



BEST SANMAN CHSL

REDEVELOPMENT PROJECT
AT
GOREGAON WEST, P/S WARD.

PRESENTED BY:

PROGOV SOLUTIONS PVT LTD

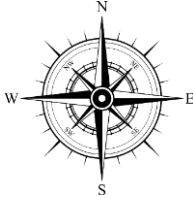
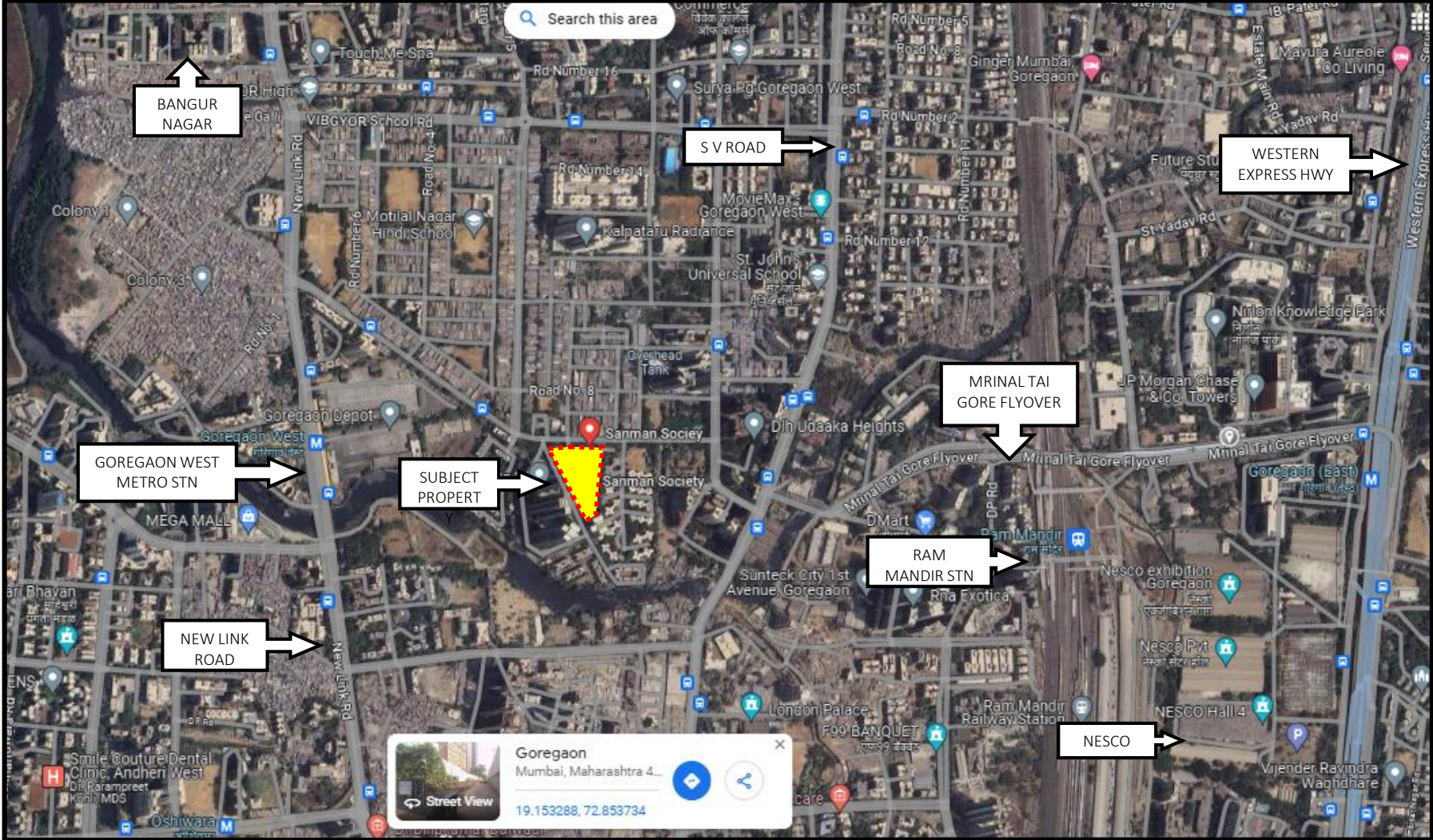
A/301, Royal Apartment, Prarthana Samaj Road, Madhav Gadkari Chowk,
Vile Parle East, Mumbai 400057 India

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LOCATION: GOOGLE IMAGE



19°09'11.3" N
72°50'28.4" E

SOURCE: GOOGLE MAP

1. LAND TITLE.

1. LAND TITLE : PROPERTY CARD

मालमत्ता पत्रक

विभागाध्यक्ष -- मोगोवाँ तालुका/न.भू.मा.का. -- न.भू.अ.मालाड जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शीट क्रमांक प्लॉट क्रमांक क्षेत्र घातमापकसार

मालमत्ता दिवसाचा अकारणाचा किंवा माहजमाचा तख्खील आणि त्याच्या फेर तयारीची त्रिपतेत घेतली

CTS NO 21 **AREA: 42490.60 SQM** **H-1**

एकूण रकम र.रु.१०००० दि.१-८-१९७१ पासून [२६३२४.०० १-८-१९७१ पासून.] [२.रु.८७७४.५०] २ र.रु.६३७३.६० दि.१-८-७१ ते ३१-७-७१ २ र.रु.२३७४७.२० दि.१-८-७१ पासून

एकरा [क-१]

नगर भूमापन अधिकारी **प्रमुख लिपिक** **मालाड**

अर्ज क्रमांक ७८०७ अर्जाच्या अंतिम प्रतिलिपी नकळत ७००-७० न.भू.अ.मालाड मुंबई उपनगर स्थल प्रतिलिपी २३/०३/२०१५ कागद शुल्क २-०० अर्ज तयार तारीख ११/३/२०१५ अर्ज निकाली तारीख २३ MAR २०१५ कागद शुल्क २-०० अर्ज तयार करणारा अर्ज संपादणी करणारा

EXTRACT FROM THE PROPERTY REGISTER CARD

42

CITY SURVEY **ओरेगांव** Taluka : Borivili, Dist. Suburban District

CITY SURVEY	AREA	TENURE	Particulars of assessment for rent paid to Government & when due for revision.
29	४२४९०-६	H-1	२६३२४-०० १-८-१९७१ पासून

Assessments

CTS NO 21 **AREA: 42490.60 SQM** **H-1**

Holder in 19६५ origin of the Title so far as traced **महाराष्ट्र गृहनिर्माण मंडळ** **MHADA**

LESSEE मुंबई विद्युत पुरवठा आणि वाहतूक अधिपत्य कुलाबा

Other Encumbrances **BEST**

Other remarks

DATE	TRANSACTION	VOL.NO.	NEW HOLDER (H) LESSEE (L) OR ENCUMBRANCES (E)	Attestation
२०-७-८२	म. अ. उप वि. मुंबई उप. अंधेरी यांचे कडील विनशेती आदेश क्रमांक ए.डी.सी./एल.ए.डी. सी ६४१२ दि.०७-१२-७८ अन्वये र.रु.२६३२४.०० क्षेत्र-न. भू. मा. का. ५ मुंबई नोद घेतली.		म. अ. उप वि. मुंबई उप. अंधेरी यांचे कडील विनशेती आदेश क्रमांक ए.डी.सी./एल.ए.डी. सी ६४१२ दि.०७-१२-७८ अन्वये र.रु.२६३२४.०० क्षेत्र-न. भू. मा. का. ५ मुंबई नोद घेतली.	

नगर भूमापन अधिकारी **च. ५** **परतई उपनगर, जिल्हा मंडळ**

True copy **M.Hotelii**

(P.T.O.)

२०१२/१८४

२१/०६/१६

२१/०६/१६

१-१०

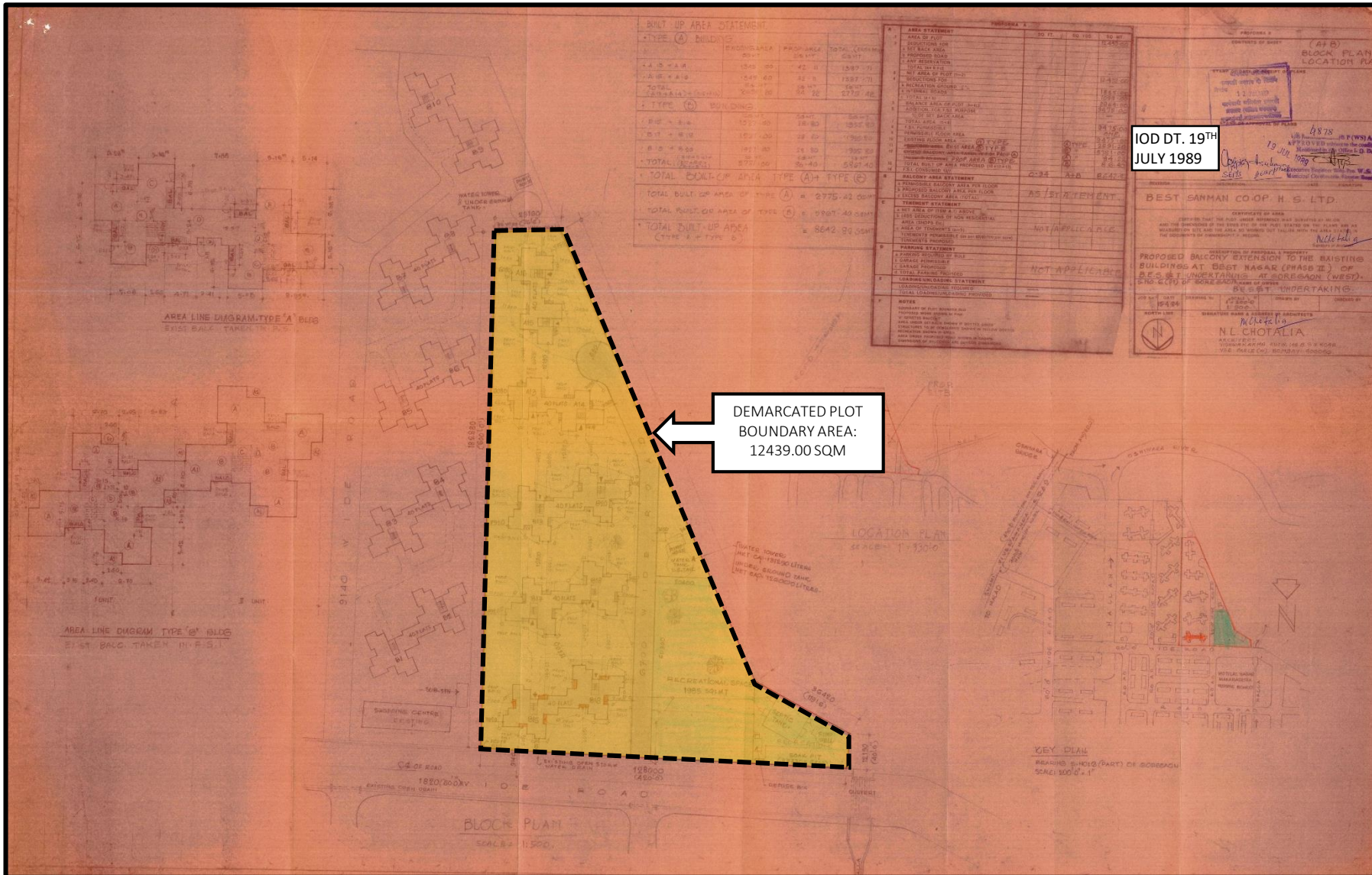
कार्यालय **१-१०**

Verified with the original and found correct. The area shown in the Property Register Card is (42490.60 Sq. meters). Forty-two Thousand Four Hundred Sixty Six Sq. meters.

Superintendent Land Records (BSD) Bombay.

