A	REDEVELOPMENT OFSHREYAS (PREMLOK)CHS, CHINCHWAD,PUNE SUMMARY REPORT		
1	Name of Society	**SHREYAS (PREMLOK)CHS**	Remarks
2	Address	**CTS No. 3192+3193+3309+3326 TO 3366 CHINCHWAD, TAL. HAVELI, DIST. PUNE**	
3	Plot area	**1021.18**	as per conveyance
		1013.94	s per survey
	AREA CONSIDERED FOR CALCULATIONS	**1021.18**	SQM. Assuming that vahivaat demarcation will be obtained for this area
		10991.98	sft
4	No. of existing units/members	**24residential units**	
5	Existing building	2 buildings- Gr+2 floors	as per info available
5a	Existing building approval reference	Unstamped print of Building D made available for reference	
5b	Existing FSI as per approved plans	1199	
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	
6	RR rate for **2023-24**		
	Open land	**21420**	Rs/sqm
	Residential tenement	**67340**	Rs/sqm
	Commercial office	**71300**	Rs/sqm
	Commercial shop	**85240**	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	1021.18	sqm
		10991.98	sft
9	Width of existing access rd.	9m	
10	Road width as per latest DP	no change	
11	ULC Status	No reference available, assumed Not applicable	
12	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES-UDCPR (Dec 2020)	For plot fronting on =/> 9 **m road** Basic FSI= 1.1, AddL. TDR= 0.4, AddL. Premium FSI= 0.5 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	The PLOT under consideration **IS CURRENTLY NOT UNDER TOD ZONE**	
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	**16.53** TO **19.33**	in % Detail working as per Calculations, based on assumptions, primary assumption is the provision of 3 nos of Basements for parking
17	ANTICIPATED NATURE OF REDEVLOPMENT BUILDING	Midrise building of upto **24m height** This scenario, may vary as per other design and financial considerations of the developer, which please note.	
18	GENERAL DEFINITIONS OF TERMS	“Premium/Paid FSI” means the FSI that may be available on payment of premium @ 35% of RR open land rate	
		“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 (UNCHANGED FROM 2022-23)

DIVISION / VILLAGE : CHINCHWAD Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type			
Local Body Name	Pimpri-Chinchwad Municipal Corporation					
Land Mark	Dalvi Nagar, Premlok Society, Udayog Nagar, Indira Nagar, and Pavan Nagar, S. K. F. Colony and Surrounding					
				Rate of Land + Building in ₹ per sq. m. Built-Up		
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
2	2/26	21420	67340	71300	85240	0

3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320,

⇄ Compare With Previous Year

B	SHREYAS(PREMLOK) CHS-EXISTING BUILDING DETAILS					
	Building	BUA= ground covg.	Reference	No. of floors	Total BUA=FSI utilised	
		sft		Nos	sft	sqm
	Building No.C	2151	Noted on plan of D building	3	6453	599.5
	Building No.D	2151	Noted on plan of D building	3	6453	599.5
					12906	**1199**

