

UPMC/25/135/EL/KL/S-1

Date: -04/06/2025

To,
The Secretary/ Chairman
Panchavati Co-Operative Housing Society Ltd.,
KL-6(A), Condominium. No.-26, Sector - 1,
Kalamboli, Navi Mumbai- 410 218.

Subject: Submission of Feasibility Study for Redevelopment.


Dear Sir/ Madam,

We are pleased to submit the Feasibility Report for the proposed redevelopment of Panchavati Co-operative Housing Society.

We kindly request you to review the report for further discussion.


Thanking You,

Yours Faithfully,
For UNIQUE PMC LLP


Himesh Limbani
Partner
Managing Director
UNIQUE PMC LLP

Attachment - 4 nos




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FEASIBILITY STUDY REPORT

PROPOSED REDEVELOPMENT

OF

PANCHAVATI CO-OP HOUSING SOCIETY

ON KL - 6 (A),

CONDOMINIUM NO. - 26,

SECTOR - 1, KALAMBOLI,

NAVI MUMBAI - 410 218

PROJECT OVERVIEW

The Panchavati Co-Op Housing Society, located at KL - 6(A), Condominium No. 26, Sector-1, Kalamboli, Navi Mumbai - 410 218, comprising of 80 Residential Units across Five Buildings 1 To 5 on a Plot Area of 4,205.22m². These buildings were originally constructed by CIDCO in the year 1989-90, as per the Declaration registered with the authority, and have since served as an integral part of the residential landscape in the region.

In recent years, the Housing Society has expressed its intent to **Undertake Redevelopment** of the existing buildings. The plan involves the **Demolition of Old Structures** and construction of **New Residential Buildings**, providing **Modern Apartments to Existing Members**, while leveraging the permissible **FSI under the Prevailing Redevelopment Policy** to generate additional sale units. This approach aims to optimize land use, improve infrastructure, and provide enhanced lifestyle benefits to existing occupants.

As per the applicable regulatory framework, the **Redevelopment of Aging or Unsafe Buildings** within CIDCO-developed housing schemes—including EWS, LIG, MIG, and HIG tenements—is permitted under **Regulation 10.10.2 of UDCPR 2020**, along with other relevant guidelines. These provisions enable the safe and planned regeneration of aging infrastructure in alignment with current planning norms and safety standards.

Acting on instructions from the Co-operative Housing Society, we have undertaken a detailed study, including **on-site inspection** of the existing structures, to assess their current condition and redevelopment potential. This report presents our findings and outlines the **technical and financial feasibility** of the proposed redevelopment.

The report is structured in two parts:

- **Part - I - GENERAL OVERVIEW**

- **Part - II - FEASIBILITY STUDY**

PART - I - GENERAL OVERVIEW

A) Redevelopment Concept and Process

Redevelopment refers to the demolition of existing structures and reconstruction of new buildings that conform to modern architectural and planning standards, while utilizing additional FSI (Floor Space Index) permissible under the latest Development Control Regulations (DCR), particularly UDCPR-2020.

The Co-operative Housing Society is empowered to initiate Redevelopment by passing a resolution approved by a majority of its members and can proceed with the **Appointment of a Developer** through a legally compliant **Tendering and Selection process**. Upon finalization, a **Development Agreement** is executed between the Association and the selected Developer.

Need for Redevelopment

1. Structural Deterioration:

The buildings, over 30 years old, have deteriorated significantly due to age, leading to structural vulnerabilities, frequent repair needs, and compromised safety.

2. Financial Constraints:

The Apartment Owners Association lacks the necessary financial resources to undertake the substantial repairs now required to sustain the buildings.

3. Evolving Member Needs:

The current apartment layouts are outdated and do not meet the growing space and functional requirements of modern families.

Drawbacks of Existing Buildings

- Chronic water leakage from structural cracks and tanks
- Absence of lifts, impacting elderly and differently-abled residents
- Lack of proper entrance lobbies and common areas
- Poorly designed, small, and irregular rooms
- No attached bathrooms; outdated plumbing and electrical systems
- Insufficient ventilation and lighting
- No dedicated facilities for security, cleaning, or pump operations
- Inadequate amenities (e.g., gym, clubhouse, office space)
- Decreased resale value due to dilapidated condition

- Buildings not compliant with current earthquake-resistance norms
- Poor stormwater drainage; ground level below road level causing flooding

B) Benefits of Redevelopment

1. New Homes Free of Cost:

Existing members receive brand new flats at no cost, resulting in a substantial enhancement in property value.

2. Alternate Accommodation:

Members are provided with rental compensation or alternate homes during the construction period.

3. Structurally Safe & Durable:

New buildings will be earthquake-resistant and designed to modern standards, ensuring safety and longevity.

4. Modern Architecture & Amenities:

Aesthetic building elevations, enhanced layouts, and amenities such as lifts, entrance lobbies, fitness centres, and society offices.

5. Advanced Infrastructure:

Facilities like CCTV, piped gas, stormwater drainage, rainwater harvesting, fire-fighting systems, and more.

6. Recurring Society Maintenance Cost:

Redevelopment eliminates the need for costly, recurring repairs.

7. Recreational & Lifestyle Facilities:

Opportunity to add clubhouses, landscaped gardens, and activity rooms if plot size permits.

8. Better Living Standards:

Improved space planning, enhanced privacy, and integration of modern services for residents.

9. Future-Proofing the Community:

Resolves issues now, ensuring the next generation inherits modern, safe, and valuable living spaces.

C) Drawbacks of Redevelopment

1. Temporary Relocation:

Members must vacate for approx. 36–42 months and adjust to temporary housing.

2. Logistical Challenges:

Shifting household items, furniture, and adapting to a new locality may cause inconvenience.

3. Accessibility Issues:

Rented premises may be located far from existing workplaces, schools, or transport hubs.

4. Adjustment Period:

Emotional, social, and practical challenges in adapting to temporary living arrangements.

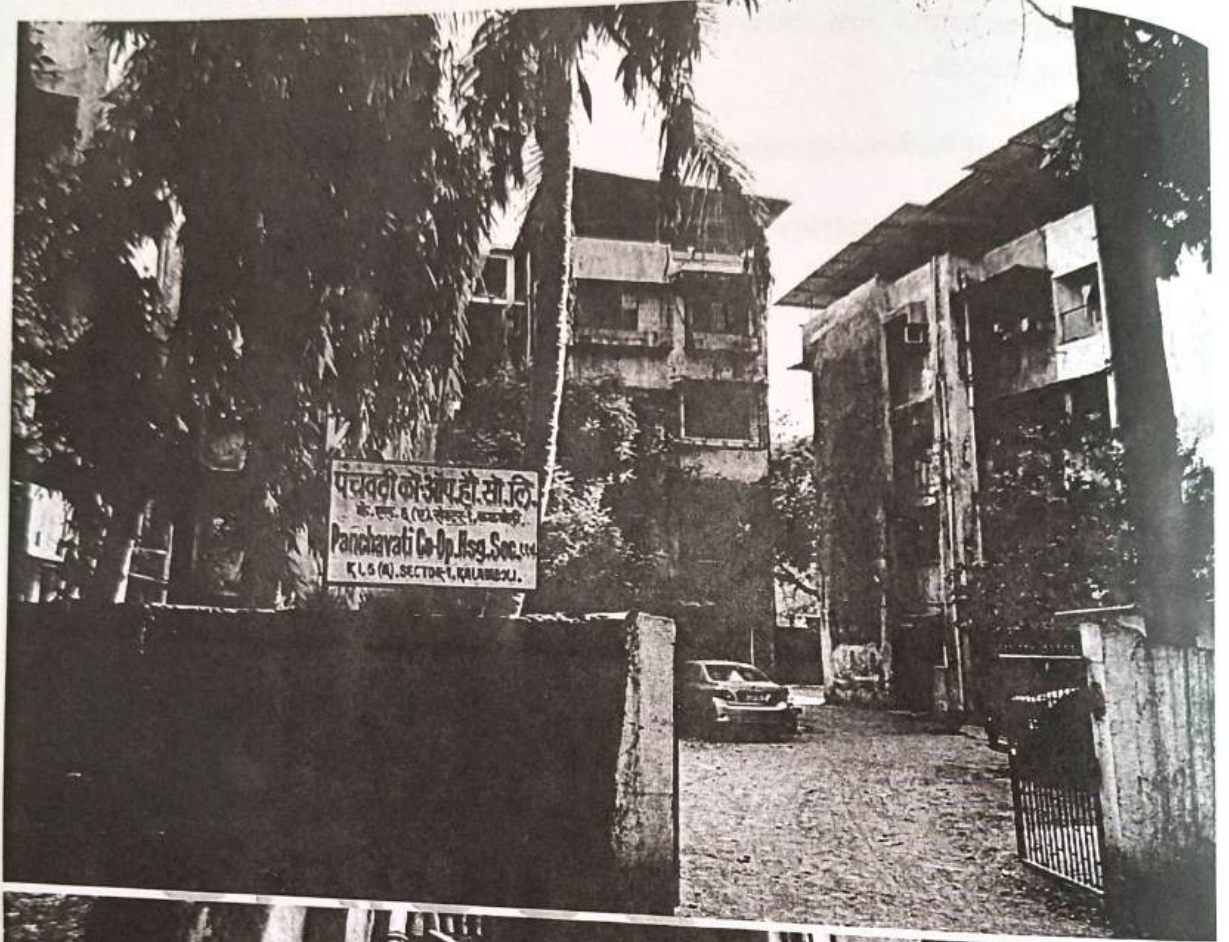
5. Higher Society Maintenance Expenses:

