

: FEASIBILITY REPORT :

DATE: 28 JULY 2023

REDEVELOPMENT OF SIMLA HOUSE CHS LTD

Under Regulations of DCPR 2034

33-7B , 33-9, 33-11



Consultant Architect : Architectural Associates

13b, Hindustan Kohinoor Industrial. Complex, LBS Marg, Vikhroli [W], Mumbai -83 Tel : 022 25772478/9 email : info@artdesk.in



1. OBJECTIVE:

The Society desires to evaluate the Offer of the Developers for redeveloping the Site within the framework of the laws of the land.

2. BASES:

This report is prepared by the office of 'Architectural Associates' and is to be read and understood, subject to the following conditions:

1. 'Architectural Associates' is preparing this Report without prejudice and Liability.
2. The contents of the documents of the Society are assumed as accurate, prior to commencement of their examination by the Architect.
3. The Architect makes possible efforts to ensure that the data provided herein is as per sources as available to its office, and as stated time to time wherever possible. Any error, omission or inadmissibility on account of source information is not the liability of 'Architectural Associates'.
4. The Report also comments on the new DCPR 2034 as released on 13 Nov 2018

All the above are completely applicable to this document, irrespective of anything written anywhere else.

Finally, this **RE -DEVELOPMENT REPORT UNDER 33-7B REGULATION AND REG 30 OF FSI AS PER ROADWIDTH + CLUSTER DEVELOPMENT SCHEME 33-9 + PTC SCHEME 33-11** to check and validate the redevelopment feasibility and benefits and is as per available records on that date. Architectural Associates reserves the right to alter its opinion on one or all the matters stated herein at a future date, without any obligation whatsoever to any person/s.

3. METHODOLOGY:

The report proceeds with its investigation with two tools: Facts, Opinions.

Facts pertaining to a variety of relevant details are obtained and collated to form a basic pool of available data, upon which then, the report attempts to develop a calculated opinion, taking into account the Architect's experience and overview of market forces and industry standards for building development.

On the whole, the process of investigation broadly follows a sequence as under:

1. Physical Site:

a. **Title:** The nature of land Ownership are evaluated and supported by a statutory document such as Conveyance Document + Property Cards which was terminated by due process of law as provided by the Society.

b. **Site Visit:** Visits to site are undertaken to examine the extent of the property, road access to site, nature of development around it, presence of existing structures on it, presence of vegetation on it etc.

c. **Quantification of land area:** As per Document provided by the Society , as per Survey of Land and as per procurement of plans from BMC Archives

d. **Quantification of area and collation of details of Existing Structure/s (if any):** As per information provided by the Society.

2. DEVELOPMENT CONTROL PARAMETERS:

a. Development Plan Remarks: *“The uses of all lands situated within the municipal limits of Greater Bombay, which have been allocated, designated or reserved for certain purposes in the development plan, shall be regulated in regard to type and manner of development/re-development”¹*, according to DCPR 2034.

To obtain clarity on such permissible uses, as per the current Development Plan of the MCGM, and to obtain remarks on the applicability of remarks/permissions from other/special statutory bodies, Development Plan Remarks are sought for the Site.

b. Road Regular/Widening Remark: The access road to the site and/or other roads abutting the site may be subject to certain widening and/or such reservation/s or provisions under the jurisdiction of the MCGM. For such purposes, the remarks from the relevant department of the MCGM shall be sought, to evaluate the necessary reservation/s which may need to be considered while evaluating the feasibility of development of the site.

c. Development Control Regulations: The Development Control Regulations are applicable as under:

“Applicability:

(1) Development and Construction — Except as hereinafter otherwise provided, these Regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user, etc., as well as to the design, construction or reconstruction of, and additions and alterations to a building.

d. Any Other Remarks: Besides the remarks as above mentioned, depending on the nature of the site, one or several other remarks (as may be deemed necessary/recommended) from bodies may be sought.

3. Types of Permissible Development: Based on all the above exercises, several types of development may emerge as permissible on the Site. These types of development are then collated and a list prepared, which is then put to scrutiny with a focus on feasibility, within empirical site specific factors. Some of the legally feasible development types may be ruled out, and a short-list is arrived at. This list is then taken forth to the next part of the report’s analysis.

4. Redevelopment Possibilities: Based on the available data so far, the Architect shall prepare a list of parameters which could govern the probable redevelopment of the Site.

4. REPORT :

4.1 PLOT AREA AS PER CONVEYANCE DEED :: 9908.14 SM

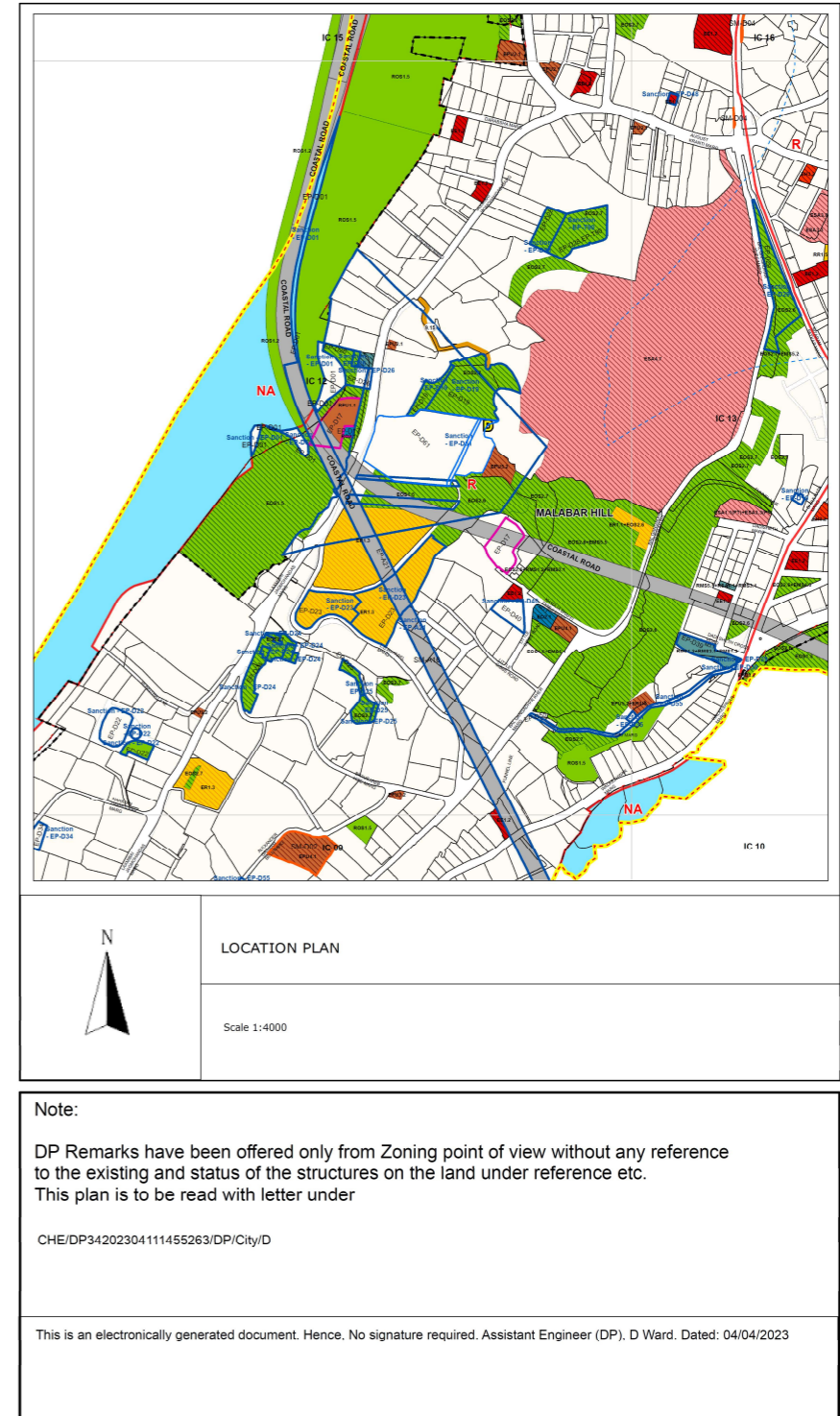
THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL that piece or parcel of Pension and Tax Tenure (cess redeemed) land or ground hereditaments and premises together with all the structures standing thereon situated lying and being at Napean Sea Road, Bombay in the -- Registration District and Sub-District of Bombay, ad-measuring 11850 square yards or thereabouts equivalent to 9908.14 square metres or thereabouts being Plot No.B forming part of a larger plot of land contain-ing according to Cadastral Survey Records an area of 23,292 square yards or thereabouts and bearing Collector's Old No. 702 and Collector's New Nos. A-1/3191 and A-2/3191 and Cadastral Survey Nos. 442, 443 and 444 of Malabar and Cumballe Hill Division and assessed by the Assessor and Collector of Municipal Rates and Taxes formerly under "D" Ward Nos. 3294(1), (2) Street Nos. 53 @ 83 and 83A HG and 52 @ 83 and 83-A HG; "D" Ward No. 3279 Street No.2 and at present under "D" Ward Nos. 3294(1)(2), 3294(3) 3294(4) and 3294(5) and Street Nos. 51, 51A, 51B, 53A

4.2 : EXISTING RESIDENTIAL FLATS + SHOPS CARPET AREAS ::

RESIDENTIAL	246 MEMBERS	195898 SFT
SHOPS	2	IN GARAGE AREAS
GARAGES	76	
	CARPET AREAS AS PER CONVEYANCE DEED	CARPET AREAS WITH MIN 35SM / 376 SFT IN 33-9 CDS
	SFT	SFT
WING A	45289.70	46975.54
WING B	46542.20	49873.98
WING C	10796.90	10796.90
WING D	46407.42	50717.84
WING E	46861.69	48539.98
TOTAL EXISTING CARPET AREA	195897.91 SFT	206904.24 SFT

4.3: PROVISIONS OF DCPR 2034 :



**Brihanmumbai Municipal Corporation
(Development Plan Department)**

Development Plan 2034

Office of the Chief Engineer (Development Plan),
 5th Floor, Annexe Building,
 Municipal Head Office,
 Mahapalika Marg, Fort, MUMBAI - 400 001.

OWNERS :: SIMLA HOUSE CHS LTD

CONSULTANT : ARCHITECTURAL ASSOCIATES

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202304111455263 D.P. Rev. dt. Refer Inward Number: D/2023/111455265 Payment Dated 04/04/2023

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. ABHIJIT ARJUN SAWANT
13B, HINDUSTAN KOHINOOR IND. COMPLEX, LBS MARG, VIKHROLI [W], MUMBAI

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 442,443 and 444 of MALABAR HILL Division situated in D Ward, Mumbai.

Ref : Application u/no. D/2023/111455265 Payment Challan No. DP34202304111455263 Dated 04/04/2023 certifying payment of charges made under Receipt no. 1132372231 Dated 04/04/2023

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CS No.	442,443 and 444	
Division	MALABAR HILL	
Development Plan 2034 referred to Ward	D	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL

Sanctioned Excluded Portion:
EP-D61
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4320/CR-135/2020/UD-11 dtd. 12.09.2022 and published in Maharashtra Government Gazette on 07.10.2022.

EP-D19
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.04.2021 and published in Maharashtra Government Gazette on 16.04.2021.

EP-D19
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.04.2021 and published in Maharashtra Government Gazette on 16.04.2021.

Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Reservation abutting the Land [Excluded Portion]	EP NO: EP-D19	Plots - 442, 443, 444

For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.

Existing amenities affecting the Land [as shown on plan]	NO
Existing amenities abutting the Land [as shown on plan]	EOS2.6(Recreation Ground),EPU5.2(Electricity Transmission & Distribution Facilities),EOS2.7(Green Belt) and EOS1.5(Garden/Park)

Existing amenities abutting the Land [Excluded Portion]	EP NO: EP-D19	Plots - 442, 443, 444
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For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.