B	EXISTING CARPET AREA STATEMENT									
PRE-RERA (as per info provided by the Society)								RERA (tentative extrapolation)		
Building No	Unit Nos.	Name	Flat no.	Builtup sft	Pre RERA - Carpet sft	Builtup sqm	PreRERA - Carpet sqm	Approx. factor assumed for conversion of Pre-Rera to RERA 1.04	Total sqm	Total sft
	1	Shivaji Jagtap	C-01	561.00	491.01	52.12	45.62		47.44	510.65
	2	Bharti Jagtap	C-02	523.00	455.45	48.59	42.31		44.00	473.67
	3	Trupti Raskar	C-03	523.00	455.45	48.59	42.31		44.00	473.67
	4	Shashikala Shinde	C-04	561.00	491.01	52.12	45.62		47.44	510.65
	5	Sunil Janbhare	C-05	561.00	491.01	52.12	45.62		47.44	510.65
	6	Shrirang Joshi	C-06	523.00	455.45	48.59	42.31		44.00	473.67
BUILDING NO.C	7	Pritam Yewale	C-07	523.00	455.45	48.59	42.31		44.00	473.67
	8	Bhalchandra Yewale	C-08	561.00	491.01	52.12	45.62	1.04	47.44	510.65
	9	Santosh Bodhe	C-09	561.00	491.01	52.12	45.62		47.44	510.65
	10	Santosh Bodhe	C-10	523.00	455.45	48.59	42.31		44.00	473.67
	11	Prasad Purandare	C-11	523.00	455.45	48.59	42.31		44.00	473.67
	12	Shrimati. Chaya Duggad	C-12	561.00	491.01	52.12	45.62		47.44	510.65
				6504.00	**5678.76**	**604.24**	**527.57**		**548.67**	**5905.92**
	1	Ramesh Sharma	D-02	523.00	455.45	48.59	42.31		44.00	473.67
	2	Ramesh Sharma	D-03	561.00	491.01	52.12	45.62		47.44	510.65
	3	Shamim Pathan	D-04	523.00	455.45	48.59	42.31		44.00	473.67
	4	Sulbha Chavla	D-05	561.00	491.01	52.12	45.62		47.44	510.65
	5	Puroshattam Mitbakar	D-06	523.00	455.45	48.59	42.31		44.00	473.67
	6	Maruti Kadve	D-07	561.00	491.01	52.12	45.62	1.04	47.44	510.65
BUILDING NO.D	7	Hemnath Rane	D-08	561.00	491.01	52.12	45.62		47.44	510.65
	8	Neeta Rane	D-09	523.00	455.45	48.59	42.31		44.00	473.67
	9	M.K.R. Nayar	D-10	523.00	455.45	48.59	42.31		44.00	473.67
	10	Priyanka Karanjkar	D-11	561.00	491.01	52.12	45.62		47.44	510.65
	11	Sarika Jagtap	D-12	561.00	491.01	52.12	45.62		47.44	510.65
	12	Farnandis	D-13	523.00	455.45	48.59	42.31		44.00	473.67
				6504.00	**5678.76**	**604.24**	**527.57**		**548.67**	**5905.92**
	24	**TOTAL**		**13008.00**	**11357.52**	**1208.47**	**1055.14**		**1097.34**	**11811.84**

D	POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS		
	CTS No.	CTS No. 3192+3193+3309+3326 TO 3366 CHINCHWAD, TAL. HAVELI, DIST. PUNE	
1	GROSS PLOT AREA		
a	as per previously approved plan	NA	
b	as per PRC/7/12 extract	1021.18	
c	as per demarcation	NA	**NA**
c	as per conveyance deed	1021.18	
d	as per actual site survey/measurements	1013.94	
2	GROSS PLOT AREA CONSIDERED	1021.18	sqm, assuming that demarcation will be obtained corresponding to revenue record area
3	Gross plot area considered for calculations	**1021.18**	=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	1021.18	3)-4b)-5)
7	Amenity space	0.00	NA
8	Open space	0.00	considering that the plot is part of approved layout wherein open space is already provided,
9	Net plot	**1021.18**	6)-7)

		FSI/TDR	ANCILLARY	
10a	Basic FSI	**1.10**	**0.60**	=0.8*0%+0.6*100% assumption of 0% commercial and 100% residential
10b		**1123.30**		
11a	Premium FSI potential (on gross plot)	**0.50**		
11b		**510.59**		
12a	TDR Potential (on gross plot)	**0.40**		
12b		**408.47**		
13	TOTAL	**2042.36**	**1225.42**	
14	MAX FSI POTENTIAL	**3267.78**		
15	APPROX. FSI FEASIBLE	**3267.78**		
	Components	FSI/TDR	ANCILLARY	
16	Basic FSI	1123.30		
17	Incentive FSI (greater of Existing FSIx30% and existing no. of tenements x 15)	360.00		
18a	TDR generated Insitu	0.00		
18b	TDR purchased from outside (prop. balance as required to meet feasible potential)	248.47		
17	Premium FSI (prop. balance as required to meet feasible potential)	310.59		
19a		2042.36	1225.42	
19b	TOTAL FSI FEASIBLE	**3267.78**		

