

FEASIBILITY REPORT ON REDEVELOPMENT

METAMORPHOSIS

WE PLAN, WE EXECUTE, YOU CELEBRATE !



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Feasibility Report on Redevelopment of

PARIJAT BAN

CO-OP. HOUSING SOCIETY LTD.,

S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE

Submitted to : Hon. Society Chairman / Secretary

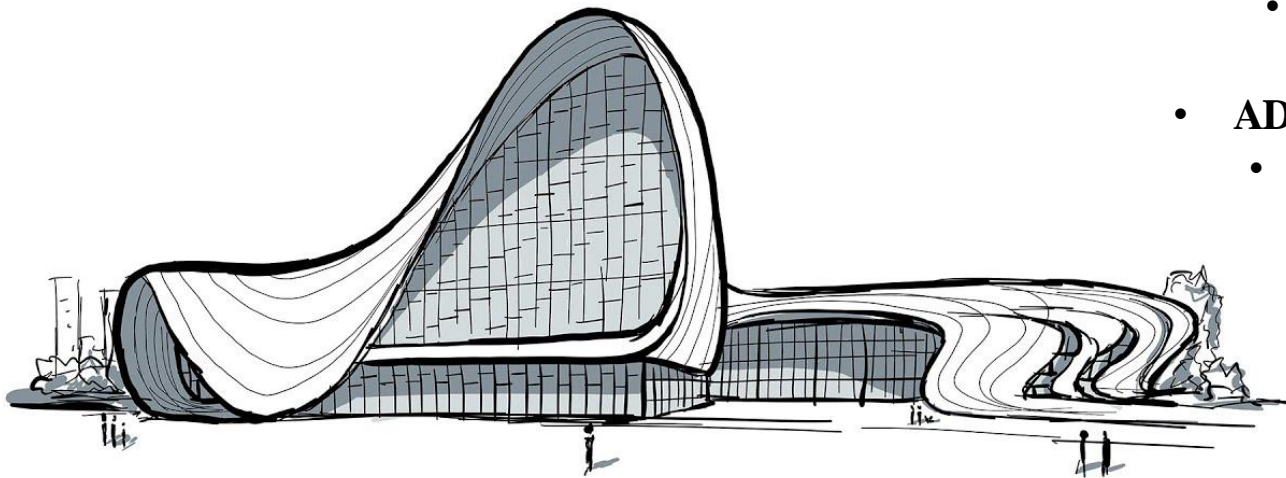
Date :01.8.2023

TECHNO-ECONOMICAL SERVICES

FOR

REDEVELOPMENT OF CO-OPERATIVE HOUSING SOCIETIES

- INTRODUCTION
- TECHNICAL REPORT
- NEED OF REDEVELOPMENT PROJECTS
 - DP LOCATION
 - GOOGLE LOCATION
 - TOD LOCATION
 - FSI STATEMENT
- AIRPORT AUTHORITY LOCATION
- PURPOSE OF FEASIBILITY REPORT
- AREA STATEMENT AS PER UDCPR 2020
 - READY RECKONER RATE
 - PROJECT COST CALCULATION
 - PROJECT FEASIBILITY REPORT
 - CONCLUSION
- ADVANTAGES OF REDEVELOPMENT
 - BENEFITS OF REDEVELOPMENT



To,
The Chairman/Secretary
PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE

SUB: - Our Report on Redevelopment of your Society Building by utilizing the Plot Potential, Basic F.S.I, TDR FSI & Ancillary FSI

Dear Sir,

We on the onset express our sincere THANKS to all the committee members of your society building for giving us an opportunity for providing architectural services for your Society's Redevelopment Work.

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

Architect Devendra Dhere, Pune.

Reg.no. CA/2004/34694 (Council of Architecture Delhi).

Architect & Urban Planner

Panel Architect for ISKCON

Panel Architect for Reliance Industries Pvt. Ltd. ,Navi Mumbai.

Panel Architect for Podar International School

Sustainable Architecture

MAHARERA consultant

Green Building Consultant

(Specialist in Redevelopment work, Mumbai ,Thane & Pune



GREEN! GRAND! GREAT!



Society name : PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

Abutting roads : 9 m wide D.P road on North South side

No of members : 120 RESIDENTIAL MEMBERS
7 SHOPS
40 CHAWLS
TOTAL-167 MEMBERS

- The property is currently owned by **PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.** and we have inspected the property for the purpose of this report.
- Further the property under reference is well connected to Municipal Sewer line and Municipal Water supply line through the Road.

Purpose of Feasibility

This report submitted to the society /Condominium to have an overview regarding plot potential, tentative cost calculation and project viability so that the society /condominium members can get idea about the authenticity in the Developer's offers. Quoted percentage in this particular report is on the basis of the construction cost, locality prices, TDR costs & Paid FSI from PMC, all values studied by **DD ARCHITECTS PVT.LTD., PUNE.**



***PLEASE NOTE THAT DEVELOPER'S OFFER MAY VARY**

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

- As per the Sanction plan of layout by Pune municipal council the area of the property is mentioned below:

AREA OF THE PLOT - 12021.83 SQ M

ROAD WIDENING -1630.45 SQ M

NET PLOT AREA- 10391.38 SQ M

RERA CARPET AREA OF SOCIETY :-

93774 SQ FT RESIDENTIAL RERA CARPET

1479 SQ FT COMMERCIAL RERA CARPET

TOTAL 95253 SQ FT

- The necessary verification from the city survey office will be done at the time of actual development.

ZONE: -

- As per the D.P. Remarks submitted by the society the plot under reference is in Residential zone.

F.S.I. AND TDR PERMISSIBLE

As per UDCPR 2020

- The Basic F.S.I. is 1.1
- Paid FSI is 0.5
- TDR FSI is 0.4
- Maximum building potential on plot is 2.0

Note- In addition to above ,Ancillary Area FSI to the Extent of 60% of the proposed FSI including basic FSI



Need of The Redevelopment Projects:

Keeping pace with the changing time and benefitting towards adapting to certain trends and necessity for modern day living is must. A house is a basic necessity and it has been of prime concern to allow change in cultural context and incorporate modifications in our modern day living.

Space in the city limit has remained same but the context has changed, thus we need to introspect and work out a systematic approach in bringing the thought of adaptation and redevelopment. Our house/property purchased a few years ago has given us all the necessary support we intended from it. Now with progression of time need of transforming our lifestyle would not only benefit the existing owner but will also is a value added asset to the future generation.

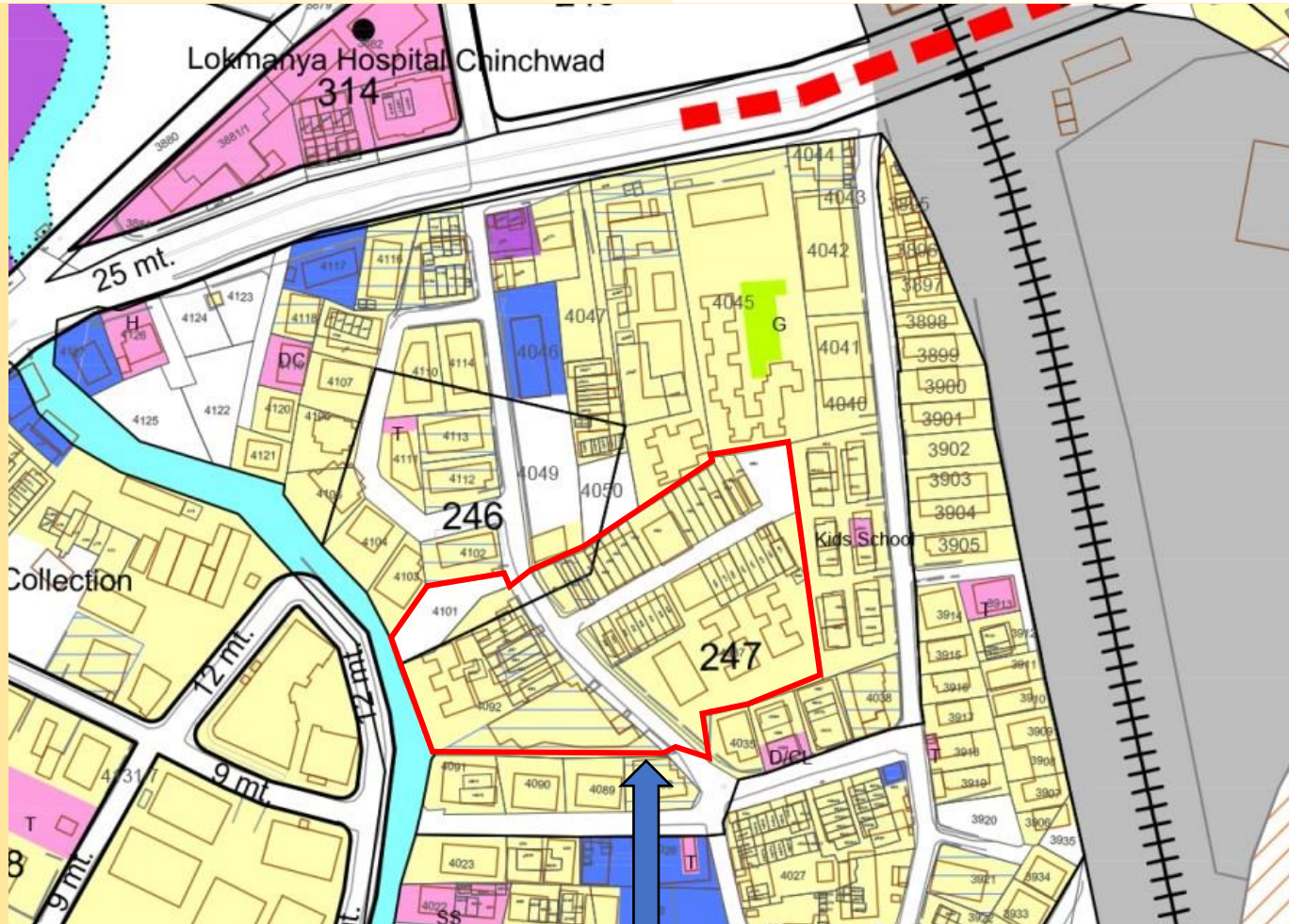




PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
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FEASIBILITY REPORT.

Location of Pune Development plan:

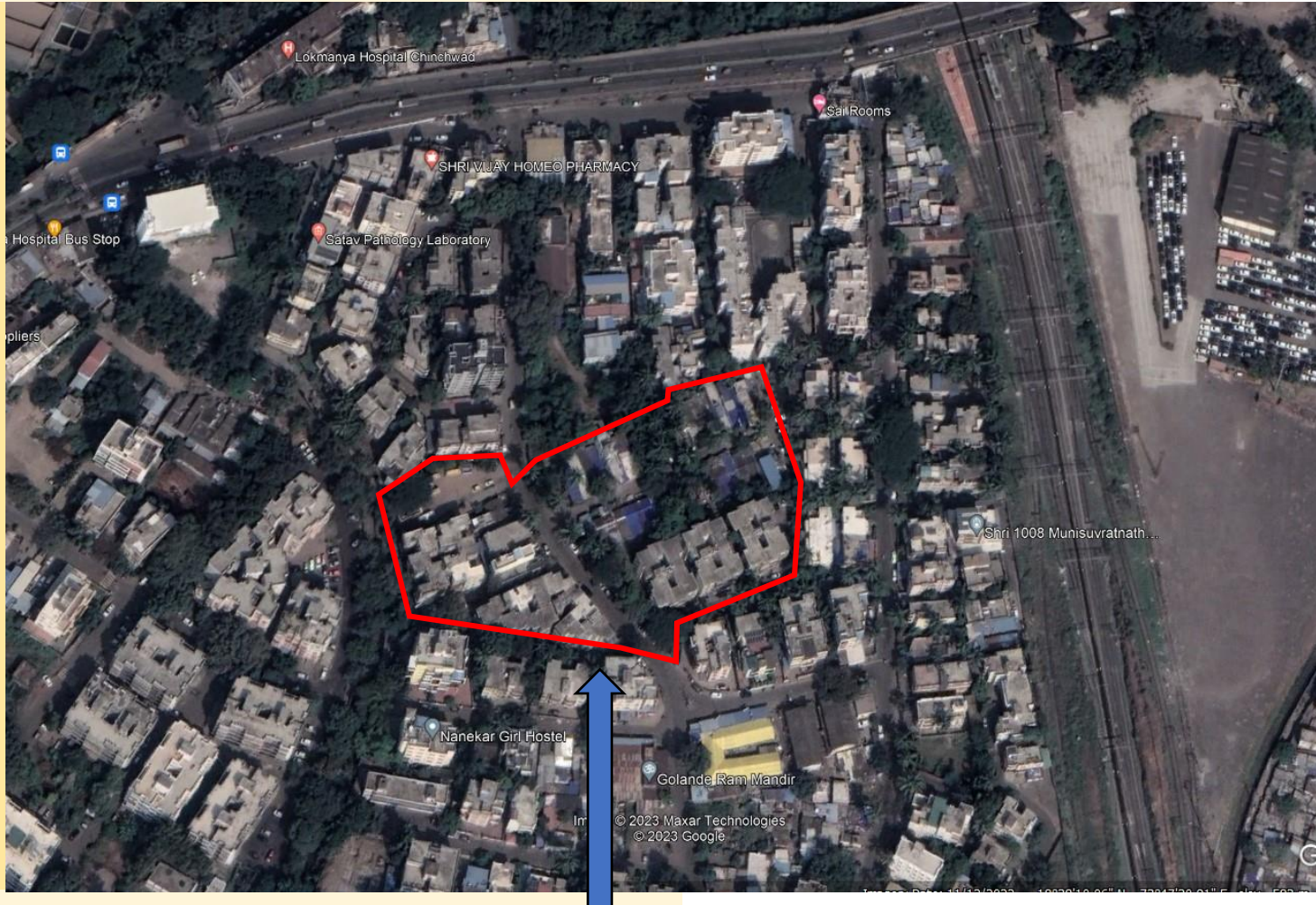


PROPOSED SITE

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

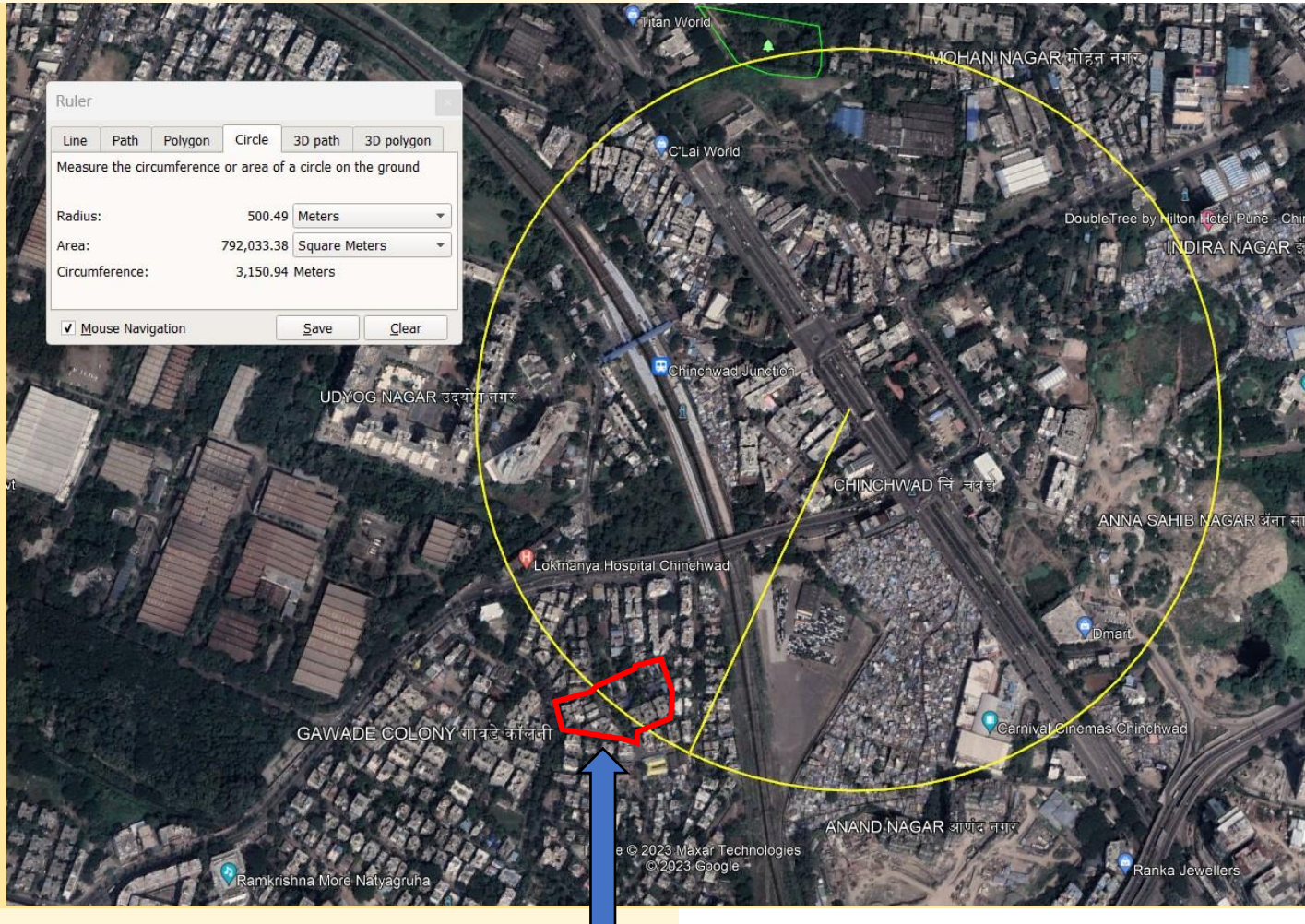
Latitude: 18°38'8.49"N Longitude:



PROPOSED SITE

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
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FEASIBILITY REPORT.

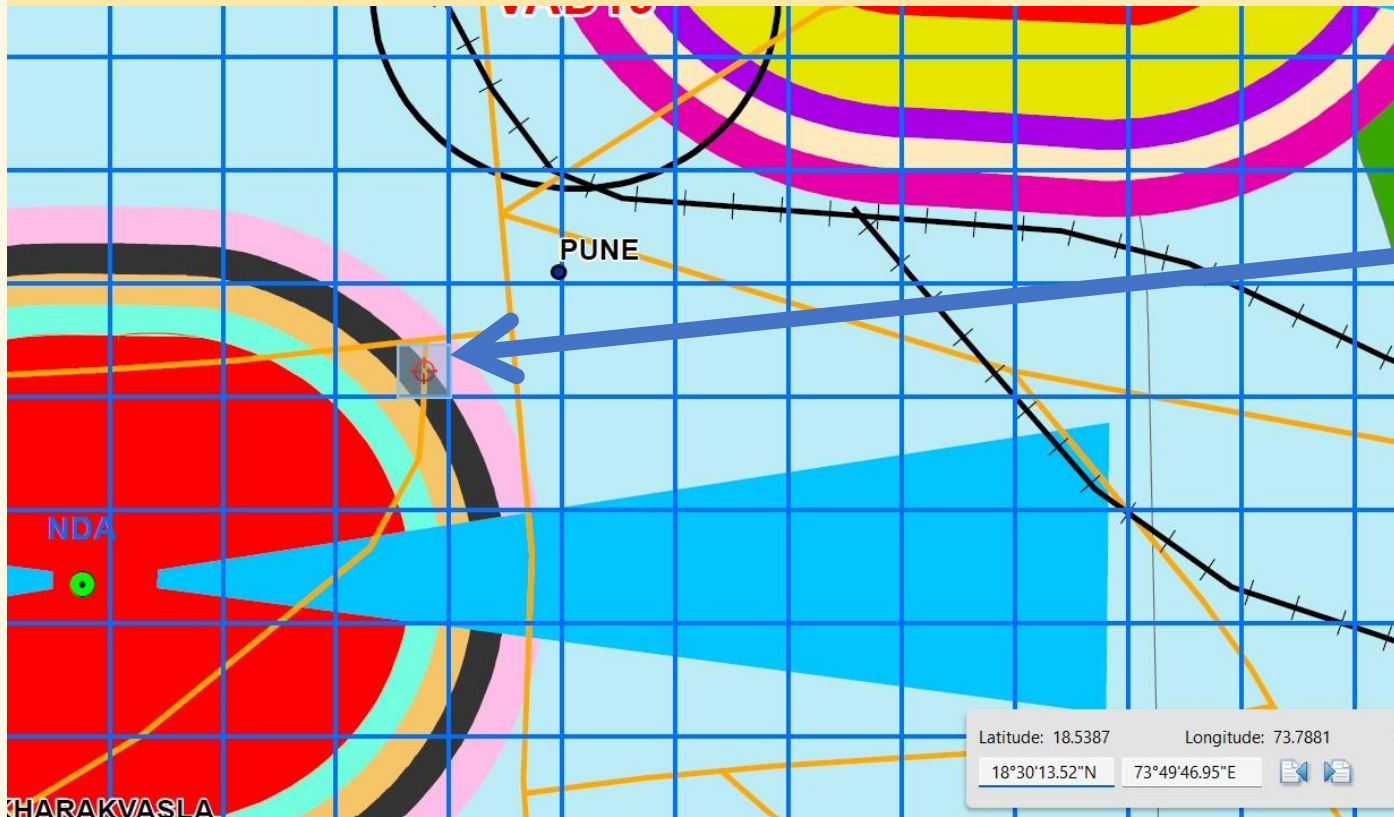


PROPOSED SITE

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
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FEASIBILITY REPORT.

(d) If the proposed building/structure is falling under N4 zone (5001 M – 5500 M) then for buildings/structures with top elevation higher than 682 Meters AMSL, applications for NOC are to be filed with IAF.



Existing plot elevation:
584 Mtrs. Higher side
AMSL.

Sr. No.	Road width in meters	Basic FSI	FSI on payment of premium	Maximum permissible TDR loading	Maximum building potentia on plot including in-situ FSI
1	2	3	4	5	6
1	Below 9 m.	1.00	--	--	1.00
2	9 m. and above but below 12 m.	1.00	0.50	0.75	2.25
3	12 m. and above but below 15 m.	1.00	0.50	1.00	2.50
4	15 m. and above but below 24 m.	1.00	0.50	1.25	2.75
5	24 and above but below 30 m.	1.00	0.50	1.50	3.00
6	30 and above	1.00	0.50	1.75	3.25



MAX. POTENTIAL AS PER BRTS CORRIDOR IN PCMC

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

UDCPR-2020

Sr. No.	Road width in meters	Basic FSI	For all Municipal Corporations			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
			4	5	6	7	8	9
1	Below 9 m.	1.10	--	--	1.10	--	--	1.10
2	9 m. and above but below 12 m.	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	2.70	0.30	0.70	2.10
5	24 and above but below 30 m.	1.10	0.50	1.15	3.15	0.30	0.90	2.30
6	30 and above	1.10	0.50	1.40	3.50	0.30	1.10	2.50

Note –

- i) In addition to above, ancillary area FSI up to the extent of 60% of the proposed FSI development permission (including Basic FSI, Premium FSI, TDR but excluding the area covered in Regulation No.6.8) shall be allowed. No separate calculation shall be required to be done for this ancillary area FSI. Entire FSI in the development permission shall be calculated with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein. shall be measured with reference to permissible FSI.
- Provided that in case of non-residential use, the extent of ancillary area FSI shall be calculated with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein. No separate calculation shall be required to be done for this ancillary area FSI. Entire FSI in the development permission shall be calculated with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein. shall be measured with reference to permissible FSI.
- Provided further that, this ancillary area FSI shall be applicable to all other development permissions like TOD, PMAY, ITP, IT, MHADA, etc. except those which are specifically mentioned in UDCPR. If any, other than mentioned in UDCPR, shall stand deleted.
- ii) The column of TDR shall not be applicable for the area, where there is no Planning permission and accordingly, values in subsequent column shall stand modified.

⁽¹⁾ Substituted Vide Addendum No.CR 236/18, dt. 14th January, 2021.



#103631441

MAX. POTENTIAL AS PER 9.00 mtr WIDE ROAD IN PCMC

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Purpose of Feasibility Report:

A word builder or developer is self-descriptive. A recent redevelopment boom in PUNE, CHINCHWAD area has forced the common people to link the word redevelopment of any plot to another word called builder or developer. There are various types to status of land of which common people are ignorant. There are various Town planning schemes and development schemes proposed by the government which common people do not know. There are many rules and regulation applicable to such developments about which general public is totally unaware.

Redevelopment of properties of existing Co-Operative Housing Societies has been a subject of great interest in recent years, both to the societies and to the developers. Redevelopments has become quite popular in Co-Operative Housing Societies since it is a most practical, economical and long term solution in a scenario where old structures are proving uneconomical or obsolete, beyond repairs. Whereas for the developer it is a cost effective way to construct residential/Commercial premises by utilizing the unused potential i.e. the floor space Index – Transferable Development Rights with gradual capital investment, in times of heavy land prices and in a situation of unavailability of land in good locations. With the real estate prices touching a new high, residents in old buildings are now discovering that they have an opportunity to unlock immense value from their property by offering it to a builder/developer for redevelopment.

There are two important things in a Resident/ Developer arrangement. One is from the commercial angle and another is from the technical angle. A Developer usually assures a certain amount of cash by way of corpus, an additional area or a mix of both. He may give an alternative accommodation for your temporary stay, foot your rentals or give you a monthly compensation within which you have to find your temporary accommodation.

The technical angle refers to the finished good. Does it match the quality and terms and conditions assured by the builder. The main parties involved in any redevelopment project are society and Developer. Committee Members dealing on behalf of cooperative housing society are mostly non-technical. Therefore it is very important that same technical person gives you clear idea and guidance at every stage of the process.

Last many years such redevelopments have saturated Pune city. Many genuine individuals/companies have done their job successfully. But there are few who have converted a divine profession of Real Estate in wrong practice due to which people's belief in name builder is shaken up. Considering the property of so many residents is at stake, it makes sense to seek the help of professionals in getting a clear picture about the dealing that the owner is entering into.

Residence is one of the basic requirements of a human being. Considering the cost factor behind purpose of flat no one would take a chance of being cheated by builder. Thus people with vigilance opt for a feasibility report from an expert which can give them an exact idea of the type of land they possess, type of new development they can think about, area and other benefits they will get, all rules and regulations that are applicable for their plot.



