

INTERIM PROJECT FEASIBILITY REPORT AS PER UDCPR Sharayu CHSL

Kopar Khairane, Navi Mumbai – 400 709

OPTION I – Developer Redevelopment under Reg 10.10.2 Sharing policy of UDCPR NMMC for FSI
4.88

OPTION II – Joint Developer Redevelopment under Reg 14.8 (Urban Renewal Scheme) Sharing
policy of UDCPR NMMC for FSI 6.57

Client – Sharayu CHSL

Dilip Sanghvi Consultants

Architectural, Structural Consultants & PMC
101, Sri Saiidham, Plot No. 55, 90 Feet Road,
Vikrant Circle, Ghatkopar East, Mumbai 400077
Above Barista

Contact: 2506 8767 / 091 676 49099

Email ID: dilipsanghvi5@gmail.com

GLOSSARY OF ABBREVIATIONS AND ACRONYMS

SN	Terms	Description / Explanation
1	AAC	Autoclaved Aerated Concrete Blocks
2	AAI	Airport Authority Of India
3	AC	Air Conditioner
4	AH	Affordable Housing
5	AOS	Amenity Open Space
6	AR	Accommodation Reservation
7	ASR	Annual Schedule of Rates for FSI 1 (Stamp Duty Ready Reckoner Rate) as applicable from time to time
8	BCC	Building Completion Certificate
9	BG	Bank Guarantee
10	BVA	Built Up Area
11	CA	Carpet Area
12	CC	Commencement Certificate
13	CCTV	Closed Circuit Television Camera / Surveillance Camera
14	CCZM	Colour Coding Zoning Map released by Airport authority of India
15	CD	Cluster Development
16	CDP	Cluster Development Plan
17	CDS	Cluster Redevelopment Scheme
18	CEO	Chief Executive Officer
19	CFO	Chief Fire Officer of NMMC
20	CHSL	Co-operative Housing Society Limited
21	COC	Cost Of Construction
22	CRS	Cluster Renewal scheme
23	CRZ	Coastal Regulation Zone
24	CS	Cadastral Survey Number
25	CSL	Co-operative Society Limited
26	CTS No	Cadastral Traverse Survey Number
27	CTSO	City Survey Officer
28	DA	Development Agreement
29	DCPR 2034	Development Control And Promotion Regulation, 2034 as amended from time to time
30	DCR	Development Control Regulation for time being in force
31	DCR 1991	Development Control Regulation, 1991 as amended from time to time
32	DILR	District Inspector of Land Records

GLOSSARY OF ABBREVIATIONS AND ACRONYMS

SN	Terms	Description / Explanation
33	DM	Development Manager
34	DP	Development Plan
35	DP 2034	Development Plan 2034 as amended from time to time
36	DTH	Direct To Home
37	EC	Empowered Committee
38	EETC	Executive Engineer Traffic & Coordination
39	EIA	Environment Impact Assessment
40	ELCB	Earth leakage Circuit Breaker
41	EWS	Economically Weaker section
42	FCA	Fungible Compensatory Area
43	FP No	Final Plot No.
44	FSI	Floor Space Index
45	GoI	Government of India
46	GoM	Government of Maharashtra
47	Govt	Government
48	GST	Goods And Services Act, 2017 as amended from time to time
49	GZ	Green Zone
50	HIG	Higher Income Group
51	Hon. MC	Hon. Municipal Commissioner
52	HPC	High Power Committee
53	IA	Individual Agreement
54	IH	Inclusive Housing / Affordable Housing
55	IOA	Intimation of Approval
56	IOD	Intimation of Disapproval
57	IRR	Internal Rate of Return
58	LD	Liquidated Damages
59	LIG	Lower Income Group
60	LOI	Letter of Intent
61	LOS	Layout Recreational Ground / Open Space
62	MAHARERA	Maharashtra Real Estate Regulatory Authority
63	MBRRB	Mumbai Building Repair & Reconstruction Board
64	MC	Managing Committee

GLOSSARY OF ABBREVIATIONS AND ACRONYMS

SN	Terms	Description / Explanation
65	MCB	Miniature Circuit Breaker
66	NMMC	Navi Mumbai Municipal Corporation
67	MCZMA	Maharashtra Coastal Zone Management Authority
68	MGL	Mahanagar Gas Limited
69	MHADA	Maharashtra Housing & Area Development Authority
70	MHCC	Maharashtra Heritage Conservation Committee
71	MHRDA	Maharashtra Housing (Regulation & Development) Act, 2012 as amended from time to time
72	MIG	Middle Income Group
73	MMC Act 1888	Mumbai Municipal Corporation Act, 1888 as amended from time to time
74	MMRDA	Mumbai Metropolitan Regional Development Authority
75	MoEF	Ministry of Environment and Forest
76	MOFA	Maharashtra Ownership Of Flats Act (MOFA) Act
77	MOU	Memorandum of Understanding
78	MPCB	Maharashtra Pollution Control Board
79	MRTP Act	Maharashtra Regional and Town Planning Act, 1966 as amended from time to time
80	MTNL	Mahanagar Telephone Nigam Limited
81	MUIP	Mumbai Urban Infrastructure Project
82	MUTP	Mumbai Urban Transportation Project
83	NA	Not Applicable
84	NBC	National Building Code as applicable from time to time
85	NGO	Non Governmental Organization
86	NOC	No Objection Certificate
87	NOCAS	No Objection Certificate Application System
88	NPV	Net Present Value
89	OC	Occupation Certificate
90	PAA	Permanent Alternate Accommodation
91	PAP	Project Affected Person
92	PMC	Project Management Consultant
93	POA	Power of Attorney
94	POS	Public Open Space

GLOSSARY OF ABBREVIATIONS AND ACRONYMS

SN	Terms	Description / Explanation
95	PPL	Public Parking Lot
96	PRC	Property Registration Card
97	PTC	Permanent Transit Camp
98	RDDCPR 2034	Revised Draft Development Control And Promotion Regulation 2034 – July 2017
99	RDDCR 2034	Revised Draft Development Control Regulation 2034 – May 2016
100	RDDP 2034	Revised Draft Development Plan 2034 – Sep 2017
101	RERA	The Real Estate (Regulation And Development) Act, 2016 as amended from time to time
102	RG	Recreational Ground
103	RL	Regular Road Line
104	ROS	Recreational Open Space
105	SDRR	Stamp Duty Ready Reckoner Rate as applicable from time to time
106	SDZ	Special Development Zone
107	SFT	Square Feet
108	SIEAA	State Environment Impact Assessment Authority
109	SLR	Superintendent of Land Record
110	Slum Act	Maharashtra Slum Areas (Improvement Clearance and Redevelopment) Act, 1971 as amended from time to time
111	SPA	Special Planning Authority
112	SQM	Square Metres
113	SRA	Slum Rehabilitation Authority
114	SRD	Slum Redevelopment
115	SRDP 1991	Sanctioned Revised Development Plan 1991 as amended from time to time
116	SRS	Slum Rehabilitation Scheme
117	STP	Sewerage Treatment Plant
118	SWD	Storm Water Drain
119	TDR	Transferable Development Rights
120	TPS	Town Planning Scheme
121	TV	Television

GLOSSARY OF ABBREVIATIONS AND ACRONYMS

SN	Terms	Description / Explanation
122	UDCPR	Unified Development Control And Promotion Regulation as amended from time to time
123	ULC	Urban Land (Ceiling & Regulation) Act, 1976 as amended from time to time
124	UPVC	Unplasticized Polyvinyl Chloride
125	URC	Urban Renewal Cluster
126	URP	Urban Renewal Plan
127	URS	Urban Renewal Scheme
128	WC	Water closet