20a	Gross SBUA feasible	3,757.94		may vary. Can be ascertained only after detail design
20b		40,450.49		sft
	Corresponding			
21a	(RERA)Carpet	2783.66		20)/1.35
21b		29963.33		sft
E	**FINANCIAL FEASIBILITY CALCULATIONS**			
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	3,310.00		Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	1,338.91		lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	22.50%	20.00%	as per assumption, may vary
4		301.26	267.78	lakhs of Rs
5	Min. sale value to be recovered by dev.	1,640.17	1,606.69	2)+4) lakhs of Rs
6a	Average rate of Commercial retail sale	NA		approx. projected, will vary as per market conditions
6b	Average rate of Commercial Office sale	NA		
6c	Average rate of Residential sale	7,500		
7a	Percentage of FREESALE Comm. retail @ LGr/Gr/1st fl (tentative projection)	NA		approx. projected, will vary as per design
7b	Percentage of FREESALE Comm.office @ upper floors (tentative projection)	NA		
7c	Percentage of FREESALE Residential @ upper floors (tentative projection)	100.00		
7d	Average rate of FREESALE (incl. parking) based on 6 (a to c) and 7 (a to c)	7,500		
7	Min. salable stock for developer	21,868.88	21,422.58	5) x 100000/7d) sft
	Balance stock for Rehabilitation			
8	**Rehab** stock (SBUA) for rehab. of existing	18,581.61	19,027.91	D20b)-E7) sft
9	**Rehab** stock- Effective carpet area	13,764.15	14,094.75	8)/1.35 sft
10	**Rehab** Existing carpet area	11,811.84	11,811.84	As per carpet area calcs.
11	**Rehab** stock- Effective carpet area in excess of existing	1,952.31	2,282.91	9)-10) sft
12	Effective Rehab carpet area in excess of existng as **a percentage above existing**	16.53	19.33	percent

F	FSI PURCHASE AND PMC STATUTORY FEES CALCULATIONS (TENTATIVE)					
	ASR VALUES 2023-24					
	OPEN LAND	21420		Rs		
	CONST. RATE	26620		/sqm	PLOT	
	Item	Rate (Rs/unit)	Unit	% appl.	Area (sq.m)	Amount in **Rs**
F1	**FSI purchase costs**					
	Basic FSI	21420	sqm	0%	1123.30	0
	Incentive FSI	21420	sqm	0%	360.00	0
	Premium FSI	21420	sqm	35%	310.59	23,28,493
	TDR (rate subject to market volatility)	21420	sqm	**90%**	248.47	47,90,043
	Ancillary FSI	21420	sqm	15%	1225.42	39,37,262
					3267.78	1,10,55,798
	5% escallation and cont.					5,52,790
						1,16,08,588
F2	**Municipal Statutory fees**					
1a	Land dev.charges				approved layout	0
1b	I to R conversion charges				NA	0
2	Development charges					
	commercial (assumed 0%)	21420	sqm	4%	0.00	**0**
	residential (assumed 100%)	21420	sqm	2%	3267.78	**13,99,915**
3	C&D				tentative lumsum	2,00,000
4	Upkaar					
	commercial					0
	residential	26620	sqm	1.0%	3267.78	8,69,882
5	Basement excavation (tentative quantity)	749.1	cum	100%	50.00	37,455
6	Waterline development charges					0
7	Road Dev. charges					0
	FIRE CHARGES-TENTATIVE					
8a	Fire service charges Challan 'A'- 0 to 14.99m	100	sqm	100%	2451	2,45,083
8b	Fire service charges Challan 'A'- 15 to 39.99m	130	sqm	100%	817	1,40,000
8c	Fire service fees Challan 'B'- 0 to 23.99m	40	sqm	100%	3088	1,23,522
8d	Fire service fees Challan 'B'- 24 to 34.99m	60	sqm	100%	343	2,00,000
8e	1% Annual fees (on 8a to 8d)					7,086
9	TOTAL					**32,22,943**
10	**5% escallation and cont.**					1,61,147
11	AMT. with escallation					**33,84,091**
12	Approx. cost per sft of SBUA				40450.49	**84**
	Based on assumptions. Subject to variation					