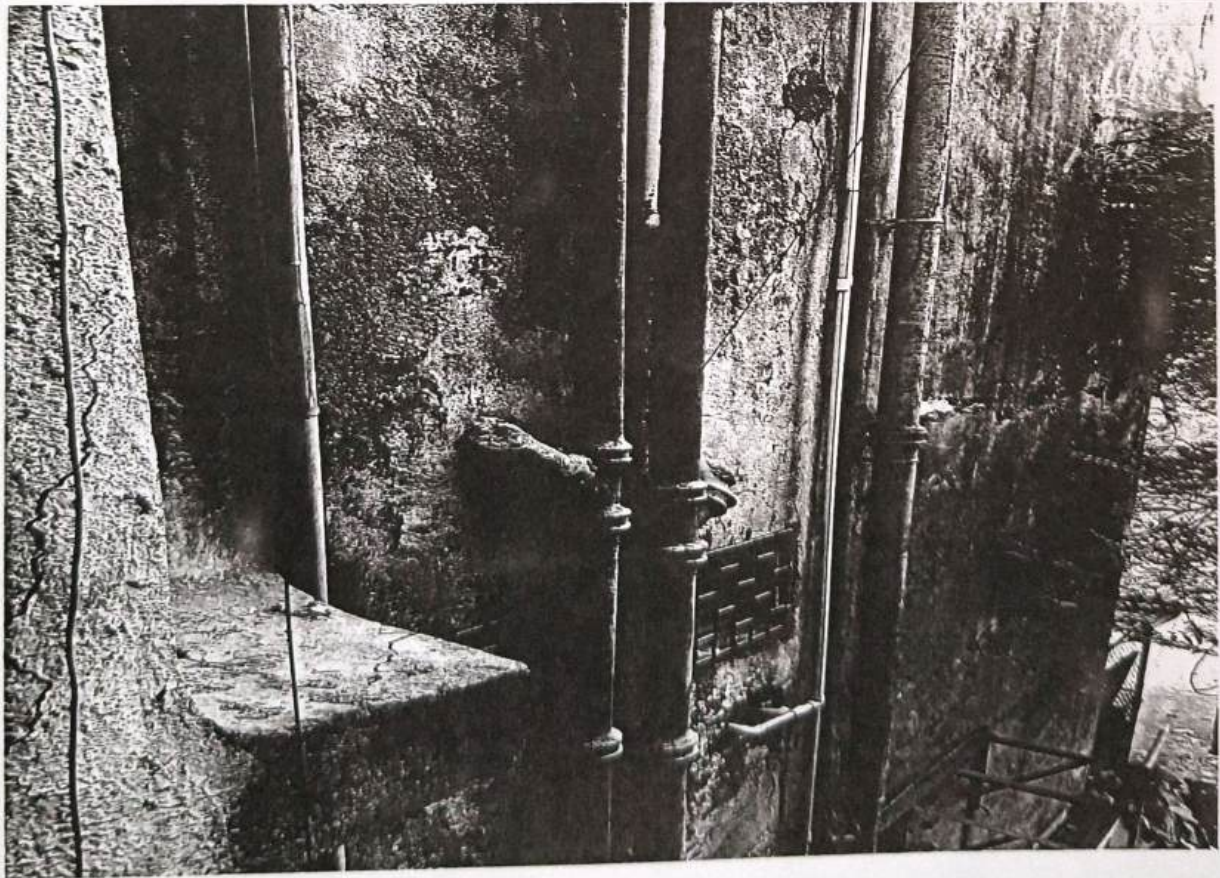
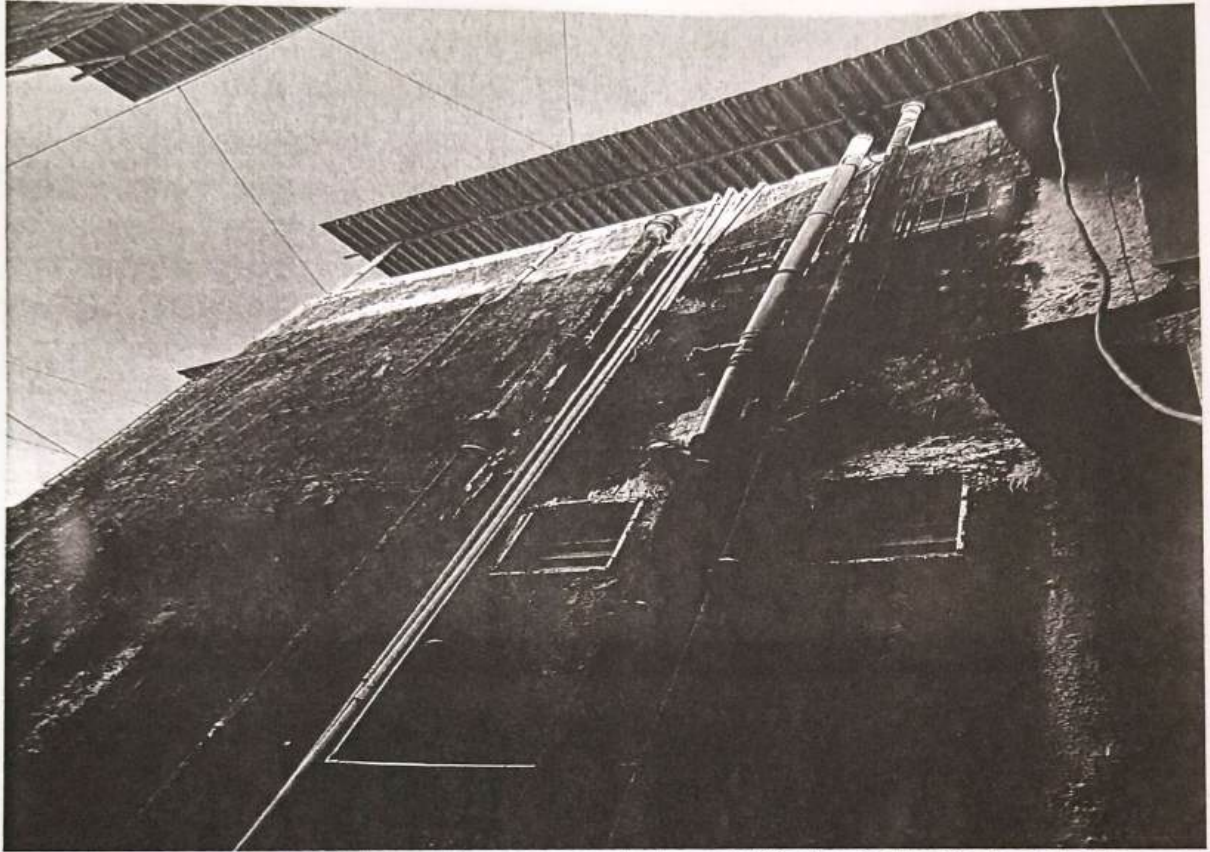
More amenities mean higher society expenses—maintenance, staff salaries, and property taxes.

