

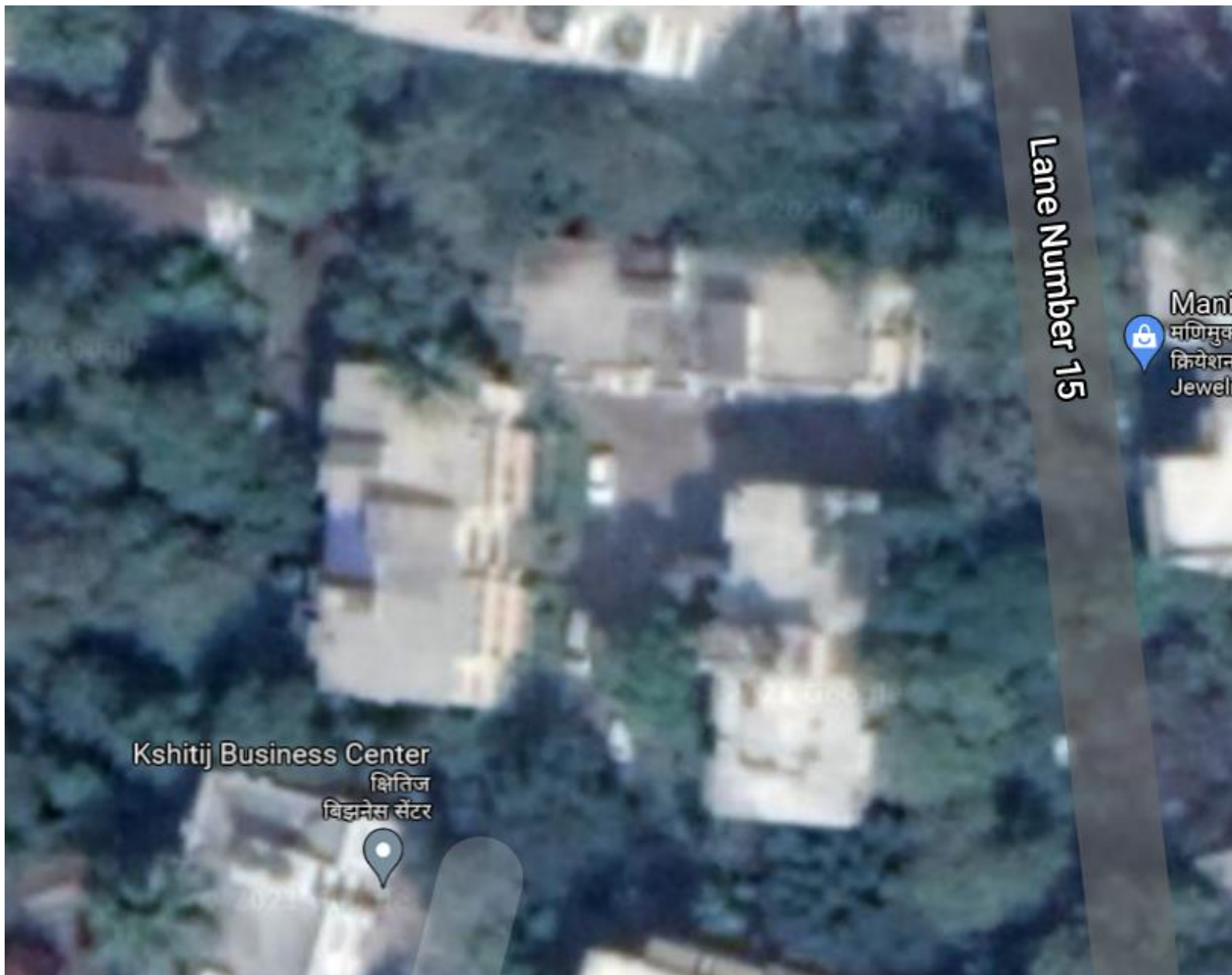


**PROJECT FEASIBILITY REPORT
REDEVELOPMENT OF KALA-BASANT CHS**



