

FEASIBILITY FOR REDEVELOPMENT OF

DIRECTIVE FOR REDEVELOPMENT OF BUILDING OF

RISHABH CO-OP HOUSING SOCIETY LTD

ON PLOT NO. 1, SECTOR- 9, VASHI, NAVI MUMBAI

ARCHITECTS COMMITTED TO EXCELLENCE

LILADHAR PARAB
ARCHITECTS & DESIGNERS

ARCHITECTURE | INTERIOR DESIGNING | PROJECT MANAGEMENT
INFRASTRUCTURE ADVISORY | LANDSCAPING | MASTER PLANNING



To,

The Hon. Secretary/Chairman,

Rishabh Co-Operative Housing Society Ltd.

Opp. Father Agnel School, Plot No. 01, Sector - 9, Vashi, Navi Mumbai.400 703.

Subject: - Feasibility Report on Redevelopment of your Society Plot No. 1, Sector - 9, Vashi, Navi Mumbai, by utilizing the plot potential under prevailing provisions of UDCPR-2020.

Dear Office Bearers,

At the beginning we are thankful to the society for appointing us as Project Management Consultant (PMC)/Architect for the feasibility study for the redevelopment works of Plot No.1, Sector-9, Vashi, Navi Mumbai.

We have studied the various documents given to us by the committee members and have worked out the feasibility of the said redevelopment project under reference.

We are enclosing herewith our Feasibility Report for the proposed redevelopment of your society Buildings.

Kindly go through the same please feel free to call us for any clarification required from your end.

Thanking you, yours faithfully

Liladhar Parab (Principal Architect)

M/s Liladhar Parab Architects & Designers

FEASIBILITY REPORT

Under instructions from committee members of Rishabh Co-Operative Housing Society Ltd., we have studied the redevelopment proposal in respect of the property bearing Regd No. TNA/HSG/TC/849-1986-87 dated 02*-12-1986.

- The property is currently owned by Rishabh Co-Operative Housing Society Ltd. and we have inspected the property for the purpose of this report.
- Presently this property consist of Commercial plus Residential convenient access from 14.0 mt wide Road. Now as per DP road widening is 18.0 wide Road.
- This property is situated is in close proximity to Hospitals, Schools, Bus Stops, Public Gardens etc. It is at 8/10 Minutes Walking distance from Vashi Railway Station. Further it is well connected to 34 mtr coastal road and Thane-Belapur Road. Thus the plot under reference is well connected to different areas from all sides and is situated in an ideally placed residential area and shopping area.

DATA SUPPLIED BY THE SOCIETY:-

The following documents were supplied by the Society at the time of our appointment:

1. Copy of the Registered Agreement of Residential Units.
2. Copy of the Residential Unit Plans.
3. List of Residential units /members & respective Built-up area
4. Copy of approved layout.

The said buildings would require further major structural repairs after five years because of Corrosion in the reinforcement and other distresses which occurs due to leakage/ seepage related problem in the building. Lack of proper preventive maintenance would further aggravate the situation and would accelerate the distress in the structural elements (i.e. Column, Beam & Slabs) which would lead to partial or total collapse of that particular portion of the building.

PROJECT FEASIBILITY REPORT – PART 1 (GENERAL)

- Assessment of the current state of the society's infrastructure and facilities.
- Analysis of zoning regulations and legal requirements.
- Examination of potential architectural designs and layout options.
- Evaluation of Floor Space Index (FSI) limitations and possibilities.
- Evaluation of cost estimates and financial feasibility.
- Identification of potential risks and mitigation strategies.
- Any other aspects deemed necessary for determining the feasibility of the redevelopment project.

FEASIBILITY REPORT

The Report is divided into two parts, namely Project Feasibility Report – Part 1 (General) and Project Feasibility Report – Part 2

PROJECT FEASIBILITY REPORT – PART 1 (GENERAL)

The Project Feasibility Report - Part 1 is divided into following sections:

- A) Concept of Redevelopment.
- B) Benefits of Redevelopment.
- C) Drawbacks of Redevelopment.
- D) Important documents required for submission of proposal.

A) CONCEPT OF REDEVELOPMENT

Redevelopment refers to the process of reconstruction of the residential premises by demolition of the existing structure and construction of a new structure with new dimensions and space. This is done by utilizing the potential of the land by exploiting additional FSI, as specified under prevailing Development Control Regulations (DCR) applicable within the jurisdiction of NMMC.

Rishabh Co-Operative Housing Society Ltd., hereinafter referred to as “The Society”, can finalize and appoint a Developer by virtue of resolution passed by majority of its members to redevelop the existing buildings on its behalf after following the tendering process as per relevant law and then enter into a Development Agreement with the selected Developer.

Necessity for Redevelopment of Existing Buildings/Apartment:

- 1) They are in need of extensive repairs.
- 2) Society starved of necessary fund required to carry them out.
- 3) On one hand they do not have the resources and expertise to handle the repairs on their own and on the other, the families of the Members have grown and they need larger space to accommodate themselves.

DRAWBACKS OF OLD BUILDINGS

- a) Perennial leakage in the structure and also in the overhead or under-ground floor water storage tanks.
- b) Weak and damaged RCC Components of the building/s.
- c) Unavailability of elevators causing suffering to heart patients and the elderly members.
- d) Absence of proper entrance lobby.
- e) Room sizes being too small & odd shaped.
- f) Interior planning of rooms being unsatisfactory.
- g) Lack of attached toilets in bedrooms.
- h) Plumbing/electrical lines lying open and is constructed in old systems.
- i) Size of toilets, baths or WC's being too small.
- j) Lack of services such as security, cleaning and pumps operators etc.
- k) Absence of common facilities like fitness center, Society's office and health clubs in case of larger layout.
- l) Low resale value due to poor condition of the building.
- m) Building is not earthquake resistant.
- n) The usable and serviceable life of the existing building is over.
- o) Insufficient Storm Water Drainage system.
- p) Existing ground level being lower than surrounding road level leading to water logging and stagnation of water.

BENEFITS OF REDEVELOPMENT

If the Society decides for redevelopment & the redevelopment scheme is implemented then following advantages can be expected by the Society and its Members.