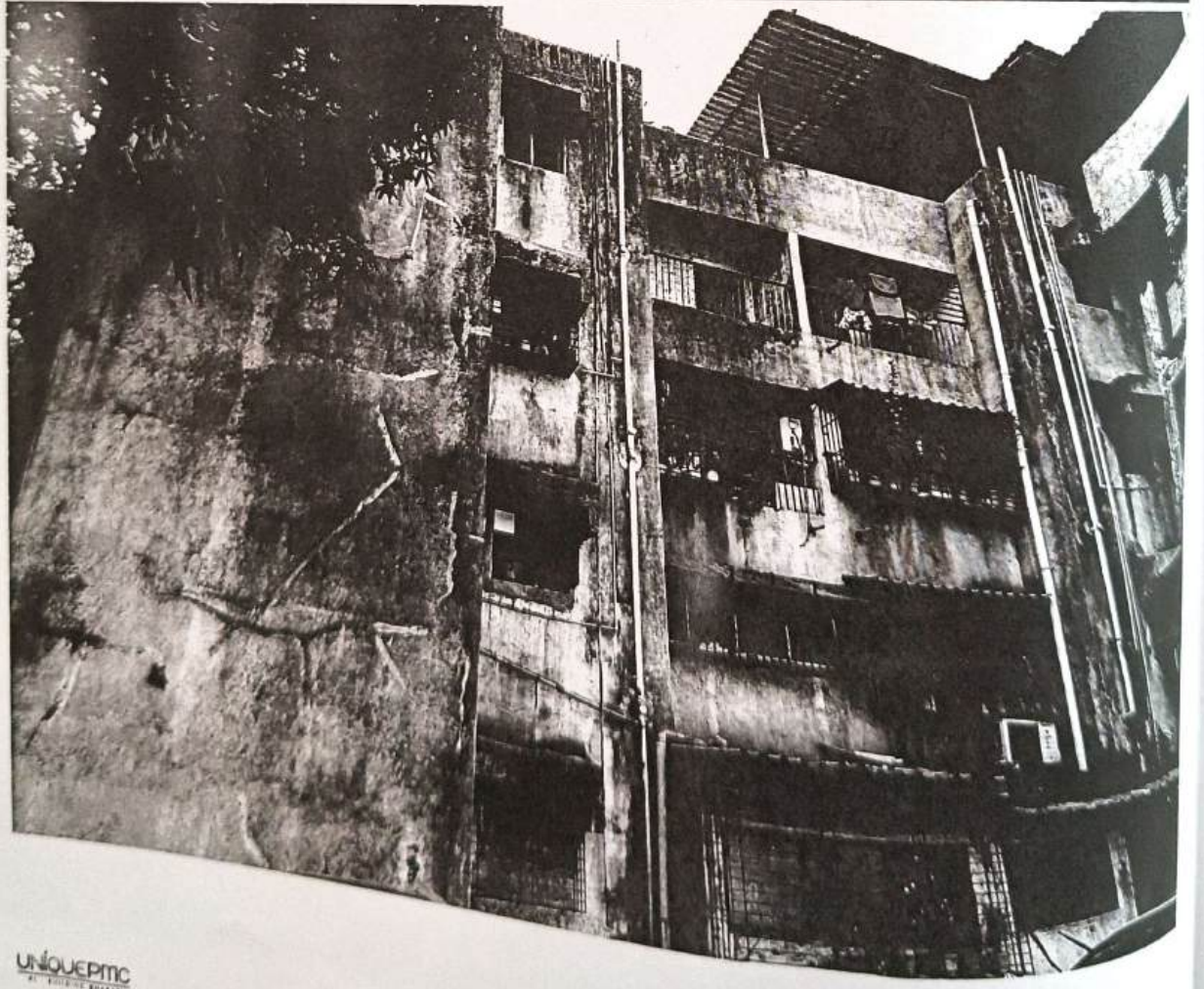
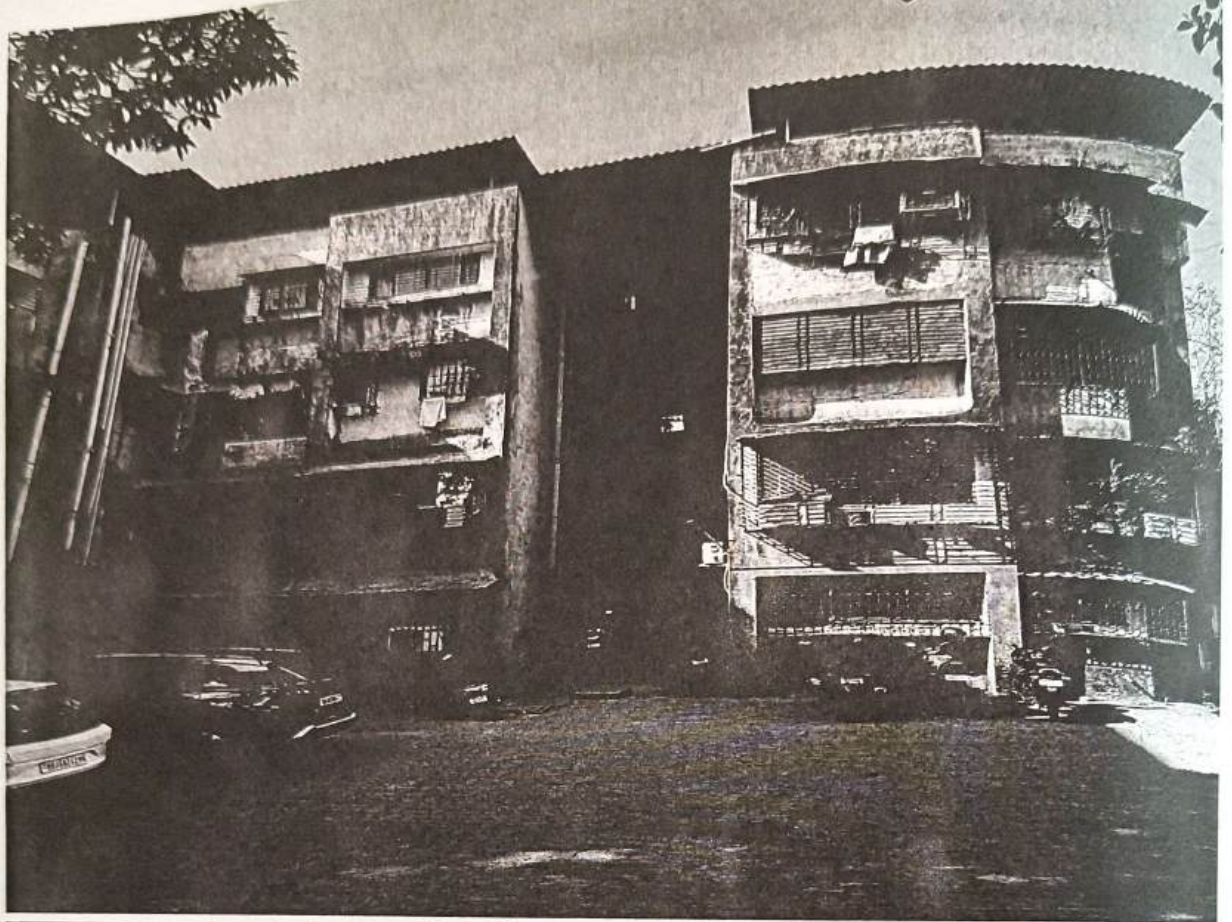
6. Increase in Tenants Post-Project:

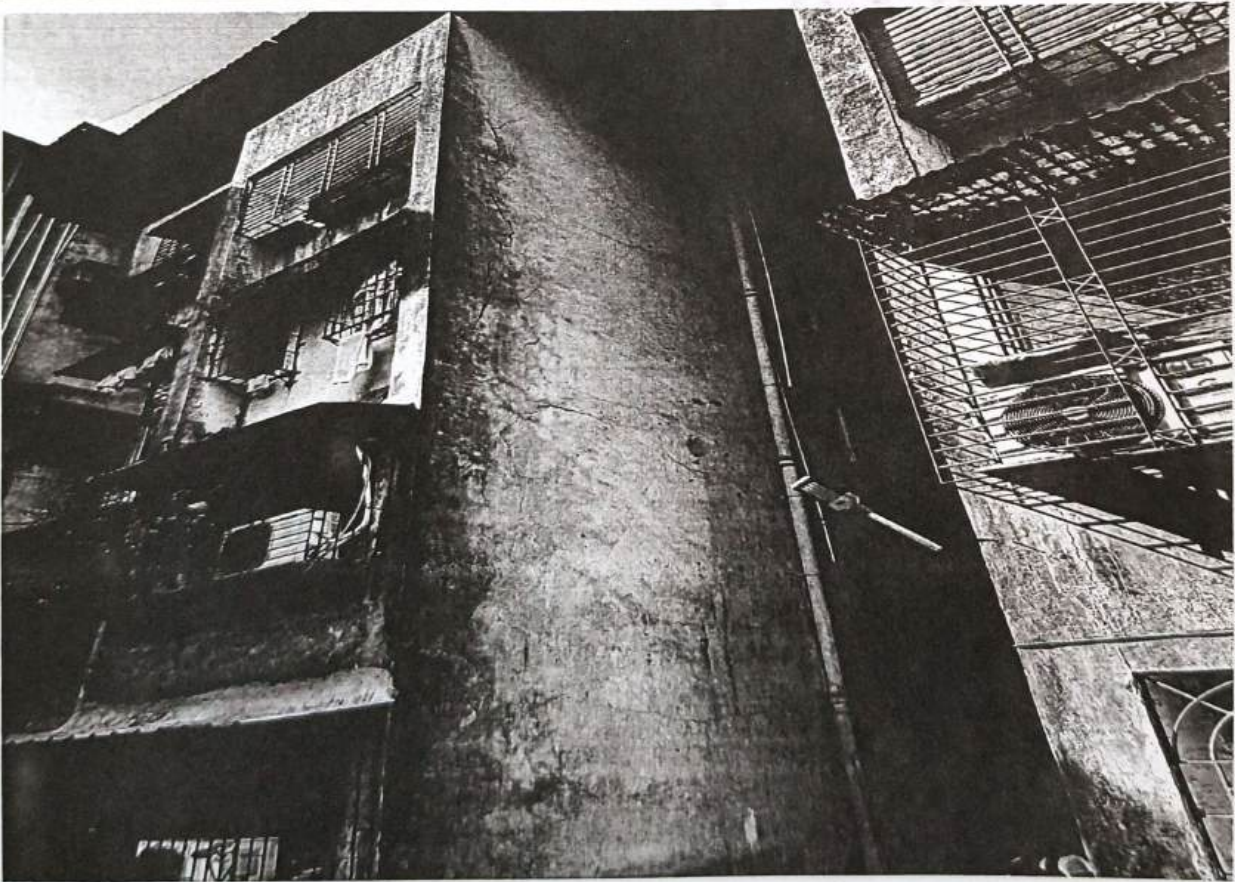
With sale flats being constructed, the number of residents will increase, requiring social and operational integration with new members.

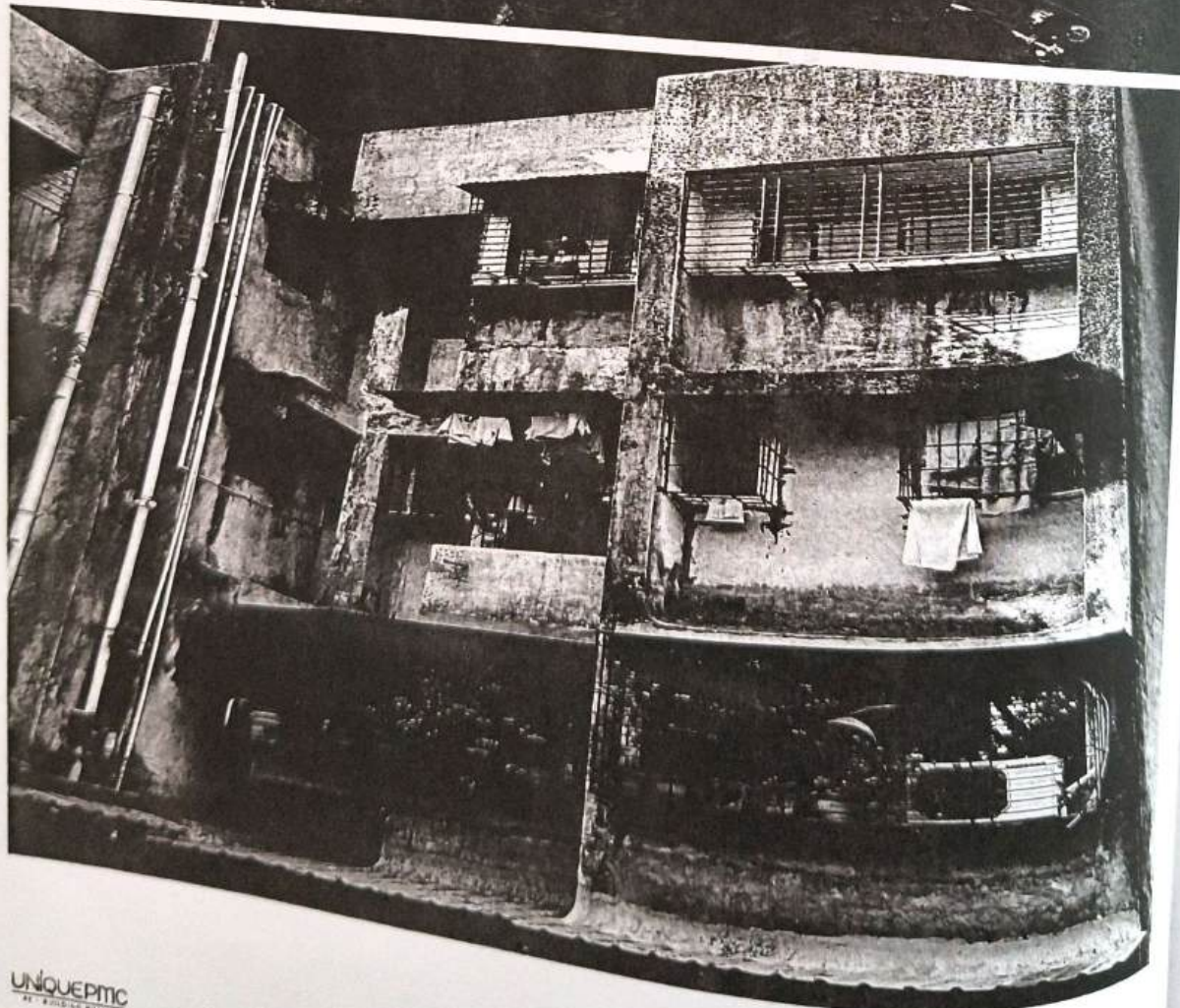
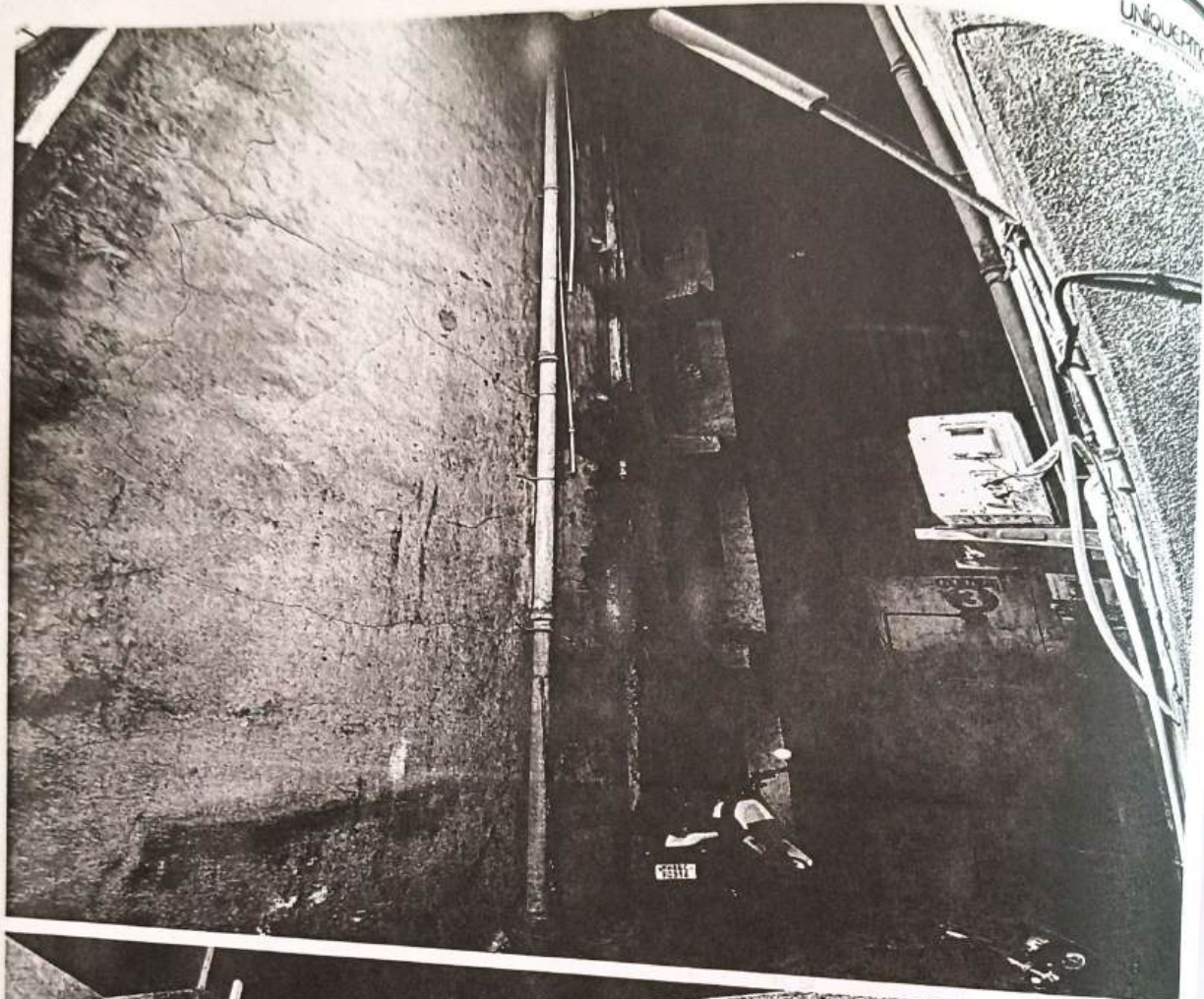
DILAPIDATED CONDITION OF SOCIETY



