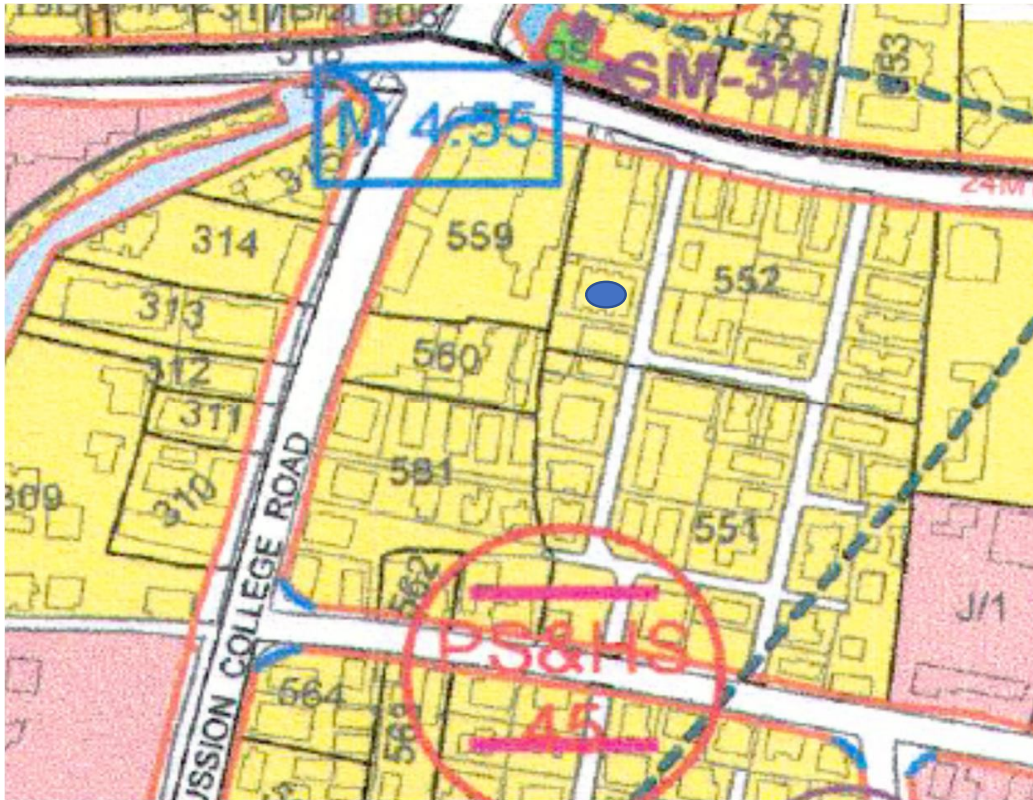


A	REDEVELOPMENT OF ARYA CHS, BHAMBURDA , PUNE, SUMMARY REPORT		R3-08.01.2024
1	Name of Society	ARYA CHS	Remarks
2	Address	CTS No. 1194, FP No. 551-552/3, TPS 1, Bhamburda, Pune	
3	Plot area	1045.15	considered as per previous sanctioned plan
	AREA CONSIDERED FOR CALCULATIONS	1045.15	SQM. Stringent of above
		11250.00	sft
4	No. of existing units/members	16 residential units and 1 garage unit	as per sanctioned plans
5	Existing building	1 buildings - Stilt+3 floors	as per info available
5a	Existing building approval reference	CC No. 9577 dated 25.08.1989	as per info available
5b	Existing FSI as per approved plans	1040.91	
5c	Whether existing building age is more than 30 years OR Building has been declared unsafe by Planning Authority	YES more than 30 years old	Full OC vide no.3478 Dated 29.08.1989
6	RR rate for 2023-24		
	Open land	53630	Rs/sqm
	Residential tenement	121870	Rs/sqm
	Commercial office	140150	Rs/sqm
	Commercial shop	177050	Rs/sqm
7	Redevelopment brief	To offer all single of the society in the plot to prospective developer for redevelopment, the redevelopment area under offer to be distributed prorata based on existing carpet area of individual units holders	
8	Plot area considered for redevelopment	1045.15	sqm
		11250.00	sft
9	Width of existing access road	west side-Existing 9m	
10	Road width as per latest DP	no change in DP 2017	
11	ULC Status	assumed Not Applicable	
12	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES- UDCPR (Dec 2020) and TOD policy	For plot fronting on =/> 9 m road FSI potential= 2.0 Additional Ancillary FSI=60% for residential and 80% for comercial	
		All habitable builtup areas are accounted towards FSI	
		Plot is in "RESIDENTIAL ZONE-R1"	