- 1) The members will be provided new flats free of cost thus having an indirect earning and value addition to property.
- 2) The members will be provided or will be compensated for alternate accommodation during the course of reconstruction after vacating of the existing buildings.
- 3) The newly constructed buildings will be Earthquake resistant as well will be designed to take care the wind load. Hence more durable against the natural calamity.
- 4) New building will be planned to suit the modern living style.
- 5) New building will be constructed with modern Elevation features to give beautiful attractive and sober look. This will indirectly amount to the price appreciation of the whole property.
- 6) Latest and modern amenities including Lifts, Society's Office, fitness center, beautiful entrance lobby, light, fans, lifts, Intercom facility, swimming pools etc. would be provided in the newly constructed building.
- 7) Latest and well-designed services like piped gas supply, adequate water storage tanks, CCTV cameras, well designed storm water drainage, lighting system to whole compound, firefighting services, rain water harvesting etc.

- 8) New building will be constructed keeping in mind the latest IS quality standards and hence will not require major repairs for next 35 to 40 years or so.
- 9) If there is larger plot, the Society can have Clubs, sport room and other recreational facility as well as Landscaping development to suit the requirement of all age groups of people will be provided in the plot there by improving the living standards of the members.
- 10) Thus modern lifestyle, new flat at free of cost and great value addition to the individual property as well as Society's assets.
- 11) The problem of existing building will be dealt now and not pass on to the next generation.
- 12) In addition to the above the entire expenses towards the much needed Major Structural, Civil, Plumbing repairs which may be due after 5 years could be totally avoided since the existing old buildings are completely demolished and thus indirect saving of Rs. 750 to 9000 per SFT towards structural & non- structural repairs (min).
- 13) Further it may be noted that if the said major repairs are carried out, it would have only lasted for another 5 to 7 years and again the same would have been required to be carried out resulting into recurring repair expenses as well as the members have to face inconvenience of repairs for approx. 6 months every 5 years whenever they undertake repairs. The same is totally eliminated once the buildings are going for redevelopment.

DRAWBACKS OF REDEVELOPMENT

In order to facilitate the construction of the new buildings the members have to shift temporarily for at least 36 months on rental basis or to Alternate Accommodation after demolition of the buildings. This will indirectly lead to the following hardships:

- 1) The members have to shift all their furniture / belonging etc. to the newly rented premises.
- 2) There may be a possibility that the rented premises may be little far from the school/colleges or their business places leading to further inconvenience.
- 3) There may be a possibility that the rented premises may be little away from the railway station or bus station or away from main road; making the routine travelling little inconvenient.
- 4) All the above will definitely disturb the normal life of the members to some extent since members who have been staying in this building will require some time period to get adapted to the new locality, new environment and new neighbors.
- 5) The maintenance charges in the newly constructed building will increase due to additional facilities like lift, landscaping, club house, sports rooms etc. Further, the Society may have to depute additional staff such as gardeners, sweepers and security people to efficiently manage the day to day Society affairs.
- 6) Since the project is feasible only if additional flats are constructed & sold in open market there will be increase in the number of members after the building is constructed. Additional members will take time to gel with original members.

IMPORTANT DOCUMENTS REQUIRED FOR SUBMISSION OF PROPOSAL

I. Ownership related Documents

- 1) True Copy of Lease Deed from CIDCO.
- 2) True Copy of Registration of Society from Registrar of Co-operative Societies.
- 3) Authority Letter given to Office Bearers of Society in Original.
- 4) True Copy of Development Agreement and Power of Attorney (if applicable)
- 5) Consent Letter for Amalgamation / Subdivision / Reconstruction from members of Society in original.
- 6) List of members with tenement details certified from CIDCO Ltd.
- 7) Proof of Buildings being dangerous / dilapidated (Approval from Committee of N.M.M.C. is necessary) and/or Age of Buildings above 30 years, as applicable.

II. Area related Documents -

- 1) True Copy of Demarcation plan / Condominium Plan from CIDCO Ltd.
- 2) True Copy of Tenement Plan giving details of Carpet Area and Built Up area from CIDCO.
- 3) Layout of Condominium showing Rehabilitation buildings, Open spaces, Amenity spaces, internal Roads approved and signed by Authorized Signatories of the Society in original.
- 4) Individual tenement plans giving details of Carpet area and Built up Area tenement approved (certified from CIDCO Ltd) and signed by Authorized Signatories of the Society in original.

III. Appointment Letters and related Documents-

- 1. Appointment of Architect along with Acceptance Letter, Form of Supervision, Declaration, Copy of License from Architect.**
- 2. Appointment of Structural Engineer along with Acceptance Letter, Form of Supervision, Declaration, Copy of License from Structural Engineer.**
- 3. Appointment of Licensed Plumber along with Acceptance Letter, Form of Supervision, Copy of License from Licensed Plumber.**
- 4. D.P. Remarks from NMMC giving details of Road Widening, Amenity Area and Recreational Open spaces.**
- 5. Actual Site survey of plot done by the licensed Surveyor.**

IV. Undertakings in prescribed formats -

- 1. Undertaking for Open to Sky Terrace and Stilt.**
- 2. Undertaking for CESS / LBT NOC.**
- 3. Undertaking for Non-stacking of Debris.**
- 4. Undertaking for Earthquake Resistant Structural Design.**

IMPORTANT DOCUMENTS REQUIRED FOR SUBMISSION OF PROPOSAL

5. Undertaking for surrender of area under Road widening, Amenity space and tenements to be handed over to CIDCO and NMMC, if any.
6. Undertaking for payment of Infrastructure Charges.
7. Undertaking for Corpus Fund.
8. Undertaking for timely possession of Rehabilitation tenements.
9. Indemnity Bond in favor of NMMC for litigations and court cases.

V. No Objection Certificates -

1. NOC from Assessment Dept., NMMC for Property tax.
2. NOC from High Rise Committee, NMMC.(if applicable)
3. NOC from Fire Officer, NMMC.
4. NOC from CIDCO, in case of sharing of FSI is proposed.
5. NOC from AAI/Competent Authority for allowable height.
6. NOC from MOEF, for Environmental Clearance.(if required)
7. NOC from City Engineering Section for Road Widening.(if any)
8. N.O.C. from CIDCO Ltd. for Redevelopment.

REDEVELOPMENT PROJECT FEASIBILITY REPORT

STEP-1: Documentation

1. Conveyance deed
2. Society Registration Certificate
3. General Body Resolution to go for redevelopment.
4. List of member with their respective carpet areas
5. C.T.S. plan & property card for the plot.
6. D.P. remarks, If the property is under TPS scheme then T.P. remarks
7. Copy of municipal approval plans

STEP-2: Feasibility Study report

1. Total Plot area
2. Total occupation of carpet areas and built-up areas. Check cluster development
3. As per new UDCR 2034 rule, calculate the potential of the plot for redevelopment
4. Evaluate the Road plan and fungible FSI and TDR costs for specific areas.
5. Generate the total built-up area report as per the construction cost and other charges.
6. Prepare a consolidated report as Project Feasibility report for Redevelopment of said plot.

