

Feasibility Report & Tender Draft Finalisation



# The Vishwa Kutir Co-op. Housing Society Ltd. (Regd.)

( Regn. No. BOM./WGN / HSG. (TC) 4874 OF 89-90 )

Shanker Ghanekar Marg, Dadar,  
M U M B A I - 4 0 0 0 2 8

Ref. No. \_\_\_\_\_

Date 13<sup>th</sup> November 2022

Following members attended joint meeting with  
PMC regarding Tender Draft Agreement

- 1) Mr Vitroba Kelame Vitroba Kelame
- 2) Mr Deepak Thacker Deepak Thacker
- 3) Mr Diwaker Sawant Diwaker Sawant
- 4) Mr Sharad Aron Sharad Aron
- 5) Ms Apurva Thacker Apurva Thacker
- 6) Mr Santosh Kodelkar Santosh Kodelkar
- 7) Ms Medha Bandiwadekar Medha Bandiwadekar
- 8) Mr Sudarshan Petil Sudarshan Petil
- 9) Mr Rao Rao
- 10) Mr Teja Deshpande Teja Deshpande  
13.11.22

The Tender Draft has been discussed in  
detail and has been unanimously approved.  
It is further decided to take necessary steps  
as per Govt. Guidelines

Deepak Thacker  
Secretary

**Subject: Re: Notice - Tender Draft**

From: lucky\_dmv@yahoo.com on Sun, 13 Nov 2022 03:09:37

To: Vishwakutir <vishwachs@rediffmail.com>

To:

The Secretary,

Vishwa-Kutir Co-op Housing Society.

Thank you for sending the tender draft for the proposed redevelopment. It looks very complete.

However I have a couple of questions about the redevelopment process.

1. Is the society/PMC going to have in-person interviews with prospective developers? Are the bidders going to provide verifiable references? I would like to emphasize on that.

2. When and how is the allotment of new flats going to be decided?

3. In case member wishes to purchase additional area what will be the cost?

Please email me the details of meetings and keep me posted about further in this regard.

Thank you.

Dilip M. Vaidya

> On 01-Nov-2022, at 10:17 PM, Vishwakutir <vishwachs@rediffmail.com> wrote:

>

> Dear Managing Committee Members,

>

> We have received the tender draft for proposed redevelopment from our project management consultant.

>

> As per the Government guidelines, draft of Tender Form needs to be finalized with PMC. However, to have transparency in the entire process, we are enclosing hard copies of the Tender Form which is being distributed to all Managing Committee Members. Members are requested to study the tender draft & should submit their suggestions on or before 8th November 2022 (midnight IST).

>

> A joint meeting of MC Members with PMC will be held on 13th November 2022 at 10 am in society's office.

>

> Deepak Thanekar

> Secretary

**The Vishwa Kutir Co-op. Housing Society Ltd. (Regd.)**  
( Regn. No. BOM./ WGN / HSG.( TC ) 4874 OF 89-90 )

Shanker Ghanekar Marg, Dadar,  
M U M B A I - 4 0 0 0 2 8

Date 1<sup>st</sup> November 2022

Ref. No. \_\_\_\_\_

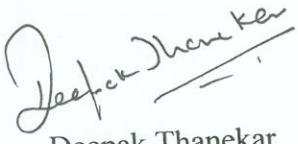
**NOTICE**






Dear Managing Committee Members,

We have received the Tender Draft for proposed Redevelopment from our Project Management Consultant.

As per the Government guidelines draft of Tender Form needs to be finalised in the joint meeting with PMC. However, to have transparency in the entire process, we are enclosing hard copies of Tender Form which is being distributed to all Managing Committee members. Members are requested to study the Tender Draft and should submit their suggestions on or before 8th November 2022 (midnight IST).

A joint meeting of M.C members with PMC will be held on 13<sup>th</sup> November 2022 at 10 am in Society's Office.

  
Deepak Thanekar  
Secretary

|                      |     |  |
|----------------------|-----|--|
| Mr Vitthoba Kalarbe  | B-2 |  |
| Mr Shant Avas        | I-1 |  |
| Mr Diwaker Sawant    | D-1 |  |
| Mr Santosh Kuteiker  | S-3 |  |
| Ms Apurva Thanekar   | I-3 |  |
| Ms Meeta Bandiwadkar | R-4 | } Out of Station<br>Copy sent by email   |
| Mr Sudarshan Pethi   | F-1 |  |
| Mr Dilip Vaidya      | D-2 |  |



**Subject: Notice - Tender Draft**

From: Vishwakutir<vishwachs@rediffmail.com> on Tue, 01 Nov 2022 22:17:30

To: "sudarshan7150@gmail.com"<sudarshan7150@gmail.com>,"lucky\_dmv@yahoo.com"<lucky\_dmv@yahoo.com>,"medhabandiwadekar@gmail.com"<medhabandiwadekar@gmail.com>

**1 attachment(s)** - Tender\_draft\_\_1\_.pdf (22.49MB)

Dear Managing Committee Members,

We have received the tender draft for proposed redevelopment from our project management consultant.

As per the Government guidelines, draft of Tender Form needs to be finalized with PMC. However, to have transparency in the entire process, we are enclosing hard copies of the Tender Form which is being distributed to all Managing Committee Members. Members are requested to study the tender draft & should submit their suggestions on or before 8th November 2022 (midnight IST).

A joint meeting of MC Members with PMC will be held on 13th November 2022 at 10 am in society's office.

Deepak Thanekar  
Secretary

F-1  
D-2  
R-4

## Acknowledgement

of the modifications in respect of feasibility report

Date - 8-11-2022

| FLAT NO.   | MEMBERS NAME   | SIGNATURE          |
|------------|--|--------------------|
| A-01       | Mr. Madhav R. Deshpande.                               | <i>[Signature]</i> |
| A-02       | Mr. Sanjiv S. Pandit.                                  | <i>[Signature]</i> |
| A-03       | Mrs. Jyoti A. Kudalkar.                                | <i>[Signature]</i> |
| B-01       | Mrs. Rekha S. Bandivadekar.                            | <i>[Signature]</i> |
| B-02       | Mr. Vithoba N. Kalambe.                                | <i>[Signature]</i> |
| B-03       | Mr. Satish M. Bandivadekar.                            | <i>[Signature]</i> |
| B-04       | Mr. Bakul M. Vaidya.                                   | <i>[Signature]</i> |
| C-01       | Mr. Dattatray V. Jaywant.                              | <i>[Signature]</i> |
| C-02       | Dr. Vijay A. Shringarpure                              | <i>[Signature]</i> |
| C-03       | Mr. Diwakar V. Sawant.                                 | <i>[Signature]</i> |
| D-01       | Mr. Diwakar V. Sawant.                                 | <i>[Signature]</i> |
| D-02       | Mr. Dilip M. Vaidya.                                   | Copy sent by email |
| D-03       | Mrs. Reshma D. Sawant.                                 | <i>[Signature]</i> |
| E-01       | Mr. Kaustubh A. Khanolkar & Supriya K. Khanolkar       | <i>[Signature]</i> |
| E-02       | Mr. Anil M. Vaidya.                                    | <i>[Signature]</i> |
| E-03       | Mr. Neelesh P. Valame.                                 | Copy sent by email |
| F-01       | Mr. Sudarshan A. Patil & Mrs. Kalpana S. Patil.        | <i>[Signature]</i> |
| F-02       | Mr. Nitin M. Vaidya.                                   | Copy sent by email |
| F-03       | Mrs. Sonali T. Deshpande & Mr. Tapan S. Deshpande.     | <i>[Signature]</i> |
| G-01       | Mr. Satish B. Kanekar.                                 | Copy sent by email |
| G-02       | Mr. Aroon H. Khandke.                                  | <i>[Signature]</i> |
| G-03       | Mr. Manoj J. Malade & Smt. Narbadaben J. Malade.       | <i>[Signature]</i> |
| H-01       | Dr. Janak K. Nathan & Mrs. Shamim J. Nathan.           | <i>[Signature]</i> |
| H-02       | Mr. Deodatta V. Bandivadekar.                          | <i>[Signature]</i> |
| H-03       | Mr. Deepak N. Thanekar.                                | <i>[Signature]</i> |
| I-01       | Mr. Sharad R. Aras.                                    | <i>[Signature]</i> |
| I-02       | Mr. Vilas B. Samant.                                   | Copy sent by email |
| I-03       | Mrs. Aparna D. Thanekar.                               | <i>[Signature]</i> |
| R-01       | Smt. Sushma A. Malgaonkar.                             | <i>[Signature]</i> |
| R-02       | Mrs. Rekha S. Bandivadekar.                            | <i>[Signature]</i> |
| R-03       | Mr. Bakul B. Bhosale.                                  | <i>[Signature]</i> |
| R-04       | Mrs. Medha D. Bandivadekar.                            | <i>[Signature]</i> |
| R-05       | Mr. Vikas A. Pradhan.                                  | <i>[Signature]</i> |
| R-A5       | Mr. Anil M. Vaidya & Mr. Dilip M. Vaidya.              | <i>[Signature]</i> |
| R-06       | Mr. Bhagwandas S. Gupta.                               | <i>[Signature]</i> |
| R-07       | Mr. Deepak R. Mhaske.                                  | <i>[Signature]</i> |
| R-08       | Ms. Shruti A. Palaye.                                  | <i>[Signature]</i> |
| S-01       | Mr. Louis A. Fernandes.                                | <i>[Signature]</i> |
| S-02       | Mr. Devram P. Chaudhary.                               | <i>[Signature]</i> |
| S-03       | Mr. Santosh R. Kudalkar.                               | <i>[Signature]</i> |
| S-04       | Mrs. Rekha S. Bandivadekar.                            | <i>[Signature]</i> |
| S-05       | Dr. Shweta L. Munde & Ms. Tejasvini L. Munde.          | Copy sent by email |
| S-06       | Mr. Shantilal H. Jain.                                 | <i>[Signature]</i> |
| S-07       | Mr. Prasanna V. Bandivadekar                           | Copy sent by email |
| S-08,09,10 | Mr. Satish M. Bandivadekar & Smt. Manisha M. Salunkhe. | <i>[Signature]</i> |
| S-11       | Mr. Prasad S. Bandivadekar.                            | <i>[Signature]</i> |
| S-12       | Mrs. Apoorva A. Narkar.                                | Copy sent by email |



**rediffmail**

Mailbox of vishwachs

## Subject: Re: Clarification on Feasibility Report

From: lucky\_dmv@yahoo.com on Sun, 13 Nov 2022 02:13:14

To: Vishwakutir <vishwachs@rediffmail.com>

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1 attachment(s) - Clarification\_on\_Feasibility\_report.pdf (835.64KB)

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Thank you for the clarification on feasibility report.  
Can you please send me the original feasibility report. I have not received it.

Thank you.

Dilip M. Vaidya

> On 09-Nov-2022, at 7:56 PM, Vishwakutir <vishwachs@rediffmail.com> wrote:  
>  
> Dear Mr Dilip Vaidya,  
>  
> We are attaching the clarification received from our PMC on Feasibility Report.  
>  
> Regards,  
>  
> Deepak Thanekar  
> Secretary  
> P

**rediffmail**

Mailbox of vishwachs

## Subject: Re: Clarification on Feasibility Report

From: Vilas Samant <vilasbs1@gmail.com> on Fri, 11 Nov 2022 07:38:59

To: Vishwakutir <vishwachs@rediffmail.com>

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Thank you very much sir

On Wednesday, November 9, 2022, Vishwakutir <vishwachs@rediffmail.com> wrote:

Dear Mr Samant,

We are attaching the clarifications received from our PMC on Feasibility Report .

Regards,

Deepak Thanekar  
Secretary

7-T



**rediffmail**

Mailbox of vishwachs

## Subject: Re: Clarification on Feasibility Report

From: prasanna bandivdekar <bandivdekar\_prasanna@yahoo.com> on Thu, 10 Nov 2022 10:26:28

To: Vishwakutir <vishwachs@rediffmail.com>

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Thank you Deepak for sharing this.

Regards,

Prasanna.

On Wednesday, November 9, 2022, 6:34 AM, Vishwakutir <vishwachs@rediffmail.com> wrote:

Dear Members,

We are attaching the clarification received from our PMC on Feasibility Report.

Regards,

Deepak Thanekar  
Secretary

## Mailbox of vishwachs

From: Vishwakutir<[vishwachs@rediffmail.com](mailto:vishwachs@rediffmail.com)> on Wed, 09 Nov 2022 20:03:50

**1 attachment(s)** - Clarification\_on\_Feasibility\_report.pdf (835.64KB)

We are attaching the clarification received from our PMC on Feasibility Report.

Deepak Thanekar  
Secretary

E-3  
 F-2  
 S-7  
 G-1  
 S-5  
 S-12

**The Vishwa Kutir Co-op. Housing Society Ltd. (Regd.)**

( Regn. No. BOM./ WGN / HSG.( TC ) 4874 OF 89-90 )

Shanker Ghanekar Marg. Dadar,  
M U M B A I - 4 0 0 0 2 8


Ref. No. \_\_\_\_\_

Date 08-11-2022

Dear Members,

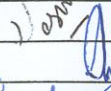
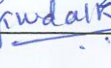

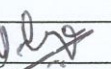
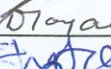
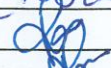
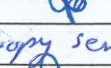

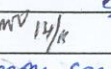
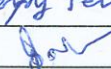
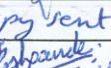
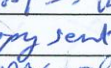
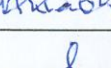
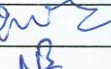

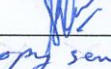
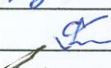
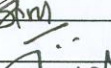
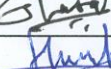

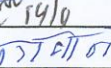
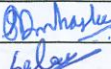
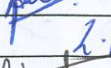
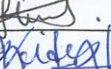
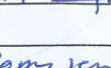
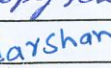
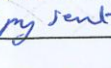
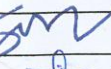




We are enclosing the clarifications received from our PMC for better understanding of the Feasibility Report & to highlight the difference between Option 1 and Option 2.

Regards,



Deepak Thanekar  
Secretary



| FLAT NO.   | MEMBERS NAME   | SIGNATURE   |
|------------|--|---|
| A-01       | Mr. Madhav R. Deshpande.                               |    |
| A-02       | Mr. Sanjiv S. Pandit.                                  |    |
| A-03       | Mrs. Jyoti A. Kudalkar.                                |    |
| B-01       | Mrs. Rekha S. Bandivadekar.                            |    |
| B-02       | Mr. Vithoba N. Kalambe.                                |    |
| B-03       | Mr. Satish M. Bandivadekar.                            |    |
| B-04       | Mr. Bakul M. Vaidya.                                   |    |
| C-01       | Mr. Dattatray V. Jaywant.                              |    |
| C-02       | Dr. Vijay A. Shringarpure                              |    |
| C-03       | Mr. Diwakar V. Sawant.                                 |    |
| D-01       | Mr. Diwakar V. Sawant.                                 |    |
| D-02       | Mr. Dilip M. Vaidya.                                   | Copy sent by email  |
| D-03       | Mrs. Reshma D. Sawant.                                 |    |
| E-01       | Mr. Kaustubh A. Khanolkar & Supriya K. Khanolkar       |    |
| E-02       | Mr. Anil M. Vaidya.                                    | Copy sent by email  |
| E-03       | Mr. Neelesh P. Valame.                                 | Copy sent by email  |
| F-01       | Mr. Sudarshan A. Patil & Mrs. Kalpana S. Patil.        |   |
| F-02       | Mr. Nitin M. Vaidya.                                   | Copy sent by email  |
| F-03       | Mrs. Sonali T. Deshpande & Mr. Tapan S. Deshpande.     |  |
| G-01       | Mr. Satish B. Kanekar.                                 | Copy sent by email  |
| G-02       | Mr. Aroon H. Khandke.                                  |  |
| G-03       | Mr. Manoj J. Malade & Smt. Narbadaben J. Malade.       |  |
| H-01       | Dr. Janak K. Nathan & Mrs. Shamim J. Nathan.           |  |
| H-02       | Mr. Deodatta V. Bandivadekar.                          |  |
| H-03       | Mr. Deepak N. Thanekar.                                |  |
| I-01       | Mr. Sharad R. Aras.                                    |  |
| I-02       | Mr. Vilas B. Samant.                                   | Copy sent by email  |
| I-03       | Mrs. Aparna D. Thanekar.                               |  |
| R-01       | Smt. Sushma A. Malgaonkar.                             |  |
| R-02       | Mrs. Rekha S. Bandivadekar.                            |  |
| R-03       | Mr. Bakul B. Bhosale.                                  |  |
| R-04       | Mrs. Medha D. Bandivadekar.                            |  |
| R-05       | Mr. Vikas A. Pradhan.                                  |  |
| R-A5       | Mr. Anil M. Vaidya & Mr. Dilip M. Vaidya.              |  |
| R-06       | Mr. Bhagwandas S. Gupta.                               |  |
| R-07       | Mr. Deepak R. Mhaske.                                  |  |
| R-08       | Ms. Shruti A. Palaye.                                  |  |
| S-01       | Mr. Louis A. Fernandes.                                |  |
| S-02       | Mr. Devram P. Chaudhary.                               |  |
| S-03       | Mr. Santosh R. Kudalkar.                               |  |
| S-04       | Mrs. Rekha S. Bandivadekar.                            |  |
| S-05       | Dr. Shweta L. Munde & Ms. Tejasvini L. Munde.          | Copy sent by email  |
| S-06       | Mr. Shantilal H. Jain.                                 |  |
| S-07       | Mr. Prasanna V. Bandivadekar                           | Copy sent by email  |
| S-08,09,10 | Mr. Satish M. Bandivadekar & Smt. Manisha M. Salunkhe. |  |
| S-11       | Mr. Prasad S. Bandivadekar.                            |  |
| S-12       | Mrs. Apoorva A. Narkar.                                | Copy sent by email  |



**rediffmail**

Mailbox of vishwachs

**Subject: Minutes of joint meeting with PMC.**

From: Vishwakutir<vishwachs@rediffmail.com> on Sat, 19 Nov 2022 10:31:18

To: "lucky\_dmv"<lucky\_dmv@yahoo.com>

---

**1 attachment(s)** - Minutes\_of\_joint\_meeting\_with\_PMC.pdf (543.62KB)

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Dear Member,

Please find attached minutes of joint meeting with PMC.