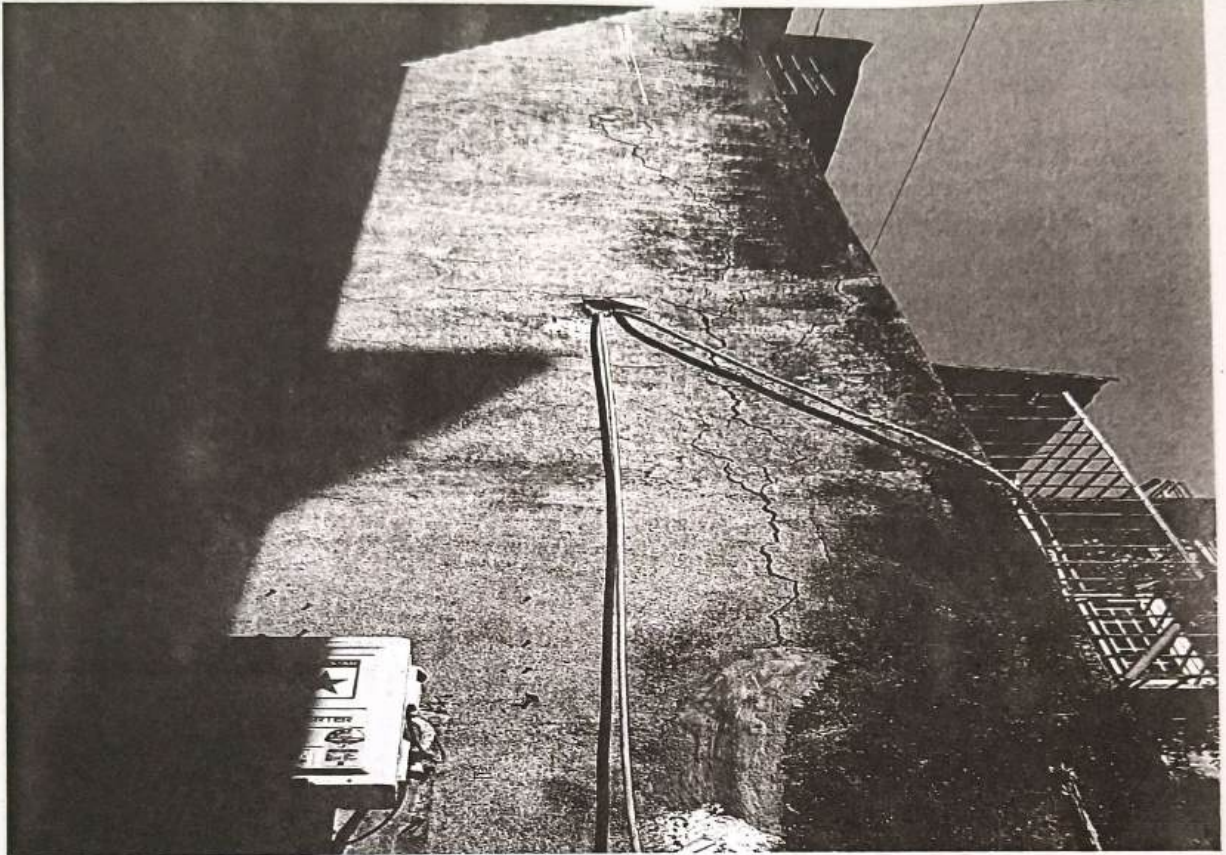




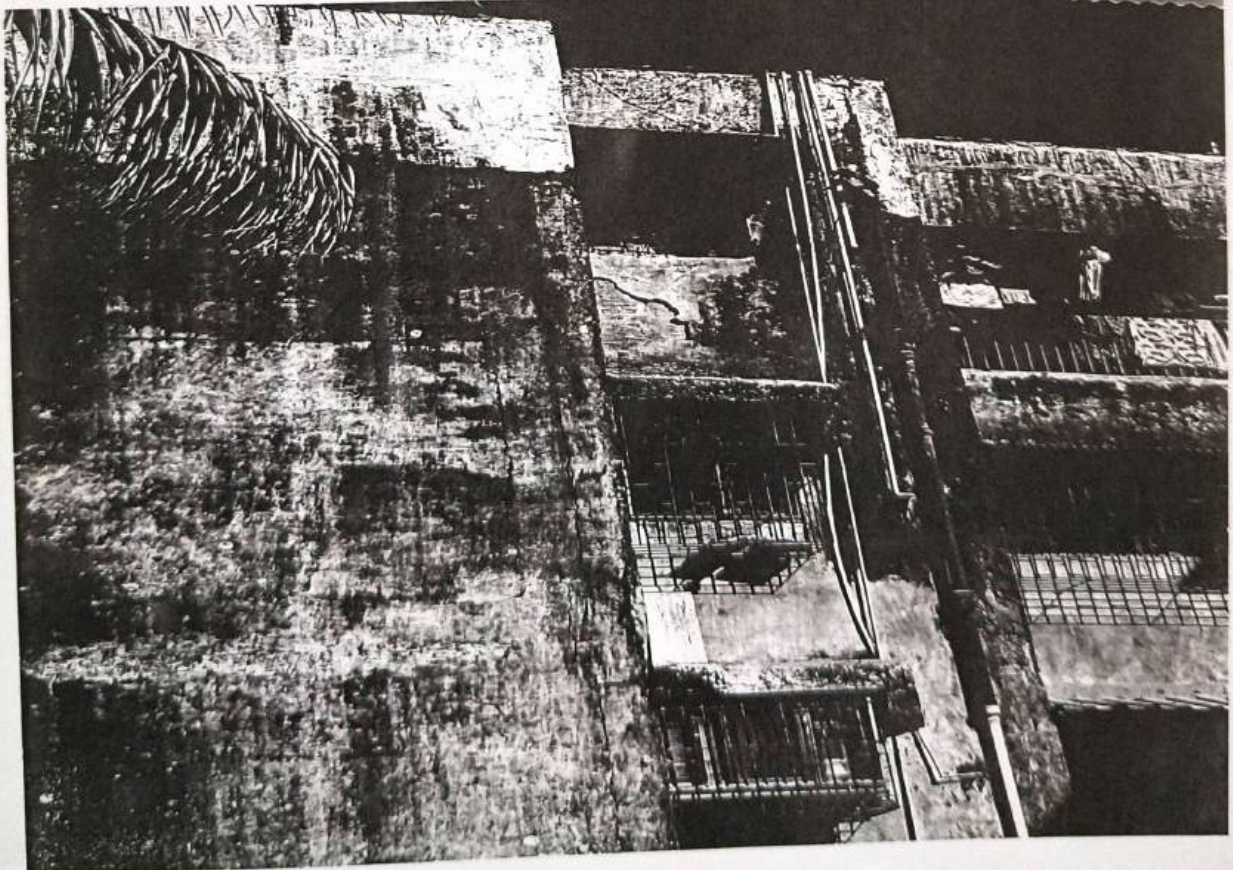


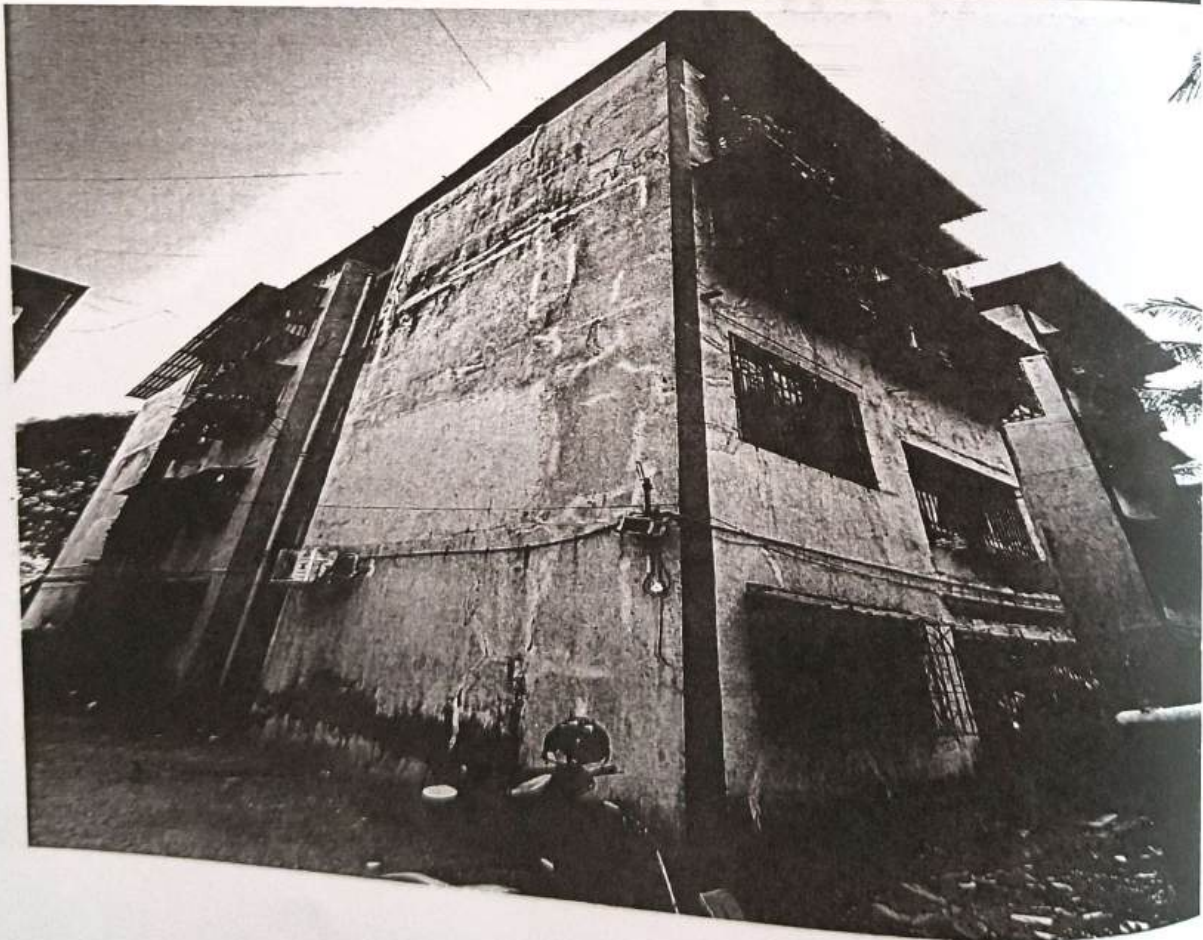


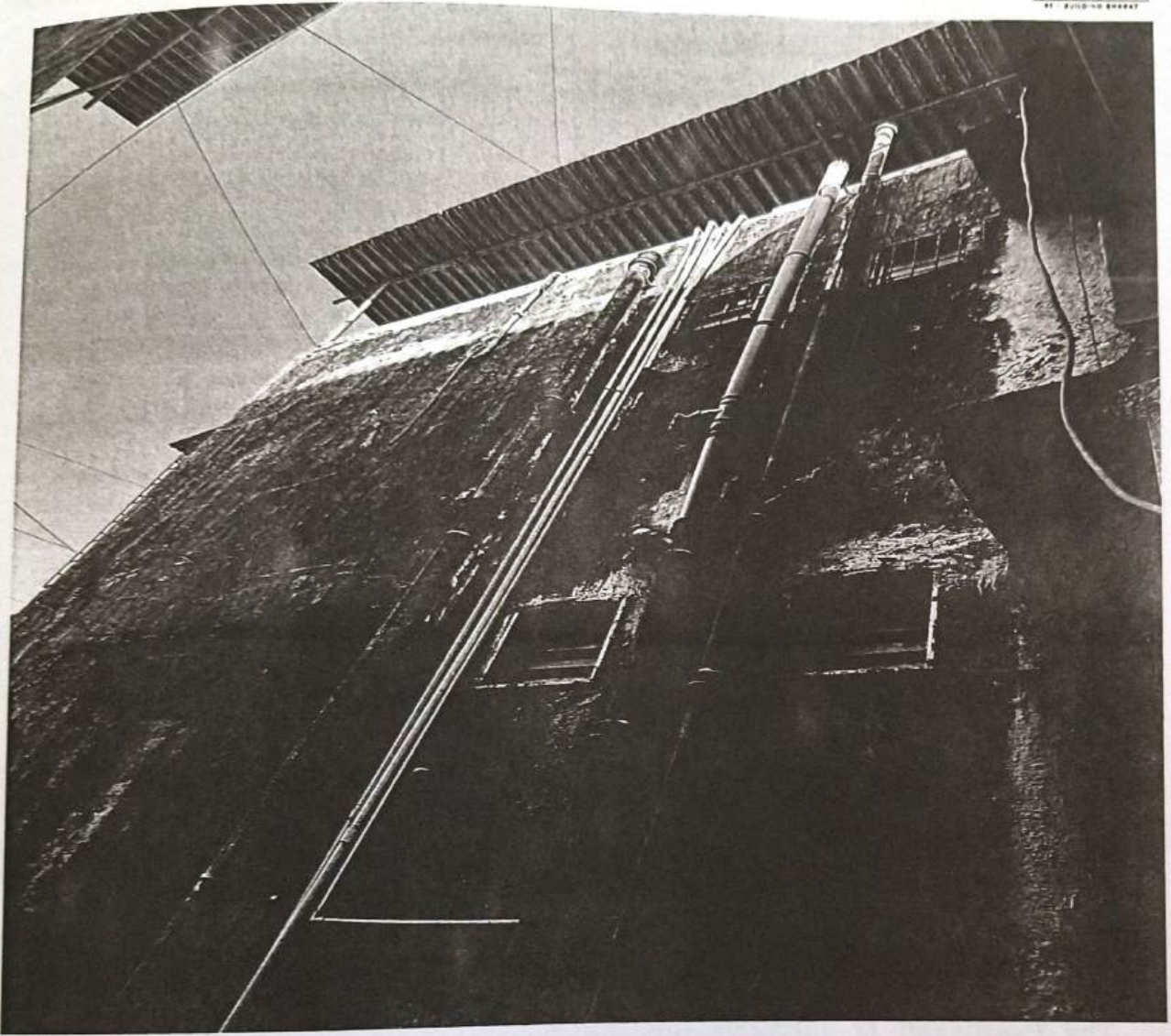
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BY BUILDING MARKET



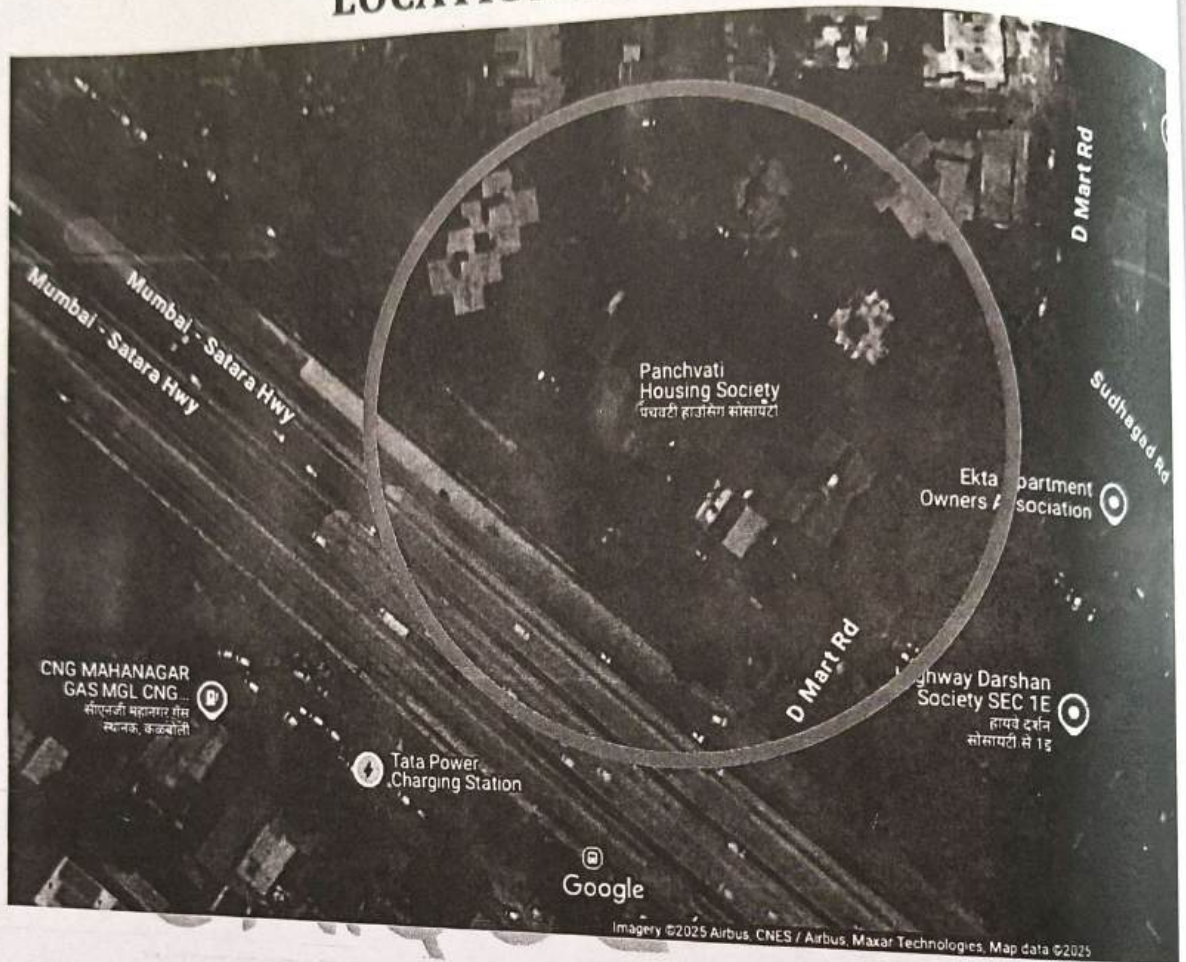








LOCATION OVERVIEW



Address: KL - 6(A), Condominium No. 26, Sector- 1, Kalambooli, Navi Mumbai

The **Panchavati Co-operative Housing Society** is strategically situated in Sector-1, Kalambooli, a well-established and strategically located neighbourhood in Navi Mumbai, Maharashtra. This area is renowned for its excellent connectivity, and a balanced mix of Residential and Commercial Developments.

Healthcare Facilities

KL6 Panchavati Society benefits from proximity to several reputable healthcare centre's:

- **Shree Sai Multi speciality Hospital**

