



**RAJESH RC**  
ARCHITECT

**DEVELOPER REDEVELOPMENT FEASIBILITY FOR  
SHARAYU CHS, PLOT NO-05, SECTOR-29,  
VASHI, NAVIMUMBAI**

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10<sup>th</sup> October 2025

To,  
The Chairman/Secretary,  
SHARAYU CHS,  
Plot no -05, Sector-29,  
Vashi, Navi-Mumbai.

**Sub:-Feasibility Report for Redevelopment of SHARAYU CHS, Plotno-05, Sector-29, Vashi, Navi-Mumbai.**

Dear Sir/Madam,

With reference to the above subject, we **M/s Rajesh RC Architect**, hereby submit our feasibility report for redevelopment of your esteemed society.

Our company is a 38-year-old architectural firm formed under the leadership of **Architect Rajesh Chanda**.

We are a team of professionals including Architects, Engineers, Advocates, and Chartered Accountants that believe in being a part of your redevelopment journey and be a guiding force to assist you in realizing your dream of your new Home.

We are sure that redevelopment is the way forward for a better future and since the society members are the actual owners, our team takes pride in being your go-to technical assistants.

We would love to take this opportunity and meet you in person and explain our objectives as to how we stick to our tagline **"From Concept to Completion"**.

The Report is based on UDCPR-updated up to **January 2025, Regulation 10.10.2, and not based on Cluster development – as for Cluster development we will have to amalgamate with the adjoining society.**

The feasibility has been worked out based on the current Ready Reckoner Rates, and approximate market sale rates and construction rates.

The feasibility study is an approximation based on our experience of more than 38 years in the field of Architecture and Construction; actual Carpet areas and construction area may differ after detailed planning.

Our entire focus for this project is to safe guard the interest of the society, be as a guiding force, and simultaneously see to it that the project and the offers from prospective bidders are feasible.

We have no such conditions that apart from being the appointed PMC, we want to be appointed as the Architect of the project.

We do not believe in creating any conflict of interests, and our Expression of Interest with our quotation is solely as appointed PMC of the society working in the society's interests.

Please feel free to contact us in case any clarification is required.

Looking forward for a positive response.

Yours sincerely,

**Mr. Rajesh Chanda**

**Enclosed**

- 1. Annexure-I – The design base of the feasibility report**
- 2. Annexure-II – The technical base of the feasibility report**
- 3. Annexure-III – The financial base of the feasibility report**
- 4. Annexure-IV – Bird's eye view of the project.**
- 5. Annexure-V – Schematic section of the project.**



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## **Annexure-I – THE DESIGN BASE OF THE FEASIBILITY REPORT.**

Before drafting the feasibility report we conceptualised a design for the project, since Design is what will steer the financial feasibility.

A Design base analysis is a must to determine the financial implications which eventually determines the additional Carpet area and all other compensations that can be offered to the existing tenants.

### **Approach -I**

Our main focus at first is keeping in mind the location of the project. Vashi sector-29 has come up as a predominant residential area, and is clearly evident from the CIDCO housing category developed on our plot as well as the adjoining CIDCO housing societies.

Nevertheless, since the plot has an access from the existing 14m wide road (**proposed to be widened to 15m as per proposed Development plan**), is a spine road connecting the Palm beach road to the major internal road of Vashi, the plot has a commercial potential which a prospective bidder would like to exploit.

Hence, we have considered 5% of commercial component, permissible on Plot Area as per the UDCPR. (can be removed based on society's discretion).

Keeping in mind the existing category of the various types and the additional area that can be offered, the project demands high standard amenities, and construction quality.

We have enclosed **Annexure-IV and Annexure-V**, with this report, where in we have proposed the following:

- A commercial component on the ground floor facing the widened 15m spine road. - **Floor height – 4.5m**
- A 15% mandatory open space, open to sky, on the ground floor.
- Parking as per **Current regulations followed by NMMC**, accommodated on Ground and 3 floors for Podium Parking. - **Floor height – 3.0m each**
- An amenity floor on the 4<sup>th</sup> level Podium. - **Floor height – 3.0m**
- All habitable Floors from 5<sup>th</sup> floor to 29<sup>th</sup> Floor, a total of approximately **140** residential units distributed in **3 wings**. - **Floor height – 3.3m to 3.6m**, subject to the level of the plot from Mean sea level (MSL), considering the permissible height of **115.81 M as per AAI**.