Funnel of Vision	EP NO: EP-D61	Affected Area - 442 :4225.169 sqm, 443 :808.955 sqm, 444 :21799.355 sqm
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For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.

Whether a listed Heritage building/ site:	Yes / No
Whether situated in a Heritage Precinct:	Yes / No
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No
Whether a listed archaeological site (ASI):	Yes / No
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No

Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A.III dt. 19.1.2000

The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.2.1991 as amended upto date, the HTL (High Tide Line) indicated in DP remark is subjected to confirmation of the same by MCZMA or the appropriate authority.

As per sanctioned CZMP, HTL/setback lines with map scale(as shown in accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 442,443,444, of village, MALABAR HILL, the land under reference falls under CRZ II, CRZ INNER FUNNEL Category. Therefore the development shall be governed as per the Ministry of Environment and Forest, Govt. of India, Notification No. 114(E) of 19.02.1991 as amended up to date.

Note:
The Addl. Director and Member Secretary CRZ vide letter dated 29.09.2021 addressed to Member Secretary (MCZMA) informed that MoEFCC approved CZMP for Mumbai City and Mumbai Suburban and CZMP plans are made available on the website of MCZMA in public domain. The CRZ remarks as per approved CZMP should be obtain separately from office of Chief Engineer (D.P.).

Cone of Vision:
Land under reference is situated in the Funnel of Vision as shown in scored black lines on the plan to preserve the eastern and southern view from Kamala Nehru Park. Hence, development on the under reference will be in accordance with provision of Reg.No. 45(A) of D.C.P.R. of Greater Mumbai.

Note:
The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

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.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

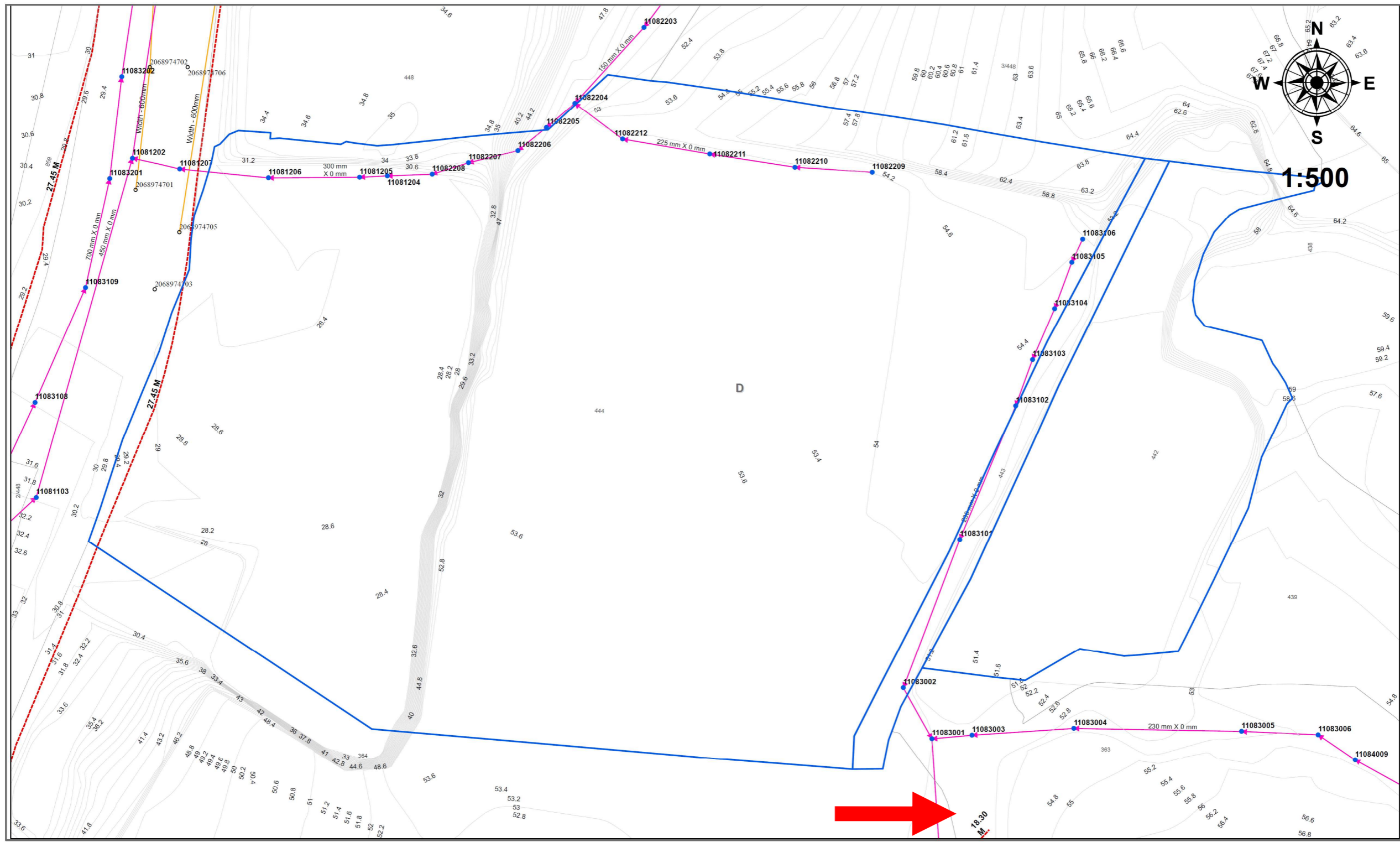
The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-


Notifications:
MCGM Home Page (portal.mcg.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:
EP Sheets:- MCGM Home Page (portal.mcg.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government
SM Sheets:- MCGM Home Page (portal.mcg.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018



4.4: DCPR 2034 :: R L REMARKS :: 18.30M ROAD

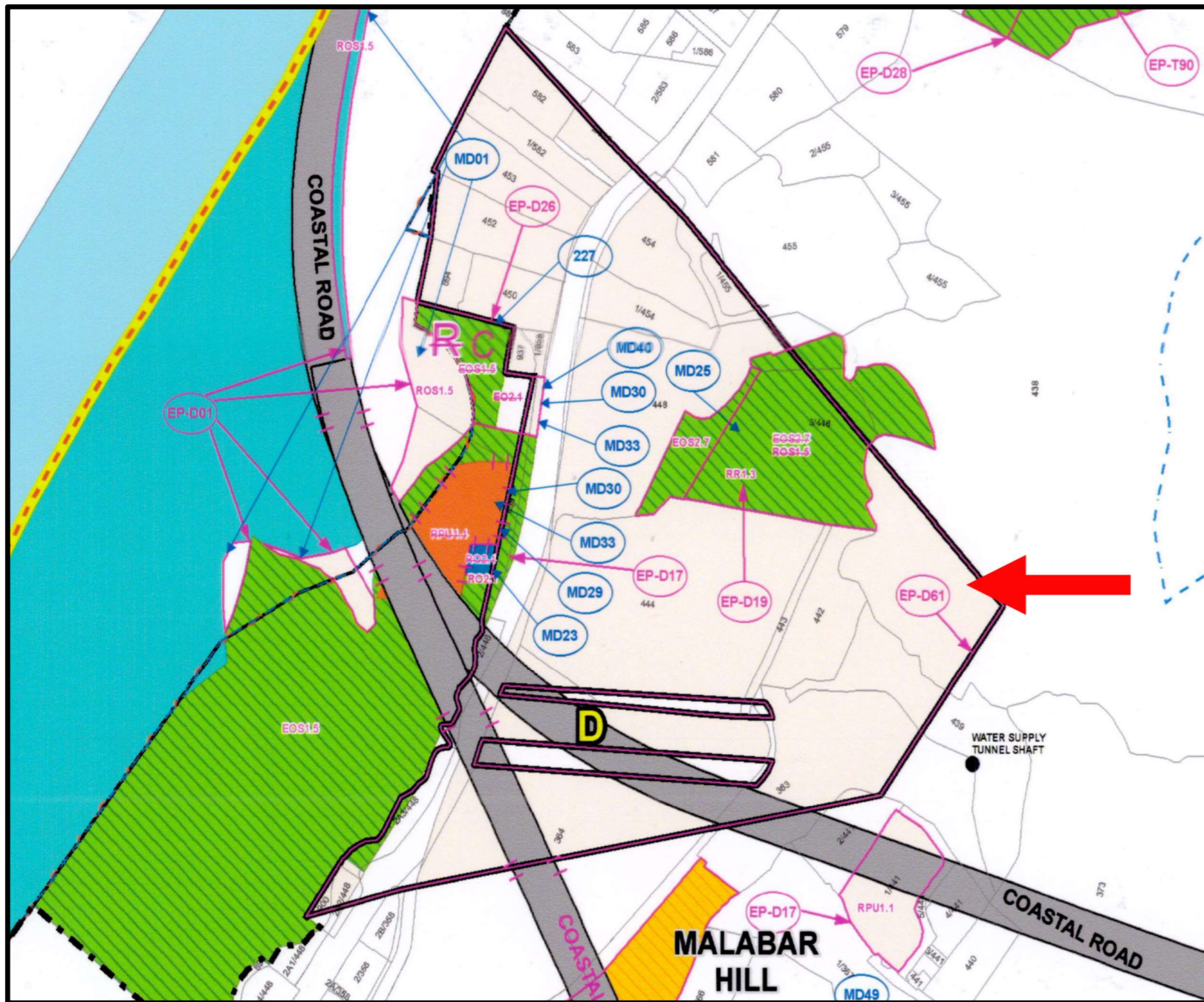


 <p>Brihanmumbai Municipal Corporation (Development Plan Department)</p>	<p>Land Bearing CTS No(s) 442,443,444 of MALABAR HILL Village in D Ward</p> <p>This plan is to be read with additional information given in letter no CHE/DP34202304111455263/DP/City/D</p>	<p>Legend</p> <ul style="list-style-type: none"> ● Sewer Manholes ○ SWD Manholes — Traffic RoadLines — Survey RoadLines — Contours — SewerLines — Storm Water Drains □ Ward Boundary <p style="text-align: right;">Generated On: 4/4/2023</p>
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OWNERS :: SIMLA HOUSE CHS LTD