CLARIFICATION SESSION WITH MEMBERS AND DETAILING W.R.T. THE FEASIBILITY STUDY REPORT

STEP-3: Meeting with Stake holders

1. Explaining the feasibility report along with limitation of the area
2. Details for the evacuation process and shifting charges with rental charges
3. Corpus fund details
4. Additional areas generated.
5. Developer or Builders expectations.
6. Amenities and Parking details

7. Appointment of Redevelopment committee to oversee various steps
8. Tender conditions.
9. Generation of Tender and advertisement in Newspaper for Developer or Builder

STEP-4: Selection of Builder / Developer

1. Comparative statement commercial and profile wise.
2. Assisting Societies to select 3 to 4 Bidders.
3. Arrange one to one meeting of Bidders with the Managing committee
4. Selection of one Bidders
5. Arrange a meeting with Stake holders and discussion about the various Bidders
6. Selection and Announcement of winning Bidder.

AGREEMENT AND DOCUMENTATIONS BETWEEN DEVELOPER AND SOCIETY

STEP-5: Agreement and Legal permissions from respective Municipal Offices and other statutory licenses

1. Agreement between Developer / Builder with Society members.
2. Check IOD, CC and other statutory document status with the Developer / Builder
3. On completion of all documentation, evacuation process to be assisted.

STEP-6: Work In Progress To OC

1. Work in progress report every bi-weekly or monthly.
2. Update Society and seek permissions for any change in plan for improvement of living.
3. On completion of project, OC to be handed over to existing and new members.
4. Hand over all the equipment / installation - warranties, guarantees for easy takeover by forming a Society committee.

PROJECT FEASIBILITY REPORT – PART 2



The Project Feasibility Report Part 2 is divided in to follows sections :

- A. Technical Information
- B. Notes, Assumptions & Technical Viability
- C. Financial Viability
- D. List of Amenities to Be Expected From the Developer

A. TECHNICAL INFORMATION

Information about the Society

a)	Name of The Society:	"Rishabh Co-Operative Housing Society Ltd."
b)	Plot No./Building No.:	01
c)	Location	Sector-4, Vashi, Navi Mumbai
d)	Plot Area as per Demarcation prepared by CIDCO	1121.928 sq. mts
e)	Title / Declaration	The plot is owned by CIDCO.
f)	Plot Boundaries, Survey & existing flat's carpet area check.	The plot boundaries will have to be verified by Physical survey by external agency. The carpet areas of all the units are considered as statement given by the Society
g)	Details of existing building	Consist of 17 shops + 13 units in total.

DETAILS OF CARPET AREA & BUILT UP AREA AS PER DECLARATION FILED BY THE CIDCO

Shop No	Existing Type	Built-up Area (each unit)		Terrace Area (each unit)		Carpet Area (each unit)		Total No. Units	Total Carpet Area		Total Built up Area	
		In sq.mt.	In sq.ft.			In sq.mt.	In sq.ft.			In sq.mt.	In sq.ft.	In sq.mt.
1 to 6	Shop	30.19	325	0	0	24	260	6	144.93	1560	181.16	1950
7		39.48	425	0	0	31.59	340	1	31.59	340	39.48	425
8 to 14		26.01	280	0	0	20.81	224	7	145.67	1568	182.09	1960
15		16.26	175	0	0	13.01	140	1	13.01	140	16.26	175
16		11.61	125	0	0	9.29	100	1	9.29	100	11.61	125
17		24.15	260	0	0	19.32	208	1	19.32	208	24.15	260
Total								17	363.81	3916	454.76	4895
Flat No	Existing Type	Built-up Area (each unit)		Terrace Area (each unit)		Carpet Area (each unit)		Total No. Units	Total Carpet Area		Total Built up Area	
		In sq.mt.	In sq.ft.	In sq.mt.	In sq.ft.	In sq.mt.	In sq.ft.			In sq.mt.	In sq.ft.	In sq.mt.
101	1 Bhk	52.58	566	0	0	42.07	453	1	42.07	453	52.58	566
102	1 Bhk +Terrace	51.19	551	51.30	552	40.95	441	1	40.95	441	51.19	551
103	1 Bhk +Terrace	42.74	460	46.57	501	34.19	368	1	34.19	368	42.74	460
104	1 Bhk +Terrace	51.28	552	42.89	462	41.03	442	1	41.03	442	51.28	552
105	1 Bhk +Terrace	11.61	125	100	1076	9.29	100	1	9.29	100	11.61	125
201 / 205	1 Bhk	52.21	562	0	0	41.77	450	2	83.54	899	104.42	1124
202 / 204	1 Bhk	51.10	550	0	0	40.88	440	2	81.75	880	102.19	1100
203 / 303	1 Bhk	42.83	461	0	0	34.26	369	2	68.52	738	85.66	922
301	1 Bhk +Terrace	75.50	813	44	471	60.40	650	1	60.40	650	75.50	813
304	1 Bhk +Terrace	53.33	574	0	0	42.66	459	1	42.66	459	53.33	574
Total								13	251.06	2702	313.82	3378
Grand Total								30	615	6618	769	8273

B) NOTES, ASSUMPTIONS & TECHNICAL VIABILITY

1. The Project Feasibility Report is prepared on the basis of our understanding of Project and various documents provided by the Society
 - a) List of members with existing built up area
 - b) Declaration along with annexures filed by CIDCO
2. We have assumed that the Society/Members is/are the Lessee of the said plot & has clear & marketable title free from all encumbrances, litigations, mortgages etc.
3. We have assumed that there are various type of Residential of several sizes of carpet areas. The total no. of units are **17 shops + 13 flats.**
4. As per the Redevelopment Policy the authorized Carpet Area shall be considered for Redevelopment Area calculation i.e. based on the occupancy certificate issued by the NMMC.
5. The carpet area shall mean, the total area covered inside the flats, finished wall to finished wall of all rooms, passages, toilets, baths, WC's, door jambs etc, as per Redevelopment Policy of NMMC. The area under the columns, skirting, wall cladding shall not be deducted in the calculation of carpet areas. The carpet areas excludes area under flower beds, niches, elevation areas, terraces, double height terraces, toilets ducts & service slabs.
6. For the purpose of calculation of FSI and financial viability for this Project Feasibility Report, the proportionate plot area after original road setback is assumed to be 1062.9286 SQM (approx.) on the basis of physical survey report.
7. The Project Feasibility Report is based on Development Control Regulations applicable within the jurisdiction of Navi Mumbai Municipal Corporation along with its amendments from time to time, its policies in force and our understanding & interpretation of the same.