Regards,

Deepak Thanekar  
Secretary

**Subject: Minutes of joint meeting with PMC**

From: Vishwakutir<vishwachs@rediffmail.com> on Sat, 19 Nov 2022 10:28:52

To: "vilasbs1"<vilasbs1@gmail.com>

---

**1 attachment(s)** - Minutes\_of\_joint\_meeting\_with\_PMC.pdf (543.62KB)

---

Dear Member,

Please find attached minutes of joint meeting with PMC.

Regards,

Deepak Thanekar  
Secretary

**Subject: Minutes of joint meeting with PMC**

From: Vishwakutir<vishwachs@rediffmail.com> on Sat, 19 Nov 2022 10:41:43

To: "nvalame"<nvalame@yahoo.com>,"bandivdekar\_prasanna"<bandivdekar\_prasanna@yahoo.com>,"kanekarn"<kanekarn@gmail.com>,"narkar\_anand"<narkar\_anand@yahoo.com>,"tejsiddhivinayak"<tejsiddhivinayak@gmail.com>,"vaidyanitin2319"<vaidyanitin2319@gmail.com>

---

**1 attachment(s)** - Minutes\_of\_joint\_meeting\_with\_PMC.pdf (543.62KB)

---

Dear Members,

Attached herewith please find minutes of the joint meeting with the PMC.

Regards,

Deepak Thanekar  
Secretary

U-1-3  
S-1-7  
G-1-1  
S-1-2  
S-1-5  
F-1-2

# The Vishwa Kutir Co-op. Housing Society Ltd. (Regd.)

( Regn. No. BOM./WGN / HSG. (TC) 4874 OF 89-90 )

Shanker Ghanekar Marg, Dadar,  
M U M B A I - 4 0 0 0 2 8

Ref. No. \_\_\_\_\_

Date \_\_\_\_\_

Following members attended the joint meeting with  
PMC held on 30<sup>th</sup> October 2022

1) Anil Vaidya — Anil Vaidya  
30/10/2022

2) Madhav Deshpande — Madhav Deshpande

3) Vikas Paulhan — Vikas Paulhan

4) Fernando — 30/10/22  
D. H. Fernando

5) Tapan Deshpande — Flat no F3 Deshpande  
30.10.22

6) Vitroba Kelame — Vitroba Kelame

7) Sherao Ares — Sherao Ares

8) Kinar Rao (PMC) — Kinar Rao

9) Diwaker Sawant — Diwaker Sawant

10) Santosh Kulkarni — Santosh Kulkarni

11) Apurva Thacker — Apurva Thacker

12) Deepak Thacker — Deepak Thacker



**The Vishwa Kutir Co-op. Housing Society Ltd. (Regd.)**  
( Regn. No. BOM./ WGN / HSG.( TC ) 4874 OF 89-90 )

Shanker Ghanekar Marg, Dadar,  
M U M B A I - 4 0 0 0 2 8

Ref. No. \_\_\_\_\_

Date 14<sup>th</sup> November  
14<sup>th</sup> October 2022

**Minutes of the Joint Meeting with PMC held on 30<sup>th</sup> October 2022 for finalisation of Feasibility Report**

Project Management Consultant Mr Rao explained in detail the Feasibility Report including Option 1 & Option 2.

Mr Tapan Deshpande informed the PMC that the Option 1 & Option 2 does not bear the heading as Feasibility Report. He informed that in Option 1 Sr No 5 & Sr No 6 there is a typographical error and that Sr No 5 & Sr No 6 are the same. He also suggested that the difference between both the options should be highlighted with an example for better understanding of the Feasibility Report.

PMC – Mr Rao agreed to do so with an additional sheet.

Mr Tapan Deshpande also suggested to the Managing Committee that they should intimate all nominee members to establish their legal right with respect to their Flat/ Shop.

Mr Aras informed Mr Tapan Deshpande that he has already communicated to all such members regarding the same. Further, he said that they were also advised to submit necessary legal documents to that effect to the Society.

Mr Rao read out the suggestion letters received from Mr Anil Vaidya, Mr Madhav Deshpande, Mr Fernandes, Mr Pradhan in their presence and all doubts / suggestions made by them were resolved.

Dr Nathan also had vide his letter dated 20.10.2022 made suggestions/ doubt on the Feasibility Report, however Dr Nathan was not present for the meeting.

Letter from Dr Nathan was read out in the meeting. From the points raised by Dr Nathan it seems that Dr Nathan has not understood the Feasibility Report correctly.

For example:

- (1) He is comparing without any documents our Vishwakutir with the Society located at Bandra which comes under entirely different zone, with different norms.
- (2) Society's demand is additional 35% fungible area on the existing area + 10 Sq mtrs per tenant +35% fungible area on 10 Sq Mtrs whereas Dr Nathan's demand is only 32%
- (3) Regarding Corpus Fund, Society's demand is Rs 2000/- per Sq Ft whereas Dr Nathan is demanding Rs 1000/- per Sq Ft.

However Dr Nathan has incorrectly mentioned in his letter the demand made by Managing Committee is very very low. In spite of the fact that he was present on 20.10.2022 for the meeting with the Office Bearers seeking clarification on the Feasibility Report and getting all his doubts / suggestions cleared, it is quite surprising that he has gone forward and again circulated same doubts / suggestions in his letter dated 26th October 2022 to all members of the Society and trying to misguide them.

Chairman informed the members that in Special General Body meeting held on 21<sup>st</sup> August 2022 he had made it very clear that if any member requires any further information about redevelopment then they can contact Managing Committee to get their doubts cleared. In the joint meeting, Chairman further added that instead of making wrong propaganda about redevelopment and Managing Committee members, Dr Nathan should get his doubts if any, cleared from the Office Bearers / Managing Committee before interacting with the members directly.

After deliberation it was unanimously decided that Feasibility Report submitted by the PMC should be accepted. Further, members present in the meeting suggested that for better understanding of Feasibility Report, PMC should submit necessary clarifications as additional sheet and the same should be circulated to all the members for information.

Meeting ended with vote of thanks to the Chair.

  
Secretary

**The Vishwa Kutir Co-op. Housing Society Ltd. (Regd.)**

( Regn. No. BOM./ WGN / HSG.( TC ) 4874 OF 89-90 )

Shanker Ghanekar Marg, Dadar,  
M U M B A I - 4 0 0 0 2 8

Ref. No. \_\_\_\_\_

Date 28<sup>th</sup> October 2022

To,

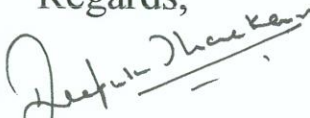
Dr Nathan / Mr Anil Vaidya / Mr Fernandes / Mr Pradhan /  
Mr Madhav Deshpande.






Dear Members,

This has reference to your letter regarding suggestions on Feasibility Report .

You are hereby informed to attend the joint meeting with the Project Management Consultant on Sunday 30<sup>th</sup> October 2022 at 10 am in Society's Office.

Regards,

  
Deepak Thanekar  
Secretary

- 1) Dr Nathan (HI) — out of India
  - 2) Mr Anil Vaidya (E2) —  — 28/10/22
  - 3) Mr Fernandes (S1)  L.A. Fernandes
  - 4) Mr Pradhan (RS) —  VABRulla
  - 5) Mr Madhav Deshpande (A1)  Deshpande
- 



26<sup>th</sup> October 2022

Dear members,

Several general bod members have held discussions with the managing committee on the feasibility report submitted by our PMC Rao and Associates. I congratulate the MC for their hard work and dedication, especially Shri Kalambe, Thanekar and Aras.

The following points need clarification:

1. The PMC is expected to hold a meeting with the General Body members in a special General Body Meeting (SGBM) where members can ask and get their doubts clarified. In this meeting the PMC must take into consideration all modifications suggested by the General Body members and after this is completed to the satisfaction of the General Body members approval has to be granted by a SGBM. This approval cannot be given by the Managing committee and only the General Body has the authority and right to approve the best of the various options.
3. I have quoted an example of a society in Bandra reclamation where the rates are less than Dadar with 42 members and approximately the same built-up area as we have. The quotations from builders that they have received includes 32% increase in FSI, rent of 125 rupees per square foot plus one month brokerage with 36 months cheque being given in advance, individual member's corpus of Rs 1000 per square foot, transport fee of Rs 50,000 and a penalty for delay in possession of between 5 lacs and 10 lacs per month beyond 30 months with a bank guarantee of between 2 crores and 5 crores with 1 - 2 flats.
4. I believe that in the proposals submitted to us by the PMC we have lowered our demands to a great extent. Therefore, in the negotiations with the builders we will have to come down even more. There is absolutely no need for us to sell ourselves short and ask for less than what we can get. No builder in India expects 30-36% profit on a 30 month project and the usual profit is in the range of 24-25%.
5. In this special General Body Meeting we should also request 2-3 General Body members who are interested and



capable of helping the managing committee to be added to the redevelopment committee as this is a very difficult task.

6. All tenders from builders should be sealed and opened in the presence of all redevelopment committee members to maintain secrecy and transparency.

For my part I am willing to give my time and commitment to help our society

I am putting all these points before all the members so that we can achieve the best deal for our entire society. I would urge all of you to also find out from your own sources and help us to get the best deal.

Remember a redevelopment comes only once in 40 to 50 years.

Sincerely,



Dr J Nathan

CC to Chairperson, Secretary and Treasurer

From: Anil M. Vaidya.

E-2.

22<sup>nd</sup> Oct, 2022

To  
The Chairman/Secretary,  
Vishwa Kutir CHS Ltd,  
Dadar.

Dear Sir,

I have gone through the Redevelopment Feasibility Report of the Society. In this connection I have to suggest that we should try to get maximum area for the members, you may have to compromise for the corpus amount.

Thanking you,

Yours faithfully,

Anvaidya

(A. M. VAIDYA)

To  
The Secretary  
Vishwakarma C.H.S.

Dear members,

with several PMC and builders  
I have held discussions on the feasibility report submitted by our PMC Rao and Associates.

The following points need clarification:

1. The most important it is that a net profit of 30-36% is not expected by any builder or developer in India. The usual expectation is 24 to 25%.
2. The PMC is expected to hold a meeting with the General Body members in a special General Body Meeting where members can ask and get their doubts clarified. In this meeting the PMC has to take into consideration all modifications suggested by the General Body members and after this is completed to the satisfaction of the General Body members approval has to be granted by a special General Body Meeting. This approval cannot be given by the Managing committee and only the General Body has a right to approve the best of the various options.
3. I have taken an example of a society with 42 members and approximately the same built-up area as we have. The quotations from builders that they have received includes 32% increase in FSI, rent of 125 rupees per square foot with 36 months check been given in advance, individual member's corpus of rupees 1000 per square foot, one month brokerage, transport fee of rupees 50000 and a penalty for delay in in your possession of between 5 lacs and 10 lacs per month with a bank guarantee of ~~of~~ between 2 crore and 5 crores with 1 - 2 flats.
4. I believe that in the proposals submitted to us by the PMC we have lowered our demands to a great extent. Therefore, in the negotiations with the builders we will have to come down even more. There is absolutely no need for us to sell ourselves short.
5. In this special General Body Meeting we should request to 2-3 General Body members who are interested and capable of helping the managing committee in this difficult task.

For my part I am willing to give my time and commitment to help our society

I am putting all these points before all the members so that we can achieve the best deal for our entire society. I would urge all of you to also find out from your own sources and help us to get the best deal.

Remember a redevelopment comes only once in 40 to 50 years.

Sincerely,



Dr J Nathan

20/10/2022



By / hand delivery

श्री. लुईस फर्नाडीस

विश्वकुटीर सी.एच.एस शॉप नं. एस.१

Ref.: Oct-22/115

Date- 22/10/2022

To,

**SECRETORY**

Vishwa kutir C.H.S

Shankar Ghanekar

Dadar(w), Mumbai-400028.

**माननीय महोदय,**

मी श्री. लुईस फर्नाडीस Shop No. S/1 आपल्या सोसायटीचा सभासद तुम्हाला सांगू इच्छितो कि, मला पी.एम.सी किरण एम. राव यांचा रीडेव्हलपमेंट फिजीबिलीटी रिपोर्ट मिळाला हा रिपोर्ट सोसायटीच्या सर्व जागेचा एकत्र आहे मात्र या रिपोर्ट मध्ये प्रत्येक सभासदाला सोसायटीचे रीडेव्हलपमेंट केल्यावर किती **अधिक एरिया** मिळेल याचा उल्लेख केलेला नाही (प्रत्येक सभासद म्हणजे रेसिडेंट प्रिमायसेस, कमर्शियल प्रिमायसेस, रेसिकम कमर्शियल प्रिमायसेस मध्ये सभासद असणारा प्रत्येक सभासद) तरी जर सोसायटीच्या प्रत्येक सभासदाला त्याला किती अधिक एरिया मिळेल हे पी.एम.सी ने सांगितले नाही तर प्रत्येक सभासदाला रीडेव्हलपमेंट केल्यावर त्याचा काय फायदा होईल हे कळणार नाही मग अशा पी.एम.सी रिपोर्टला आर्थ राहणार नाही. त्यामुळे फिजीबिलीटी रिपोर्ट मध्ये प्रत्येक सभासदाला सोसायटीचे रीडेव्हलपमेंट केल्यावर किती **अधिक एरिया** मिळेल याचा उल्लेख पी.एम.सीने



रेसिडेंट प्रिमायसेस, कमर्शियल प्रिमायसेस, रेसिकम कमर्शियल प्रिमायसेस  
मध्ये सभासद असणारा प्रत्येक सभासदास लेखी स्वरूपात द्यावा हि आपणास  
नम्र विनंती.

आपला कृपाभिशाली

L. A. Fernandes

श्री. लुईस फर्नांडीस

Date - 22 October 2022

From - Vikas Pradhan 73

To,

Secretary, The Vishwakutix Co-op, Hsg. Soc. Ltd.

Subject : Suggestions w.r.t Notice dated 15<sup>th</sup> Oct 2022

Dear Secretary,

This letter lists the suggestions as requested in the Notice dated 15<sup>th</sup> Oct 2022.

1. Corpus Fund:

- a) Kindly clarify the usage and/or intended usage of Corpus fund in the future.

2. Misuse of spaces:

- a) Provisions should be made to make sure No member misuses, encroaches, extends allotted area into open spaces.

3. Additional Area Purchase:

- a). Provisions should be made for Additional Area to be purchased from developer for interested tenements, over and above the proposed Area + increased area (as mentioned in the report) for each tenement from the Sale area available to the developer. The cost for the same should reasonably lower than the current market rate.

