

सचिन सहकारी गृहनिर्माण संस्था मर्यादित

मिठागर रोड, मुलुंड (पूर्व), मुंबई-४०००८१

(Regd. No. BOM/HSG/1629 of 1968)

न.क्र. _____

दि. ०१/०४/२०२४

सूचना

सचिन सहकारी गृहनिर्माण संस्थेच्या सर्व सभासदांना कळविण्यात येते संस्थेच्या दि. २४ मार्च २०२४ च्या विशेष सर्वसाधारण सभेत ठरविल्याप्रमाणे आपल्या संस्थेची विशेष सर्वसाधारण सभा रविवार दिनांक ७ एप्रिल २०२४ रोजी सकाळी ठिक १०:०० वाजता संस्थेच्या श्रीगणेश मंदिरात आयोजित केले आहे. ही विशेष सर्वसाधारण सभा असल्याने त्यावेळी फक्त खालील विषयांवर कामकाज होईल. तरी सर्व सभासदांनी सदर सभेस उपस्थित रहावे.

विषय

१) संस्थेच्या पुनर्विकास प्रकल्पासाठी व्यवस्थापन सल्लागारांच्या नेमणूकीबाबत,

Milind

मिलिंद के.राऊळ

(मानद सचिव)

सोबत: S. P. Consultant यांचा सुसाध्यता अहवाल आणि मे. नरेंद्र कुवाडेकर अॅण्ड असोसिएट्स यांचा सुसाध्यता अहवाल जोडत आहेत.

टीप: १) प्रस्तावित विशेष सर्वसाधारण सभा गणसंख्येच्या अभावी जर विहित

वेळेवर सुरु करता आली नाही तर ही सभा अर्धा तास तहकूब करुन त्याच दिवशी त्याच ठिकाणी प्रस्तावित करण्यात आलेल्या विषयांवर चर्चा करुन निर्णय घेण्यासाठी भरविण्यात येईल व त्यासाठी गणसंख्येची आवश्यकता रहाणार नाही.

प्रत माहितीस्तव सादर :- उपनिबंधक कार्यालय, सहकारी संस्था, मुलुंड(प.), मुंबई- ४०० ०८०.

PROJECT REPORT

PROPOSED REDEVELOPMENT OF SACHIN CHS LTD.

MITHAGAR ROAD, MULUND EAST.

PRESENTED BY

S. P. CONSULTANT

DATE:- 23/01/24

DRAFT(D1) FEASIBILITY & COSTING FOR DCR 33(7)(B)
SACHIN GRUHNIRMAN SANSTHA MARYADIT,MULUND (EAST)

ARCHITECT, PMC	=	S.P. CONSULTING ENGINEERS PVT.LTD.
PROJECT NAME	=	SACHIN GRUHNIRMAN SANSTHA MARYADIT,MULUND (EAST)
LAND OWNER	=	SOCIETY
WARD	=	"T"
VILLAGE	=	MULUND EAST
CTS NO.	=	
AS PER PR CARD	=	918,919,920,921,922,926,927,928,930 & 931/A
PLOT AREA AS PER PR CARDS IN SQ MTRS	=	17416.70 SQ.MTRS
NET PLOT AREA AS PER OLD PLANS SQ MTRS dtd 16/06/2007	=	17415 SQ.MTRS
NET PLOT AREA AS PER OLD PLANS SQ MTRS dtd 16/06/2007 (NET PLOT)	=	14578.34 SQ.MTRS (AFTER 15% RG)
AS PER PLOT AREA SURVEY BY SOCTY SQ MTRS	=	16981.57 SQ MTRS AS PER SURVEY OF 2013 BY SOCIETY
ROAD WIDENING DETAILS AS AVAILABLE	=	18.30 MTRS AS PER DP 2034 REMARKS (AS SENT BY SOCIETY)
BUA PROPOSED IN OLD APPROVED PLAN OF IN SQ MTRS	=	14070.61 SQ.MTRS
R.R RATE IN SQ MTRS (2023-2024)	=	₹ 67,520
ROAD TOUCHING THE PLOT	=	18.30 M. AS PER DP 2034
FSI CONSIDERED	=	1.00 + 0.50 + 0.9 = 2.4 X 1.35 = 3.24 FSI
FSI CONSIDERED WITH FUNGIBLE	=	3.24

DETAILS OF FSI CONSIDERED

PLOT AS PER PHYSICAL SURVEY FOR SOCIETY PLOT	=	16981.57 M ²	
SET BACK ETC . DETAILS NOT AVAILABLE WITH SOCIETY	=	0.00 M ²	
BALANCE PLOT AREA (C') C=(A)-(B)	=	16981.57 M ²	
NET PLOT CONSIDERED FOR THIS FEASIBILITY REPORT(C)	=	16981.57 M ²	
AMENITY OPEN SPACE (10% OF C')=D			
CLAUSE 14(A) 500SQ.MTRS PLUS @ 10% (ABOVE 10,000 SQ.MTRS) TO BE HANDED OVER TO GOVT WITH CLEAR ACCESS FROM THE ROAD . NO FSI BENEFIT AS OF NOW (SINCE THE PLOT AREA IS ABOVE 10,000 SQ MTRS)	=	500.00 M ²	
AMENITY OPEN SPACE CLAUSE 14(A) LESS 10% ABOVE 10000 SQ MTRS	=	698.16 M ²	
NET PLOT(C-D)	"NP"	15783.41 M ²	
ADDI FSI 0.5 OF "NP"	0.50	7891.71 M ²	
T D R (0.5 + 0.4 ROAD WIDTH TDR) OF "NP"	0.90	14205.07 M ²	
FSI 2.40		37880.19 M ²	2.4
FUNGIBLE 35% OF (FSI 2.4)		13258.07 M ²	
PERMISSIBLE(FSI 2.4+ 35%FUNGIBLE)=3.24		51138.26 M ²	APPROX 3.24
ADD OVER & ABOVE PLUS 35% FUNGIBLE		0.00 M ²	
TOTAL BUA PERMISSIBLE UNDER DCR		51138.26 M ²	
NOTE: DP 2034			
AT PRESENT, EXISTING ROADS ABUTTING PROPERTY IS MITHAGAR ROAD OF 18.3 MTRS AS PER DP 2034			

GST ON SALE & REHAB AREAS IS NOT INCLUDED IN THIS REPORT
TABLE OF CARPET AREAS AS PER DETAILS GIVEN BY SOCIETY IS ATTACHED HEREWITH
LIST OF PROBABLE AMENITIES IS ATTACHED HEREWITH
SUMMARY OF OTHER D.C.RULES THAT MAY BE APPLICABLE FOR THIS PROJECT (ATTACHED)
SAFEGUARDS TO BE ADOPTED BEFORE APPOINTING DEVELOPER, AS FOLLOWS
(1) EXPERIENCED DEVELOPER IN REDEVELOPMENT PROJECTS OF SIMILAR SIZE
(2) REPUTATION OF COMPLETING PROJECTS IN TIME
(3) BANK GUARANTEES AND SECURITY FOR MEMBERS NEW AREAS AND RENT etc
(4) LOADING OF MAXIMUM AMOUNT OF DEVELOPMENT POTENTIAL BEFORE VACATING & TIMELINES FOR "DA" "IOD"
(5) SHORTLISTED BIDDERS TO PRESENT THEIR CONCEPTUAL PLANNING BEFORE FINAL SELECTION OF A DEVELOPER
(6) TEAM OF ARCHITECTS & OTHER PROFESSIONALS OF THE DEVELOPER FOR TIMELY APPROVALS
(7) OVERALL OFFER CONSIDERING FREE CARPET AREAS, RENT, CORPUS , BROKERAGE ,PARKING etc
(8) TYPE OF SALE AREAS THAT BIDDERS ARE PROPOSING (COMMERCIAL &/OR RESIDENTIAL)

Note:- Premiums and Percentages in this feasibility report may increase or decrease in the future according to Municipal circulars.
We have considered presently premiums which are currently considered in MCGM