(1) TECHNICAL INFORMATION

Information about the Plot					
1	a	Name	Sharayu CHSL		
	b	Plot No.	Plot No 5, Sector 29		
	c	Building No.			
	d	CTS No.			
	e	District	Vashi Node		
	f	Location	Kopar Khairane, Navi Mumbai – 400 709		
	g	Ward			
	h	Society Registration Number			
	i	DP Sheet No			
	j	Highest Road Width	20.00		
	k	No of Plots for Joint Redevel	1		
The list of documents provided by the Client are as follows:					
2	a				
	b				
	c				
	d				
	e				
	f				
	g				
3	Details		Area		
			SQM	SFT	
	a	Client Statement		0.00	
	b	PRC	0.00	0.00	
	c	Conveyance	6,000.00	64,584.00	
	d	Index II		0.00	
	e	Gross Plot area including Original Road setback	Last Approved Plans		0.00
	f		Layout	0.00	0.00
	g		7/12 Extract		0.00
	h		TP Remarks		0.00
	i		Demarcation / Survey	0.00	0.00
	j		Plot Area Assumed	6,000.00	64,584.00

(1) TECHNICAL INFORMATION

Bifurcation of Plots as per Information Provided By Client						
	Plot No.	Area as per Demarcation / Survey	Area as per Conveyance / Lease Deed	Area as per PRC	Area as per Layout	
		SQM	SQM	SQM	SQM	
4	a	Residential	0.00	6,000.00	0.00	0.00
	b	Original Road Setback	0.00	0.00	0.00	0.00
	c	Further Road Setback	0.00	0.00	0.00	0.00
	d	Encroachment	0.00	0.00	0.00	0.00
	e	Reservation	0.00	0.00	0.00	0.00
	f	Total	0.00	6,000.00	0.00	0.00
Title of the Property as per						
5	PRC		The ownership of the property as per PRC is not known			
	Conveyance / lease deed		Lease Deed / Sale Deed has not been provided			
	The Client needs to check the title of the Property.					
6	Exiting approved plans.		The existing building plans are not made available.			
7	Plot survey		The plot boundaries have not been verified			
8	Existing carpet area.		Please note that the extension area for flats with OC has been			
9	Zoning as per DP		As per information provided by the Client, and available information, the plot is situated in Residential Zone.			
10	Reservation / Existing Amenity as per SM DP 2034 – Sep 2018		As per information provided by the Client, and available information, the plot is not under any reservation.			
11	CRZ		As per information provided by the Client, and available information, the plot is not falling under CRZ.			
12	River / Nalla / Creek Buffer		As per information provided by the Client, the plot is not abutting a River / Nalla / Creek			
13	Existing Road		The plot is abutting two existing roads having proposed road width of 15 M, and 15 M respectively. The road width as per existing site conditions is in the range of 10 M to 10.30 M.			

(1) TECHNICAL INFORMATION

14	Road Setback	As per information provided by the client, there was no original road setback and there is proposed road setback of about 80 SQM. Following remarks should be obtained to ascertain Road setback, if any. (a) Survey Remarks (b) Road Status (c) Actual demarcation of road setback on site
15	Government / Collector / Estate / Leasehold Land	As per information provided by the Client, the plot is CIDCO Land.
16	CTS Boundary	CTS plan has not been made available.
17	ULC	As per information provided by the Client, the plot is not under any order of ULC.
18	Details of existing building	There are 5 existing wings consisting of 70 residential units.
19	Existing Layout File No	Not Known
20	Existing Building File No	Not Known
21	Year of OC of existing Building	Not Known
22	Age of the Building	Not Known. But Assumed to be more than 30 years.
23	Total Approved FSI Built Up Area	
	As per information provided by the Client, it is assumed that the FSI built up area is as follows	
	Existing Commercial FSI BUA	0.00 SQM
	Existing Industrial FSI BUA	0.00 SQM
	Existing Residential FSI BUA	6,000.00 SQM
	Total Existing FSI BUA	6,000.00 SQM
Hence, as per information provided by the Client, it is assumed that the FSI built up area is 6000 SQM equivalent to 64584 SFT or thereabouts		
24	Rates as per Stamp Duty Ready Reckoner	
	SDRR Year	2025-26
	SDRR Village / Zone No.	5/177
	Land Rate	Rs. 66,800/-
	Flat Rate	Rs. 1,71,200/-
	Office Rate	Rs. 1,89,400/-
	Shop Rate	Rs. 2,14,100/-
	Industrial Rate	Rs. 1,89,400/-
Construction Cost	Rs. 27,951/-	
25	Basic Ratio	2.39

(1) TECHNICAL INFORMATION

Carpet Area of Existing Units as per as per Client’s Statement					
	Wing	Carpet Area	Nos	Total Carpet Area	Category
a	COMMERCIAL – SHOPS				
	Sharayu				
	Wing A				
		Sub-Total		0 Nos	0.00 SFT
b	COMMERCIAL – OFFICES / HALL				
	Sharayu				
	Wing A				
		Sub-Total		0 Nos	0.00 SFT
c	INDUSTRIAL				
	Sharayu				
	Wing A				
		Sub-Total		0 Nos	0.00 SFT
d	RESIDENTIAL				
	Sharayu				
	Wing A				
	E7	444.88 SFT	16 Nos	7,118.08 SFT	LIG
	F8	634.43 SFT	16 Nos	10,150.88 SFT	MIG
	G6	781.90 SFT	9 Nos	7,037.10 SFT	MIG
	H9	945.51 SFT	13 Nos	12,291.63 SFT	HIG
	H10	945.51 SFT	7 Nos	6,618.57 SFT	HIG
	H10	945.51 SFT	9 Nos	8,509.59 SFT	HIG
		Sub-Total		70 Nos	51,725.85 SFT

(1) TECHNICAL INFORMATION

26	e	Sharayu			
		Wing A			
		Sub-Total		0 Nos	0.00 SFT
	f	Terraces / Courtyard			
		Sharayu			
		Wing A			
		Sub-Total		0 Nos	0.00 SFT
		g	Garages		
	Sharayu				
Sub-Total			0 Nos	0.00 SFT	

27	Summary for Carpet Areas					
	a	User	Building	Wing	No. Of Units	Total Carpet Area
		Commercial Shops	Sharayu	Wing A	0 Nos	0.00 SFT
		Total			0 Nos	0.00 SFT
	b	User	Building	Wing	No. Of Units	Total Carpet Area
		Commercial Offices / Hall	Sharayu	Wing A	0 Nos	0.00 SFT
		Total			0 Nos	0.00 SFT
	c	User	Building	Wing	No. Of Units	Total Carpet Area
		Industrial	Sharayu	Wing A	0 Nos	0.00 SFT
		Total			0 Nos	0.00 SFT

(1) TECHNICAL INFORMATION

27	d	User	Building	Wing	No. Of Units	Total Carpet Area
		Residential	Sharayu	Wing A	70 Nos	51,725.85 SFT
			Sharayu	Wing A	0 Nos	0.00 SFT
		Total			70 Nos	51,725.85 SFT
	e	User	Building	Wing	No. Of Units	Total Carpet Area
		Terraces	Sharayu	Wing A	0 Nos	0.00 SFT
		Total			0 Nos	0.00 SFT
	f	User	Building	No. Of Units	Total Carpet Area	
		Garages	Sharayu	0 Nos	0.00 SFT	
		Total		0 Nos	0.00 SFT	
	g	Summary				
		User			No. Of Units	Total Carpet Area
		Commercial Shops			0 Nos	0.00 SFT
		Commercial Offices			0 Nos	0.00 SFT
		Industrial			0 Nos	0.00 SFT
		Residential			70 Nos	51,725.85 SFT
		Total			70 Nos	51,725.85 SFT
		Terraces			0 Nos	0.00 SFT
		Garages			0 Nos	0.00 SFT
	h	Total commercial shops carpet area to be considered				0.00 SFT
	i	Total commercial offices carpet area to be considered				0.00 SFT
	j	Total industrial carpet area to be considered				0.00 SFT
	k	Total residential carpet area to be considered				51,725.85 SFT
	l	Total Terrace Area to be considered				0.00 SFT
	m	Total Garages Area to be considered				0.00 SFT
	n	User	As per information provided by the Client, all existing units are residential units.			
o	Other details	There is one Society Office				

