



K. THOMAS & ASSOCIATES
PROJECT MANAGEMENT CONSULTANT

OFF: E-1, UNIT NO. 3 & 4, SECTOR-5,
VASHI, NAVI MUMBAI - 400 703
☎ : +91-22 2782 2744 / +91-83699 27357
E-mail: kthomasvashi5@gmail.com
Web : www.kthomasandassociates.com

ARCHITECTS, ENGINEERS & INTERIOR DESIGNERS

RES.: JN4-10/8, SECTOR-10, VASHI
NAVI MUMBAI - 400 703
☎ : +91-22 2766 2044, 2765 4765

Date: 26th March 2024.

To,
Rishabh C.H.S Ltd,
Plot no-1, Sector-9, Vashi,
Navi Mumbai-400703.

Sub: - Response to your letter issued to us dated 16th March 2024, regarding Feasibility Report Studies.

Dear Sirs,

At the outset, let me thank you for the interest you have shown towards our offer to your society.

We hereby enclose a feasibility study for the possibilities of the building. The total plot area is 1120.93 Sq.mt and available FSI is 4.

Our proposal is to give 50% additional to each residential tenements and 30% additional to each commercial tenement (near about $\pm 1\%$) This is on Carpet Area. We will also try to give another 1% over and above 50% which we have provided.

In our report we will mention the Proposed Flat Carpet area, Proposed Flat Saleable area only for reference not for documentation. For every documentation RERA area will be mentioned and reflected. For Parking we have considered 1 car parking for each.

The Expected Completion of Drawing and Paperwork is 8 months- 9 months. On getting Demolition Order and followed by plan approval the work will take maximum of 2 years ± 4 months, We are Confident that Project will get Completed within 24 Calendar Months.

Your Tenements will be paid monthly Rent Charges till your Occupancy, Shifting Charges will also be paid to your members.

We are attaching our Feasibility Report and List of Amenities in a separate sheet. Please give us opportunity for full fledged where we will explain Plans, Elevation and Area Figures.

Thanking You,

Regards,


K. Thomas
(Principal Architect)
K. Thomas & Associates.

ARCHITECTS
K. THOMAS AND ASSOCIATES
E-1, Unit No. 4,
Sector - 5, Vashi,
Navi Mumbai - 400 703.

K THOMAS & ASSOCIATES							
FEASIBILITY REPORT				DATE OF REPORT : 21.03.2024			
				REDEVELOPEMENT PROPOSAL BY : K.THOMAS & ASSOCIATES			
				SCHEME REFERENCE : UDCPR			
PROJECT: PROPOSED REDEVELOPMENT OF RISHABH, VASHI SECTOR-09				EXISTING ROAD WIDTH		14 METERS	
				PROPOSED ROAD WIDTH		18 METERS	
				READY RECKNOR RATE/ SQ.MT		₹ 54,800.00	
				CONSTRUCTION RATE / SQ.MT		₹ 26,620.00	
A	PLOT ANALYSIS / DP & UDCPR 2021						
A.1	PLOT AREA AS PER 7/12			1121.00	SQ.MT	12066.33	SQ.FT
A.2	ROAD WIDEING			66.74	SQ.MT	718.38	SQ.FT
A.3	NET PLOT AREA			1054.26	SQ.MT	11347.95	SQ.FT
A.4	R.G (10 %)	0		0.00	SQ.MT	0.00	SQ.FT
A.5	BALANCE PLOT AREA (DEDUCTION OF R.G AND ROAD WIDEING AREA)			1054.26	SQ.MT	11347.95	SQ.FT
B	FSI						
B.1	BASIC FSI :	1.1		1233.1	SQ.MT	13272.97	SQ.FT
B.2	PREMIUM	0.5		560.5	SQ.MT	6033.17	SQ.FT
B.3	TDR (as per Road Width 18 mtrs)	0.9		1008.9	SQ.MT	10859.70	SQ.FT
B.4	TOTAL (BASIC + PREMIUM + TDR)	2.5		2802.5	SQ.MT	30165.83	SQ.FT
B.4	ANCILARY FSI						
B.4.1	60 % ANCILARY FSI FOR RESIDENTIAL	1.5		1681.5	SQ.MT		SQ.FT
B.4.2	80 % ANCILARY FSI FOR COMMERCIAL & OTHER BUILDING	0			SQ.MT		SQ.FT
B.5	OTHER STRUCTURE						
B.6	MAXIMUM POTENTIAL FSI OF PLOT INCLUDING ANCILLARY :	4		4484	SQ.MT	48265.33	SQ.FT
B.7	TOTAL PERMISSIBLE BUILT UP AREA			4484	SQ.MT	48265.33	SQ.FT