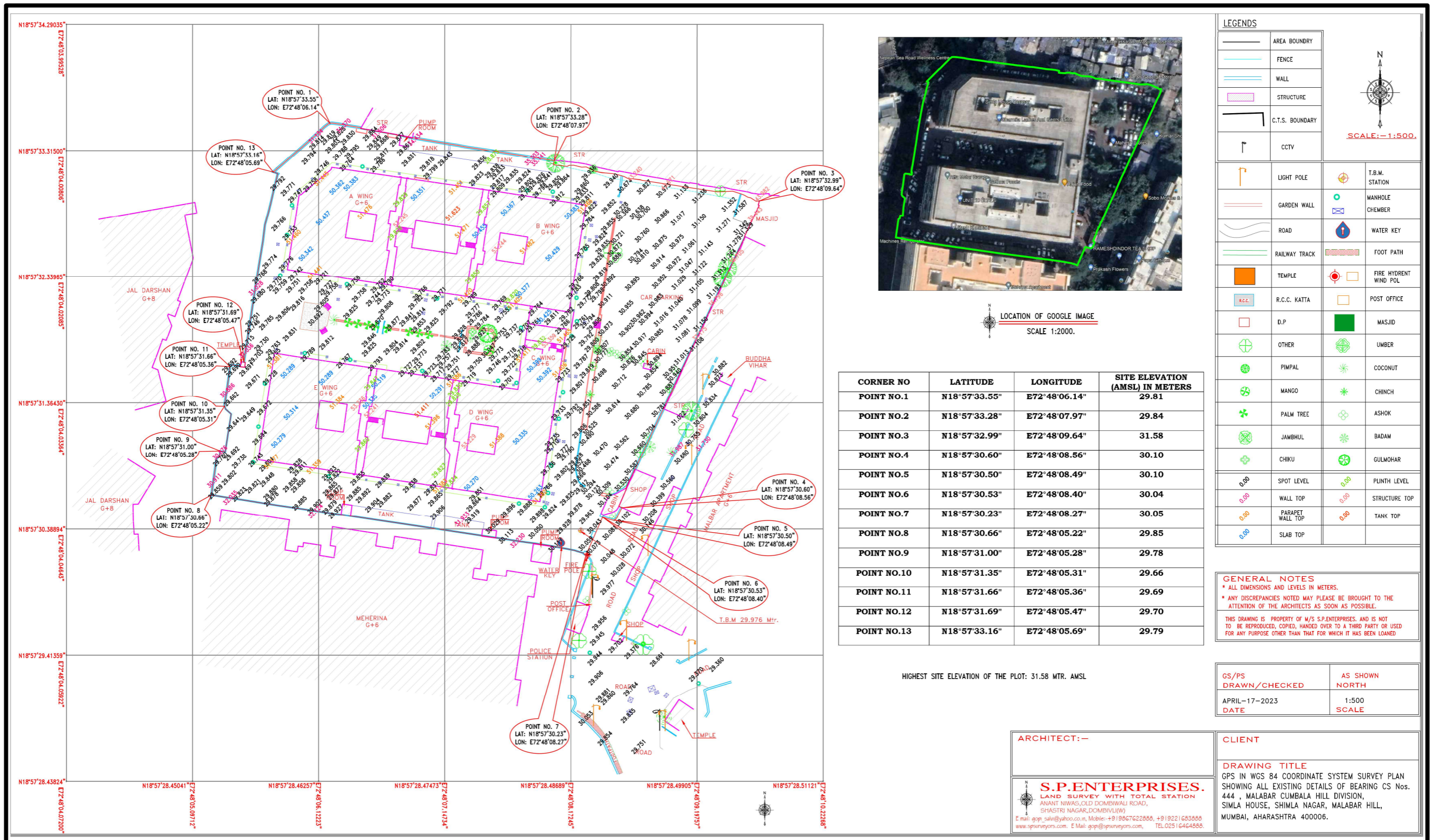
CONSULTANT : ARCHITECTURAL ASSOCIATES

4.4: IC12-EP-SANCTIONED MODIFICATION :: EP -D61 AFFECTING THE LAND OF THE SOCIETY ::



15	EP-D61	दृष्टिक्षेप (Funnel of Vision)	दृष्टिक्षेप (Funnel of Vision)	खालील टीप प्रस्तावित केली आहे : 'डी' विभागात दाखवलेला दृष्टिक्षेप (Funnel of Vision) हा तात्पुरत्या स्वरूपाचा असून, I. I. T. (मुंबई) यांच्याकडून देण्यात येणाऱ्या अहवाला नुसार अंतिम निर्णय घेण्यात येईल. The following note is proposed to be added : The Funnel of Vision shown in 'D' Ward is provisional and shall be subject to finalisation as per the report to be received from IIT, Bombay.
		Funnel of Vision	Funnel of Vision	

4.6: LAND DIGITAL SURVEY :: LAND AREA IN POSSESSION :: 9292.07 SM / HIGHEST SITE ELEVATION :: 31.58 M



NOTE :: THE FEASIBILITY SHALL BE CONSIDERING 2 LAND OPTIONS OF CONVEYANCE 9908.14 SM / SURVEY 9292.07 SM

OWNERS :: SIMLA HOUSE CHS LTD

CONSULTANT : ARCHITECTURAL ASSOCIATES

4.5: PERMISSIBLE HEIGHT AS PER PROVISIONS OF DCPR 2034 :: 75.44 M

45. Restrictions on Development in certain areas-

Height and other restrictions in certain areas

(A) Funnel of Vision

(a) Preserving the view from the Phirozshah Mehta Garden-
 Notwithstanding anything contained in these Regulations, to preserve the western view from the Phirozshah Mehta Garden on Malabar Hill, two funnels of visions have been marked on the land use (Development) plan of "D" Ward.

(i) No development will be permitted in the inner funnel of vision, and
 (ii) a building within the outer funnel of vision shall not be erected or raised above Reduced Level 75.44; with reference to Town Hall Datum.

(b) Preserving the eastern and southern view of the Backbay Area, Marine Drive-
 Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Backbay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the land use (development) plan of "D" Ward.


No building shall in this funnel of vision shall be raised or erected to the height of more than 21.35 m or such lesser height as the Commissioner may prescribe which would include the terrace, staircase or lift room, elevated water storage tank or any other building feature.

Provided that the Commissioner may, permit a building more than 21.35 m high after due consideration of the contours of the area, surrounding developments and plot location, the objective being not to obstruct the view within the funnel of vision. For his purpose the Municipal Commissioner shall get prepared a detailed report/ Model from IIT, Mumbai considering the datum level of each plot falling within the funnel,

353 DCPR 2034

PERMISSIBLE HEIGHT DCPR 2034	:: 75.44 M
HIGHEST SITE ELEVATION	:: 31.58 M
HEIGHT OF BUILDING TOP OF WATERTANK	:: 43.86 M
HEIGHT OF FLOOR	:: 3.05 M
PERMISSIBLE FLOORS	:: 14.38 FLOORS
GROUND FLOOR	:: PARKING
STAIRCASE + WATER TANK	:: 1 FLOOR
PERMISSIBLE RESIDENTIAL FLOORS	:: 12 FLOORS

5. STAMP DUTY READY RECKONER & MARKET VALUE 2023-24 ::

DIVISION / VILLAGE : MALABAR AND CUMBALA HILL Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: West, South, and East along Division Boundary, On the North August Kranti Marg and Pandita Ramabai Marg Part Portion Area.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
7	7/66	334250	726180	889600	1019100	726180
277, 300, 306, 308, 309, 311, 312, 313, 314, 315, 316, 317, 320, 321, 324, 325, 326, 327, 329, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 365, 366, 367, 368, 369, 376, 377, 378, 379, 382, 383, 390, 391, 392, 393, 394, 395, 397, 405, 406, 407, 413, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 435, 439, 440, 441, 442, 443, 451, 462, 463, 464, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 506, 507, 510, 511, 512, 515, 519, 541, 542, 543, 544, 545, 546, 547, 548, 551, 563, 570, 573, 583, 584, 585, 586, 588, 589, 591, 593, 600, 601, 872, 886, 887, 893, 894, 896, 897, 898, 900, 901, 904, 905, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927,						
⇌ Compare With Previous Year						

NOTE :: CS NO 444 is not visible in records of the MCGM / BMC

	SM	SFT
READY RECKONER RATE : LAND	₹ 334,250.00	₹ 31,052.58
READY RECKONER RATE : RESIDENTIAL BUILT UP AREA	₹ 726,180.00	₹ 67,463.77
READY RECKONER RATE : SHOP BUILT UP AREA	₹ 1,019,100.00	₹ 94,676.70

6. TECHNICAL + COMMERCIAL RATE DETAILS

	DESCRIPTION	RATES	
1	PLOT AREA AS PER CONVEYANCE	9908.14 SM	106651.22 SFT
	PLOT AREA AS PER SURVEY	9292.07 SM	100019.84 SFT
2	CARPET AREA OF MEMBERS		
	RESIDENTIAL	246 MEMBERS	195898 SFT
	SHOPS	2	IN GARAGE AREAS
	GARAGES	76	
3	RATE OF CONSTRUCTION [including Basements]		₹ 8000 PER SFT +18% GST
4	READY RECKONER RATE OF LAND	₹ 334,250 PER SM	₹ 31,052.58 PER SFT
5	READY RECKONER RATE OF RESIDENTIAL	₹ 726,180 PER SM	₹ 67,463.77 PER SFT
6	READY RECKONER RATE : SHOP BUILT UP AREA	₹ 1,019,100 PER SM	₹ 94,676.70 PER SFT
7	MCGM PREMIUM FSI RATE @ 50% OF LAND RR RATE		₹ 15526.29 / SFT
8	SLUM TDR RATE	NA	NA
9	OPEN TDR RATE	NA	NA
10	RESD FUNGIBLE AREA RATE @ 50% OF LAND RR RATE		₹ 15526.29 / SFT
11	RERA CARPET AREA SALE RATE		₹ 100000 PER SFT
12	RENT	RESIDENTIAL	₹ 200 PER SFT [Average]
13	SHIFTING ALLOWANCE		₹ 40000 PER MEMBER
14	BROKERAGE		1 MONTHS RENT

7. FEASIBILITY UNDER TDR POLICY :: REGULATION 30 & 33-7B 2 OPTIONS OF LAND AREA

1. FLOOR SPACE INDEX [FSI] COMPUTATION :

Permissible FSI- Clause 30						
Area	Zone	Road Width	Zonal or Base FSI	Premium FSI	TDR	Total Permissible FSI
Island City	R/C	Less than 9m	1.33	-	-	1.33
		9 m and above but less than 12 m	1.33	0.50	0.17	2.00
		12 m and above but less than 18 m	1.33	0.62	0.45	2.40
		18 m and above but less than 27 m	1.33	0.73	0.64	2.70
		27 m and above	1.33	0.84	0.83	3.00
Area	Zone	Road Width	Zonal or Base FSI	Premium FSI	TDR	Total Permissible FSI
Suburb & Extended Suburb	R/C	Less than 9m	1.00	-	-	1.00
		9 m and above but less than 12 m	1.00	0.50	0.50	2.00
		12 m and above but less than 18 m	1.00	0.50	0.70	2.20
		18 m and above but less than 27 m	1.00	0.50	0.90	2.40
		27 m and above	1.00	0.50	1.00	2.50



PERMISSIBLE FSI + 35% FUNGIBLE = 3.645

	ROADWIDTH	FSI	FUNGIBLE	TOTAL FSI
	9M and below	1.33	35%	1.795
	9m upto 12M	2	35%	2.70
	12m upto 18M	2.4	35%	3.24
	18M upto 27M	2.7	35%	3.645
	27M and above	3.0	35%	4.05



2: DCPR 2034 - REG 33-7B+ REG 30 :: TDR ROAD WIDTH POLICY FSI CALCULATIONS

NO	PARTICULARS		9908.14 SM	9292.07 SM
A	NET PLOT AREA CALCULATIONS AND DEVELOPMENT PARAMETERS	SM	SFT	SFT
1	Area of Plot of Society as per Conveyance	9908.14	106651.22	100019.84
2	<i>Deductions for Road Setback</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
3	Balance Plot Area [A1-A2]	9908.14	106651.22	100019.84
4	<i>5% Amenity as per DCPR 2034</i>	<i>495.41</i>	<i>5332.56</i>	<i>5000.99</i>
5	NET Plot Area [A3-A4]	9412.73	101318.66	95018.85
6	Existing Carpet Area as per SOCIETIES RECORDS		195898.00	195898.00
7	Existing Builtup Area @ 20% increment over Carpet Area [A6 X 1.20]		235077.60	235077.60
8	Existing BUA less balconies [A7 X 100/110]		213706.91	213706.91
9	Existing Residential Members		246.00	246.00
10	Shops Members		0.00	0.00
11	READY RECKONER RATE : LAND	334250.00	31052.58	31052.58
12	READY RECKONER RATE : RESIDENTIAL BUILT UP AREA	726180.00	67463.77	67463.77
13	READY RECKONER RATE : SHOP BUILT UP AREA	1019100.00	94676.70	94676.70
	DCPR 2034 BENEFITS FOR EXISTING MEMBERS		SFT	SFT
14	15% BUA free of premium of existing BUA of Members [A8 X 15%]		32056.04	32056.04
15	10SM BUA free of premium x 246 Members [10 SM X 10.764 X 246]		26479.44	26479.44
16	TDR FREE OF PREMIUM FOR REDEVELOPMENT [A14]		32056.04	32056.04
17	TDR for 5% Amenity deduction [A4 X 2]		10665.12	10001.98
18	FSI for Road Setback [A2 X 2]		0.00	0.00
	FSI CONSUMPTION		SFT	SFT
19	Existing BUA of the Society [E7]		235077.60	235077.60
20	Land available for Development after deduction of Road Setback and Amenity [E5]		101318.66	101318.66