OPTION I

OPTION I - Developer Redevelopment under Reg 10.10.2 Sharing policy of UDCPR NMMC for FSI 4.88

(2) TECHNICAL VIABILITY FOR OPTION I

OPTION I – Developer Redevelopment under Reg 10.10.2 Sharing policy of UDCPR NMMC for FSI 4.88

1	Redevelopment Model	Developer Redevelopment
2	Regulation	10.10.2
3	Sharing / Premium	Sharing policy
4	2019/2021 Premium Reductions	

(A) Details Of Plot Area And Existing Building

1	Gross plot area incl original road setback	64,584.00 SFT	6,000.00 SQM
2	Deduction for original road setback	0.00 SFT	0.00 SQM
3	Gross plot area after original road setback	64,584.00 SFT	6,000.00 SQM
4	Deduction further road setback	0.00 SFT	0.00 SQM
5	Balance plot area	64,584.00 SFT	6,000.00 SQM
6	Deduction for encroachment	0.00 SFT	0.00 SQM
7	Balance plot area	64,584.00 SFT	6,000.00 SQM

Deductions For Reservations

8	Deduction for ROS 1.4 – Playground	0.00 SFT	0.00 SQM
9	Deduction for RE 1.1 – Municipal School	0.00 SFT	0.00 SQM
10	Balance plot area	64,584.00 SFT	6,000.00 SQM

11	Additions for FSI – Road	0.00 SFT	0.00 SQM
12	Net plot area for FSI purposes	64,584.00 SFT	6,000.00 SQM

13	Net plot area under Industrial Zone	0.00 SFT	0.00 SQM
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14	Plot Area for Planning	64,584.00 SFT	6,000.00 SQM
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19	Tit Bit Land	0.00 SFT	0.00 SQM
20	Tit Bit Land Percentage	0.00%	

21	Existing carpet area	51,725.85 SFT	4,805.45 SQM
22	Existing Commercial FSI BUA	0.00 SFT	0.00 SQM
23	Existing Industrial FSI BUA	0.00 SFT	0.00 SQM
24	Existing Residential FSI BUA	64,584.00 SFT	6,000.00 SQM
25	Total Existing FSI BUA	64,584.00 SFT	6,000.00 SQM

(2) TECHNICAL VIABILITY FOR OPTION I

(B) Details Of Total Built Up Area Permissible As Per UDCPR

1	Largest Road Width in metres	20.00	
2	FSI excluding Ancillary as per road width	2.70	
3	FSI excluding Ancillary as per Reg 10.10.2	3.00	
4	FSI excluding Ancillary to be utilized	3.00	
5	Permissible FSI BUA excl Ancillary FSI	1,93,752.00 SFT	18,000.00 SQM
6	FSI as per Reg 10.10.2	1,93,752.00 SFT	18,000.00 SQM
7	Additional 5% FSI for Green Building	3,229.20 SFT	300.00 SQM
8	Permissible FSI BUA excl Ancillary FSI	1,96,981.20 SFT	18,300.00 SQM
9	Less FSI BUA to NMMC	5,445.51 SFT	505.90 SQM
10	Balance FSI BUA for Society excl Ancillary FSI	1,91,535.69 SFT	17,794.10 SQM
11	Permissible Ancillary FSI	1,14,921.42 SFT	10,676.46 SQM
12	Permissible FSI BUA including Ancillary	3,06,457.11 SFT	28,470.56 SQM
13	Less in service core @ 22%	67,420.53 SFT	6,263.52 SQM
14	Net FSI BUA including Ancillary FSI	2,39,036.58 SFT	22,207.04 SQM
15	Approximate RERA carpet area based on thumb rule @ 8% wall area	2,21,330.12 SFT	20,562.07 SQM

(C) Calculations For Sale Component And NMMC Component

1	Gross FSI BUA excluding Ancillary FSI	1,93,752.00 SFT	18,000.00 SQM
2	Rehab Component excluding Ancillary FSI	1,02,597.93 SFT	9,531.58 SQM
3	Incentive FSI BUA to Developer	82,078.30 SFT	7,625.26 SQM
4	Balance FSI BUA excluding Ancillary FSI	9,075.77 SFT	843.16 SQM
5	Less 60% of FSI BUA sharing to NMMC	5,445.51 SFT	505.90 SQM
6	Balance BUA to Developer excluding Ancillary FSI	3,630.27 SFT	337.26 SQM
7	Total FSI BUA to Society excluding Ancillary FSI	1,02,597.93 SFT	9,531.58 SQM
8	Total FSI BUA to NMMC excluding Ancillary FSI	5,445.51 SFT	505.90 SQM

(2) TECHNICAL VIABILITY FOR OPTION I

9	Total FSI BUA to Developer excluding Ancillary FSI	85,708.57 SFT	7,962.52 SQM
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Please Note that the Basic Ratio is 2.39

(D) Calculations For Arriving Area On Which Premium Is To Be Paid To NMMC As Infrastructure Charge

1	Gross FSI BUA	1,93,752.00 SFT	18,000.00 SQM
2	Less 1 FSI	64,584.00 SFT	6,000.00 SQM
3	Area On Which Premium Is To Be Paid To NMMC	1,29,168.00 SFT	12,000.00 SQM

(E) Calculation For Construction Area

1	The new layout / building is expected to be stilt floor for parking, 4 Podiums for parking, 1 podium for amenities, and 25 to 27 upper floors			
Construction Area For Building				
2	a	Permissible BUA (FSI + Ancillary FSI)	3,15,169.92 SFT	29,280.00 SQM
	b	Service core area (0% of FSI BUA)	0.00 SFT	0.00 SQM
	c	Misc amenities areas (5% of FSI BUA)	15,758.50 SFT	1,464.00 SQM
	d	Sub-Total For Building	3,30,928.42 SFT	30,744.00 SQM
Construction Area For Stilt & Podium				
3	a	Stilt area	13,239.72 SFT	1,230.00 SQM
	b	Podium for parking – approx. BUA 55% of plot area – 4 Nos	1,42,084.80 SFT	13,200.00 SQM
	c	Podium Tower for parking – approx. 50 cars for 10 Floors x 0 Towers	0.00 SFT	0.00 SQM
	d	Podium for Amenities – approx. BUA 55% of plot area – 0 Nos	0.00 SFT	0.00 SQM
	e	Sub-Total For Stilt & Podium	1,55,324.52 SFT	14,430.00 SQM
Construction Area For Basement				
4	a	Basement for parking – approx. BUA 50% of plot area – 0 Nos	0.00 SFT	0.00 SQM
	b	Parking Pit (assumed)	0.00 SFT	0.00 SQM
	c	Sub-Total For Basement & Pit	0.00 SFT	0.00 SQM
5	Gross construction area for cost	4,86,252.94 SFT	45,174.00 SQM	

(3) FINANCIAL VIABILITY FOR OPTION I

OPTION I – Developer Redevelopment under Reg 10.10.2 Sharing policy of UDCPR NMMC for FSI 4.88

(A) EXPECTED EXPENDITURE ON THE PROJECT

Calculation for construction cost including GST of proposed building						
1	a	COC for Building	3,30,928.42 SFT	Rs. 3,600.00	Rs. 11913.42 Lakhs	
	b	COC for Stilt & Podium	1,55,324.52 SFT	Rs. 2,100.00	Rs. 3261.81 Lakhs	
	c	COC for Basement & Pit	0.00 SFT	Rs. 3,000.00	Rs. 0.00 Lakhs	
	d	Cost for Elevation Features	3,30,928.42 SFT	Rs. 100.00	Rs. 330.93 Lakhs	
	e	Infrastructure Development	64,584.00 SFT	Rs. 100.00	Rs. 64.58 Lakhs	
	f	Total cost of construction				Rs. 15570.74 Lakhs
Calculation of construction cost including GST for NMMC / CIDCO tenements						
2	a	COC for Building	0.00 SFT	Rs. 3,600.00	Rs. 0.00 Lakhs	
	b	COC for Stilt	0.00 SFT	Rs. 2,100.00	Rs. 0.00 Lakhs	
	c	COC for Basement & Pit	0.00 SFT	Rs. 3,000.00	Rs. 0.00 Lakhs	
	d	Total cost of construction				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for commercial units – shops.						
3	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 100	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 100	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 100	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 100	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 10,000		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs

(3) FINANCIAL VIABILITY FOR OPTION I

Calculation for rent for alternate accommodation for commercial units – offices / halls.						
4	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 10,000		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for industrial units						
5	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 10,000		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for residential units.						
6	a	Rent for 1st period (12 M)	51,725.85 SFT	Rs. 65	12	Rs. 403.46 Lakhs
	b	Rent for 2nd period (12 M)	51,725.85 SFT	Rs. 70	12	Rs. 434.50 Lakhs
	c	Rent for 3rd period (12 M)	51,725.85 SFT	Rs. 75	12	Rs. 465.53 Lakhs
	d	Rent for 4th period (6 M)	51,725.85 SFT	Rs. 80	6	Rs. 248.28 Lakhs
	e	Rent for 5th period (0 M)	51,725.85 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	51,725.85 SFT	Rs. 65	1	Rs. 33.62 Lakhs
	g	Brokerage	51,725.85 SFT	Rs. 65	1	Rs. 33.62 Lakhs
	h	Logistic / Shifting (To & Fro)	51,725.85 SFT	Rs. 65	1	Rs. 33.62 Lakhs
	i	Rental Agreement – SD + Reg	70 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 1652.63 Lakhs

(3) FINANCIAL VIABILITY FOR OPTION I

Calculation for Hardship Compensation					
7	a	Commercial units – shops	0.00 SFT	Rs. 500.00	Rs. 0.00 Lakhs
	b	Commercial units – offices / halls	0.00 SFT	Rs. 500.00	Rs. 0.00 Lakhs
	c	Industrial units	0.00 SFT	Rs. 500.00	Rs. 0.00 Lakhs
	d	Residential units	51,725.85 SFT	Rs. 500.00	Rs. 258.63 Lakhs
	e	Total Hardship Compensation			Rs. 258.63 Lakhs
8	Cost of construction	(as per above)		Rs. 15570.74 Lakhs	
9	NMMC Charges	Lump Sum based on thumb rule		Rs. 3410.00 Lakhs	
10	Ancillary Premium @ 10% + 18% GST	1,18,188.72 SFT	Rs. 732.29	Rs. 865.48 Lakhs	
11	Cost of rent to Society	(as per above)		Rs. 1652.63 Lakhs	
12	Hardship Compensation to Society	(as per above)		Rs. 258.63 Lakhs	
13	Monetary Consideration To Landlord	Lump Sum		Rs. 0.00 Lakhs	
14	Settlement For Earlier Developer	Lump Sum		Rs. 0.00 Lakhs	
15	Consultants Cost incl. GST	4,86,252.94 SFT	Rs. 180	Rs. 875.26 Lakhs	
16	Mechanical Parking incl. GST	72 Nos	Rs. 1.0 Lakhs	Rs. 72.00 Lakhs	
17	0% Escalation of premium for SDRR	Rs. 5977 Lakhs	0.00%	Rs. 0.00 Lakhs	
18	Compensation to Garages	0 Nos	Rs. 0 Lakhs	Rs. 0.00 Lakhs	
19	Brokerage for Project	Lump Sum		Rs. 0.00 Lakhs	
20	DM Fees incl GST – NA	Lump Sum		Rs. 0.00 Lakhs	
21	Admin & Marketing @ 5%	Lump Sum		Rs. 1140.00 Lakhs	
22	Contingencies @ 3%	Lump Sum		Rs. 700.00 Lakhs	
23	Sub-Total			Rs. 24544.74 Lakhs	

Note: Cost centres for GST, Stamp Duty & Finance Cost are variable based on percentage offered. Hence they have been considered in Sensitivity Analysis only.

We have not considered the GST for FSI, TDR, NMMC premiums, Landlord Share

We have not considered the GST for NMMC premiums

We have considered SDRR Land Rate of 2025-26 for NMMC Premiums

(4) SENSITIVITY ANALYSIS FOR OPTION I

OPTION I - Developer Redevelopment under Reg 10.10.2 Sharing policy of UDCPR NMMC for FSI 4.88

Sr. No.	Particulars	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6
		Addl RERA CA % proposed	90.00%	95.00%	100.00%	105.00%	110.00%
Equivalent MOFA CA %	80.95%	85.71%	90.48%	95.24%	100.00%	104.76%	
New RERA Carpet Area	1,404 SFT	1,441 SFT	1,478 SFT	1,515 SFT	1,552 SFT	1,589 SFT	
Hardship Compensation	Rs. 250/-	Rs. 250/-	Rs. 250/-	Rs. 500/-	Rs. 500/-	Rs. 500/-	
Shopping avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
1st floor offices avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Upper floor offices avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Industrial unit avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Residential sale rate to member	Rs. 24,300/-	Rs. 25,200/-	Rs. 26,100/-	Rs. 27,000/-	Rs. 27,900/-	Rs. 28,800/-	
Residential avg sale rate	Rs. 27,000/-	Rs. 28,000/-	Rs. 29,000/-	Rs. 30,000/-	Rs. 31,000/-	Rs. 32,000/-	

(A) Area Calculations

1	New RERA carpet area incl Ancillary FSI	2,21,330.12	2,21,330.12	2,21,330.12	2,21,330.12	2,21,330.12	2,21,330.12
2	RERA CA to Landlord - NA	0.00	0.00	0.00	0.00	0.00	0.00
3	Existing CA of the Society	51,725.85	51,725.85	51,725.85	51,725.85	51,725.85	51,725.85
4	Additional RERA CA to the Society	46,553.27	49,139.56	51,725.85	54,312.14	56,898.44	59,484.73
5	RERA CA to Terraces (50%) & Garages (50%)	0.00	0.00	0.00	0.00	0.00	0.00
6	RERA CA to Landlord / Society	98,279.12	1,00,865.41	1,03,451.70	1,06,037.99	1,08,624.29	1,11,210.58
7	Shopping RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
8	1st floor offices RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
9	Upper floor offices RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
10	Industrial Units RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
11	Residential extra RERA CA to Members for sale	0.00	0.00	0.00	0.00	0.00	0.00
12	Residential RERA carpet area for free sale	1,23,051.00	1,20,464.71	1,17,878.42	1,15,292.13	1,12,705.83	1,10,119.54