DRAFT D1 "PFR" dtd 23/01/24 DCR 33(7)(B), PLOT AREA AS PER PHYSICAL SURVEY 16981.57 SMT, (45%, 1500) (80%R+20% C)				
NO.	AREA STATEMENT	DETAIL	AREA SQ.MT	AREA SQ.FTS.
1A	AREA OF THE PLOT AS PER PR CARDS		17416.70	187473.36
1B	AREA OF PLOT AS PER PLOT SURVEY BY SOCIETY		16981.57	182789.62
1C	AREA OF PLOT AS PER OLD PLAN 16/06/2007		17415.00	187455.06
2	DEDUCTION OF AREA AS PER TP/DP REMARKS 2034(SCALE)		0.00	0.00
3	PLOT AREA CONSIDERED FOR THIS REPORT 1A		16981.57	182789.62
4	R.G.PROVISION (NOT DEDUCTABLE)	N.A.	0.00	0.00
5	I.H DCPR 15 (NOT DEDUCTABLE)	N.A.	0.00	0.00
6	AMENITY OPEN SPACE CLAUSE 14(A) for plot less than 10000 sq mtrs	LESS 5% AREA	500.00	5382.00
7	AMENITY OPEN SPACE CLAUSE 14(A)	LESS 10% ABOVE 10000 M ² PLOT	698.16	7514.99
7A	NET PLOT AREA AFTER DEDUCTIONS		15783.41	169892.63
8	PERMISSIBLE BUA AS PER ZONAL BASIC F.S.I	BASE FSI (1)	15783.41	169892.63
9	0.50 % ADDITIONAL FSI ON PREMIUM FROM GOVT	(0.5 GOVT FSI)	7891.71	84946.31
10	0.9 T.D.R	(OPEN + SLUM - INCENTIVE)	12005.07	129222.56
11	INCENTIVE USED AS TDR U/R 33(7)B	220 MEMBERS	2200.00	23680.80
12	ADD AREA OF PROPOSED SET BACK SQ MTRS (IF ANY)		0.00	0.00
13	TOTAL PERMISSIBLE AREA		37880.18	407742.30
14	FUNGIBLE FSI	35%	13258.06	142709.81
15	TOTAL BUILT UP AREA		51138.25	550452.11
16	TOTAL RERA CARPET AREA	Less wall thickness(10.71% MINUS)	45666.46	491553.73
17	TOTAL CONSTRUCTION BUA WITH COMMON AMENITIES	EXIS.RESI + RESI. SALE 40% ADD	71593.55	770632.95

AREA OF THE EXISTING MEMBERS / TENANTS				
1	EXISTING MEMBERS OF SOCIETY	TOTAL MEMBERS	220	
2	EXISTING CARPET AREA OF FLATS WITH MAIN.+BALCONIES (AS PER SOCTY RECORDS)	AS PER RECORDS SUBMITTED BY SOCIETY	12913.84	139004.60
3	BUILT UP AREA AS PER PLAN OF 16/06/2007	AS PER RECORDS SUBMITTED BY SOCIETY	14070.61	151456.05
4	EXISTING FSI CONSUMED AS PER NET PLOT AREA NOW			0.89
5	PERMISSIBLE FUNGIBLE AREA 35% ON APPROVED "BUA" OF OLD PLANS	WITHOUT CHARGING PREMIUMS	4924.71	53009.62
6	TOTAL PERMISSIBLE WITH FUNGIBLE "BUA"FOR MEMBERS AS PER APPROVED PLANS	FOR EXISTING MEMBERS WITH FUNGI.	18995.32	204465.66
7	TOTAL CARPET AREA FOR EXISTING MEMBERS proposed @ 1.45 OVER AND ABOVE AREAS WITH BALCONIES		18725.07	201556.67

BALANCE AREA FOR SALE				
1	RERA CARPET AREA FOR SALE	FOR SALE	26941.38	289997.06
2	RERA CARPET AREA PROPOSED	FOR COMMERCIAL SALE (20%)	5388.28	57999.41
3	RERA CARPET AREA PROPOSED	FOR RESIDENTIAL SALE (80%)	21553.11	231997.65

EXPENSES						PART 1 INVESTMENTS	PARTIAL SHIFTING 50% MEMBERS
NO.	AREA STATEMENT	DETAIL	AREA SQ.MT	AREA SQ.FTS.	AMOUNT		
1	READY RECKNOR RATE (SUB ZONE 124/570)	AS PER R.R. 2023-24 APPROX	67520.00				
1a	ASR CONSTRUCTION RATE		30250.00				
1b	COST OF CONSTRUCTION CONSIDERED WITHOUT GST FOR THIS PROJECT	3000	32292.00	3000.00			
2	TOTAL CONSTRUCTION COST BUILDING WITH GST (3000+GST)	3540	71593.55	770632.95	₹ 2,72,80,40,636.23		
2a	Construction cost of parking Area WITH GST(1500+GST)	1770	17898.39	192658.24	₹ 34,10,05,079.53		
3	T.D.R. REQUIRED (0.9 OF NET PLOT)		12005.07	129222.56			
3a	SLUM TDR (0.2 OF TDR IN 3)	20%	2401.01	25844.51	₹ 12,15,87,338.83		
3b	GENERAL TDR (0.8 OF TDR IN 3)	80%	9604.06	103378.05	₹ 38,90,79,484.26	₹ 51,06,66,823.09	50640 75% 40512 60%
4	MUNICIPAL LEGAL CHARGES & PREMIUMS AS LISTED BELOW	It may be increased or decreased depending upon RR rate and as per changes effected under govt policy					
4a	ADDL. FSI (0.50 %) PREMIUM GOVT FSI	50% RR RATE	7891.71	84946.31	₹ 26,64,23,960.80	₹ 26,64,23,960.80	33760
4b	FUNGIBLE PREMIUMS	50% RR RATE	8333.35	89700.19	₹ 28,13,33,926.38	₹ 28,13,33,926.38	33760
4c	SCRUTINY FEES	Rs. 95.00 RESIDENTIAL FEES	71593.55	770632.95	₹ 68,01,387.04	₹ 68,01,387.04	
4c1	LAYOUT SCRUTINY FEES	Rs. 5.00 ON PLOT AREA	17416.70	187473.36	₹ 87,083.50	₹ 87,083.50	
4d	IOD DEPOSIT	Rs. 1.00 PER SQ.FT ON TOTAL BUA	51138.25	550452.11	₹ 5,50,452.11	₹ 5,50,452.11	
4e	DEBRIS DEPOSIT	Rs. 2.00 MAXIMUM 45,000/-	51138.25	550452.11	₹ 45,000.00	₹ 45,000.00	
4f	DEVELOPMENT CHARGES 2% RR RATE	LAND COMPONENT	16981.57	182789.62	₹ 2,29,31,912.13	₹ 2,29,31,912.13	
4f1	DEVELOPMENT CHARGES 4% RR RATE	COMM LAND COMPONENTS					
4f2	DEVELOPMENT CHARGES 4% RR RATE	CONSTRUCTION COMPONENTS	51138.25	550452.11	₹ 13,81,14,181.28	₹ 13,81,14,181.28	
4f3	DEVELOPMENT CHARGES 8% RR RATE	COMM CONSTRUCTION LAND COMPONENTS					
4g	DEVELOPMENT CESS	4% OF RR RATE	16981.57	182789.62	₹ 4,58,63,824.26	₹ 4,58,63,824.26	2700.8
4h	INFRASTRUCTURE CHARGES ON ASR CONSTRUCTION	ON TDR COMPONENTS 5%	12005.07	129222.56	₹ 1,81,57,666.86	₹ 1,81,57,666.86	
4i	STAIRCASE LIFT LOBBY PREMIUMS ON RR RATES (25% OF BUA)	25%	12784.56	137613.03	₹ 21,58,03,408.25	₹ 21,58,03,408.25	
4j	LABOUR WELFARE CESS	1% OF COST OF CONSTRUCTION	51138.25	550452.11	₹ 1,65,13,563.17	₹ 1,65,13,563.17	675.2
4k	OPEN SPACE DEFICIENCY		0.00	0.00			
4k1	O.S.D. ON ADDL. FSI & BUA COMPONENTS	THIS IS PURELY BASED ON PLANNING AND SINCE PLANNING IS NOT DONE, "OSD" IS ONLY AS ESTIMATED	0.00	0.00	₹ 0.00	₹ 0.00	16880
4k2	O.S.D. ON FUNGIBLE COMPONENTS		0.00	0.00	₹ 0.00	₹ 0.00	
4k3	O.S.D. ON SLUM TDR COMPONENTS		0.00	0.00	₹ 0.00	₹ 0.00	
4k4	TELESCOPIC PREMIUMS				₹ 10,00,00,000.00	₹ 5,00,00,000.00	
4l	LAND UNDER CONSTRUCTION CHARGES LUC ON RR RATES	5%	51138.25	550452.11	₹ 17,26,42,726.60	₹ 17,26,42,726.60	
4m	EXTRA WATER SEWERAGE CHARGES	Rs. 285/- APPROX	71593.55	770632.95	₹ 2,04,04,161.11	₹ 2,04,04,161.11	
4n	CHIEF FIRE NOC. & OTHER NOC SCRUTINY FEES APPROX ON TOTAL CONSTRUCTION BUA	CHANGE AS PER RATES now Rs. 200/PER SQ.MTRS- APPROX	71593.55	770632.95	₹ 1,43,18,709.55	₹ 1,43,18,709.55	
5	MUNICIPAL EXPENSES TOWARDS APPROVALS	Rs. 200/- APPROX	51138.25	550452.11	₹ 11,00,90,421.16	₹ 11,00,90,421.16	
6	APPROVALS EXPENSES OF VARIOUS NOC	Rs. 50/- APPROX	51138.25	550452.11	₹ 2,75,22,605.29	₹ 2,75,22,605.29	
7	PROFESSIONAL FEES	2% on constn. Cost			₹ 5,45,60,812.72	₹ 2,72,80,406.36	
8	CORPUS FUND	Rs. 1500 PER SQ.FTS	12913.84	139004.60	₹ 20,85,06,900.00		
9	RENT 36 MONTHS + INCREASED EVERY YEAR AVG Rs. 75 PER MONTH	220 MEMBERS	12913.84	139004.60	₹ 37,53,12,420.00		
10	RENT BROKERAGE@75 PER YEAR AVG	220 MEMBERS	12913.84	139004.60	₹ 3,12,76,035.00	₹ 62,38,95,355.00	₹ 18,76,56,210.00
11	SHIFTING CHARGES(20+20) TO & FRO	220 MEMBERS Rs. 40,000/-			₹ 88,00,000.00		₹ 1,56,38,017.50
12	LEGAL & CONSULTANTS	220 MEMBERS Rs. 25,000/-			₹ 55,00,000.00		₹ 44,00,000.00
13	STAMPDUTY ON FREE AREA OF EXIST. MEMBERS	6% OF RR RATE	5811.23	62552.07	₹ 2,35,42,451.32	₹ 2,35,42,451.32	
14	MARKETING & ESTABLISHMENT				₹ 2,00,00,000.00		
15	BROKERAGE ON SALE 3%				₹ 26,72,97,354.41		
16	3% CONTINGENCY / ESCALATION CHARGES & ADMIN COSTS				₹ 18,09,63,405.05		
17	TOTAL INVESTMENT				₹ 6,21,30,76,906.85		₹ 6,00,53,82,679.35
18	1.5 YRS INSTALLMENT INTREST @ 12% ON PROJECT FINANCE	₹ 1,85,55,92,910.57			₹ 33,40,06,723.90		₹ 33,40,06,723.90
Total Project cost Approx					₹ 6,54,70,83,630.75	₹ 2,59,84,90,025.25	₹ 6,33,93,89,403.25