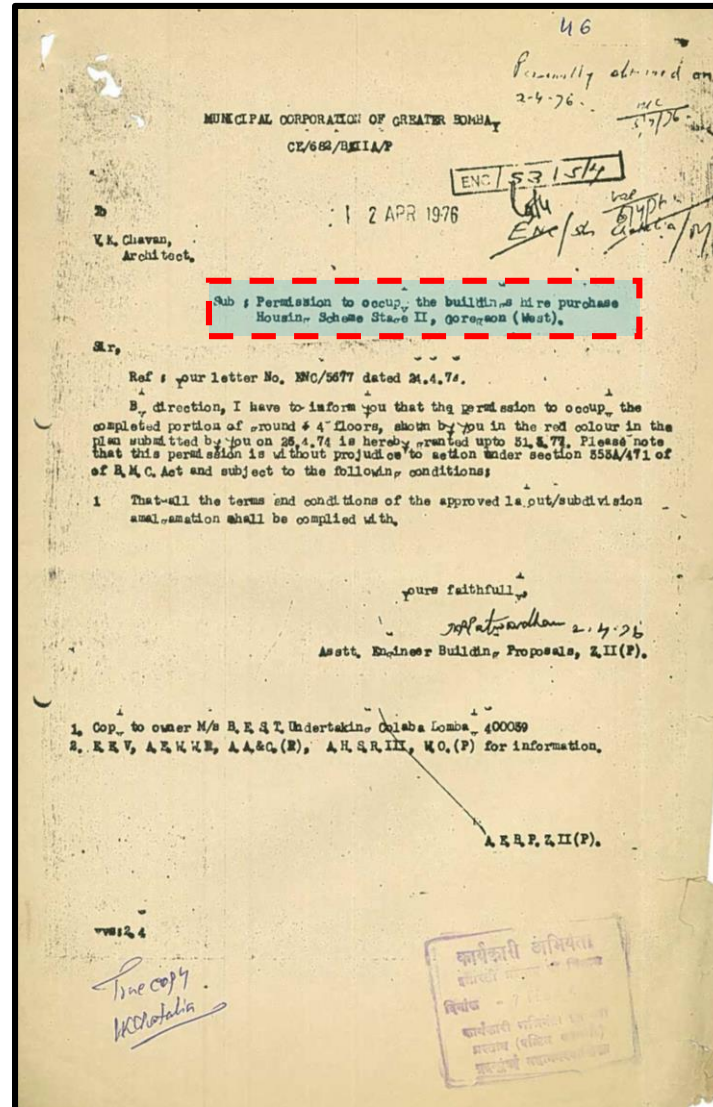
४११

1. LAND TITLE : OLD RECORD PLAN

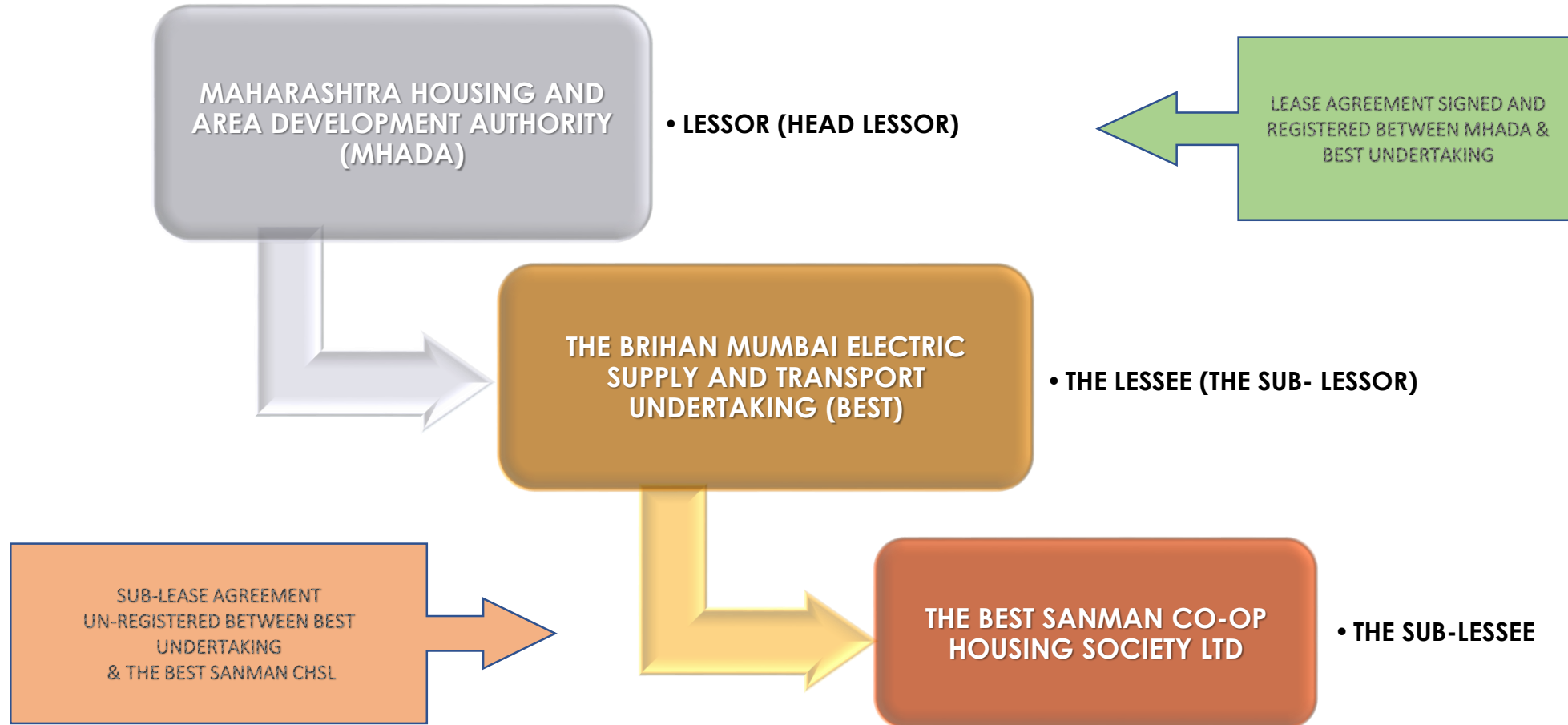


		50 FT.	SQ YDS	50 MT.
AREA STATEMENT				
1	AREA OF PLOT			12439.00
2	DEDUCTIONS FOR			
a	SET BACK AREA			
b	PROPOSED ROAD			
c	ANY RESERVATION			
3	TOTAL (a+b+c)			
4	NET AREA OF PLOT (1-2)			12439.00
DEDUCTIONS FOR				
a	RECREATION GROUND (5%)			
b	INTERNAL ROADS			
c	TOTAL (a+b)			
5	BALANCE AREA OF PLOT (3-4)			2954.00
6	ADDITION FOR FSI PURPOSE			9475.00
7	% OF SET BACK AREA			
8	TOTAL AREA (5+6)			9475.00
9	F.S.I. PERMISSIBLE			ONE
10	PERMISSIBLE FLOOR AREA			9475.00
11	EXISTING FLOOR AREA			2691.20
12	PROPOSED AREA EXIST AREA TYPE B			5781.00
13	EXCESS BALCONY AREA TAKEN IN EXIST. PROP. (A)			84.22
14	TOTAL BUILT UP AREA PROPOSED (10+11+12)			8642.82
15	F.S.I. CONSUMED (13/7)	0.94	A+B	8642.82
BALCONY AREA STATEMENT				
a	PERMISSIBLE BALCONY AREA PER FLOOR			
b	PROPOSED BALCONY AREA PER FLOOR			
c	EXCESS BALCONY AREA (TOTAL)			
TENEMENT STATEMENT				
a	NET AREA OF ITEM A(i) ABOVE			
b	LESS DEDUCTIONS OF NON RESIDENTIAL AREA (SHOPS Etc.)			
c	AREA OF TENEMENTS (a-b)			
d	TENEMENTS PERMISSIBLE (ex per 60/80/100 per Acre)			
e	TENEMENTS PROPOSED			
PARKING STATEMENT				
a	PARKING REQUIRED BY RULE			
b	GARAGE PERMISSIBLE			
c	GARAGE PROPOSED			
d	TOTAL PARKING PROVIDED			
LOADING/UNLOADING STATEMENT				
a	LOADING/UNLOADING REQUIRED			
b	TOTAL LOADING/UNLOADING PROVIDED			
NOTES				
BOUNDARY OF PLOT BOUNDED RED				
PROPOSED WORK SHOWN IN PINK				
'B' DENOTES BALCONY				
AREA UNDER SET BACK SHOWN BY DOTTED GREEN				
STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW DOTTED				
RECREATION SHOWN IN GREEN				
AREA UNDER PROPOSED ROAD SHOWN IN BROWN				
DIMENSIONS OF BUILDINGS ARE OUTSIDE DIMENSIONS				