12	TOD POLICY	Transit Oriented development policy, wherein additional FSI is proposed to be permitted on plots in TOD zone, to permit extra density along the Metro corridor/stations	
13	TOD POLICY in the context of proposed redevelopment of societies	<b>The PLOT under consideration IS <u>NOT UNDER TOD ZONE</u></b>	
14	SPECIFIC ISSUES IF ANY		
15	DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCULATIONS AS PER UDCPR (dec 2020) and corresponding FEASIBILITY STUDY	As per enclosed herewith	
16	ASSUMING PRORATA DISTRIBUTION OF AREA AMONG EXISTING MEMBERS, RANGE OF ANTICIPATED OFFER OF % ABOVE EXISTING CARPET	<b>49.84</b>	in % Detail working as per Calculations, based on assumptions,
		TO	
		<b>54.46</b>	
17	ANTICIPATED NATURE OF REDEVELOPMENT BUILDING	building of height upto <b>24m (max. Stilt+7 floors)</b> This scenario, may vary as per other design and financial considerations of the developer, <b>and new statutory provisions in the pipeline</b> , which please note.	
18	GENERAL DEFINITIONS OF TERMS	"Premium/Paid FSI" means the FSI that may be available on payment of premium <b>@ 35% of RR open land rate for residential</b>	
		"Ancillary FSI" means the FSI, over and above the basicFSI/TDR/Premium FSI that may be purchased from MC @ 15% of RR open land rate	
		"Security deposit" which is to be kept with society for the period of construction from the date of agreement. It is refunded to the builder without any interest.	
		"Bank guarantee" is % of construction cost which is to be kept in a bank on the society's name by the builder. As the work progresses bank guarantee is partially released.	
		"Corpus fund" is individually decided by the builder and society members. Which is a convenient charges for each member for their future expenses	

**SITE LOCATION IN DP**



**RR 2023-24**

DIVISION / VILLAGE : SHIVAJI NAGAR (BHAMBURDI) Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban	Local Body Type	Class "A" Corporation			
Local Body Name	Pune Municipal Corporation					
Land Mark	Fergusson Road, Ghole Road, and Junglee Maharaj Road and Ganeshkhind Balance Property Area, T. P. Scheme No. 1					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
18	18/333	53630	121870	140150	177050	0
T. P. S. No. 538, 539, 541, 542, 546, 547, 548, 549, 550, 551, 552, 553, 554, 872, 873, 874, 875, 876, 877, 878						
<a href="#">Compare With Previous Year</a>						<a href="#">↓</a>

B										EXISTING CARPET AREA STATEMENT									
		AS PER AREA STATEMENT BY SWARAJ ASSOCIATES dated								EXPECTED RANGE OF INCREMENT OFFER									
Flat No.	Name	Existing Carpet (Pre-rera)		Effective RERA CARPET	Garden/Terrace area		TOTAL (RERA) carpet	CARPET AREA UNDER OFFER AS PER INCREMENTAL % AS PER FEASIBILITY STUDY											
		sqm	sft	sft	actual	effective		SCENARIO 01	SCENARIO 02										
				1.04		20%		49.84	54.46										
1		42.46	457.00	475.28			475.28	712.1	734.1										
2		36.88	397.00	412.88			412.88	618.6	637.7										
3 & 4 including Garage		189.61	2041.00	2122.64	3394.86	678.97	2801.61	4197.8	4327.3										
					as per info provided, garden area excluding garage and stilt parking														
5		39.48	425.00	442.00			442.00	662.3	682.7										
6		41.99	452.00	470.08			470.08	704.3	726.1										
7		42.64	459.00	477.36			477.36	715.3	737.3										
9		79.71	858.00	892.32			892.32	1337.0	1378.3										
10		80.73	869.00	903.76			903.76	1354.2	1395.9										
12		42.46	457.00	475.28			475.28	712.1	734.1										
13		80.45	866.00	900.64			900.64	1349.5	1391.1										
14-3rd		36.42	392.00	407.68			407.68	610.9	629.7										
14-2nd		80.73	869.00	903.76			903.76	1354.2	1395.9										
15		80.73	869.00	903.76			903.76	1354.2	1395.9										
16		84.82	913.00	949.52			949.52	1422.7	1466.6										
17		39.48	425.00	442.00			442.00	662.3	682.7										
		998.59	10749.00	11178.96			11857.93	17767.43	18315.40										
	TOTAL	998.59	10749.00	11178.96			11857.93	17767.43	18315.40										

C POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS			
		CTS No. 1194, FP No. 551-552/3, TPS 1, Bhamburda, Pune	
Address			
1	GROSS PLOT AREA		
a	as per previously approved plan	1045.15	
b	as per PRC/7/12 extract	NA	NA
c	as per demarcation	NA	NA
c	as per conveyance deed	NA	
d	as per actual site survey	NA	site survey not avl.
	STRINGENT OF THE ABOVE	<b>1045.15</b>	stringent of the above
2	GROSS PLOT AREA CONSIDERED	1045.15	sqm
3	Gross plot area considered for calculations	<b>1045.15</b>	=2)
4	Road widening		existing road unchanged
a	Previously acquired	nil	
b	New RW as per current DP	0.00	
5	DP reservations	0.00	
6	Balance plot	1045.15	3)-4b)-5)
7	Amenity space	0.00	NA
8	Open space	0.00	assuming that the plot is part of approved layout wherein open space is already provided, <b>OR</b> , CTS phalni of plot prior to 1967
9	Net plot	<b>1045.15</b>	6)-7)
		<b>FSI/TDR</b>	<b>ANCILLARY</b>
10a	Basic FSI	<b>1.10</b>	<b>0.60</b>
10b		<b>1149.67</b>	=0.8*0%+0.6*100% assumption of 0% commercial and 100% residential
11a	Max. Premium FSI (on gross plot area)	<b>0.50</b>	1.1x 9)
11b		<b>522.58</b>	0.5 x 3)
11a	Max. TDR potential (on gross plot area)	<b>0.40</b>	
11b		<b>418.06</b>	0.4 x 3)
12	TOTAL	<b>2090.30</b>	<b>1254.18</b>
13	MAX FSI POTENTIAL	<b>3344.48</b>	
14	APPROX. FSI FEASIBLE	<b>3344.48</b>	
	Components	FSI/TDR	ANCILLARY
15	Basic FSI	1149.67	
17	Incentive FSI	312.27	
18	Premium FSI	349.09	
19	TDR	279.27	
19a		2090.30	1254.18
19b	TOTAL FSI FEASIBLE	<b>3344.48</b>	

20a	Gross SBUA feasible	<b>3,946.49</b>		may vary. Can be ascertained only after detail design
20b		<b>42,480.00</b>		sft
	Corresponding			
21a	(RERA)Carpet	<b>2923.32</b>		20)/1.35
21b		<b>31467</b>		sft
<b>D FINANCIAL FEASIBILITY CALCULATIONS</b>				
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	<b>4,876.00</b>		Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	2,071.32		lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	<b>25.00%</b>	<b>20.00%</b>	as per assumption, may vary
4		<b>517.83</b>	<b>414.26</b>	lakhs of Rs
5	Min. sale value to be recovered by dev.	2,589.16	2,485.59	2)+4) lakhs of Rs
6a	Average rate of Commercial retail sale			approx. projected, will vary as per market conditions
6b	Average rate of Commercial Office sale			
6c	Average rate of Residential sale	<b>14,000</b>		
7a	Percentage of FREESALE Comm. retail @ LGr/Gr/1st fl (tentative projection )	<b>0.00</b>		approx. projected, will vary as per design
7b	Percentage of FREESALE Comm.office @ upper floors (tentative projection )	<b>0.00</b>		
7c	Percentage of FREESALE Residential @ upper floors (tentative projection )	<b>100.00</b>		
7d	Average rate of FREESALE based on 6 (a to c) and 7 (a to c)	<b>14,000</b>		
7	Min. salable stock for developer	18,493.97	17,754.21	5) x 100000/7d) sft
<b>Balance stock for Rehabilitation</b>				
8	<b>Rehab</b> stock ( SBUA) for rehab. of existing	23,986.03	24,725.79	C20b)-D7) sft
9	<b>Rehab</b> stock- Effective carpet area	17,767.43	18,315.40	8)/1.35 sft
10	<b>Rehab</b> Existing carpet area	<b>11,857.93</b>	<b>11,857.93</b>	As per carpet area calcs.
11	<b>Rehab</b> stock- Effective carpet area in excess of existing	5,909.50	6,457.47	9)-10) sft
12	Effective Rehab carpet area in excess of existng as a <b>percentage above existing</b>	<b>49.84</b>	<b>54.46</b>	percent

