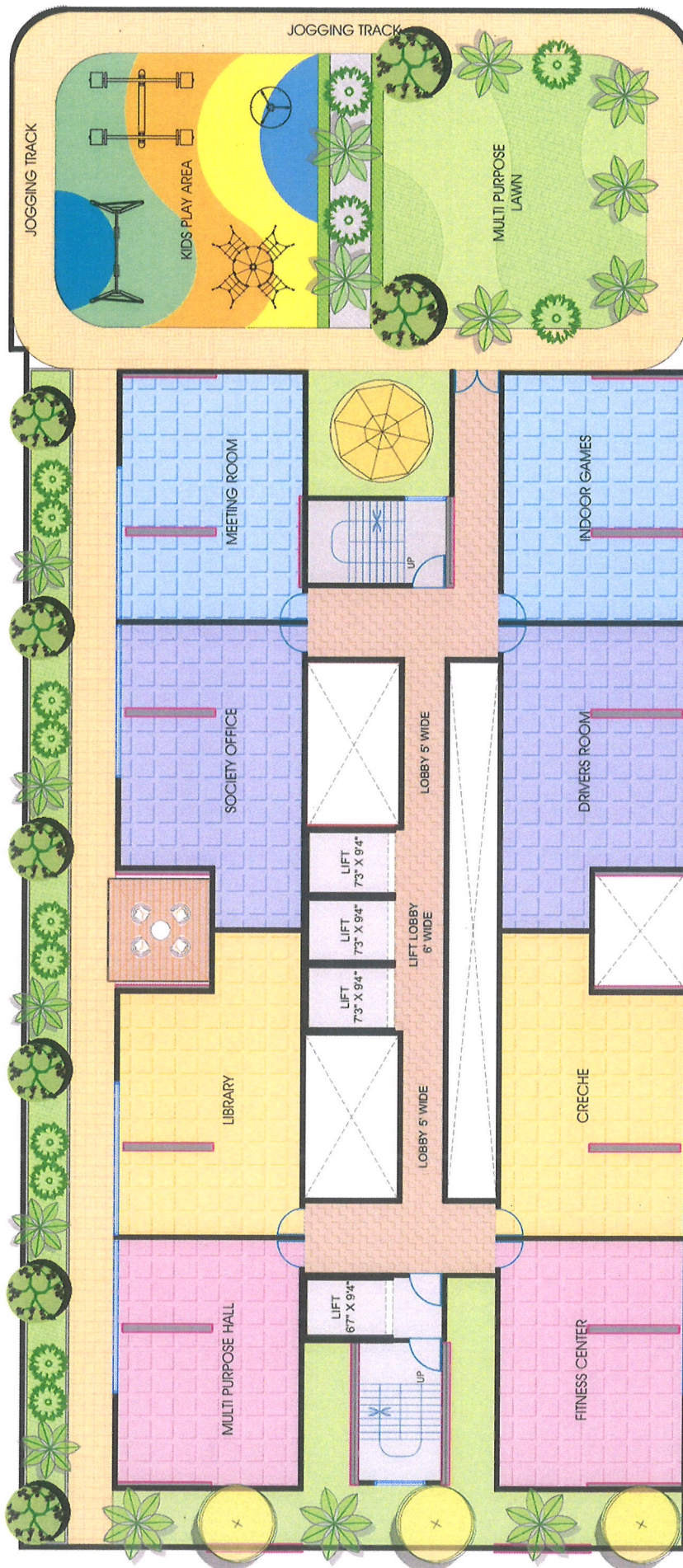


GROUND FLOOR



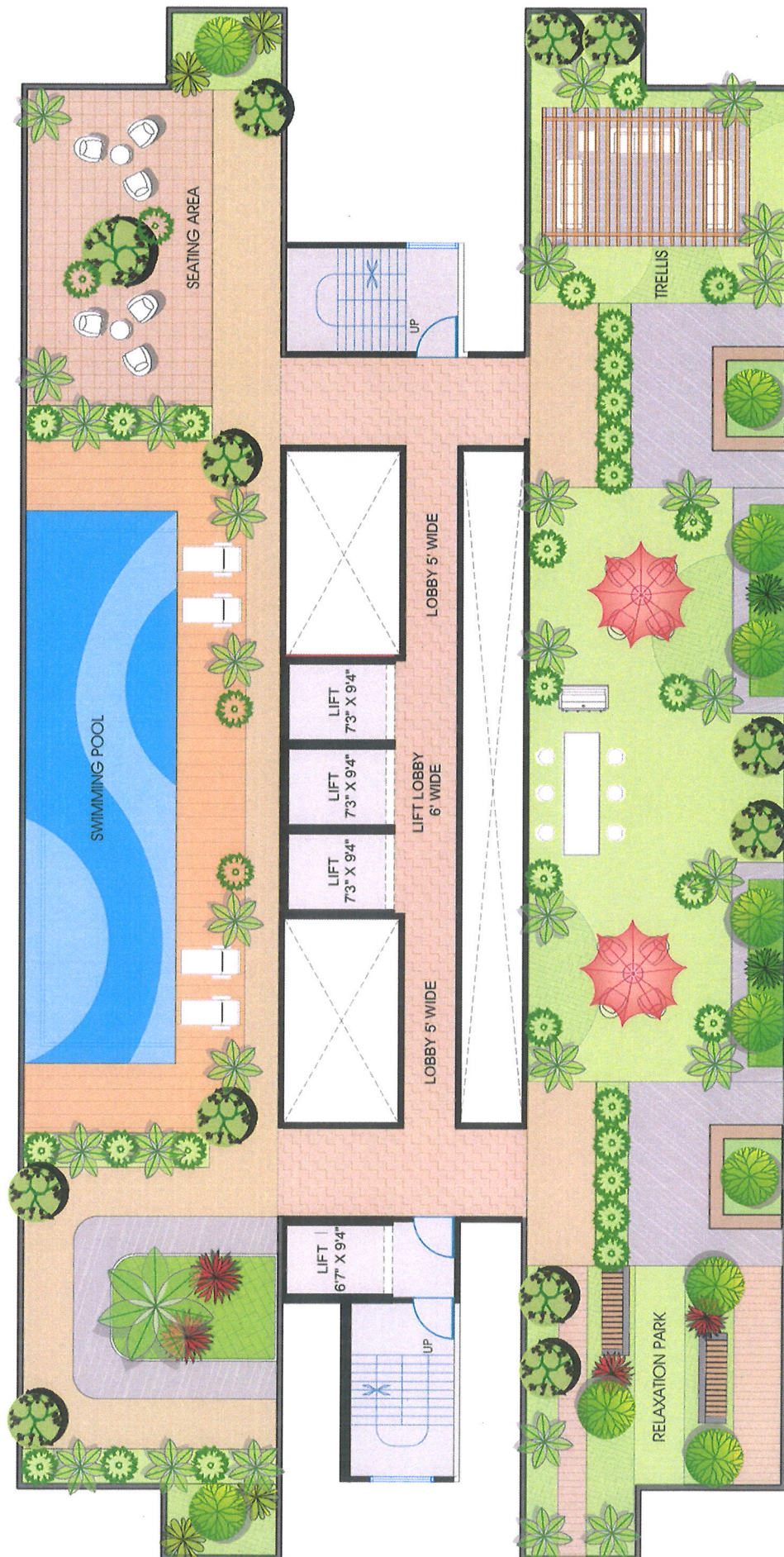
PODIUM FLOOR





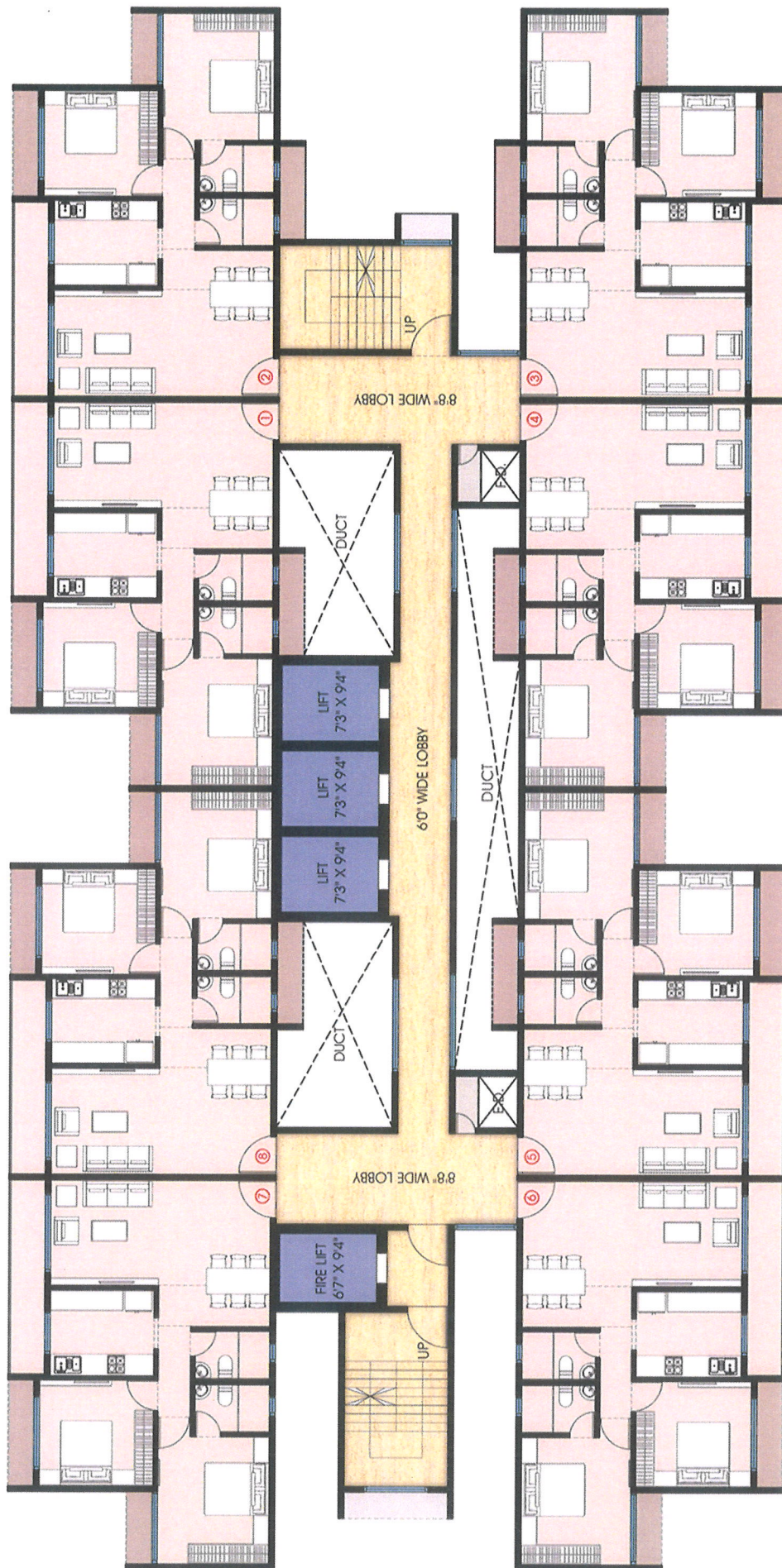
AMENITY FLOOR (8TH FLOOR)





TERRACE FLOOR





TYPICAL FLOOR PLAN 20 HABITABLE FLOORS



PROP UNIT ACCOMODATION	ROOM DIMENSION	CARPET AREA IN
LIVING	100" X 20'10"	208.39
DINING	3'9" X 10'6"	39.61
KITCHEN	8'0" X 10'0"	79.98
BEDROOM	10'0" X 11'0"	109.36
MASTER BEDROOM	12'0" X 10'6"	126.15
MASTER BEDROOM PASSAGE	1'4" X 3'0"	3.98
TOILET 1	4'6" X 7'0"	31.86
M TOILET	4'6" X 7'0"	31.86
INTERNAL PASSAGE	8'7" X 3'0"	26.37
DOOR JAMBS	1'3" X 5"	7.00
DECK	18'3" X 3'5"	62.86
USABLE CARPET AREA		727.43
INTERNAL WALL		22.57
RERA CARPET AREA		750