Area Statement as Per UDCPR 2020:

PARIJAT BAN CO.OP.HSG.SOCIETY		AREA STATEMENT			13.08.2023
No.	Item	Description		Sq.mtr	Sq.ft
1	Gross plot area of the Society land	As per previous sanction		12021.83	129402.98
2	Plot area	(EXCLUDING ROAD WIDENING)			0.00
3	Road widening	Road widening towards North side		1630.45	17550.16
		TOTAL ROAD WIDENING		0.00	0.00
4	Net gross plot area			10391.38	111852.81
	Plot available on site	AS PER PRIVATE DEMARCATION (after road widening)		10391.38	111852.81
5	Amenity space		0.00%	0	0
6	Open space	(1*10%)	10.00%	1202.183	12940.29781
7	Net plot area	(1 - 3)		10391.38	111852.81
8	Basic FSI	(7*1.1)	1.1	11430.52	123038.10
9	PAID FSI	(1 *0.5)	0.5	6010.92	64701.49
9.1	INCENTIVE FSI		30%	0	0
9.2	ROAD WIDENING	(3*2 times) only for project cost calulation purpose		3260.90	35100.33
10	TDR	(1*0.4)	0.4	4808.73	51761.19
11	Total built Up Area	Basic FSI + Paid FSI + TDR (8+9+10)	2	22250.17	239500.78
12	MAX. POTENTIAL FSI area		2	22250.17	239500.78
13	Proposed Commercial 10%	(12*10%)		2225.02	23950.08
13.1	ANCILLARY AREA FSI	80% ON PROPOSED commercial area	80% OF 13	1780.01	19160.06
13.2	TOTAL COMMERCIAL BUILT UP AREA	(13 + 13.1)		4005.03	43110.14
14	Proposed Residential 90%	(12*90%)		20025.15	215550.70
14.1	ANCILLARY AREA FSI	60% ON PROPOSED residential area	60% OF 14	12015.09	129330.42
14.2	TOTAL RESIDENTIAL BUILT UP AREA	(14 + 14.1)		32040.24	344881.12
15	TOTAL RESI + COMM. BUILT-UP AREA	(13.2 + 14.2)		36045.27	387991.26
16	Approximate Saleable area of Commercial	(13.2 * 13%)		4525.68	48714.46
17	Approximate Saleable area of Residential	(14.2 * 11%)		35564.66	382818.04
18	Total Saleble Area	(16+17)		40090.35	431532.50
19	CONSTRUCTION AREA	(18 * 1.20) (THIS WE HAVE KEPT BUFFER)	SQ.MTRS.	48108.42	517839.00
NOTE					

AS PER UDCPR 2020 WITH SUBSEQUENT MODIFICATIONS TILL FEB.2022

S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

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	Shreedhar Nagar, Jivan Nagara, Manik Colony, Goladem Estate, Bhoir Colony, (Sudarshan Nagar) Gawade Colony, Devdhar Society, Kamada Society, and Railway Line Area on Western side Remaining Area		

Rate of Land + Building in ₹ per sq. m. Built-Up

Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
2	2/25	21600	64540	74230	80680	0

4341, 4342, 4343, 4344, 4345, 4346, 4347, 4348, 4349, 4350, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4358, 4359, 4360, 4361, 4362, 4363, 4364, 4365, 4366, 4367, 4368, 4369, 4370, 4371, 4372, 4373, 4374, 4375, 4376, 4380, 4381, 4382, 4383, 4384, 4390, 4391, 4397, 4398, 4399, 4400, 4401, 4402, 4403, 4404, 4405, 4406, 4407, 4408, 4409, 4410, 4411, 4412, 4413, 4414, 4415, 4416, 4417, 4418, 4419, 4420, 4421, 4422, 4423, 4424, 4425, 4426, 4427, 4428, 4429, 4430, 4431, 4432, 4433, 4434, 4435, 4436, 4437, 4438, 4439, 4440, 4441, 4442, 4443, 4444, 4445, 4446, 4447, 4448, 4449, 4450, 4451, 4452, 4453, 4454, 4455, 4456, 4457, 4458, 4459, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 4469, 4470, 4474, 4475, 4476, 4477, 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4486, 4487, 4488, 4489, 4490, 4491, 4493, 4494, 4495, 4496, 4497, 4498, 4499, 4500, 4501, 4502, 4503, 4504, 4505, 4506, 4507, 4508, 4509

[↔ Compare With Previous Year](#)



Project cost Calculation:

PARIJAT BAN CO.OP.HSG.SOCIETY			PROJECT COST CALCULATIONS					
			11.08.2023					
			Area (sq.ft)	Rate -(Rs/sq.ft)		Nos	Cost (Rs)	
				Min	Max		Min	Max
A	BUILDING CONSTRUCTION COST							
1	Construction cost(HIGH RISE)	On Construction area	517838.998	2750	3000		₹ 1,42,40,57,244.41	₹ 1,55,35,16,993.90
2	Parking floor cost	INDEPENDENT LVL. PARKING	150 sq.ft Each	150000	200000	334	₹ 5,01,00,000.00	₹ 6,68,00,000.00
3	Development of surrounding	(considering 50% of plot)	64,701.49	300	400		₹ 1,94,10,446.72	₹ 2,58,80,595.62
4	(Project COST)	1+2+3					₹ 1,49,35,67,691.12	₹ 1,64,61,97,589.52
5	Developer's Consultant's fees (Architect's, Structural Engineers, MEP Consultants, Municipal Liasoners)	3% Of 4					₹ 4,48,07,030.73	₹ 4,93,85,927.69
6	Sub total	4+5					₹ 1,53,83,74,721.86	₹ 1,69,55,83,517.21
B	(PCMC MUNICIPAL CORPORATION) CHARGES							
7	PMC charges on total b/up	On b/up area	3,87,991.26	170	230		₹ 6,59,58,513.73	₹ 8,92,37,989.16
8	sub total	6+7					₹ 1,60,43,33,235.58	₹ 1,78,48,21,506.37
9	Contingencies (2% on 8)						₹ 3,20,86,664.71	₹ 3,56,96,430.13
10		8+9					₹ 1,63,64,19,900.30	₹ 1,82,05,17,936.49
11	PAID FSI cost(35% RR)	21600	64701.48906	702.3411371			₹ 4,54,42,517.40	₹ 4,54,42,517.40
12	TDR cost(can vary) (51761 - 35100.33)		16660.86365	2006.688963			₹ 3,34,33,171.20	₹ 3,34,33,171.20
12.1	ANCILLARY FSI COST (15% of RR)		148490.4812	301.0033445			₹ 4,46,96,131.45	₹ 4,46,96,131.45
12.2	TOTAL MUNICIPAL CHARGES						₹ 18,95,30,333.78	
C	Expenditure on Society Members			Rent per Month				
13	Transit accommodation	Flat type		Min	Max	Months	Min	Max
		TOTAL CARPET RESIDENTIAL	93774	35.00	40.00	36	₹ 11,81,55,240.00	₹ 13,50,34,560.00
		TOTAL CARPET COMMERCIAL	1479	150.00	200.00	36	₹ 79,86,600.00	₹ 1,06,48,800.00
14	Shifting charges	Per Member		10000	15000	167	₹ 16,70,000.00	₹ 25,05,000.00
15	Min Corpus Fund	Per member		200000	200000	167	₹ 3,34,00,000.00	₹ 3,34,00,000.00
16	Inconvenince Money	Per member		200000	200000	167	₹ 3,34,00,000.00	₹ 3,34,00,000.00
16.1	ReDevelopment process fee	Total 10,00,000/-					₹ 10,00,000.00	₹ 10,00,000.00
16.2	Stamp duty	7% OF SALE VALUE		560000	700000	167	₹ 9,35,20,000.00	₹ 11,69,00,000.00
16.3	GST	5% OF SALE VALUE		400000	500000	167	₹ 6,68,00,000.00	₹ 8,35,00,000.00
16.4	Registration charges	30,000/- per member		30000	30000	167	₹ 50,10,000.00	₹ 50,10,000.00
17		Interest on Investment						
17.1	Details	Min	Max	Percentage (Annually)	Tenure yrs)			
+	Construction cost -40% of total construction cost(1)	569622897.8	621406797.6	12%	1.5		₹ 11,10,76,465.06	₹ 11,18,53,223.56
17.3	Bank gaurantee 20% of 10	327283980.06	364103587.30	12%	1.5		₹ 6,38,20,376.11	₹ 6,55,38,645.71
17.4	Transit accommodation	118155240.00	135034560.00	12%	1.5		₹ 2,30,40,271.80	₹ 2,43,06,220.80
17.5	Security Deposit 2% of 10	32728398.01	36410358.73	12%	1.5		₹ 63,82,037.61	₹ 65,53,864.57
17.6	Total Interest						₹ 20,43,19,150.59	₹ 20,82,51,954.65
	GRAND TOTAL	ADDITION OF 1 TO 17					₹ 2,32,52,52,710.93	₹ 2,57,37,40,071.19

Note : Ready Reckoner rate : Rs. 21600/- per sq.mtrs for open land.
 Note :- Construction cost on saleble area is RS.3565/- sq.ft (min) & RS.3930/- sq.ft (max)
 Note :- Project cost on saleble area is RS.5390/- sq.ft (min) & RS.5965/- sq.ft (max)

Considering Sale Rate RS. 11000/SQ FT

CONSIDERING CUMULATIVE SALE RATE FOR MIX USE (COMMERCIAL CUM RESIDENTIAL) RS. 11000/- SQ.FT					
PARIJAT BAN CO.OP.HSG.SOCIETY				11.08.2023	
PROJECT FEASIBILITY THROUGH REDEVELOPMENT				Sq.mtr	
			Area (sq.ft)	Rate -(Rs/sq.ft)	
No.	ITEM	PARTICULARS		Min	Max
1	MARKET SALE RATE			11000	11000
2	PROFIT FOR DEVELOPER	CONSIDERING PROFIT 18%		1980	1980
3	SALEBLE AREA TO MEET CONSTRUCTION COST	TOTAL C.C./9020		257788.5489	285337.0367
4	TOTAL SALEBLE AREA (SQ.FT.)	431532.50			
5	REMAINING SALEBLE AREA FOR MEMBERS			173743.9494	146195.4616
6	CARPET AREA FOR MEMBERS	35 % LESS		128699.2218	108292.9345
7	EXISTING CARPET AREA WITH MEMBERS	95253		95253	95253
8	EXTRA CARPET AREA TO MEMBERS			33446.22179	13039.93451
9	PERCENTAGE INCREASE IN CARPET AREA			135.1130377	113.6897888

Conclusion:
Feasibility upto 35.00%

Considering Sale Rate 11000/SQ FT

Society members can get Upto **35% Extra area of Existing Rera Carpet Area for Mixed Used Redevelopment**

Considering Sale Rate 11500/SQ FT

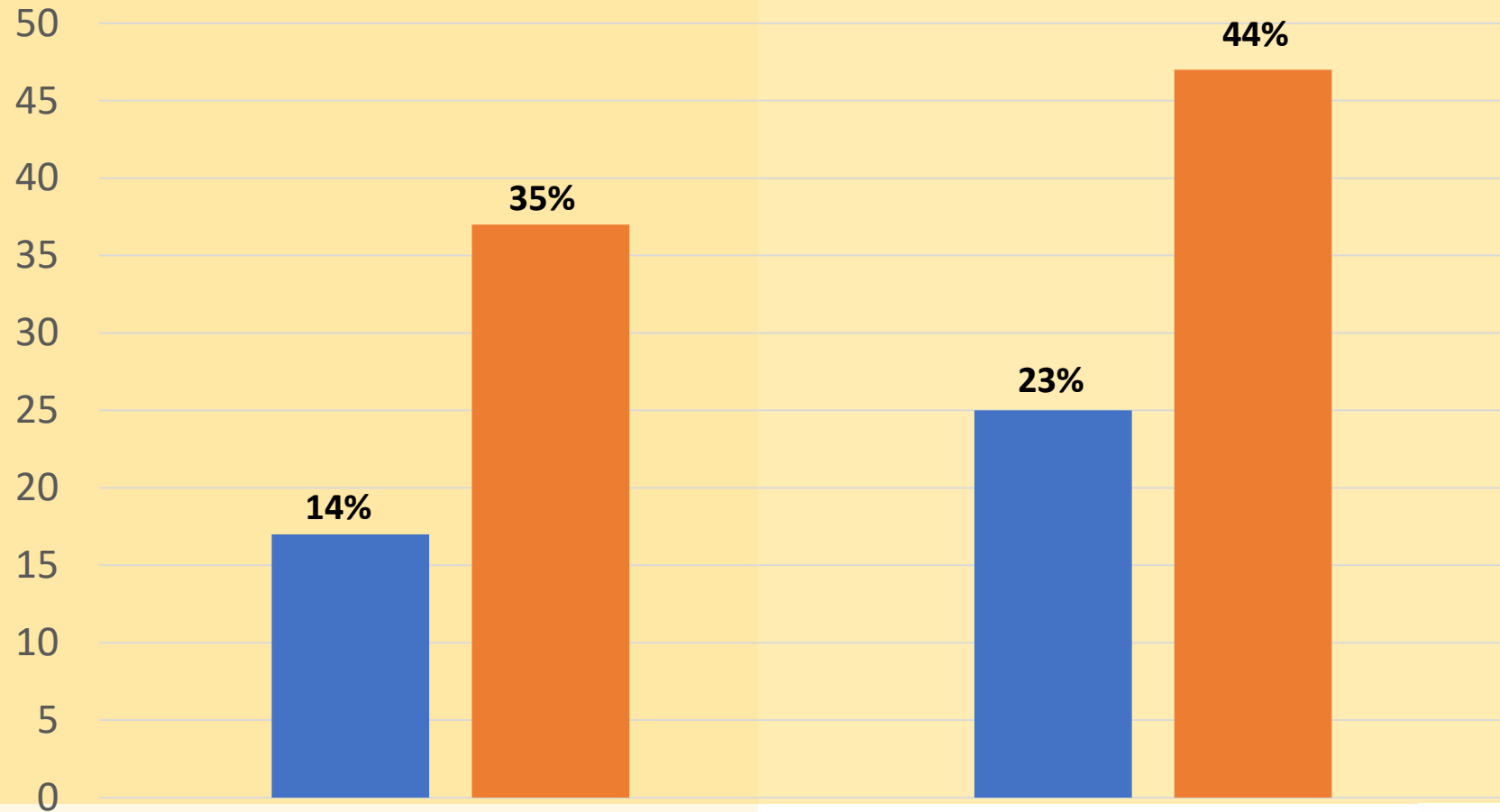
CONSIDERING CUMULATIVE SALE RATE FOR MIX USE (COMMERCIAL CUM RESIDENTIAL) RS. 11500/- SQ.FT					
PARIJAT BAN CO.OP.HSG.SOCIETY				11.08.2023	
PROJECT FEASIBILITY THROUGH REDEVELOPMENT				Sq.mtr	
			Area (sq.ft)	Rate -(Rs/sq.ft)	
No.	ITEM	PARTICULARS		Min	Max
1	MARKET SALE RATE			11500	11500
2	PROFIT FOR DEVELOPER	CONSIDERING PROFIT 18%		2070	2070
3	SALEBLE AREA TO MEET CONSTRUCTION COST	TOTAL C.C./9430		246580.3511	272931.0786
4	TOTAL SALEBLE AREA (SQ.FT.)	431532.50			
5	REMAINING SALEBLE AREA FOR MEMBERS			184952.1472	158601.4197
6	CARPET AREA FOR MEMBERS	35 % LESS		137001.5905	117482.5331
7	EXISTING CARPET AREA WITH MEMBERS	95253		95253	95253
8	EXTRA CARPET AREA TO MEMBERS			41748.59052	22229.53312
9	PERCENTAGE INCREASE IN CARPET AREA			143.8291608	123.3373575