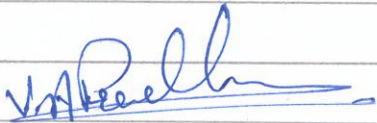
4. Usage of Water:

- a) Water supply from BMC should only be utilized for Drinking needs. For other needs, boxing well should be utilized.

5. Parking slot:

a) currently there is no parking slot allotted to our Flat (R-5) as we have not requested the same till date. Kindly clarify will there be a Parking slot allotted to our Flat (R-5) in the future development.

Yours sincerely,



Vikas Anant Pradhan.



Date - 22 October 2022

From - Madhav Deshpande 95

To,  
Secretary,  
The Vishwakutix Co-op, Hsg. Soc. Ltd.

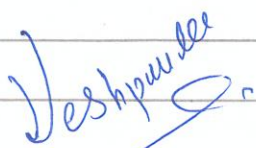
Subject: Suggestions w.r.t Notice dated 15th Oct 2022

Dear Secretary,

I wish to suggest following points to be included in the feasibility report:

- 1) Rent to existing tenant cost to be increased from 110/sq.ft to 140 sq/ft.
- 2) Interest on Expenses @ 21% seems to be on very higher side and it may re-considered @ 16-18% max.

Yours Sincerely,

Deshpande

Madhav Deshpande.  
(A11)



# Acknowledgement

(1) Receipt of Redevelopment Feasibility Report  
(2) Last date of submission of suggestions on feasibility report  
(3) Date of joint meeting of M.C. & P.M.C.

Date - 15-10-2022

| FLAT NO.   | MEMBERS NAME   | SIGNATURE          |
|------------|--|--------------------|
| A-01       | Mr. Madhav R. Deshpande.                               |                    |
| A-02       | Mr. Sanjiv S. Pandit.                                  |                    |
| A-03       | Mrs. Jyoti A. Kudalkar.                                |                    |
| B-01       | Mrs. Rekha S. Bandivadekar.                            |                    |
| B-02       | Mr. Vithoba N. Kalambe.                                |                    |
| B-03       | Mr. Satish M. Bandivadekar.                            |                    |
| B-04       | Mr. Bakul M. Vaidya.                                   |                    |
| C-01       | Mr. Dattatray V. Jaywant.                              |                    |
| C-02       | Dr. Vijay A. Shringarpure                              |                    |
| C-03       | Mr. Diwakar V. Sawant.                                 |                    |
| D-01       | Mr. Diwakar V. Sawant.                                 |                    |
| D-02       | Mr. Dilip M. Vaidya.                                   | Copy sent by email |
| D-03       | Mrs. Reshma D. Sawant.                                 |                    |
| E-01       | Mr. Kaustubh A. Khanolkar & Supriya K. Khanolkar       |                    |
| E-02       | Mr. Anil M. Vaidya.                                    |                    |
| E-03       | Mr. Neelesh P. Valame.                                 | Copy sent by email |
| F-01       | Mr. Sudarshan A. Patil & Mrs. Kalpana S. Patil.        |                    |
| F-02       | Mr. Nitin M. Vaidya.                                   | Copy sent by email |
| F-03       | Mrs. Sonali T. Deshpande & Mr. Tapan S. Deshpande.     |                    |
| G-01       | Mr. Satish B. Kanekar.                                 | Copy sent by email |
| G-02       | Mr. Aroon H. Khandke.                                  |                    |
| G-03       | Mr. Manoj J. Malade & Smt. Narbadaben J. Malade.       |                    |
| H-01       | Dr. Janak K. Nathan & Mrs. Shamim J. Nathan.           |                    |
| H-02       | Mr. Deodatta V. Bandivadekar.                          |                    |
| H-03       | Mr. Deepak N. Thanekar.                                |                    |
| I-01       | Mr. Sharad R. Aras.                                    |                    |
| I-02       | Mr. Vilas B. Samant.                                   | Copy sent by email |
| I-03       | Mrs. Aparna D. Thanekar.                               |                    |
| R-01       | Smt. Sushma A. Malgaonkar.                             |                    |
| R-02       | Mrs. Rekha S. Bandivadekar.                            |                    |
| R-03       | Mr. Bakul B. Bhosale.                                  |                    |
| R-04       | Mrs. Medha D. Bandivadekar.                            |                    |
| R-05       | Mr. Vikas A. Pradhan.                                  |                    |
| R-A5       | Mr. Anil M. Vaidya & Mr. Dilip M. Vaidya.              |                    |
| R-06       | Mr. Bhagwandas S. Gupta.                               |                    |
| R-07       | Mr. Deepak R. Mhaske.                                  |                    |
| R-08       | Ms. Shruti A. Palaye.                                  |                    |
| S-01       | Mr. Louis A. Fernandes.                                |                    |
| S-02       | Mr. Devram P. Chaudhary.                               |                    |
| S-03       | Mr. Santosh R. Kudalkar.                               |                    |
| S-04       | Mrs. Rekha S. Bandivadekar.                            |                    |
| S-05       | Dr. Shweta L. Munde & Ms. Tejasvini L. Munde.          | Copy sent by email |
| S-06       | Mr. Shantilal H. Jain.                                 |                    |
| S-07       | Mr. Prasanna V. Bandivadekar                           | Copy sent by email |
| S-08,09,10 | Mr. Satish M. Bandivadekar & Smt. Manisha M. Salunkhe. |                    |
| S-11       | Mr. Prasad S. Bandivadekar.                            |                    |
| S-12       | Mrs. Apoorva A. Narkar.                                |                    |

**Subject: Feasibilty Report**

From: Vishwakutir<vishwachs@rediffmail.com> on Sat, 15 Oct 2022 22:57:11

To: "lucky\_dmv@rediffmail.com"<lucky\_dmv@rediffmail.com>

**1 attachment(s)** - Feasibility\_report.pdf (13.16MB)

Dear Mr. Vaidya,

Attached herewith please find the Feasibility Report. You are requested to go through the same & any suggestions in this matter should be sent on or before 22nd Oct 2022 (midnight IST).

Regards,  
Deepak Thanekar  
Secretary

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**Re: Feasibility Report****From:** Neel Valame <nvalame@yahoo.com> on Sun, 16 Oct 2022 02:47:34**To:** You | [See Details](#)**1 attachment****Feasibility\_  
report.pdf**

13.16 MB

Vishwakutir CHS Committee:

Acknowledging the receipt of the stated feasibility report.

Seems like a good progress.

Warm Regards  
Neelesh Valame  
(Flat E-3, Third Floor.)

Sent from my iPhone

On Oct 15, 2022, at 10:34, Vishwakutir &lt;

&gt; wrote:

Dear Mr. Valame,

Attached herewith please find the Feasibility Report. You are requested to go through the same &amp; any suggestions in this matter should be sent on or before 22nd Oct 2022 (midnight IST).

Regards,



**rediffmail**

Mailbox of vishwachs

## Subject: Feasibility Report

From: Vishwakutir<vishwachs@rediffmail.com> on Thu, 20 Oct 2022 07:42:27

To: "vaidyanitin2319@gmail.com"<vaidyanitin2319@gmail.com>

**1 attachment(s)** - Feasibility\_report.pdf (13.16MB)

Dear Mr Nitin Vaidya,

Attached herewith please find the Feasibility Report. You are requested to go through the same & any suggestions in this matter should be sent on or before 22nd October 2022 (midnight IST).

Regards,

Deepak Thanekar  
Secretary

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## Feasibility Report

From: Vishwakutir <[vishwachs@rediffmail.com](mailto:vishwachs@rediffmail.com)> on Sat, 15 Oct 2022 23:03:17

To: 1 recipient | [See Details](#)

1 attachment

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report.pdf

13.16 MB

Dear Mr. Kanekar,

Attached herewith please find the Feasibility Report. You are requested to go through the same & any suggestions in this matter should be sent on or before 22nd Oct 2022 (midnight IST).

Regards,  
Deepak Thanekar  
Secretary

Quick reply to "Vishwakutir" <[vishwachs@rediffmail.com](mailto:vishwachs@rediffmail.com)>

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## Re: Feasibility Report

From: Vilas Samant <vilasbs1@gmail.com> on Mon, 17 Oct 2022 16:17:39

To: You | [See Details](#)

Thanks for the mail.

On Sat, 15 Oct 2022, 13:37 Vishwakutir, < > wrote:  
Dear Mr. Samant,

Attached herewith please find the Feasibility Report. You are requested to go through the same & any suggestions in this matter should be sent on or before 22nd Oct 2022 (midnight IST).

Regards,  
Deepak Thanekar  
Secretary

Quick reply to Vilas Samant <vilasbs1@gmail.com>

Send



**rediffmail**

Mailbox of vishwachs

## Subject: Feasibility Report

From: Vishwakutir<vishwachs@rediffmail.com> on Sat, 15 Oct 2022 23:06:54

To: "tejsiddhivinayak@gmail.com"<tejsiddhivinayak@gmail.com>

**1 attachment(s)** - Feasibility\_report.pdf (13.16MB)

Dear Dr. Munde,

Attached herewith please find the Feasibility Report. You are requested to go through the same & any suggestions in this matter should be sent on or before 22nd Oct 2022 (midnight IST).

Regards,  
Deepak Thanekar  
Secretary

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**Fw: Feasibility Report**From: Vishwakutir <[vishwachs@rediffmail.com](mailto:vishwachs@rediffmail.com)> on Thu, 20 Oct 2022 20:45:55

To: 1 recipient | See Details

1 attachment

Feasibility\_  
report.pdf

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Reforwarding the mail

From: "Vishwakutir" <[vishwachs@rediffmail.com](mailto:vishwachs@rediffmail.com)>  
Sent: Sat, 15 Oct 2022 23:08:37  
To: "[vishwachs@rediffmail.com](mailto:vishwachs@rediffmail.com)" <[vishwachs@rediffmail.com](mailto:vishwachs@rediffmail.com)>  
Subject: Feasibility Report

Dear Mr. Bandiwadekar,

Attached herewith please find the Feasibility Report. You are requested to go through the same & any suggestions in this matter should be sent on or before 22nd Oct 2022 (midnight IST).

Regards,  
Deepak Thanekar  
Secretary

Quick reply to "Vishwakutir" <[vishwachs@rediffmail.com](mailto:vishwachs@rediffmail.com)>

5-7

**The Vishwa Kutir Co-op. Housing Society Ltd. (Regd.)**  
( Regn. No. BOM./ WGN / HSG.( TC ) 4874 OF 89-90 )

Shanker Ghanekar Marg. Dadar.  
M U M B A I - 4 0 0 0 2 8

Date 15<sup>th</sup> October 2022

Ref. No. \_\_\_\_\_

**NOTICE**

Dear Members,

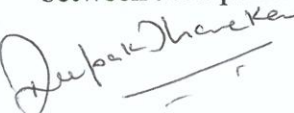
We have received the Redevelopment Feasibility report from our Project Management Consultant.

As per the Government guidelines the said report should be made available for viewing to the members of the Society in Society's Office & to submit suggestions before 7 days of next Committee meeting.

However, to have transparency in the entire process, we are enclosing hard copies of feasibility report which is being distributed to all members. Members are requested to study the feasibility report.

The joint meeting of Managing Committee with Project Management Consultant will be held on 30<sup>th</sup> October 2022. In the said meeting there will be a detailed discussion on the suggestions received from the members. As per the Government guidelines, suggestions received from the members will be forwarded to Project Management Consultant 7 days prior to the said joint meeting. Therefore, all the members may please note that they should submit their suggestions 7 days prior to the meeting i.e by 22<sup>nd</sup> October 2022 (midnight IST).

If any member faces any difficulty in understanding the feasibility report, they can contact the Office Bearers who would be available in Society's Office on 17<sup>th</sup>, 18<sup>th</sup> & 20<sup>th</sup> October 2022 between 9.30 pm to 10.30 pm.

  
Deepak Thanekar  
Secretary

**NOTE: Members are requested to drop their suggestions in Society's letter box.**



November 1, 2022

The Hon. Chairman / Hon. Secretary,  
"Vishwa Kutir" Co-op. Hsg. Soc. Ltd.,  
Shankar Ghanekar Marg,  
Dadar, Mumbai 400 028

Subject: Regarding Corrigendum to our Project Synopsis & Project Feasibility Report dated October 6, 2022, submitted to your office

Respected Sir,

This is concerning the Project Synopsis & Project Feasibility Report submitted to your office & the joint meeting with Managing Committee held on October 30<sup>th</sup>, 2022 with suggestions of some members, we feel it is necessary to issue a corrigendum for proper interpretation, clarification & co-relation, of the same.

1. On page no. 2 of the Project Synopsis report, point no. 6 of 'Option 1: provision of regulation no 33(7) B', is a retype of point No.5 which has to be ignored.
2. The document containing the FSI Calculations of Option 1 & Option 2 of the project, attached along with the Project Synopsis to be please be read as 'Feasibility Report'.
3. The Premium Calculations & the financial working attached after the FSI Calculation of option 2 are financial calculations pertaining to option 2.
4. S.R. No. 11 of FSI Calculation (in both option 1 & option 2) has the following clarification:
  - a. Since Existing Authorized BUA (Built-up Area) & Incentive thereon is less than permissible BUA as per Reg. 30 (A) i.e., 2,782.96 (S.R. No.10) < 5,017.62 (S.R. No. 6), Permissible Built-up area will be as per S.R. No. 6 i.e., 5,017.62 Sq M.
5. S. R. No. 20 of FSI Calculation (both option 1 & option 2): area 1,766.17 is to be read as 1,756.17.
6. Conclusion of Option 1 on the Premium Calculation sheet, following are the clarifications:
  - a. Point No. 3 a: can be illustrated with the following example:

Assuming an existing Residential Carpet Area of 600 Sq F (A) then

$$B = 600 \times 30\% \text{ Fungible (Fungible area permissible on the built-up area is 35\% \& on the carpet, it is approximately 30\%)} = 180 \text{ Sq F.}$$
$$C = 10 \text{ Sqm Incentive} + \text{Fungible} = 107 \text{ Sq F} + 30\% \text{ Fungible} = 107 \text{ Sq F} + 32 \text{ Sq F} = 139 \text{ Sq F}$$



Page 1 of 2  
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VEERA DESAI ROAD, ANDHERI WEST, MUMBAI 400053

Final Carpet Area = A + B + C = 600Sq F + 180 Sq F + 139 Sq F = 919 Sq F Approx.

Similarly, Assuming an existing Commercial Carpet Area of 100 Sq F (A) then  
B = 100 X 30% Fungible (Fungible area permissible on the built-up area is 35% & on the carpet, it is approximately 30%) = 30 Sq F.

C = 10 Sqm Incentive + Fungible = 107 Sq F + 30% Fungible = 107 Sq F + 32 Sq F = 139 Sq F

Final Carpet Area = A + B + C = 100Sq F + 30 Sq F + 139 Sq F = 269 Sq F Approx.

- b. Point No. 3 b: Corpus fund of 'Rs. 2,000/- per Sq F' on the existing carpet area of each tenant.
- c. Point No. 3 c: Rent of 'Rs. 110/- Per Sq F on the existing carpet area of each tenant' + 5% escalating yearly.

7. Conclusion of Option 2 after FSI & Premium Calculation will be:

- a. It should be mandatory for the developer to buy back / purchase all 34 PAP tenement units from the concerned authority.
- b. If society decided to go with option 2 then the original demand as stated in option 1 need not be compromised (option 1 - Premium Calculation Sheet – Conclusion No. 3 (a, b, c & d)).
- c. In fact, the demand of Corpus which is Rs. 2,000/ per Sq F of the existing Carpet Area of each tenant can be raised to Rs. 4,000/- with option 2.

Assuring the best service at all times

Thanking you

**KIRAN MOHAN RAO**  
Yours faithfully, *K.M.R.*  
**ARCHITECT**  
CAI2010149795

M. K. Rao & Associates





October 6, 2022

The Hon. Chairman / Hon. Secretary,  
"Vishwa Kutir" Co-op. Hsg. Soc. Ltd.,  
Shankaer Ghanekar Marg,  
Dadar, Mumbai 400 028

Subject: Project Synopsis of the proposed redevelopment of "Vishwa Kutir" Co-op. Hsg. Soc. Ltd. is situated on F.P.NO. 892, TPS IV OF Mahim Division, Shankar Ghanekar Marg, Dadar West, Mumbai 400 028

Respected Sir / Madam

We are hereby attaching Feasibility Report with this document of the above-mentioned proposal

The feasibility report requires a study of the options for redevelopment which can be carried out on the land under reference as per the various provisions of DCPR 2034. The feasibility study encompasses the permissibility of FSI as per various provisions & statements. Further, the study also involves primary permissibility of utilization of TDR & procurement of the same from the open market, permissible height, ground coverage, planning aspects, D.P. provision, etc.