(B) Financial Calculations - Expected Expenditure On The Project

1	Cost Of Construction	Rs. 155.71 Cr.	Rs. 155.71 Cr.	Rs. 155.71 Cr.	Rs. 155.71 Cr.	Rs. 155.71 Cr.	Rs. 155.71 Cr.
2	FSI, TDR, NMMC Costs	Rs. 42.75 Cr.	Rs. 42.75 Cr.	Rs. 42.75 Cr.	Rs. 42.75 Cr.	Rs. 42.75 Cr.	Rs. 42.75 Cr.
3	Total Cost Of Rent	Rs. 16.53 Cr.	Rs. 16.53 Cr.	Rs. 16.53 Cr.	Rs. 16.53 Cr.	Rs. 16.53 Cr.	Rs. 16.53 Cr.
4	Total Cost of Hardship Compensation	Rs. 1.29 Cr.	Rs. 1.29 Cr.	Rs. 1.29 Cr.	Rs. 2.59 Cr.	Rs. 2.59 Cr.	Rs. 2.59 Cr.
5	Monetary Consideration To Landlord	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
6	Settlement of Earlier Developer	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
7	Consultants Cost	Rs. 8.75 Cr.	Rs. 8.75 Cr.	Rs. 8.75 Cr.	Rs. 8.75 Cr.	Rs. 8.75 Cr.	Rs. 8.75 Cr.
8	Total Cost of Mechanical Parking	Rs. 0.72 Cr.	Rs. 0.72 Cr.	Rs. 0.72 Cr.	Rs. 0.72 Cr.	Rs. 0.72 Cr.	Rs. 0.72 Cr.
9	0% Escalation of premium for SDRR	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
10	Compensation to Garages	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
11	Admin, Mktg & Contingencies etc	Rs. 18.40 Cr.	Rs. 18.40 Cr.	Rs. 18.40 Cr.	Rs. 18.40 Cr.	Rs. 18.40 Cr.	Rs. 18.40 Cr.
12	Stamp duty & registration for all legal docs	Rs. 6.01 Cr.	Rs. 6.26 Cr.	Rs. 6.47 Cr.	Rs. 6.77 Cr.	Rs. 7.02 Cr.	Rs. 7.22 Cr.
13	5% GST on Rehab SDRR Mkt Rate, Corpus, Rent	Rs. 9.49 Cr.	Rs. 9.71 Cr.	Rs. 9.94 Cr.	Rs. 10.24 Cr.	Rs. 10.46 Cr.	Rs. 10.69 Cr.
14	Sub-Total	Rs. 259.65 Cr.	Rs. 260.12 Cr.	Rs. 260.56 Cr.	Rs. 262.46 Cr.	Rs. 262.93 Cr.	Rs. 263.36 Cr.
15	Finance Cost (15% for 36 M) + NMMC Interest	Rs. 21.18 Cr.	Rs. 21.18 Cr.	Rs. 21.18 Cr.	Rs. 22.08 Cr.	Rs. 22.08 Cr.	Rs. 22.08 Cr.
16	Total estimated cost of the project	Rs. 280.83 Cr.	Rs. 281.30 Cr.	Rs. 281.74 Cr.	Rs. 284.54 Cr.	Rs. 285.01 Cr.	Rs. 285.44 Cr.
17	Cost of project per SFT on saleable area	Rs. 22,823/-	Rs. 23,352/-	Rs. 23,901/-	Rs. 24,680/-	Rs. 25,288/-	Rs. 25,921/-
18	Approx. Seed Capital	Rs. 46.00 Cr.	Rs. 46.00 Cr.	Rs. 46.00 Cr.	Rs. 48.00 Cr.	Rs. 48.00 Cr.	Rs. 48.00 Cr.

(C) Financial Calculations - Expected Revenue And Profit From The Project

1	Value of shopping	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
2	Value of 1st floor offices	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
3	Value of upper floor offices	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
4	Value of industrial garas	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
5	Value of extra CA to members @ 10% discount	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
6	Gross receipts for sale	Rs. 332.24 Cr.	Rs. 337.30 Cr.	Rs. 341.85 Cr.	Rs. 345.88 Cr.	Rs. 349.39 Cr.	Rs. 352.38 Cr.	
7	Value of parking @ Rs. 7.5 Lakhs	Rs. 17.63 Cr.	Rs. 17.25 Cr.	Rs. 16.88 Cr.	Rs. 16.50 Cr.	Rs. 16.13 Cr.	Rs. 15.75 Cr.	
8	Revenue from Sale of TDR	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
9	Expected gross sale value	Rs. 349.87 Cr.	Rs. 354.55 Cr.	Rs. 358.73 Cr.	Rs. 362.38 Cr.	Rs. 365.52 Cr.	Rs. 368.13 Cr.	
10	Less brokerage on sale value @ 2%	Rs. 7.00 Cr.	Rs. 7.09 Cr.	Rs. 7.17 Cr.	Rs. 7.25 Cr.	Rs. 7.31 Cr.	Rs. 7.36 Cr.	
11	Net Revenue From the Project	Rs. 342.87 Cr.	Rs. 347.46 Cr.	Rs. 351.56 Cr.	Rs. 355.13 Cr.	Rs. 358.21 Cr.	Rs. 360.77 Cr.	
12	Less total cost of the Project	Rs. 280.83 Cr.	Rs. 281.30 Cr.	Rs. 281.74 Cr.	Rs. 284.54 Cr.	Rs. 285.01 Cr.	Rs. 285.44 Cr.	
13	Net Profit from project over const period	Rs. 62.04 Cr.	Rs. 66.16 Cr.	Rs. 69.82 Cr.	Rs. 70.59 Cr.	Rs. 73.20 Cr.	Rs. 75.33 Cr.	
14	Net Profit per SFT on Saleable area	Rs. 5,041/-	Rs. 5,492/-	Rs. 5,923/-	Rs. 6,122/-	Rs. 6,494/-	Rs. 6,840/-	
15	Returns on the project	Total returns on revenue	18.09%	19.04%	19.86%	19.88%	20.43%	20.88%
		Total returns on total cost	22.09%	23.52%	24.78%	24.81%	25.68%	26.39%
		Yearly returns on total cost	6.31%	6.72%	7.08%	7.09%	7.34%	7.54%
		Total returns on seed capital	134.87%	143.83%	151.78%	147.06%	152.50%	156.94%

OPTION II

OPTION II - Joint Developer Redevelopment under Reg 14.8 (Urban Renewal Scheme)
Sharing policy of UDCPR NMMC for FSI 6.57

(5) TECHNICAL VIABILITY FOR OPTION II

OPTION II – Joint Developer Redevelopment under Reg 14.8 (Urban Renewal Scheme)
Sharing policy of UDCPR NMMC for FSI 6.57

1	Redevelopment Model	Joint Developer Redevelopment
2	Regulation	14.8 (Urban Renewal Scheme)
3	Sharing / Premium	Sharing policy
4	2019/2021 Premium Reductions	

(A) Details Of Plot Area And Existing Building

1	Gross plot area incl original road setback	64,584.00 SFT	6,000.00 SQM
2	Deduction for original road setback	0.00 SFT	0.00 SQM
3	Gross plot area after original road setback	64,584.00 SFT	6,000.00 SQM
4	Deduction further road setback	0.00 SFT	0.00 SQM
5	Balance plot area	64,584.00 SFT	6,000.00 SQM
6	Deduction for encroachment	0.00 SFT	0.00 SQM
7	Balance plot area	64,584.00 SFT	6,000.00 SQM

Deductions For Reservations

8	Deduction for ROS 1.4 – Playground	0.00 SFT	0.00 SQM
9	Deduction for RE 1.1 – Municipal School	0.00 SFT	0.00 SQM
10	Balance plot area	64,584.00 SFT	6,000.00 SQM

11	Additions for FSI – Road	0.00 SFT	0.00 SQM
12	Net plot area for FSI purposes	64,584.00 SFT	6,000.00 SQM

13	Net plot area under Industrial Zone	0.00 SFT	0.00 SQM
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14	Plot Area for Planning	64,584.00 SFT	6,000.00 SQM
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19	Tit Bit Land	0.00 SFT	0.00 SQM
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20	Tit Bit Land Percentage	0.00%	
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21	Existing carpet area	51,725.85 SFT	4,805.45 SQM
22	Existing Commercial FSI BUA	0.00 SFT	0.00 SQM
23	Existing Industrial FSI BUA	0.00 SFT	0.00 SQM
24	Existing Residential FSI BUA	64,584.00 SFT	6,000.00 SQM
25	Total Existing FSI BUA	64,584.00 SFT	6,000.00 SQM