<b>E FSI PURCHASE AND PMC STATUTORY FEES CALCULATIONS (TENTATIVE)</b>						
<b>ASR VALUES 2023-24</b>						
	OPEN LAND	53630		Rs		
	CON. COST	26620		/sqm	<b>PLOT</b>	
	Item	Rate (Rs/unit)	Unit	% appl.	Quantity	Amount in Rs
<b>E1</b>	<b>FSI purchase costs</b>					
	Basic FSI	53630	sqm	0%	1149.67	0
	Incentive FSI	26620	sqm	0%	312.27	0
	premium FSI	53630	sqm	35%	349.09	65,52,609
	TDR (rate subject to market volatility)	53630	sqm	<b>100%</b>	279.27	1,49,77,392
	Ancillary FSI	53630	sqm	15%	1254.18	1,00,89,256
					3344.48	3,16,19,256
	5% escalation and cont.					15,80,963
						<b>3,32,00,219</b>
<b>E2</b>	<b>Municipal Statutory fees</b>					
1a	Land dev.charges	53630	Rs/sqm	1.0%	1045.15	5,60,514
1b	I to R conversion charges	53630	Rs/sqm			0
2a	<b>commercial</b> (assumed 0%)	53630	Rs/sqm	8%	0.00	<b>0</b>
2b	<b>residential</b> (assumed 100%)	53630	Rs/sqm	4%	3344.48	<b>71,74,582</b>
3	Radaroda	20	Rs/sqm	100%	3344.48	66,890
4	C&D				tentative lumsum	2,00,000
5	Upkaar					
	<b>commercial</b>	26620	Rs/sqm	1.5%	0.00	0
	<b>residential</b>	26620	Rs/sqm	1.0%	3344.48	8,90,301
6	Basement excavation (tentative quantity)	50	Rs/cum	100%	1568.00	78,400
7	Waterline development charges	3640	Rs/rm	100%	32.33	1,17,681
8	Road Development charges	3459	Rs/sqm	100%	0.00	0
9	Fire service charges	26620.00	Rs/sqm	0.25%	4013	2,67,090
10	<b>TOTAL</b>					<b>93,55,458</b>
11	<b>5% escalation and cont.</b>					<b>4,67,773</b>
12	<b>AMT. with escalation</b>					<b>98,23,231</b>
13	Approx. COST per sft of SBUA				42480.00	<b>231</b>
<b>Based on assumptions. Subject to variation</b>						