Concerning the above following documents were made available to us by you:

1. Copy of detailed carpet area statement of each flat
2. Copy of the existing approved building plan
3. Other documents from the Society files

**The synopsis of the said society is as follows:**

1. Name of the Society: "Vishwa Kutir" Co-op. Hsg. Society Ltd.
2. Address: F.P.NO. 892, TPS IV OF Mahim Division, Shankar Ghanekar Marg, Dadar West, Mumbai 400
3. Owner of Plot as per PR Card: "Vishwa Kutir" Co-op. Hsg. Society Ltd.
4. Access to the plot: 90'.00" (27.45 mt.) wide Shankar Ghanekar Marg & Datta Raul Marg
5. Date of Construction: 1978
6. Date of Society Registration: 10<sup>th</sup> May 1990
7. Society Registration No.: BOM / HSG / 4874 / 1989
8. Area of the plot as per PR Card: 1,672.54 Sq. M
9. Area of the plot as per Total Station Survey: 1,714 Sq. M
10. Details of Building: Ground + 3 upper floors + Part 4<sup>th</sup> Floor
11. Existing No. of Society Members: 48 Residential & Non-Residential
12. Carpet area Occupied by Society Members: 2,159.87 Sq. M
13. Zone as per D.P. Remarks: R - Zone
14. Reservation or Set Backs: Road set-back is merged on site
15. Special if Any: No
16. Restrictions: Metro Alignment
17. Applicable Policy as of today:  
Option 1 - DCR 33(7)B of DCPR 2034 with permissible FSI 3.0 + 35% Fungible over & above & incentive to tenants  
Option 2 - DCR 33(7)B + 33(12) of DCPR 2034





**Development Permissible**

The plot under reference can be developed as per the provisions of DCPR 2034

**Option 1** - As per provision of regulation no 33(7) B & Regulation No. 30 of Table 12 of DCPR 2034:

Regulation no 33(7) B: Additional FSI for Redevelopment of existing residential housing societies excluding buildings covered under regulations 33(7) & 33(7)(A)

1. In case of redevelopment of existing residential housing societies proposed by Housing societies where existing members are proposed to be re-accommodated on the same plot, incentive additional BUA to the extent of 15% of existing BUA or 10 sq. m per tenement whichever is more shall be permissible without the premium  
Provided further that if the existing authorized BUA and incentive thereon as stated above is less than the permissible FSI as per regulation 30(A)(1), then society may avail 'Additional FSI on payment of premium / TDR' up to the limit of permissible FSI.
2. If staircase, lift & lift lobby areas are counted in FSI in earlier development, then incentive additional FSI as stated in Sr. No 1 shall also be given on such area & such areas may be availed free of FSI by charging premium as per these Regulations
3. This Regulation shall be applicable only when existing members of the societies are proposed to be re-accommodated
4. This regulation will be applicable for the redevelopment of existing authorized buildings which are of thirty years of age or more  
Explanation: -Age of a building shall be as of the 1st of January of the year in which a complete redevelopment proposal is submitted to the Commissioner and shall be calculated from the date of the Occupation Certificate or alternately, from the first date of assessment as per the property tax record in respect of such building or building on which balance/admissible FSI has been consumed by way of vertical extension as per then prevailing Regulation, available with the MCGM.
5. Fungible compensatory area admissible under Regulation No. 31 (3) on the existing authorized BUA shall be without charging a premium & over the incentive additional BUA by charging of premium
6. Fungible compensatory area admissible under Regulation No. 31 (3) on the existing authorized BUA shall be without charging a premium and over the incentive additional BUA by charging of premium.

Further additional guidelines are issued for processing the proposal under Regulation 33(7) B under No. Dy. Ch. E. (B.P.) / 2803 / W.S. / P&R dated 15 JUL 2021 are as under:

- (a) As regards the utilization of incentive additional built-up area as per Regulation 33 (7) (B), the General Body Resolution of the society shall necessarily specify the beneficiary of such incentive additional BUA i.e., for members of society/developer or combination thereof
- (b) For the purpose of considering the area & authenticity of the existing built-up area, the following guidelines shall be followed:
  - (i) Existing building having occupation certificate, the existing built-up area as per OC plans shall be considered for arriving at incentive additional BUA
  - (ii) Existing building having only approved copy of plats & full Commencement Certificate but not having occupation certificate the existing built-up area as per approved plans shall be considered for arriving at incentive additional BUA
  - (iii) Existing buildings having neither an approved copy of the plan nor having the occupation certificate nor file number available in the records incentive additional BUA is not permissible.



(iv) Existing buildings falling in the tolerated category, and existing built-up areas based on assessment records prior to the datum line shall be considered for arriving at incentive additional BUA.

Note: - While submitting the proposals to Hon. M.C. for approval of concessions, the concerned EE(BP) shall clearly mention the details under which category mentioned as above the proposal under reference falls before recommending the proposals.

While considering the existing BUA as per the assessment record, the area as per the original assessment extract or area of tolerated structures prior to the datum line shall only be considered & no subsequent additions in areas shall be considered for arriving at incentive additional BUA.

(c) For arriving at a number of existing tenements for the purpose of incentive additional BUA, following guidelines shall be adopted

(i) If copies of approved plans are available, then the proof of the number of tenements shall be taken from the approved plans. However, if the user shown in the approved plan is a residential user which is subsequently changed unauthorizedly, then the benefit of incentive additional BUA shall not be permissible to the said tenement

(ii) Where the copies of approved plans are not available, the number of tenements shall be considered based on records of the Registrar of society. However, the same shall also be verified from assessment records the stringent shall be considered

(iii) For the purpose of calculating incentive additional BUA tenement-wise, only existing residential tenements shall be considered. Further, as regards considering a 15% incentive additional BUA, existing BUA shall include residential & non-residential areas, if any

(d) Regulation 33(7)(B) will be applicable only when existing members of the society who are proposed to be re-accommodated in the same project on plot/layout

In addition to the above it also states as follows:

1. In certain cases, it is observed during the site visits that the existing tenements are found amalgamated into single tenements- or the user is changed unauthorizedly from residential to commercial. Further, in many cases, the building was demolished on site after obtaining IOD or by Ward/Owner being a C-1 category building & the project proponent has come forward to claim incentive BUA benefit as per Reg. 33(7)(B) & Govt. Notification u/no. TPB-4319/260/Sr.No.146/2019/UD-11 dated 13.09.2019 & further clarification dated 06.08.2020. The unauthorized amalgamation of flats or the user is changed unauthorizedly from residential to commercial shall be required to be confirmed from the die assessment record. Therefore, the submission of the Assessment Extract/Society registration application in addition to the approved plans needs to be insisted on as the said incentive additional BUA as per 33(7)(B) is applicable for authorized BUA or residential tenements of existing residential housing societies. In many cases, there is a contradiction in no. of tenements which leads to granting additional incentive BUA than due, if only the OC plans are referred to
2. In view of the above, while arriving at the incentive BUA based on no. of tenements, it is strongly felt that the stringent following should be adopted,
  - a. No. of Residential tenements based on approved OC plans
  - b. No. of Residential tenements as per Assessment record
  - c. No. of Residential tenements as per records of Registrar of Society
  - d. No. of Residential tenements found on-site during the site visit
3. In view of the above, Ch. E. (DP)/ M.C.'s approval is requested
  - a. To insist on Assessment records & records of Registrar of Society while granting incentive BUA based on no. of tenement under regulation 33(7)(B) as per Transition policy (T-4) at sr.



no. 5 (c) to ascertain the authenticity of existing Mr & no. of tenements of the existing building

- b. To grant the benefit of incentive BUA based on stringency of no, of Residential tenements shown on OC plans / Assessment records/Records of Registrar of Society / No. of Residential tenements found during the site visit

Regulation 30: Floor Space Indices & Floor space / Built-Up Area (BUA) Computation - The area of a plot shall be reckoned in FSI / BUA calculations applicable to the development to be undertaken as given in Table No. 12

| S. No. | Areas                      | Zone                     | Road Width                        | Zonal (Basic) | Add. Premium FSI | Admissible TDR | Permissible FSI (4+5+6) |
|--------|----------------------------|--------------------------|-----------------------------------|---------------|------------------|----------------|-------------------------|
|        | 1                          | 2                        | 3                                 | 4             | 5                | 6              | 7                       |
| I      | Island City                | Residential / Commercial | Less than 9m                      | 1.33          | -                | -              | 1.33                    |
|        |                            |                          | 9m & above but less than 12.0 m   | 1.33          | 0.5              | 0.17           | 2.0                     |
|        |                            |                          | 12.0m & above but less than 18.0m | 1.33          | 0.62             | 0.45           | 2.4                     |
|        |                            |                          | 18.0m & above but less than 27m   | 1.33          | 0.73             | 0.64           | 2.7                     |
|        |                            |                          | 27m & above                       | 1.33          | 0.84             | 0.83           | 3.0                     |
| II     | Suburbs & Extended Suburbs | Residential / Commercial | Less than 9m                      | 1.0           | -                | -              | 1.0                     |
|        |                            |                          | 9m & above but less than 12.0 m   | 1.0           | 0.5              | 0.5            | 2.0                     |
|        |                            |                          | 12.0m & above but less than 18.0m | 1.0           | 0.5              | 0.7            | 2.2                     |
|        |                            |                          | 18.0m & above but less than 27m   | 1.0           | 0.5              | 0.9            | 2.4                     |
|        |                            |                          | 27m & above                       | 1.0           | 0.5              | 1.0            | 2.5                     |



**Note**

1. The plots abutting public roads having existing width of minimum 6m but less than 9m which are proposed to be widened to 9.0 m or more then permissible FSI shall be as admissible for 9m road width
  2. TDR & additional FSI on payment of premium Ratio can be changed by Government from time to time keeping the total Cap as it is
- 
1. Premium shall be charged for 'additional FSI on payment of premium' (as per column no 5 of the table no 12) for BUA at the rate of 50% of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted or as may be decided by Govt. from time to time
  2. A Development cess at the rate of 100% of the Development charge, for BUA over & above the Zonal (basic) FSI / Protected BUA whichever is higher (excluding fungible compensatory area) by the Time Schedule for such payment as may be laid down by the Commissioner, MCGM shall be paid
  3. Fungible Compensatory Area/BUA shall be permissible over & above permissible FSI as per column no 7 of Table No.12 above & as per the provisions of Regulation no 31(3).

**Regulation 31(3): Fungible Compensatory Area**

1. Notwithstanding anything contained in the D. C. Regulations 30, 32 & 33, the Commissioner may, by special permission, permit fungible compensatory area, not exceeding 35% for residential / Industrial / Commercial development, over & above admissible FSI/BUA, by charging a premium at the rate of 50% for Residential & 60% for Industrial / Commercial development of ASR (for FSI 1)
2. In case of redevelopment under regulations 33(5), 33(6) & 33(7)(B) of the Regulation the fungible compensatory FSI area admissible on existing BUA shall be granted without charging a premium.
3. Provided further that such fungible compensatory area for rehabilitation component shall not be used for free sale component & may be used to give additional area over & above eligible the area to the existing tenants/occupants. A fungible compensatory area admissible to one rehabilitation tenement cannot be utilized for another rehabilitation tenement

**Regulation 32: Transfer of Development Rights (TDR)**

1. The maximum permissible TDR that can be utilized on any plot shall be as per regulation 30(A) and/or as specified in these Regulations
2. The quantum of maximum permissible TDR loading mentioned above shall include slum TDR of at least 20 % & a maximum to the extent of 50% of column no. 6 of Table No. 12 regulation 30(A) or as decided by Govt. time to time. Slum TDR as per this regulation & DRC generated from the vary said land and/or DRC generated from other locations may be utilized up to the permissible limit mentioned above

**Utilization of TDR:**

5.4.1 Utilization of Transferable Development Rights (TDR) and Road Width Relation will govern by regulation 30 (A) subject to following notes: -

- i) The maximum permissible TDR that can be utilized on any plot shall be as per regulation 30(A) and/or as specified in these Regulations
- ii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.



- iii) The quantum of maximum permissible TDR loading mentioned above shall include slum TDR at least 20 % and maximum to the extent of 50% of column no. 6 of Table No. 12 regulation 30(A) or as decided by Govt. time to time. Slum TDR as per this regulation and DRC generated from the vary said land and/or DRC generated from other location may be utilized up to the permissible limit mention above.
- iv) If a plot is situated on access road having dead end within 50 mt. from the main road, having minimum width of 9m or more then such plot shall be treated as fronting on main road for the purpose of utilization of TDR. Similarly, if the plot derives from 9m wide internal road then such plots also eligible for the purpose for utilization of TDR.
- v) The relaxation premium for the use of slum TDR i.e., 10% of normal premium shall be charged while condoning deficiencies in open spaces.

**Option 2** - As per provision of regulation no 33(7) B, Regulation No. 30 of Table 12 & Regulation No. 33(12)B Regulation No. 33(12)B: Additional BUA permissible over & above permissible FSI under applicable provisions of DCPR-2034

In a scheme where removal of tolerated/protected structures falling in the alignment of existing road or widening of existing road for which road line has been prescribed or DP Road & re-accommodation of these tolerated/protected structures in the same administrative ward has been proposed for the expeditious removal of bottlenecks, the FSI may be allowed to be exceeded above the permissible FSI Based on the above provisions of sanctioned DCPR-2034, the combination of schemes under Regn. 33(12)(B) with any other scheme, with permissible FSI up to 4.00 on net plot area can be allowed at present till clarification is obtained from UDD on this subject to the following terms & conditions

1. Maximum permissible FSI for the development of plots under combination with Regulation 33(12) (B) of DCPR 2034 with various other regulations shall not exceed the permissible FSI prescribed, in respective regulations with an upper limit of 4.00
2. The eligible residential/residential cum commercial tenant/occupants of tolerated structures shall be entitled to the minimum carpet area of 27.88 sq. m or the area equivalent to the existing carpet area & in the case of non-residential tenant/occupants, an area equal to existing carpet area shall be allotted
3. The fungible compensatory area shall be permissible for rehab without charging a premium & to the incentive BUA by charging a premium
4. The occupants so rehabilitated as per regulation 33(12)B of DCPR-2034 shall become the member of the Co-Operative Housing Society on the plot under redevelopment/development & there will be no further liability with MCGM Accordingly the clause shall be included in the Tri-Party agreement suitably

#### Planning Aspects:

#### Layout Open Space (L.O.S/ R.G): (Reg. 27)

1. The proposal is been proposed as per DCPR 2034. Hence, the deduction of L.O.S/RG is not required while computing the FSI. However, the provision of L.O.S shall be as under:

| Zone | Plot Area           | L.O.S Req. |
|------|---------------------|------------|
| R/C  | 1001 - 2500 SQ.MT.  | 15%        |
|      | 2501 - 10000 SQ.MT. | 20%        |
|      | ABV. 10000 SQ.MT.   | 25%        |
| I    | 1000 sq.mt & Above  | 15%        |



## NOTE:

- Min. area at one place: 125.00 SQ.M.
- Min. dimension 7.5 mt.& length max. 2.5 times the width
- L.O.S can be provided at more than one place when the plot area is more than 5000 sq. mt
- Can be provided entirely on podium or min. 60% on the ground. (50% out of 60% on mother earth) & max. 40% on podium
- Peripheral 1.50 mt. unpaved strip shall be kept on plot / podium (not to be included in L.O.S)
- 1 tree/100 sq.mt. (Where L.O.S no needed)
- 5 tree / 100 sq. mt. (where L.O.S is provided)
- In case of 33(5),33(7),33(8),33(15),33(20) L.O.S can be reduced to 10%.
- L.O.S will not be necessary in case of educational institutions with attached independent P.G
- In a LOS exceeding 400 sq. m in area (in one piece), max.10% of the LOS (40 sq.mt) can be used for elevated/underground water reservoirs/tanks, electric sub-stations, pump houses, facility for treatment of wet waste in situ.
- In a LOS of 1000 sq. m or more in area (in one piece and in one place),max 15% of the total req. LOS can be used for structures for pavilions, gymnasias, club houses, swimming pools, and other structures for the purpose of sports and recreation activities. The plinth area shall be restricted to 10 % of the req. LOS. and height max. 8m. The height may be increased to 13 m to accommodate badminton court/squash court. Where a clubhouse is proposed in LOS, then provision for a gymnasium/fitness center/ Yogalaya in club house shall be insisted upon.
- In a LOS of 2000 sq. mt and above max. 10% of the LOS is permitted for the Construction of a 'Solid Waste Management System' as per the NBC.