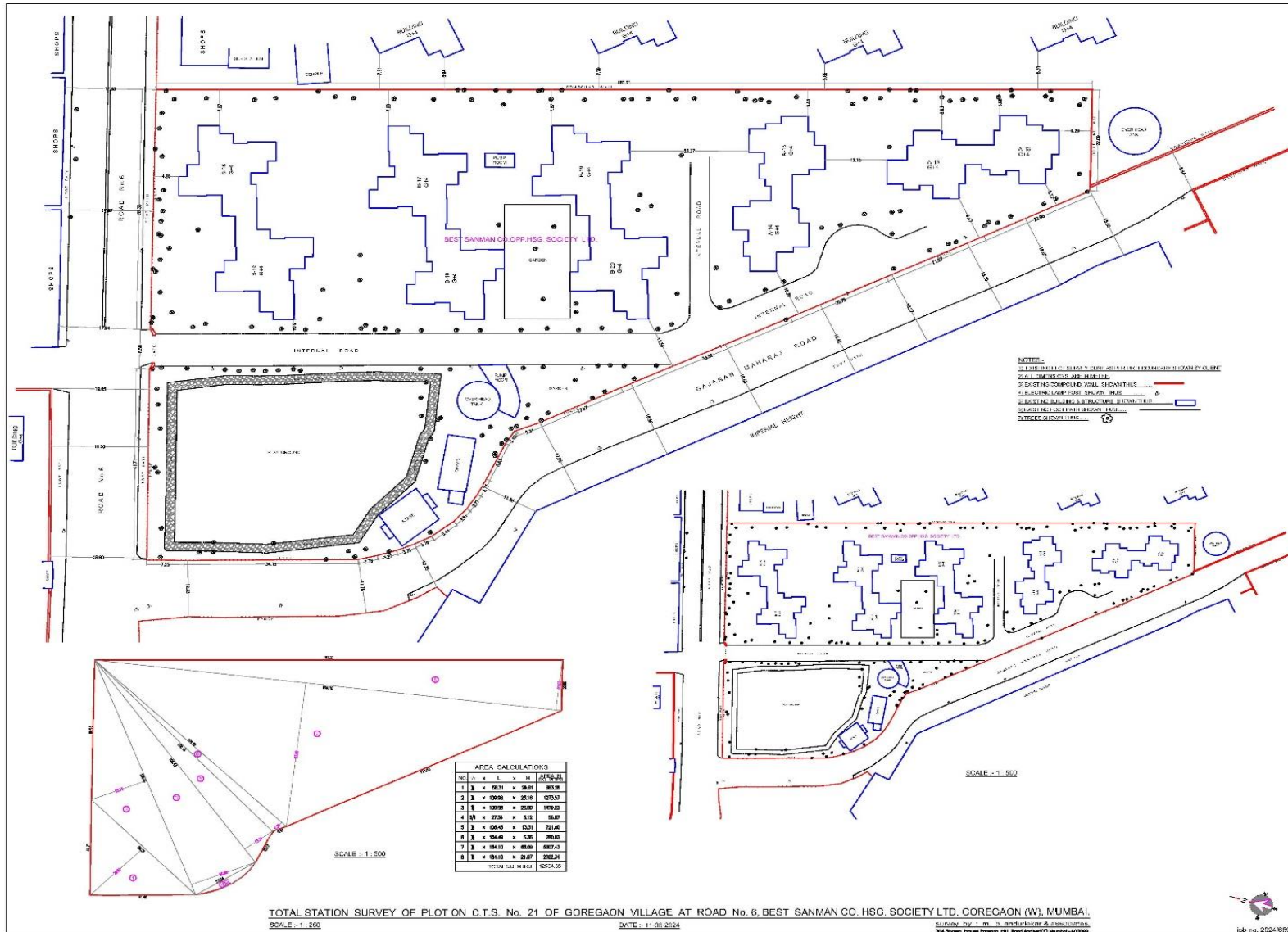
1. LAND TITLE : OC LETTER



1. LAND TITLE : UNDERSTANDING

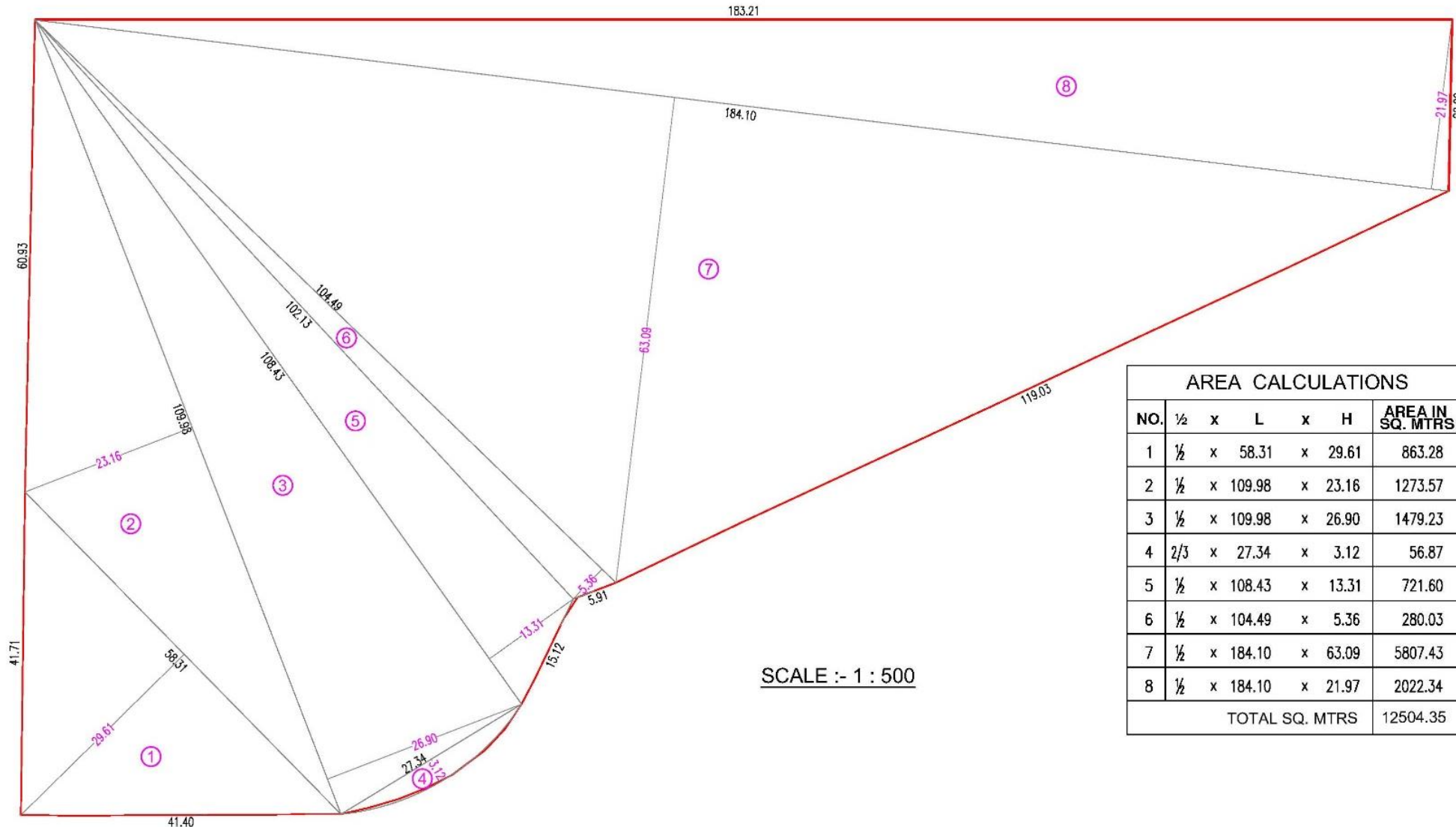


1. LAND TITLE : TOTAL STATION SURVEY



BEST SANMAN CHSL :
 AS PER SURVEY PLAN: THE
 PLOT AREA IS 12504.35 SqM

1. LAND TITLE : TOTAL STATION SURVEY



AREA CALCULATIONS					
NO.	½	x	L	x H	AREA IN SQ. MTRS
1	½	x	58.31	x 29.61	863.28
2	½	x	109.98	x 23.16	1273.57
3	½	x	109.98	x 26.90	1479.23
4	2/3	x	27.34	x 3.12	56.87
5	½	x	108.43	x 13.31	721.60
6	½	x	104.49	x 5.36	280.03
7	½	x	184.10	x 63.09	5807.43
8	½	x	184.10	x 21.97	2022.34
TOTAL SQ. MTRS					12504.35

BEST SANMAN CHSL :

AS PER SURVEY PLAN: THE PLOT AREA IS 12504.35 SqM

2. PLOT AREA & EXISTING AREA

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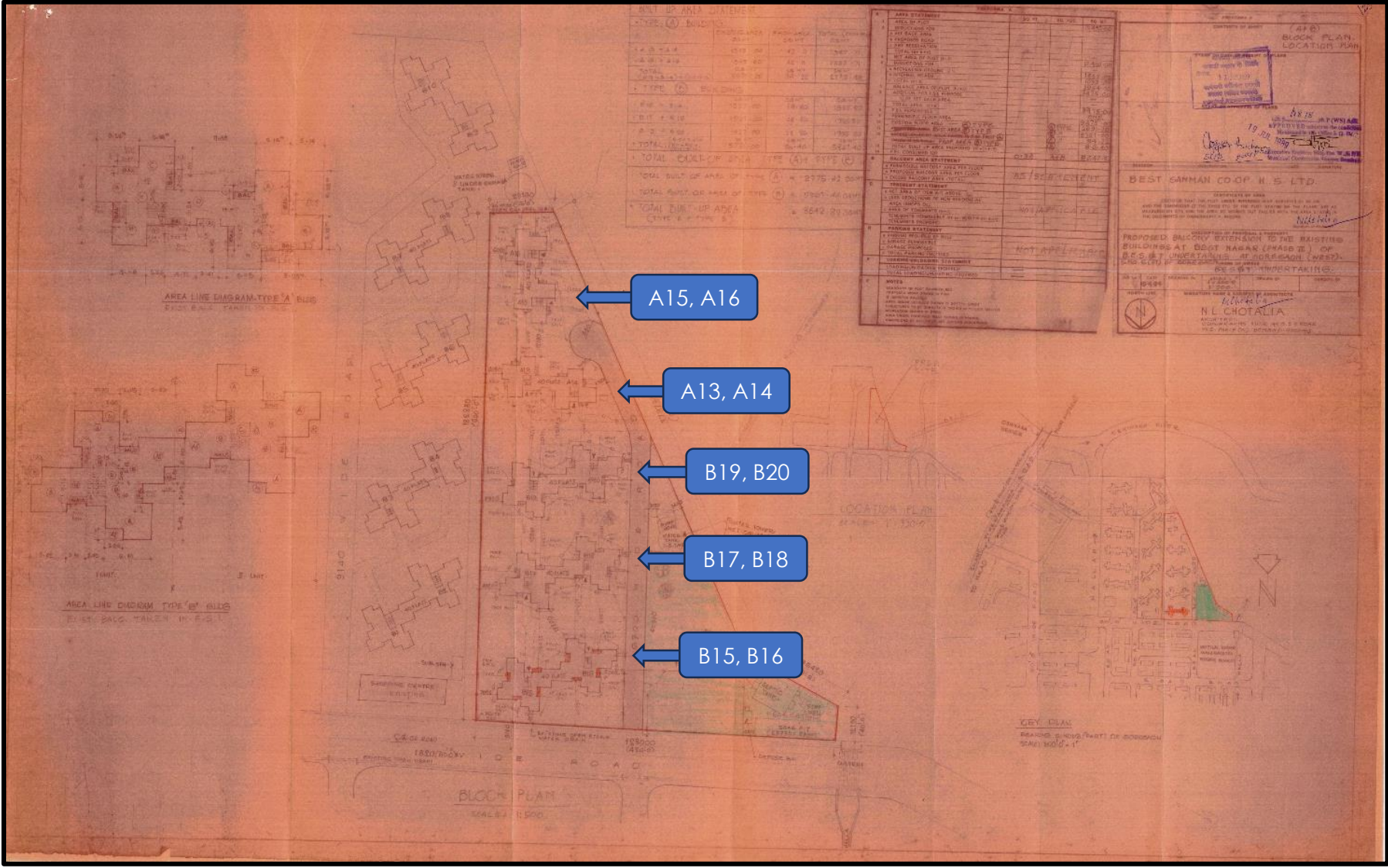
PLOT AREA DETAILS :

- PLOT AREA AS PER PRC (AMALGAMATED AREA) : 42,490.60 SQM.
- PLOT AREA AS PER OLD RECORD PLAN (SUB-DIVIDED AREA) : 12,439.00 SQM.
- PLOT AREA AS PER UNREGISTERED SUB LEASE AGREEMENT (SUB-DIVIDED AREA) : 12,437.17 SQM.
- PLOT AREA AS PER TOTAL STATION SURVEY : 12,504.35 SQM.
- PLOT AREA AS PER CONVEYANCE : 40,542.00 SQM.

LEAST OF ALL THE ABOVE AREAS SHALL BE CONSIDERED FOR FSI CALCULATION.