APPROX INCOME (RATE 25000/- RESIDENTIAL& 50000/ COMMERCIAL)AS PER RECENT MARKET TREND					
1	Proceeds from comm sale rera carpet (0%)		5388.28	57999.41	₹ 2,89,99,70,604.59
2	Proceeds from resi. sale rera carpet (100%)		21553.11	231997.65	₹ 5,79,99,41,209.19
4	Sales Proceeds from Parking(may vary depending upon final planning)		300.00	700000	21000000
Total Sale Income					₹ 8,90,99,11,813.78

APPROX PROFIT OR LOSS				50% SHIFTING
1	INCOME	₹ 8,90,99,11,813.78		₹ 8,90,99,11,813.78
2	EXPENSE(COST)	₹ 6,54,70,83,630.75		₹ 6,33,93,89,403.25
3	PROFIT OR LOSS	₹ 2,36,28,28,183.03		₹ 2,57,05,22,410.53
ROI ON EXPENSES(COST)		36%		41%

GST ON SALE & REHAB AREAS IS NOT INCLUDED IN THIS REPORT
TABLE OF CARPET AREAS AS PER DETAILS GIVEN BY SOCIETY IS ATTACHED HEREWITH
RATES OF TDR ARE MARKET DRIVEN AND HENCE THEY MAY HAVE SOME EFFECT ON THE COSTINGS

Note:- Premiums and Percentages in this feasibility report may increase or decrease in the future according to Municipal circulars.
We have considered presently premiums which are currently considered in MCGM

DRAFT D1 "PFR" dtd 23/01/24 DCR 33(7)(B), PLOT AREA AS PER PHYSICAL SURVEY 16981.57 SMT, (35%, 1000) (100%R)				
NO.	AREA STATEMENT	DETAIL	AREA SQ.MT	AREA SQ.FTS.
1A	AREA OF THE PLOT AS PER PR CARDS		17416.70	187473.36
1B	AREA OF PLOT AS PER PLOT SURVEY BY SOCIETY		16981.57	182789.62
1C	AREA OF PLOT AS PER OLD PLAN 16/06/2007		17415.00	187455.06
2	DEDUCTION OF AREA AS PER TP/DP REMARKS 2034(SCALE)		0.00	0.00
3	PLOT AREA CONSIDERED FOR THIS REPORT 1A		16981.57	182789.62
4	R.G.PROVISION (NOT DEDUCTABLE)	N.A.	0.00	0.00
5	I.H DCPR 15 (NOT DEDUCTABLE)	N.A.	0.00	0.00
6	AMENITY OPEN SPACE CLAUSE 14(A) for plot less than 10000 sq mtrs	LESS 5% AREA	500.00	5382.00
7	AMENITY OPEN SPACE CLAUSE 14(A)	LESS 10% ABOVE 10000 M ² PLOT	698.16	7514.99
7A	NET PLOT AREA AFTER DEDUCTIONS		15783.41	169892.63
8	PERMISSIBLE BUA AS PER ZONAL BASIC F.S.I	BASE FSI (1)	15783.41	169892.63
9	0.50 % ADDITIONAL FSI ON PREMIUM FROM GOVT	(0.5 GOVT FSI)	7891.71	84946.31
10	0.9 T.D.R	(OPEN + SLUM - INCENTIVE)	12005.07	129222.56
11	INCENTIVE USED AS TDR U/R 33(7)B	220 MEMBERS	2200.00	23680.80
12	ADD AREA OF PROPOSED SET BACK SQ MTRS. (IF ANY)		0.00	0.00
13	TOTAL PERMISSIBLE AREA		37880.18	407742.30
14	FUNGIBLE FSI	35%	13258.06	142709.81
15	TOTAL BUILT UP AREA		51138.25	550452.11
16	TOTAL RERA CARPET AREA	Less wall thickness(10.71% MINUS)	45666.46	491553.73
17	TOTAL CONSTRUCTION BUA WITH COMMON AMENITIES	EXIS.RESI + RESI. SALE 40% ADD	71593.55	770632.95

500

AREA OF THE EXISTING MEMBERS / TENANTS				
1	EXISTING MEMBERS OF SOCIETY	TOTAL MEMBERS	220	
2	EXISTING CARPET AREA OF FLATS WITH MAIN.+BALCONIES (AS PER SOCTY RECORDS)	AS PER RECORDS SUBMITTED BY SOCIETY	12913.84	139004.60
3	BUILT UP AREA AS PER PLAN OF 16/06/2007	AS PER RECORDS SUBMITTED BY SOCIETY	14070.61	151456.05
4	EXISTING FSI CONSUMED AS PER NET PLOT AREA NOW			0.89
5	PERMISSIBLE FUNGIBLE AREA 35% ON APPROVED "BUA" OF OLD PLANS	WITHOUT CHARGING PREMIUMS	4924.71	53009.62
6	TOTAL PERMISSIBLE WITH FUNGIBLE "BUA" FOR MEMBERS AS PER APPROVED PLANS	FOR EXISTING MEMBERS WITH FUNGI.	18995.32	204465.66
7	TOTAL CARPET AREA FOR EXISTING MEMBERS proposed @ 1.35 OVER AND ABOVE AREAS WITH BALCONIES		17433.69	187656.21

BALANCE AREA FOR SALE				
1	RERA CARPET AREA FOR SALE	FOR SALE	28232.77	303897.52
2	RERA CARPET AREA PROPOSED	FOR COMMERCIAL SALE (0%)	0.00	0.00
3	RERA CARPET AREA PROPOSED	FOR RESIDENTIAL SALE (100%)	28232.77	303897.52