Conclusion:
Feasibility upto 44 %

Considering Sale Rate 11500/SQ FT

Society members can get Upto **44% Extra area of Existing Rera Carpet Area for Mixed Used Redevelopment**

Graphical Comparison Chart



A1 TYPE BUILDING			
FLAT NO.	MEMBERS NAME	RERA CARPET MEASURED ON SITE (SQ M)	RERA CARPET MEASURED ON SITE (SQ FT)
1	CHINTAMANI M. NATU	62.06	668
2	VISHWANATH RAJPATHAK	62.06	668
3	SHYAM ANANT HALPETI	66.24	713
4	VIDYADHAR DESHPANDE	66.24	713
5	VASANTI SHYAM TAMBE	62.06	668
6	MANISHA SUNIL BHENDE	62.06	668
7	MANGALA V. DESHPANDE	66.24	713
8	VATSALA S. MENAN	66.24	713
9	DILAVAR SHIKALGAR	62.06	668
10	NITA V. PATIL	62.06	668
11	HASINA SHIKALGAR	66.24	713
12	SUSHILA SURYAVANSHI	66.24	713
13	NIRMLA S. PATVA	62.06	668
14	TARABAI DHAENJE	62.06	668
15	VARSHA ARUN APTE	66.24	713
16	MINA MUNGEKAR	66.24	713
	TOTAL	1026.38	11048

A2 TYPE BUILDING			
FLAT NO.	MEMBERS NAME	RERA CARPET MEASURED ON SITE (SQ M)	RERA CARPET MEASURED ON SITE (SQ FT)
1		62.06	668
2		62.06	668
3		66.24	713
4		66.24	713
5		62.06	668
6		62.06	668
7		66.24	713
8		66.24	713
9		62.06	668
10		62.06	668
11		66.24	713
12		66.24	713
13		62.06	668
14		62.06	668
15		66.24	713
16		66.24	713
	TOTAL	1026.38	11048

A3 TYPE BUILDING			
FLAT NO.	MEMBERS NAME	RERA CARPET MEASURED ON SITE (SQ M)	RERA CARPET MEASURED ON SITE (SQ FT)
1	NITIN K. NAIK	62.06	668
2	NAJMA BHALDAR	62.06	668
3	CHANDRABHAGA SUTAR	66.24	713
4	PRABHAVATI C. DHAENJE	66.24	713
5	URMILA JANORKAR	62.06	668
6	NITIN TEMKAR	62.06	668
7	ARIF SHIKALGAR	66.24	713
8	NIMIJI SHIKALGAR	66.24	713
9	SUDHAKAR MEHENDALE	62.06	668
10	RAMASHRAY SHRMA	62.06	668
11	ANAND DAS	66.24	713
12	SATISH KAVALE	66.24	713
13	RAJENDRA KAULKARNI	62.06	668
14	RAJENDRA KAULKARNI	62.06	668
15	R. S. DALVI	66.24	713
16	NANDESH MORE	66.24	713
	TOTAL	1026.38	11048

B TYPE BUILDING			
FLAT NO.	MEMBERS NAME	RERA CARPET MEASURED ON SITE (SQ.M)	RERA CARPET MEASURED ON SITE (SQ.FT)
1		36.53	394
2		43.97	475
3		48.47	522
4		33.34	359
5		46.09	497
6		47.03	507
7		43.70	471
8		50.06	539
9		44.32	477
10		44.12	475
11		48.47	522
12		33.34	359
13		46.09	497
14		47.03	507
15		37.18	400
16		45.45	490
17		46.30	499
18		47.70	514
19		50.06	539
20		44.32	477
21		44.12	475
22		48.47	522
23		33.34	359
24		46.09	497
25		47.03	507
26		37.18	400
27		45.45	490
28		46.30	499
29		47.70	514
30		50.06	539
31		44.32	477
32		44.12	475
33		48.47	522
34		33.34	359
35		46.09	497
36		47.03	507
37		37.18	400
38		45.45	490
39		46.30	499
40		47.70	514
		1769.31	19062

B TYPE BUILDING			
SHOPS			
SHOP NO.	MEMBERS NAME	RERA CARPET MEASURED ON SITE (SQ.M)	RERA CARPET MEASURED ON SITE (SQ.FT)
Shop 1		14.61	158
Shop 2		24.3	262
Shop 3		12.63	136
Shop 4		25.16	271
Shop 5		10.23	110
Shop 6		19.4	209
Shop 7		30.91	333
		137.24	1479

C TYPE BUILDING			
FLAT NO.	MEMBERS NAME	RERA CARPET MEASURED ON SITE (SQ.M)	RERA CARPET MEASURED ON SITE (SQ.FT)
1	V. R. KAMBLE	47.10	507
2	P. S. GOVANDE	42.36	456
3	Z. F. SAYYAD	42.36	456
4	S. S. KOLHATKAR	47.10	507
5	A. B. SHEDGE	47.10	507
6	PRITI VIJAY PADATE	42.36	456
7	T. A. NARSINHAN	42.36	456
8	M. B. NALAVADE	47.10	507
9	M. S. RAJWADE	47.10	507
10	A. G. PATIL	42.36	456
11	S. B. PATHAK	42.36	456
12	V. N. PARANDE	47.10	507
13	C. PARESH	47.10	507
14	H. J. KAMBALI	42.36	456
15	P. NAGIYA	42.36	456
16	G. B. PARDESHI	47.10	507
	TOTAL	715.72	7704

C TYPE BUILDING			
FLAT NO.	MEMBERS NAME	RERA CARPET MEASURED ON SITE (SQ.M)	RERA CARPET MEASURED ON SITE (SQ.FT)
17	S.P. SHIRKALE	47.10	507
18	S. S. BORKAR	42.36	456
19	V. C. KARMAKAR	42.36	456
20	S. B. MHASKE	47.10	507
21		47.10	507
22	S. A. LAGAD	42.36	456
23	S.N. JUNNARKAR	42.36	456
24	N. T. JUNNARKAR	47.10	507
25	S.K. KALAGE	47.10	507
26	YASHAVANT GHORBAND	42.36	456
27	V. D. NAIK	42.36	456
28	B. Y. ATRE	47.10	507
29	V. N. SHETTY	47.10	507
30	A. S. SHIKALGAR	42.36	456
31	B. K. VARMA	42.36	456
32	K. A. BHAGWAT	47.10	507
	TOTAL	715.72	7704

CHAWLS AREA

SR.NO.	CITY SURVEY NO.	MEMBERS NAME	LAND AREA (SQ M)
1	4052	Sameer & Sagar Janorkar	82.00
2	4053	Gulab Londhe	82.00
3	4054	Shakil Danawade	66.50
4	4055	Govind Singh Pardeshi	57.80
5	4056	Govind Ranade	66.50
6	4057	Manohar Singh Pardeshi	80.00
7	4058	Vitthal Barmallu	80.00
8	4059	Bhauasaheb Adhav	80.00
9	4061	Vidya Purohit	75.20
10	4062	Sagar & Sudhir Parundekar	75.20
11	4063	Shevantilal Patni	75.20
12	4064	Smita Rajawade	74.20
13	4065	Shamla Natu	79.70
14	4066	Malti Gosavi	74.20
15	4067	Gurunath Deshkulkarni	70.40
16	4068	Alex Gard	80.50
17	4071	Shashank Wairkar	92.70
18	4072	Mangesh Patil	92.70
19	4073	Sanjay & Sachin Khapre	67.90
20	4074	Padmakar Patil	67.90
21	4075	Mrs. Khapre	67.90
22	4076	Basti Gard	66.20
23	4077	Kamlakar Patil	67.10
24	4078	Sameer Varma	70.60
25	4079	Sutar	65.60
26	4081	Shikalgar	63.40
27	4082	Imtiaz Shikalgar	64.90
28	4083	Maksood Bhaldar	61.20
29	4084	Shaukat Danawade	61.20
30	4085	Prabhavati Dhainje	61.20
31	4086	Zahid Sayyad	56.90
32	4089	Mangesh Mali	56.90
33	4093	Vijay Damodar	81.40
34	4094	Vaijayanti Kardosa	76.20
35	4095	Prakash Shetty	76.00
36	4096	Pravin Patil	57.00
37	4097	Hemlata Temkar	76.00
38	4098	Nirmala/Sunil/Sanjay Patwa	66.50
39	4099	Yatin Naik	66.50
40	4100	K.N.Menon	76.00
		TOTAL LAND AREA OF 40 CHAWLS (SQ M)	2859.30
		(TOTAL CHAWLS AREA /40) (SQ M)	71.48
		(TOTAL CHAWLS AREA /40) (SQ FT)	769.44
		15% DEDUCTION OF LOADING (SQ FT)	654.02

OPEN SPACE			
SR.NO.	CITY SURVEY NO.		LAND AREA (SQ M)
1	4051		76.50
2	4060		306.20
3	4069		300.00
4	4087		3053.50
		TOTAL	3736.20

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Existing Building Photograph:



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Existing Building Photograph:



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

TYPE-I



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

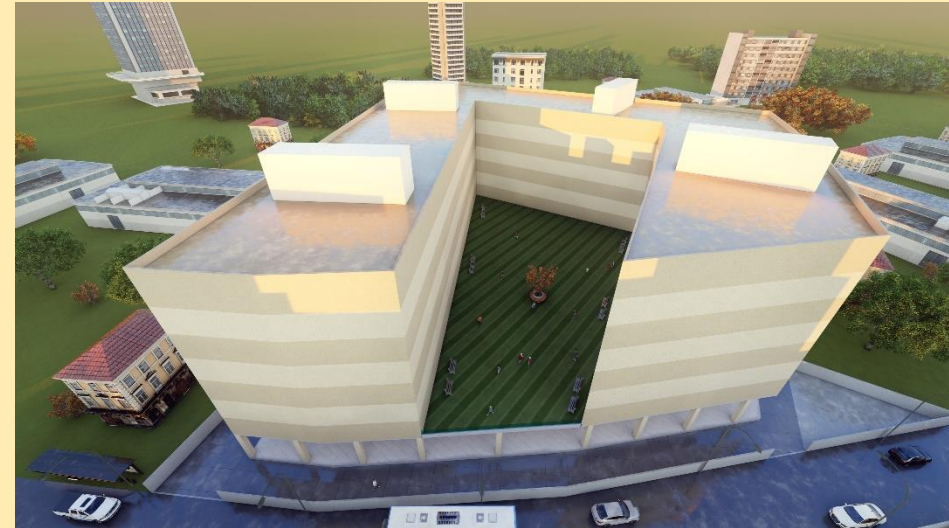
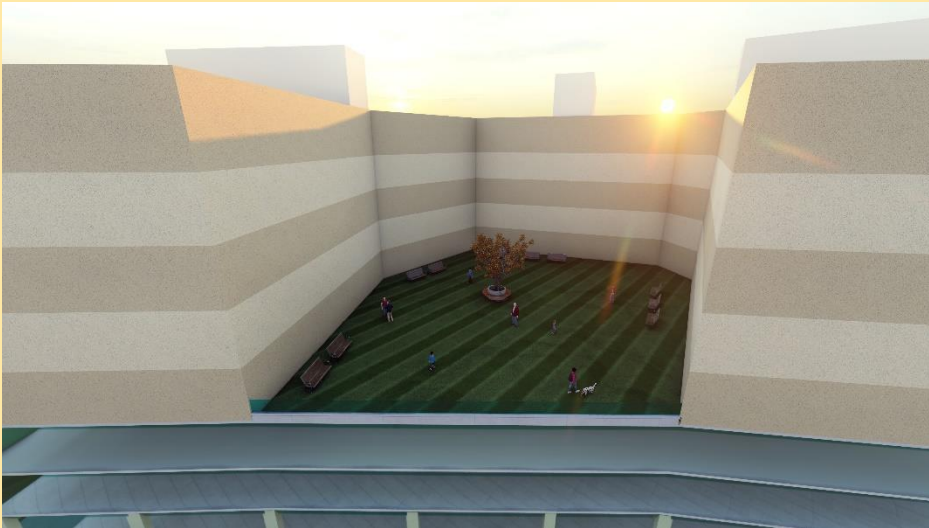
Proposed 3D Diagram of Redevelopment:



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Proposed 3D Diagram of Redevelopment:



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Proposed 3D Diagram of Redevelopment:



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Proposed 3D Diagram of Redevelopment:



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

TYPE-II



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Proposed 3D Diagram of Redevelopment:



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Proposed 3D Diagram of Redevelopment:



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Proposed 3D Diagram of Redevelopment:



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Proposed 3D Diagram of Redevelopment:



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

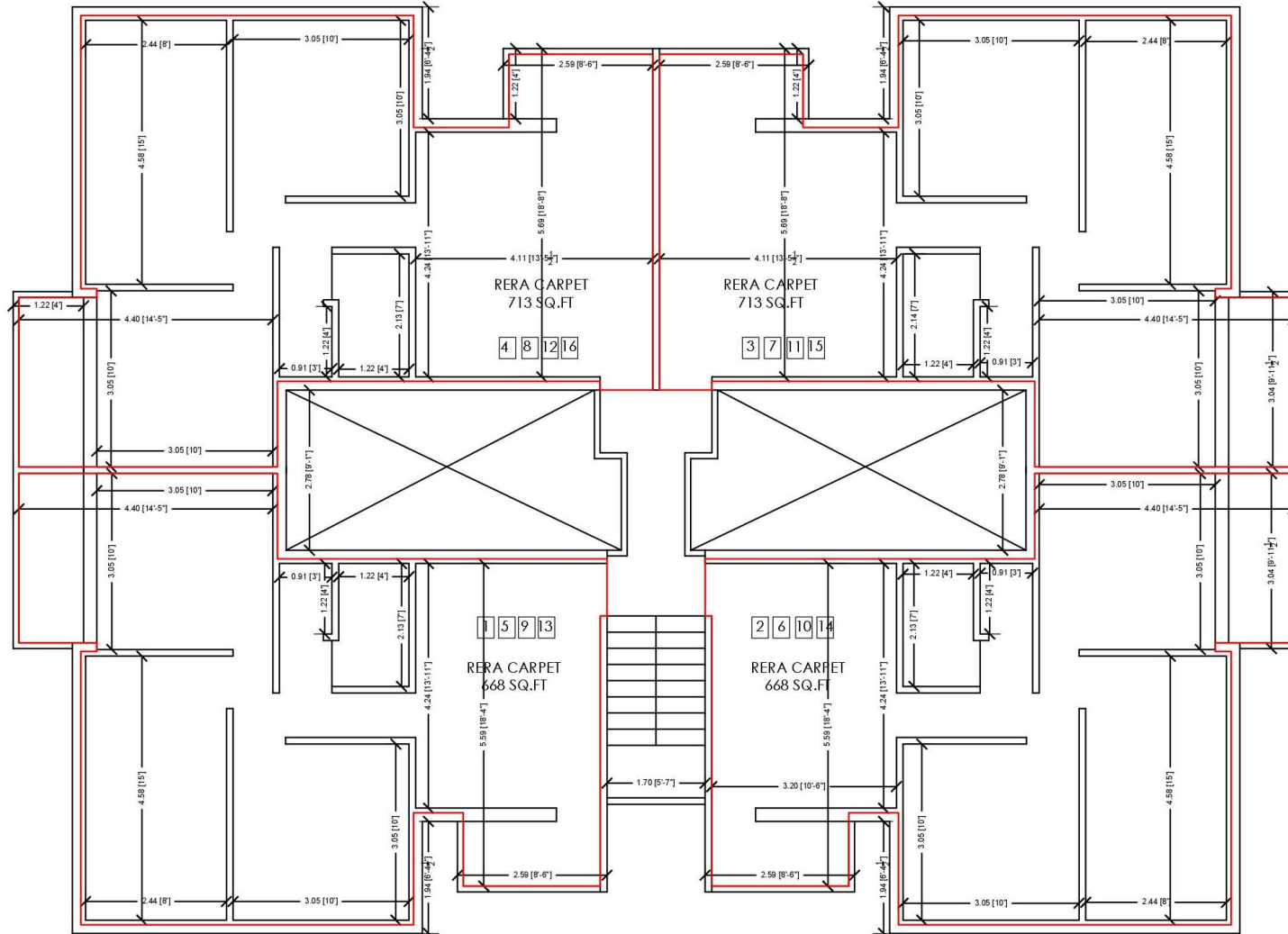
FEASIBILITY REPORT.

Proposed 3D Diagram of Redevelopment:



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.



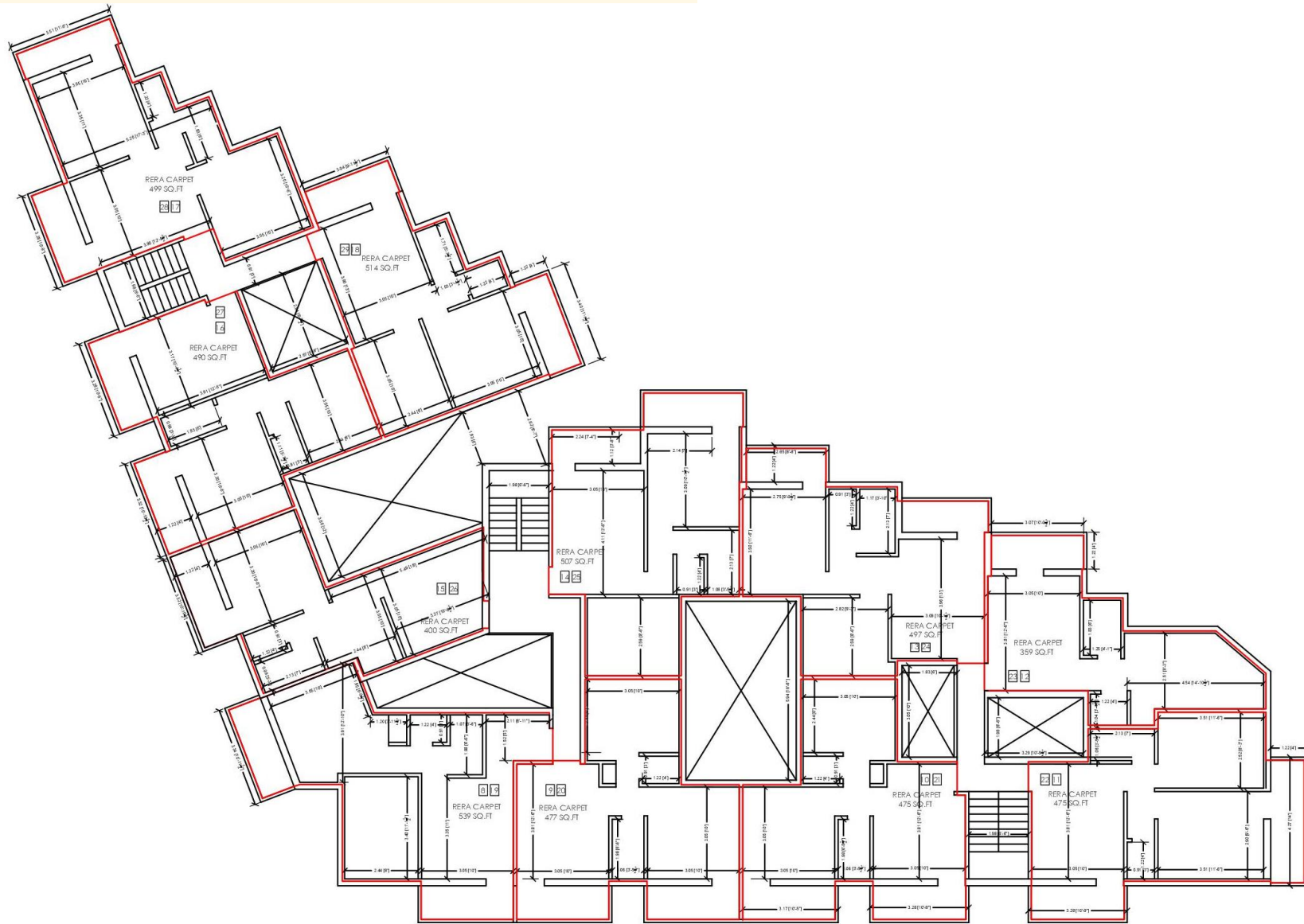
A BUILDING TYPICAL FLOOR PLAN

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,

S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

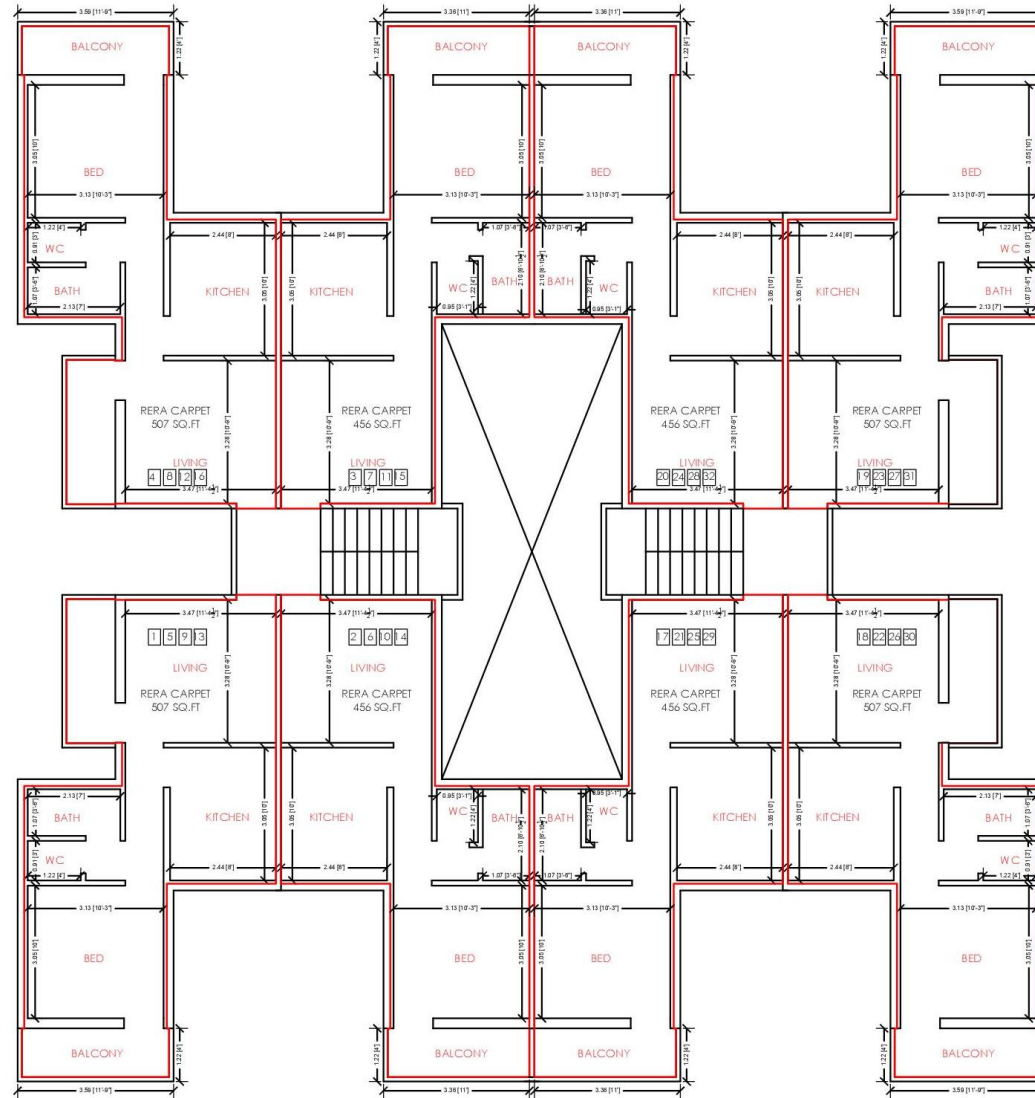
Existing Building Plan:



B BUILDING
PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Existing Building Plan:

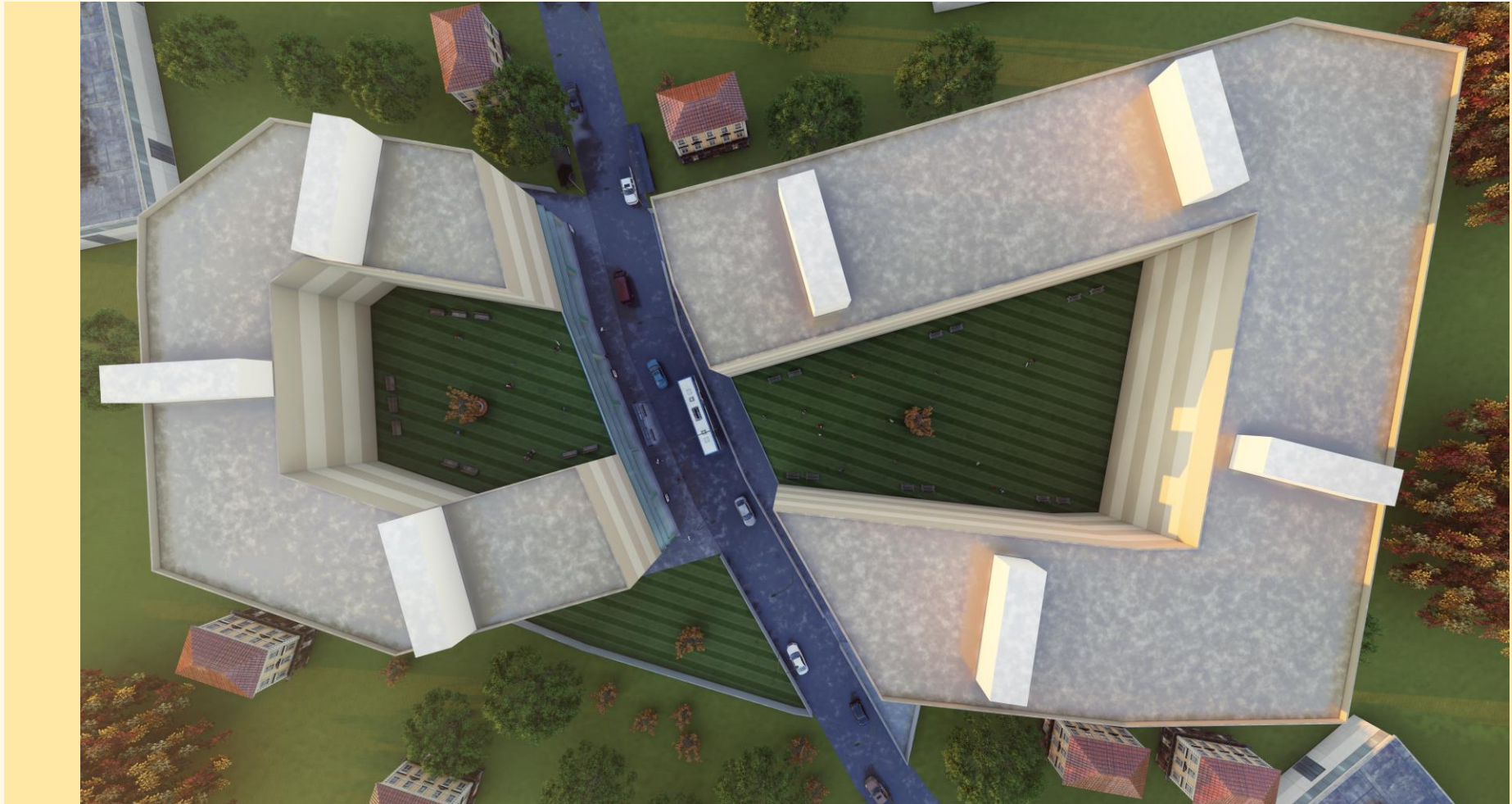


C BUILDING TYPICAL FLOOR PLAN

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,

S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

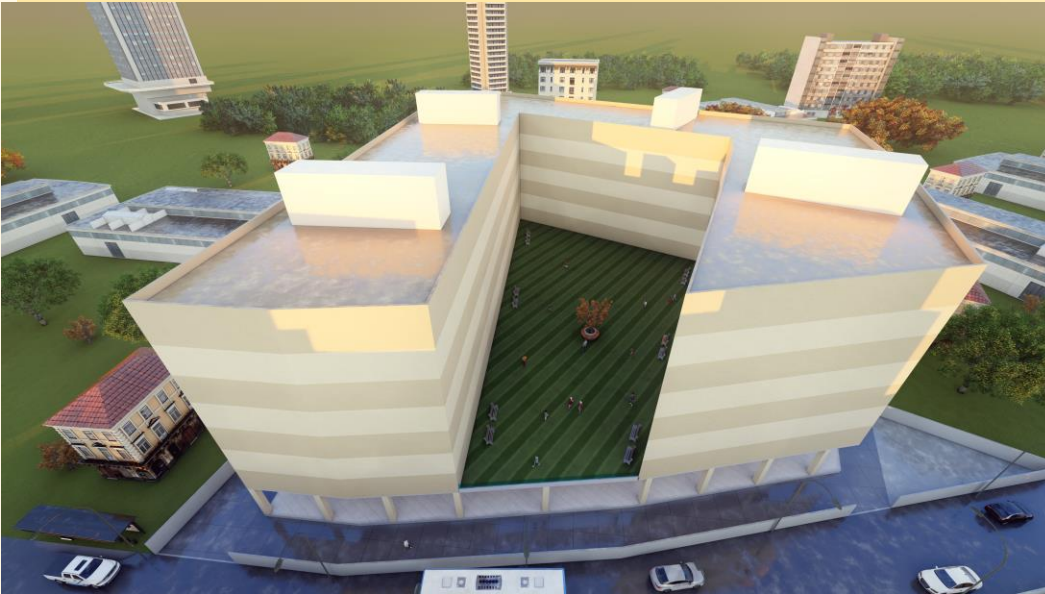


Conceptual 3D Ground +7 Storey Building

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Conceptual 3D Views:



Conceptual 3D Ground +7 Storey Building

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.



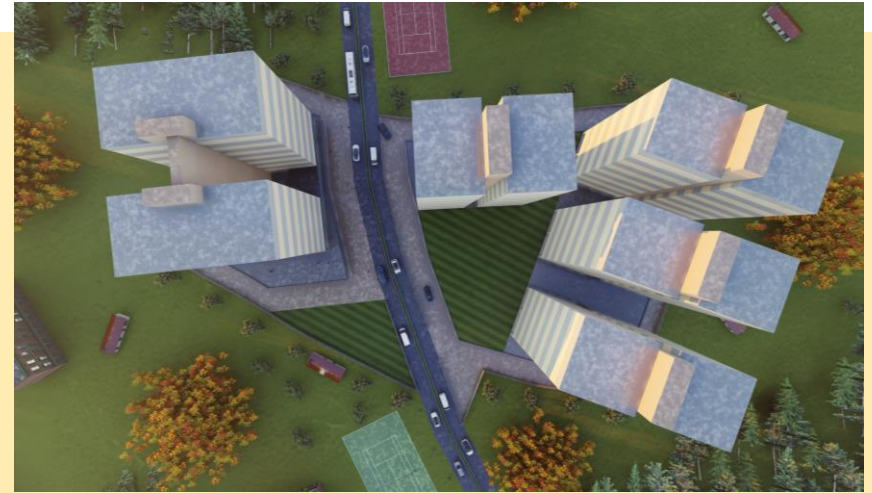
Conceptual 3D Ground +14 Storey Building

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,

S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Conceptual 3D Views:



Conceptual 3D Ground +14 Storey Building

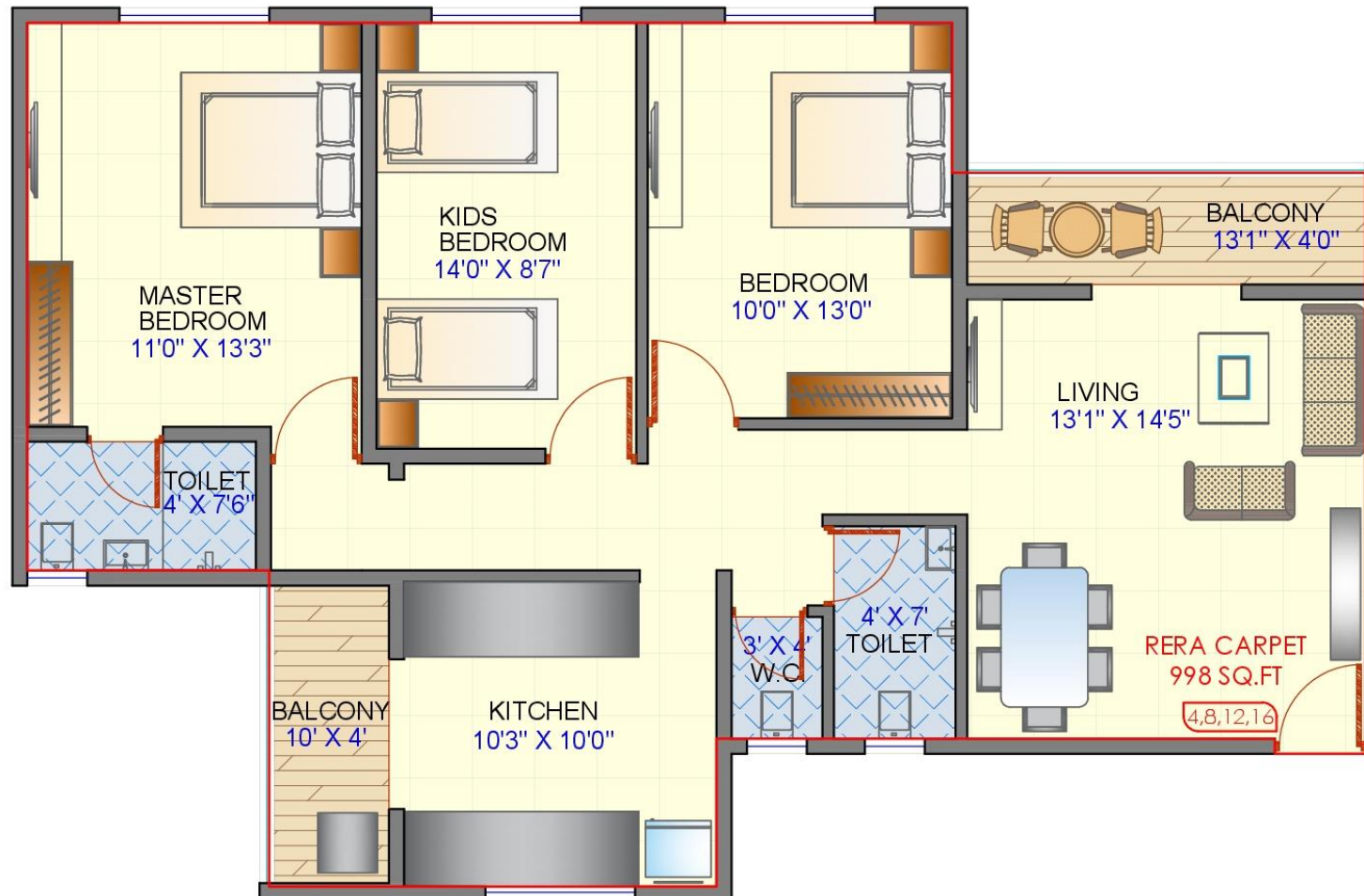
PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,

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FEASIBILITY REPORT.

Schematic floor plan:

3BHK Option 1-998 sq ft

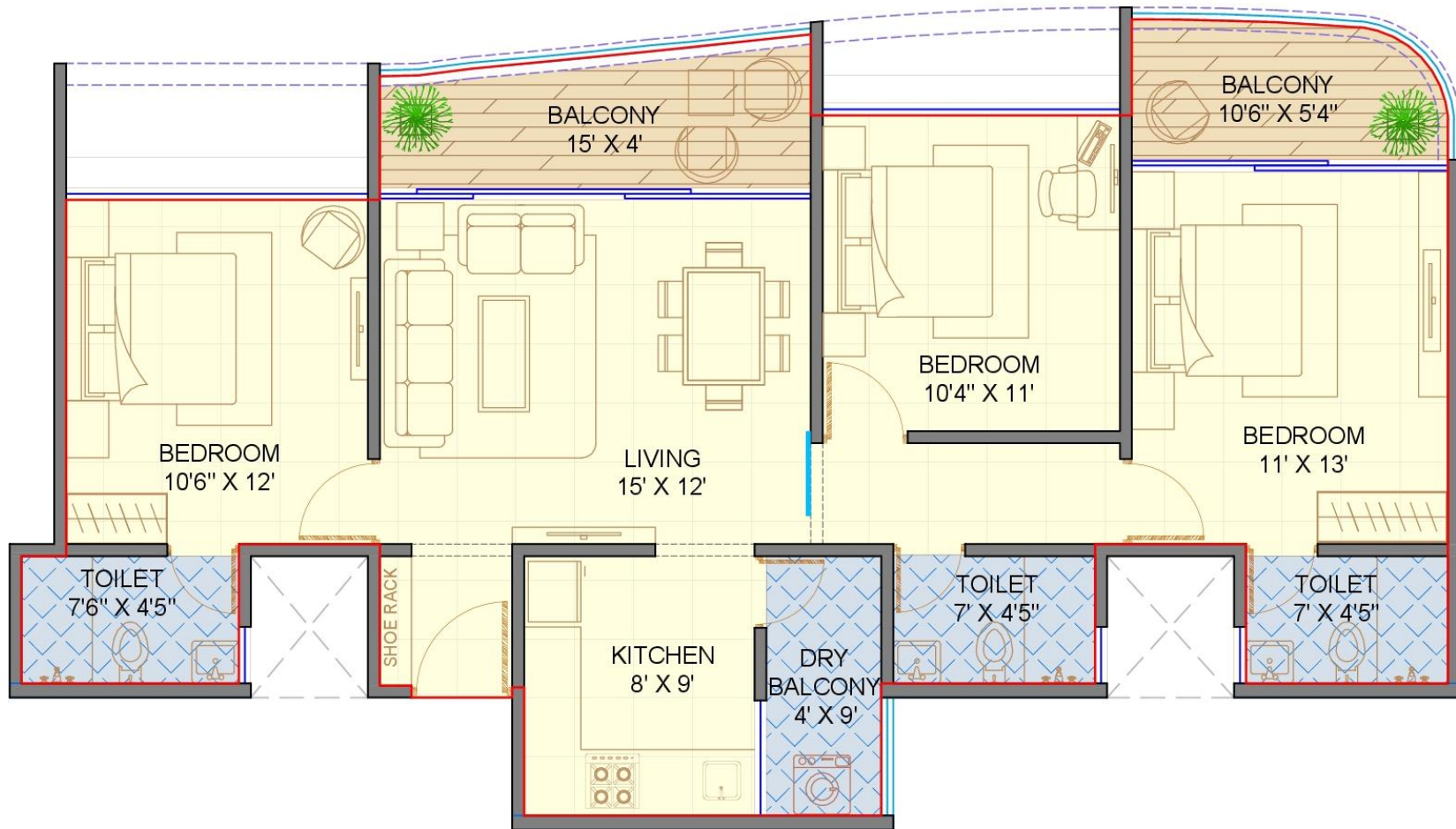


PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Schematic floor plan:

3BHK Option 2-998 sq ft

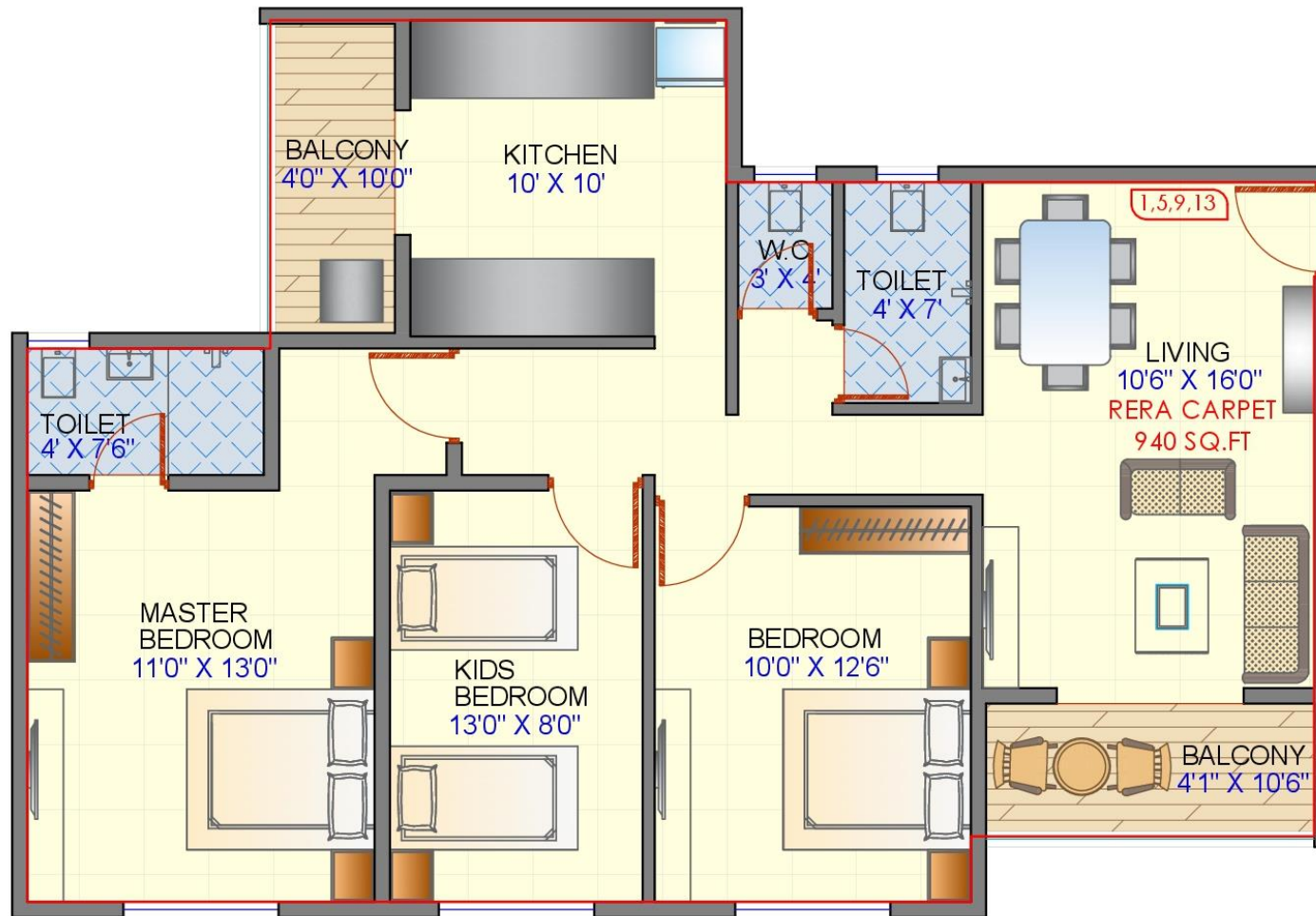


PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Schematic floor plan:

3BHK Option 1-940 sq ft

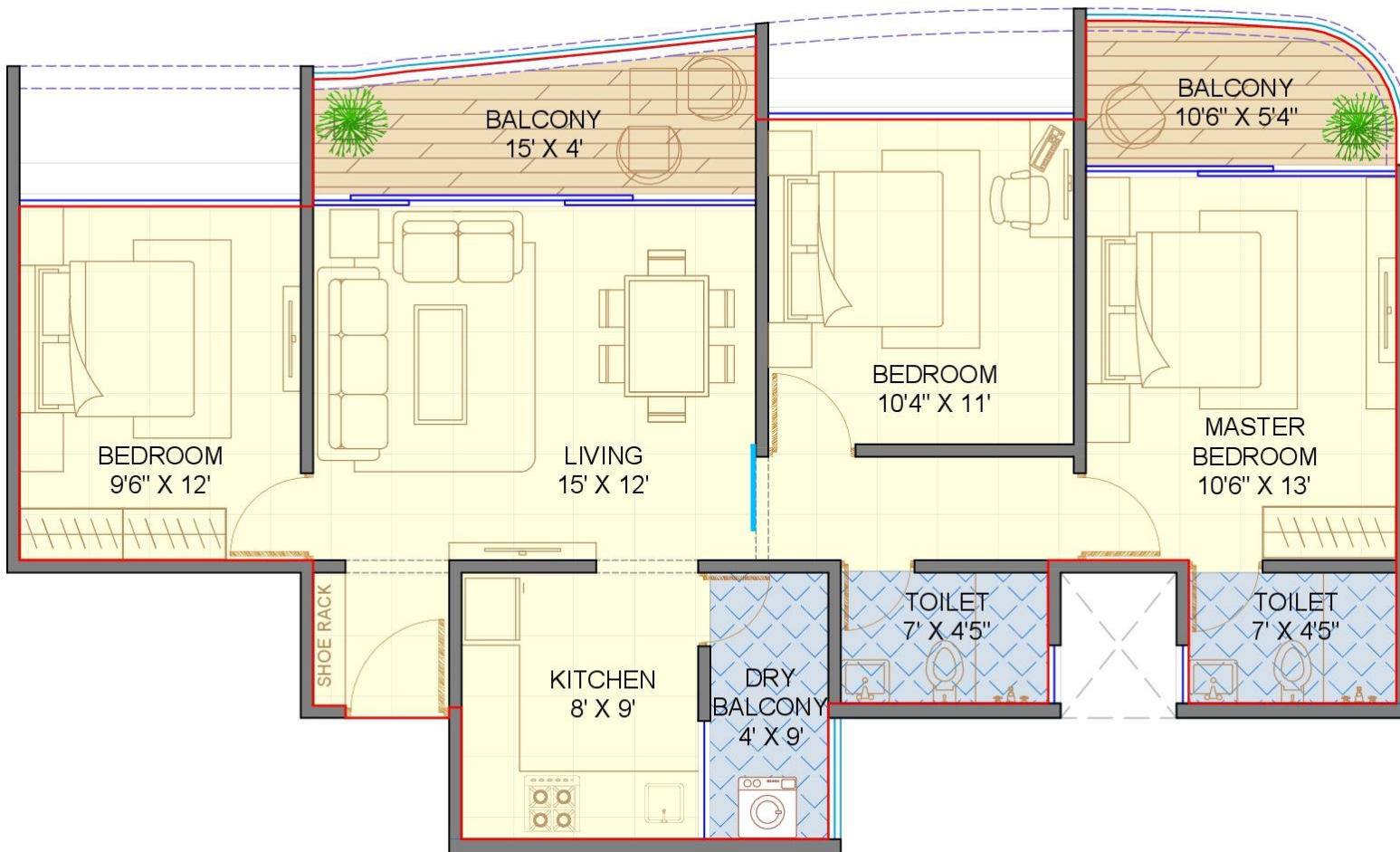


PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Schematic floor plan:

3BHK Option 2-940 sq ft

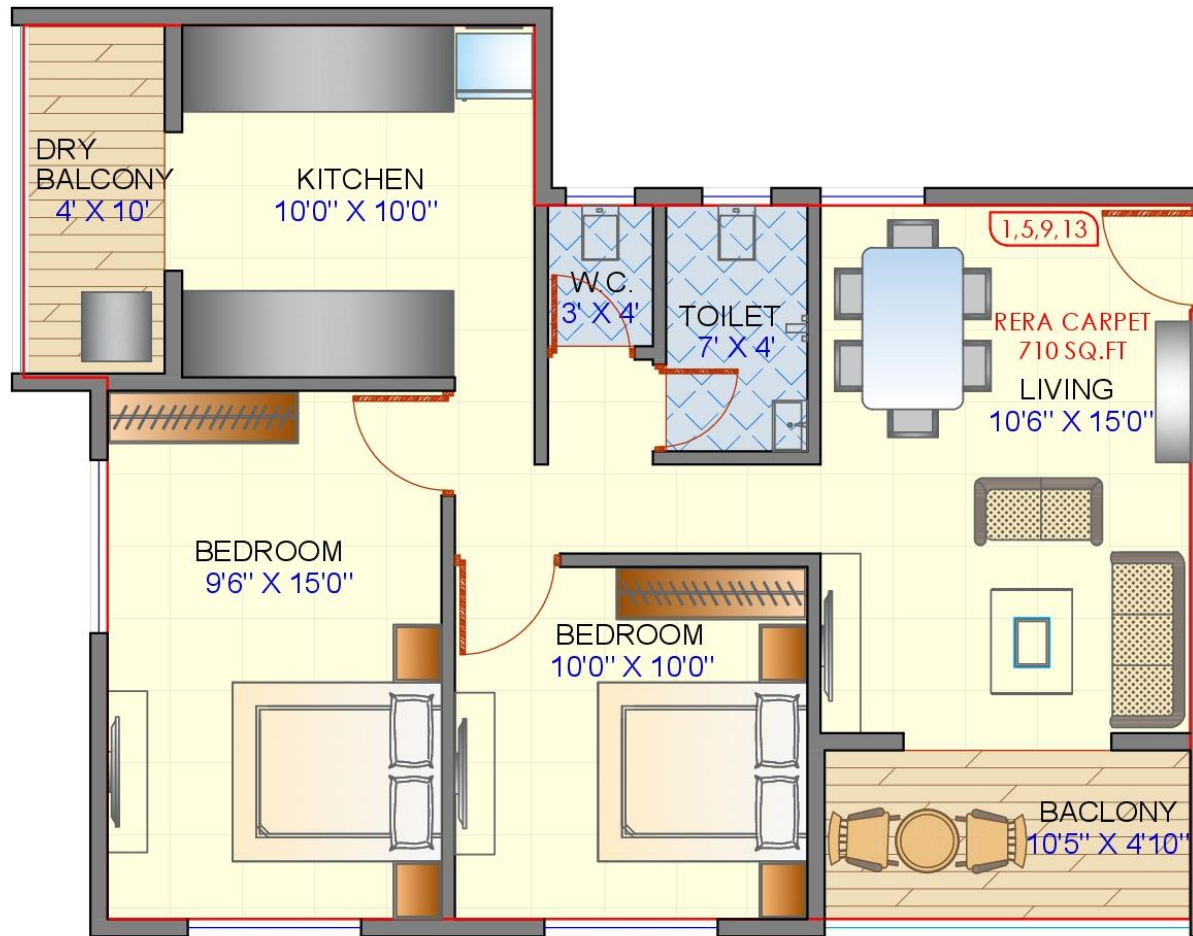


PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
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FEASIBILITY REPORT.

Schematic floor plan:

2BHK Option 1-710 sq ft



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
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FEASIBILITY REPORT.

Schematic floor plan:

2BHK Option 2-710 sq ft



PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

AMENITIES

		31	BOX CRICKET
		32	AMPHITHEATER
1	IGBC GREEN BUILDING	33	LOUNGE AREA
2	GRAND DROP OFF	34	GAZEBO DECK
3	GRAND ENTRANCE LOBBY	35	TWO WHEELER LIFT (OPTIONAL)
4	CLUB HOUSE	36	SOLAR PV PANELS
5	READING AREA & LIBRARY	37	ADEQUATE VISITORS PARKING AS WELL AS AMPLE PARKING
6	INTERACTIVE SEATING SPACES	38	HIGH SPEED LIFTS
7	SEATING COURT	39	SPECTACULAR ENTRANCE GATE
8	DECK AREA WITH SEATING	40	EXCLUSIVE ENTRY & EXIT FOR COMMERCIAL & RESIDENTIAL
9	INDOOR GYM	41	ELEGANT LANDSCAPING & TREE PLANTATION
10	OUTDOOR GYM	42	DIGITAL SECURITY SYSTEM
11	HAMMOCK COURT	43	FIRE FIGHTING SYSTEM
12	INDOOR GAMES ROOMS	44	E-VEHICLE CHARGING POINT FACILITY
13	JOGGING TRACK	45	ARTIFACTS & DISPLAY AREA
14	CYCLING TRACK	46	LAWN
15	PARTY HALL	47	MULTI LEVEL CAR PARKING
16	PANTRY & STORE	48	SKY DECK
17	SWIMMING POOL FOR ADULTS & KIDS (OPTIONAL)	49	PARTY LAWN
18	SWIMMING POOL WITH HYDRO THERAPY (OPTIONAL)	50	CCTV FOR COMMON AREA
19	CHANGING ROOMS	51	GENSET BACKUP FOR LIFT, COMMON LIGHTING & WATER PUMP & E-VEHICAL CHARGING POINTS
20	MULTIPURPOSE HALL	52	SOLAR WATER HEATER SYSTEM
21	OUTDOOR BBQ	53	WATER HEATER /HEAT PUMPS
22	SENIOR CITIZEN PARK & YOGA LAWN	54	VIDEO DOOR PHONE ACCESS & INTERCOM FACILITY
23	KIDS PLAY AREA	55	SMART VEHICLE MANAGEMENT
24	ACCUPRESSURE WALKING PATH	56	UNDER CAR SCANNER
25	YOGA DECK	57	AUTOMATIC BOOM BARRIER
26	MEDICAL ROOM	58	MOBILE APPLICATION SECURITY
27	ONE BATHROOM WITH HAND RAILING	59	PROPER SANITATION & WATER INFLOW
28	STRECHER LIFT & WHEEL CHAIR LIFT	60	SITE & LOGISTICS MAINTENANCE
29	PIGEON NET		
30	EPDM RUBBER FLOORING IN CHILDRENS PLAY AREA		

92	MEDITATION DECK
93	CARE TAKER'S COURT
94	SKATING PAD
95	GIANT CHESS COURT
96	TENNIS COURT
97	BADMINTON COURT
98	WATER CASCADE
99	SAND PIT
100	DESIGNER EXTERNAL FACADE
101	RECREATIONAL FLOOR / WORKING STATIONS
102	DRIVER'S REST ROOMS
103	COMMON TOILETS FOR MAIDS / SERVANTS

List of amenities:

61	ROOF TOP GARDENS
62	24 HOURS MAINTENANCE
63	TEMPLE & RELIGIOUS ACTIVITY SPACE
64	OVER SIZED PET PARK
65	STREET LIGHTS
66	RAINWATER HARVESTING
67	SOCIETY OFFICE WITH TOILET
68	SECURITY CABIN WITH TOILET
69	ORGANIC WASTE MANAGEMENT SYSTEM
70	MINI CINEMA WALL
71	FIRE PIT
72	LUSH COURTYARD & GARDENS
73	STUNNING LAKE FOUNTAIN
74	LETTER BOX
75	NOTICE BOARD
76	MEMBER LIST BOARD
77	COVERED/ SEMI COVERED CO-WORKING SPACE
78	FREE WI-FI IN AMENITY SPACE
79	CONCRETE INTERNAL ROAD
80	SOLAR LIGHTING COMMON AREA
81	DECORATIVE COMPOUND WALL
82	LANDSCAPING ALONG COMPOUND WALL
83	AUTOMATIC SENSOR FOR WATER SYSTEM
84	SIGNAGED BOARD
85	ELECTRIC METER ROOM
86	CONCRETE EXTERNAL DRAINS WITH MS BAR JALI
87	STP (SEWAGE TREATMENT PLANT)
88	SOCIETY OFFICE STORE ROOM
89	FRONTAGE GREEN WALL WITH WATER FEATURES
90	CAFETERIA
91	PRACTICE CRICKET PITCH

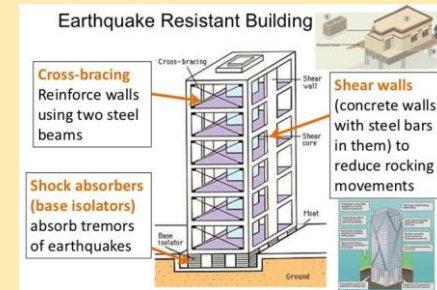
PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.