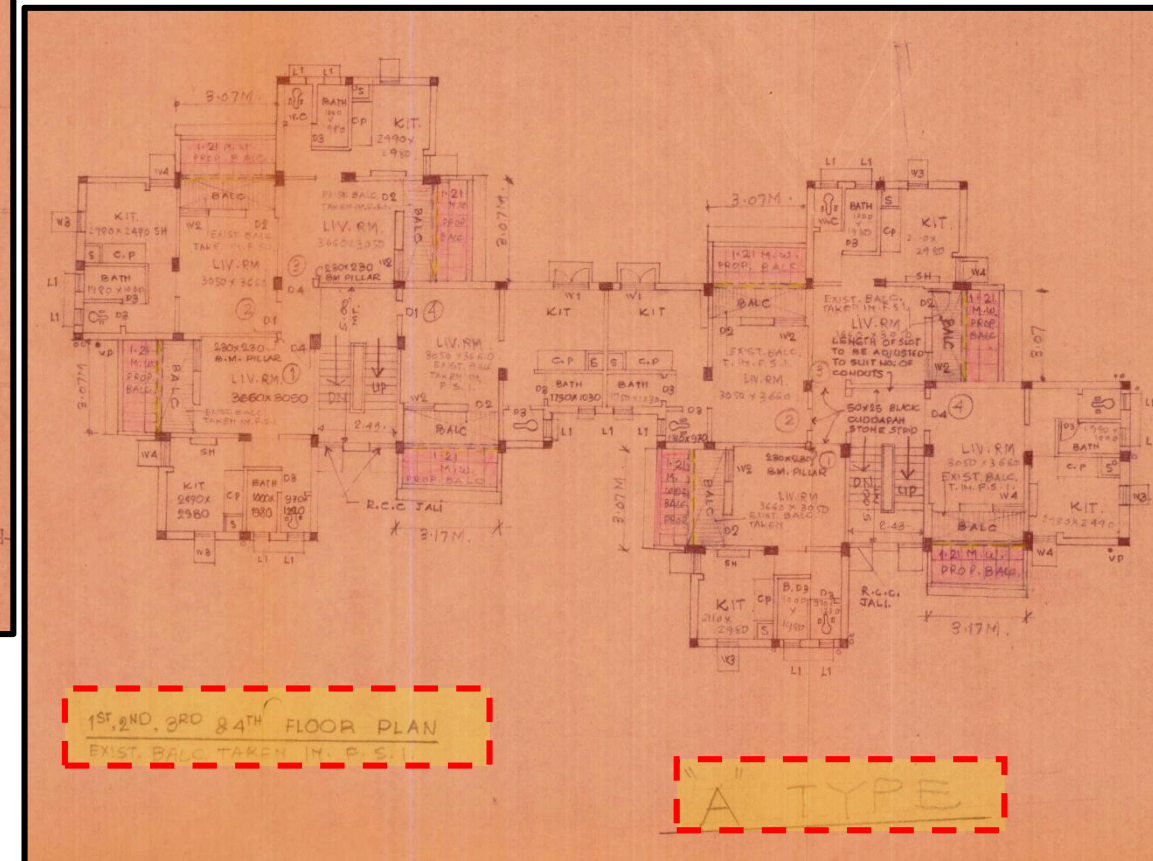
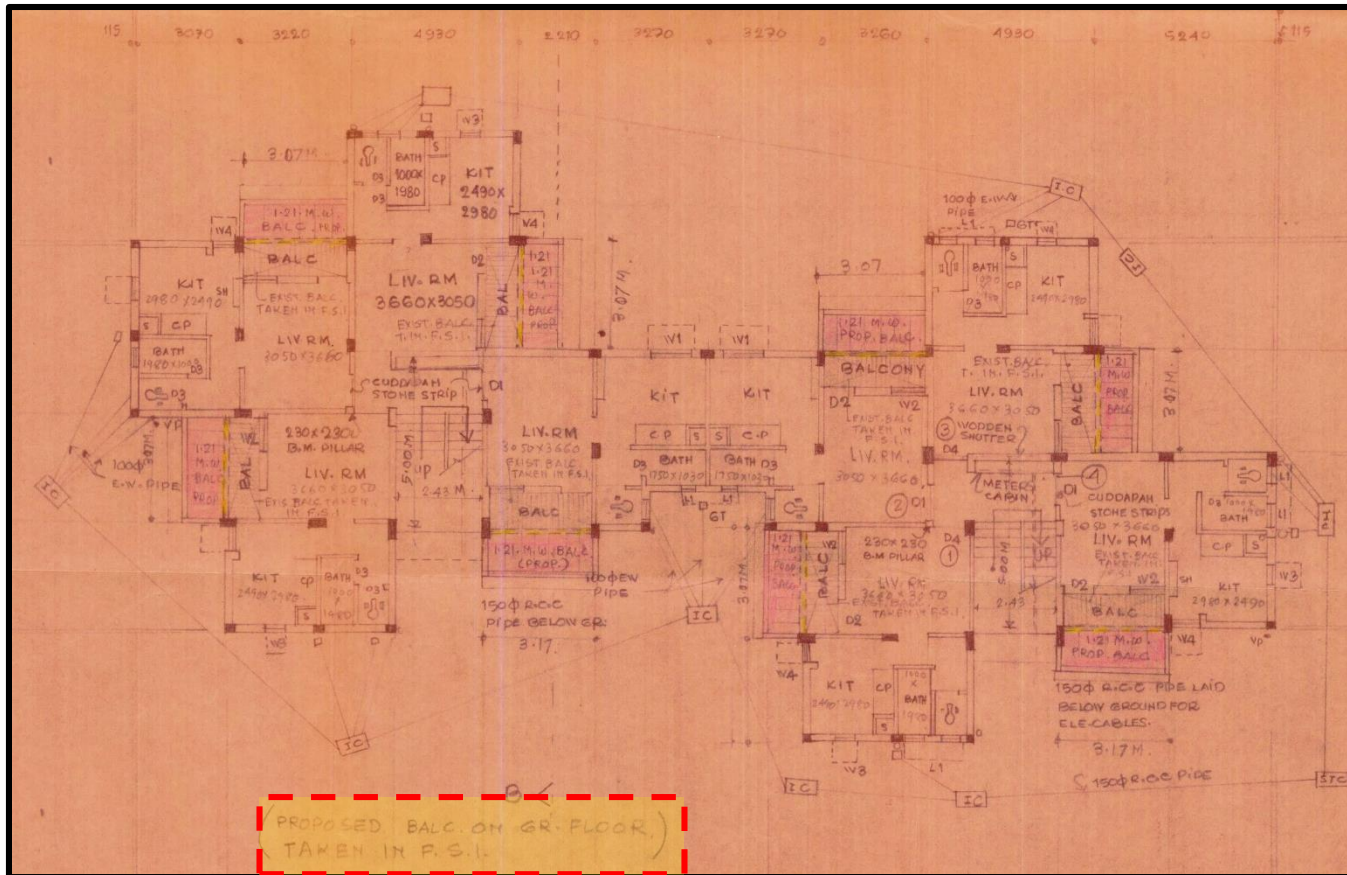
Note – Approved MHADA layout is not available with us, the same is being searched. It is required to have plot area & actual setback from Mhada/ DP & City Survey & other concerned authorities. If it is found less, then we have to take that area into consideration for further correspondence with MCGM

2. PLOT AREA & EXISTING AREA



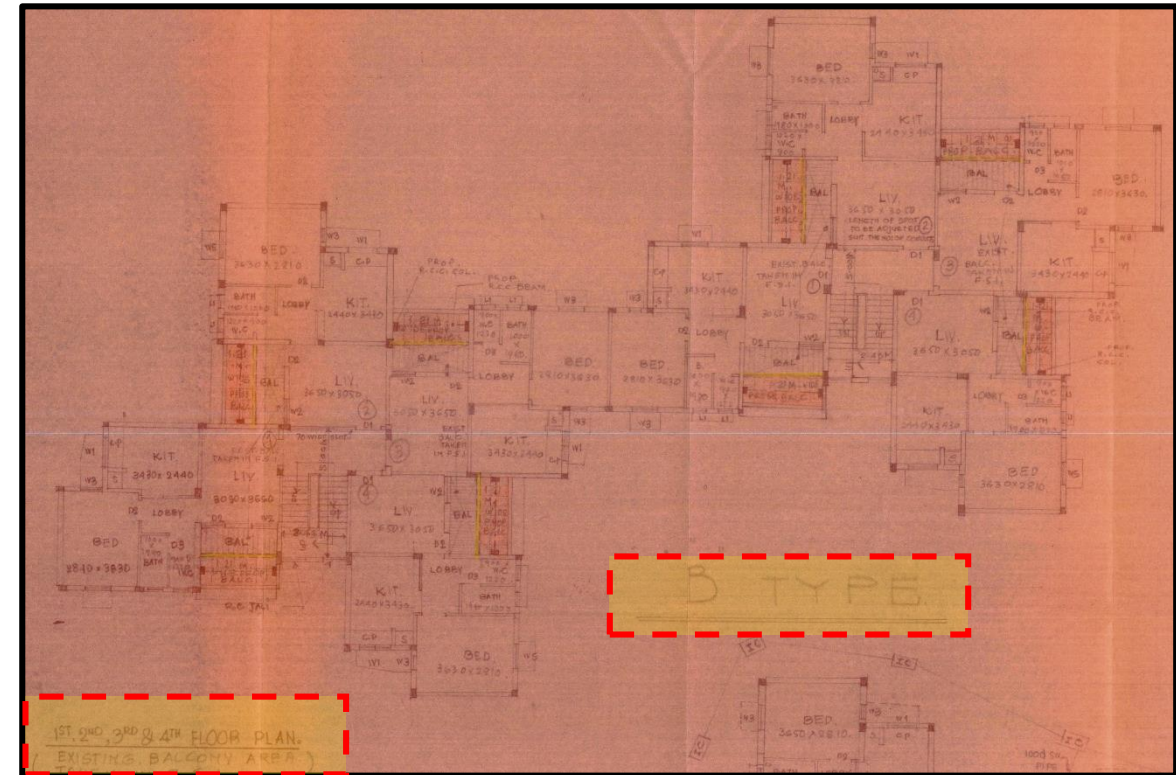
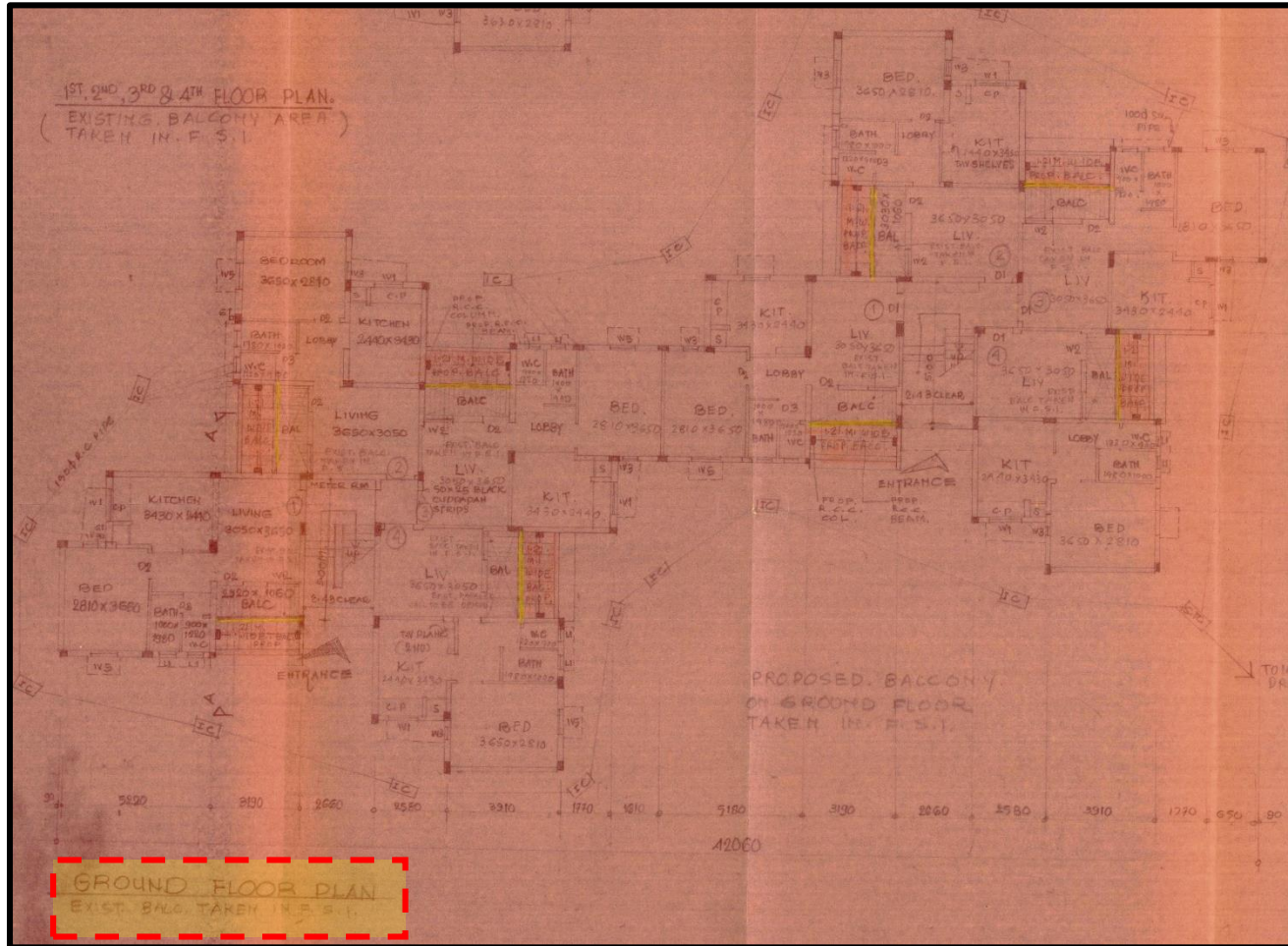
2. PLOT AREA & EXISTING AREA

