

Date: 02/07/2024

**To,
Sawant & Associates,
Goregaon-West**

**Sub: Feasibility Report for Prem Milan & Raj Mala CHS Ltd., on Plot bearing CS no. 235 of
Division-Malbar Hill,**

Document reference:-

1. Property Card of CS No-235
2. Development Plan 2034
3. Existing Area List provided by **Sawant Sir**

Dear Sir,

Based on the study of above referred documents provided by society and as per Development Control and Promotion regulations-2034, MCGM to work out maximum potential for building redevelopment of the society building under reference, Following Report is prepared by us.

Plot and Area Details:

Name of Building	C.S No.	Division	Area (Sq.m)
Prem Milan & Raj Mala CHS Ltd.,	235	Malbar Hill	As per PR Card - 5,168.10 sq.mt As per Compound wall- 5,333.69 sq.mt

Feasibility Report As per Reg.30

BUA CALCULATION:-

SR NO	DESCRIPTION	AREA (Sq.m)	AREA (Sq.ft)
A	Plot Area (As per PR Card)	5,168.10	55,629.43
	i)Road Setback	-	-
	ii)Proposed Road	-	-
	iii)Any Reservation	-	-
B	5 % Amenity Open Space	258.40	2,781.47
C	Balance Plot Area	4,909.69	52,847.96
E	Net Plot Area (C)	4,909.69	52,847.96
	Permissible BUA Calculation		
F	Basic FSI (E X 1.33)	6,529.89	70,287.78
G	Additional FSI (C X 0.84)	4,124.14	44,392.28
H	Permissible TDR (C X 0.83)	4,075.05	43,863.80
	a) Benefit of 33 (7) (B) 15% of existing BUA or 10 SQ.MT/ 146 Tenement = 1460 sq.mt		
	b) Slum TDR	2,037.52	21,931.90
	c) Reservation TDR	2,037.52	21,931.90
	d) Road Set Back Benefit (..... X 2)	-	-
I	Permissible BUA (F + G + H)	14,729.09	1,58,543.87
J	Fungible area (35% Residential)	5,155.18	55,490.35
K	Total permissible BUA including fungible (I + J)	19,884.26	2,14,034.23
	Existing Members – Commercial:- 21 Nos. Existing Commercial Area	-	-
	Add Area Offered:- 35% Add Area To be Given for Commercial	-	-
	Existing Members –Residential :- 125 Nos. Existing Residential Area	-	-
	Additional Area Offered:- 35% Add Area to be given for Residential	-	-
L	Existing Residential & Commercial Area	10,191.94	1,09,706.04
M	Area Offered to the society 35%	3,567.17	38,397.11
N	Proposed carpet Area (L + M)	13,759.11	1,48,103.15
O	Proposed BUA (N X 1.12)	15,410.20	1,65,875.54
R	Total FSI for sale (K – O)	4,474.05	48,158.69
S	Total Carpet Area Available for sale (MOFA) R / 1.12	3,394.69	42,998.83
T	Total Carpet Area Available for sale (RERA) S X 1.03	4,114.53	44,288.80
			4.05

Sales							
Sr. No	Particulars	Others	Area		Cost/Sq.Ft	Cost Calculation	Sales
			In SQ.MT	In SQ.FT			
1.	Carpet Area Available for Sale		4,114.53	7,042.45	70,000		310,02,15,670
2.	Sale of Car Park	100 Approx.			12,00,000		12,00,000
3.	Total						310,14,15,670

Expenditure							
Sr. No	Particulars	Others	Area		Cost/Sq.Ft	Cost Calculation	Sales
			In SQ.MT	In SQ.FT			
1.	Construction Cost	Building Area	27,837.97	2,99,647.92	5,000	149,82,39,580	
2.	TDR Cost & Add. FSI COST						
	Additional FSI (0.50)	3,36,940	4,124.14	44,392.28	-	69,47,94,506	50% of RR Rate
	TDR Slum (50%)	3,36,940	2,037.52	21,931.90	-	34,32,61,571.40	50% of RR Rate
	Reservation (50%)	3,36,940	2,037.52	21,931.90	-	34,32,61,571.40	50% of RR Rate
	Total without Benefit	-	-	-	-	138,1317,649	
	33(7) (B) benefit 10 sq.mt per Tenent	146 Tenets	1460	15,715.44			
	TDR Required to purchase		577.52	6,216.46		9,72,95,371	
	Total without Benefit					113,53,51,449	
3.	BMC Premiums	-	-	-	-	170,35,79,145.36	-
	(Recovery Sheet)						
4.	Consultant Fees						
	Design/ Laisoning (Arch) , Structural ,MEP,Legal	149,82,39,580	-	-	5%	7,49,11,979	-
	18% GST	61,12,524.09	-	-	18% GST	1,34,84,156	-
	Total					8,83,96,135	
5.	PMC (Self	-	-	-	-	-	-