EXPENSES						
NO.	AREA STATEMENT	DETAIL	AREA SQ.MT	AREA SQ.FTS.	AMOUNT	PARTIAL SHIFTING 50% MEMBERS
1	READY RECKNOR RATE (SUB ZONE 124/570)	AS PER R.R. 2023-24 APPROX	67520.00			
1a	ASR CONSTRUCTION RATE		30250.00			
1b	COST OF CONSTRUCTION CONSIDERED WITHOUT GST FOR THIS PROJECT	3000	32292.00	3000.00		
2	TOTAL CONSTRUCTION COST BUILDING WITH GST (3000+GST)	3540	71593.55	770632.95	₹ 2,72,80,40,636.23	
2a	Construction cost of parking Area WITH GST(1500+GST)	1770	17898.39	192658.24	₹ 34,10,05,079.53	
3	T.D.R. REQUIRED (0.9 OF NET PLOT)		12005.07	129222.56		
3a	SLUM TDR (0.2 OF TDR IN 3)	20%	2401.01	25844.51	₹ 12,15,87,338.83	
3b	GENERAL TDR (0.8 OF TDR IN 3)	80%	9604.06	103378.05	₹ 38,90,79,484.26	₹ 51,06,66,823.09
4	MUNICIPAL LEGAL CHARGES & PREMIUMS AS LISTED BELOW	it may be increased or decreased depending upon RR rate and as per changes effected under govt policy				
4a	ADDL. FSI (0.50 %) PREMIUM GOVT FSI	50% RR RATE	7891.71	84946.31	₹ 26,64,23,960.80	₹ 26,64,23,960.80
4b	FUNGIBLE PREMIUMS	50% RR RATE	8333.35	89700.19	₹ 28,13,33,926.38	₹ 28,13,33,926.38
4c	SCRUTINY FEES	Rs. 95.00 RESIDENTIAL FEES	71593.55	770632.95	₹ 68,01,387.04	₹ 68,01,387.04
4c1	LAYOUT SCRUTINY FEES	Rs. 5.00 ON PLOT AREA	17416.70	187473.36	₹ 87,083.50	₹ 87,083.50
4d	IOD DEPOSIT	Rs. 1.00 PER SQ.FT ON TOTAL BUA	51138.25	550452.11	₹ 5,50,452.11	₹ 5,50,452.11
4e	DEBRIS DEPOSIT	Rs. 2.00 MAXIMUM 45,000/-	51138.25	550452.11	₹ 45,000.00	₹ 45,000.00
4f	DEVELOPMENT CHARGES 2% RR RATE	LAND COMPONENT	16981.57	182789.62	₹ 2,29,31,912.13	₹ 2,29,31,912.13
4f1	DEVELOPMENT CHARGES 4% RR RATE	COMM LAND COMPONENTS				
4f2	DEVELOPMENT CHARGES 4% RR RATE	CONSTRUCTION COMPONENTS	51138.25	550452.11	₹ 13,81,14,181.28	₹ 13,81,14,181.28
4f3	DEVELOPMENT CHARGES 8% RR RATE	COMM CONSTRUCTION LAND COMPONENTS				
4g	DEVELOPMENT CESS	4% OF RR RATE	16981.57	182789.62	₹ 4,58,63,824.26	₹ 4,58,63,824.26
4h	INFRASTRUCTURE CHARGES ON ASR CONSTRUCTION	ON TDR COMPONENTS 5%	12005.07	129222.56	₹ 1,81,57,666.86	₹ 1,81,57,666.86
4i	STAIRCASE LIFT LOBBY PREMIUMS ON RR RATES (25% OF BUA)	25%	12784.56	137613.03	₹ 21,58,03,408.25	₹ 21,58,03,408.25
4j	LABOUR WELFARE CESS	1% OF COST OF CONSTRUCTION	51138.25	550452.11	₹ 1,65,13,563.17	₹ 1,65,13,563.17
4k	OPEN SPACE DEFICIENCY		0.00	0.00		
4k1	O.S.D. ON ADDL. FSI & BUA COMPONENTS	THIS IS PURELY BASED ON PLANNING AND SINCE PLANNING IS NOT DONE, "OSD" IS ONLY AS ESTIMATED	0.00	0.00	₹ 0.00	₹ 0.00
4k2	O.S.D. ON FUNGIBLE COMPONENTS		0.00	0.00	₹ 0.00	₹ 0.00
4k3	O.S.D. ON SLUM TDR COMPONENTS		0.00	0.00	₹ 0.00	₹ 0.00
4k4	TELESCOPIC PREMIUMS				₹ 10,00,00,000.00	₹ 5,00,00,000.00
4l	LAND UNDER CONSTRUCTION CHARGES LUC ON RR RATES	5%	51138.25	550452.11	₹ 17,26,42,726.60	₹ 17,26,42,726.60
4m	EXTRA WATER SEWERAGE CHARGES	Rs. 285/- APPROX	71593.55	770632.95	₹ 2,04,04,161.11	₹ 2,04,04,161.11
4n	CHIEF FIRE NOC. & OTHER NOC SCRUTINY FEES APPROX ON TOTAL CONSTRUCTION BUA	CHANGE AS PER RATES now Rs. 200/PER SQ.MTRS- APPROX	71593.55	770632.95	₹ 1,43,18,709.55	₹ 1,43,18,709.55
5	MUNICIPAL EXPENSES TOWARDS APPROVALS	Rs. 200/- APPROX	51138.25	550452.11	₹ 11,00,90,421.16	₹ 11,00,90,421.16
6	APPROVALS EXPENSES OF VARIOUS NOC	Rs. 50/- APPROX	51138.25	550452.11	₹ 2,75,22,605.29	₹ 2,75,22,605.29
7	PROFESSIONAL FEES	2% on constn. Cost			₹ 5,45,60,812.72	₹ 2,72,80,406.36
8	CORPUS FUND	Rs. 1000 PER SQ.FTS	12913.84	139004.60	₹ 13,90,04,600.00	
9	RENT 36 MONTHS + INCREASED EVERY YEAR AVG Rs. 75 PER MONTH	220 MEMBERS	12913.84	139004.60	₹ 37,53,12,420.00	
10	RENT BROKERAGE@75 PER YEAR AVG	220 MEMBERS	12913.84	139004.60	₹ 3,12,76,035.00	₹ 18,76,56,210.00
11	SHIFTING CHARGES(20+20) TO & FRO	220 MEMBERS Rs. 40,000/-			₹ 88,00,000.00	₹ 1,56,38,017.50
12	LEGAL & CONSULTANTS	220 MEMBERS Rs. 25,000/-			₹ 55,00,000.00	₹ 44,00,000.00
13	STAMP DUTY ON FREE AREA OF EXIST. MEMBERS	6% OF RR RATE	4519.84	48651.61	₹ 1,83,10,795.47	₹ 20,76,94,227.50
14	MARKETING & ESTABLISHMENT				₹ 2,00,00,000.00	
15	BROKERAGE ON SALE 3%				₹ 23,42,23,140.34	
16	3% CONTINGENCY / ESCALATION CHARGES & ADMIN COSTS				₹ 17,77,29,159.96	
17	TOTAL INVESTMENT				₹ 6,10,20,34,491.83	₹ 5,89,43,40,264.33
18	1.5 YRS INSTALLMENT INTREST @ 12% ON PROJECT FINANCE	₹ 1,82,08,41,760.57			₹ 32,77,51,516.90	₹ 32,77,51,516.90
Total Project cost Approx					₹ 6,42,97,86,008.73	₹ 2,52,37,56,069.41

50640 75%
40512 60%

2700.8

675.2

16880

APPROX INCOME (RATE 25000/- RESIDENTIAL) AS PER RECENT MARKET TREND				
1	Proceeds from comm sale rera carpet (0%)		0.00	0.00
2	Proceeds from resi. sale rera carpet (100%)		28232.77	303897.52
4	Sales Proceeds from Parking(may vary depending upon final planning)		300.00	700000
Total Sale Income				₹ 7,80,74,38,011.48

APPROX PROFIT OR LOSS				50% SHIFTING
1	INCOME	₹ 7,80,74,38,011.48		₹ 7,80,74,38,011.48
2	EXPENSE(COST)	₹ 6,42,97,86,008.73		₹ 6,22,20,91,781.23
3	PROFIT OR LOSS	₹ 1,37,76,52,002.75		₹ 1,58,53,46,230.25
ROI ON EXPENSES(COST)			21%	25%

GST ON SALE & REHAB AREAS IS NOT INCLUDED IN THIS REPORT
TABLE OF CARPET AREAS AS PER DETAILS GIVEN BY SOCIETY IS ATTACHED HEREWITH
RATES OF TDR ARE MARKET DRIVEN AND HENCE THEY MAY HAVE SOME EFFECT ON THE COSTINGS