LOCATION



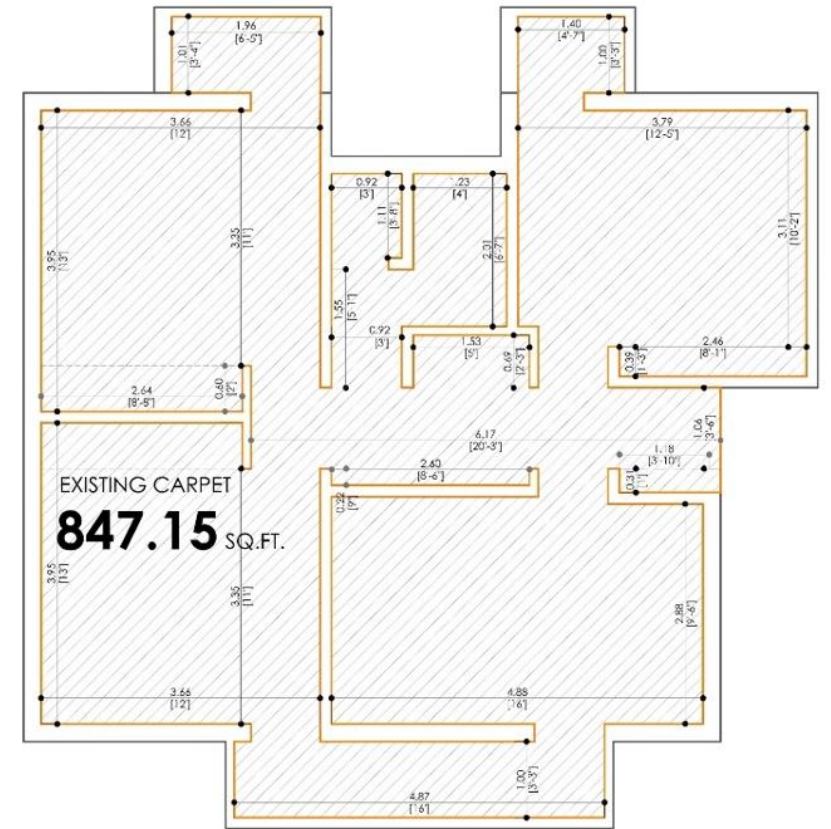
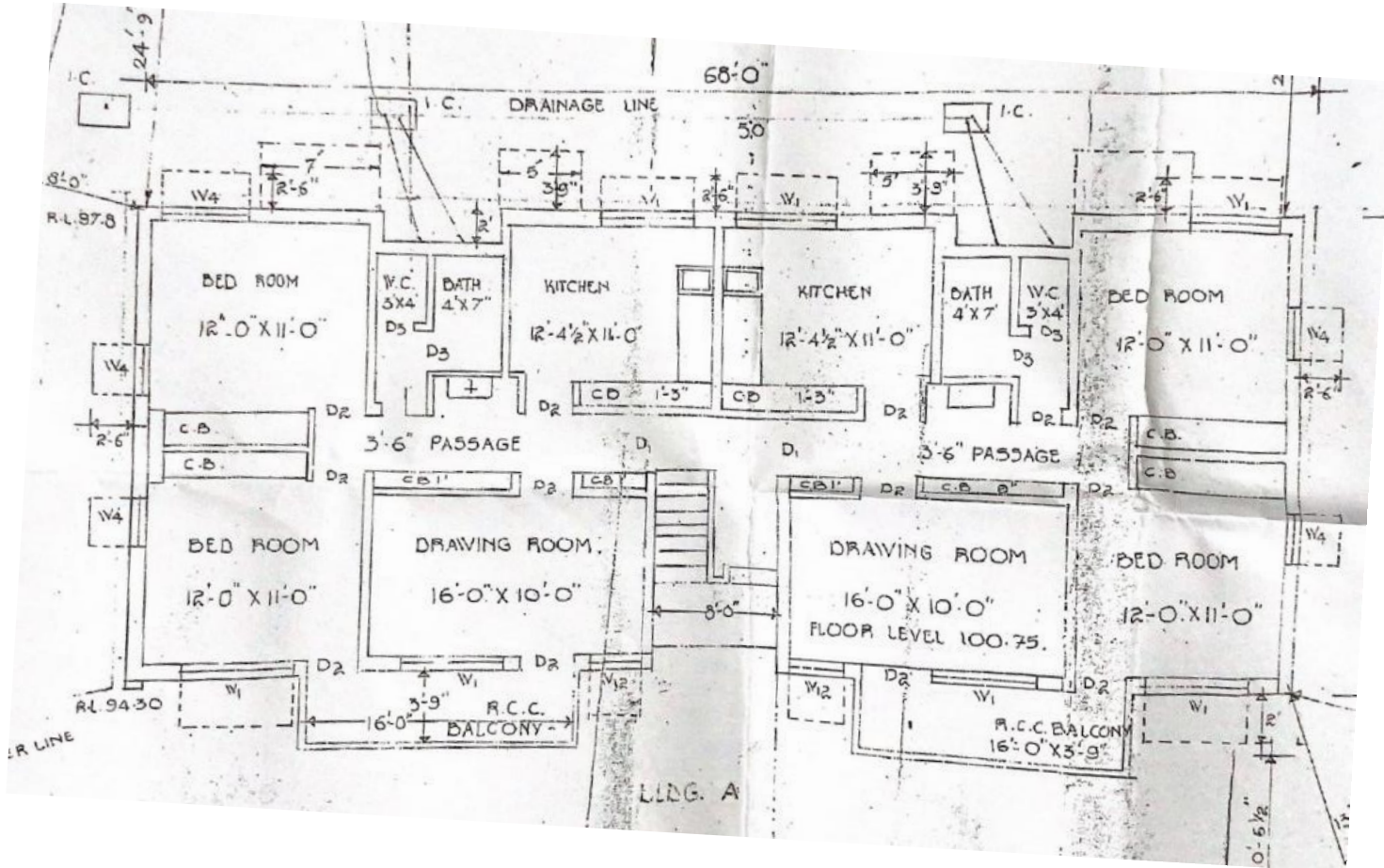




Observations:

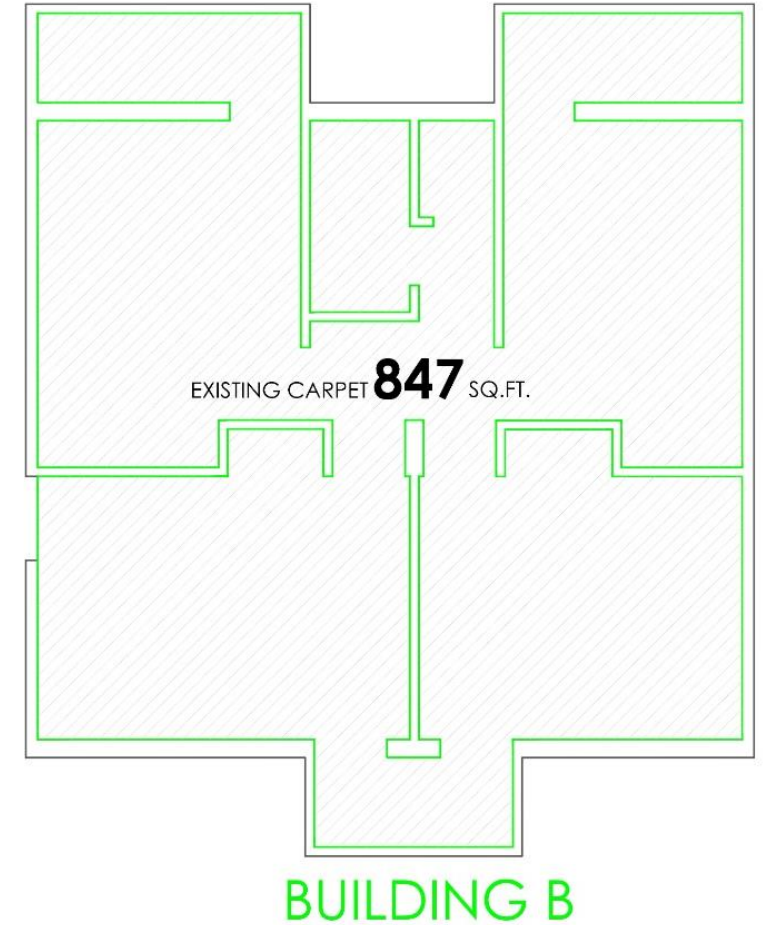
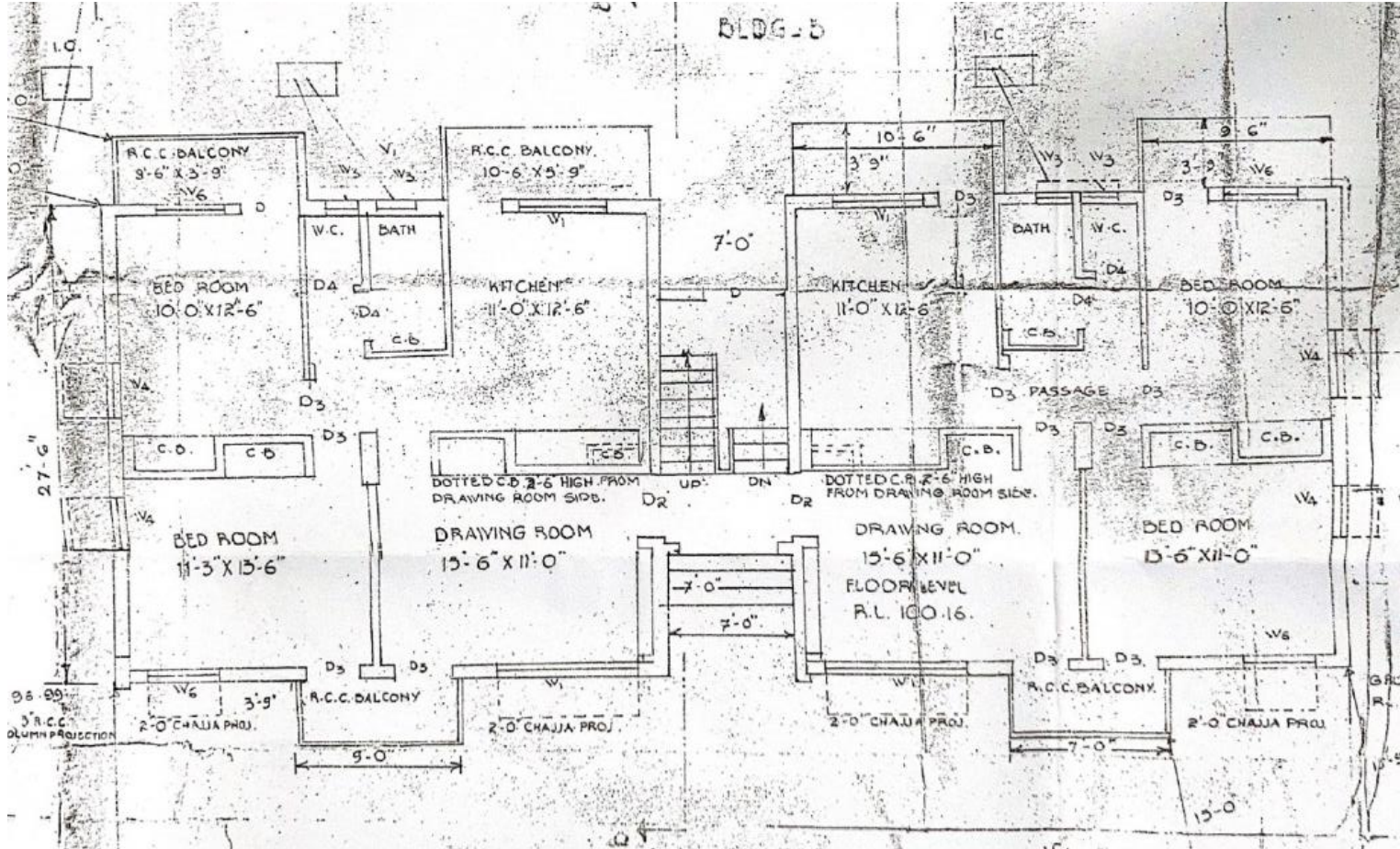
1. Society Plot is in Residential R1 Zone without any kind of Reservation.
2. 9.00 M. Wide Access Road without widening at EAST
3. Another 9.00 M. Road Approaches perpendicularly from SOUTH
4. Nala/Road along with partially WEST & SOUTH Boundary
5. Adjoining CTS No 148 fronts 24M Law College road & 147 fronts 20M Bhandarkar road.