		9908.14 SM	9292.07 SM
B	FSI CALCULATIONS	SFT	SFT
1	As per FSI 1 protected Existing BUA [A8]	213706.91	213706.91
2	Additional FSI Available by paying premium to MCGM ([A5 X 2.70]-B1)	59853.47	42843.98
3	TDR available on plot	0.00	0.00
4	Additional Road Setback FSI if any	0.00	0.00
5	Any other ADDITIONS / DEDUCTIONS	0.00	0.00
6	Development Potential as per FSI [B1+2+3+4+5]	273560.38	256550.89
7	Existing Commercial Area if any	0.00	0.00
8	Balance Residential Development [B6-B7]	273560.38	256550.89
9	35% residential fungible FSI available on existing BUA of Society without paying premium [A8 X 35%]	74797.42	74797.42
10	Balance Residential fungible area with Premium ([B8X0.35]-B9)	20948.71	14995.39
11	Any Commercial Fungible Area	0.00	0.00
12	TOTAL DEVELOPMENT POTENTIAL OF SITE [B7+8+9+10+11]	369306.51	346343.71
13	TOTAL MOFA CARPET AREA POTENTIAL AT 12% REDUCTION FOR WALLS	329737.95	309235.45

PROJECT COSTS :: REG 33-7B+ REG 30 :: TDR ROAD WIDTH POLICY

			9908.14 SM	9292.07 SM
C	PROJECT COSTS		CRS	CRS
1	Construction Cost @ Rs 8000 sft X B12 built up area Potential which shall include Staircases , Lifts, Lobbies , Refuge , Terrace Slab, Society Office, Parking + 18% GST	SFT	348.63	326.95
2	MCGM Statutory Payments			
a	Statutory Development Charges		64.07	58.43
b	Liasoning Costs B12 X Rs.300 per sft		14.77	13.85
3	MCGM Premiums			
a	Additional 0.50 Premium FSI @ 50% of Land RR Rate X B2	15526.29	92.93	66.52
b	SLUM TDR @ 20%		0.00	0.00
b	OPEN TDR @ 80%		0.00	0.00
c	Premium for 35% fungible FSI of Land RR Rate @ 50% of Land RR Rate X B10	15526.29	32.53	23.28
d	Staircase + Lifts premium @ 25% of Land RR Rate X 20% of B12	7763.15	57.34	53.77
e	Open Space Deficiencies		20.00	20.00
f	Land Under Construction [LUC] Tax @1.63% OF LRR for 2 years		27.69	25.97
g	GST on existing area @5% of Residential Rate of average Rs 80000 per sft for Residential XA6		78.36	78.36
h	Registration of Existing flats + Shops are Rs 50000 per Member x 246 Members		1.23	1.23
4	Consultants Fees @ 6.5% of Construction Cost [C1+2+3+4] X 5%		17.43	16.35
	[ARCHITECT , PMC, MUNICIPAL CONSULTANT , LIASONING, STRUCTURAL CONSULTANT , MEP CONSULTANT , RAIN WATER HARVESTING CONSULTANT , PLUMBING AND SANITATION, TRAFFIC CONSULTANT, TAX CONSULTANT , RERA CONSULTANT, LEGAL CONSULTANT, FIRE AND SAFETY CONSULTANT, HORTICULTURIST]			

PROJECT COSTS :: REG 33-7B+ REG 30 :: TDR ROAD WIDTH POLICY

			9908.14 SM	9292.07 SM
	CORPUS + RENT + SHIFTING + ADMINISTRATIVE EXPENSES		CRS	CRS
a	Hardship and Inconvenience Allowance to existing members on existing Carpet area at Rs.3000 per Sft x A6	CORPUS	58.84	39.23
b	Rent Allowance @ Average Rs 200 to existing flat members on existing Carpet area [A6] for 36 Months	RENT	141.05	141.05
c	Rent Allowance to Shops	RENT	0	0.00
d	Brokerage 1 Months Rent	BROKERAGE	3.92	3.92
e	Transport Allowance to existing members @ Rs 40000 Per Member x 246 Members	SHIFTING	0.98	0.98
f	Administrative Expense 2% x Construction Cost C1	ADMIN	6.97	6.54
g	Sales Mktg @4% of Sales Valuation E4	MKTG	40.10	31.40
h	Development Agreement Stamp Duty and Registration charges	DA	8.00	7.00
i	Contingencies @ 2% [C1+2+3+4] X 2%	CONTGS	15.10	13.69
6	PROJECT COST		1029.94	928.53
7	Interest on Investment of 25% of Project Cost @16% for 1.50 years		61.80	55.71
8	TOTAL PROJECT COST		1091.74	984.25


ADDITIONAL AREA BENEFITS :: REG 33-7B+ REG 30 :: TDR ROAD WIDTH POLICY

		9908.14 SM	9292.07 SM
D	REDEVELOPMENT ADDITIONAL AREA	SFT	SFT
1	EXISTING CARPET AREA OF SOCIETY [A6]	195898.00	195898.00
		22.00%	22.00%
2	ADDITIONAL MOFA CARPET AREA [AS PER FEASIBILITY]	43097.56	43097.56
3	SALE MOFACARPET AREA [B13-D1-D2]	90742.39	70239.89
4	COMMERCIAL CARPET AREA FOR SALE	0.00	0.00
5	RESIDENTIAL MOFA CARPET AREA FOR SALE	90742.39	70239.89
6	RESIDENTIAL RERA CARPET AREA FOR SALE @4% ADDITIONAL	94372.09	73049.49
E	SALES VALUATION RS 22000 TO RS 23000	CRS	SFT
1	Valuation of 100% Sale area in Crores @ Rs.100000 per sft of Rera Carpet Area [D6]	943.72	730.49
2	Amenity + Floor rise @ Rs.2000 per sft X D6	18.87	14.61
3	Total Podium Cost Recovery of 200 Car Parks @ Rs. 20 Lakhs	40.00	40.00
4	TOTAL SALES [E1+2+3]	1002.60	785.10
5	PROFITS [E4-C8]	-89.14	-199.14
6	PROFITS % [E5/C8]	NA	NA
7	PROJECT FEASIBILITY	NO	NO

8. FEASIBILITY UNDER CLUSTER DEVELOPMENT SCHEME 33-9

2 OPTIONS OF LAND AREA

1. FLOOR SPACE INDEX [FSI] : REGULATION 33-9 :: CLUSTER REDEVELOPMENT

	<p>33(9) (1.1)</p> <p>1.1 Cluster Development Scheme (CDS) means any scheme for redevelopment of a cluster of buildings and structures over a minimum area of 4000 sq. m in the Island City of Mumbai and 6000 sq. m in the Mumbai Suburbs & Extended Suburbs, bounded by existing distinguishing physical boundaries such as roads, nallas and railway lines etc. and accessible by an existing or proposed D.P. road which is at least 18m wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has been prescribed by the MCGM under MMC Act, 1888. Such cluster of buildings (hereinafter referred to as "Cluster Development (CD)") shall be a cluster or a group of clusters identified for urban renewal: Provided further that HPC may consider after verifying traffic simulation study to allow CDS on a plot having access from existing minimum 12m. wide dead end road originating from 18 m. wide public road.</p>	<p>1.1 Cluster Development Scheme (CDS) means any scheme for redevelopment of a cluster of buildings and structures over a minimum area of 4000 sq. m in the Island City of Mumbai and 6000 sq. m in the Mumbai Suburbs & Extended Suburbs, bounded by existing distinguishing physical boundaries such as roads, nallas and railway lines etc. and accessible by an existing or proposed D.P. road which is at least 18m wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has been prescribed by the MCGM under MMC Act, 1888. Such cluster of buildings (hereinafter referred to as "Cluster Development (CD)") shall be a cluster or a group of clusters identified for urban renewal: Provided further that HPC may consider after verifying traffic simulation study to allow CDS on a plot having access from existing minimum 12m. wide dead end road originating from 18 m. wide public road. Provided further that the Commissioner may consider to allow CDS on a plot having access from existing 12.0 mt. road, depending on availability of 18.30 m. arterial road within the vicinity of 500m. from the Scheme.</p>
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2. INCENTIVE ON EXISTING BUA

(ii) In addition to (i) above, there shall be "additional area" for the rehabilitation of residential/residential cum commercial Occupants governed by the size of the CD in accordance with the Table-A below

Table-A

Area of the Cluster Development	Additional Area (over & above basic area)
Above 4000 Sq.mtr and up to 5000 Sq.mtr	10%
Above 5000 Sq.mtr and up to 1 ha.	15%
Above 1 ha and up to 2 ha	20%
Above 2 ha and up to 5 ha.	25%
Above 5 ha and up to 10 ha.	30%
Above 10 ha.	35%



3. SHARING OF BALANCE FSI WITH MHADA + INCENTIVE FSI

c) If the total of rehabilitation FSI + incentive FSI is less than 4.00, then the Balance FSI over and above total of "rehabilitation FSI + incentive FSI" as per (b) above upto the limit of 4.00 shall be shared in terms of BUA between MHADA and the Promoter/Developer in accordance with Table-C below:

Table-C

Basic Ratio (LR / RC)*	Sharing of Balance FSI	
	Promoter/Developer Share	MHADA Share
Above 6.00	30%	70%
Above 4.00 and upto 6.00	35%	65%
Above 2.00 and upto 4.00	40%	60%
Upto 2.00	45%	55%

b) The incentive FSI admissible against the FSI required for rehabilitation shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR), in Rs/sq. m., of the lands included in the URC; as per the ASR and Rate of Construction (RC)* in Rs/sq. m, applicable to the area as per the ASR and shall be given as per the Table-B below:

Table-B

Basic Ratio (LR/RC) (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)			
	For 0.4ha up to 1 ha	More than 1 ha upto 5ha	More than 5 ha up to 10 ha.	For more than 10ha.
Above 6.00	85%	90%	95%	100%
Above 4.00 and upto 6.00	95%	100%	105%	110%
Above 2.00 and upto 4.00	105%	110%	115%	120%
Upto 2.00	115%	120%	125%	130%

**8A. FEASIBILITY UNDER CLUSTER
DEVELOPMENT SCHEME 33-9
OPTION 1 :: LAND AREA :: 9908.14 SM**

8A: DCPR 2034 - REG 33-9 :: CLUSTER RE-DEVELOPMENT :: 9908.14 SM

PROJECT FEASIBILITY UNDER TWO OPTIONS ::

- **FULL FSI OPTION SHALL NOT BE POSSIBLE DUE TO HEIGHT RESTRICTIONS**
- **RESTRICTED AREA OPTION OF NOT TAKING SALE FUNGIBLE AREA CONSIDERING LESSER CONSUMPTION OF FSI DUE TO HEIGHT RESTRICTIONS**