K Thomas
 ARCHITECTS
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 E-1, Unit No. 4,
 Sector - 5, Vashi,
 Navi Mumbai - 400 703.

PROPOSED AREA STATEMENT				
COMMERCIAL AREA STATEMENT				
NO. OF SHOPS	PROPOSED SHOP AREA		NO. OF FLOORS	
	SQ.M	SQ.FT		
SHOP 1	72.36	778.88	GROUND + FIRST + 2 MEZZANINE	
SHOP 2	34.29	369.09	GROUND + 1 MEZZANINE	
SHOP 3	34.29	369.09	GROUND + 1 MEZZANINE	
SHOP 4	34.29	369.09	GROUND + 1 MEZZANINE	
SHOP 5	34.29	369.09	GROUND + 1 MEZZANINE	
SHOP 6	89.42	962.51	GROUND + FIRST + 2 MEZZANINE	
SHOP 7	33.85	364.36	GROUND + 1 MEZZANINE	
SHOP 8	34.29	369.09	GROUND + 1 MEZZANINE	
SHOP 9	34.29	369.09	GROUND + 1 MEZZANINE	
SHOP 10	34.29	369.09	GROUND + 1 MEZZANINE	
SHOP 11	63.69	685.55	GROUND + FIRST + 2 MEZZANINE	
TOTAL CARPET AREA PROVIDED TO SHOP OWNER	499.35	5374.953465		


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PROPOSED AREA STATEMENT					
RESIDENTIAL AREA STATEMENT					
NO OF FLAT	PROPOSED FLAT CARPET AREA		PROPOSED FLAT RERA AREA		PROPOSED FLAT TYPE
	SQ.M	SQ.FT	SQ.M	SQ.FT	
301 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
302 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
401 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
402 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
501 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
502 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
601 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
602 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
701 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
702 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
801 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
802 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
1001 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
1002 (2BHK REHAB)	66.98	720.97	63.28	681	2BHK
TOTAL CARPET AREA PROVIDED TO RESIDENTIAL OWNERS	937.72	10093.52431			

SINGLE FLAT DETAIL (REHAB)			
HABITATBLE ROOM CARPET AREA (SQ.M)	CHAJJA CUM BALCONY (SQ.M)	SERVICE SLAB (SQ.M)	TOTAL SQ.FT
60.27	5.1	1.61	720.97

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LIST OF AMENITIES	
1	Tower Parking (Car parking)
2	Well appointed reception with seating provided
3	High quality flooring
4	False ceiling
5	Air-conditioned lobby
6	Access control
7	Recreational space provided on entire one floor
	Gym, Indoor Games, Multipurpose hall.
8	Refugee area
9	Fire system & protection
10	2 no.s lift with rescue system
11	Underground water tank & Overhead tank
12	Terrace garden
13	FTTH connectivity
14	EV charging point
15	Intercom
NOTE: This is preliminary submission, if you give us a chance for presenatation, we will explain all Plans, Elevation and Area Figures.	


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REHAB UNITS

32.40 [106'-4"]

33.37 [109'-6"]

ROAD EXTENSION ROAD EXTENSION

EXISTING 14.00 M WIDE ROAD
TOWARDS ST MARY'S HIGH SCHOOL
PROPOSED 18.00 M WIDE ROAD



18.00 M WIDE ROAD

TOWARDS FR AGNEL
SCHOOL

18.00 M WIDE ROAD

TOWARDS JAIN MANDIR

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