(5) TECHNICAL VIABILITY FOR OPTION II

(B) Details Of Total Built Up Area Permissible As Per DCPR 2034

1	Largest Road Width in metres		20.00
2	FSI excluding Ancillary as per road width		2.70
3	FSI excluding Ancillary as per Reg 14.8		4.00
4	FSI excluding Ancillary to be utilized		4.00
5	Permissible FSI BUA excl Ancillary FSI	2,58,336.00 SFT	24,000.00 SQM
6	FSI as per Reg 14.8	2,61,862.61 SFT	24,327.63 SQM
7	Additional 5% FSI for Green Building	3,229.20 SFT	300.00 SQM
8	Permissible FSI BUA excl Ancillary FSI	2,65,091.81 SFT	24,627.63 SQM
9	Less FSI BUA to NMMC	0.00 SFT	0.00 SQM
10	Balance FSI BUA for Society excl Ancillary FSI	2,65,091.81 SFT	24,627.63 SQM
11	Permissible Ancillary FSI	1,59,055.11 SFT	14,776.58 SQM
12	Permissible FSI BUA including Ancillary	4,24,146.92 SFT	39,404.21 SQM
13	Less in service core @ 23%	97,553.81 SFT	9,062.97 SQM
14	Net FSI BUA including Ancillary FSI	3,26,593.11 SFT	30,341.24 SQM
15	Approximate RERA carpet area based on thumb rule @ 8% wall area	3,02,401.02 SFT	28,093.74 SQM

We have assumed that there shall be joint development for applicability of the scheme

(C) Calculations For Sale Component And NMMC Component

1	Gross FSI BUA excluding Ancillary FSI	2,61,862.61 SFT	24,327.63 SQM
2	Rehab Component excluding Ancillary FSI	87,287.54 SFT	8,109.21 SQM
3	Incentive FSI BUA to Developer	1,74,575.07 SFT	16,218.42 SQM
4	Balance FSI BUA excluding Ancillary FSI	0.00 SFT	0.00 SQM
5	Less 60% of FSI BUA sharing to NMMC	0.00 SFT	0.00 SQM
6	Balance BUA to Developer excluding Ancillary FSI	0.00 SFT	0.00 SQM
7	Total FSI BUA to Society excluding Ancillary FSI	87,287.54 SFT	8,109.21 SQM
8	Total FSI BUA to NMMC excluding Ancillary FSI	0.00 SFT	0.00 SQM

(5) TECHNICAL VIABILITY FOR OPTION II				
9	Total FSI BUA to Developer excluding Ancillary FSI	1,74,575.07 SFT	16,218.42 SQM	
Please Note that the Basic Ratio is 2.39				
(D) Calculations For Arriving Area On Which Premium Is To Be Paid To NMMC As Infrastructure Charge				
1	Gross FSI BUA	2,61,862.61 SFT	24,327.63 SQM	
2	Less 1 FSI	64,584.00 SFT	6,000.00 SQM	
3	Area On Which Premium Is To Be Paid To NMMC	1,97,278.61 SFT	18,327.63 SQM	
(E) Calculation For Construction Area				
1	The new layout / building is expected to be 1 basement for parking, stilt floor for parking, 5 Podiums for parking, 1 podium for amenities, and 25 to 27 upper floors			
Construction Area For Building				
2	a	Permissible BUA (FSI + Ancillary FSI)	4,24,146.92 SFT	39,404.21 SQM
	b	Service core area (0% of FSI BUA)	0.00 SFT	0.00 SQM
	c	Misc amenities areas (5% of FSI BUA)	21,207.34 SFT	1,970.21 SQM
	d	Sub-Total For Building	4,45,354.26 SFT	41,374.42 SQM
Construction Area For Stilt & Podium				
3	a	Stilt area	17,868.24 SFT	1,660.00 SQM
	b	Podium for parking – approx. BUA 55% of plot area – 5 Nos	1,77,606.00 SFT	16,500.00 SQM
	c	Podium Tower for parking – approx. 50 cars for 10 Floors x 0 Towers	0.00 SFT	0.00 SQM
	d	Podium for Amenities – approx. BUA 55% of plot area – 1 Nos	35,521.20 SFT	3,300.00 SQM
	e	Sub-Total For Stilt & Podium	2,30,995.44 SFT	21,460.00 SQM
Construction Area For Basement				
4	a	Basement for parking – approx. BUA 60% of plot area – 1 Nos	38,750.40 SFT	3,600.00 SQM
	b	Parking Pit (assumed)	0.00 SFT	0.00 SQM
	c	Sub-Total For Basement & Pit	38,750.40 SFT	3,600.00 SQM
5	Gross construction area for cost	7,15,100.10 SFT	66,434.42 SQM	

(6) FINANCIAL VIABILITY FOR OPTION II

OPTION II – Joint Developer Redevelopment under Reg 14.8 (Urban Renewal Scheme)
Sharing policy of UDCPR NMMC for FSI 6.57

(A) EXPECTED EXPENDITURE ON THE PROJECT

Calculation for construction cost including GST of proposed building						
1	a	COC for Building	4,45,354.26 SFT	Rs. 3,600.00	Rs. 16032.75 Lakhs	
	b	COC for Stilt & Podium	2,30,995.44 SFT	Rs. 2,100.00	Rs. 4850.90 Lakhs	
	c	COC for Basement & Pit	38,750.40 SFT	Rs. 3,000.00	Rs. 1162.51 Lakhs	
	d	Cost for Elevation Features	4,45,354.26 SFT	Rs. 100.00	Rs. 445.35 Lakhs	
	e	Infrastructure Development	64,584.00 SFT	Rs. 100.00	Rs. 64.58 Lakhs	
	f	Total cost of construction				Rs. 22556.09 Lakhs
Calculation of construction cost including GST for MHADA tenements						
2	a	COC for Building	0.00 SFT	Rs. 2,400.00	Rs. 0.00 Lakhs	
	b	COC for Stilt	0.00 SFT	Rs. 2,100.00	Rs. 0.00 Lakhs	
	c	COC for Basement & Pit	0.00 SFT	Rs. 3,000.00	Rs. 0.00 Lakhs	
	d	Total cost of construction				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for commercial units – shops.						
3	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 10,000		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs

(6) FINANCIAL VIABILITY FOR OPTION II

Calculation for rent for alternate accommodation for commercial units – offices / halls.						
4	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 10,000		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for industrial units						
5	a	Rent for 1st period (12 M)	0.00 SFT	Rs. 0	12	Rs. 0.00 Lakhs
	b	Rent for 2nd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	c	Rent for 3rd period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	d	Rent for 4th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	e	Rent for 5th period (0 M)	0.00 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	g	Brokerage	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	h	Logistic / Shifting (To & Fro)	0.00 SFT	Rs. 0	1	Rs. 0.00 Lakhs
	i	Rental Agreement – SD + Reg	0 Nos	Rs. 10,000		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 0.00 Lakhs
Calculation for rent for alternate accommodation for residential units.						
6	a	Rent for 1st period (12 M)	51,725.85 SFT	Rs. 65	12	Rs. 403.46 Lakhs
	b	Rent for 2nd period (12 M)	51,725.85 SFT	Rs. 70	12	Rs. 434.50 Lakhs
	c	Rent for 3rd period (12 M)	51,725.85 SFT	Rs. 75	12	Rs. 465.53 Lakhs
	d	Rent for 4th period (12 M)	51,725.85 SFT	Rs. 80	12	Rs. 496.57 Lakhs
	e	Rent for 5th period (0 M)	51,725.85 SFT	Rs. 0	0	Rs. 0.00 Lakhs
	f	Rent during buffer period	51,725.85 SFT	Rs. 65	1	Rs. 33.62 Lakhs
	g	Brokerage	51,725.85 SFT	Rs. 65	1	Rs. 33.62 Lakhs
	h	Logistic / Shifting (To & Fro)	51,725.85 SFT	Rs. 65	1	Rs. 33.62 Lakhs
	i	Rental Agreement – SD + Reg	70 Nos	Rs. 0		Rs. 0.00 Lakhs
	j	Total Cost of Rent				Rs. 1900.92 Lakhs