8. The policies for redevelopment of dangerous / dilapidated buildings in a Housing Schemes of CIDCO containing houses or tenements for EWS / LIG / MIG / HIG were modified vide UDCPR-2020 as sanctioned on 02.12.2020. The implementation & approval of plans by statutory authorities may vary and shall prevail. In your case Salient Features of Redevelopment Policy is given as under:

a) In the present case the proportionate plot area is 1121.928 SQM and having vehicular access from more 15m wide road. Hence, the redevelopment will be governed by following provisions and the total permissible FSI as defined under UDCPR-2020 :

Table 6 G								
Sr.No.	Road width in meters	Basic FSI	For all Municipal Corporation			For remaining authorities/areas		
			FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI	FSI on Payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI
1	2	3	4	5	6	7	8	9
1	Below 9m	1.10	--	--	1.10	--	--	1.10
2	9 m and above but below 12m	1.10	0.50	0.40	2.00	0.30	0.30	1.70
3	12 m and above but below 15 m.	1.10	0.50	0.65	2.25	0.30	0.60	2.00
4	15 m and above but below 24 m	1.10	0.50	0.90	2.50	0.30	0.70	2.10
5	24 and above but blow 30 m	1.10	0.50	1.15	2.75	0.30	0.90	2.30
6	30 and above	1.10	0.50	1.40	3.00	0.30	1.10	2.50

In the present case society gets total maximum building potential on plot including in-situ FSI i.e Basic FSI 1.10+FSI On payment of premium 0.50 FSI+Maximum permissible TDR loading 0.90. Total maximum building potential on plot including in-situ FSI 2.50 FSI + In addition to above ,ancillary area FSI up to extent of 60% On Residential & 80% on Commercial of the proposed FSI.

ANALYSIS OF THE ZONING REGULATIONS

- a) The property is a part of CIDCO Layout
- a) The property is situated in good locality of Vashi having all amenities like shopping, banks, and medical facility etc. within walking distance.
 - c) The property is located at walking distance of 8-10 minutes from Vashi Railway Station.
- i. As per Color Coding Zoning Map released by Airport authority of India, NOC for Airport authority of India is necessary for the construction of buildings in our Redevelopment Project.
- i. The construction area and sale area has been worked out based on Development Control Regulations of NMMC & MRTP ACT, Policies in force & market practice of the Developer. These calculations may vary at the time of construction if there is a change in policies or modification in policies or current prevailing practice.
- i. The financial viability of the proposed redevelopment considering the entire factor such as revenue generated and probable expenditure incurred for the proposed redevelopment of the scheme and profit generated towards developers is computed by assuming prevailing market rate for residential premises.
- i. Conversion of carpet area to built up area for new building is based on following thumb rule: Built up area = (1.15 to 1.20) x carpet area.

Note: 150 mm (6") thick external AAC Blocks and 100 mm (4") thick internal AAC

Blocks is considered in carpet/Built up area calculation.

Note on Time Period

- i. Expected 'Construction Period' & 'Grace Period' for this Project is as follows
 - 'Construction Period': 24 months.
 - 'Grace Period': 06 months

- ii. We have assumed that all applicable dues in respect of the property of the Society / existing members towards property tax, stamp duty, registration charges NA taxes etc. have been fully paid & therefore, no provision made in the feasibility calculations on such accounts.
- ii. The sale rate for ready possession residence in the vicinity of the Society is in the range of **Rs. 15, 000/-** per SFT of saleable area.

The sale rate for project launch for residence in the vicinity of the Society is in the range of **Rs. 15,000/- to Rs. 17,500/-** per SFT of saleable area.

For the purpose of this Project Feasibility Report, we have considered an average sale rate of **Rs. 15,000/-** per SFT of saleable area
- iv. This Project Feasibility Report is based on the assumptions listed therein, present market condition, prevailing cost of construction, cost of building materials etc. and assumptions made as stated earlier. Any material change in these conditions or change in Govt. / NMMC policies may change the final package offered by the Developer at the time of tendering / bidding of this project.
- iv. Report is prepared based on the documents received from the Society. Some documents such as DP remarks from NMMC, NOC from civil Aviation Department are not received. If any additional reservation / setback / restriction become applicable at a later date the same would affect the feasibility of the proposal.
- iv. The detailed calculations with the carpet area & rent to be given by the selected Developer to the existing members as per the current rules, regulations & policies in force.

Note: SFT = Square Feet; SQM = Square Meters

EVALUATION OF FLOOR SPACE INDEX (FSI) LIMITATIONS AND POSSIBILITIES

Sr. No.	Particular	SFT	SQM
1	Plot Area	12076.432	1121.928
2	Built up Area @ 2.5 FSI	30191.082	2804.820
3	Ancillary area FSI upto the extend @ 60% of the proposed FSI with the payment of premium	18114.649	1682.892
4	Total Gross Built up area	48305.731	4487.712

CALCULATIONS FOR CARPET AREA FOR MEMBERS:

Carpet area of existing tenement + 35% Additional Carpet Area accordingly an indicative calculation is given as under:

Sr.No.	Type	No. of Units	Existing Carpet Area Each Unit (in Sq.mts)	Existing Terrace Carpet Area Each Unit (Considered 25% Terrace in Sq.mts)	Additional Carpet Area of existing carpet area	Total Carpet Area Each Unit (in Sq.mts)	Rehab Built Up Area Each Unit (in Sq.mts)	Total Rehab Carpet Area (in Sq.mts)	Total Rehab Built Up Area (in Sq.mts)
1	Shops	6	24.15	0	8.45	32.60	37.49	195.62	224.96
2	Shop	1	31.59	0	11.06	42.65	49.04	42.65	49.04
3	Shops	7	20.81	0	7.28	28.09	32.31	196.65	226.15
4	Shop	1	13.01	0	4.55	17.56	20.20	17.56	20.20
5	Shop	1	9.29	0	3.25	12.54	14.42	12.54	14.42
6	Shop	1	19.32	0	6.76	26.08	29.99	26.08	29.99
7	Flat	1	42.07	25	14.72	81.79	94.06	81.79	94.06
8	Flat	1	40.95	13	14.33	68.28	78.52	68.28	78.52
9	Flat	1	34.19	12	11.97	58.16	66.88	58.16	66.88
10	Flat	1	41.03	11	14.36	66.39	76.35	66.39	76.35
11	Flats	3	41.77	0	14.62	56.39	64.85	169.17	194.54
12	Flats	2	40.88	0	14.31	55.19	63.47	110.38	126.93
13	Flats	2	34.26	0	11.99	46.25	53.19	92.50	106.38
14	Flat	1	60.40	0	21.14	81.54	93.77	81.54	93.77
15	Flat	1	42.66	0	14.93	57.59	66.23	57.59	66.23