NO	PARTICULARS		FULL FSI	RESTRICTED FSI
A	NET PLOT AREA CALCULATIONS AND DEVELOPMENT PARAMETERS	SM	SFT	SFT
1	Area of Plot of Society as per Conveyance	9908.14	106651.22	106651.22
2	Less DP Road Setback	0.00	0.00	0.00
3	Less for any Reservations	0.00	0.00	0.00
4	Balance Area of Plot	9908.14	106651.22	106651.22
5	5% Amenity as per DCPR 2034	495.41	5332.56	5332.56
6	NET Plot Area [A4-A5]	9412.73	101318.66	101318.66
B	EXISTING CARPET AREAS			
1	Residential Members		246.00	246.00
2	Shops Members		0.00	0.00
3	Existing Carpet Area as per Societies Records		206904.24	206904.24
4	Additional 15% increment over Carpet Area [B3 X 1.15] as per cluster policy		237939.88	237939.88
5	Existing Builtup Area @ 20% increment over Carpet Area [B4 X 1.20]		285527.85	285527.85
6	Existing Shop Carpet Area as per SOCIETIES RECORDS		0.00	0.00
7	Existing Builtup Area @ 20% increment over Carpet Area [B6 X 1.20]		0.00	0.00
C	READY RECKONER RATES	SM	SFT	SFT
1	READY RECKONER RATE : LAND	334250.00	₹31,052.583	₹31,052.583
2	READY RECKONER RATE : RESIDENTIAL BUILT UP AREA	726180.00	₹67,463.768	₹67,463.768
D	INCENTIVE FSI CALCULATIONS as per Table B of revised Policy dated 08 July 2021			
1	Ready Reckoner Rate of Plot locality	Per SM	₹3,34,250.000	₹3,34,250.000
2	RCC Construction Cost of Mumbai Suburb	Per SM	₹30,250.000	₹30,250.000
3	Basic Ratio for Incentive FSI [D1/D2]		11.050	11.050
4	Incentive Area @85% of Tenants final BUA as per Basic Ratio Schedule in Table B of Regulation 33/9	SFT	202248.895	202248.895

E	MHADA HANDOVER AREA AS PER TABLE C		FULL FSI	RESTRICTED FSI
1	Gross Plot Area [A1]	SFT	106651.219	106651.219
2	BUA Available as per FSI 4 on gross Plot Area [E1 X 4 FSI]	SFT	426604.876	426604.876
3	Existing BUA of Residential Tenants including 15% Incentive Area [B5]	SFT	285527.851	285527.851
4	Additional Incentive Area [D4] permissible	SFT	202248.895	202248.895
5	Excess BUA for Sharing with MCGM / MHADA [E2-E3-E4]	SFT	0.000	0.000
6	Sharing of Excess BUA as per Table C of Regulation 33/9			
7	Developer	SFT	0.000	0.000
8	Mhada	SFT	0.000	0.000
F	FSI CALCULATIONS			
1	Gross Plot Area [A1]	SFT	106651.219	106651.219
2	BUA Available as per FSI 4 / 3.50 Restricted for feasibility [F1 X 4 / 3.50 FSI]	SFT	426604.876	373279.266
3	BUA to be handed over to Mhada [E8]	SFT	0.000	0.000
4	Balance BUA for Development of Owner [E2-E3]	SFT	426604.876	373279.266
5	Existing BUA of Society [B5]	SFT	285527.851	285527.851
6	Balance Residential Development Potential[F4-F5]	SFT	141077.025	87751.415
7	Free of Premium Fungible area on FSI @35% on Existing Residential Area [B5] X 35%	SFT	99934.748	99934.748
8	Premium Residential Fungible area on Developers Residential Area with Premium [F6 X 35%]	SFT	49376.959	0.000
9	Total Development Potential not including MHADA [D5+6+7+8]	SFT	575916.582	473214.014
10	Permissible MOFA Carpet Area @12% Less than BUA	SFT	514211.234	422512.513

PROJECT COSTS :: REG 33-9 :: CLUSTER RE-DEVELOPMENT

G	PROJECT COST		FULL FSI	RESTRICTED FSI
1	CONSTRUCTION COST		CRS	CRS
a	Construction Cost @ Rs 8000 sft x F9 built up area Potential which shall include Staircases , Lifts, Lobbies , Refuge , Terrace Slab, Society Office, Parking	SOCIETY + SALE	543.67	446.71
b	MHADA AREA Construction Cost	MHADA	0.00	0.00
2	MCGM STATUTORY COSTS			
a	Statutory Development Charges	PAYMENTS	149.77	132.47
b	BMC / MHADA Liasoning Costs @ Rs 800 x F11	LIASONING	46.07	37.86
3	MCGM PREMIUMS			
a	Premium for 35% Residential fungible FSI [F8 X LAND RR X 50%]	FUNGIBLE	7.12	0.00
b	Staircase + Lifts premium @ 10% of 25% of RR Rate [F10 X 20% X LAND RR X 2.5%]	STAIRCASE	2.96	1.36
c	Open Space Deficiencies [Shall be Planning Based]	OSD	8.00	6.00
d	Land Under Construction [LUC] Tax for 2 years @1.63% of Land RR X F9	LUC	58.30	47.90
f	Corpus for MHADA TENANTS	MHADA	0.00	0.00
g	GST on existing area @5% of Residential Rate of average Rs 80000 per sft for Residential	GST	82.76	82.76
h	Society Additional Residential Area Registration Costs [246 Members X RS 50000]	REGN	1.23	1.23

G	PROJECT COST		FULL FSI	RESTRICTED FSI
			CRS	CRS
4	CONSULTANT FEES @ 5% of Construction Cost [G1a]		27.18	22.34
	[ARCHITECT , PMC, MUNICIPAL CONSULTANT , LIASONING, STRUCTURAL CONSULTANT , MEP CONSULTANT , RAIN WATER HARVESTING CONSULTANT , TRAFFIC CONSULTANT, TAX CONSULTANT , RERA CONSULTANT, LEGAL CONSULTANT, FIRE AND SAFETY CONSULTANT, HORTICULTURIST]			
5	Post Tender Expenses			
a	Hardship and Inconvenience Allowance to existing members on existing Carpet area at Rs.4000 per Sft [B3] X Rs. 4000 / 2000	CORPUS	82.76	82.76
b	Rent Allowance @ Average Rs 200 to existing flat members on existing Carpet area [B3] for 42 Months	RENT	173.80	173.80
c	Rent Allowance to Shops	RENT	0.00	0.00
d	Brokerage 1 Months Rent	BROKERAGE	3.62	3.62
e	Transport Allowance to existing members @ Rs 40000 Per Member x 246 Members	SHIFTING	0.98	0.98
f	Administrative Expense 2% x Construction Cost G1a	ADMIN	10.87	8.93
g	Sales Mktg @4% of Sales Valuation J4	MKTG	82.68	63.56
h	Development Agreement Stamp Duty and Registration charges	DA	14.00	10.00
i	Contingencies @ 2% of [F1+2+3+4] X 2%	CONTGS	18.54	15.57
6	PROJECT COST		1314.32	1137.87
7	Interest on Investment of 25% of Project Cost @16% for 2 years	INTEREST	105.15	91.03
8	TOTAL PROJECT COST		1419.47	1228.90

SALE AREA VALUATIONS :: REG 33-9 :: CLUSTER RE-DEVELOPMENT

H	SALES VALUATIONS + SALE CARPET AREA		SFT	SFT
1	EXISTING MOFA CARPET AREA OF SOCIETY [B3]		206904.24	206904.24
			58.00%	35.00%
2	ADDITIONAL MOFA CARPET AREA [AS PER FEASIBILITY]		120004.46	72416.48
3	MOFA SALE CARPET AREA [F10-H1-H2]		187302.54	143191.79
4	COMMERCIAL CARPET AREA FOR SALE	SFT	0.00	0.00
5	RESIDENTIAL MOFA CARPET AREA FOR SALE	SFT	187302.54	143191.79
6	RESIDENTIAL RERA CARPET AREA FOR SALE @ 4% ADDITIONAL OVER MOFA AREA	SFT	194794.64	148919.46
J	SALES VALUATION		CRS	CRS
1	Valuation of 100% Sale area in Crores @ Rs.100000 per sft of Carpet Area X H6		1947.95	1489.19
2	Amenities+ Clubhouse + Floor rise charges @ Rs.2000 per sft		38.96	29.78
3	Total Podium Cost Recovery of 400 / 370 Car Parks @ Rs. 20 Lakhs		80.00	70.00
4	TOTAL SALES		2066.91	1588.98
5	PROFITS		647.44	360.08
6	PROFITS % [J5/C8]		49.26%	31.65%
7	PROJECT FEASIBILITY		YES	YES

Note :: The Project Feasibility under 33-9 shall be as per FSI consumption in 12 Residential Floors considering the height restrictions.

**8B. FEASIBILITY UNDER CLUSTER
DEVELOPMENT SCHEME 33-9
OPTION 2 :: LAND AREA :: 9292.07 SM**

8B: DCPR 2034 - REG 33-9 :: CLUSTER RE-DEVELOPMENT :: 9292.07 SM

PROJECT FEASIBILITY UNDER TWO OPTIONS ::

- **FULL FSI OPTION SHALL NOT BE POSSIBLE DUE TO HEIGHT RESTRICTIONS**
- **RESTRICTED AREA OPTION OF NOT TAKING SALE FUNGIBLE AREA CONSIDERING LESSER CONSUMPTION OF FSI DUE TO HEIGHT RESTRICTIONS**

NO	PARTICULARS		FULL FSI	RESTRICTED FSI
A	NET PLOT AREA CALCULATIONS AND DEVELOPMENT PARAMETERS	SM	SFT	SFT
1	Area of Plot of Society as per Conveyance	9292.07	100019.84	100019.84
2	Less DP Road Setback	0.00	0.00	0.00
3	Less for any Reservations	0.00	0.00	0.00
4	Balance Area of Plot	9292.07	100019.84	100019.84
5	5% Amenity as per DCPR 2034	464.60	5000.99	5000.99
6	NET Plot Area [A4-A5]	8827.47	95018.85	95018.85
B	EXISTING CARPET AREAS			
1	Residential Members		246.00	246.00
2	Shops Members		0.00	0.00
3	Existing Carpet Area as per Societies Records		206904.24	206904.24
4	Additional 15% increment over Carpet Area [B3 X 1.15] as per cluster policy		237939.88	237939.88
5	Existing Builtup Area @ 20% increment over Carpet Area [B4 X 1.20]		285527.85	285527.85
6	Existing Shop Carpet Area as per SOCIETIES RECORDS		0.00	0.00
7	Existing Builtup Area @ 20% increment over Carpet Area [B6 X 1.20]		0.00	0.00
C	READY RECKONER RATES	SM	SFT	SFT
1	READY RECKONER RATE : LAND	334250.00	₹31,052.583	₹31,052.583
2	READY RECKONER RATE : RESIDENTIAL BUILT UP AREA	726180.00	₹67,463.768	₹67,463.768
D	INCENTIVE FSI CALCULATIONS as per Table B of revised Policy dated 08 July 2021			
1	Ready Reckoner Rate of Plot locality	Per SM	₹3,34,250.000	₹3,34,250.000
2	RCC Construction Cost of Mumbai Suburb	Per SM	₹30,250.000	₹30,250.000
3	Basic Ratio for Incentive FSI [D1/D2]		11.050	11.050
4	Incentive Area @85% of Tenants final BUA as per Basic Ratio Schedule in Table B of Regulation 33/9	SFT	202248.895	202248.895

E	MHADA HANDOVER AREA AS PER TABLE C		FULL FSI	RESTRICTED FSI
1	Gross Plot Area [A1]	SFT	100019.841	100019.841
2	BUA Available as per FSI 4 on gross Plot Area [E1 X 4 FSI]	SFT	400079.366	400079.366
3	Existing BUA of Residential Tenants including 15% Incentive Area [B5]	SFT	285527.851	285527.851
4	Additional Incentive Area [D4] permissible	SFT	202248.895	202248.895
5	Excess BUA for Sharing with MCGM / MHADA [E2-E3-E4]	SFT	0.000	0.000
6	Sharing of Excess BUA as per Table C of Regulation 33/9			
7	Developer	SFT	0.000	0.000
8	Mhada	SFT	0.000	0.000
F	FSI CALCULATIONS			
1	Gross Plot Area [A1]	SFT	100019.841	100019.841
2	BUA Available as per FSI 4 / 3.50 Restricted for feasibility [F1 X 4 / 3.50 FSI]	SFT	400079.366	360071.429
3	BUA to be handed over to Mhada [E8]	SFT	0.000	0.000
4	Balance BUA for Development of Owner [E2-E3]	SFT	400079.366	360071.429
5	Existing BUA of Society [B5]	SFT	285527.851	285527.851
6	Balance Residential Development Potential[F4-F5]	SFT	114551.515	74543.578
7	Free of Premium Fungible area on FSI @35% on Existing Residential Area [B5] X 35%	SFT	99934.748	99934.748
8	Premium Residential Fungible area on Developers Residential Area with Premium [F6 X 35%]	SFT	40093.030	0.000
9	Total Development Potential not including MHADA [D5+6+7+8]	SFT	540107.144	460006.177
10	Permissible MOFA Carpet Area @12% Less than BUA	SFT	482238.521	410719.801