A-TYPE



2. PLOT AREA & EXISTING AREA

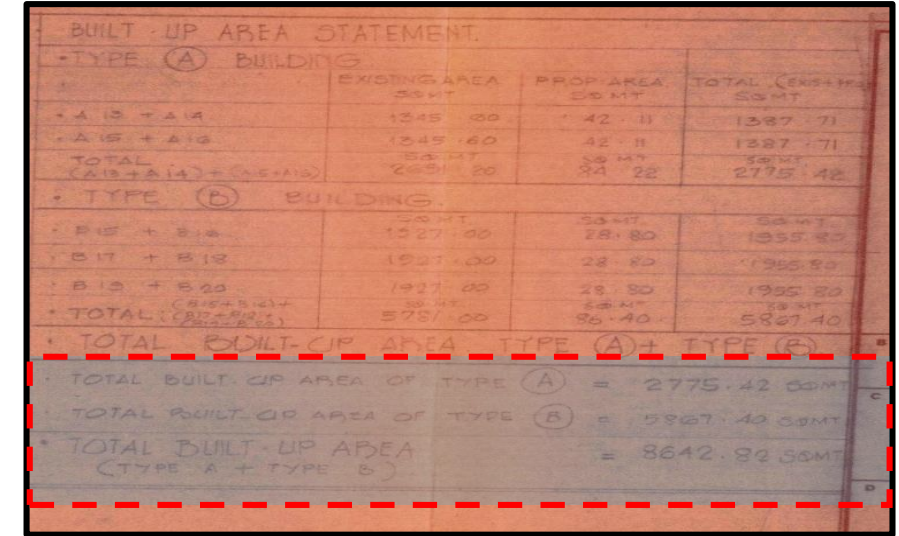
B-TYPE



2. PLOT AREA & EXISTING AREA

BEST SANMAN CHSL- CA STATEMENT

Building type/ No	Flats per building	Carpet Area per Flat (SqM)	Total Carpet Area (SQM)
A-13	20	32.36	647.20
A-14	20	32.36	647.20
A-15	20	32.36	647.20
A-16	20	32.36	647.20
B-15	20	44.47	889.40
B-16	20	44.47	889.40
B-17	20	44.47	889.40
B-18	20	44.47	889.40
B-19	20	44.47	889.40
B-20	20	44.47	889.40
Total			7925.20



BUILT-UP AREA STATEMENT

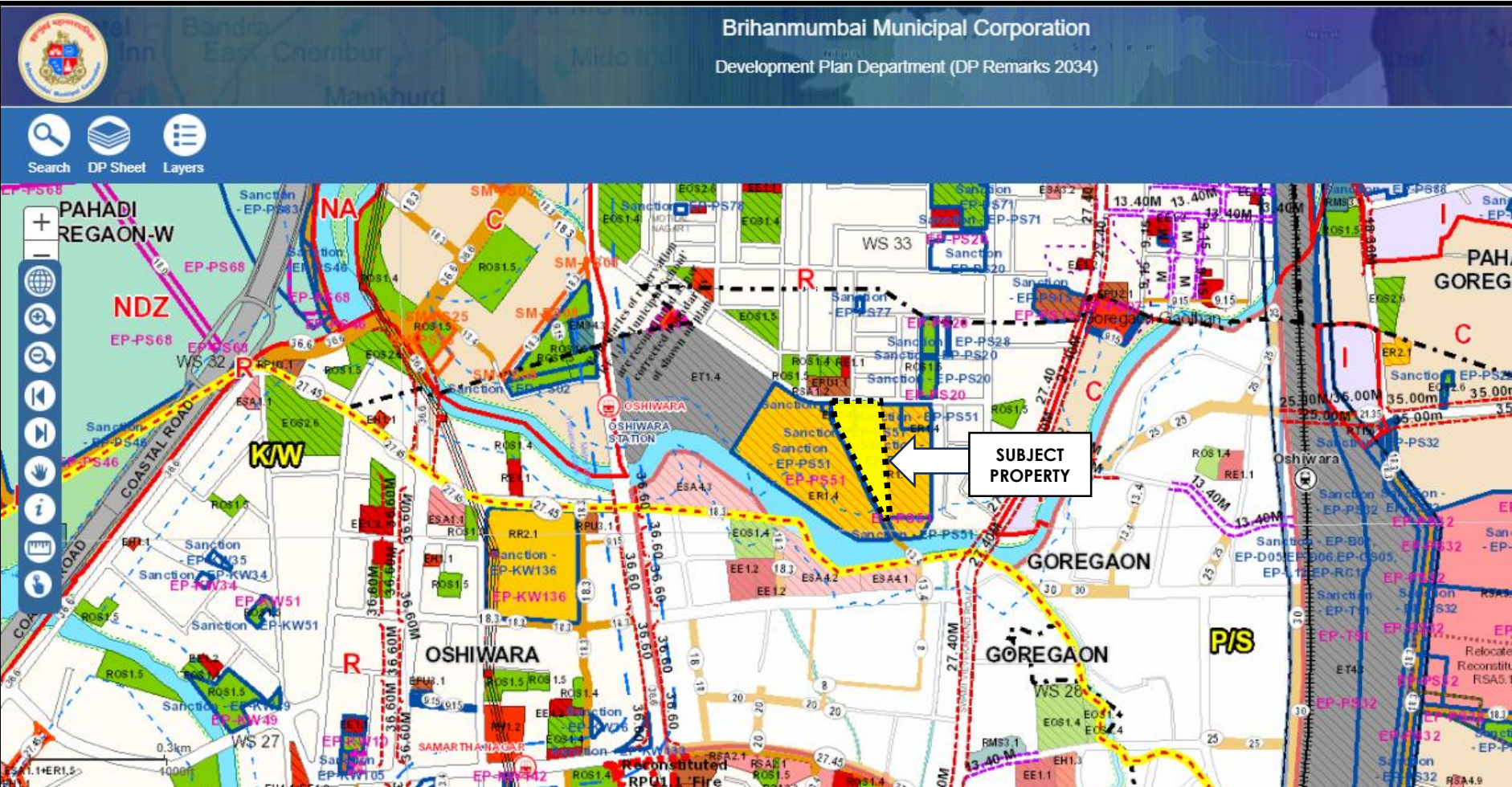
TYPE (A) BUILDING	EXISTING AREA (SQMT)	PROP AREA (SQMT)	TOTAL (EXIST+PROP) (SQMT)
A 13 + A 14	1345.00	42.11	1387.11
A 15 + A 16	1345.60	42.11	1387.71
TOTAL (A13+A14)+ (A15+A16)	2690.60	84.22	2775.42
TYPE (B) BUILDING	EXISTING AREA (SQMT)	PROP AREA (SQMT)	TOTAL (EXIST+PROP) (SQMT)
B 15 + B 16	1527.00	28.80	1555.80
B 17 + B 18	1527.00	28.80	1555.80
B 19 + B 20	1527.00	28.80	1555.80
TOTAL (B15+B16)+ (B17+B18)+ (B19+B20)	4581.00	86.40	4667.40
TOTAL BUILT-UP AREA TYPE (A) + TYPE (B)			
TOTAL BUILT-UP AREA OF TYPE (A) =			2775.42 SQMT
TOTAL BUILT-UP AREA OF TYPE (B) =			4667.40 SQMT
TOTAL BUILT-UP AREA (TYPE A + TYPE B)			8642.82

Building type/ No	Flats per building	Total Carpet Area (SqM)	Existing BUA (SqM)
Total CA A Type	80 Nos	2588.80	2775.42
Total CA B Type	120 Nos	5336.40	5867.40
		7925.20	8642.82

3. PLOT POTENTIAL

3. PLOT POTENTIAL

- DP REMARKS: SRDP2034 (WEBSITE)



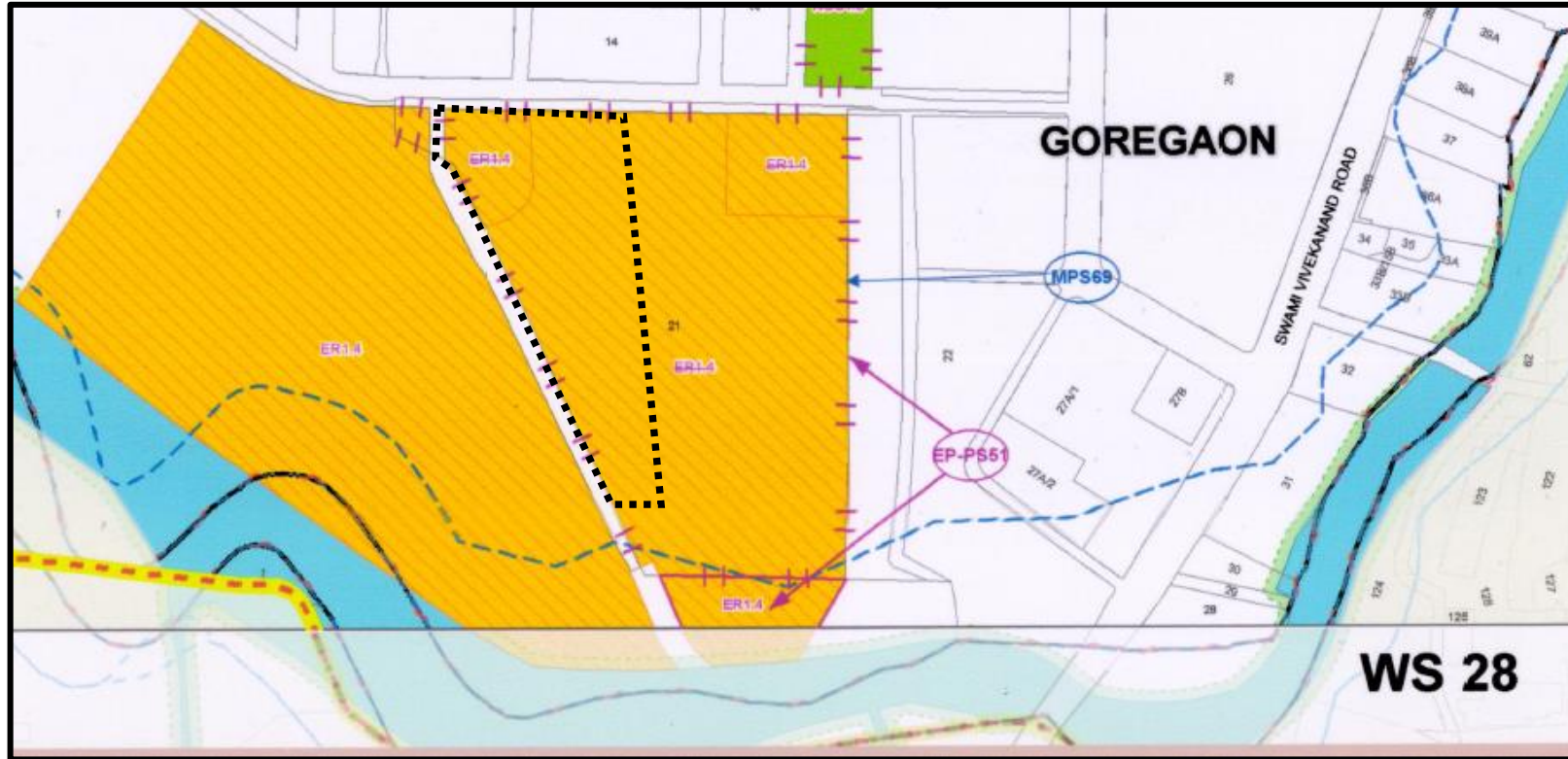
Plot Info		NOC Requirement	
Plot General Information			
Ward Name-	P/S		
Village/Division-	GOREGAON		
CTS/CS/FP No.-	21		
Reservation(s)-	No Permission Required		
Designation(s)-	DP Department's Permission Required		
DP Road(s)-	DP Department's Permission Required		
SM Sheet-	SM for WS 33		
EP Sheet-	EP for WS 33		