Located in Kamothe, this 30-bed facility offers services in paediatrics, ophthalmology, general surgery, orthopaedics, and gynaecology.

- **Panacea Hospital**

Situated in Panvel, it provides comprehensive medical services.

- **Shreyash Orthopaedic and Maternity Hospital**

Located in New Panvel, specializing in orthopaedics and maternity care.

Educational Institutions

The area is well-equipped with educational institutions catering to various age groups:

- **St. Joseph's High School and Junior College**

A well-established institution in Panvel.

- **MES Public School**

Located in Kalamboli, offering primary education.

- **Kidsland Pre School**

A preschool in Kalamboli, focusing on early childhood education.

- **KLE Society's Law College**

Situated in Sector 1, Kalamboli, providing legal education.

- These institutions provide comprehensive educational options from preschool to higher education.

Connectivity and Transportation

KL6 Panchavati Society boasts excellent connectivity:

- **Roadways**

Located at the junction of major highways including the Sion-Panvel Highway, NH 48, NH 66, and the Mumbai-Pune Expressway, facilitating easy road travel.

- **Railways**

Proximity to several railway stations

- **Kalamboli Railway Station**

Part of the Vasai Road-Diva-Panvel route

- **Mansarovar Railway Station**

Approximately 3.5 km away.

- **Khandeshwar Railway Station**

Approximately 3.9 km away.

- **Panvel Railway Station**

Approximately 6.5 km away.

- **Bus Services**

NMMT, BEST, KDMT, and MSRTC buses connect Kalamboli to various parts of Navi Mumbai and Mumbai.

- **Metro**

Future plans include three metro stations in Kalamboli as part of Navi Mumbai Metro's Phase II, enhancing connectivity.