EXISTING BUILDING PLAN OF A-BUILDING

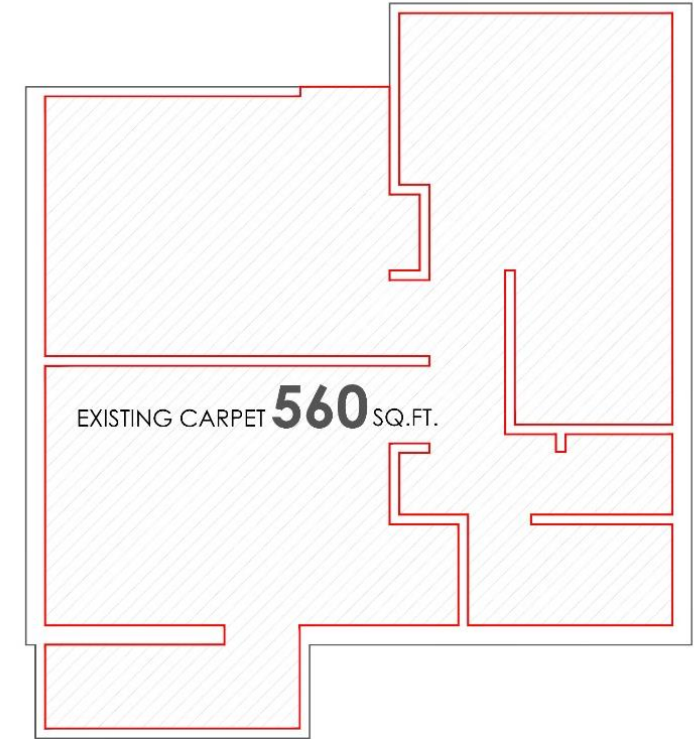
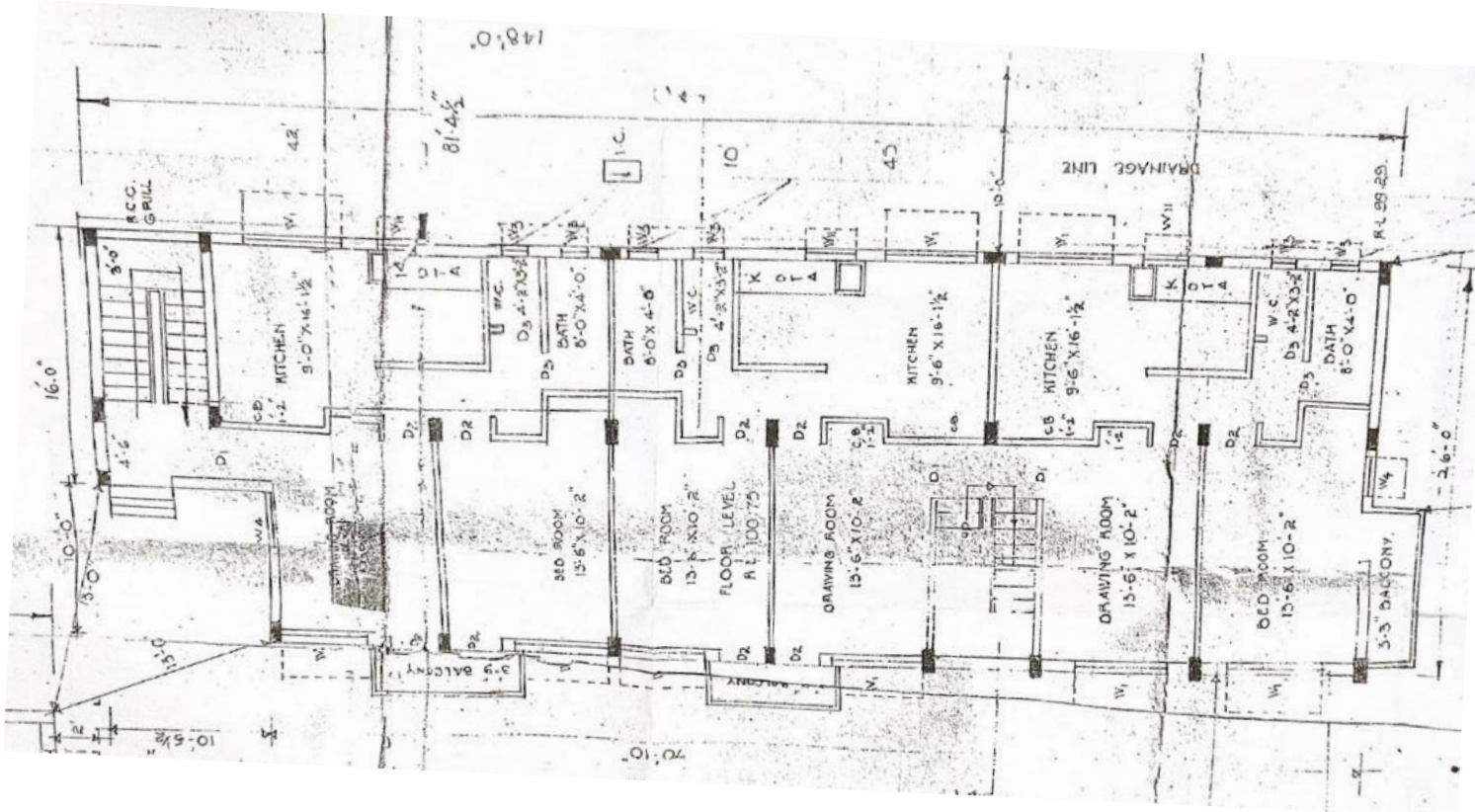