230124 SUMMARY FULL SHIFTING				
DETAILS	33(7)(B)3.24 FSI		33(7)(B)WITH OTHER DCR's 5.4 FSI	
	100% RESIDENTIAL	<u>80% RESIDENTIAL & 20% COMMERCIAL</u>	100% RESIDENTIAL	<u>80% RESIDENTIAL & 20% COMMERCIAL</u>
FREE CARPET AREA ON EXISTING CARPET AREA IN %	35%	45%	50%	65%
AVG RENT ON EXISTING CARPET AREA	75	75	75	75
CORPUS ON EXISTING CARPET AREA	1000	1500	1500	2000
MEMBERS NEW CARPET AREA	187656.21 SFT	201556.67 SFT	208506.90 SFT	229357.59 SFT
SALE CARPET AREA FOR DEVELOPER	303897.52 SFT	289997.06 SFT	610657.73 SFT	589807.04 SFT
TOTAL PROJECT COST IN CR	642 Cr.	654 Cr.	1262 Cr.	1260 Cr.
TOTAL REVENUE ON SALE IN CR	780 Cr.	891 Cr.	1554 Cr.	1797 Cr.
ROI IN %	21%	36%	23%	43%

230124 SUMMARY 50% SHIFTING				
DETAILS	33(7)(B)3.24 FSI		33(7)(B)WITH OTHER DCR's 5.4 FSI	
	100% RESIDENTIAL	<u>80% RESIDENTIAL & 20% COMMERCIAL</u>	100% RESIDENTIAL	<u>80% RESIDENTIAL & 20% COMMERCIAL</u>
FREE CARPET AREA ON EXISTING CARPET AREA IN %	35%	45%	50%	65%
AVG RENT ON EXISTING CARPET AREA	75	75	75	75
CORPUS ON EXISTING CARPET AREA	1000	1500	1500	2000
SALE CARPET AREA FOR DEVELOPER	187656.21 SFT	201556.67 SFT	208506.90 SFT	229357.59 SFT
SALE CARPET AREA FOR DEVELOPER	303897.52 SFT	289997.06 SFT	610657.73 SFT	589807.04 SFT
TOTAL PROJECT COST IN CR	622 Cr.	633 Cr.	1241 Cr.	1239 Cr.
TOTAL REVENUE ON SALE IN CR	780 Cr.	891 Cr.	1554 Cr.	1797 Cr.
ROI IN %	25%	41%	25%	45%

PROJECT REPORT

CLIENT:

PROPOSED REDEVELOPMENT OF SACHIN CHS LTD.

MITHANAGAR ROAD, MULUND EAST.

PRESENTED BY



OPTION 1- UNDER SCHEME 33(7)B**33(7)B**

AREA CALCULATIONS FO SACHIN CHS LTD, MEETHA GHAR ROAD, VILLAGE MULUND EAST, T-WARD.

FINANCIAL CALCULATIONS**DRAFT CALCULATIONS CONSIDERING FULL RESIDENTIAL DEVELOPEMENT****AS PER NEW DCR 2034****ASSUMPTIONS**

A	1	PLOT AREA AS PER PRC			
		CTS NO. 918	=	1,525.90	SQ.MTS
		CTS NO. 919	=	553.80	SQ.MTS
		CTS NO. 920	=	4,600.00	SQ.MTS
		CTS NO. 921	=	718.90	SQ.MTS
		CTS NO. 922	=	1,201.00	SQ.MTS
		CTS NO. 926	=	3,297.80	SQ.MTS
		CTS NO. 927	=	1,114.90	SQ.MTS
		CTS NO. 928	=	1,751.00	SQ.MTS
		CTS NO. 930	=	766.70	SQ.MTS
		CTS NO. 930 A	=	1,885.70	SQ.MTS
		TOTAL PLOT AREA AS PER PRC		17,415.70	SQ.MTS
	2	PLOT AREA AS PER APPROVED PLAN(PERFORMA A) (PROVIDED BY SOCIETY)	=	17,415.70	SQ.MTS
B		RR RATE OF OPEN LAND PER SQ.MTR FOR 124/570 (RR RATE FOR 22-23)	=	67,520	
C		RR RATE OF RESIDENTIAL BUILDING PER SQ.MTR OF BUA FOR 124/570 (RR RATE FOR 22-23)	=	1,33,330	
D		RATE FOR RESIDENTIAL FUNGIBLE @ 50% OF THE LAND RATE	=	33,760.00	
E		RATE FOR COMMERCIAL FUNGIBLE @ 60% OF THE LAND RATE	=	40,512.00	
F		RATE FOR GOVERNMENT PREMIUM FSI @ 50% OF THE LAND RATE	=	33,760.00	
G		TOTAL EXISTING CARPET RESI			
		BLDG NO. 1,2,3,4,5	=	82,088.00	SQ.FT
		BLDG NO. 7,8,9,10	=	47,392.00	SQ.FT
		BLDG NO.12	=	7,389.60	SQ.FT
		TOTAL CARPET AREA	=	1,36,869.60	SQ.FT
		TOTAL EXISTING CARPET COMM (INCL. OF BASEMENT ARE)	=	3,193.00	SQ.FT
		TOTAL CARPET AREA OF RESI + COMM	=	1,40,062.60	SQ.FT
H		EXISTING CONSUMED FSI AS PER THE APPROVED PLAN	=	13,848.36	SQ.MTS
			=	0.80	

I	NO OF FLATS AS PER DATA PROVIDED BY THE SOCIETY (220 FLATS + 1 SHOP)	=	221	NOS
K	TOTAL NO OF BUILDINGS	=	10	NOS
L	EXISTING ROAD WIDTH AS PER SURVEY	=	18.30	MTS
M	EXISTING FREE FUNGIBLE COMPONENT ON BUA	=	4,846.93	SQ.MTS
N	AREA FOR EXISTING MEMBERS UNDER 33(7)B AT 10SQ.MTS PER MEMBER	=	2,210.00	SQ.MTS
O	APPROXIMATE CONSTRUCTION AREA	=	9,66,984.13	SQ.FT
P	PERMISSIBLE FSI AS PER ROAD WIDTH	=	3.24	MTS
CALCULATIONS				
1	PLOT AREA AS PER PRC	=	17,415.70	SQ.MTS
2	LESS AMENITY OPEN SPACE (As per the DCPR 2034 plot with area exceeding 10,000 sq.m shall require handing over of 500 sq. m plus 10% of plot area in excess of 10000 sq.mt.) (500 SQ.MT + 10% OF BALANCE PLOT ARE ABOVE 10000 SQ.MT)	=	1,241.57	SQ.MTS
3	SETBACK AREA	=	-	SQ.MTS
4	TOTAL BALANCE NET PLOT AREA	=	16,174.13	SQ.MTS
5	GOVERNMENT PREMIUM FSI AT 50% OF PLOT AREA	=	8,087.07	SQ.MTS
6	TDR SLUM (50% OF PERM 9)	=	7,278.36	SQ.MTS
7	TDR GENERAL(50% OF PERM 9)	=	7,278.36	SQ.MTS
8	PERMISSIBLE AREA	=	38,817.91	SQ.MTS
9	ADD 35% FUNGIBLE AREA	=	13,586.27	SQ.MTS
	TOTAL PERMISSIBLE AREA (FSI)	=	52,404.18	SQ.MTS
		=	5,64,078.61	SQ.FT
12	APPROXIMATE CARPET AREA OF THE PROJECT	=	5,03,641.61	SQ.FT
13	EXISTING RESI CARPET AREA AS PER DATA PROVIDED BY SOCIETY	=	1,36,869.60	SQ.FT
14	ADDITIONAL CARPET AREA RESI. ON EXISTING C.A (25% MOFA, 30% RERA)	=	34,217.40	SQ.FT
15	TOTAL PROPOSED CARPET AREA OF RESI.MEMBERS		1,71,087.00	SQ.FT
16	EXISTING COMMERCIAL CARPET AREA OF COMM. MEMBERS		3,193.00	SQ.FT
17	ADDITIONAL CARPET AREA COMM. ON EXISTING C.A (25% MOFA, 30% RERA)	=	798.25	SQ.FT
18	TOTAL PROPOSED CARPET AREA OF COMM.MEMBERS		3,991.25	SQ.FT
19	TOTAL AREA FOR EXISTING MEMBERS (RESI+COMM)	=	1,75,078.25	SQ.FT
20	BALANCE CARPET AREA FOR SALE (MOFA)	=	3,28,563.36	SQ.FT
21	BALANCE CARPET AREA FOR SALE (RERA)	=	3,41,705.90	SQ.FT
22	FSI BREAKUP			
A	APPROXIMATE RESIDENTIAL FSI (FULL PROJECT)	=	37,988.97	SQ.MT
B	APPROXIMATE RESIDENTIAL FUNGIBLE FSI (FULL PROJECT)	=	13,296.14	SQ.MT
C	APPROXIMATE COMMERCIAL FSI (FULL PROJECT)	=	828.95	SQ.MT
D	APPROXIMATE COMMERCIAL FUNGIBLE FSI (FULL PROJECT)	=	290.13	SQ.MT
	TOTAL FSI+FUNGIBLE	=	52,404.18	SQ.MT