	Development)						
7.	LUC	-	-	-	-	-	-
8.	R.L	-	-	-	-	-	-
9.	O.P.E. / Misc.	-	-	-	-	10,00,00,000	Lump sump

10.	Corpus						
	Residential	-	-	-	-	-	-
11.	Rent						
	Residential	-	1,168.56	12,578.37	Rs. 150 per sq.ft X 36 Months	59,24,12,627.66	-
	Commercial	-	-	-	Rs. 200 per sq.ft X 36 Months	-	-
	Total	-	-	-	-	59,24,12,627.66	-
12.	Brokerage	50,000	-	-	36	73,00,000	Lump sump
13.	Shifting Charges	1,00,000	-	-	36	1,46,00,000	Lump sump
14.	Stamp Duty & Registration Charges	-	-	-	-	31,15,39,036	Lump sump
15.	Cost Of Parking Pit/Stack Parking	-	-	-	-	5,00,00,000	Lump sump
16.	Brokerage On Sale	-	-	-	-	-	-
17.	Total Cost Of The Project	-	-	-	-	550,14,17,973	-
18.	Administration & Marketing	-	-	-	1% of total project cost	5,50,14,180	-
19.	Total (17+18)	-	-	-	-	555,64,32,153	-
20.	Total Cost Of The Project / Sq.ft (Breakeven)	-	-	-	1,25,459.09	-	-

21.	Net Profit (20-3)	-	-	-	-	-245,50,16,483	-0.79
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Recovery Sheet							
Sr. No	Particulars	Area		Rate/ Sq.Mt. or Sq.ft	Cost Calculation	Sales	
		In SQ.MT	In SQ.FT				
1.	Scrutiny Fees	24,855.33	2,67,542.78	200	-		49,71,066.19
2.	IOD Deposit	19,884.26	2,14,034.23	1.0	-		2,14,034.23
3.	Debris Deposit	19,884.26	2,14,034.23	2.0	-		4,28,068.45
4.	Staircase Premium	4,971.07	53,508.56	25%	3,36,940		41,87,37,760.30
5.	Development Charges						
	For Residential-(Land)	4,909.70	52,847.96	1%	3,36,940		1,65,42,726.33
	For Residential-(Building)	19,884.26	2,14,034.23	4%	3,36,940		26,79,92,166.59
							28,45,34,892.93
6.	Development Cess						
	Add. Area	2,086.52	22,459.30	4%	3,36,940		50,10,151.82
6.	Fungible Premium						
	Residential	5,515.18	55,490.35	50%	3,36,940		60,79,45,192.74
7.	Labor Welfare Cess Tax	19,884.26	2,14,034.23	30,250	1%		60,14,990.08
8.	Deficiency Premium						
	Due to 50% slum TDR	-	-	(Telescopic)	3,36,940		10,00,00,000
	Due to F.C. Area	-	-	(Telescopic)	3,36,940		10,00,00,000
	Due to Add. FSI	-	-	(Telescopic)	3,36,940		10,00,00,000
	Total (Lumpsum)						30,00,00,000
9.	C.F.O. Scrutiny Fees	24,855.33	2,67,542.78	82	3,36,940		20,38,137.06
10.	Parking Layout Consultant	-	-	-	Lump sump		10,00,000
11.	Extra Water Charges	24,855.33	2,67,542.78	285	-		70,83,769.05
12.	Civil Aviaition	-	-	-	Lump sump		2,00,000
13.	TDR Scrutiny fees	2,615.05	28,148.36	80	-		2,09,203.74

14.	Infrastructure improvement charges for TDR Utilization	4,418.72 (90% of net plot area)	47,563.16	30250	5%	66,83,322.31
15.	Royalty Collector	-	-	-	Lump sump	50,00,000
17.	NOC Approvals	24,855.33	2,67,542.78	250	-	5,35,08,556.44
	Total					170,35,79,145.36

Notes:

- 1) Plot area considered is as per Property Card. & Survey Plan.
- 2) Area and amount given here may vary on actual documents and planning.
- 3) Encroached area will be deductible/Addition if any.
- 4) Road setback area considered here may vary on actual plot demarcation.
- 5) Estimated cost may vary according to time to time amendment in policies and Ready Reckoner Rates.
- 6) Deficiency cost may vary according to planning constraints.
- 7) No. of parking estimated here may vary according to planning constraints.
- 8) Rate for Market TDR and selling Carpet area given here is subjected to Market.
- 9) Carpet area mentioned here is area as per RERA.
- 10) LUC charges to be obtained from ward.
- 11) Settlements/any litigations are additional to above. (if any)
- 12) Above report is calculated by considering that existing building is having an approved plan or OC.
- 13) Taxes, Interest or any other financial factors needs to be added on above amount wherever required.
- 14) All amounts Calculated is round figured.

Thanking you,

Yours faithfully

Ar.Amol Jaybhaye
Amol Jaybhaye & Associates