SOCIETY'S MINIMUM REQUIREMENT

- 1) As per society's assessment the said **additional area** to be offered to existing members needs to be minimum 35% on existing MOFA carpet area (including balcony as mentioned above).
- 2) **Parking:** As per UDCPR 2034 whichever is higher.
- 3) **Rent:** Minimum Rs. 125 per Sq. Ft for residential & Rs. 135 per Sq. Ft for Non-residential per month on existing carpet areas (including balcony as mentioned above). The rent will be payable till occupation certificate is granted to entire building & with increment of 5% every year.
- 4) **Hardship Compensation/Corpus:** Minimum Rs. 3000 per Sq.Ft. for residential and Rs.3500 for Non-residential units on existing carpet area (including balcony if any). Payable in two stages 50% at the time of signing of PAAA (Permanent Alternate Accommodation Agreements) with members and 50% at the time of handing over possession of Permanent Alternate Accommodation only after grant of Occupation Certificate(OC).
- 5) **Brokerage:** Brokerage equivalent to one month rent shall be paid to the existing members every two years.
- 6) **Shifting Charges:** Shifting charges for residential use shall be paid at Rs. 40,000/- lump- sum (Rs. Forty thousand Only) to each existing member every two years. Shifting charges for Non-residential use shall be paid at Rs. 45,000/-lump- sum (Rs. Forty- five thousand Only) to each existing member twice every two years.
- 7) **Additional purchasable area:** Some of the members are interested in purchasing additional area. Society expects developers to quote the price for the same per/ Sq.Ft. of MOFA carpet area and terms and mode of payment.

AMENITIES TO BE EXPECTED FROM THE DEVELOPER

Amenities

The society is looking for low or medium maintenance

amenities only Society is not keen to have high maintenance amenities

like swimming! Pool , Jacuzzi sauna et al.

The key amenities society would like to have in the newly

constructed buildings are as follow.

- Double heighted entrance lobby for all the buildings with entrance porches.
- Landscape garden with children's play area and senior citizen seating.
- Society Office with attached toilet, Gymnasium.
- Rainwater harvesting system
- Solar plant and Solar lighting
- Watchman cabin at all the entry and exist point with servant toilet and driver room.
- Intercom facility with face recognition.
- Meter room and letter room

FLOORING	
Master Bedroom FLOORING	Vitrified Tiles
Bedrooms FLOORING	Vitrified Tiles
Living FLOORING	Vitrified Tiles
Kitchen FLOORING	Vitrified Tiles
Toilet FLOORING	Anti-Skid Tile

TOILET	
Fittings	Jaguar or Equivalent
Fixtures	Jaguar or Equivalent
Dado Height	Full Height
Dado Material	Ceramic Tiles

Electrical	Concealed Copper Wiring
Plumbing	CP Finish
Home Automation	No
Ceiling Height	9.5'

DOORS	
Frame	Marble
Shutter	Flush Door

WINDOW	
Frame	Marble
Shutter	Aluminium Sliding with Glass and Mosquito Mesh

KITCHEN	
Platform Material	Granite
Sink	Single
Dado Height	Up to 7'
Dado Material	Ceramic Tiles
Fixtures	
Chimney	No
RO System	No
Fridge Space (Single/ double door)	Yes
Modular Kitchen	No
Dry Balcony	Yes

BENEFITS OF GREEN BUILDING

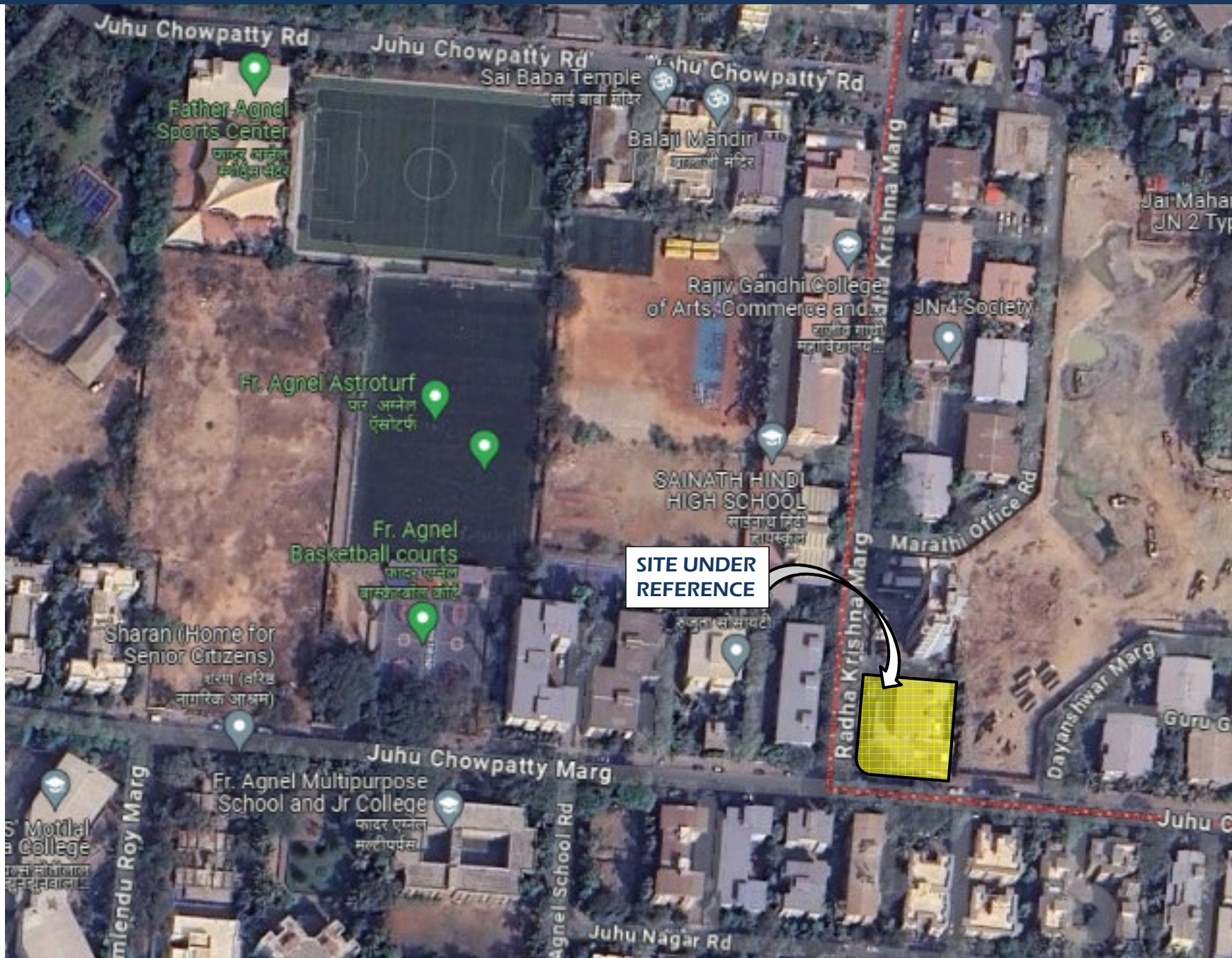
A green building is known for lower resource consumption against the conventional buildings. We are here with tried to assemble some of the key information from leading green building rating system in India to explain cost to benefit analysis for same. The following are the percentage reduction of various resources in a building and their respective reasons based upon the GRIHA rating system.