**Substation:(Reg. 28)**

- Electrical Consumer Substation (CSS)/Distribution Substation (DSS): In case of development/redevelopment of any land, building or premises, provision for electric sub-stations may be permitted as under

| Sr. No | Plot Area (Sq. m)         | Maximum area of land for CSS/DSS in sq. m                  |
|--------|---------------------------|--|
| 1      | Upto 1000                 | Nil  |
| 2      | Above 1000 & up to 2000   | 40.00 (single Transformer of 8.0 X 5.0)                    |
| 3      | Above 2000& up to 4000    | 66.00 (single Transformer of 12.0 X 5.5)                   |
| 4      | Above 4000 & up to 20000  | 143.00 (Two nos of Transformers with each size 13.0 X 5.5) |
| 5      | Above 20000 & up to 40000 | 720  |

## Note:

- If the CSS is forming a part of a building, it shall comply with all the safety precautions insisted upon by the concerned Electricity Distribution Company and the requirements of Chief Fire Officer.



- b. Such allotted public spaces shall be developed and maintained by the concerned Electricity Distribution Company at its own cost, as directed by the Commissioner.
- c. For installation of above, the height as required by the technical requirements of such installations and the ancillary installations necessary for effective functioning of the system shall be permitted without taking into account the height parameter in FSI.
- d. The provision for CSS shall not be made mandatory by the Electricity Distribution Company in each development. The experts in Electricity Distribution Company shall assess the requirement of CSS considering the existing facilities available in the neighborhood.
- e. CSS/DSS may be permitted to be constructed in LOS in such a way that area shall not exceed the limit prescribed in the Regulation No.27.
- f. Ownership of the space/land, where substation is proposed shall vest with concerned owner/society/association or the person deriving the title, and easement rights will vest with concerned Electric Authority till CSS/DSS remain in existence and functional.
- g. The sub-station proposed to be constructed in open space shall be in such a manner that it is away from the main building at a distance of at least 3 m and in general does not affect the required side margin open spaces or prescribed width or internal access or larger open space. The substation can be provided in still/podium/within the building line subject to compliance of fire safety requirements, or as may be decided by the Commissioner.

#### **Parking Spaces: (Reg. 44)**

2. Wherever a property is developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided.
3. When additions are made to an existing building, the new parking requirement will be reckoned concerning the additional space only & not to the whole of the building & to the area where the use is changed.

The minimum sizes of parking spaces to be provided shall be as shown below-

| Type of Vehicle                  | Minimum size/Area of parking space                       |
|----------------------------------|--|
| (a) Motor vehicle                | Big Car-2.5 m x 5.5 m (50%), Small Cars- 2.3 x 4.5 (50%) |
| (b) Scooter, Motor               | cycle 3 Sq.m (min. dimension 1.2 m)                      |
| (c) Bicycle                      | 1.4 Sq.m   |
| (d) Transport Vehicle/School bus | 3.75 m x 7.5 m   |

Parking spaces for four-wheeled auto vehicles shall be provided as shown below-

| SR.NO | USER        | PARKING PERMISSIBLE  |
|-------|-------------|--|
| 1     | Residential | <ul style="list-style-type: none"> <li>• UPTO 45 Sqm - 1 CAR / 4 TEN.</li> <li>• 45-60 Sqm - 1 CAR / 2 TEN</li> <li>• 60- 90 Sqm - 1 CAR/ 1 TEN.</li> <li>• ABV. 90 - 1 CAR / 0.5 TEN</li> </ul> |

Visitor 10%  
& add.



|   |  |
|---|--|
| Shopping / Convenience Shopping (Not included under Mercantile Occupancy) | One parking space for every 150-sq.m of total floor area in the case of shopping user with each shop up to 20 sq. m in area and one parking space for every 50-sq.m of total floor area for shops each over 20 Sq m area |
|---|--|

## Requirements Of parts Of Buildings: (Reg. 37):

### (2) Habitable Rooms/Rooms:

Min. size & width shall be as specified below:

| Sr.n o. | occupancy                                    | Min. size in sq. mt | Min. width in m | Min height | Max. height |
|---------|--|---------------------|-----------------|------------|-------------|
| 1.      | Any habitable room                           | -----               | 2.4             | 2.75       | 4.2         |
| 2.      | Rooms in a two-room kitchen tenement & above |                     |                 |            |             |
|         | One of the rooms                             | -----               | 2.4             | 2.75       | 4.2         |
|         | Other room/rooms                             | -----               | 2.4             | 2.75       | 4.2         |
|         | kitchen                                      | -----               | 1.8             | 2.75       | 4.2         |
| 3.      | One-room kitchen tenement                    |                     |                 |            |             |
|         | One room                                     | -----               | 2.4             | 2.75       | 4.2         |
|         | kitchen                                      | -----               | 2.1             |            |             |
| 4.      | Multipurpose Room (With alcove)              | 12.5                | 2.4             | 2.75       | 4.2         |
| 10.     | bathroom                                     | 1.5                 | 1.1             | 2.2        | 4.2         |
| 11.     | Water Closet (W.C.)                          | 1.1                 | 0.9             | 2.2        | 4.2         |
| 12.     | Combined bathroom & W.C.                     | 2.2                 | 1.1             | 2.2        | 4.2         |

- Height Measured from the surface of the floor to the lowest point of the ceiling

### (3) Bathroom & water closets:

- A sanitary block consisting of a bathroom & water closet for each wing of each floor at each mid-landing staircase level/stilt/podium/parking floor of the building for the use of domestic servants engaged on the premises may be permitted by the Commissioner

### (7) Basement:

- Min. front open space from plot boundary/edge of the road shall be 3.00 mt.
- Side & rear open space shall be 1.5 mt
- Height of the basement shall be min 2.40 MT. & Max. 3.90 mt.
- If the depth of the basement exceeds 8.4 M, then the open spaces from the boundary of the plot shall increase by every 8.4 mt or a fraction thereof beyond the open spaces.



**(9) Office Room:**

1. In every residential/non-residential building, constructed or proposed to be constructed for the use of a co-operative society or an apartment owners' /lessee's association, an office room one for each society will be permitted on any floor or parking floor or stilt floor. In an already developed property, it may be on an upper floor. The area of the room inclusive of the toilet shall be limited to 20 sq. m.

**(10) Letter Box Room:**

1. Letterboxes for every unit & A separate letterbox room of appropriate dimensions shall be provided on the ground floor /stilt floor/over podium or any other convenient location in residential, commercial, & industrial occupancy in each wing.

**(11) Electric Meter/Service Utility Room:**

1. Electric Meter/Service utility Room shall be independent & ventilated.
2. Access to the Electric/Service Utility Room shall be direct from the outside common areas.
3. The Electric/Service Utility Room shall be provided on the ground floor and/or on the upper floors/Podium/Parking floor & the first basement floor.
4. The door to the room shall have a fire resistance of not less than two hours.

**(15) Stairway:**

1. Stairways shall conform to the following provisions in addition to items (i) to (ix) below. In addition, to satisfy fire-fighting requirements, any stairway identified as an exit stairway shall conform to the requirements stipulated in Regulation 47

(i) The minimum width of a staircase other than a fire escape shall be as given in Table No 16 hereunder.

**Table No: 16**

| Sr. No. | Type of Occupancy      | Minimum width of stairway/corridor (in meters) for buildings upto 70.00 m height | Minimum width of stairway/corridor (in meters) for buildings more than 70.00 m height |
|---------|------------------------|--|---|
| 1       | Residential buildings- |  |   |
|         | (a) General            | 1.50   | 2.00  |

**(17) Lifts:**

1. At least one lift shall be provided in every building more than 16 m in height. In case of buildings, more than 24 m high at least two lifts shall be provided to serve each dwelling unit. One of these lifts shall be a fire lift & shall conform to the fire safety regulations. It shall be ensured that at least one lift must serve access to the lowest level of the basement & may also extend up to the terrace floor except in areas where civil aviation & other restrictions operate. A parapet wall of 0.23 m in height is permissible over a porch.
2. In high-rise residential buildings having a height of more than 70 m, one of the lifts installed shall be a freight lift. The freight lift will be designed in such a way that it shall serve as a stretcher lift



**(22) Common Terrace:**

1. Common Terraces shall not be sub-divided & shall be accessible by common staircases/lifts. The terraces may be used for the additional recreational green area over & above the mandatory LOS requirement under these Regulations, provided that the terrace shall be designed & made impervious considering the recreational green area. The terraces will also serve as community open spaces for the occupants of the building. The terraces may be allowed for rooftop farming/ gardening Overhang of the terrace to the extent of 1.20 m beyond the building line subject to the requirement of open spaces as per Regulation no 42(e) & 42(f) may be allowed from an elevation point of view.

**(23) Parapet:**

1. Parapet walls & handrails provided on the edges of the roof terrace, balcony, etc. shall not be less than 1.50m from the finished floor level.
2. Parapet walls having a height of more than 1.50m may be allowed on the topmost common terrace level with the approval of the commissioner.
3. For the height of a building beyond 32 m & up to 70 m parapet wall of height 2 m,
4. For the building height beyond 70 m parapet wall with a height up to 5 m with 60% voids in the surface area beyond the height of 1.30 m only on two sides of the common terrace may be allowed.

**(28) Yogalaya or Fitness Centre:**

1. In every residential building, either existing or constructed or proposed to be constructed for the use of an existing or proposed Co-Operative Housing Society or an Apartment Owners Association, a Yogalaya or Fitness Centre including toilet facilities will be permitted
  - a. The area of such center shall be allowed free of FSI equivalent to 2(two) percent of the total BUA for every building distributed as desired. Any additional BUA, over this limit, would be counted towards FSI.
  - b. The center shall not be used for any purpose other than for fitness center activities & the Reading Room.
  - c. The Yogalaya or Fitness Centre activities shall be exclusively confined to the members of the concerned housing society or an Apartment Owners Association.
  - d. The ownership of the premises of the Yogalaya or Fitness Centre shall vest only with the concerned society or the apartment owner's association as the case may be.

**(30) Parking floor:**

1. The parking floors above ground/stilt floor within the building line, for the provision of parking, accessible either by ramp or by minimum two car lifts to 200 parking & one additional car lift for every 100 parking beyond 200 parking or part thereof.
2. The height of the parking floor shall not be more than 2.4m below the soffit of the beam & the maximum height of the floor is permitted in this regulation below the soffit of the slab.
3. In the case of mechanical parking more height as per the requirement may be allowed.

**(31) Podium:**

1. Podium is permissible for the plot area min 1000 SQ.MT.
2. Min. front open space from plot boundary/edge of the road shall be 3.00 mt.
3. Podium may be extended beyond the building line in consonance with regulation 47(1) of DCPR 2034.



4. Max total height permissible is 32.0 mt above ground
5. Podium provided with car lifts may be allowed subject to a minimum of two numbers, for vehicles up to 200 parking.
6. one additional car lift shall be provided for every 100 parking beyond 200 parking or part thereof.
7. The podium shall be used for the parking of vehicles, provision of DG set, & substation as per the requirement of the electric supply company.
8. Further, driver's room, toilet block, society office, Air Handling Unit (AHU) & Yogalaya or Fitness Centre, swimming pool on top most podium open to the sky may also be permitted without affecting recreational area if provided & if other requirements of these Regulations are fulfilled.
  - a. The LOS as laid down under Regulation No 27, may be provided as per note therein.
  - b. The additional LOS, if any, may be provided on the podium.
  - c. Podium may be allowed to be constructed beyond the building line in the required front open space under the provisions of these Regulations provided a clear distance of 3.0 m between plot boundary/edge of road & podium line is maintained.
  - d. Such podium may be extended beyond the building line in consonance with provisions of DC Regulation 47(1) on one side whereas on the other side & rear side it shall not be less than 1.5 m from the plot boundary.
9. Ramps may be provided by DC Regulation 37(16).

**Refuge Area: -**

1. In the case of multistoried & high-rise buildings having a height of more than 32 mts., the first refuge area shall be provided at 24 mt. or 1st habitable floor whichever is higher.
2. For buildings having heights up to 70 mts, as an alternate, Refuge areas can be provided as R.C.C. cantilever projections at the alternate mid-landing level of the staircase, free of FSI.
3. Each refuge area at mid-landing shall have a min. width of 3.0 mts & minimum area of 10.0 Sq. Mt for residential & 15 Sq. Mt for non-residential buildings.
4. The refuge area shall be 4% of the habitable floor area it serves, & will be free of FSI up to 4.25% counted in FSI.

NOTE: In case of multi-storied & high-rise buildings up to 30 mts. height, the terrace floor of the building shall be treated as the refuge area.

**31. (1) Free of FSI:**

The following shall not be counted in FSI:

1. Club House, Gymnasium, swimming pool, etc. proposed in R.G;
2. Sanitary block of area 4sq.m in carpet area & height max. 3m.:
  - a. Suction tank, pump room, electric meter room or sub-station, garbage shaft/refuse chute, facility for treatment of wet waste in situ, space required for fire hydrants, electrical & water fittings, water tank, dust-bin;
  - b. A rockery, well & well structures, plant nursery, water pool, or fountain swimming pool (if uncovered, platform around a tree, tank, bench, gate, slide, swing, ramp, a compound wall without affecting maneuverability of vehicles,
  - c. A cantilevered & unenclosed canopy over each entrance & staircase, not more than 5.5 m long
  - d. An unenclosed porch open on three sides, not more than 5.5 m in length parallel to the main building in front of the common entrance only & except rear open space with a level difference of 0.3 m about the floor level;



- e. A Chajjas, cornice, weather shade, sun-breaker; at lintel level, only & Vertical fins (excluding columns) projecting not more than 1.2 m from the face of the building.
- f. Watchman's booth not over 3 sq. m in area
- 3. Areas covered by staircase rooms, lift machine rooms above the topmost story, staircase/lift wells & passages in stilt, basement & floors exclusively used for parking & other ancillary uses (free of FSI without charging a premium)
- 4. Areas covered by staircases/lift wells including lobbies with the special written permission of the Commissioner free of FSI by payment of premium.
- 5. Area of the basement used exclusively for parking & other ancillary uses such as Air conditioning equipment/AHU & other machines used for services & utilities of the building, DG set, meter room & Electric substation, Effluent Treatment Plant, suction tank, pump room, Water Treatment Plant, Sewerage Treatment Plant, Laundry Room, Boiler Room & in 1st basement Play area for school if other ancillary uses have not been proposed at that level of the basement;
- 6. Area of covered parking spaces in basements, podiums, within its stilted portion, on upper parking floors, or in separate structures if exclusively used for parking.
- 7. Provided, however, that additional parking to the extent of **50%** of the required parking may be permitted without payment of premium.
- 8. Provided further that in a non-residential building, where entire parking is proposed by mechanical/automatic means, additional parking to the extent of **20%** of the required parking shall be permitted free of FSI as a vehicle holding area.
- 9. In every residential/non-residential building, constructed or proposed to be constructed for the use of a co-operative society or an apartment owners' /lessee's association, an office room one for each society will be permitted on any floor or parking floor or stilt floor. In an already developed property, it may be on an upper floor. The area of the room inclusive of the toilet shall be limited to 20 sq. m.
- 10. Lofts
- 11. Porches
- 12. Canopy
- 13. Area of structures for an effluent treatment plant, Water Treatment Plant, Sewerage Treatment Plant
- 14. Area covered by elevated/underground water reservoirs/tanks, electric substations, Distribution Sub Station, pump houses, and facility for treatment of wet waste in situ.
- 15. Area covered by new lift & passage thereto in an existing building with a height up to 16m. in the Island City
- 16. Area of a covered passage of clear width not more than 1.52m (5ft.) leading from a lift exit at terrace level to the existing staircase
- 17. The area of one fitness center/Yogalaya for a Co-Op. Housing Society or Apartment Owners Association shall be allowed free of FSI equivalent to 2(two) percent of the total BUA for every building distributed as desired. Any additional BUA, over this limit, would be counted towards FSI.
- 18. The fire chutes
- 19. The refuge area shall be 4% of the habitable floor area it serves, & will be free of FSI. With the permission of the Commissioner due to planning constraints, it may be allowed to be exceeded up to the maximum limit of 4.25%. If it exceeds 4.25%, the excess area shall be counted in FSI.
- 20. Service Floor of height not exceeding 1.8 m;
- 21.** Entrance lobbies in stilted portion, height not exceeding 7.2 m. or height equivalent to two floors or height of stilt whichever is more.
- 22. Open to the sky swimming pool on the terrace above the topmost story or the topmost podium only.