23	SALES STATEMENT			
A	SALE AREA STATEMENT FOR COMMERCIAL COMPONENT (AREA BASED ON ASSUMPTION)			
1	GROUND FLOOR SALE @ Rs. 38000/- SQ.FT	=	9,500.00	SQ.FT
		=	36,10,00,000.00	36.10
A	SALE AREA STATEMENT FOR RESIDENTIAL COMPONENT			
1	BALANCE RESIDENTIAL CARPET AREA FOR SALE (RERA)	=	3,32,205.90	SQ.FT
a	15% SOLD AT INITIAL STAGE @ RS 22000	=	1,09,62,79,461.44	109.63
b	35% SOLD AT INITIAL STAGE @ RS 24000	=	2,79,05,29,538.21	279.05
c	30% SOLD AT MIDWAY STAGE @ 26000	=	2,59,12,05,999.76	259.12
d	20% SOLD NEARING COMPLETION @28000	=	1,86,03,53,025.47	186.04
	TOTAL INCOME FROM SALE RESIDENTIAL @ avg 25,000/- per sq.ft	=	8,33,83,68,024.88	833.84
B	INCOME FROM PARKING @ 8 LAC PER CAR X 525 CARS	=	42,00,00,000.00	42.00
24	TOTAL INCOME FROM SALE (RESI. + COMM + CAR PARK)	=	9,11,93,68,024.88	911.94
25	EXPENSES			IN CR
A	CONSTRUCTION			
1	COST OF CONSTRUCTION @3500 RS/SQ.FT	=	1,97,42,75,122.53	197.43
2	STAIRCASE + LIFT LOBBY @ 1800 RS/SQ.FT	=	25,38,35,372.90	25.38
3	ADD COST OF LIFTS @ 35,00,000 X 18	=	6,30,00,000.00	6.30
4	ADD COST OF PUMPS + DG SET + STP	=	1,50,00,000.00	1.50
5	COST OF BEAUTIFICATION AND SURFACE DEVELOPMENT AND COMPOUND WALL @ RS.250/ SQ.FT OF PLOT AREA	=	4,35,24,583.83	4.35
6	COST OF PODIUMS @ 1800RS/SQ.FT	=	52,21,61,640.00	52.22
7	COST OF AMENITIES,(ENTRANCE LOBBY, GYM, BANQUET, INDOOR GAMES, SWIMMING POOL ETC.) AND SURFACE DEVELOPMENT ON PODIUM FLOOR	=	75,00,000.00	0.75
8	TOTAL CONSTRUCTION COST	=	2,87,92,96,719.26	287.93
9	ADD 18% GST	=	51,82,73,409.47	51.83
10	TOTAL CONSTRUCTION COST	=	3,39,75,70,128.72	339.76
B	COST OF TO BE PURCHASED AREAS			
1	COST OF SLUM TDR ON INDEXING POLICY @85% OF RR (DEDUCTION AVAILED UNDER 33/7/B AND HANDOVER AMENITY AREA)	=	21,96,27,045.59	21.96
2	COST OF RESERVATION TDR @ 65% OF RR	=	31,94,32,597.85	31.94
3	TOTAL OF TDR	=	53,90,59,643.44	53.91
4	STAMPDUTY ON TDR @ 3%	=	1,61,71,789.30	1.62
5	BROKERAGE ON TDR @ 1%	=	53,90,596.43	0.54
6	COST OF GOVERNMENT PREMIUM FSI	=	27,30,19,314.40	27.30
7	COST OF FUNGIBLE AREA	=		
A	RESIDENTIAL (DEDUCTION OF EXISTING FUNGIBLE CONSIDERED)	=	28,52,45,389.91	28.52

B	COMMERCIAL	=	1,17,53,803.83	1.18
	TOTAL COST OF TO BE PURCHASED AREAS	=	1,13,06,40,537.31	113.06
C	BMC CHARGES AND PREMIUMS			IN CR
1	SCRUTINY FEES			
a	RESIDENTIAL @RS 190 PER SQ.MTS OF FSI	=	97,44,169.55	0.97
b	COMMERCIAL @RS 190 PER SQ.MTS OF FSI	=	2,12,624.88	0.02
2	SCRUTINY FEES - CAPITATION FEES CFO @103/-PER SQ.MT	=	92,53,006.80	0.93
3	FIRE SERVICE FEES @RS 15 PER SQ.MT OF GROSS AREA	=	13,47,525.26	0.13
4	IOD DEPOSIT@RS 1 PER SQ.FT OF FSI	=	5,64,078.61	0.06
5	DEBRIS DEPOSIT	=	3.00	0.00
6	DEVELOPMENT CHARGES			
A	LAND COMPONENT	=		
a	RESIDENTIAL PART OF LAND COMPONENT@ 1%OF THE RESIDENTIAL PLOT COMPONENT X RR	=	1,06,87,562.18	1.07
b	COMMERCIAL PART OF LAND COMPONENT@ 2%OF THE COMMERCIAL PLOT COMPONENT X RR	=	4,66,420.79	0.05
B	BUILDING COMPONENT			
a	ON FULL FSI RESIDENTIAL COMPONENT@ 4%OF THE RESIDENTIAL FSI COMPONENT X RR	=	13,85,10,805.89	13.85
	ON FULL FSI COMMERCIAL COMPONENT@ 8%OF THE COMMERCIAL FSI COMPONENT X RR	=	60,44,813.40	0.60
7	DEVELOPMENT CESS @ 4% OF PREMIUM AREA + TDR X RR	=	6,11,56,326.43	6.12
8	LABOUR CESS CHARGE @ FSI X RS30250 X 1%	=	1,58,52,264.81	1.59
9	STAIRCASE PREMIUM			
A	RESIDENTIAL	=	22,11,45,644.66	22.11
10	OPEN SPACE DEFICIENCY PREMIUM	=	5,50,00,000.00	5.50
11	MISCELENOUS COST @ 250RS/SQ.FT	=	24,17,46,031.93	24.17
12	APPROVALS CHARGES @ 250RS/SQ.FT	=	24,17,46,031.93	24.17
13	LUC FOR 4YEARS			
A	LUC @ 2.4% of R.R x PLOT AREA	=	6,13,31,058.79	6.13
14	WATER + SWD CHARGES	=	65,00,000.00	0.65
15	EXTRA WATER CHARGES AND EXTRA SEWERAGE CHARGES @515RS/ SQ.MT	=	2,69,88,153.32	2.70
15	INFRASTRUCTURE CHARGES ON TDR @ 5% OF GOVT. CONST. COST	=		
A	RESIDENTIAL COMPONENT	=	2,15,46,866.14	2.15
B	COMMERCIAL COMPONENT	=	9,40,336.64	0.09
16	TOTAL BMC CHARGES AND PREMIUMS	=	1,13,07,83,725.00	113.08
D	SOCIETY BENEFITS			
1	RENT ON EXISTING MOFA C.A (AVERAGE)			
a	RENT @ 45RS/SQ.FT X 12 MONTHS (RESIDENTIAL)	=	7,39,09,584.00	7.39
b	RENT @ 50RS/SQ.FT X 12 MONTHS (RESIDENTIAL)	=	8,21,21,760.00	8.21
c	RENT @ 55RS/SQ.FT X 12 MONTHS (RESIDENTIAL)	=	9,03,33,936.00	9.03
c	RENT @ 60RS/SQ.FT X 12 MONTHS (RESIDENTIAL)	=	9,85,46,112.00	9.85

c	RENT @200RS/SQ.FT X 12 MONTHS (COMMERCIAL)	=	76,63,200.00	0.77
c	RENT @ 250RS/SQ.FT X 6 MONTHS (COMMERCIAL)	=	47,89,500.00	0.48
2	BROKERAGE @ Rs.45/-sq.ft- 1 RENTS (RESIDENTIAL)	=	61,59,132.00	0.62
3	BROKERAGE @ Rs.200/-sq.ft- 1 RENTS (COMMERCIAL)	=	6,38,600.00	0.06
4	SHIFTING CHARGES @ 25000 PER MEMBER TOO AND FRO	=	55,25,000.00	0.55
5	HARDSHIP COMPENSATION @ RS. 800 PER SQ.FT	=	11,20,50,080.00	11.21
	TOTAL	=	48,17,36,904.00	48.17
E	MISC			
1	COST OF CONSULTANTS @ RS.110/SQ.FT OF BUA	=	12,55,14,539.78	12.55
2	COST OF PMC @ 1.5% OF CONSTRUCTION COST + GST	=	5,09,63,551.93	5.10
3	COST OF STAMP DUTY ON DEVELOPMENT AGREEMENT (ALL MEMBERS TO SIGN ON THE DA)	=	7,78,87,682.90	7.79
	TOTAL	=	25,43,65,774.61	25.44
21	TOTAL EXPENSES		6,39,50,97,069.64	639.51
1	INTEREST COST @ 14.5% PER ANNUM ON 40% OF PROJECT COST FOR 2 YEARS	=	74,18,31,260.08	74.18
2	GST @ 5% ON FULL REHAB RESI. CARPET AREA (CONSIDERING SALE RATE @ 18000/-OF THE 1st FLAT SELLING RATE) as per RR- IF APPLICABLE	=	17,64,78,876.00	17.65
3	MARKETING COST @ 3% OF THE SALE	=	27,35,81,040.75	27.36
4	CONTIGENCIES @1.5% OF THE PROJECT COST	=	9,59,26,456.04	9.59
22	TOTAL EXPENSES	=	7,68,29,14,702.51	768.29
23	REALIZATION AFTER EXPENSES	=	1,43,64,53,322.37	143.65
			19%	

Note:

1. All calculations as per the todays MCGM and RR rates for 2023.
2. Calculations are subject to change as per any new policy of MCGM.