- *Green buildings consume 40% to 60% (depending on the range of measures adopted) lesser electricity as compared to conventional buildings. This is primarily because they rely on passive architectural interventions in the building design, and high efficiency materials and technologies in the engineering design of the building.*
- *Green Buildings also attempt to work towards on-site energy generation through renewable energy utilization to cater to its energy needs. For instance, solar thermal systems can help generate hot-water and replace the conventional electrical geyser in buildings. Solar PV panels can help generate electricity which can reduce the buildings dependence on grid power.*
- *Green buildings consume 40% to 80% (depending on the range of measures adopted) lesser water as compared to conventional buildings. By utilizing ultra low-flow fixtures, dual plumbing systems, waste-water recycling systems and rain-water harvesting, green buildings not only reduce their demand for water use but also look at on-site supply options to cater to its internal and external (landscape) water demands.*
- *Green buildings generate lesser waste by employing waste management strategies on site. They may also employ waste to energy or waste to resource (like manure, or compost) strategies on site, to minimize their burden on municipal waste management facilities and landfills.*
- *Green buildings generate lesser pollution both during construction as well as while in use. Through best-practices such as proper storage of construction materials, barricading of the site to prevent air and noise pollution during construction, proper storage and disposal of waste during construction and operation, and so on, ensures reduced impact on the surrounding environment.*

EVALUATION OF COST ESTIMATES AND FINANCIAL FEASIBILITY.

A) EXPECTED EXPENDITURE ON THE PROJECT					
Calculation for Construction Cost					
1	Plot Area	in Sq. mts	1121.928		
2	Total Tenements		30		
	Total Construction Area	in Sq. fts	52730		
3	Cost of construction	Rs. 3000 per Sq.fts	15,81,90,000	15.81	Cr.
4	Calculation for Rent for alternate accommodation for residential units	500 Rs Per Sq.mt Rs.500 X 30 months x 1231sqmt	1,84,65,000	1.84	Cr.
5	Development Charges + Infrastructure Charges	Approx. may vary subject to modifications	4,95,00,000	4.95	Cr.
6	Approx. Corpus Fund to Society	1,25,000 per member	37,50,000	0.37	Cr.
7	Cost of stamp duty, Registration charges for DA & Individual Agreements (Rehab Units)	figures may vary subject to adjudication of documents	45,00,000	0.45	Cr.
8	Professional Charges & other Miscellaneous expenses	Lump sum.	2,00,00,000	2.00	Cr.
9	Sub-Total (3+4+5+6+7+8)		25,44,05,000	25.44	Cr.
B) EXPECTED REVENUE FROM THE PROJECT TO THE DEVELOPERS					
11	Net Revenue from the Project	@30,000 per sq.fts x Approx.Commercial 2500sqft @13,000 per sq.fts x Approx.Residential 18000sqft	30,90,00,000	30.90	Cr.
C) EXPECTED PROFIT FROM THE PROJECT TO THE DEVELOPERS					
12	Less total cost of the project		25,44,05,000	25.44	Cr.
13	Net profit from the project over total construction period	<i>may vary subject to finalization of terms & conditions with the developer & policy change w.r.t various factors which may affect redevelopment</i>	5,45,95,000	5.45	Cr.
Note: Actual Returns to the Developer may arrive less than Net Profit Amount as mentioned above since aforesaid expense does not include applicable taxes on Net Profit.					

GOOGLE IMAGE SHOWING PLOT DEMARCATION



REDEVELOPMENT OF RISHABH CO-OP HOUSING SOCIETY LTD

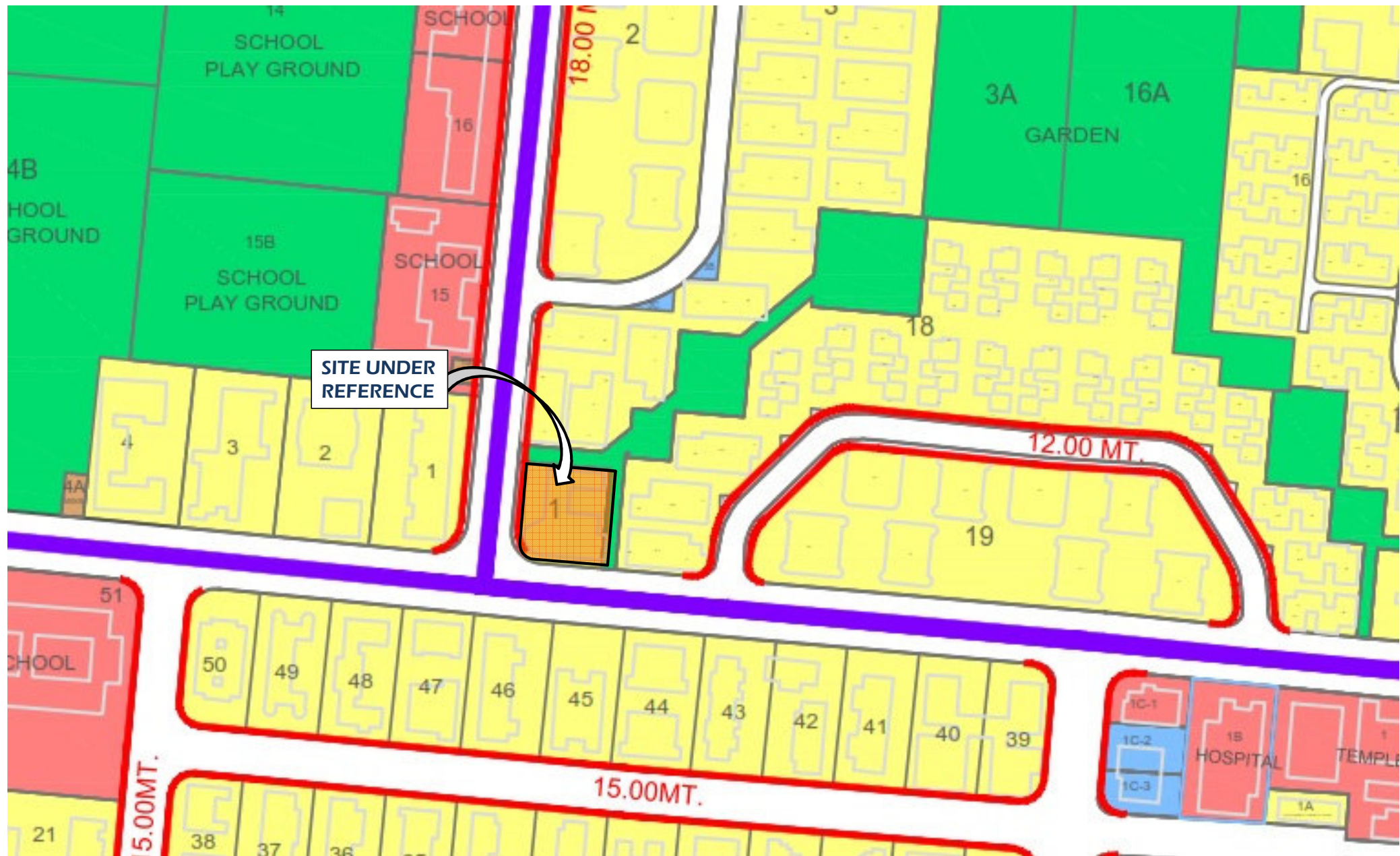
PLOT NO.1,SECTOR-9,VASHI,NAVI MUMBAI.