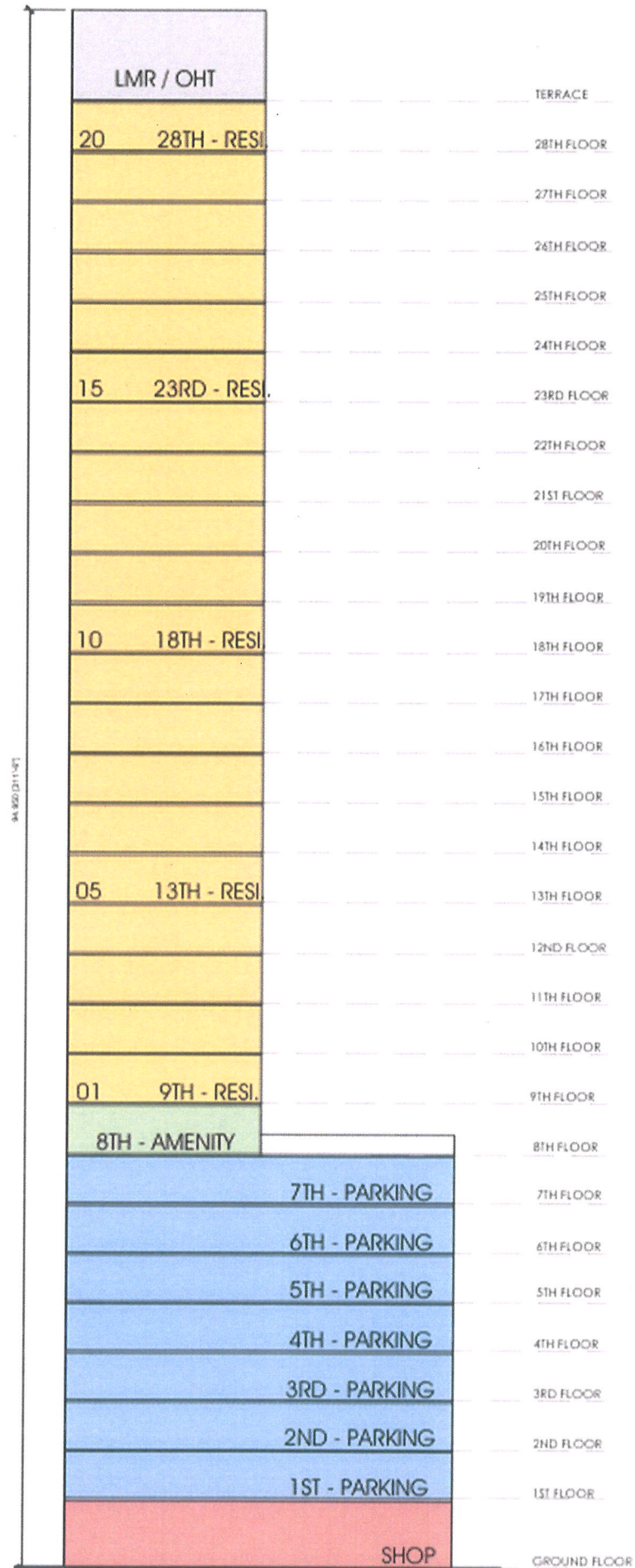
**2 BHK**

EXISTING AREA : 24.45 SQ.M.

NO. OF TENANTS : 88

TOTAL RERA CA - 750 SQ.FT (69.67 SQ.M.)

UNIT PLAN



SCHEMATIC SECTION





THANKYOU

PROJECT MANAGEMENT CONSULTANT



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