G	DEVELOPMENT COST (Tentative Estimate)				
	Open land-RR Rate for 2023-24	**21420**		**Rs/sqm**	
	Construction- RR rate for 2023-24	**26620**		**Rs/sqm**	
		2473.06		**Rs/sft**	
	RESIDENTIAL -RR rate for 2023-24	**67340**		**Rs/sqm**	
		6256.04		**Rs/sft**	
		Area		Rate in Rs per sft/nos	Amount in lacs of Rs
1	Construction cost on total salable area (including parking area and installation cost- all inclusive lock n key cost) (Rehab+freesale)	40450.49	sft	**2200**	889.91
2a	FSI purchase Cost	As per statement			116.09
2b	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)	As per statement			33.84
3	ULC Cost	NA			0.00
	Rent and deposit charges @ agv **Rs ___ PER SFT OF EXISTING CARPET AREA for 24 months**	11357.52	sft		
4	Rs 15/sft for Residential	11357.52	sft	**15**	40.89
5	Relocation cost (@ ___ Rs per unit)	24.00	nos	**15000**	3.60
6	Monetory Compensation/Betterment Charges to existing members	11357.52	sft	**Not considered, if required the society should specify**	0.00
7	Maintenance cost /Corpus fund @ Rs 2.0 lakhs per existing unit	24.00	nos	**200000**	48.00
8a	Parking compensation			**Not considered, if required the society should specify**	0.00
8b	Terrace/Garden compensation			**Not considered, if required the society should specify**	0.00
9	**Tentative valuation of GST impact**				
	Basic Values and assumptions				
a	Total (builtup)area of project @ Rera carpet x 1.1	3062.03	sqm		
b	Approx. (builtup)Area allocated for Rehab (Only For calculation purposes evaluated **@ extra 15%** over existing carpet)	327.14	sqm		
c	Approx. (builtup) area for freesale	2734.89	sqm		
d	Assumption of Approx. (builtup)area of unsold freesale units at the time of completion	546.98	sqm	sqm assumed 20% of total freesale	
1	Value of "non- affordable" unsold (freesale) units	368.33	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			

e	Approx. sale rate Considered at residential rate	67340.00	Rs/ sqm	assuming rate of 1st freesale transaction=RR rate	
f	Approx. valuation of entire project	2061.97	lacs of Rs		
10	**GST IMPACT**				
A	**On "transfer of development rights by society to developer"**				
1	Monetory compensation to society in the form of corpus (proportionate to area of unsold units at completion/1st possession)	8.57	lac of Rs	**18%**	1.54
2	Non-monetory compensation in the form of units given to existing society members				
2a	1st evaluation: @ 18% on value of unsold units at completion/1st possession	368.33		**18%**	
				66.30	
2b	2nd evaluation: 5% on value of non-affordable tenements (proportionate to area of unsold units at completion/1st possession)	368.33		**5%**	
				18.42	
	Lesser of 2a) and 2b) to be considered				18.42
B	**Supply of "construction service" by developer to society**				
	5% of value of non-affordable rehab tenements	220.30		**5%**	11.01
C	**Transactions between developer and existing member of society**				
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
	TOTAL APPROX. GST IMPACT				**30.97**
11	Bank guarantee	**2,00,00,000**	Rs	**2%**	4.00
12	**Tentative valuation for stamp duty impact**				
a	Construction cost of rehab as per RR	**327.14**	sqm	**26620.00**	87.08
b	Rental and relocation remuneration				44.49
c	Corpus remuneration				48.00
					179.57
13	Stampduty @			**7%**	**12.57**
14	Admin, marketing, consultants and other miscellaneous costs	40450.49	sft	**100**	40.45
					1220.32

15	Interest cost @ 12% avg.				
a	on 50% of items (1) for 1 years	444.96	lac of Rs		53.39
b	on 50% of item 2& 3 for 2 years	74.96			19.07
c	on 50% of items 4&5 for 2 years	22.24			5.66
d	on 50% of item 13 for 2 years	6.29			1.60
					79.72
	GRAND TOTAL				**1300.04**
	Rate per sft of salable area	40450.49	sft	**3213.91**	
	Add **3%** contingency			96.42	
				3310.33	
		say		**3310.00**	