LILADHAR PARAB
ARCHITECTS & DESIGNERS

2005 & 2006, Cyber One Plot No.04&06, Sector-30A,Vashi,Nav Mumbai-400703
Contact :+91-22-40068380/ 27656070 Email : contactlpad@gmail.com



NODAL MAP SHOWING PLOT DEMARCATION



REDEVELOPMENT OF RISHABH CO-OP HOUSING SOCIETY LTD

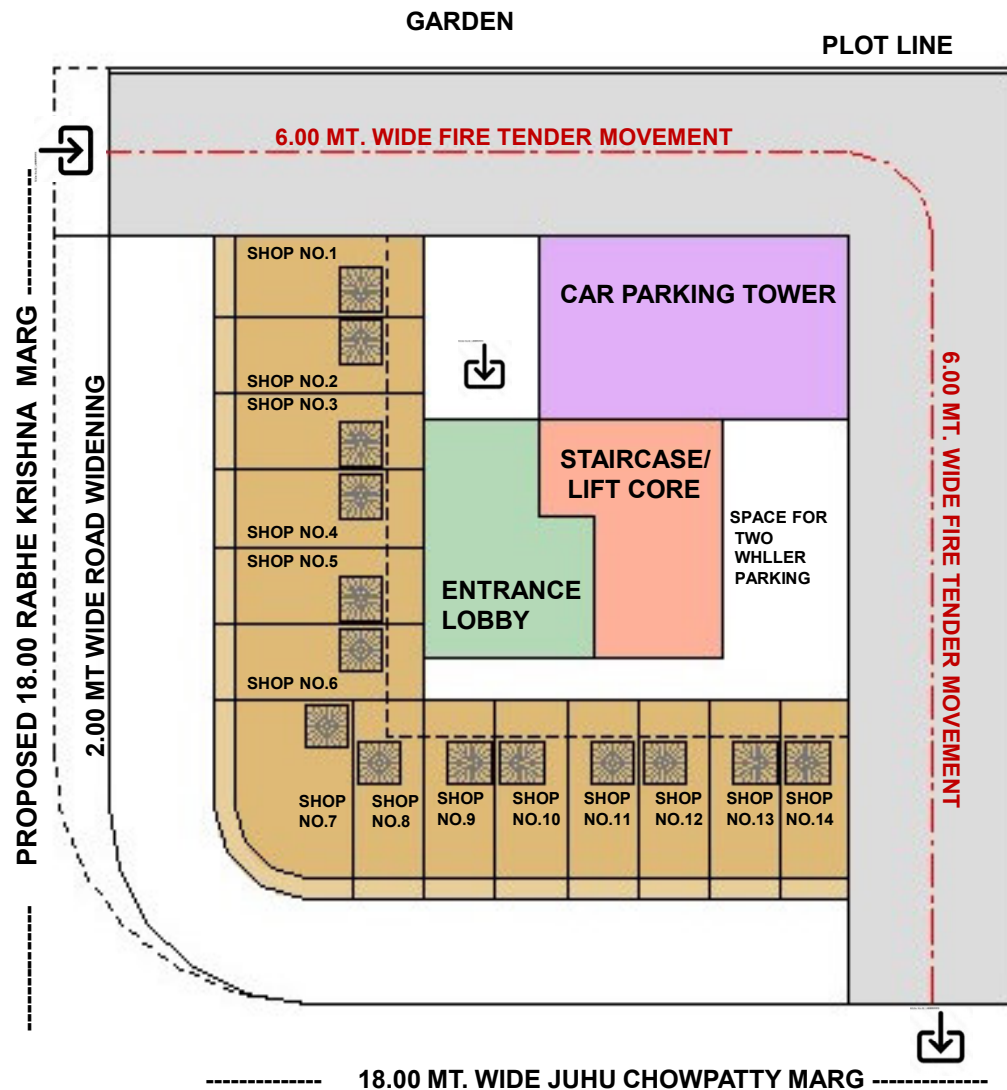
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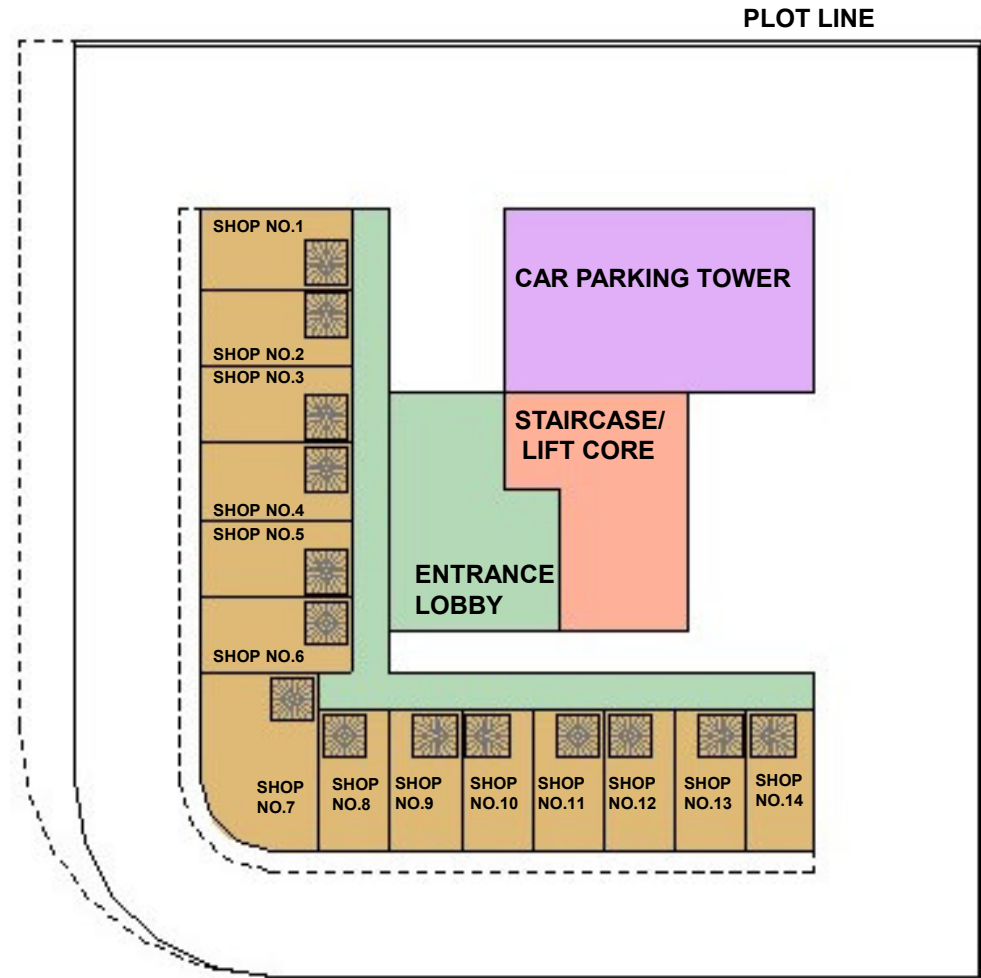
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EXAMINATION OF POTENTIAL ARCHITECTURAL DESIGNS AND LAYOUT OPTION