(6) FINANCIAL VIABILITY FOR OPTION II

Calculation for Hardship Compensation					
7	a	Commercial units – shops	0.00 SFT	Rs. 500.00	Rs. 0.00 Lakhs
	b	Commercial units – offices / halls	0.00 SFT	Rs. 500.00	Rs. 0.00 Lakhs
	c	Industrial units	0.00 SFT	Rs. 500.00	Rs. 0.00 Lakhs
	d	Residential units	51,725.85 SFT	Rs. 500.00	Rs. 258.63 Lakhs
	e	Total Hardship Compensation			Rs. 258.63 Lakhs
8	Cost of construction	(as per above)		Rs. 22556.09 Lakhs	
9	NMMC Charges	Lump Sum based on thumb rule		Rs. 5730.00 Lakhs	
10	Ancillary Premium @ 10% + 18% GST	1,18,188.72 SFT	Rs. 732.29	Rs. 865.48 Lakhs	
11	Cost of rent to Society	(as per above)		Rs. 1900.92 Lakhs	
12	Hardship Compensation to Society	(as per above)		Rs. 258.63 Lakhs	
13	Monetary Consideration To Landlord	Lump Sum		Rs. 0.00 Lakhs	
14	Settlement For Earlier Developer	Lump Sum		Rs. 0.00 Lakhs	
15	Consultants Cost incl. GST	7,15,100.10 SFT	Rs. 180	Rs. 1287.18 Lakhs	
16	Mechanical Parking incl. GST	110 Nos	Rs. 1.0 Lakhs	Rs. 110.00 Lakhs	
17	0% Escalation of premium for SDRR	Rs. 8694 Lakhs	0.00%	Rs. 0.00 Lakhs	
18	Compensation to Garages	0 Nos	Rs. 0 Lakhs	Rs. 0.00 Lakhs	
19	Brokerage for Project	Lump Sum		Rs. 0.00 Lakhs	
20	DM Fees incl GST – NA	Lump Sum		Rs. 0.00 Lakhs	
21	Admin & Marketing @ 5%	Lump Sum		Rs. 1640.00 Lakhs	
22	Contingencies @ 5%	Lump Sum		Rs. 1640.00 Lakhs	
23	Sub-Total			Rs. 35988.30 Lakhs	

Note: Cost centres for GST, Stamp Duty & Finance Cost are variable based on percentage offered. Hence they have been considered in Sensitivity Analysis only.

We have not considered the GST for FSI, TDR, NMMC premiums, Landlord Share

We have not considered the GST for NMMC premiums

We have considered SDRR Land Rate of 2025-26 for NMMC Premiums

(7) SENSITIVITY ANALYSIS FOR OPTION II

OPTION II - Joint Developer Redevelopment under Reg 14.8 (Urban Renewal Scheme) Sharing policy of UDCPR NMMC for FSI 6.57

Sr. No.	Particulars	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6
		Addl RERA CA % proposed	115.00%	125.00%	135.00%	145.00%	155.00%
Equivalent MOFA CA %	104.76%	114.29%	123.81%	133.33%	142.86%	152.38%	
New RERA Carpet Area	1,589 SFT	1,663 SFT	1,737 SFT	1,810 SFT	1,884 SFT	1,958 SFT	
Hardship Compensation	Rs. 250/-	Rs. 500/-	Rs. 500/-	Rs. 500/-	Rs. 750/-	Rs. 750/-	
Shopping avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
1st floor offices avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Upper floor offices avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Industrial unit avg sale rate	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	Rs. 0/-	
Residential sale rate to member	Rs. 24,300/-	Rs. 25,200/-	Rs. 26,100/-	Rs. 27,000/-	Rs. 27,900/-	Rs. 28,800/-	
Residential avg sale rate	Rs. 27,000/-	Rs. 28,000/-	Rs. 29,000/-	Rs. 30,000/-	Rs. 31,000/-	Rs. 32,000/-	

(A) Area Calculations

1	New RERA carpet area incl Ancillary FSI	3,02,401.02	3,02,401.02	3,02,401.02	3,02,401.02	3,02,401.02	3,02,401.02
2	RERA CA to Landlord - NA	0.00	0.00	0.00	0.00	0.00	0.00
3	Existing CA of the Society	51,725.85	51,725.85	51,725.85	51,725.85	51,725.85	51,725.85
4	Additional RERA CA to the Society	59,484.73	64,657.31	69,829.90	75,002.48	80,175.07	85,347.65
5	RERA CA to Terraces (40%) & Garages (50%)	0.00	0.00	0.00	0.00	0.00	0.00
6	RERA CA to Landlord / Society including FCA	1,11,210.58	1,16,383.16	1,21,555.75	1,26,728.33	1,31,900.92	1,37,073.50
7	Shopping RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
8	1st floor offices RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
9	Upper floor offices RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
10	Industrial Units RERA CA for free sale	0.00	0.00	0.00	0.00	0.00	0.00
11	Residential extra RERA CA to Members for sale	0.00	0.00	0.00	0.00	0.00	0.00
12	Residential RERA carpet area for free sale	1,91,190.44	1,86,017.86	1,80,845.27	1,75,672.69	1,70,500.10	1,65,327.52

(B) Financial Calculations - Expected Expenditure On The Project

1	Cost Of Construction	Rs. 225.56 Cr.	Rs. 225.56 Cr.	Rs. 225.56 Cr.	Rs. 225.56 Cr.	Rs. 225.56 Cr.	Rs. 225.56 Cr.
2	FSI, TDR, NMMC Costs	Rs. 65.95 Cr.	Rs. 65.95 Cr.	Rs. 65.95 Cr.	Rs. 65.95 Cr.	Rs. 65.95 Cr.	Rs. 65.95 Cr.
3	Total Cost Of Rent	Rs. 19.01 Cr.	Rs. 19.01 Cr.	Rs. 19.01 Cr.	Rs. 19.01 Cr.	Rs. 19.01 Cr.	Rs. 19.01 Cr.
4	Total Cost of Hardship Compensation	Rs. 1.29 Cr.	Rs. 2.59 Cr.	Rs. 2.59 Cr.	Rs. 2.59 Cr.	Rs. 3.88 Cr.	Rs. 3.88 Cr.
5	Monetary Consideration To Landlord	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
6	Settlement of Earlier Developer	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
7	Consultants Cost	Rs. 12.87 Cr.	Rs. 12.87 Cr.	Rs. 12.87 Cr.	Rs. 12.87 Cr.	Rs. 12.87 Cr.	Rs. 12.87 Cr.
8	Total Cost of Mechanical Parking	Rs. 1.10 Cr.	Rs. 1.10 Cr.	Rs. 1.10 Cr.	Rs. 1.10 Cr.	Rs. 1.10 Cr.	Rs. 1.10 Cr.
9	0% Escalation of premium for SDRR	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
10	Compensation to Garages	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.
11	Admin, Mktg & Contingencies etc	Rs. 32.80 Cr.	Rs. 32.80 Cr.	Rs. 32.80 Cr.	Rs. 32.80 Cr.	Rs. 32.80 Cr.	Rs. 32.80 Cr.
12	Stamp duty & registration for all legal docs	Rs. 7.38 Cr.	Rs. 7.88 Cr.	Rs. 8.34 Cr.	Rs. 8.84 Cr.	Rs. 9.35 Cr.	Rs. 9.80 Cr.
13	5% GST on Rehab SDRR Mkt Rate, Corpus, Rent	Rs. 10.75 Cr.	Rs. 11.26 Cr.	Rs. 11.71 Cr.	Rs. 12.17 Cr.	Rs. 12.68 Cr.	Rs. 13.13 Cr.
14	Sub-Total	Rs. 376.71 Cr.	Rs. 379.02 Cr.	Rs. 379.93 Cr.	Rs. 380.89 Cr.	Rs. 383.20 Cr.	Rs. 384.10 Cr.
15	Finance Cost (15% for 48 M) + NMMC Interest	Rs. 40.89 Cr.	Rs. 42.09 Cr.	Rs. 42.09 Cr.	Rs. 42.09 Cr.	Rs. 43.29 Cr.	Rs. 43.29 Cr.
16	Total estimated cost of the project	Rs. 417.60 Cr.	Rs. 421.11 Cr.	Rs. 422.02 Cr.	Rs. 422.98 Cr.	Rs. 426.49 Cr.	Rs. 427.39 Cr.
17	Cost of project per SFT on saleable area	Rs. 21,843/-	Rs. 22,639/-	Rs. 23,336/-	Rs. 24,078/-	Rs. 25,015/-	Rs. 25,852/-
18	Approx. Seed Capital	Rs. 67.00 Cr.	Rs. 69.00 Cr.	Rs. 69.00 Cr.	Rs. 69.00 Cr.	Rs. 71.00 Cr.	Rs. 71.00 Cr.