23. Area of the service ducts abutting the Sanitary Block, kitchen not exceeding 1.2 m. in depth. In the case of high-rise buildings higher width/size as per requirement & design approved by Commissioner but not exceeding 2.0 m.
24. Ornamental projection of cladding/glass façade/glazing not exceeding 0.30m from the building line for non-residential buildings.
25. Area covered by the chimney, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 m
26. Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 Sq.m at staircase mid-landing level & at stilt level, area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level/podium. In case the number of car parks exceeds 200 per parking floor level/podium, an additional sanitary block for every 200 cars or part thereof shall be allowed.
27. Letterboxes
28. Parking floors
29. Area of DG set at stilt & podium level
30. Area of DG set, electric sub-station with protective walls having voids/perforated walls above 1 m height, at stilt & podium level or in side & rear marginal open space, or a separate independent structure
31. Electrical Duct/ fire duct of clear depth not more than 0.45 m & not abutting to any habitable room.
32. Area of electric meter/service utility room/rooms having area of 10 sq. m per 50 tenements at Basement /Ground/Stilt/Podium. In the case of High Rise building the meter, the room may be allowed as per the specific requirements of the Electric Supply Company.
33. Refuse Chute/Garbage Shaft
34. Elevation feature or dome-like structure above water tank/lift machine room/staircase room up to 2 m for building with heights beyond 32 m & up to 70 m, 6 m for the building height beyond 70 m & up to 120 m & up to 9 m for building with height beyond 120 m with 60% voids in surface area/profile may be allowed.
35. Area required for Rain Water Harvesting Arrangement, Non-conventional Energy System
36. Advertisements & sky signs, covered areas required on the topmost terrace for antenna/dish antenna/communication tower used for Telecom not exceeding 20 sq. m.
37. Area required for Cooling Towers/Chilling Plants (open to the sky) only beyond the required marginal open spaces or on the terrace floor.
38. Area for Laundry, Boiler Room for Hotels, Hospitals & Hostels
39. Room with maximum size 5 sq. m, for Battery backup for solar water heater and/or for common lighting in the basement or on the terrace.
40. Entry gate over Arch.

**Note:**

- i. Areas covered by the projections exceeding those specified in clauses xii, xiii, xxiii, xxiv
- ii. and xxxiii above shall be counted in FSI.
- iii. Open to-sky swimming pool at any level other than (xxii) above shall be counted in FSI.



**M. K . RAO & ASSOCIATES**

ARCHITECTURE | INTERIOR DESIGN | PMC

KIRAN M. RAO  
PRINCIPAL ARCHITECT

SHRUDDHA K. RAO  
ASSOCIATE ARCHITECT

Along with this document which states the synopsis of the project & bases of preparing the feasibility report where all rules & regulations as per DCPR 2034 are mentioned applicable to our project, we have attached the feasibility report for your perusal.

Thanking you

Yours faithfully,

KIRAN MOHAN RAO  
*Kiran Mohan Rao*  
ARCHITECT  
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Page 15 of 15

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| F.S.I. CALCULATIONS FOR VISHWA KUTIR CHS LTD. ON FP NO. 892, TPS IV OF MAHIM DIVISION  |                   |           |
|--|-------------------|-----------|
| OPTION 1 - AS PER REG. NO. 33(7)(B) & REG. NO. 30 OF TABLE 12 OF DCPR 2034   |                   |           |
| 12.09.2022   | SQ.MT.            | SQ. FT.   |
| 1) AREA OF PLOT (as per PRC)   | 1,672.54          | 18,003.22 |
| 2) DEDUCTIONS FOR  |                   |           |
| a) DP R.G.   | 0.00              | 0.00      |
| b) ROAD SETBACK (27.45M Wide DP Road)  | 0.00              | 0.00      |
| TOTAL (a + b)  | 0.00              | 0.00      |
| 3) NET AREA OF PLOT (1 - 2)  | 1,672.54          | 18,003.22 |
| 4) ADDITION FOR F.S.I. (Set-Back Area)   | 0.00              | 0.00      |
| 5) F.S.I. PERMISSIBLE AS PER REG.NO. 33(7)(B) (for 27.45 M Road width)   | 1.33+0.84+0.83TDR |           |
| i) ZONAL FSI (1,672.54 X 1.33)   | 2,224.48          | 23,944.28 |
| ii) ADD. FSI (1,672.54 X 0.84)   | 1,404.93          | 15,122.71 |
| iii) TDR (1,672.54 X 0.83)   | 1,388.21          | 14,942.67 |
| 6) PERMISSIBLE BUA AS PER REG.NO. 33(7)(B) (5i + 5ii + 5iii)   | 5,017.62          | 54,009.66 |
| 7) EXISTING CARPET AREA (as per approved plan inc. balcony)  | 2,159.87          | 23,248.84 |
| 8) EXISTING BUILT UP AREA (as per approved plan shared by client)  | 2,302.96          | 24,789.06 |
| 9) ADDITIONAL 15 % OR 10SQ.MTS. PER TENANT INCENTIVE ON REHAB BUA (Which ever is more)   |                   |           |
| i) ADDITIONAL INCENTIVE BUA 15% (2,302.96 x 15%)   | 345.44            | 3,718.36  |
| ii) OR AS PER 10 SQM PER TENANT (for 48 R)   | 480.00            | 5,166.72  |
| iii) AS 15% INCENTIVE BUA IS LESS THAN THAT OF 10 SQM PER TENANT, THE INCENTIVE BUA WILL BE 345 SQM (Which ever is more)                       | 480.00            | 5,166.72  |
| 10) REHAB BUA + INCENTIVE BUA (2,302.96 + 480)   | 2,782.96          | 29,955.78 |
| SINCE EXISTING AUTHORISED BUA AND INCENTIVE THEREON IS LESS THAN PERMISSIBLE BUA AS PER REG 30(A)(1) i.e B<A, PERMISSIBLE BUA WILL BE AS PER A |                   |           |
| 11) SO PERMISSIBLE BUILT UP AREA   | 5,017.62          | 54,009.66 |
| 12) ADDITIONAL BENEFIT FOR HANDING OVER OF ROAD SETBACK  | 0.00              | 0.00      |
| 13) GROSS PERMISSIBLE BUA (5,017.62 + 0.0)   | 5,017.62          | 54,009.66 |
| 14) PERMISSIBLE 35% FUNGIBLE AREA (5,017.62 x 0.35) [as per reg. 31 (3) DCPR]  | 1,756.17          | 18,903.38 |
| 15) EXISTING BUA OF REHAB TENENTS  | 2,302.96          | 24,789.06 |
| 16) 35% FUNGI. FOR REHAB TENENTS WITHOUT PREMIUM (2,302.96 x 35%)  | 806.04            | 8,676.17  |
| 17) PROPOSED BUA OF REHAB (2,302.96 + 480 Incentive FSI)   | 2,782.96          | 29,955.78 |
| 18) 35% FUNGI. FOR REHAB TENENTS WITH PREMIUM (480 x 35%)  | 168.00            | 1,808.35  |
| 19) BUA FOR SALE (5,017.62 - 2,782.96)   | 2,234.66          | 24,053.88 |
| 20) FUNGI. FOR SALE & INCENTIVE FSI BY PREMIUM (1,766.17 - 806.04 - 168.00)  | 782.13            | 8,418.86  |
| 21) TOTAL PERMISSIBLE AREA WITH FUNGIBLE (5,017.62 + 1,756.17)   | 6,773.79          | 72,913.04 |

| NOTE: |  |                   |
|-------|--|-------------------|
| 1     | EXISTING BUILT-UP AREA CONSIDERED AS PER DOCUMENTS PROVIDED BY THE CLIENT  |                   |
| 2     | IF PROPOSAL IS PROCESS IN REGN. 33(7)(B) OF DCPR 2034, FULL O.C. OR FULL CC OF EXISTING BUILDING IS REQUIRED & 30 YEARS OLD SOCIETY REGISTRATION IS REQUIRED |                   |
| 3     | FSI IS CONSIDERED AS PER ROAD WITH IS 27.45 & ABOVE  |                   |
| 4     | SOCIETY GBR IS REQUIRED TO UTILSED ADDITIONAL 10.00 SQ.MT. OF EACH TENANTS   |                   |
| 5     | 50% ADDI. GOVT. F.S.I. TO BE PURCHASED   | 1404.93 15,122.71 |
| 6     | BALANCE F.S.I. CREDIT AVAILABLE BY T.D.R. (to be purchased)  | 908.21 9,775.95   |
| 7     | THE ABOVE CALCULATIONS ARE SUBJECTED TO CHANGE BASED ON ANY AMENDMENTS / MODIFICATION IN REGULATION FROM TIME TO TIME  |                   |



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| PREMIUM CALCULATIONS FOR VISHWA KUTIR CHS LTD. ON FP NO. 892, TPS IV OF MAHIM DIVISION |                    |   |              |            |                       |                  |                |
|--|--------------------|---|--------------|------------|-----------------------|------------------|----------------|
| OPTION 1 - AS PER REG. NO. 33(7)(B) OF DCPR 2034                                       |                    |   |              |            |                       |                  |                |
| EXPENSES TOWARDS PREMIUMS & FEES   |                    |   |              |            |                       |                  |                |
| PLOT AREA (As per PRC)   | 1,672.54           |   |              |            |                       |                  |                |
| NET PLOT AREA  | 1,672.54           |   |              |            |                       |                  |                |
| PERMISSIBLE AREA   | 5,017.62           |   |              |            |                       |                  |                |
| RESERVATION AREA   | 0.00               |   |              |            |                       |                  |                |
| EXISTING BUA AREA OF TENANTS   | 2,302.96           |   |              |            |                       |                  |                |
| BALANCE CHARGABLE BUA  | 2,714.66           |   |              |            |                       |                  |                |
| CHARGABLE FUNGIBLE AREA  | 950.13             |   |              |            |                       |                  |                |
| TOTAL FUNGIBLE AREA  | 1,756.17           |   |              |            |                       |                  |                |
| GROSS BUA INCLUDING FUNGIBLE   | 6,773.79           |   |              |            |                       |                  |                |
| <b>LAND RATE = RS.</b>   | <b>1,10,080.00</b> | (as per Ready Reckoner Rates 2022-23 Lower parel zone 12/93) (Pg. 81) |              |            |                       |                  |                |
| PREMIUM RATE (RR *1.33/4) RESI   | 36,601.60          |   |              |            |                       |                  |                |
| PREMIUM RATE (RR *1.33/2) COMM   | 73,203.20          |   |              |            |                       |                  |                |
|  |                    |   |              |            |                       | <b>TOTAL RS.</b> | <b>RS. CR.</b> |
| 1 <b>SCRUTINY FEES</b> (RS. Per sq.mts)  |                    |   |              |            |                       |                  |                |
| a. Constructed area 1.5 times BUA  | 6,773.79           | X   | 210.00       | 1.5        | 21,33,742.91          |                  |                |
|  |                    |   |              |            | <b>21,33,742.91</b>   |                  | <b>0.21</b>    |
| 2 <b>IOD DEPOSITS</b> (RS. Per sq.ft)  |                    |   |              |            |                       |                  |                |
| a.   | 6,773.79           | X   | 1            | 10.764     | 72,913.04             |                  |                |
|  |                    |   |              |            | <b>72,913.04</b>      |                  | <b>0.01</b>    |
| 3 <b>DEBRIS DEPOSITS</b> (RS. Per sq.ft)   |                    |   |              |            |                       |                  |                |
| a. As per Rs. 2 per BUA  | 6,773.79           | X   | 2            | 10.764     | 72,934.57             |                  |                |
| b. But Maximum (per building)  |                    |   |              |            | 45,000.00             |                  |                |
|  |                    |   |              |            | <b>45,000.00</b>      |                  | <b>0.00</b>    |
| 4 <b>STAIR/LIFT/LIFT LOBBY PREMIUM</b>   |                    |   |              |            |                       |                  |                |
| RESIDENTIAL BUA  | 6,773.79           | X   | 36,601.60    | 10%        | 2,47,93,144.23        |                  |                |
|  |                    |   |              |            | <b>2,47,93,144.23</b> |                  | <b>2.48</b>    |
| 5 <b>DEVELOPMENT CHARGES</b>   |                    |   |              |            |                       |                  |                |
| a. RESIDENTIAL 4% OF R R   | 4,470.83           | X   | 1,10,080.00  | 4%         | 1,96,85,945.45        |                  |                |
| b. LAND AREA 1% OF R R (X1.33)   | 2,224.48           | X   | 1,10,080.00  | 1%         | 24,48,705.60          |                  |                |
|  |                    |   |              |            | <b>2,21,34,651.05</b> |                  | <b>2.21</b>    |
| 6 <b>OPEN SPACE DEFICIENCY CHARGES</b>   |                    |   |              |            |                       |                  |                |
| Considering approx. 50% BUA as deficient   |                    |   |              |            |                       |                  |                |
| (Deficient area / 1.33)  | 2546.54            |   | PREMIUM RATE | TELESCOPIC | 2,207.85              |                  |                |
| a. BASIC FSI   | 338.69             | X   | 36,601.60    | 1.1        | 1,36,36,229.32        |                  |                |
| b. ADDITIONAL FSI & INCENTIVE  | 914.79             | X   | 36,601.60    | 1.1        | 3,68,30,905.12        |                  |                |
| c. SLUM TDR 20%  | 88.15              | X   | 36,601.60    | 1.1        | 3,54,921.04           |                  |                |
| d. GENERAL TDR 80%   | 352.61             | X   | 36,601.60    | 1.1        | 1,41,96,841.75        |                  |                |
| e. FUNGIBLE  | 852.29             | X   | 36,601.60    | 1.1        | 85,78,713.35          |                  |                |
| DEFICIENT AREA / ZONAL FSI   | 2546.54            |   |              |            | 7,35,97,610.59        |                  |                |
| FOR 33(7)B   | 75%                |   |              |            | <b>5,51,98,207.94</b> |                  | <b>5.52</b>    |
| 7 <b>LABOUR CESS</b> (1% of construction cost)   |                    |   |              |            |                       |                  |                |
|  | 6,773.79           | X   | 30250.00     | 0.01       | 20,49,070.57          |                  |                |
|  |                    |   |              |            | <b>20,49,070.57</b>   |                  | <b>0.20</b>    |
| 8 <b>CHARGABLE FUNGIBLE PREMIUM</b> (50% OF LANDRATE)                                  |                    |   |              |            |                       |                  |                |
| a. REHAB (480 Sq m X 35%)  | 168.00             | X   | 1,10,080.00  | 0.5        | 92,46,720.00          |                  |                |
| b. SALE (2234.66 X 35%)  | 782.13             | X   | 1,10,080.00  | 0.5        | 4,30,48,490.24        |                  |                |
|  |                    |   |              |            | <b>5,22,95,210.24</b> |                  | <b>5.23</b>    |
| 9 <b>PREMIUM FOR 0.84 ADD. FSI</b> (50% OF LANDRATE)                                   |                    |   |              |            |                       |                  |                |
|  | 1,404.93           | X   | 1,10,080.00  | 0.5        | 7,73,27,545.34        |                  |                |
|  |                    |   |              |            | <b>7,73,27,545.34</b> |                  | <b>7.73</b>    |