BUILDING A

EXISTING BUILDING PLAN OF B-BUILDING



EXISTING BUILDING PLAN OF C-BUILDING



BUILDING C

Findings:


1. All 3 Buildings are Ground + 2 Storied Buildings without Lift and Stilt Parking.
2. Building A & B having 6 no of 2BHK Flats of about Carpet Area of 847 sq.ft. each. (850 sqft As per Records)
3. Building C having 9 no of 1BHK Flats of about Carpet Area of 560 sq.ft. each
4. All together carpet area of the society is 15240 sq.ft.
5. All buildings are nearly 50 year old structures and ready for Redevelopment.

PLOT AREA CALCULATIONS

Sr.No.	Description		Sq.M.	Sq.Ft.
1	Area of plot <i>(Minimum area of a, b, c to be considered)</i>		1981.94	21333.60
	a) <u>As per ownership document (7/12, CTS extract)</u>		1981.94	21333.60
	b) As per Demarcation		1982.72	21342.00
	c) As per site		2169.27	23350.00
2	Deductions for			
	(a) <u>Proposed D.P./ D.P. Road widening Area (9 M)</u>		0.00	0.00
	(b) <u>Proposed D.P. Reservations (if any)</u>		0.00	0.00
		(Total a+b)	0.00	0.00
3	Gross Area of Plot (1-2)		1981.94	21333.60
4	Recreational Open space			
	(a) Required -(10% of 3)	10.0%	0.00	0.00
	(b) Proposed - (Min. 200)		0.00	0.00
5	Amenity Space -			
	(a) Required -(15% of 3)	15.0%	0.00	0.00
	(b) Proposed -		0.00	0.00
6	Service road and Highway widening			
7	(a) Internal Road area		0.00	0.00
8	Net Area of Plot = [3 - 5(b)-7(b)]		1981.94	21333.60


FSI & SALABILITY CALCULATIONS

8		Net Area of Plot = [3 - 5(b)-7(b)]		1981.94	21333.60
9		Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.1)		2180.13	23466.96
10		Addition of area for F.S.I.			
	(a)	In-situ area against D.P. road [2x sr. no. 2 (a)],if any		0.00	0.00
	(b)	In-situ area against Amenity Space [2.00 x sr. no. 5 (b) /,		0.00	0.00
	(c)	Premium FSI area (0.50)	50.0%	990.97	10666.80
	(d)	Permissible TDR (40 %)	40.0%	792.78	8533.44
		TDR againts SLUM	30.0%	237.83	2560.03
		Regular TDR	70.0%	554.94	5973.41
		(Total of a+b+c+d)		1783.75	19200.24
11		Total area available FSI (9+10)		3963.88	42667.20
12		Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no.) (8 x 2.00)		3963.88	42667.20
13		60 % Ancillary FSI	60.0%	2378.33	25600.32
14		Total B/Up Area		6342.21	68267.53
16		Total carpet area (Less carpet 20%)		5285.17	56889.61
17		Total Salable area (Add 35%)	135.0%	7134.98	76800.97
18		Say Total Salable area (Sq.Ft.)		76801	
19		Construction Area		8561.98	92161.16



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

20212022 ▾

Annual Statement of Rates

Language

English ▾

Selected District पुणे ▾

Select Taluka हवेली ▾

Select Village शिवाजीनगर (भांबुडी) ▾

Search By Survey No Location

Select	उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	18/325-के पालकर पथ (प्रभात रोड गल्ली क्रमांक 7 ला मिळणारा रस्ता) टी.पी.स्कीम नं.1	72980	130160	150720	219820	0	चौ. मीटर
SurveyNo	18/326-प्रभात रोड, भांडारकर रोड, लॉ कॉलेज रोड आणि परिसर टी.पी.स्कीम नं.1	80280	127200	150040	219820	0	चौ. मीटर
SurveyNo	18/328-आपटे रोड टी.पी.स्कीम नं.1	71200	101310	145790	182330	0	चौ. मीटर
SurveyNo	18/329-गोखले चौकातुन प्रयाग हॉस्पिटल वरून जंगली महाराज रस्त्यास मिळणारा रस्ता टी.पी.स्कीम नं.1	71200	101310	145790	182330	0	चौ. मीटर
SurveyNo	18/330-रंगलर परांजपे पथ गुप्ते पथ व शिरोळे पथ टी.पी.स्कीम नं.1	68230	101300	144080	182320	0	चौ. मीटर

1 2 3 4 5 6 7 8 9 10

Survey Number

281 , 259/59 , 256 , 251/62 , 249/67 , 266/76 , 260/74 , 246/131 , 265/11 , 285 , 289 , 293 , 248 , 260/96ब , 264/47 , 265/15 , 265/18 , 265/22 , 297 , 265/44 , 238 , 265/38 , 245/115 , 265/30 , 265/26 , 260/97क , 223/1 , 164 , 159 , 146 , 140 , 135/3 , 131 , 191 , 198 , 245/126 , 202 , 276 , 243/13 , 215 , 223/5 , 233 , 168 , 243/17 , 243/10 , 242/7 , 242/11 , 245/119 , 245/122 , 206 , 246/94 , 249/64 , 249/65 , 261 , 249/66 , 249/68 , 249/69 , 249/70 , 251/63 , 260/97ख , 260/96अ , 260/97ड , 245/125 , 254 , 255 , 259/57 , 259/58 , 260/1 , 260/60 , 260/73 , 260/95 , 260/96 , 260/97ब , 265/31 , 245/111 , 245/112 , 245/109 , 245/113 , 245/108 , 245/114 , 245/116 , 245/117 , 245/118 , 245/128 , 245/107 , 246/93 ,