F DEVELOPMENT COST (Tentative Estimate)					
	Open land-RR Rate for 2023-24	53630		Rs/sqm	
	Construction- RR rate for 2023-24	26620		Rs/sqm	
		2473.06		Rs/sft	
	RESIDENTIAL -RR rate for 2023-24	121870		Rs/sqm	
		11322.00		Rs/sft	
		Area		Rate in Rs per sft/nos	Amount in lacs of Rs
1a	Construction cost on total salable area (including parking area and installation cost- all inclusive lock n key cost) (Rehab+freesale)	42480.00	sft	2600	1104.48
2a	FSI purchase Cost	As per statement			332.00
2b	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)	As per statement			98.23
3	ULC Cost	1045.15	sqm	0.00	0.00
	Rent and deposit charges @ agv Rs ___ PER SFT OF EXISTING CARPET AREA for 21+3 months				
	Rs ___/sft for Residential	11857.93	sft	35	99.61
4	Rs ___/sft for Commercial Shops	0.00	sft	0	
5	Relocation cost (@ ___ Rs per unit)	17.00	nos	20000	3.40
6	Monetary Compensation/Betterment Charges to existing members	Not considered, if required the society should specify			0.00
7	Maintenance cost /Corpus fund @ Rs 2.0 lakhs per existing unit	17.00	nos	200000	34.00
8a	Parking compensation				0.00
	Not considered, if required the society should specify. It is assumed that those members holding exclusive allocated parking, will be given for PER UNIT @ No. of existing carpark spaces+1 in the redevelopment offer. Incase the developer is unable to make provision of corresponding requisite parking spaces, then corresponding compensation can be negotiated with developer.				
8b	Terrace/Garden compensation (separate)	Garden area considered in existing Carpet as per directive of society			0.00
9	<b>Tentative valuation of GST impact</b>				
	<b>Basic Values and assumptions</b>				
a	Total (builtup)area of project @ Rera carpet x 1.1	3215.66	sqm		
b	Approx. (builtup)Area allocated for Rehab ( Only For calculation purposes evaluated @ extra ___% over existing carpet)	1843.70	sqm		52.146
c	Approx. (builtup) area for freesale	1371.96	sqm		
d	Assumption of Approx. (builtup)area of unsold freesale units at the time of completion	274.39	sqm	assumed 20% of total freesale	
1	Value of "non- affordable" unsold (freesale) units	334.40	lacs of Rs.	value of all units will be in excess of Rs 45 lacs, hence all units will be in "non-affordable" category	
2	Value of "affordable" unsold (freesale) units	0.00	Rs.		
e	Approx. sale rate Considered at residential rate	121870.00	Rs/sqm	assuming 1st freesale transaction @ RR rate	
f	Approx. valuation of entire project	3918.92	lacs Rs		



10	GST IMPACT				
<b>A</b>	<b>On "transfer of development rights by society to developer"</b>				
1	Monetary compensation to society in the form of corpus (proportionate to area of unsold units at completion/1st possession)	2.90		18%	0.52
2	Non-monetary compensation in the form of units given to existing society members		lac of Rs		
2a	1st evaluation: @ 18% of value of unsold units at completion/1st possession	334.40		18%	60.19
2b	2nd evaluation: 5% of value of non-affordable tenements (proportionate to area of unsold units at completion/1st possession)	334.40		5%	16.72
	<b>Lesser of 2a) and 2b) to be considered</b>				16.72
<b>B</b>	<b>Supply of "constr. service" by developer to society</b>				
	5% of value of non-affordable rehab tenements	2246.91		5%	112.35
<b>C</b>	<b>Transactions between developer and existing member of society</b>				
1	On rental & relocation remuneration- assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00	lac of Rs	18%	0.00
2	On individual member remuneration-assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00		18%	0.00
	<b>TOTAL APPROX. GST IMPACT</b>				<b>129.59</b>
11	Bank guarantee	1,00,00,000	Rs	1%	1.00
12	<b>Tentative valuation for stamp duty impact</b>				
a	Construction cost of rehab as per RR	1843.70	sqm	26620.00	490.79
b	Rental and relocation remuneration				103.01
c	Corpus remuneration				34.00
					627.80
13	Stampduty @			7%	43.95
14	Other statutory expenses and management, Admin, marketing, consultants and other miscellaneous costs	42480.00	sft	150	63.72
					1909.98
15	Interest cost @ 12%				
a	on 50% of items (1) for 1 years	552.24	lac of Rs		66.27
b	on 50% of item 2& 3 for 1 years	215.12		25.81	
c	on 50% of items 4&5 for 1 years	51.50		6.18	
d	on 50% of item 11 for 1 years	21.97		2.64	
					100.90
	<b>GRAND TOTAL</b>				<b>2010.88</b>
	Rate per sft of salable area	42480.00	sft	4733.70	
	Add 3% contingency			142.01	
				4875.71	
		say		<b>4876.00</b>	