PROJECT COSTS :: REG 33-9 :: CLUSTER RE-DEVELOPMENT

G	PROJECT COST		FULL FSI	RESTRICTED FSI
1	CONSTRUCTION COST		CRS	CRS
a	Construction Cost @ Rs 8000 sft x F9 built up area Potential which shall include Staircases , Lifts, Lobbies , Refuge , Terrace Slab, Society Office, Parking	SOCIETY + SALE	509.86	434.25
b	MHADA AREA Construction Cost	MHADA	0.00	0.00
2	MCGM STATUTORY COSTS			
a	Statutory Development Charges	PAYMENTS	140.46	126.96
b	BMC / MHADA Liasoning Costs @ Rs 800 x F11	LIASONING	43.21	36.80
3	MCGM PREMIUMS			
a	Premium for 35% Residential fungible FSI [F8 X LAND RR X 50%]	FUNGIBLE	5.78	0.00
b	Staircase + Lifts premium @ 10% of 25% of RR Rate [F10 X 20% X LAND RR X 2.5%]	STAIRCASE	2.40	1.16
c	Open Space Deficiencies [Shall be Planning Based]	OSD	8.00	6.00
d	Land Under Construction [LUC] Tax for 2 years @1.63% of Land RR X F9	LUC	54.68	46.57
f	Corpus for MHADA TENANTS	MHADA	0.00	0.00
g	GST on existing area @5% of Residential Rate of average Rs 80000 per sft for Residential	GST	77.59	77.59
h	Society Additional Residential Area Registration Costs [246 Members X RS 50000]	REGN	1.23	1.23

G	PROJECT COST		FULL FSI	RESTRICTED FSI
			CRS	CRS
4	CONSULTANT FEES @ 5% of Construction Cost [G1a]		25.49	21.71
	[ARCHITECT , PMC, MUNICIPAL CONSULTANT , LIASONING, STRUCTURAL CONSULTANT , MEP CONSULTANT , RAIN WATER HARVESTING CONSULTANT , TRAFFIC CONSULTANT, TAX CONSULTANT , RERA CONSULTANT, LEGAL CONSULTANT, FIRE AND SAFETY CONSULTANT, HORTICULTURIST]			
5	Post Tender Expenses			
a	Hardship and Inconvenience Allowance to existing members on existing Carpet area at Rs.4000 per Sft [B3] X Rs. 4000	CORPUS	41.38	41.38
b	Rent Allowance @ Average Rs 200 to existing flat members on existing Carpet area [B3] for 42 Months	RENT	173.80	173.80
c	Rent Allowance to Shops	RENT	0.00	0.00
d	Brokerage 1 Months Rent	BROKERAGE	4.14	4.14
e	Transport Allowance to existing members @ Rs 40000 Per Member x 246 Members	SHIFTING	0.98	0.98
f	Administrative Expense 2% x Construction Cost G1a	ADMIN	10.20	8.68
g	Sales Mktg @4% of Sales Valuation J4	MKTG	69.11	58.56
h	Development Agreement Stamp Duty and Registration charges	DA	14.00	10.00
i	Contingencies @ 2% of [F1+2+3+4] X 2%	CONTGS	17.37	15.05
6	PROJECT COST		1199.69	1064.85
7	Interest on Investment of 25% of Project Cost @16% for 2 years	INTEREST	95.97	85.19
8	TOTAL PROJECT COST		1295.66	1150.04

SALE AREA VALUATIONS :: REG 33-9 :: CLUSTER RE-DEVELOPMENT

H	SALES VALUATIONS + SALE CARPET AREA		FULL FSI	RESTRICTED FSI
			SFT	SFT
1	EXISTING MOFA CARPET AREA OF SOCIETY [B3]		206904.24	206904.24
			58.00%	35.00%
2	ADDITIONAL MOFA CARPET AREA [AS PER FEASIBILITY]		120004.46	72416.48
3	MOFA SALE CARPET AREA [F10-H1-H2]		155329.82	131399.08
4	COMMERCIAL CARPET AREA FOR SALE	SFT	0.00	0.00
5	RESIDENTIAL MOFA CARPET AREA FOR SALE	SFT	155329.82	131399.08
6	RESIDENTIAL RERA CARPET AREA FOR SALE @ 4% ADDITIONAL OVER MOFA AREA	SFT	161543.02	136655.04
J	SALES VALUATION		CRS	CRS
1	Valuation of 100% Sale area in Crores @ Rs.100000 per sft of Carpet Area X H6		1615.43	1366.55
2	Amenities+ Clubhouse + Floor rise charges @ Rs.2000 per sft		32.31	27.33
3	Total Podium Cost Recovery of 400 / 350 Car Parks @ Rs. 20 Lakhs		80.00	70.00
4	TOTAL SALES		1727.74	1463.88
5	PROFITS		432.08	313.85
6	PROFITS % [J5/C8]		36.02%	29.47%
7	PROJECT FEASIBILITY		YES	YES

Note :: The Project Feasibility under 33-9 shall be as per FSI consumption in 12 Residential Floors considering the height restrictions.

9. FEASIBILITY UNDER PTC SCHEME 33-11

2 OPTIONS OF LAND AREA

33(11) PROVISIONS RELATING TO PERMANENT TRANSIT CAMP TENEMENTS : FSI 4

Total FSI on plot area may be allowed to be exceeded upto 4 for construction of Transit Camp tenements for SRA.

(A) The FSI & distribution of additional FSI for the construction of Transit Camp Tenements/Rental Housing shall be as shown below:

Location	Minimum Road Width	Total permissible FSI	Zonal FSI	Additional FSI	% FSI for Transit tenements for SRA/ of total additional FSI	%FSI for sale component of total Additional FSI
	1	2	3	4	5	6
Island City	12m	Up to 3.0	1.33	Up to 1.67	63%	37%
	18m	Up to 4.0	1.33	Up to 2.67		
Suburbs & Extended Suburbs	12m	Up to 3.0	1.00	Up to 2.0	50%	50%
	18m	Up to 4.0	1.00	Up to 3.00		

Note: On the plot area excluding area to be handed over to MCGM/ Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/ proposed DP roads/ prescribed RL under MMC Act

(B) Such Schemes shall not be permissible on lands reserved/existing amenity in the DP& in SDZ/ GZ.

(C) Transit tenements for SRA out of additional FSI could be used for construction of Transit Camp of tenements having carpet area of 27.88 sqm (300 sq.ft.) Ground floor shall be used for commercial tenements having carpet area of 20.90 sq. m (225 sq. ft.) for project affected commercial tenements & same shall be handed over free of cost to SRA. Alternatively, residential tenements can be used for Govt. Staff Quarters etc.

For the purpose of this regulation, BUA shall be as clause 3.2 of Regulation 33(10).

D) Provision of Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library, Society Office, Balwadi, shall be as per sub-regulation 8 of regulation 33(10) to these transit camps. 25% of Zonal(basic) FSI shall be exclusively used for the purpose of shops along layout road for use of residential occupants of layout.

(E) Additional FSI over & above Zonal (basic) FSI may be released in correlation to the BUA of the tenements that are required to be handed over free of cost to SRA/ MCGM as the case may be. Alternatively, TDR in lieu of unconsumed sale component of additional FSI, as per this Regulation, may be permitted for Permanent Transit Camp (PTC) for which SRA will be the Planning Authority for the purpose of this regulation, BUA of PTC tenements shall be calculated as per clause 3.2 of Regulation 33(10).

(F) Only after the Transit Camps are handed over free of cost to the SRA, the Occupation Certificate, water connection, power connection etc. for the other portion shall be given by the Appropriate Authority.

(G) This provision shall not apply to the plots wherein permissible Zonal F.S.I. is less than 1.00.

The entire Permanent Transit Camp components including Base FSI may be categorized as permanent transit component as applicable and the corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer / developers making an application under this regulation may club more than one plot belonging to single or multiple owners and offer permanent transit component on a single plot while shifting sale component as well as base FSI of the plot to other plots provided all right holders of these plots agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot / building / wing as the case may be with permanent transit camp component being handed over to Planning Authority.

The developer shall have to pay as an unearned income equal to 40% of difference of sale value of shifted built up area of Permanent Transit Camp component as per ASR.

Such clubbing can be allowed for the schemes falling in same ward or adjoining ward or within the distance of 5 km.

FSI CALCULATIONS

NO	PARTICULARS		9908.14 SM	9292.07 SM
A	NET PLOT AREA CALCULATIONS AND DEVELOPMENT PARAMETERS		SFT	SFT
1	Area of Plot of Society as per Conveyance		106651.22	100019.84
2	Deductions for Road Setback		0.00	0.00
3	Balance Plot Area [A1-A2]		106651.22	100019.84
4	5% Amenity as per DCPR 2034		5332.56	5000.99
5	NET Plot Area [A3-A4]		101318.66	95018.85
B	EXISTING CARPET AREAS			
1	Residential Members	RESID	246.00	246.00
2	Shops Members	SHOPS	0.00	0.00
3	Existing Carpet Area as per SOCIETIES RECORDS	R-CARPET	195898.00	195898.00
4	Existing Builtup Area @ 20% increment over Carpet Area [B3 X 1.20]		235077.60	235077.60
5	Existing BUA less balconies [B4 X 100/110]		213706.91	213706.91
6	Existing Shop Carpet Area as per SOCIETIES RECORDS	S-CARPET	0.00	0.00
7	Existing Builtup Area @ 20% increment over Carpet Area [B6 X 1.20]		0.00	0.00
C	READY RECKONER RATES		SM	SFT
1	READY RECKONER RATE : LAND		334250.00	31052.58
2	READY RECKONER RATE : RESIDENTIAL BUILT UP AREA		726180.00	67463.77
3	READY RECKONER RATE : SHOP BUILT UP AREA		1019100.00	94676.70

E	FSI CALCULATIONS		9908.14 SM	9292.07 SM
1	Plot Area [A8]	SFT	101318.658	95018.849
2	BUA to be consumed @ FSI 4 [E1 X 4 FSI]	SFT	405274.632	380075.398
3	Road Setback FSI [D]	SFT	0.000	0.000
4	Existing Commercial Development	SFT	0.000	0.000
5	Balance Residential Development [E2+3-4-5]	SFT	405274.632	380075.398
6	Residential Fungible @ 35% Free of Premium [B5 X 35%]	SFT	74797.418	74797.418
7	Residential Fungible by charging Premium @ 35% [E5 X 35%]-E6	SFT	67048.703	58228.971
8	Commercial Fungible @ 35% Free of Premium	SFT	0.000	0.000
9	Total Development Potential of Project [Not including PTC Tenements]	SFT	547120.753	513101.787
10	Total MOFA CARPET AREA Potential of Project @ 12% deduction over BUA [Not including PTC Tenements]	SFT	488500.673	458126.595
11	Approximate PTC Allocation Area	SM	15833.158	14848.681