PROJECT SANCTIONING COST				
Ready Reckoner	Proposed layout of building	Construction Cost	12-Nov-21	
80280	PROJECT: KALABASANT CHS REDEVELOPMENT	26620	R	
Laisioning Expenses				
Sr No	Particular	Applicable charges	Area	Amount
1	Security Charges (<i>max charges 50,000</i>)	5 rs per sqm	3963.88	₹ 19,819
2	Land Development	1% of RR	1981.94	₹ 15,91,101
3	Development charges	4% of RR	3963.88	₹ 1,27,28,811
4	Lift and machine room charges	60% of RR	20.00	₹ 9,63,360
5	Upakar	1% of Construction Cost	6342.21	₹ 50,91,525
6	Debris Charges (<i>Radaroda</i>)	20 rs per sqm	6342.21	₹ 1,26,844
7	Column Charges (<i>Lum Sum</i>)	250 rs	36.00	₹ 9,000
8	Basement Charges (<i>Lum Sum</i>)	250 rs per sqm	1500.00	₹ 3,75,000
9	Water line Charges (<i>peripheri of plot *3640</i>)	Rs 3640 per 1/4 length of plot	190.00	₹ 1,72,900
10	Fire Charges (<i>36 m to 60 m ht</i>)	260 rs per sqm	6342.21	₹ 16,48,974
11	Premium FSI	35% of RR	990.97	₹ 2,78,44,275
12	TDR - Slum (<i>Min 30% to be utilised</i>)	70% of RR	237.83	₹ 1,33,65,252
13	TDR - Regular (<i>Balance after Slum TDR</i>)	50% of RR	554.94	₹ 2,22,75,420
14	Ancillary FSI	15 % OF RR	2378.33	₹ 2,86,39,826
	Total			₹ 11,48,52,108
			Say	₹ 11,50,00,000
		Rate of Laisioning Expenses Per Sq.Ft of SALABLE AREA		₹ 1,497
NOTE: CHALAN AMOUNT AS PER TODAY'S MARKET VALUE, MAY CHANGE AS PER THE FINANCIAL YEAR.				

PROJECT COST CALCULATIONS				
Sr No	Particular	Details/Area	Rate	Amount
1	Basic Construction Cost	92161.16	₹ 2,500	₹ 23,04,02,903
2	Mechanical Parking Cost	80	₹ 2,00,000	₹ 1,60,00,000
	INCOME WITH SALE OF ADDITIONAL PARKINGS	-40	₹ 5,00,000	-₹ 2,00,00,000
3	Additional cost for Luxurious Amenities	76800.97	₹ 300	₹ 2,30,40,290
4	Liasoning cost	76800.97	₹ 1,497	₹ 11,50,00,000
5	Consultant's Charges	76800.97	₹ 100	₹ 76,80,097
6	Rent for Alternative accomodation	15240.00	₹ 30	₹ 1,37,16,000
7	To & Fro shifting Charges	21	₹ 40,000	₹ 8,40,000
8	GST & other Taxes		15%	₹ 3,45,60,435
9	Provision of Future Maintenance	15240.00	₹ 1,000	₹ 1,52,40,000
10	Intersest on Initial Finance Till Commencement of work	₹ 4,69,37,492	8.5%	₹ 99,74,217
	NET PROJECT COST			₹ 44,64,53,943
	Cost per Sq.ft. of Salable BuiltUp		76800.97	₹ 5,813

CASE 1 PROPOSAL FOR SELF-REDEVELOPMENT				SQ.FT
MAXIMUM SALABLE AVAILABLE				76801
EXISTING CARPET				15240
EXISTING SUPER BUILTUP				20574
SALABLE REQUIRED TO COVER ALL THE EXPENSES		₹ 12,500		35716
BALANCE SALABLE BUILTUP AVAILABLE WITH THE MEMBERS				41085
POSSIBLE INCREASE IN EXISTING CARPET AREA OF SOCIETY MEMBERS				99.69%
PROPOSED INCREASE IN EXISTING CARPET AREA				100%
	0	₹ 12,500		₹ 1,44,48,154
MAXIMUM FUNDS GENERATION FOR SOCIETY	2646	₹ 13,500		₹ 5,01,01,122
CORPUS / FUTURE MAINTENANCE /EXTRA MISC	4926	₹ 14,500		₹ 8,57,54,090
EXPENSES /AGENCY PROFITS	5953	₹ 15,000		₹ 10,35,80,574

CASE 2 PROPOSAL FOR REDEVELOPMENT WITH THE DEVELOPER				SQ.FT
EXPENSES FOR THE DEVELOPER				₹ 44,64,53,943
PROFIT EXPECTATION		25%		₹ 11,16,13,486
TOTAL TURNOVER / OUTGOINGS FOR THE DEVELOPER				₹ 55,80,67,429
MAXIMUM SALABLE AVAILABLE				76801
EXISTING CARPET				15240
EXISTING SUPER BUILTUP				20574
SALABLE REQUIRED TO COVER BUILDER'S COST			₹ 13,500	41338
BALANCE SALABLE BUILTUP AVAILABLE WITH THE MEMBERS				35463
POSSIBLE INCREASE IN EXISTING CARPET AREA OF EACH FLAT				72%
	0	₹ 13,500		₹ 11,16,13,486
OVERALL PROFIT TO THE DEVELOPER FOR THE SALE	2851	₹ 14,500		₹ 15,29,51,814
AT VARIOUS RATES	4134	₹ 15,000		₹ 17,36,20,978