Plot Info		NOC Requirement	
NOCs for Building Plan Approval			
Coast:	MoEF and MCZMA		
Airport:	AAI (for building higher than 115 meters)		
Storm Water:	BMC SWD Department		
Sewerage:	BMC SP Department		
Waterpipes:	BMC HE Department		
Fire:	BMC Chief Fire Officer		
Existing Road:	BMC Ward Authority		

SOURCE: DP REMARK WEBSITE

3. PLOT POTENTIAL

- DP REMARKS: SP SHEET (WEBSITE)



Modification proposed by planning authority under section 30 of the MR & TP Act 1966

: Land under Best housing is **deleted from DR 1.4 & placed in R zone**

Substantial modification published by the government under section 31(1) of the Mr & TP Act 1966

: Modification under section 30 **is proposed to be sanctioned**

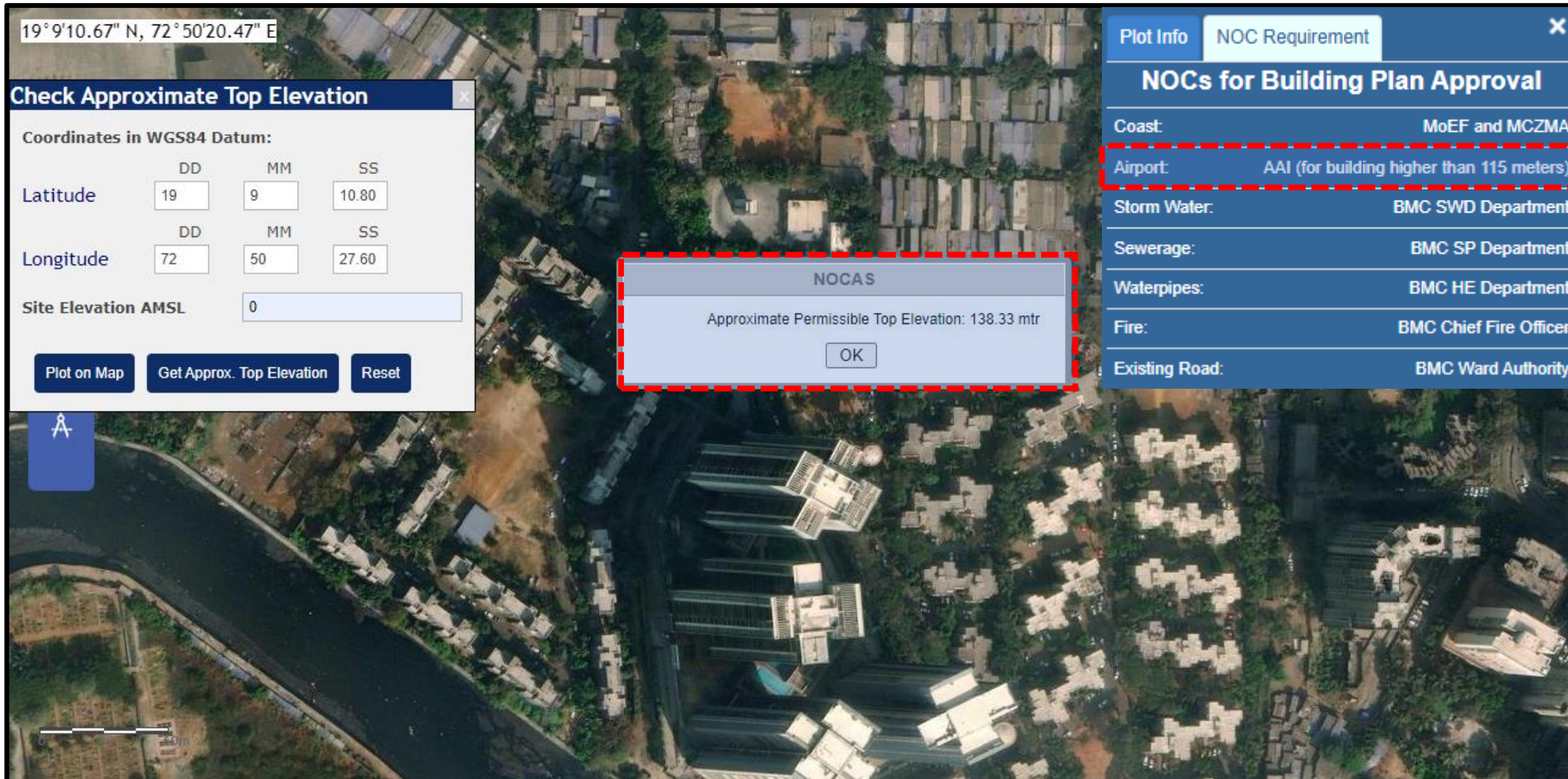
18	EP-PS59	MPS69	Existing road	All the internal roads in the Kama Municipal Industrial Estate are deleted.	Modification u/s 30 is proposed to be sanctioned
19	EP-PS51	MPS69	DR 1.4 (BEST कर्मचारी वसाहत)	भूखंडावरील (DR 1.4) ब्रेस्ट सेवानिवासस्थाने हे नामनिर्देशन रद्द करून सट्टर भाग रहिवाशी वापर क्षेत्रात समाविष्ट केला.	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे
			DR 1.4 (BEST Staff Quarters)	Land under BEST housing is deleted from DR 1.4 & placed in R Zone	Modification u/s 30 is proposed to be sanctioned
			3. ROS1.4 (रिडिंग)	मंजूर करण्यात आली आहे ते भूभाग रहिवाशी क्षेत्रात दाखविण्यात आले.	कलम 30 अंतर्गत फेरबदल मंजूर करण्याचे प्रस्तावित आहे

MODIFICATION U/S 30 IS PROPOSED TO BE SANCTIONED

SOURCE: DP REMARK WEBSITE

3. PLOT POTENTIAL

- PLOT POTENTIAL: CIVIL AVIATION (AAI)



19°9'10.67" N, 72°50'20.47" E

Check Approximate Top Elevation

Coordinates in WGS84 Datum:

	DD	MM	SS
Latitude	19	9	10.80
Longitude	72	50	27.60

Site Elevation AMSL: 0

Buttons: Plot on Map, Get Approx. Top Elevation, Reset

NOCAS

Approximate Permissible Top Elevation: 138.33 mtr

OK

NOC Requirement

Category	Requirement
Coast:	MoEF and MCZMA
Airport:	AAI (for building higher than 115 meters)
Storm Water:	BMC SWD Department
Sewerage:	BMC SP Department
Waterpipes:	BMC HE Department
Fire:	BMC Chief Fire Officer
Existing Road:	BMC Ward Authority

CIVIL AVIATION NOC WILL BE REQUIRED FOR BUILDING HEIGHTS GREATER THAN 115 MTRS AS PER SRDP2034, HOWEVER AS PER NOCAS II WEBSITE PERMISSIBLE TOP ELEVATION IS 138.33 MTRS (AMSL)

3. PLOT POTENTIAL

DP REMARKS: OBSERVATIONS

- Zone : Residential Zone (R) in P/S Ward
- Reservations affecting land :

Modification proposed by planning authority under section 30 of the MR & TP Act 1966

: Land under Best housing is **deleted from DR 1.4 & placed in R zone**

Substantial modification published by the government under section 31(1) of the Mr & TP Act 1966

: Modification under section 30 **is proposed to be sanctioned**

- Road affecting the land : Nil
- Existing Road : 18.40 Mtrs wide DP road on North side & road width ranging from 10.35 Mtrs to 17.06 Mtrs wide road along West side.
- Demarcation : The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E. (Survey) as case may be.

3. PLOT POTENTIAL

- DCPR 2034- REG 33 (5)

33(5) Development / Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA)

1) The FSI for a new scheme of Housing, implemented by MHADA on MHADA lands for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories shall be 3.0 on the gross plot area (exclusive of the Fungible Compensatory Area) and at least 60% BUA in such scheme shall be in the form of tenements under the EWS, LIG and MIG categories, as defined by the Government in Housing Department from time to time.

Provided that the Floor Space Indices above may be permitted to be exceeded up to 4.00 FSI in case of plots, having area of 4000 sq. m or above which front on roads having width of 18.00 m or more with prior approval of Govt.

2) For redevelopment of existing housing schemes of MHADA, containing (i)EWS/LIG and/or(ii)MIG and/or (iii) HIG houses with carpet area less than the maximum carpet area prescribed for MIG, the total permissible FSI shall be 3.0 on the gross plot area (exclusive of the Fungible Compensatory Area).

Provided that the Floor Space Indices above may be permitted to be exceeded up to 4.00 FSI in case of plots, having area of 4000 sq. m or above which front on roads having width of 18.00 m or more with prior approval of Govt.

2.1 Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co-operative societies or the occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:-

- ❖ DCR 33(5):

MHADA being the lessor/ land owning authority, provisions of 33(5) for FSI calculations will be applicable on CTS no 21 of village Goregaon.

- Plot Potential : 3.00 FSI + 1.00 FSI = 4.00 FSI
- Prorata for this layout : 00.00 SqM per Tenant (Approved MHADA layout is not available, Entire layout area has been considered)
- Fungible : 35% on Plot Potential

- ❖ DCR 31(3) (Compensatory Floor Space Index):

- DCR 31(3) is applicable with additional 35% for residential.
- Fungible area along with the carpet of existing tenement is entitled to the existing member. Society cannot sell that area as a saleable component.
- This FSI is over and above admissible floor space index and a premium is applicable for the same

- ❖ DCR 31(1)(i)(iv):

- For Claiming areas of Staircase, Lift Lobby & Passage as free of FSI by Paying Premium.

3. PLOT POTENTIAL



- DCPR 2034- REG 33 (5)

- ❖ Parking Regulation no.44

- Parking spaces to be provided in basements, podiums, within its stilted portion or on upper floors if exclusively used for mandatory parking.
- One parking for every eight tenements with carpet area less than or equal to 45 Sq.mt, one parking for every four tenements with carpet 45 – 60 Sq.mt, one parking for every two tenements with carpet 60 – 90 Sq.mt and one parking for every tenement with carpet area exceeding 90 sq.m.
- 10% Visitor parking to be mandatorily provided by Developer to the Society.