OPTION 1- UNDER SCHEME 33(11)**AREA CALCULATIONS FO SACHIN SOCIETY, MEETHA GHAR ROAD, VILLAGE MULUND EAST****CALCULATIONS AS PER 33 (11) SRA SCHEME**

A	1	PLOT AREA AS PER PRC	=		
		CTS NO. 918	=	1,525.90	SQ.MTS
		CTS NO. 919	=	553.80	SQ.MTS
		CTS NO. 920	=	4,600.00	SQ.MTS
		CTS NO. 921	=	718.90	SQ.MTS
		CTS NO. 922	=	1,201.00	SQ.MTS
		CTS NO. 926	=	3,297.80	SQ.MTS
		CTS NO. 927	=	1,114.90	SQ.MTS
		CTS NO. 928	=	1,751.00	SQ.MTS
		CTS NO. 930	=	766.70	SQ.MTS
		CTS NO. 930 A	=	1,885.70	SQ.MTS
	2	TOTAL PLOT AREA AS PER PRC		17,415.70	SQ.MTS
B		PLOT AREA AS PER APPROVED PLAN(PERFORMA A) (PROVIDED BY SOCIETY)	=	17,415.70	SQ.MTS
C		RR RATE OF OPEN LAND PER SQ.MTR FOR 124/570 (RR RATE FOR 22-23)	=	67,520	
D		RR RATE OF RESIDENTIAL BUILDING PER SQ.MTR OF BUA FOR 124/570 (RR RATE FOR 22-23)	=	1,33,330	
E		RATE FOR RESIDENTIAL FUNGIBLE @ 50% OF THE LAND RATE	=	33,760.00	
F		RATE FOR COMMERCIAL FUNGIBLE @ 60% OF THE LAND RATE	=	40,512.00	
G		RATE FOR GOVERNMENT PREMIUM FSI @ 50% OF THE LAND RATE	=	33,760.00	
H		CARPET AREA	=		
		BLDG NO. 1,2,3,4,5	=	82,088.00	SQ.FT
		BLDG NO. 7,8,9,10	=	47,392.00	SQ.FT
		BLDG NO.12	=	7,389.60	SQ.FT
		TOTAL CARPET AREA		1,36,869.60	SQ.FT
		TOTAL EXISTING CARPET COMM + BASEMENT AREA		3,193.00	SQ.FT
		TOTAL CARPET AREA OF RESI + COMM		1,40,062.60	SQ.FT
I		EXISTING CONSUMED FSI (AS PER ASSUMPTION)	=	13,848.36	SQ.MTS
			=	0.80	
J	A	NO OF FLATS AS PER DATA PROVIDED BY THE SOCIETY (220 FLATS + 1 SHOP)	=	221	NOS
K		TOTAL NO OF BUILDINGS	=	10	NOS

L	EXISTING ROAD WIDTH AS PER SURVEY	=	18.30	MTS
M	EXISTING FREE FUNGIBLE COMPONENT ON BUA	=	4,846.93	SQ.MTS
N	APPROXIMATE CONSTRUCTION AREA	=	17,39,311.43	SQ.FT
O	PERMISSIBLE FSI AS PER ROAD WIDTH INCLUDING FUNGIBLE (4.00 FSI + 35% FUNGIBLE= 5.40 FSI)	=	5.40	
NO	CALCULATIONS FOR COMPUTATION OF SALABLE AREA			
1	PLOT AREA AS PER APPROVED PLAN	=	17,415.70	SQ.MTS
2	LESS AMENITY OPEN SPACE (As per the DCPR 2034 plot with area exceeding 10,000 sq.m shall require handing over of 500 sq. m plus 10% of plot area in excess of 10000 sq.mt.) (500 SQ.MT + 10% OF BALANCE PLOT ARE ABOVE 10000 SQ.MT)	=	1,241.57	SQ.MTS
2	SETBACK AREA	=	-	SQ.MTS
4	TOTAL BALANCE NET PLOT AREA	=	16,174.13	SQ.MTS
5	ZONAL FSI @ 1	=	17,415.70	SQ.MTS
6	ADDITIONAL FSI AS PER ROAD WIDTH OF 18.30 MTS (UPTO 4 FSI)	=	69,662.80	SQ.MTS
7	TOTAL PERM FSI UNDER 33(11)	=	87,078.50	SQ.MTS
8	FSI SHARING FOR SRA @ 1.5 TIMES THE ZONAL FSI	=	26,123.55	SQ.MTS
9	FSI SHARING FOR SALE AND SOCIETY @ 1.5 TIMES THE ZONAL FSI	=	26,123.55	SQ.MTS
10	TOTAL FSI FOR SALE + SOCIETY	=	43,539.25	SQ.MTS
11	ADD 35% FUNGIBLE AREA	=	15,238.74	SQ.MTS
12	(ALLOWED 35% FOR RESIDENTIAL COMPONENT)			
13	TOTAL PERMISSIBLE AREA FOR SOCIETY + SALE	=	58,777.99	SQ.MTS
		=	6,32,686.26	SQ.FT
14	TOTAL PERM FSI FOR SRA	=	26,123.55	SQ.MTS
15	ADD 35% FUNGIBLE AREA	=	9,143.24	SQ.MTS
16	TOTAL PERM FSI FOR SRA	=	35,266.79	SQ.MTS
17	TOTAL FSI + FUNGIBLE FOR FULL SCHEME (4.00 FSI + 35% FUNGIBLE= 5.40 FSI)	=	94,044.78	SQ.MTS
		=	10,12,298.01	SQ.FT
18	APPROXIMATE CARPET AREA	=	9,03,837.51	SQ.FT
A	EXISTING RESI CARPET AREA AS PER DATA PROVIDED BY SOCIETY	=	1,36,869.60	SQ.FT
B	ADD ADDITIONAL CARPET AREA RESI. ON EXISTING C.A (30% MOFA, 35% RERA)	=	41,060.88	SQ.FT
C	TOTAL PROPOSED CARPET AREA OF RESI.MEMBERS		1,77,930.48	SQ.FT
19	EXISTING COMMERCIAL CARPET AREA OF COMM. MEMBERS		13,848.36	SQ.FT
20	ADDITIONAL CARPET AREA COMM. ON EXISTING C.A (30% MOFA, 35% RERA)	=	4,154.51	SQ.FT
21	TOTAL PROPOSED CARPET AREA OF COMM.MEMBERS		18,002.87	SQ.FT
22	TOTAL AREA FOR EXISTING MEMBERS (RESI+COMM)	=	1,95,933.35	SQ.FT
D	BALANCE CARPET AREA FOR SALE (MOFA)	=	7,07,904.16	SQ.FT
E	BALANCE CARPET AREA FOR SALE (RERA)	=	7,36,220.33	SQ.FT