### **Approach -II**

Following Approach-I, our second approach is towards the amenities that the project demands and the kind of construction quality that will be a mandate for the existing tenants as well as based on the additional residential unit buyer's mentality.

Following amenities are the demand of the project which are counted in FSI

- Gymnasium with Changing rooms.
- Society Office
- Creche
- Drivers' Room
- Banquet Hall
- Mini Theatre
- Indoor Games
- Lounge
- Reading and Meditation Room.

Following amenities are the demand of the project which are not counted in FSI (open to sky)

- Swimming Pool
- Landscape Garden
- Sit outs.
- Children's play area
- Jogging Track
- Multipurpose court.

**The Open to sky landscaped area on 4<sup>th</sup> floor Podium is approximately 18,800 sqft.**

Following brands of materials, that the project demands

- Cement – ACC or equivalent
- Steel – JSW or equivalent
- AAC Blocks – Aero green or equivalent
- Doors and Windows – Jindal or equivalent
- Electrification-Finolex, Legrand, Havells or equivalent
- Flooring – Somany, Kajaria, Jhonson, Nitco or equivalent
- Kitchen Sink – Nirali
- Bathroom – Kerovit, Jaquar or equivalent
- Paints – Kemtex, Asian Paints
- Lift – Kone, Schindler

**Mandate energy conservation requirements, as we have considered additional 5% FSI on the base FSI 1.0, keeping in mind Five-star rating as per IGBC standards, and compliances as per UDCPR and Environment Clearance.**

- Solar Water Heating or Roof Top Photovoltaic System (RTPV)
- Rain water Harvesting
- EV Charging stations
- Grey water recycling or Sewerage Treatment Plant (STP)
- Solid Waste Management

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**Existing Carpet Areas – Table 'A'**

Floor	configuration	CA (sq.m)	No. Of flats
		A	F
E TYPE	1 BHK	41.33	16
F TYPE With Extension	2 BHK	69.142	16
G TYPE	3 BHK	72.64	9
H TYPE With Extension	3 BHK	110.394	7
H TYPE	3BHK	87.84	22

- The current access to the plot is from three roads, 12 m wide road widened to 15m, 20 m wide road and 14m wide road widened to 15m, as per the Modified Development Plan submitted by NMMC.



- The current ready reckoner rate is **Rs.66,800/-** and Construction rate **Rs.27,951/-** and the same is considered for calculating costs related to approvals as well as cost related to purchasing additional FSI.