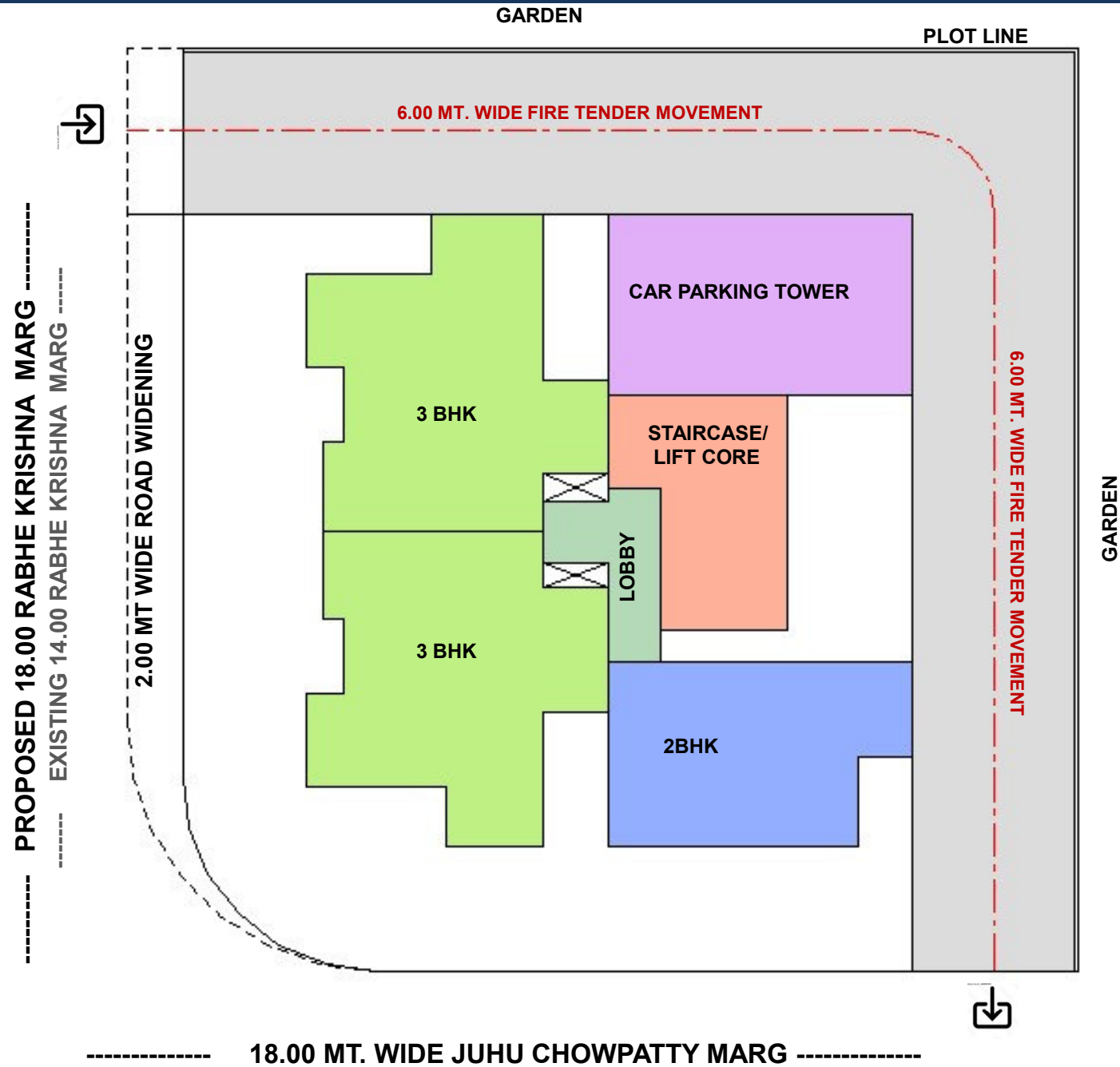


LOWER GROUND FLOOR PLAN



UPPER GROUND FLOOR PLAN

EXAMINATION OF POTENTIAL ARCHITECTURAL DESIGNS AND LAYOUT OPTION



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ARCHITECTURAL IMPRESSION



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