(C) Financial Calculations - Expected Revenue And Profit From The Project

1	Value of shopping	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
2	Value of 1st floor offices	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
3	Value of upper floor offices	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
4	Value of industrial garas	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
5	Value of extra CA to members @ 10% discount	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
6	Gross receipts for sale	Rs. 516.21 Cr.	Rs. 520.85 Cr.	Rs. 524.45 Cr.	Rs. 527.02 Cr.	Rs. 528.55 Cr.	Rs. 529.05 Cr.	
7	Value of parking @ Rs. 8.5 Lakhs	Rs. 30.09 Cr.	Rs. 29.24 Cr.	Rs. 28.48 Cr.	Rs. 27.63 Cr.	Rs. 26.78 Cr.	Rs. 26.01 Cr.	
8	Revenue from Sale of TDR	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	Rs. 0.00 Cr.	
9	Expected gross sale value	Rs. 546.30 Cr.	Rs. 550.09 Cr.	Rs. 552.93 Cr.	Rs. 554.65 Cr.	Rs. 555.33 Cr.	Rs. 555.06 Cr.	
10	Less brokerage on sale value @ 3%	Rs. 16.39 Cr.	Rs. 16.50 Cr.	Rs. 16.59 Cr.	Rs. 16.64 Cr.	Rs. 16.66 Cr.	Rs. 16.65 Cr.	
11	Net Revenue From the Project	Rs. 529.91 Cr.	Rs. 533.59 Cr.	Rs. 536.34 Cr.	Rs. 538.01 Cr.	Rs. 538.67 Cr.	Rs. 538.41 Cr.	
12	Less total cost of the Project	Rs. 417.60 Cr.	Rs. 421.11 Cr.	Rs. 422.02 Cr.	Rs. 422.98 Cr.	Rs. 426.49 Cr.	Rs. 427.39 Cr.	
13	Net Profit from project over const period	Rs. 112.31 Cr.	Rs. 112.48 Cr.	Rs. 114.32 Cr.	Rs. 115.03 Cr.	Rs. 112.18 Cr.	Rs. 111.02 Cr.	
14	Net Profit per SFT on Saleable area	Rs. 5,874/-	Rs. 6,046/-	Rs. 6,321/-	Rs. 6,547/-	Rs. 6,579/-	Rs. 6,715/-	
15	Returns on the project	Total returns on revenue	21.19%	21.08%	21.31%	21.38%	20.83%	20.62%
		Total returns on total cost	26.89%	26.71%	27.09%	27.20%	26.30%	25.98%
		Yearly returns on total cost	7.68%	7.63%	7.74%	7.77%	7.52%	7.42%
		Total returns on seed capital	167.63%	163.01%	165.68%	166.71%	158.00%	156.37%

(8) CONCLUSIONS AND OUR RECOMMENDATIONS

Looking to the financial viability report and by considering the prevailing market condition, the redevelopment of Sharayu CHSL is viable with very very thin margins

Our recommendations have been detailed below.

OPTION I – Developer Redevelopment under Reg 10.10.2 Sharing policy of UDCPR NMMC for FSI 4.88

The new layout / building is expected to be stilt floor for parking, 4 Podiums for parking, 1 podium for amenities, and 25 to 27 upper floors

1	a	Additional RERA percentage to existing units	95.00%	to	110.00%
	b	New RERA CA	1,441 SFT	to	1,552 SFT
	c	Hardship Compensation per SFT of existing carpet area for residential units	Rs. 250/-	to	Rs. 500/-

OPTION II – Joint Developer Redevelopment under Reg 14.8 (Urban Renewal Scheme) Sharing policy of UDCPR NMMC for FSI 6.57

2	a	Additional RERA carpet area to existing units	125.00%	to	155.00%
	b	New RERA CA	1,663 SFT	to	1,884 SFT
	c	Hardship Compensation per SFT of existing carpet area for Residential units	Rs. 500/-	to	Rs. 750/-

We have assumed that there shall be joint development for applicability of the scheme

3 Depending on the Govt. / NMMC policies, brand value, market conditions, etc. the cost centres and sale rate for new premises may vary. Hence, depending on various scenarios, the Projected Additional Carpet Area And Hardship Compensation shall vary.
Accordingly, we have provided 6 scenarios in Sensitivity Analysis based on various sale rates for new premises as noted above to assess the probable benefits to members.

4	Projected 'Construction Period', 'Grace Period', and 'LD period'	(1) 'Construction Period' – 42 months.	42 Months
		(2) 'Grace Period' – 06 months.	
		(3) 'LD Period' – 06 months.	

(8) CONCLUSIONS AND OUR RECOMMENDATIONS

Rent For 'Construction Period'			
5	c	For Residential Units	Rs. 65/- per SFT for 1st period (12 M)
			Rs. 70/- per SFT for 2nd period (12 M)
			Rs. 75/- per SFT for 3rd period (12 M)
			Rs. 80/- per SFT for 4th period (6 M)
d	Buffer, Brokerage, Logistics etc.	1 months rent for Brokerage charges	
		1 months rent for Logistics / shifting – to & fro	
6	Parkings		100 Nos
7	User to be permitted for free sale area	<p>(1) Only residential user shall be permitted for free sale area as per respective Option.</p> <p>(2) No commercial user, institutional user, educational user, industrial user, or any other user shall be permitted for free sale area.</p> <p>(3) It shall not be permissible to construct, allot or sell any religious structures</p>	
8	Payment of Rent till offer of possession to Members by selected Developer	The Rent shall be continued to paid until the possession of the permanent alternate accommodation is offered to members / Society along with Full OC along with ready flats for possession and occupation and installation of all amenities and essential services such as domestic water supply, electric supply, gas connection, WC working and lift installation along with operation permission and no major civil work pending in the entire building.	
9	Payment Of Stamp Duty & Registration	For OPTION I, Stamp duty & registration cost to be paid by the Developer on all legal documents related to redevelopment including Development agreement, Limited power of attorney & Permanent Alternate Accommodation Agreement	
		For OPTION II, Stamp duty & registration cost to be paid by the Developer on all legal documents related to redevelopment including Development agreement, Limited power of attorney & Permanent Alternate Accommodation Agreement	
10	Payment Of GST	For OPTION I, GST to be paid by the Developer on all legal documents related to redevelopment including Development agreement, Limited power of attorney & Permanent Alternate Accommodation Agreement	
		For OPTION II, GST to be paid by the Developer on all legal documents related to redevelopment including Development agreement, Limited power of attorney & Permanent Alternate Accommodation Agreement	

(8) CONCLUSIONS AND OUR RECOMMENDATIONS

	Note:
11	a 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 surplus generated is computed by assuming prevailing market rate for new premises.
	b This Project Feasibility Report is based on UDCPR, present market condition, prevailing cost of construction, cost of FSI, etc and assumptions made as stated herein. Any material change in these conditions or change in Govt. / NMMC policies may change the feasibility of the project.
	c The recommendations, appraisal, technical, financial, sensitivity calculations made in this project report shall be valid for a period of three months only from the date of issue subject to no material change in present market conditions, and Govt. / NMMC policies.
11	d The PMC makes possible efforts to ensure that the data provided herein is as per sources as available to its office, and as stated time to time wherever possible. Any error, omission or inadmissibility on account of source information is not the liability of the PMC. All the above are completely applicable to this document, irrespective of anything written anywhere else.
	e This Project Feasibility Report is intended to check the Viability of the Project and suggest a probable benefits to existing members. This Project Feasibility Report is not an actual offer.
Thanking You,	
For Dilip Sanghvi Consultants	
Sagar Dilip Sanghvi	
Principal Architect	
CA/2008/42920	