CASE 3 PROPOSAL FOR REDEVELOPMENT WITH THE DEVELOPER				SQ.FT
CONSIDERING AMALGAMATION OF ADJOINING PLOT TO GET BENEFITS OF 24.0 M WIDE ROAD				
EXPENSES FOR THE DEVELOPER				₹ 68,90,85,364
PROFIT EXPECTATION		15%		₹ 10,33,62,805
TOTAL TURNOVER / OUTGOINGS FOR THE DEVELOPER				₹ 79,24,48,168
MAXIMUM SALABLE AVAILABLE				105601
EXISTING CARPET				15240
EXISTING SUPER BUILTUP				20574
SALABLE REQUIRED TO COVER BUILDER'S COST			₹ 13,500	58700
BALANCE SALABLE BUILTUP AVAILABLE WITH THE MEMBERS				46901
POSSIBLE INCREASE IN EXISTING CARPET AREA OF EACH FLAT				128%
		0	₹ 13,500	₹ 10,33,62,805
OVERALL PROFIT TO THE DEVELOPER FOR THE SALE	4048		₹ 14,500	₹ 16,20,62,669
AT VARIOUS RATES	5870		₹ 15,000	₹ 19,14,12,601

LIST OF DOCUMENTS REQUIRED FOR RE-DEVELOPMENT

1. 7/12 extract or Property card whichever is applicable
2. Certified Sanctioned Plan copy including Layout plan and all building Plans
3. Completion Certificates for buildings
4. Sanctioned layout copy
5. Demarcation certificate if any
6. Land Purchase Deed/ Apartment Deed/ Conveyance deed
7. Share Certificates of Individual Member
8. Property Tax Receipt / Tax NOC for Individual Member



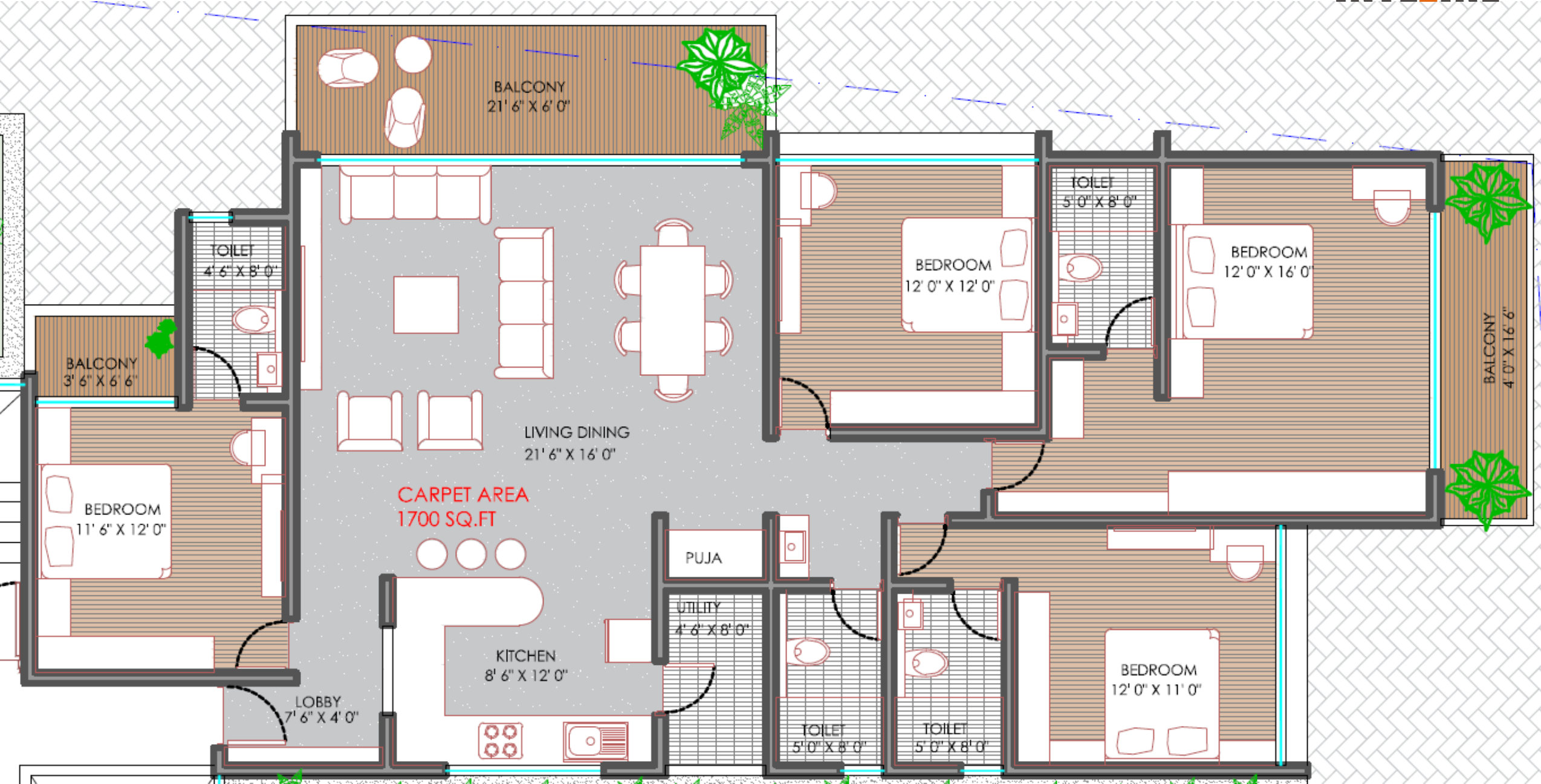
TYPE 'M' - EXISTING CARPET AREA = 815 SQ. FT.
PROPOSED CARPET AREA = 1700 SQ. FT.
TYPE 'R' - EXISTING CARPET AREA = 846.5 SQ. FT.
PROPOSED CARPET AREA = 1500 SQ. FT.
TYPE 'S' - EXISTING CARPET AREA = 540 SQ. FT.
PROPOSED CARPET AREA = 1120 SQ. FT.