PROJECT COSTS :: REG 33-11 :: PTC RE-DEVELOPMENT

			9908.14 SM	9292.07 SM
F :: PROJECT COST			CRS	CRS
1	CONSTRUCTION COSTS			
a	Construction Cost @ Rs 8000 sft X E9 built up area Potential which shall include Staircases , Lifts, Lobbies , Refuge , Terrace Slab, Society Office, Parking +18% GST	SFT	516.48	484.37
2	MCGM STATUTORY COSTS			
a	Statutory Development Charges	PAYMENTS	128.28	120.30
c	Liasoning Costs SRA [E9 X Rs.800 per sft]	LIASONING	43.77	41.05
3	MCGM PREMIUMS			
a	Additional 0.50 Premium FSI	0.00	0.00	0.00
b	SLUM TDR	0.00	0.00	0.00
b	OPEN TDR	0.00	0.00	0.00
c	Premium for 35% Residential fungible FSI @50% of LAND RR X E7	15526.29	104.10	90.41
d	Premium for 35% commercial fungible FSI	0.00	0.00	0.00
e	20% Staircase + Lifts premium @ 10% of 25% of RR Rate X [E9X 20%]		8.49	7.97
f	Open Space Deficiencies [Approximate and shall be Planning Based]	OSD	12.00	12.00
g	Land Under Construction [LUC] Tax for 2 years @1.63% of Land RR	LUC	30.77	28.86
h	33-11 PTC POLICY Premium	PTC	175.00	165.00
i	PTC Acquisition Cost [Approx] [14119 SM /35 SM PER PTC] X 1.50 CR	PTC	422.22	395.96
j	GST on existing area @5% of Residential Rate of average Rs 80000 per sft for Residential	GST	73.46	73.46
l	New Flats Registration @ Rs 50000 x 246 Members	REGN	1.23	1.23

			9908.14 SM	9292.07 SM
F	PROJECT COST		CRS	CRS
4	CONSULTANT FEES @ 5% of Construction Cost [F1a]		25.82	24.22
	[ARCHITECT , MUNICIPAL CONSULTANT , LIASONING, STRUCTURAL CONSULTANT , MEP CONSULTANT , RAIN WATER HARVESTING CONSULTANT , TRAFFIC CONSULTANT, TAX CONSULTANT , RERA CONSULTANT, LEGAL CONSULTANT, FIRE AND SAFETY CONSULTANT, HORTICULTURIST]			
5	POST TENDER EXPENSES			
a	Hardship and Inconvenience Allowance to existing members on existing Carpet area at Rs.3000 / 2000 per Sft x B3	CORPUS	58.77	39.18
b	Rent Allowance @ Average Rs 200 to existing flat members on existing Carpet area [B3] for 42 Months	RENT	164.55	164.55
c	Rent Allowance to Shops	RENT	0.00	0.00
d	Brokerage 1 Months Rent	BROKERAGE	3.92	3.92
e	Transport Allowance to existing members @ Rs 40000 Per Member x 246 Members	SHIFTING	0.98	0.98
f	Administrative Expense 2% x Construction Cost F1	ADMIN	10.33	9.69
g	Sales Mktg @4% of Sales Valuation J4	MKTG	110.19	96.74
h	Development Agreement Stamp Duty and Registration charges	DA	8.00	8.00
j	Contingencies @ 2% [F1+2+3+4] X 2%	CONTGS	30.83	28.90
6	PROJECT COST		1929.21	1796.79
7	Interest on Investment of 25% of Project Cost @16 % for 2 years		154.34	143.74
8	TOTAL PROJECT COST		2083.54	1940.53

ADDITIONAL AREA BENEFITS :: REG 33-11 :: PTC RE-DEVELOPMENT

G	REDEVELOPMENT ADDITIONAL AREA BENEFITS +SALE AREA	9908.14 SM	9292.07 SM
		SFT	SFT
1	EXISTING CARPET AREA OF SOCIETY [B3]	195898.00	195898.00
		22.00%	22.00%
2	ADDITIONAL AREA OFFERED BY DEVELOPER 22% X G1	43097.56	43097.56
3	SALE MOFA CARPET AREA [E10-G1-G2]	249505.11	219131.04
4	COMMERCIAL CARPET AREA FOR SALE	0.00	0.00
5	RESIDENTIAL MOFA CARPET AREA FOR SALE [G3-G4]	249505.11	219131.04
6	RESIDENTIAL RERA CARPET AREA FOR SALE @4% ADDITIONAL X G5	259485.32	227896.28
H	SALES VALUATION @ RS 22000	SFT	SFT
1	Valuation of 100% Sale area in Crores @ Rs.100000 per sft of Carpet Area X G6	2594.85	2278.96
2	Amenities+ Clubhouse + Floor rise charges @ Rs.2000 per sft X G6	51.90	45.58
3	Total Podium Cost Recovery of 540 / 470 Car Parks @ Rs. 20 Lakhs	108.00	94.00
4	TOTAL SALES	2754.75	2418.54
5	PROFITS	671.21	478.01
6	PROFITS % [H5/F8]	32.21%	24.63%

Note :: The Project Feasibility under 33-9 shall be as per FSI consumption in 12 Residential Floors considering the height restrictions. The DESIGN does not allow consumption of the entire 5.40 FSI and hence the scheme shall not be feasible

10. SUMMARY OF ALL DEVELOPMENT SCHEMES

A. SUMMARY OF OPTIONS OF PROJECT FEASIBILITY :: LAND AREA :: 9908.14 SM

NO	DESCRIPTION	DEVELOPMENT MODELS			
		TDR POLICY	33-9 CLUSTER	33-9 CLUSTER	33-11 PTC POLICY
			FULL FSI	RESTRICTED FSI 3.50	
1	PROJECT BUA AREA	369306.51 SFT	575917 SFT	473214 SFT	547120.753 SFT
2	PROJECT COSTS	RS 1092 CRS	RS 1419.47 CRS	RS 1228.90 CRS	RS 2083.54 CRS
3	PROJECT SALE CARPET AREA	94372 SFT	194794 SFT	148919.46 SFT	259485 SFT
4	PROJECT SALES VALUATION [Average]	RS 1003 CRS	RS 2066.91 CRS	RS 1588.98 CRS	RS 2754.75 CRS
5	PROJECT PROFITS	LOSS	RS 602.79 CRS	RS 360.08 CRS	RS 671.21 CRS
6	PROFIT %	NEGATIVE	49.26%	31.65%	32.21%
7	FEASIBILITY FOR DEVELOPER	NOT FEASIBLE	NOT FEASIBLE FULL FSI Consumption not feasible	FEASIBLE Project Feasible under lesser FSI	NOT FEASIBLE FULL FSI Consumption not feasible
8	ADDITIONAL RESIDENTIAL CARPET AREA	22 %	58 %	35 %	22 %
9	CORPUS PER SFT OF EXISTING AREA	RS 3000	RS 4000	RS 4000	RS 3000
10	RESIDENTIAL RENT PER SFT PER MONTH [AVERAGE]	RS 200	RS 200	RS 200	RS 200
11	SHIFTING + PACKAGING + TRANSPORTATION	RS 40000	RS 40000	RS 40000	RS 40000
12	BROKERAGE	1 MONTHS RENT	1 MONTHS RENT	1 MONTHS RENT	1 MONTHS RENT

B. SUMMARY OF OPTIONS OF PROJECT FEASIBILITY :: LAND AREA :: 9292.07 SM

NO	DESCRIPTION	DEVELOPMENT MODELS			
		TDR POLICY	33-9 CLUSTER	33-9 CLUSTER	33-11 PTC POLICY
			FULL FSI	RESTRICTED FSI 3.50	
1	PROJECT BUA AREA	346343.71 SFT	540107.14 SFT	460006.18 SFT	513102 SFT
2	PROJECT COSTS	RS 984.25 CRS	RS 1199.69 CRS	RS 1150.04 CRS	RS 1940.53 CRS
3	PROJECT SALE CARPET AREA	73049.49 SFT	161543.02 SFT	136655.04 SFT	227896.28 SFT
4	PROJECT SALES VALUATION [Average]	RS 785.10 CRS	RS 2066.91 CRS	RS 1463.88 CRS	RS 2418.54 CRS
5	PROJECT PROFITS	LOSS	RS 602.79 CRS	RS 313.85 CRS	RS 478.01 CRS
6	PROFIT %	NEGATIVE	49.26%	29.47%	24.63%
7	FEASIBILITY FOR DEVELOPER	NOT FEASIBLE	NOT FEASIBLE FULL FSI Consumption not feasible	FEASIBLE Project Feasible under lesser FSI	NOT FEASIBLE FULL FSI Consumption not feasible
8	ADDITIONAL RESIDENTIAL CARPET AREA	22 %	58 %	35 %	22 %
9	CORPUS PER SFT OF EXISTING AREA	RS 2000	RS 2000	RS 2000	RS 2000
10	RESIDENTIAL RENT PER SFT PER MONTH [AVERAGE]	RS 200	RS 200	RS 200	RS 200
11	SHIFTING + PACKAGING + TRANSPORTATION	RS 40000	RS 40000	RS 40000	RS 40000
12	BROKERAGE	1 MONTHS RENT	1 MONTHS RENT	1 MONTHS RENT	1 MONTHS RENT

B. PROS AND CONS OF REG 33-7B + REG 30 TDR POLICY RE-DEVELOPMENT

PROS ::

- a. The Redevelopment under 33-7B has lesser density of Members + Sale Flats including parking.
- b. The process and time of approvals is lesser compared to Incentive policy of 33-9
- c. The Residential Towers with 12 floors of residential can accommodate the permissible FSI
- d. The Time for Construction and completion of project is around 30-36 Months

CONS ::

- a. The Project is not feasible due to higher consumption of FSI in the existing development of the Society.
- b. The Investment of the Developer is very high for the premiums of Development.
- c. The risks in the regulations are higher as MCGM often increases the rates of the premiums as well as the Land Rates every year.

C. PROS AND CONS OF REG 33-9 :: CLUSTER RE-DEVELOPMENT

PROS ::

- a. The Redevelopment in the current TDR policy of 33-7B is expensive for Developers due to the high premiums and Project Costs
- b. The Cluster Redevelopment is only on the Plot of the Society of 4000 SM and above .
- c. The Policy Offers for our Society upto 1 Hectare, minimum additional FSI of 15% + 35% Fungible on BUA.
- d. Society is eligible for a minimum additional area of 35-55% on existing Carpet Area.
- e. The Project need not provide for MHADA Housing as the existing FSI Consumption is high

CONS ::

- a. The Investments in the Project are high and hence the financial capabilities of Developers are very important
- b. The Networth and Solvency of the Developer should be checked before the finalisation of the Offers
- c. The approval time is more wrt to 33-7B or 33-11 since the High Power Committee approval is mandatory
- d. The Regulation implementation and approvals are first with the High Power Committee and then other statutory approvals which takes more time than regular approvals under TDR Policy
- e. The Density of nos of flats and cars shall be more. The height restriction of 12 residential floors shall mean restricted FSI which shall mean lesser benefits to the Society.

D. PROS AND CONS OF REG 33-11 :: PTC RE-DEVELOPMENT

PROS ::

- a. The Redevelopment under 33/11 of Redevelopment under PTC Policy is advisable as there is no Land Area / Tenements to Mhada / Parking to MCGM to be given on Society Land.
- b. The Approval time for 33-11 is less than 6 Months
- c. The Developer shall develop Residential Flats of PTC Tenements within 5 KMS of Society Radius or Adjacent Ward, handover to MCGM under affordable / transit housing and utilise the same area as Sale on Society Land upto FSI 1.50.
- d. The Policy is beneficial as lots of SRA Land Developments are possible in 5 Kms Radius and adjacent wards.

CONS ::

- a. The Investments in the Project are high and hence the financial capabilities of Developers are very important
- b. The Networth and Solvency of the Developer should be checked before the finalisation of the Offers
- c. The Project is dependant on the investment and development in a SRA Project.
- d. The Developer should complete the SRA / PTC Project for the Society Redevelopment to get its Occupation Certificate.
- e. The FSI though transferrable on the Society plot is subject to approvals of the SRA / PTC Project.
- f. Developer shall submit all documentation duly registered for the SRA / PTC Project including copies of the approved plans of the Project prior to any activity in the Society Project.
- g. All risks and liabilities of such SRA / PTC Project shall be of the Developer and strictly non refundable in any manner whatsoever.
- h. The Consumption of entire FSI is not possible due to height restrictions and therefore the Project is not feasible under this regulation.