	FSI BREAKUP			
A	APPROXIMATE RESIDENTIAL FSI (FULL PROJECT)	=	67,972.93	SQ.MT
B	APPROXIMATE RESIDENTIAL FUNGIBLE FSI (FULL PROJECT)	=	23,790.53	SQ.MT
C	APPROXIMATE COMMERCIAL FSI (FULL PROJECT)	=	1,689.87	SQ.MT
D	APPROXIMATE COMMERCIAL FUNGIBLE FSI (FULL PROJECT)	=	591.45	SQ.MT
E	TOTAL FSI+FUNGIBLE	=	94,044.78	SQ.MT
23	SALES STATEMENT			
A	SALE AREA STATEMENT FOR COMMERCIAL COMPONENT (AREA BASED ON ASSUMPTION)			
1	GROUND FLOOR SALE @ Rs. 38000/- SQ.FT	=	9,500.00	SQ.FT
		=	36,10,00,000.00	36.10
C	SALE AREA STATEMENT FOR RESIDENTIAL COMPONENT			
1	BALANCE RESIDENTIAL CARPET AREA FOR SALE (RERA)	=	7,26,720.33	SQ.FT
a	15% SOLD AT INITIAL STAGE @ RS 22000	=	2,39,81,77,086.19	239.82
b	35% SOLD AT INITIAL STAGE @ RS 24000	=	6,10,44,50,764.85	610.45
c	30% SOLD AT MIDWAY STAGE @ 26000	=	5,66,84,18,567.36	566.84
d	20% SOLD NEARING COMPLETION @28000	=	4,06,96,33,843.23	406.96
	TOTAL INCOME FROM SALE RESIDENTIAL @ avg 25000/- per sq.ft	=	18,24,06,80,261.63	1824.07
2	INCOME FROM PARKING @ 8 LAC PER CAR X 1038 CARS	=	83,04,00,000.00	83.04
24	TOTAL INCOME FROM SALE (RESI + COMM + CAR PARK)	=	19,43,20,80,261.63	1943.21
25	EXPENSES			
A	EXPENSES TOWARDS CONSTRUCTION COST			
1	COST OF CONSTRUCTION AT RS 3500 PER SQ.FT	=	3,54,30,43,041.72	354.30
2	COST FOR STAIRCASE + LIFT LOBBY AT RS 1800/ SQ.FT	=	45,55,34,105.36	45.55
3	ADD COST OF LIFTS @ 35,00,000 X 18	=	6,30,00,000.00	6.30
4	ADD COST OF PUMPS + DG SET +STP	=	1,50,00,000.00	1.50
5	COST OF BEAUTIFICATION AND SURFACE DEVELOPMENT AND COMPOUND WALL @ RS.250/ SQ.FT OF PLOT AREA	=	4,35,24,583.83	4.35
6	COST OF PODIUMS @ 1800RS/SQ.FT	=	85,30,90,056.00	85.31
7	COST OF AMENITIES,(ENTRANCE LOBBY, GYM, BANQUET, INDOOR GAMES, SWIMMING POOL ETC.) AND SURFACE DEVELOPMENT ON PODIUM FLOOR	=	75,00,000.00	0.75
8	TOTAL		4,98,06,91,786.91	498.07
9	ADD 18% GST ON CONSTRUCTION COST	=	89,65,24,521.64	89.65
10	TOTAL	=	5,87,72,16,308.56	587.72
B	EXPENSES TOWARDS PURCHASED AREAS			
1	RESIDENTIAL FUNGIBLE (DEDUCTION OF EXISTING FUNGIBLE CONSIDERED)	=	63,95,35,955.53	63.95
2	COMMERCIAL FUNGIBLE	=	2,39,60,961.01	2.40

3	COST OF PURCHASE OF 606 TENAMENTS @ RS 65,00,000 PER TENAMENT	=	3,93,90,00,000.00	393.90
4	TOTAL OF PURCHASED AREAS	=	4,60,24,96,916.54	460.25
C	EXPENSES TOWARDS MCGM FEES AND PREMIUMS/ SRA FEES			
1	SCRUTINY FEES (ON FULL SCHEME)(100CR TO 500CR)	=		
2	RESIDENTIAL @RS 190 PER SQ.MTS OF FSI	=	1,74,35,057.34	1.74
3	COMMERCIAL @RS 190 PER SQ.MTS OF FSI	=	4,33,450.86	0.04
4	SCRUTINY FEES CFO @ RS 103/SQ.MT	=	1,66,43,355.43	1.664
5	FIRE SERVICE FEES @ RS 15/SQ.MT	=	24,23,789.63	0.242
6	IOD DEPOSIT @ 1 RS/SQ.FT	=	10,12,298.01	0.101
7	DEBRIS DEPOSIT	=	45,000.00	0.005
8	DEVELOPMENT CHARGES			
A	LAND COMPONENT			
1	RESIDENTIAL PART OF LAND COMPONENT@ 1%OF THE RESIDENTIAL PLOT COMPONENT X RR	=	1,06,55,858.56	1.07
	COMMERCIAL PART OF LAND COMPONENT@ 2%OF THE COMMERCIAL PLOT COMPONENT X RR	=	5,29,828.04	0.05
B	BUILDING COMPONENT			
1	ON FULL FSI RESIDENTIAL COMPONENT@ 4%OF THE RESIDENTIAL FSI COMPONENT X RR	=	24,78,34,751.85	24.78
	ON FULL FSI COMMERCIAL COMPONENT@ 8%OF THE COMMERCIAL FSI COMPONENT X RR	=	1,23,22,779.95	1.23
9	LABOUR CESS CHARGE	=	2,84,48,545.95	2.845
10	STAIRCASE PREMIUM FOR 33(11)			
A	RESIDENTIAL	=	3,17,49,517.73	3.175
11	OPEN SPACE DEFICIENCY PREMIUM(Final can be calculated after final planning)	=	5,50,00,000.00	5.500
12	MISCELENOUS COST @ 250RS/SQ.FT	=	43,48,27,858.73	43.483
13	APPROVALS CHARGES @ 250RS/SQ.FT	=	43,48,27,858.73	43.483
14	LUC FOR 4 YEARS	=	6,13,31,058.79	6.133
15	WATER + SWD CHARGES	=	85,00,000.00	0.850
16	EXTRA WATER CHARGES AND EXTRA SEWERAGE CHARGES @515RS/ SQ.MT	=	4,84,33,061.70	4.843
17	TOTAL		1,41,24,54,071.27	141.25
D	EXPENSES TOWARDS RENT+ SHIFTING			
1	RENT ON EXISTING MOFA C.A (AVERAGE)			
a	RENT @ 45RS/SQ.FT X 12 MONTHS (RESIDENTIAL)	=	7,39,09,584.00	7.39
b	RENT @ 50RS/SQ.FT X 12 MONTHS (RESIDENTIAL)	=	8,21,21,760.00	8.21
c	RENT @ 55RS/SQ.FT X 12 MONTHS (RESIDENTIAL)	=	9,03,33,936.00	9.03
c	RENT @ 60RS/SQ.FT X 12 MONTHS (RESIDENTIAL)	=	9,85,46,112.00	9.85
c	RENT @200RS/SQ.FT X 12 MONTHS (COMMERCIAL)	=	76,63,200.00	0.77
c	RENT @ 250RS/SQ.FT X 6 MONTHS (COMMERCIAL)	=	47,89,500.00	0.48
2	BROKERAGE @ Rs.45/-sq.ft- 1 RENTS (RESIDENTIAL)	=	61,59,132.00	0.62

	2	BROKERAGE @ Rs.200/-sq.ft- 1 RENTS (COMMERCIAL)	=	6,38,600.00	0.06
	3	SHIFTING CHARGES @ 25000 PER MEMBER TOO AND FRO	=	55,25,000.00	0.55
	4	HARDSHIP COMPENSATION @ RS. 800 PER SQ.FT	=	11,20,50,080.00	11.21
		TOTAL	=	48,17,36,904.00	48.17
E		EXPENSES TOWARDS STAMP DUTY + TAXES + MISC COST			
	1	STAMP DUTY ON DEVELOPMENT AGREEMENT (ALL MEMBERS TO SIGN ON DA)	=	8,10,03,190.22	8.10
	2	UNEARNED INCOME ON PTC COMPONENT	=	84,49,40,101.20	84.49
	3	GST ON FULL REHAB AREA @ 5% OF RATE OF 1ST SOLD FLAT (RS 18000)- IF APPLICABLE	=	19,75,00,814.78	19.75
		TOTAL	=	1,12,34,44,106.20	112.34
F		TOTAL EXPENSES		13,49,73,48,306.57	1,349.73
26		ADDITIONAL EXPENSES			
	1	INTEREST COST @ 14.5% PER ANNUM ON 40% OF PROJECT COST (2 YEARS)	=	1,56,56,92,403.56	156.57
	2	MARKETING COST @ 3% OF THE SALE COMPONENT	=	58,29,62,407.85	58.30
	3	A PROFESSIONAL FEES	=	22,57,62,624.25	22.58
		B PMC FEES (including GST)	=	8,81,58,244.63	8.82
		C LEGAL FEES	=	16,00,000.00	0.16
	4	ADDITIONAL CONTIGENCIES @1.5% OF TOTAL PROJECT COST	=	20,24,60,224.60	20.25
		TOTAL	=	2,66,66,35,904.89	266.66
27		TOTAL EXPENSES TOWARDS THE PROJECT	=	16,16,39,84,211.46	1,616.40
28		TOTAL REALIZATION AFTER EXPENSES	=	3,26,80,96,050.17	326.81
				20%	