3. PLOT POTENTIAL

- TABLE SHOWING PERMISSIBLE FSI & BUA CALCULATION



PERMISSIBLE F.S.I. & B.U.A. CALCULATION

1	PLOT AREA	SQMT	12,437.17
2	PLOT AREA FOR AMENITY OPEN SPACE AS PER REG. 14(A)	SQMT	743.72
3	NET PLOT AREA	SQMT	11,693.45
4	PLOT AREA FOR FSI CALCULATION	SQMT	12,437.17
5	PERMISSIBLE FSI	SQMT	3.00
6	TOTAL PERMISSIBLE BUA	SQMT	37,311.51
7	ADDITIONAL 1 FSI FOR PLOT AREA GREATER THAN 4000 SQM & ROAD WIDTH 18.00 MTR	SQMT	12,437.17
8	NO OF TENANTS	SQMT	200
9	PRORATA	SQMT	0.00
10	TOTAL PERMISSIBLE BUA AS PER 33 (5) - (6 + 7 + 9)	SQMT	49,748.68
11	LESS COMMERCIAL BUA	SQMT	5,665.93
12	BALANCE AREA FOR RESIDENTIAL (10 – 11)	SQMT	44,082.75
13	RESIDENTIAL FUNGIBLE AREA 35 % - (12 x 35%)	SQMT	15,428.96
14	COMMERCIAL FUNGIBLE AREA 35 % - (11 x 35%)	SQMT	1,983.07
15	TOTAL PERMISSIBLE B.U.A. AFTER FUNGIBLE - (10 + 11 + 12 + 13)	SQMT	67,160.72
16	TOTAL APPROX. PERMISSIBLE RERA CARPET – (15/1.10)	SQMT	61,055.20
17	FSI TO BE CONSUMED ON PLOT	SQMT	5.40

CALCULATION OF AOS AS PER EG. 14(A)

PLOT AREA OF BEST SANMAN CHSL	12,437.17
AOS AS PER REG. 14(A)	743.72

Note: Separate deduction of AOS will not be applicable in case of Approval of Mhada layout With amenity.

3. PLOT POTENTIAL

CALCULATION OF ENTITLEMENT FOR EXISTING MEMBERS AS PER CIRCULAR DT. 25TH JULY 2024

A-TYPE FLATS (80 NOS.)				
REDEVELOPMENT WITH DEVELOPER UNDER DCPR 33 (5)				
Sr. No.	Description	Carpet Area in Sq. mt.	Carpet Area in Sq.ft.	Remarks
A	Existing Carpet Area Inclusive of Balcony	32.36	348.32	As per MHADA Sale Deed
B	Basic Entitlement – 35% on Existing Carpet Area	11.33	121.91	35% on (A)
C	Total	43.69	470.24	A + B
D	Carpet Area as per clause 2.1.A.(i).a of new DCPR 33(5)	43.69	470.24	Min 376.74 Sq. Ft.
E	Additional Entitlement on Plot Area greater than 4,000 Sqm. – 15% on existing Carpet Area as per clause 2.1.A.(i).b of new DCPR 33(5).	4.85	52.25	15% on A
F	Total Residential Carpet Area per Tenement (D + E)	48.54	522.48	D + E
G	Fungible Area as per DCPR 31(3) – 35% additional	16.99	182.87	35% on F
H	Free Fungible on existing	10.30	110.83	35% on A less 10% Balcony
I	Paid Fungible	6.69	72.04	G-H
J	Total Carpet Area per Tenement including Free Fungible	58.84	633.31	F + H
K	Total Carpet Area per Tenement including Free + Paid Fungible	65.53	705.35	F + G

B-TYPE FLATS (120 NOS.)				
REDEVELOPMENT WITH DEVELOPER UNDER DCPR 33 (5)				
Sr. No.	Description	Carpet Area in Sq. mt.	Carpet Area in Sq.ft.	Remarks
A	Existing Carpet Area Inclusive of Balcony	44.47	478.68	As per MHADA Sale Deed
B	Basic Entitlement – 35% on Existing Carpet Area	15.56	167.54	35% on (A)
C	Total	60.03	646.21	A + B
D	Carpet Area as per clause 2.1.A.(i).a of new DCPR 33(5)	60.03	646.21	Min 376.74 Sq. Ft.
E	Additional Entitlement on Plot Area greater than 4,000 Sqm. – 15% on existing Carpet Area as per clause 2.1.A.(i).b of new DCPR 33(5).	6.67	71.80	15% on A
F	Total Residential Carpet Area per Tenement (D + E)	66.71	718.01	D + E
G	Fungible Area as per DCPR 31(3) – 35% additional	23.35	251.30	35% on F
H	Free Fungible on existing	14.15	152.31	35% on A less 10% Balcony
I	Paid Fungible	9.20	99.00	G-H
J	Total Carpet Area per Tenement including Free Fungible	80.85	870.32	F + H
K	Total Carpet Area per Tenement including Free + Paid Fungible	90.05	969.32	F + G

ENTITLEMENT AS PER CALCULATION OF 33(5) FOR A-TYPE IS 65.53 SQM. & FOR B-TYPE IS 90.05 SQM. WHICH CONSISTS OF PAID FUNGIBLE 6.69 SQM & 9.20 SQM RESPECTIVELY FOR A & B TYPE, DEVELOPER MAY OFFER 58.84 SQM & 80.85 SQM FOR A & B TYPE EXCL. PAID FUNGIBLE. BUT IF DEVELOPER OFFERS CA BELOW 58.84 SQM & 80.85 SQM THEN IN SUCH CASE LESS AREA OFFERED BELOW 58.84 SQM & 80.85 SQM SHALL BE KEPT IN ABEYANCE.

3. PLOT POTENTIAL

PLOT AREA & EXISTING AREAS: EXISTING AREA & PROPOSED OFFER

EXISTING MEMBERS AREA & PROPOSED OFFER			
1	EXISTING MEMBERS RESIDENTIAL CARPET AREA INCLUDING BALCONY (A & B TYPE)	SQ.MT.	7925.20
2	EXISTING MEMBERS BUILT UP AREA APPROX. AS PER OLD CERTIFIED RECORD PLAN DTD. 19TH JULY 1989	SQ.MT.	8642.82
3	PROPOSED CARPET AREA PER MEMBER- A TYPE	SQ.MT.	65.53
4	PROPOSED CARPET AREA PER MEMBER- B TYPE	SQ.MT.	90.05
5	TOTAL CARPET AREA RESERVED FOR EXISTING MEMBERS A & B TYPE (CA to BUA Ratio 1.20)	SQ.MT.	16048.53
6	TOTAL BUA RESERVED FOR EXISTING MEMBERS	SQ.MT.	19258.24
7	% OF CARPET AREA INCREASE- A TYPE	%	202.50%
8	% OF CARPET AREA INCREASE- B TYPE	%	202.50%
9	BALANCE BUILTUP AREA FOR SALE RESIDENTIAL	SQ.MT.	40253.48
10	BALANCE BUILTUP AREA FOR SALE COMMERCIAL	SQ.MT.	7649.00
11	BALANCE RERA CARPET AREA FOR SALE RESIDENTIAL (CA to BUA Ratio 1.10)	SQ.MT.	36594.07
12	BALANCE RERA CARPET AREA FOR SALE COMMERCIAL (CA to BUA Ratio 1.10)	SQ.MT.	6953.64

4. FSI CHARGES

4. FSI CHARGES

- FSI CHARGES: TDR & FSI CHARGES

CHART SHOWING APPROX. T.D.R. & F.S.I. RATES			
1	READY RECKONER LAND RATE- 2024-2025	PER SQ.MT.	58,390/-
2	READY RECKONER RESIDENTIAL RATE- 2024-2025	PER SQ.MT.	1,32,840/-
3	RATE FOR FUNGIBLE FSI RESIDENTIAL @ 50 % of R.R.	SQ.MT.	29,195/-
4	RATE FOR FUNGIBLE FSI COMMERCIAL @ 60 % of R.R.	SQ.MT.	35,034/-
5	RATE FOR MHADA PREMIUM ON TOTAL BUA AS PER 33(5) @ 40% OF RR ON BUA AS PER 33(5) i.e. (37311.51 - 8642.82 = 28668.69 SQM.)	SQ.MT.	23,356/-
6	RATE FOR MHADA PREMIUM @ 60% OF RR ON BUA ADDITIONAL 1 FSI AS PER 33(5), PLOT SIZE GREATER THAN 4000 SQM AND ROAD WIDTH 18 MTRS @ 60% OF RR i.e. 12437.17	SQ.MT.	35,034/-
7	RATE FOR MHADA PREMIUM COMMERCIAL@ ADDITIONAL 50% ON 40% OF RR ON COMMERCIAL BUA i.e. 5665.93 SQM	SQ.MT.	11,678/-
8	LR/ RC RATIO	SQ.MT.	1.93

4. FSI CHARGES

- FSI CHARGES: TABLE SHOWING FSI & TDR TO BE PURCHASED

CHART SHOWING FSI TO BE PURCHASED			
1	PERMISSIBLE BUA AS PER 33 (5) - 3 FSI	SQ.MT.	37311.51
2	FSI TO BE PURCHASED FROM MHADA (PERMISSIBLE BUA – EXISTING BUA) @ 40% OF RR	SQ.MT.	28668.69
3	ADDITIONAL 1 FSI – PLOT SIZE GREATER THAN 4000 SQM AND ROAD WIDTH 18 MTRS @ 60% OF RR	SQ.MT.	12437.17
4	COMMERCIAL BUA WITH ADDITIONAL PREMIUM @ 50% ON 40% OF RR ON COMMERCIAL BUA	SQ.MT.	5665.93
5	TOTAL PERMISSIBLE RESIDENTIAL FUNGIBLE	SQ.MT.	15428.96
6	TOTAL PERMISSIBLE COMMERCIAL FUNGIBLE	SQ.MT.	1983.07
7	FUNGIBLE FSI FREE OF PREMIUM (EXISTING CA/1.10 x 1.20 x 0.35)	SQ.MT.	3025.99
8	FUNGIBLE FSI TO BE PURCHASED RESIDENTIAL	SQ.MT.	12402.98
9	FUNGIBLE FSI TO BE PURCHASED COMMERCIAL	SQ.MT.	1983.07

4. FSI CHARGES

- FSI CHARGES: COST CALCULATION

COST CALCULATIONS			
	FSI PAYMENTS		
A	PREMIUM CHARGES FOR RESIDENTIAL	RS.in cr.	66.96
B	PREMIUM CHARGES FOR COMMERCIAL	RS.in cr.	6.62
C	FUNGIBLE PREMIUM RESIDENTIAL	RS.in cr.	36.21
D	FUNGIBLE PREMIUM COMMERCIAL	RS.in cr.	6.95
E	PREMIUM CHARGES FOR ADDITIONAL 1 FSI	RS.in cr.	43.57
F	STAIRCASE PREMIUM	RS.in cr.	6.13
	TOTAL APPROX. FSI PAYMENTS	RS.in cr.	166.43

5. GOVERNMENT PREMIUMS

5. GOVERNMENT PREMIUMS

- GOVERNMENT PREMIUMS : COST CALCULATION

GOVERNMENT PREMIUM PAYMENTS – A2			
A	PREMIUM/ INFRASTRUCTURE CHARGES TO MHADA	RS.in cr.	16.80
B	PREMIUM FOR RG RELOCATION @ 10% OF RR ON RG AREA OF 1865.00 SQM	RS.in cr.	1.09
C	RG CAPITALIZED LEASE RENT	RS.in cr.	0.34
D	RG ADVANCE LEASE RENT	RS.in cr.	1.31
E	SCRUTINY FEES & DEBRIS REMOVAL	RS.in cr.	0.013
F	LAYOUT APPROVAL FEES+WATER DEPOSIT	RS.in cr.	0.12
G	SCRUTINY FEES 128 RS/SQMT FOR RESI. 243 RS/SQMT FOR COMM	RS.in cr.	0.95
H	IOD DEPOSIT (10.764/SQMT)	RS.in cr.	0.07
I	DEBRIS DEPOSIT & BG	RS.in cr.	0.45
J	DEVLOPMENT CHARGES LAND COMP. (1% OF.R. R LAND)	RS.in cr.	0.73
K	DEVLOPMENT CHARGES BLDG. COMP. (4% OF R.R. LAND)	RS.in cr.	13.90
L	DEVLOPMENT CHARGES BLDG. COMP. (8% OF R.R. LAND)	RS.in cr.	3.57
M	LABOUR WELFARE CESS 30250 x 1 % x A-14	RS.in cr.	4.06
N	PREMIUM FOR OPEN SPACE DEFICIENCY	RS.in cr.	31.86
O	C.C. COMPLIANCE (CFO CAPITATION FEES & NOC, EETC NOC, MOEF NOC, HRC NOC, TREE NOC, CIVIL AVIATION NOC, SWD NOC, SWM NOC, SP & SO REMARKS, HE NOC, AEWV REMARKS, NO DUES FROM HE- SEWERAGE & AEWV, ROYALTY, PCO CHARGES ETC.)	RS.in cr.	14.46
P	LUC PREMIUM CALCULATED FOR 3 YEARS	RS.in cr.	14.20
Q	WATER & SEWERAGE CHARGES	RS.in cr.	4.94
TOTAL APPROX. GOVERNMENT PREMIUMS		RS.in cr.	108.88

***LUC has been considered on plot potential, whereas notification from corporation is still pending, in case if notification is given as per the directives of Supreme court, It will get reduced and will be applicable on land parcel only. We have considered stringent calculation.