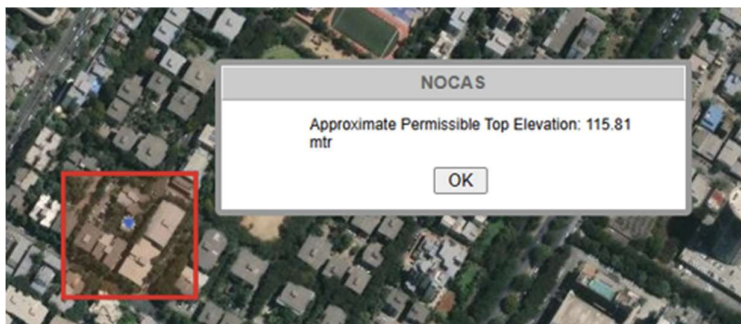
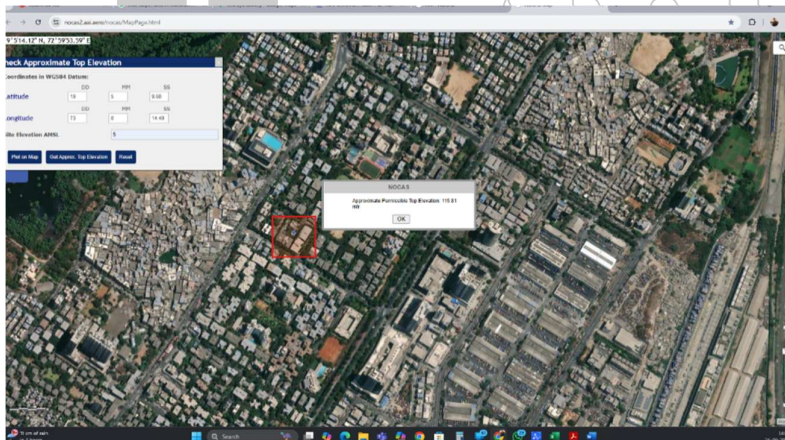
निकाश:आवे		विभाग :आवासे गण : बागी (तरी मुंबई महानगरपालिका)				वर्ष: 2025 - 2026	
मौजा नं./ विभाग नं.	सुन्दर विभागाचा वर्गीकरण	छुती करीर	निवासी इमारत	रचना मन्स्यारपीस वाणिज्य/वाण्यकारी	उच्च मन्स्यारपीस दुकाने/	औद्योगिक क्षेत्र	सोपानाचे एकक
	28/229, 28/229/अ, 28/230, 28/231, 28/232, 28/233, 28/234, 28/235, 28/236, 28/237, 28/238, 28/239, 28/240, 28/241, 28/242, 28/243, 28/244, 28/245, 28/246, 28/247, 28/248, 28/249, 28/250, 28/251, 28/252, 28/253, 28/254, 28/255, 28/256, 28/257, 28/258, 28/259, 28/260, 28/261, 28/262, 28/263, 28/264, 28/265, 28/266, 28/267, 28/268, 28/269, 28/270, 28/271, 28/272, 28/273, 28/274, 28/275, 28/276, 28/277, 28/278, 28/279, 28/280, 28/281, 28/282, 28/283, 28/284, 28/285, 28/286						
5/177	बागी रोड सेक्टर नं. 29 प्लॉट नंबर 29/1, 29/2, 29/3, 29/4, 29/5, 29/6, 29/7, 29/8, 29/9, 29/10, 29/11, 29/12, 29/13, 29/14, 29/15, 29/16, 29/17, 29/18, 29/19, 29/20, 29/21, 29/22, 29/23, 29/24, 29/25, 29/26, 29/27, 29/28, 29/29, 29/30, 29/31, 29/32, 29/33, 29/34, 29/35, 29/36, 29/37, 29/38, 29/39, 29/40, 29/41, 29/42, 29/43, 29/44, 29/45, 29/46, 29/47, 29/48, 29/49, 29/50, 29/51, 29/52, 29/53, 29/54, 29/55, 29/56, 29/57, 29/58, 29/59, 29/59/अ, 29/59/ब, 29/59/क, 29/59/द, 29/59/घ, 29/59/च, 29/59/छ, 29/60, 29/61, 29/61/अ, 29/61/ब, 29/61/क, 29/62, 29/62/अ, 29/62/ब, 29/63, 29/64, 29/65, 29/66, 29/67, 29/68, 29/69, 29/70, 29/71, 29/72, 29/73, 29/74, 29/75, 29/76, 29/77, 29/78, 29/79, 29/80, 29/81, 29/82, 29/83, 29/84, 29/85, 29/86, 29/87, 29/88, 29/89, 29/90, 29/91, 29/92, 29/93, 29/94, 29/95, 29/96, 29/97, 29/98, 29/99, 29/100, 29/101, 29/102, 29/103, 29/104, 29/105, 29/106, 29/107, 29/108, 29/109, 29/110, 29/111	66800	171200	189400	214100	189400	चौ. मीटर
5/178	बागी रोड सेक्टर नं. 30	69000	146700	168700	226400	168700	चौ. मीटर

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Monday, March 3, 2025

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- The building must be designed keeping in mind the aviation height permissible. At present the approximate height permissible is **115.81** from the sea level