|    |  |           |      |             |         |                        |              |
|----|--|-----------|------|-------------|---------|------------------------|--------------|
| 10 | <b>PREMIUM FOR 0.83 TDR</b>  |           |      |             |         |                        |              |
|    | Protected TDR=   | 480.00    |      |             |         |                        |              |
| a. | 20% SLUM TDR (1,388.21 x 20%)  | 277.64    | X    | 82,560.00   | 0.75*RR | 1,14,61,046.90         |              |
| b. | 80% GENERAL TDR ((1,388.21 X 80%) - 480)   | 630.57    | X    | 49,536.00   | 0.45*RR | 1,24,94,298.05         |              |
|    |  |           |      |             |         | <b>2,39,55,344.95</b>  | <b>2.40</b>  |
| 11 | <b>INFRASTRUCTURE IMPROVEMENT CHARGES</b>  |           |      |             |         |                        |              |
|    |  | 908.21    | 0.05 | 30,250.00   | 0.00    | 13,73,664.90           | <b>0.14</b>  |
|    |  |           |      |             |         | <b>13,73,664.90</b>    | <b>0.14</b>  |
| 12 | <b>ADD. DEVELOPMENT CESS</b>   |           |      |             |         |                        |              |
|    |  | 2,793.14  | X    | 1,10,080.00 | 0.04    | 1,22,98,761.97         |              |
|    |  |           |      |             |         | <b>1,22,98,761.97</b>  | <b>1.23</b>  |
| 13 | <b>FIRE NOC</b>  |           |      |             |         |                        |              |
|    | (On construction area)   | 10,160.68 | X    | 97.00       | 1.00    | 9,85,586.01            |              |
|    |  |           |      |             |         | <b>9,85,586.01</b>     | <b>0.10</b>  |
| 14 | <b>EXTRA WATER CHARGES</b>   |           |      |             |         |                        |              |
|    | (On construction area)   | 10,160.68 | X    | 550.00      | 1.00    | 55,88,374.28           |              |
|    |  |           |      |             |         | <b>55,88,374.28</b>    | <b>0.56</b>  |
| 15 | <b>LUC CHARGES</b>   |           |      |             |         |                        |              |
|    | (For Metered)  | 1,672.54  | X    | 1,750.27    | 3.00    | 87,82,199.79           |              |
|    |  |           |      |             |         | <b>87,82,199.79</b>    | <b>0.88</b>  |
| 16 | <b>PARKING CONSULTANTS REMARKS</b>   |           |      |             |         |                        |              |
|    |  |           |      |             | LS      | 2,50,000.00            | <b>0.03</b>  |
|    |  |           |      |             |         | <b>2,50,000.00</b>     | <b>0.03</b>  |
| 17 | <b>BANK GURANTEE WITH STAMP DUTY</b>   |           |      |             |         |                        |              |
|    |  |           |      |             | LS      | 12,62,500.00           |              |
|    |  |           |      |             |         | <b>12,62,500.00</b>    | <b>0.13</b>  |
| 18 | <b>ADDITIONAL COST (Out of pocket)</b>   |           |      |             |         |                        |              |
|    |  |           |      |             | LS      | 5,00,00,000.00         |              |
|    |  |           |      |             |         | <b>5,00,00,000.00</b>  | <b>5.00</b>  |
|    |  |           |      |             |         | <b>Total</b>           | <b>34.22</b> |
|    | OPEN SPACE DEFICIENCY PREMIUM CONSIDERED IS SUBJECT TO CHANGE BASED ON ACTUAL DESIGNING                        |           |      |             |         |                        |              |
|    | THE ABOVE CHARGES ARE SUBJECT TO CHANGE BASED ON ANY AMMENDMENTS/MODIFICATION IN REGULATIONS FROM TIME TO TIME |           |      |             |         |                        |              |
|    | <b>EXPENSES TOWARDS CONSTRUCTION</b>   |           |      |             |         |                        |              |
| 1  | <b>CONSTRUCTION COST</b>   |           |      |             |         |                        |              |
| a. | CONSTRUCTION COST HABITABLE  | 6,773.79  | X    | 40,000.00   |         | 27,09,51,480.00        |              |
| b. | CONSTRUCTION COST NON HABITABLE  | 6,773.79  | X    | 20,000.00   | 50%     | 6,77,37,870.00         |              |
| c. | SITE DEVELOPMENT   | 1,672.54  | X    | 800.00      | 10.764  | 1,44,02,576.45         |              |
|    |  |           |      |             |         | <b>35,30,91,926.45</b> | <b>35.31</b> |
| 2  | <b>APPROVAL COST (1 to 18) above</b>   |           |      |             |         | <b>34,21,69,582.12</b> | <b>34.22</b> |
| 3  | <b>EXISTING TENANT COST</b>  |           |      |             |         |                        |              |
| a. | RENT (Rs. 110/- SQF + 5% yearly)   | 2,159.87  | X    | 4,320.00    | 10.764  | 10,04,34,991.74        |              |
| b. | BROKERAGE  | 2,159.87  | X    | 360.00      | 10.764  | 83,69,582.64           |              |
| c. | SHIFTING (Rs. 25,000/- per tenant)   | 48.00     | X    | 25,000.00   |         | 12,00,000.00           |              |
| d. | CORPUS (Rs. 2,000/- Per Saf)   | 2,159.87  | X    | 2,000.00    | 10.764  | 4,64,97,681.36         |              |
| e. | STAMP DUTY REGISTRATION  |           |      |             | LS      | 1,00,00,000.00         |              |
|    |  |           |      |             |         | <b>16,65,02,255.74</b> | <b>16.65</b> |







|  |                 |   |              |     |                          |  |               |
|--|-----------------|---|--------------|-----|--------------------------|--|---------------|
| <b>4 FEES</b>  |                 |   |              |     |                          |  |               |
| a. ARCHITECTS FEES   | 35,30,91,926.45 | X | 2.25%        |     | 79,44,568.35             |  |               |
| b. STRUCTURAL ENGINEER FEES  | 35,30,91,926.45 | X | 1.00%        |     | 35,30,919.26             |  |               |
| c. LEGAL & ACCOUNTS COST   | 35,30,91,926.45 | X | 1.00%        |     | 35,30,919.26             |  |               |
| d. LIASONING ARCHITECTS FEES                                       | 35,30,91,926.45 | X | 2.25%        |     | 79,44,568.35             |  |               |
| e. PROJEC MANAGEMENT CONSULTANT                                    | 35,30,91,926.45 | X | 0.25%        |     | 8,82,729.82              |  |               |
| f. MEPF CONSULTANT FEES  | 35,30,91,926.45 | X | 0.75%        |     | 26,48,189.45             |  |               |
| g. MARKETING & BROKERAGE   | 35,30,91,926.45 | X | 2.50%        |     | 88,27,298.16             |  |               |
| e. PROFESSIONAL FEES   |                 |   | 10.00%       |     | <b>3,53,09,192.64</b>    |  | <b>3.53</b>   |
| <b>5 MISCELLANIOUS</b>   |                 |   |              |     |                          |  |               |
| a. LAND RATE   |                 |   |              |     | 0.00                     |  |               |
| b. GST ON CONSTRUCTION   | 35,30,91,926.45 | X | 18%          |     | 6,35,56,546.76           |  |               |
| c. INTEREST ON EXPENDITURE   | 89,70,72,956.95 | X | 21%          | 50% | 9,41,92,660.48           |  |               |
| d. CONTENGENCY   |                 |   |              |     | 2,00,00,000.00           |  |               |
|  |                 |   |              |     | <b>17,77,49,207.24</b>   |  | <b>17.77</b>  |
| <b>TOTAL</b>   |                 |   |              |     |                          |  | <b>107</b>    |
| <b>RECOVERY FROM PROJECT</b>                                       |                 |   |              |     |                          |  |               |
| <b>1 REVENUE ESTIMATED FROM SALE</b> (Rs. 45,000/- on rera carpet) | 3,016.79        | X | 4,84,380.00  | 91% | <b>1,32,97,58,634.37</b> |  | <b>132.98</b> |
| <b>2 REVENUE FROM CAR PARK</b> (Assume 30 cars)                    | 30.00           | X | 10,00,000.00 |     | <b>3,00,00,000.00</b>    |  | <b>3.00</b>   |
| <b>3 NET PROFIT</b>  | 135.98          | - | 107.48       |     | <b>28,49,36,470.18</b>   |  | <b>28.49</b>  |
| <b>PROFIT %</b>  |                 |   |              |     |                          |  | <b>26.5%</b>  |
| <b>CONCLUSION:</b>   |                 |   |              |     |                          |  |               |

- The net profit for a developer should be in the range of 30 to 35%.
- As per the office bearers' demand, the requirement of society is very high
- As per the above work each tenant is getting the following
  - Increase area of 35% (of fungible) & 10 Sqm additional area for each tenament (Proposed incentive FSI as per DCPR Reg. 33(7)B) & 35% Fungible)
  - Corpus fund of Rs. 2,000/- on the existing carpet area of each tenant
  - Rent of Rs. 110 + 5% escalating yearly
  - Shifting & Brokerage
- To make the proposal workable for the developer,
  - tenants will have to let go part of the incentive FSI (10 Sqm per tenant) & 35% fungible over it OR will have to let go part of corpus fund (any one)
  - or choose option 2 on the same demand

Thanking you

Yours faithfully,

**KIRAN MOHAN RAO****ARCHITECT**  
**CA/2010/49795**

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F.S.I. CALCULATIONS FOR VISHWA KUTIR CHS LTD. ON FP NO. 892, TPS IV OF MAHIM DIVISION AS PER REG. NO. 33(7)(B) & REG. NO. 30 OF TABLE 12 OF DCPR 2034

| OPTION 2 - AS PER REG. NO. 33(7)(B) & REG. NO. 30 OF TABLE 12 & REG. NO. 33(12) OF DCPR 2034   |  |                   |           |
|--|--|-------------------|-----------|
| 12.09.2022   |  | SQ.MT.            | SQ. FT.   |
| 1) AREA OF PLOT (as per PRC)   |  | 1,672.54          | 18,003.22 |
| 2) DEDUCTIONS FOR  |  |                   |           |
| a) DP R.G.   |  | 0.00              | 0.00      |
| b) ROAD SETBACK (27.45M Wide DP Road)  |  | 0.00              | 0.00      |
| TOTAL ( a + b )  |  | 0.00              | 0.00      |
| 3) NET AREA OF PLOT ( 1 - 2 )  |  | 1,672.54          | 18,003.22 |
| 4) ADDITION FOR F.S.I. (Set-Back Area)   |  | 0.00              | 0.00      |
| 5) F.S.I. PERMISSIBLE AS PER REG.NO. 33(7)(B) (for 27.45 M Road width)   |  | 1.33+0.84+0.83TDR |           |
| i) ZONAL FSI (1,672.54 X 1.33)   |  | 2,224.48          | 23,944.28 |
| ii) ADD. FSI (1,672.54 X 0.84)   |  | 1,404.93          | 15,122.71 |
| iii) TDR (1,672.54 X 0.83)   |  | 1,388.21          | 14,942.67 |
| 6) PERMISSIBLE BUA AS PER REG.NO. 33(7)(B) (5i + 5ii + 5iii)   |  | 5,017.62          | 54,009.66 |
| 7) EXISTING CARPET AREA (as per approved plan inc. balcony)  |  | 2,159.87          | 23,248.84 |
| 8) EXISTING BUILT UP AREA (as per approved plan shared by client)  |  | 2,302.96          | 24,789.06 |
| 9) ADDITIONAL 15 % OR 10SQ.MTS. PER TENANT INCENTIVE ON REHAB BUA (Which ever is more)   |  |                   |           |
| i) ADDITIONAL INCENTIVE BUA 15% (2,302.96 x 15%)   |  | 345.44            | 3,718.36  |
| ii) OR AS PER 10 SQM PER TENANT (for 48 R)   |  | 480.00            | 5,166.72  |
| iii) AS 15% INCENTIVE BUA IS LESS THAN THAT OF 10 SQM PER TENANT, THE INCENTIVE BUA WILL BE 345 SQM (Which ever is more)                       |  | 480.00            | 5,166.72  |
| 10) REHAB BUA + INCENTIVE BUA (2,302.96 + 480)   |  | 2,782.96          | 29,955.78 |
| SINCE EXISTING AUTHORISED BUA AND INCENTIVE THEREON IS LESS THAN PERMISSIBLE BUA AS PER REG 30(A)(I) i.e B<A, PERMISSIBLE BUA WILL BE AS PER A |  |                   |           |
| 11) SO PERMISSIBLE BUILT UP AREA   |  | 5,017.62          | 54,009.66 |
| 12) ADDITIONAL BENEFIT FOR HANDING OVER OF ROAD SETBACK  |  | 0.00              | 0.00      |
| 13) GROSS PERMISSIBLE BUA (5,017.62 - 0.00)  |  | 5,017.62          | 54,009.66 |
| 14) PERMISSIBLE 35% FUNGIBLE AREA (5,017.62 x 35%)[as per reg. 31(3) DCPR]   |  | 1,756.17          | 18,903.38 |
| 15) EXISTING BUA OF REHAB TENENTS  |  | 2,302.96          | 24,789.06 |
| 16) 35% FUNGI. FOR REHAB TENENTS WITHOUT PREMIUM (2,302.96 x 35%)  |  | 806.04            | 8,676.17  |
| 17) PROPOSED BUA OF REHAB (2,302.96 + 480 Insetive FSI)  |  | 2,782.96          | 29,955.78 |
| 18) 35% FUNGI. FOR REHAB TENENTS WITH PREMIUM (480 x 35%)  |  | 168.00            | 1,808.35  |
| 19) BUA FOR SALE (5,017.62 - 2,782.96)   |  | 2,234.66          | 24,053.88 |
| 20) FUNGI. FOR SALE & INCENTIVE FSI BY PREMIUM (1,766.17 -806.04 -168.00)  |  | 782.13            | 8,418.86  |
| 21) TOTAL PERMISSIBLE AREA WITH FUNGIBLE (5,017.62 + 1,756.17)   |  | 6,773.79          | 72,913.04 |

| F.S.I. CALCULATIONS AS PER REG. NO. 33(12)(B) OF DCPR 2034                                     |  |          |              |
|--|--|----------|--------------|
| 22) NET PLOT AREA  |  | 1,672.54 | 18,003.22    |
| 23) MAX PERMISSIBLE FSI (1,672.54 x 4)   |  | 6,690.16 | 72,012.88    |
| 24) LESS PREMIUM BUA AS PER REG. 33(7)B OF DCPR 2034   |  | 5,017.62 | 54,009.66    |
| 25) BALANCE BUA FOR SHARING (6,690.16 - 5,017.62)  |  | 1,672.54 | 18,003.22    |
| 26) BUA REQUIRED TO UTILIZE FOR PAP (1,672.54 X 2/3)   |  | 1,115.03 | 12,002.15    |
| 27) NO. OF PAP REQUIRED (1,115.03 / 33.46 Sqm)   |  | 33.32    | i.e. 34 Nos. |
| 28) 34 NOS. OF PAP TO BE PROVIDED (34 X 33.46)   |  | 1,137.64 | 12,245.56    |
| 29) 35% FUNGIBLE ON PAP WITHOUT PREMIUM (1,137.64 X 35%)                                       |  | 398.17   | 4,285.94     |
| 30) SALE INCENTIVE ON PAP (1,672.54 - 1,137.64)  |  | 534.90   | 5,757.66     |
| 31) 35% FUNGIBLE ON SALE (534.90 X 35%)  |  | 187.22   | 2,015.18     |
| 32) TOTAL PERMISSIBLE BUA INCLUDING FUNGIBLE (1,672.54 + 398.17 + 187.22)                      |  | 2,257.93 | 24,304.35    |
| 33) TOTAL PERMISSIBLE BUA INCLUDING FUNGIBLE AS PER REGN. 30(A) + 33(12) (6,773.79 + 2,257.93) |  | 9,031.72 | 97,217.39    |
| 34) TOTAL SALE BUA INC. FUNGI. (2,234.66 + 782.13 + 534.90 + 187.22)                           |  | 3,738.91 | 40,245.58    |



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**M. K . RAO & ASSOCIATES**

ARCHITECTURE | INTERIOR DESIGN | PMC

KIRAN M. RAO  
PRINCIPAL ARCHITECT

SHRUDDHA K. RAO  
ASSOCIATE ARCHITECT

|   | NOTE:  |         |           |
|---|--|---------|-----------|
| 1 | EXISTING BUILT-UP AREA CONSIDERED AS PER DOCUMENTS PROVIDED BY THE CLIENT  |         |           |
| 2 | IF PROPOSAL IS PROCESS IN REGN. 33(7)(B) OF DCPR 2034, FULL O.C. OR FULL CC OF EXISTING BUILDING IS REQUIRED & 30 YEARS OLD SOCIETY REGISTRATION IS REQUIRED |         |           |
| 3 | FSI IS CONSIDERED AS PER ROAD WITH IS 27.45 & ABOVE  |         |           |
| 4 | SOCIETY GBR IS REQUIRED TO UTILSED ADDITIONAL 10.00 SQ.MT. OF EACH TENANTS   |         |           |
| 5 | 50% ADDI. GOVT. F.S.I. TO BE PURCHASED   | 1404.93 | 15,122.71 |
| 6 | BALANCE F.S.I. CREDIT AVAILABLE BY T.D.R. (to be purchased)  | 908.21  | 9,775.95  |
| 7 | THE ABOVE CALCULATIONS ARE SUBJECTED TO CHANGE BASED ON ANY AMENDMENTS / MODIFICATION IN REGULATION FROM TIME TO TIME  |         |           |



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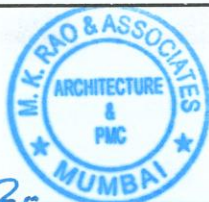