3BHK + 4BHK FLATS



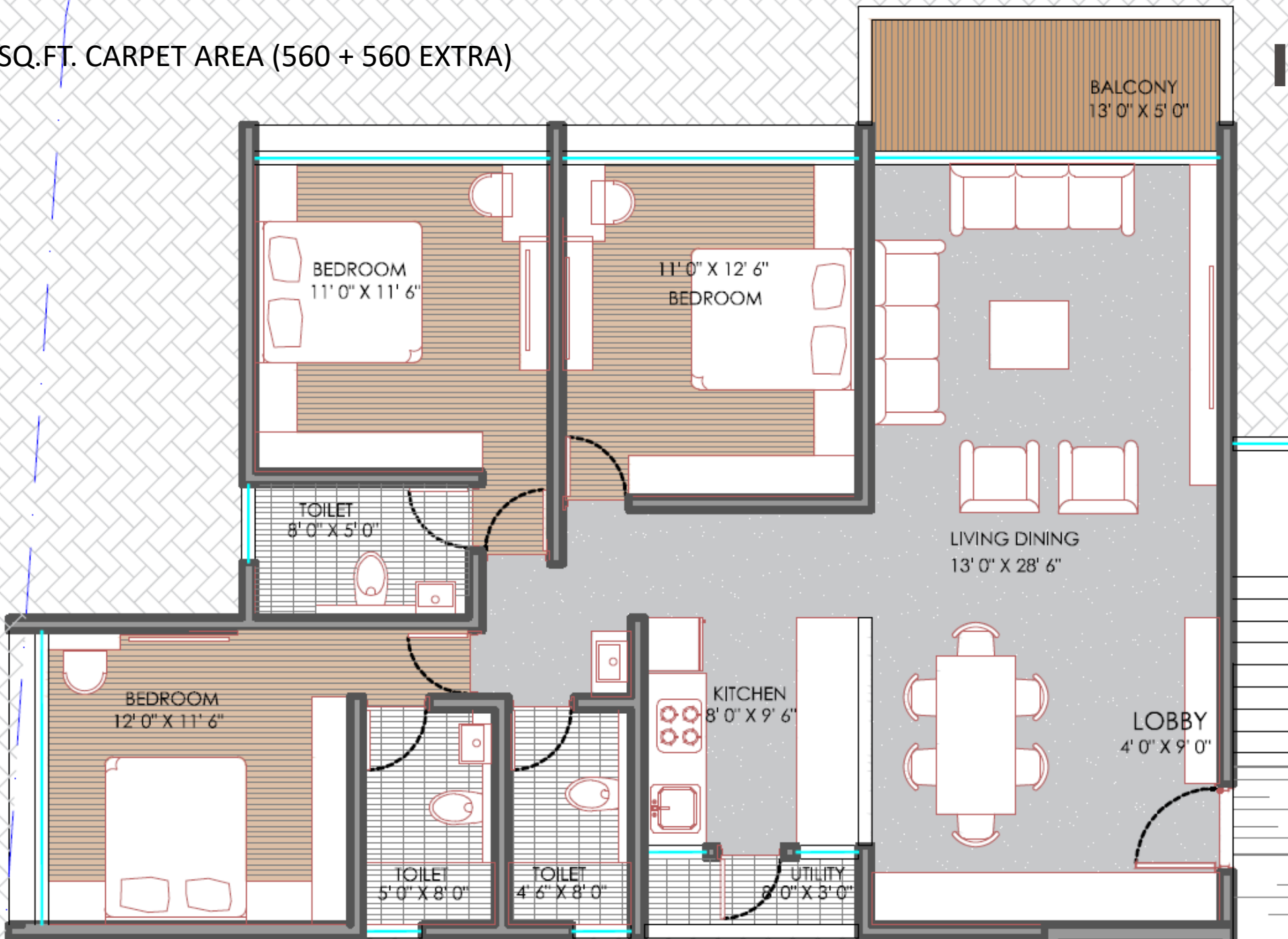
4 BHK 1700 SQ.FT CARPET AREA (850 + 850 EXTRA)

INTEZINE



3 BHK 1120 SQ.FT. CARPET AREA (560 + 560 EXTRA)

INTEZINE



OPTION 2 – 8 FLOORS



CONCEPTUAL VISUALISATION

INTEZINE





THANK YOU !

Keep in touch with us

Let us join hands to make the Z+ difference to Lifestyle of your spaces.



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