## Feasibility Report Summary

Sr no.	Description	Remarks
<b>Benefits to the society</b>		
1.	Offered Rera Carpet area for tenants – <b>Table 'B' below</b>	220% increment on existing CA as per table 'A' Above.
2.	Rent <b>90/- per sqft on the existing CA as per Table 'A', per tenant</b> with <b>10%</b> increment every year, <b>5 months</b> refundable deposit, and <b>4 months'</b> rent as brokerage. <b>Table 'C' below</b>	Construction period from date of vacation – 48 months. Date of vacation is after <b>FULL FSI Commencement Certificate.</b>
3.	Shifting Charges – <b>Rs 30.000/- per tenant</b>	
4.	Corpus – Hardship compensation – <b>Rs 300/- per sqft on the existing CA as per Table 'A', per tenant</b> <b>Table 'C' below</b>	
5.	Parking – <b>Table 'B' below</b>	As per Current parking regulations followed by NMMC.
6.	Bank Guarantee – <b>20 Crores</b>	To be paid by the selected bidder before vacation and to be returned at OC – after satisfactory completion of construction, after issuance of completion certificate from us the <b>PMC</b>
<b>Factors affecting Feasibility</b>		
6.	Construction cost considered – <b>Rs 3540/-</b>	We have considered the construction cost keeping in mind the scale of the project, good standard of finishing and the kind of amenities the project will demand.
7.	Sale price considered <b>Commercial – Rs 60,000/- on Rera CA</b> <b>Residential – Rs 35,000/- on Rera CA</b>	Commercial considered keeping in mind the 15m wide road coming from Satara Plaza and the residential sale price is the average sale price the project can fetch.
8.	All NOC's expenses considered to obtain CC and OC	Detailed in the Feasibility Report attached – <b>Annexure III</b>
9.	All taxations like GST and Stamp Duty Registration	Detailed in the Feasibility Report attached – <b>Annexure III</b>
10.	Interest cost on initial investment	Detailed in the Feasibility Report attached – <b>Annexure III</b>
11.	Sharing of Balance FSI with CIDCO/ NMMC - At present we are getting a sharing component as per a multiple of <b>1.3</b> from Carpet area to Built up Area. We are sure that this will increase and hence the Sharing component will reduce after detailed planning. <b>This will facilitate in getting a better offer in terms of Additional Carpet Area</b>	As per our calculation <b>3550 sqft</b> of Carpet area approximately to be shared with CIDCO/NMMC.

**Proposed Increased Carpet Areas – Table ‘B’**

Floor	configuration	CA (sq.m)	220% increment on CA	20% increment on Terrace CA	Parking offer per tenant
		A	A*2.2*10.764 C SQFT	B*1.2 D SQFT	
E TYPE	1 BHK	41.33	979	0	2 cars
F TYPE With Extension	2 BHK	69.142	1637	0	3 cars
G TYPE	3 BHK	72.64	1720	0	3 cars
H TYPE With Extension	3 BHK	110.394	2614	0	3 cars
H TYPE	3BHK	87.84	2080	0	3 cars

Please note that we have even added additional 5% FSI on the base FSI 1.0, keeping in mind Five-star rating as per IGBC standards. This FSI is free of cost, but if the compliances are not followed at the time of Occupancy certificate, then a standard penalty has been considered as per clause no – 7.10(iii) of the UDCPR

**Proposed Rentals – Table ‘C’**

Floor	configuration	CA (sq.m)	CA (sq.ft)	Rental			
		A		90rs per sqft on existing CA	Four months Brokerage	Refundable 5 months deposit	Corpus rs 300/-sqft on existing CA
E TYPE	1 BHK	41.33	445	₹ 40,039	₹ 1,60,155	₹ 2,00,194	₹ 1,33,463
F TYPE With Extension	2 BHK	69.142	744	₹ 66,982	₹ 2,67,928	₹ 3,34,910	₹ 2,23,273
G TYPE	3 BHK	72.64	782	₹ 70,371	₹ 2,81,483	₹ 3,51,854	₹ 2,34,569
H TYPE With Extension	3 BHK	110.394	1188	₹ 1,06,945	₹ 4,27,781	₹ 5,34,726	₹ 3,56,484
H TYPE	3BHK	87.84	946	₹ 85,096	₹ 3,40,384	₹ 4,25,479	₹ 2,83,653

**Disclaimer:**

The feasibility has been worked out based on the current Ready Reckoner Rates of financial year – 2025-2026, and approximate market sale rates and construction rates.

The feasibility study is an approximation based on our experience of more than 38 years in the field of Architecture and Construction; actual Carpet areas and construction area may differ after detailed planning.