PREMIUM CALCULATIONS FOR VISHWA KUTIR CHS LTD. ON FP NO. 892, TPS IV OF MAHIM DIVISION AS PER REG. NO. 33(7)(B) OF DCPR 2034

## EXPENSES TOWARDS PREMIUMS &amp; FEES

|   |                    |   |              |            |                       |                       |                |
|---|--------------------|---|--------------|------------|-----------------------|-----------------------|----------------|
| PLOT AREA (As per PRC)                                | 1,672.54           |   |              |            |                       |                       |                |
| NET PLOT AREA   | 1,672.54           |   |              |            |                       |                       |                |
| PERMISSIBLE AREA                                      | 6,690.16           |   |              |            |                       |                       |                |
| RESERVATION AREA                                      | 0.00               |   |              |            |                       |                       |                |
| EXISTING BUA AREA OF TENANTS                          | 2,302.96           |   |              |            |                       |                       |                |
| BALANCE CHARGABLE BUA                                 | 3,249.56           |   |              |            |                       |                       |                |
| CHARGABLE FUNGIBLE AREA                               | 1,137.35           |   |              |            |                       |                       |                |
| TOTAL FUNGIBLE AREA                                   | 2,341.56           |   |              |            |                       |                       |                |
| GROSS BUA INCLUDING FUNGIBLE                          | 9,031.72           |   |              |            |                       |                       |                |
| <b>LAND RATE = RS.</b>                                | <b>1,10,080.00</b> | (as per Ready Reckoner Rates 2022-23 Lower parcel zone 12/93) (PG 81) |              |            |                       |                       |                |
| PREMIUM RATE (RR *1.33/4) RESI                        | 36,601.60          |   |              |            |                       |                       |                |
| PREMIUM RATE (RR *1.33/2) COMM                        | 73,203.20          |   |              |            |                       |                       |                |
|   |                    |   |              |            |                       | <b>TOTAL RS.</b>      | <b>RS. CR.</b> |
| 1 <b>SCRUTINY FEES</b> (RS. Per sq.mts)               |                    |   |              |            |                       |                       |                |
| a. Constructed area 1.5 times BUA                     | 9,031.72           | X   | 210.00       | 1.5        | 28,44,990.54          |                       |                |
|   |                    |   |              |            |                       | <b>28,44,990.54</b>   | <b>0.28</b>    |
| 2 <b>IOD DEPOSITS</b> (RS. Per sq.ft)                 |                    |   |              |            |                       |                       |                |
| a.  | 9,031.72           | X   | 1            | 10.764     | 97,217.39             |                       |                |
|   |                    |   |              |            |                       | <b>97,217.39</b>      | <b>0.01</b>    |
| 3 <b>DEBRIS DEPOSITS</b> (RS. Per sq.ft)              |                    |   |              |            |                       |                       |                |
| a. As per Rs. 2 per BUA                               | 9,031.72           | X   | 2            | 10.764     | 97,238.92             |                       |                |
| b. But Maximum (per building)                         |                    |   |              |            | 45,000.00             |                       |                |
|   |                    |   |              |            |                       | <b>45,000.00</b>      | <b>0.00</b>    |
| 4 <b>STAIR/LIFT/LIFT LOBBY PREMIUM</b>                |                    |   |              |            |                       |                       |                |
| RESIDENTIAL BUA                                       | 9,031.72           | X   | 36,601.60    | 10%        | 3,30,57,525.63        |                       |                |
|   |                    |   |              |            |                       | <b>3,30,57,525.63</b> | <b>3.31</b>    |
| 5 <b>DEVELOPMENT CHARGES</b>                          |                    |   |              |            |                       |                       |                |
| a. RESIDENTIAL 4% OF R R                              | 6,728.76           | X   | 1,10,080.00  | 4%         | 2,96,28,058.42        |                       |                |
| b. LAND AREA 1% OF R R                                | 2,224.48           | X   | 1,10,080.00  | 1%         | 24,48,705.60          |                       |                |
|   |                    |   |              |            |                       | <b>3,20,76,764.02</b> | <b>3.21</b>    |
| 6 <b>OPEN SPACE DEFICIENCY CHARGES</b>                |                    |   |              |            |                       |                       |                |
| Considering approx. 50% BUA as deficient              |                    |   |              |            |                       |                       |                |
| (Deficient area / 1.33)                               | 3395.38            |   | PREMIUM RATE | TELESCOPIC | 2,943.80              |                       |                |
| a. BASIC FSI  | 451.59             | X   | 36,601.60    | 1.1        | 1,81,81,639.10        |                       |                |
| b. ADDITIONAL FSI & INCENTIVE                         | 1219.72            | X   | 36,601.60    | 1.1        | 4,91,07,873.49        |                       |                |
| c. SLUM TDR 20%                                       | 117.54             | X   | 36,601.60    | 1.1        | 4,73,228.06           |                       |                |
| d. GENERAL TDR 80%                                    | 470.15             | X   | 36,601.60    | 1.1        | 1,89,29,122.34        |                       |                |
| e. FUNGIBLE   | 1136.39            | X   | 36,601.60    | 1.1        | 1,14,38,284.47        |                       |                |
| DEFICIENT AREA / ZONAL FSI                            | 3395.38            |   |              |            | 9,81,30,147.45        |                       |                |
| FOR 33(7)B  |                    | 75%   |              |            | <b>7,35,97,610.59</b> |                       | <b>7.36</b>    |
| 7 <b>LABOUR CESS</b> (1% of construction cost)        |                    |   |              |            |                       |                       |                |
|   | 9,031.72           | X   | 30250.00     | 1%         | 27,32,094.09          |                       |                |
|   |                    |   |              |            |                       | <b>27,32,094.09</b>   | <b>0.27</b>    |
| 8 <b>CHARGABLE FUNGIBLE PREMIUM</b> (50% OF LANDRATE) |                    |   |              |            |                       |                       |                |
| a. REHAB (480 Sq m X 35%)                             | 168.00             | X   | 1,10,080.00  | 50%        | 92,46,720.00          |                       |                |
| b. SALE (2769.20 X 35%)                               | 969.35             | X   | 1,10,080.00  | 50%        | 5,33,52,803.84        |                       |                |
|   |                    |   |              |            |                       | <b>6,25,99,523.84</b> | <b>6.26</b>    |
| 9 <b>PREMIUM FOR 0.84 ADD. FSI</b> (50% OF LANDRATE)  |                    |   |              |            |                       |                       |                |
|   | 1,404.93           | X   | 1,10,080.00  | 0.5        | 7,73,27,545.34        |                       |                |
|   |                    |   |              |            |                       | <b>7,73,27,545.34</b> | <b>7.73</b>    |



for Rs 1402

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98192 03 759 | 97697 70 403901 SPECTRA, PRATHAMESH COMPLEX,  
VEERA DESAI ROAD, ANDHERI WEST, MUMBAI 400053





|  |  |           |      |             |         |                 |       |
|--|--|-----------|------|-------------|---------|-----------------|-------|
| 10   | PREMIUM FOR 0.83 TDR                     |           |      |             |         |                 |       |
|  | Protected TDR=                           | 480.00    |      |             |         |                 |       |
| 5  | 20% SLUM TDR (1,388.21 x 20%)            | 277.64    | X    | 82,560.00   | 0.75*RR | 1,14,61,046.90  |       |
| b.   | 80% GENERAL TDR ((1,388.21 X 80%) - 480) | 630.57    | X    | 49,536.00   | 0.45*RR | 1,24,94,298.05  |       |
|  |  |           |      |             |         | 2,39,55,344.95  | 2.40  |
|  |  |           |      |             |         |                 |       |
| 11   | INFRASTRUCTURE IMPROVEMENT CHARGES       |           |      |             |         |                 |       |
|  |  | 908.21    | 0.05 | 30,250.00   | 0.00    | 13,73,664.90    |       |
|  |  |           |      |             |         | 13,73,664.90    | 0.14  |
|  |  |           |      |             |         |                 |       |
| 12   | ADD. DEVELOPMENT CESS                    |           |      |             |         |                 |       |
|  |  | 2,793.14  | X    | 1,10,080.00 | 0.04    | 1,22,98,761.97  |       |
|  |  |           |      |             |         | 1,22,98,761.97  | 1.23  |
|  |  |           |      |             |         |                 |       |
| 13   | FIRE NOC                                 |           |      |             |         |                 |       |
|  | On construction area                     | 13,547.57 | X    | 97.00       |         | 13,14,114.68    |       |
|  |  |           |      |             |         | 13,14,114.68    | 0.13  |
|  |  |           |      |             |         |                 |       |
| 14   | EXTRA WATER CHARGES                      |           |      |             |         |                 |       |
|  |  | 13,547.57 | X    | 550.00      | 1.00    | 74,51,165.70    |       |
|  |  |           |      |             |         | 74,51,165.70    | 0.75  |
|  |  |           |      |             |         |                 |       |
| 15   | LUC CHARGES                              |           |      |             |         |                 |       |
|  |  | 1,672.54  | X    | 1,750.27    | 3.00    | 87,82,199.79    |       |
|  |  |           |      |             |         | 87,82,199.79    | 0.88  |
|  |  |           |      |             |         |                 |       |
| 16   | PARKING CONSULTANTS REMARKS              |           |      |             |         |                 |       |
|  |  |           |      |             | LS      | 3,00,000.00     |       |
|  |  |           |      |             |         | 3,00,000.00     | 0.03  |
| 17   | BANK GURANTEE WITH STAMP DUTY            |           |      |             |         |                 |       |
|  |  |           |      |             | LS      | 12,62,500.00    |       |
|  |  |           |      |             |         | 12,62,500.00    | 0.13  |
|  |  |           |      |             |         |                 |       |
| 18   | ADDITIONAL COST (Out of pocket)          |           |      |             |         |                 |       |
|  |  |           |      |             |         | 5,00,00,000.00  |       |
|  |  |           |      |             |         | 5,00,00,000.00  | 5.00  |
|  |  |           |      |             |         |                 |       |
|  |  |           |      |             |         | Total           | 39.11 |
| OPEN SPACE DEFICIENCY PREMIUM CONSIDERED IS SUBJECT TO CHANGE BASED ON ACTUAL DESIGNING                        |  |           |      |             |         |                 |       |
| THE ABOVE CHARGES ARE SUBJECT TO CHANGE BASED ON ANY AMMENDMENTS/MODIFICATION IN REGULATIONS FROM TIME TO TIME |  |           |      |             |         |                 |       |
|  |  |           |      |             |         |                 |       |
| EXPENSES TOWARDS CONSTRUCTION  |  |           |      |             |         |                 |       |
|  |  |           |      |             |         |                 |       |
| 1  | CONSTRUCTION COST                        |           |      |             |         |                 |       |
| a.   | CONSTRUCTION COST HABITABLE              | 9,031.72  | X    | 40,000.00   |         | 36,12,68,640.00 |       |
|  | CONSTRUCTION COST NON HABITABLE          | 9,031.72  | X    | 20,000.00   | 50%     | 9,03,17,160.00  |       |
| b.   | SITE DEVELOPMENT                         | 1,672.54  | X    | 8,000.00    |         | 1,33,80,320.00  |       |
|  |  |           |      |             |         | 46,49,66,120.00 | 46.50 |
|  |  |           |      |             |         |                 |       |
| 2  | APPROVAL COST (1 to 18 Above)            |           |      |             |         | 39,11,16,023.44 | 39.11 |
|  |  |           |      |             |         |                 |       |
| 3  | EXISTING TENANT COST                     |           |      |             |         |                 |       |
| a.   | RENT (Rs. 110/- SQF + 5% yearly)         | 2,159.87  | X    | 4,320.00    | 10.764  | 10,04,34,991.74 |       |
| b.   | BROKERAGE                                | 2,159.87  | X    | 360.00      | 10.764  | 83,69,582.64    |       |
| c.   | SHIFTING (Rs. 25,000/- per tenant)       | 48.00     | X    | 25,000.00   |         | 12,00,000.00    |       |
| d.   | CORPUS (Rs. 2,000/- Per Sqf)             | 2,159.87  | X    | 2,000.00    | 10.764  | 4,64,97,681.36  |       |
| e.   | STAMP DUTY REGISTRATION                  |           |      |             | LS      | 1,00,00,000.00  |       |
|  |  |           |      |             |         | 16,65,02,255.74 | 16.65 |





**M. K. RAO & ASSOCIATES**

ARCHITECTURE | INTERIOR DESIGN | PMC

KIRAN M. RAO  
PRINCIPAL ARCHITECTSHRUDDHA K. RAO  
ASSOCIATE ARCHITECT

|   |                   |   |              |     |                        |                 |              |
|---|-------------------|---|--------------|-----|------------------------|-----------------|--------------|
| <b>4 FEES</b>   |                   |   |              |     |                        |                 |              |
| a. ARCHITECTS FEES  | 46,49,66,120.00   | X | 2.25%        |     | 1,04,61,737.70         |                 |              |
| b. STRUCTURAL ENGINEER FEES   | 46,49,66,120.00   | X | 1.00%        |     | 46,49,661.20           |                 |              |
| c. LEGAL & ACCOUNTS COST  | 46,49,66,120.00   | X | 1.00%        |     | 46,49,661.20           |                 |              |
| d. LIASONING ARCHITECTS FEES  | 46,49,66,120.00   | X | 2.25%        |     | 1,04,61,737.70         |                 |              |
| e. PROJEC MANAGEMENT CONSULTANT   | 46,49,66,120.00   | X | 0.25%        |     | 11,62,415.30           |                 |              |
| f. MEPF CONSULTANT FEES   | 46,49,66,120.00   | X | 0.75%        |     | 34,87,245.90           |                 |              |
| g. MARKETING & BROKERAGE  | 46,49,66,120.00   | X | 2.50%        |     | 1,16,24,153.00         |                 |              |
| e. PROFESSIONAL FEES  |                   |   | 10%          |     | <b>4,64,96,612.00</b>  |                 | <b>4.65</b>  |
| <b>5 MISCELLANIOUS</b>  |                   |   |              |     |                        |                 |              |
| a. LAND RATE  |                   |   |              |     | 0.00                   |                 |              |
| b. GST ON CONSTRUCTION  | 46,49,66,120.00   | X | 18%          |     | 8,36,93,901.60         |                 |              |
| c. INTEREST ON EXPENDITURE  | 1,06,90,81,011.19 | X | 21%          | 50% | 11,22,53,506.17        |                 |              |
| d. CONTENGENCY  |                   |   |              |     | 2,00,00,000.00         |                 |              |
|   |                   |   |              |     | <b>21,59,47,407.77</b> |                 | <b>21.59</b> |
| <b>TOTAL</b>  |                   |   |              |     |                        |                 | <b>129</b>   |
| <b>RECOVERY FROM PROJECT</b>  |                   |   |              |     |                        |                 |              |
| 1 REVENUE ESTIMATED FROM SALE (Rs. 45,000/- on rera carpet)                         | 3,738.91          | X | 4,84,380.00  | 91% | 1,64,80,56,672.33      |                 | 164.81       |
| 2 REVENUE FROM CAR PARK (Assume 30 cars)  | 30.00             | X | 10,00,000.00 |     | 3,00,00,000.00         |                 | 3.00         |
| 3 NET PROFIT  | 167.81            | - | 128.50       |     | 39,30,28,253.38        |                 | 39.30        |
|   |                   |   |              |     |                        | <b>PROFIT %</b> | <b>30.6%</b> |
| <b>PURCHASE OF PAP</b>  |                   |   |              |     |                        |                 |              |
| 1 PURCHASE OF PAP   | 34                | X | 60,00,000.00 |     | 20,40,00,000.00        |                 | 20.40        |
| 2 TOTAL COST (With Purchase of PAP)   |                   |   |              |     | 1,48,90,28,418.96      |                 | 148.90       |
| 3 REVENUE ESTIMATED FROM SALE (Rs. 45,000/- on rera carpet) [Including Sale of PAP] | 5,274.72          | X | 4,84,380.00  | 91% | 2,32,50,21,674.98      |                 | 232.50       |
| 2 REVENUE FROM CAR PARK (Assume 50 cars)  | 50.00             | X | 10,00,000.00 |     | 5,00,00,000.00         |                 | 5.00         |
| 4 NET PROFIT  | 237.50            | - | 148.90       |     | 88,59,93,256.02        |                 | 88.60        |
|   |                   |   |              |     |                        | <b>PROFIT %</b> | <b>59.5%</b> |

Thanking you

Yours faithfully,

M. K. Rao &amp; Associates

KIRAN MOHAN RAO

  
 ARCHITECT  
 CA/2010/49795

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