6. CONSTRUCTION & IMPLEMENTATION

6. CONSTRUCTION & IMPLEMENTATION



- CONSTRUCTION & IMPLEMENTATION COSTS

CONSTRUCTION & IMPLEMENTATION CHARGES – A3			
A	AVG. CONSTRUCTION COST @ 3500/ SQFT. A-14 x 90% LOADING AREA	RS.in cr.	480.74
B	CONSULTANTS		
	DESIGN ARCHITECT		
	LIOASONING ARCHITECT		
	R.C.C., CFO, LANDSCAPE, LIST, PARKING & MEP	RS.in cr.	31.90
	FINANCIAL CONSULTANT		
	LEGAL & RERA CONSULTANT		
	PROJECT MANAGEMENT CONSULTANT, STAKE HOLDER MANAGER		
	CONSTRUCTION MANAGEMENT CONSULTANT		
C	AVERAGE RENT RESIDENTIAL @ 93 RS PER SQ.FT. FOR 48 MONTHS (BASE RENTAL RATE OF INR 80/- SQFT WITH 10% ESCALATION FOR 48 MONTHS)	RS.in cr.	38.08
D	CORPUS FUND @ 1800 PER SQ.FT.	RS.in cr.	15.36
E	STAMP DUTY	RS.in cr.	9.99
F	GST ON REHAB	RS.in cr.	12.79
G	OTHER COST (MHADA- MB)	RS.in cr.	22.12
H	OTHER COST (MHADA- SPA)	RS.in cr.	14.46
I	GST ON CONSTRUCTION & CONSULTANTS COST @ 18%	RS.in cr.	92.28
J	TOTAL CONSTRUCTION & IMPLEMENTATION COST	RS.in cr.	717.72

7. SUMMARY OF PROJECT EXPENSES

7. SUMMARY OF PROJECT EXPENSES



- SUMMARY OF APPROX. PROJECT EXPENSES

TOTAL FSI CHARGES PAYMENTS – A1	RS.in cr.	166.43
TOTAL GOVERNMENT PREMIUM PAYMENTS – A2	RS.in cr.	108.88
TOTAL CONSTRUCTION & IMPLEMENTATION COST – A3	RS.in cr.	717.72
GRAND TOTAL (A1 + A2 + A3)	RS.in cr.	975.03
INTEREST COST@ 15 % ON 33 % OF GRAND TOTAL FOR 30 MONTHS	RS.in cr.	122.89
TOTAL COST INCLUDIG INTEREST	RS.in cr.	1115.91

8. RECOVERY

8. RECOVERY

- RECOVERY FROM THE PROJECT

RECOVERY FOR DEVELOPER		
RERA CARPET AREA FOR SALE RESIDENTIAL	IN SQ.FT.	3,93,898.62
RERA CARPET AREA FOR SALE COMMERCIAL	IN SQ.FT.	74,848.94
NO OF PARKING FOR SALE		721.00
MARKET RATE FOR RESIDENTIAL	RS.	30,000/-
MARKET RATE FOR COMMERCIAL		45,000/-
MARKET RATE FOR PARKING	RS.	7,00,000/-
APPX. RECOVERY FROM RESIDENTIAL	RS.in cr.	1181.7
APPX. RECOVERY FROM COMMERCIAL	RS.in cr.	336.82
APPX. RECOVERY FROM PARKING	RS.in cr.	50.47
RECOVERY	RS.in cr.	1568.99
NET PROFIT	RS.in cr.	453.07
	PROFIT IN %	40.60%
	PROJECT COST PER SQ.FT. WITH INTEREST	23,806/-
	PROJECT COST PER SQ.FT. WITHOUT INTEREST	21,184/-

9. ASSUMPTION, OBSERVATION & REMARKS

9. ASSUMPTION, OBSERVATION & REMARKS



ASSUMPTION & OBSERVATION

- Approx. Additional Area of 202.50% on Existing Carpet Area i.e., 7925.20 SqM (85306.85 SqFt) has been considered for existing members, Approx. Built-up Area of 19258.24 SqM (207295.65 SqFt) will be provided.
- Approx. CA of 705.35 SqFt for A-Type & 969.32 SqFt for B-Type has been considered for existing members.
- Average Market rate of sale is considered as INR 30,000/- SqFt (Resi) & INR 45,000/- SqFt (Comm) as per prevailing conditions in market.
- CTS no 21 of Village Goregaon is **not** mentioned in circular **dt. 23rd May 2018**, In such case planning authority will be MCGM (BMC). MHADA being the lessor/ land owning authority, **provisions of 33(5) for FSI calculations will be applicable** on CTS no 21 of village Goregaon. Further Representations/ prayer to be made to BEST/ MHADA for inclusion of the CTS no 21 of village Goregaon under MHADA as planning authority.
- In order to consume 5.40 FSI, Building Height may reach to 120 Mtrs subject to finalisation of plans and approval from authorities.
- Construction cost is considered as INR 37,674/- Sq.mt i.e., 3500 /-SqFt (Excluding GST) on 90% Additional area i.e., 1.90 times Total Permissible BUA. It includes following costs:
 - Construction of Podium, Ramp, Stilt, Residential flats, Staircase, UGT, OHWT & LMR complete finishing with lock & key.
 - Passenger lift/ Stretcher lift, Firefighting & CCTV installation.
 - Landscaping, Clubhouse, Gymnasium & Misc. Infrastructure related works.
- Consultants' fees are considered as INR 2500/- Sq.mt i.e., 232/- SqFt (Excluding GST) on 90% Additional area i.e., 1.90 times Total Permissible BUA.
- Average Residential Rent is considered @ 93 Rs per SqFt for 48 months (Considering 10% escalation to the base rent of INR 80/- SqFt).
- Carpet to BUA ratio (RERA) for calculation of saleable area is considered as 1.10 (subject to change upon finalization of architectural plans).
- Staircase area is considered as 25% for Staircase premium calculation purpose (subject to change upon finalization of architectural plans).
- We have assumed as 100 % Deficiency for calculation of Open Space Deficiency Premium (subject to change upon finalization of architectural plans).
- Interest cost is considered as 15.00% on 33% of Project payments for 30 Months.
- Total project cost including interest cost: **1115.91 Cr.**
- Total revenue from project is **1568.99 Cr.**, tentative profit from project is **453.07 Cr.** i.e. **40.60%**.
- Any additional cost in case if BEST/ MHADA may ask for any representation or NOC has not been considered in the calculations.

10. SENSITIVITY ANALYSIS

10. SENSITIVITY ANALYSIS

SENSITIVITY ANALYSIS

A} ADDITIONAL AREA: As per variations in additional area to members, project cost & revenue varies which can be seen in table below, Additional area to members is considered as 202.50%, 212.63% & 222.75% respectively, variation in cost & revenue and its impact on profitability can be studied in below table:

ADITIONAL AREA %	PROJECT COST (CR.)	REVENUE (CR.)	PROFIT (CR.)	PROFIT %
202.50% (705.35 SqFt & 969.32 SqFt)	1115.91	1568.99	453.08	40.60%
212.63% (740.62 SqFt & 1017.68 SqFt)	1116.41	1539.74	423.33	37.92%
222.75% (775.89 SqFt & 1066.25 SqFt)	1116.91	1510.42	393.51	35.23%

B} COST INCREASE/ DECREASE: As per escalations in Cost-If the estimated cost changes, the estimated profit shall increase or decrease accordingly. We have assumed a 10%, 5% decrease and increase respectively from our estimated cost of INR 1115.91 Crore with 202.50% additional area to members

COST ESCALATION	REVENUE (CR.)	PROJECT COST (CR.)	PROFIT (CR.)	PROFIT %
-10%	1568.99	1014.46	554.53	54.66%
-5%	1568.99	1062.77	506.22	47.63%
0%	1568.99	1115.91	453.08	40.60%
5%	1568.99	1171.71	397.28	33.91%
10%	1568.99	1227.50	341.49	27.82%

10. SENSITIVITY ANALYSIS



SENSITIVITY ANALYSIS

C) SELLING RATE INCREASE/ DECREASE: As per variations in Capital Value Price-If the estimated capital value of unsold area changes, the estimated revenue shall increase or decrease accordingly thereby increasing or decreasing the profit respectively. We have assumed at decrease and increase of Rs.1500.00 respectively from our base price of INR 30,000 per sq. ft. Additional INR 50.47 Cr. from Parking (Total Parking: 721 nos. @ INR 7,00,000/- for Each Parking) & INR 336.82 Cr. from Commercial (74,848.94 SqFt @ INR 45,000/- SqFt

UNSOLD AREA TO BE SOLD @ ON CARPET	REVENUE (CR.)	PROJECT COST (CR.)	PROFIT (CR.)	PROFIT %
27000	1450.82	1115.91	334.91	30.01%
28500	1509.90	1115.91	393.99	35.31%
30000	1568.99	1115.91	453.08	40.60%
31500	1628.07	1115.91	512.16	45.90%
33000	1687.16	1115.91	571.25	51.19%

11. CONCLUSION & WAY FORWARD

11. CONCLUSION

- CONCLUSION: APPROX. BENEFITS TO EXISTING MEMBERS

BENEFITS TO MEMBERS					
DESCRIPTION	NO OF FLATS	EXISTING CARPET AREA INC. BAL (SQFT)	PROPOSED MOFA CARPET AREA WITH 202.50% ADDITIONAL AREA(SQFT)	AVG. MONTHLY RENT @ INR 93/- SQFT	CORPUS @ INR 1800/- SQFT
A TYPE FLATS	80	348.32	705.35	₹ 32,394.04	₹ 6,26,981.47
B TYPE FLATS	120	478.67	969.32	₹ 44,516.78	₹ 8,61,615.14

11. WAY FORWARD



- WAY FORWARD: DOCUMENTS & CLARIFICATIONS

- ❖ After studying the complete project whereabouts, it looks viable redevelopment project of BEST SANMAN CHSL considering prevailing MCGM regulations and prevailing market rates, which requires project specific approach to be a successful redevelopment project.
- ❖ We have considered Plot area as per Sub-lease agreement (unregistered). MHADA Demarcation and City survey is required to authenticate exact plot area.
- ❖ Title is to be rectified with appropriate representation to BEST & MHADA. Title Certificate will be required to move forward in redevelopment.

Note: Above Report Has Been Prepared On The Basis Of Information, Documentation Shared By The Society.

11. WAY FORWARD



- WAY FORWARD

Progov Solutions is fully capable and experienced in working on all the models of redevelopment and committed to deliver the results in time. Our utmost priority shall always be to protect the interest & safety of all existing members of the society and delivering the project in optimum time, so that members' relocation stays minimum. Progov has vast experience in Mumbai metropolitan region and working associates / investors of various scales in real estate market. We are committed to deliver the above feasibility study results to reflect through actual project delivery, by being a trusted service partner of the project.

Thank You!