Benefits of Redevelopment:

If the Redevelopment proposal is implemented then the following advantages could be derived by the society:-

1. The members will be provided new flats free of cost thus indirectly an earning of **Rs. 10500/-** (Ten thousand Five Hundred) per square feet
2. The members will be provided or will be **compensated for alternate accommodation** during the course of construction after demolition of the 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 buildings **will be planned** to suit the **modern living style**.
5. New buildings will be constructed with **modern Elevation features** to give beautiful attractive and sober look. Which will indirectly amount to the price appreciation of the whole property.
6. **Latest and modern amenities** will be provided in the newly constructed building.
7. New buildings will be constructed keeping in mind the latest IS quality standards & hence will not require maintenance or major repairs for next 30 to 35 years or so.



8. New buildings will be constructed with **beautiful entrances**.
9. **Lift facilities** including **stretcher lift** will be available to all flats.
10. **Well designed and constructed access roads** will be provided.
11. **Landscaping development** to suit the requirement of all age groups of people .
12. **Recreational facility** could be provided on terrace level.
13. In addition to 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. Thus indirectly further **saving approximately Rs.400** /- (Rupees Four hundred) per square feet of each member.
14. Further it may be noted that the said **major Repairs** if carried out would have been lasted only for another 7/10 years and again the same would have been required to be carried out after at least 7/10 years thereby further increasing the cost towards the repairs. The same is totally eliminate once the buildings are going for redevelopment.
15. Last but not least some **monetary benefits or additional area** which may be offered by the prospective Builder could also be of great benefit to the members.



The following are the drawbacks of the said Redevelopment Proposal :

1. SHIFTING AND TEMPORARY ACCOMMODATION

In order to facilitate the construction of the new buildings the members have to shift temporarily for at least **30 months** on rental basis after demolition of the buildings.

This will indirectly lead to the following hardships:

- (a) The members have **to shift all their furniture / belonging** etc. to the newly rented premises.
- (b) There may be a possibility that the rented premises could be little far from the school/colleges or their business places leading to further inconvenience.
- (c) There may be a possibility that in few cases that the members may have to search for another rental premises after the expiry of 11 months.
- (d) 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.

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



The following are the drawbacks of the said Redevelopment Proposal :

2. INCREASE IN MAINTENANCE CHARGES

The maintenance charges in the newly constructed building will increase due to the following :-

- (a) The newly constructed buildings will be assessed as per present ratable value and hence there will be increase in property taxes to be paid to the corporation.
- (b) The additional facility like lift, landscaping, club house, sports room, swimming pool will lead to more consumption of electricity and water thereby will increase the general Maintenance cost.
- (c) The society has to depute additional permanent staff such as gardeners, sweepers and security people to efficiently manage the day to day society affairs.



3. INCREASE IN NUMBER OF MEMBERS

Since the project is feasible only if T.D.R. & PAID FSI is availed and additional flats which are constructed are sold in open market there will be increase in the number of members after both the buildings are constructed and this will further lead to increase in number of vehicles which would require more parking space.



Sequence of the operations :

SEQUENCE OF OPERATIONS :		
	In order to implement the Redevelopment project the following sequence of operations has to be followed:	Days
1	Finalization of the list of amenities.	10
2	Preparation of draft tender documents, discussing with the committee and finalizing draft tender	30
3	Inviting the tenders (Technical and Commercial) from various builders/developers, doing the technical evaluation and preparing comparison statement and short listing few developers	60
4	Conducting joint meetings with the short listed Builders/developers along with the committee members and finalizing the most suitable developer	45
5	Issuing Letter of Intent based on terms negotiated with the selected Developer	8
6	Ascertaining measurement of each flat and finalizing the carpet area of each member	8
7	Listing down the requirement of each member preparing tentative drawings	45
8	Carrying out detail plane table survey	8
9	Selecting upon Solicitors/legal consultants and Tax consultants	20
10	Completing agreement formalities between the society and builders/developers and also between the society members and builders/developers	30
11	Finalizing the layout of the entire plot.	30
12	Finalizing the plans as per the members requirement	45
13	Obtaining approvals on finalized plan and C.C	120
14	Shifting to a temporary accommodation	30
15	Demolition of the building & Bhoomi poojan	45
16	Carrying out soil exploration	15
17	Construction of new buildings	1095
18	Compound wall with gate and concrete pavement and watchman cabin	45
19	Obtaining O.C.C (Occupation Certificate)	45
20	Obtaining permanent water connection and water supply meter fixing	30
21	Cleaning site	15
22	Handing over possession to the members after confirming the carpet areas of newly constructed flats.	8
23	New Conveyance	60
TOTAL DAYS		1847

Quarterly Update for registered projects Under MAHA RERA :



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

Date : 28/07/2021

Order No. - 18 /2021

No. MahaRERA / Secy / File No.27/148 /2021

Subject: Quarterly Update for Registered Projects

Whereas, as per provisions of Section 11 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 20 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017, every promoter is required to update the details of their registered projects on quarterly basis.

Accordingly, MahaRERA had made available online facility to Promoters, for providing quarterly updates of their registered projects. However, there is a need for more systematic and methodical process of quarterly updates. Therefore, the following orders are being passed with immediate effect:

- MahaRERA shall implement “Financial Quarter Based Project Progress Reporting System” for all MahaRERA registered real estate projects. Promoters shall file Quarterly Progress Reports (QPR) as per Financial Quarters within 7 days of the Quarter End (Due Dates will be every 7th day of July, October, January and April respectively).
- The first financial quarter based QPR will be due to be filled by 15th August, 2021 for all registered projects (for April May June Quarter) irrespective of the date of their last QPR filled.
- Promoter shall provide Quarterly updates on the following:
 - Increment Changes in various building plan approvals.
 - Status of the Project: Physical and Financial Progress of the Project along with Form 1, Form 2, Form 2A and Form 3 for the quarter.
 - Form 5 shall be submitted in the concerned quarter i.e Quarter II.
 - Form 4 to be uploaded, if applicable.
 - Present status of Booking of Plots/Apartments/Units
 - Present status of Booking of Garages, Cover Parking.
 - Changes in Project Professionals including Architect, Engineer, Chartered Accountant, Real Estate Agents and so on.

MAHARERA HEADQUARTERS

Housefin Bhavan, Plot No. C - 21, E - Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051
Tel. No.: 022 68 111 600 • E mail : helpdesk@maharera.mahaonline.gov.in

महाराष्ट्र मुख्यालय

हाऊसफिन भवन प्लॉट नं. सी-२१ ई-ब्लॉक, बन्दि- कुर्ला कॉम्प्लेक्स, बन्दि (पूर्व), मुंबई - ४०० ०५१.
फोन नं.: ०२२ - ६८ १११ ६०० • ई मेल : helpdesk@maharera.mahaonline.gov.in

The MahaRera has implemented “**Financial Quarter Based Project Progress Reporting System**” for all registered real estate projects. Maharera has clarified that **stringent action** will be taken against developers for not filling the QPR . **On missing the QPR dead lines** , a web generated **notice** shall be immediately sent to the developer for its compliance within 10 days, it shall be made available for public view , the details of non compliance by the promoters, on **failure of compliance** Chief planning officer Maharera shall call Promotor for hearing to understand the reason for non –compliance and on basis of merit , put the case to Authority for determining penal action to be undertaken .The developer shall also be **restricted from availing any other service from Maharera including project extension, Correction etc**, till the QPR is filled .

PARIJAT BAN CO-OP. HOUSING SOCIETY LTD.,
S.NO. 247/A, PARIJAT BAN ,CHINCHWAD, PUNE-411033

FEASIBILITY REPORT.



PREPARING TENDERS ON FOLLOWING POINTS:

- PROJECT BACKGROUND
- EARNEST MONEY DEPOSIT (EMD)
- FINANCIAL STABILITY / BANK GUARANTEE /SECURITY DEPOSIT
- TEMPORARY ACCOMODATION
- TDR TOBE PURCHASED IN THE NAME OF THE SOCIETY
- CORPUS FUND
- TECHNICAL PROPOSAL (EXTRA CARPET AREA OFFER)
- RESTRICTION ON SALE OF COMMERCIAL PREMISES IF ANY
- ARBITRATIO CLAUSE
- LIQUIDATED DAMAGES FOR DELAY CLAUSE
- MISINTERPRETATION/FRAUD/BREACH OF TERMS AND CONDITIONS
- SCOPE OF CONTRACT
- DEFECT LIABILITY PERIOD
- DAIRY OF PROGRESS REPORT/ BAR CHART
- COMMERCIAL PROPOSAL
- CONSTRUCTION QUALITY
- INPUT FOR FINANCIAL TENDERS,VETTING & REVIEW.
- DUE COMPLIANCES OF BIDDER TOBE VERIFIED AND REVIEWED
- FINANCIAL PROJECTIONS
- CONSTRUCTION TIMELINE
- REPUTATION & HISTORY
- CASES UNDER RERA
- AMENITIES THAT DEVELOPER ARE OFFERING
- COMPARATIVE RATES
- QUALITY ANALYSIS

PREPARING TENDERS ON FOLLOWING POINTS:

- **DETAILS & TECHN OF MATERIALS WITH RELEVANT I.S. CODES**
- **TECHNICAL SPECIFICATION WHICH SHOULD COVER DETAILS SUCH AS GENERAL CONDITION , DEMOLITION WORK,DISMANTLING WORK,EXCAVATION & PRE FILLING , ANTITERMITE TREATMENT,MASONRY & PLASTERING WORK, BRICK BAT COBA& WATER PROOFING TREATMENT, DOORS & WINDOWS, FLOORING, SANITARY , WATER SUPPLY & DRAINAGE , PAINTING , LANDSCAPING & SAFETY CODES ETC.**
- **QUALITY ASSURANCE PROGRAM**
- **REDEVELOPMENT PROPOSAL SUMMERY**
- **PARKING FACILITIES**
- **SAFETY CODES**
- **SOCIETY DOCUMENTS**
- **VALIDITY OF OFFER**

BID CAPACITY OF THE BIDDER = $(A*N*2)-B$,

WHERE,

A= MINIMUM TURN OVER IN THE LAST 5 YEARS(AT PREVALENT RATES)

N= PERIOD OF COMPLETION OF WORK

B=COST OF WORKS IN HAND (DURING THE PERIOD OF WORK UNDER CONSIDERATION)

AN ESCALATION OF 10% PER ANNUM MAY BE CONSIDERED WHILE CALCULATING TURNOVER AND COST OF THE WORK AT PREVALENT RATE

List of Abbreviations:

P.M.C- Pune Municipal Corporation

D.C.R- Development Control Regulations

B.M.C- Bombay Municipal Commission

M.C.G.M- Municipal Commission of Greater Mumbai

F.S.I- Floor Space Index

T.D.R- Transfer of Development Rights

B.U.A- Built Up Area

C.A- Carpet Area

N.A- Not Applicable

LAND R.R- Land Ready Reckoner

DP – Development Plan

CRZ – Coastal Regulation Zone

CTS No. – City Title Survey No

S. No. – Survey No.

TOD – Transit Oriented Development (Metro corridor)

UDCPR – Unified Development Control & Promotion Regulations



Ar. Devendra Dhere (Architect & Urban Planner)

(B.Arch. M.TECH. Urban Planning)

25 YEARS IN REDEVELOPMENT FIELD

SPECIALIST IN REDEVELOPMENT PROJECTS MUMBAI ,THANE & PUNE

Panel Architect at PMRDA ,Pune

Panel Architect at PMC ,Pune

Panel Architect of ISKCON, Pune

Panel Architect of ISKCON ,CALCATT

Panel Architect of PODAR INTERNATIONAL SCHOOL, Mumbai

Panel Architect of Reliance Industries Pvt Ltd, Navi Mumbai

Panel Architect of Smart City ,Pune & Solapur

Panel Architect of Shree Aniruddha Upasana Foundation, Mumbai



THANK YOU



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