RECOMMENDATION ::

The Development under 33-9 Cluster Development Scheme with restricted FSI is recommended considering the FSI Consumption and benefits to the Society.

Maharashtra Government has passed a cabinet approval for reduction of premiums for CDS and the Society should make the process of Redevelopment and selection of Developer faster to avail this benefit in the next 12 months.

11. NEW AMENITIES FOR PROPOSED DEVELOPMENT [REF. IMAGES ONLY]

1. Improved quality of living.



OWNERS :: SIMLA HOUSE CHS LTD

CONSULTANT : ARCHITECTURAL ASSOCIATES

2. Kitchen



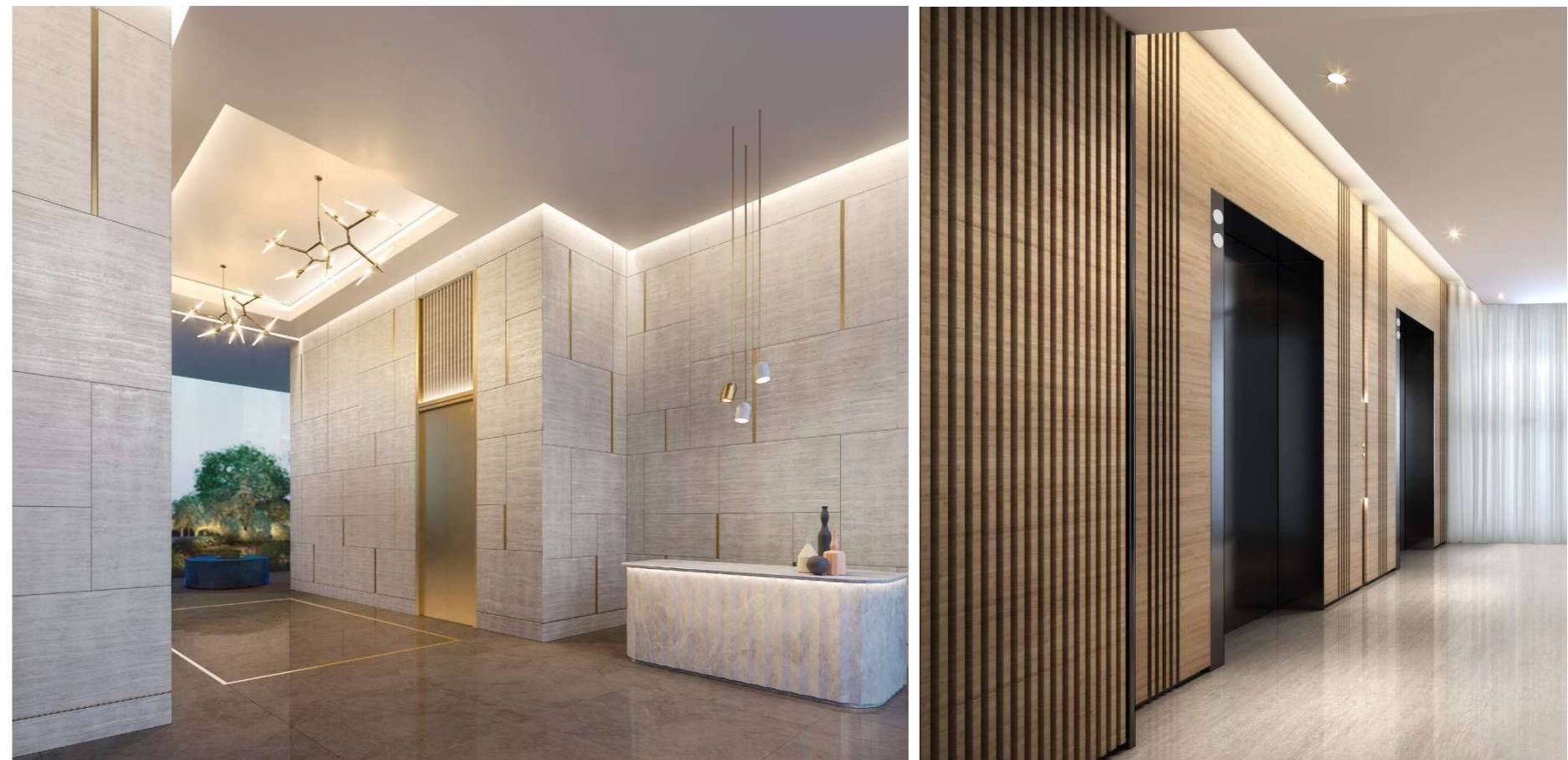
3. Bedrooms + Balconies



4. Washrooms



5. Lifts



6. Terraces And Garden For All Age Groups



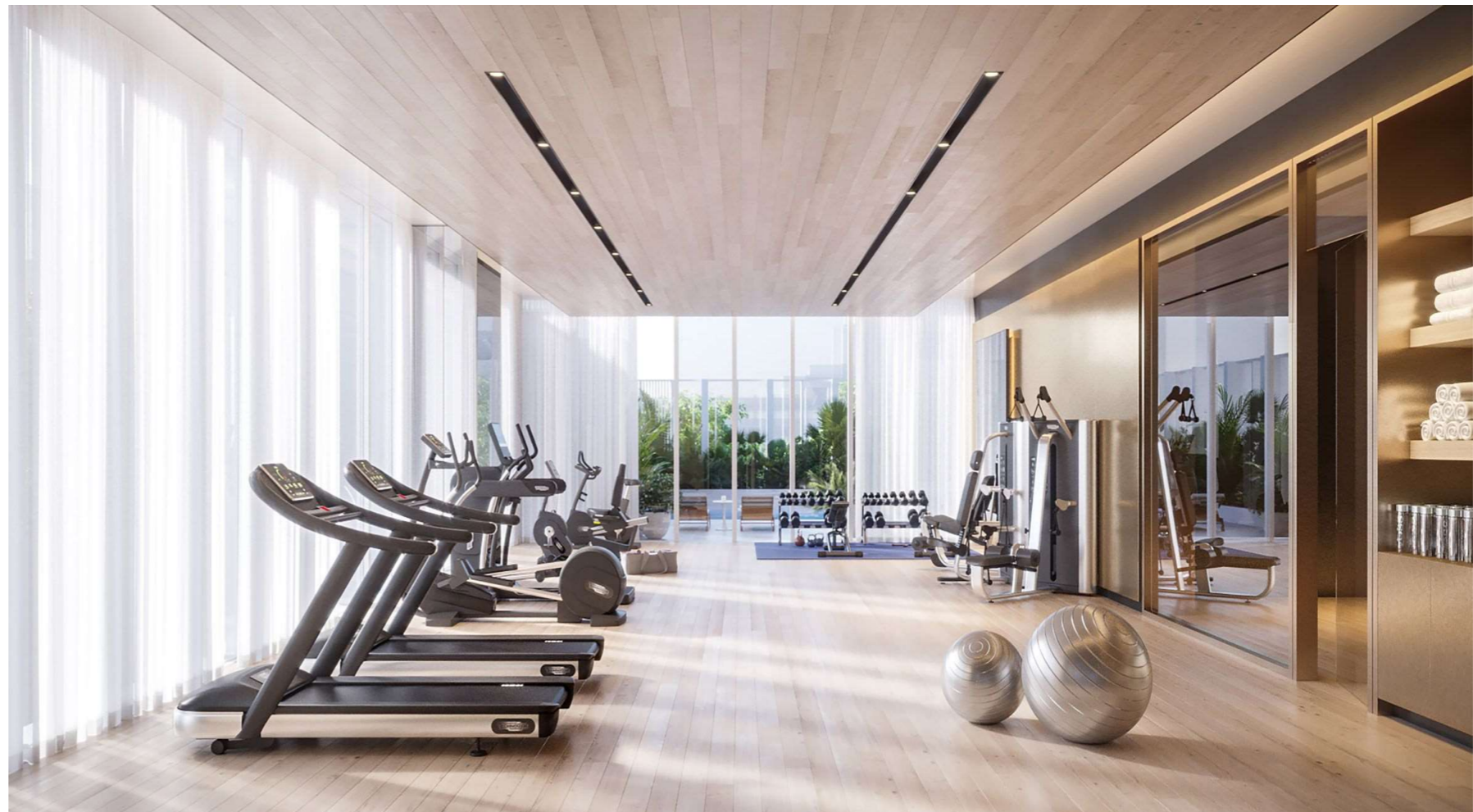
7. Tower and Visitors Stilt Parking.



8. 24 x 7 Security ,Surveillance and Video Door phone



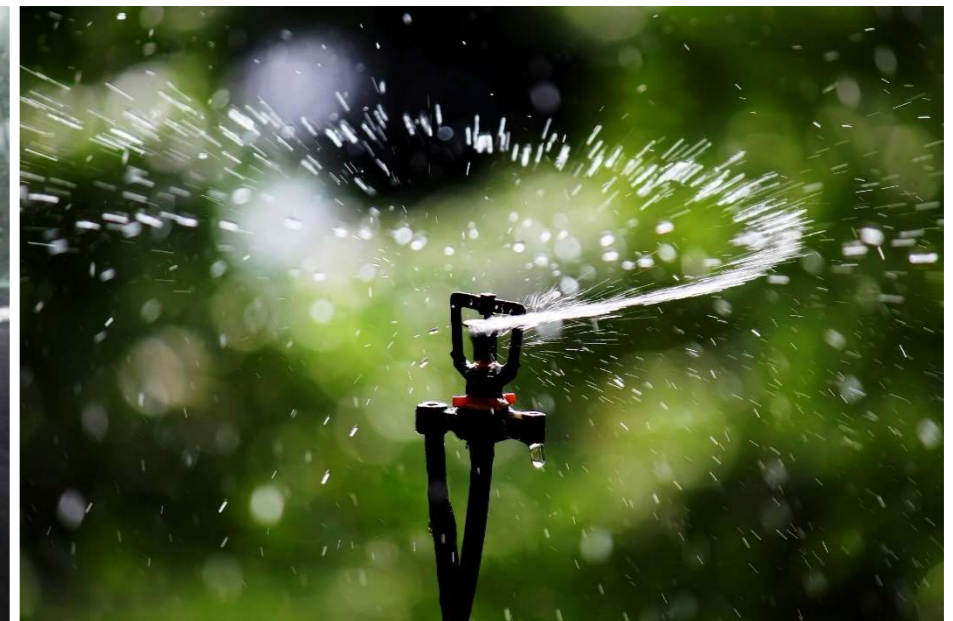
9. Fitness Centre / Yogalaya



10. Waste Disposal



11. Rain Water Harvesting and Water Treatment Plants



12. Alternative forms of energy like Solar and LED Lighting



13. Graphic Signages



12. MEMBER RESPONSIBILITIES ::

- A. 51% Consent for Re-Development
- B. Existing Flat Rent / Lease Details duly registered to be provided to Managing Committee
- C. Loan, Lein, Mortgage Details on existing flat to be provided to Managing Committee
- D. Associate Member on Flat to attend Special General Body Meetings
- E. Nomination/s on Flat for transfer of Membership
- F. Power of Attorney to take Allotment and register new flats + Rent Agreement
- G. Pan Card / Aadhar Card of Member for all registrations
- H. Gift Deed Registration for transfer of Membership or creating Co Owner
- I. Will and Probate for transfer of Flat Ownership
- J. Rental Accommodation Registration and Details after demolition of existing buildings

For ARCHITECTURAL ASSOCIATES



Ar. Abhijit Sawant
Partner