- This robust transportation network ensures seamless travel for residents.

Shopping and Amenities

Residents have access to a variety of shopping and recreational options:

- **D-Mart Kalamboli**

A popular retail store offering a wide range of products.

- **Daily Needs**

Popular grocery store with fulfilling extensive needs of family.

- **Navi Mumbai Police Head Quarters**

One of the Major Police headquarters in Navi Mumbai.

- **Orion Mall Panvel**

A shopping mall featuring various retail outlets and entertainment options.

- **Local Markets**

Numerous local shops and markets cater to daily needs.

- These amenities contribute to a convenient and comfortable lifestyle.

Recreational Spaces

The area offers several recreational spots:

- **Sagar Vihar Garden**

A scenic waterfront garden ideal for relaxation.

- **Pandavkada Waterfalls**

A natural waterfall located nearby, popular among tourists and locals.

- **Kharghar Hills**

Offers trekking opportunities and panoramic views. These spaces provide residents with options for outdoor activities and leisure.

Navi Mumbai International Airport

The upcoming Navi Mumbai International Airport (NMIA) is a significant infrastructure development:

- **Location**

Situated in Ulwe, Navi Mumbai, approximately 10-15 minutes from Kalamboli via the upcoming 28-kilometer road starting from Palaspe near Panvel.

- **Connectivity**

The airport will feature multimodal connectivity, including road, metro rail, suburban railways, and water transport.

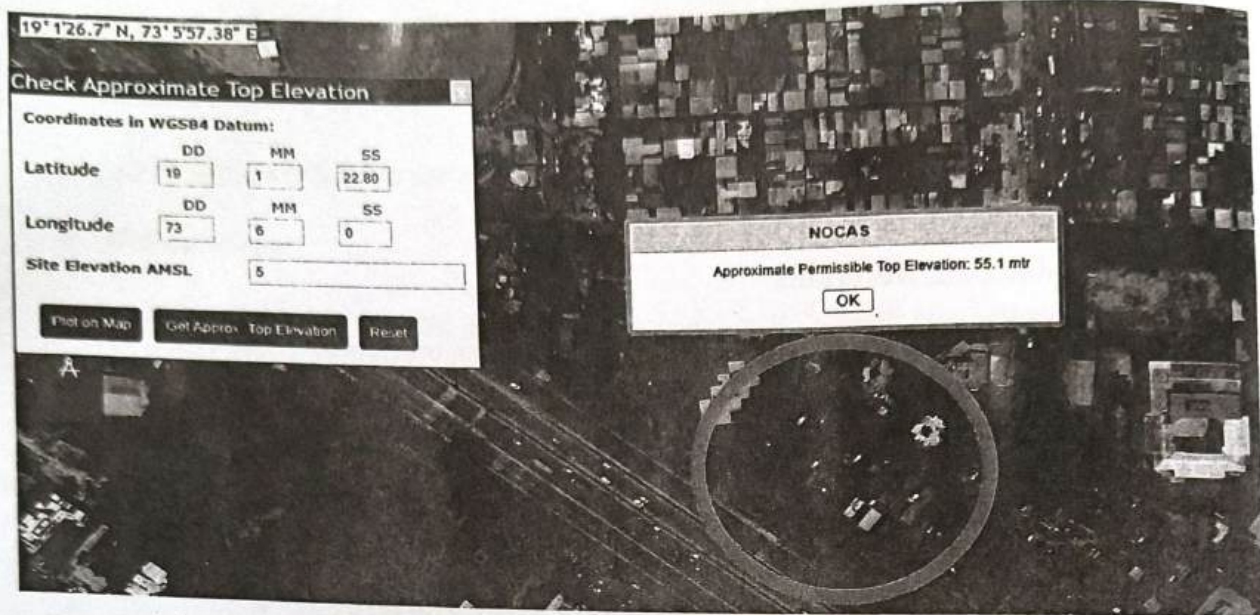
- **Operational Date**

Expected to commence operations in August 2025.

- The proximity to NMIA is poised to enhance the area's attractiveness for residents and investors alike.

In summary, KL6 Panchavati Society in Kalamboli offers a well-rounded living experience with robust healthcare, educational institutions, connectivity, shopping, and recreational options. The upcoming Navi Mumbai International Airport further augments its appeal, making it a promising location for residential investment.

AIRPORT HEIGHT CLEARANCE (NOCAS) ANALYSIS

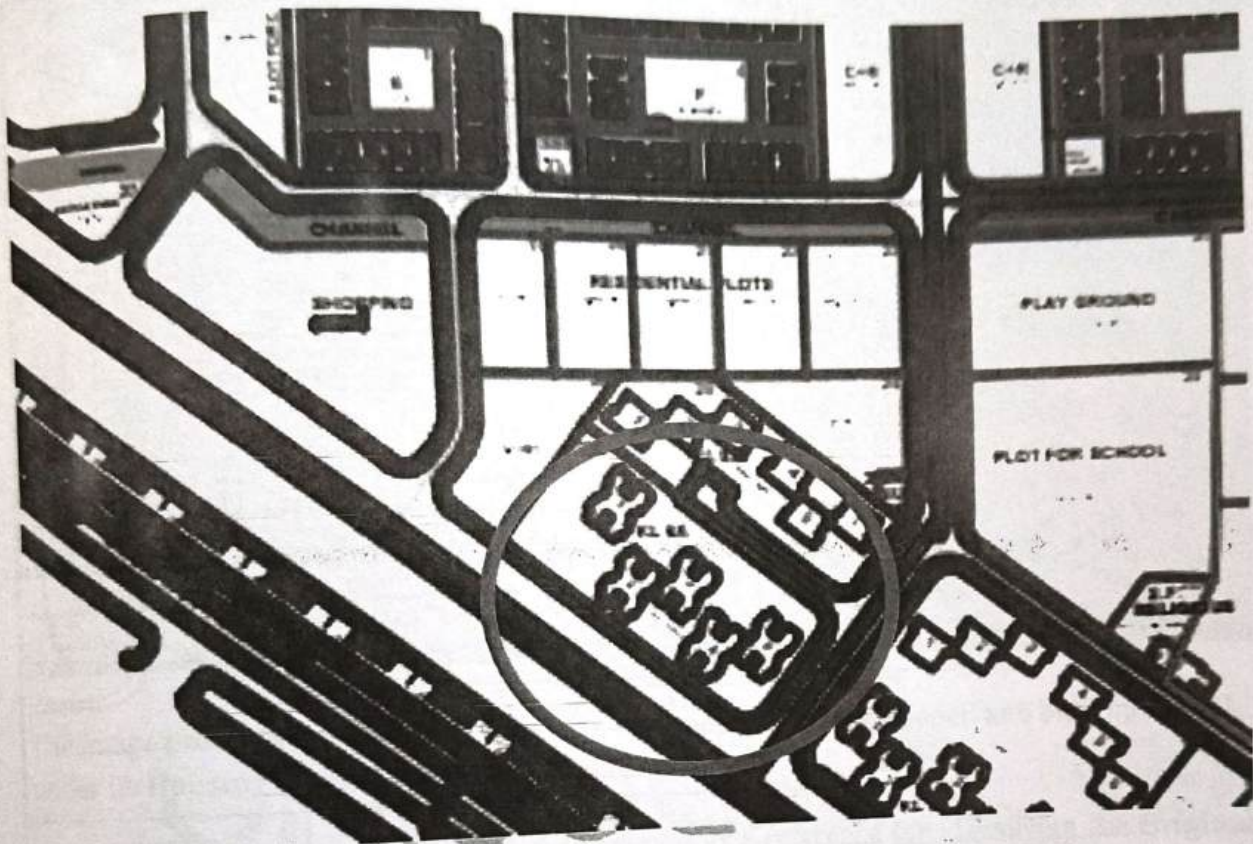


As per the NOCAS (No Objection Certificate Application System) portal of the Airport Authority of India (AAI), the site located at:

1. **Latitude:** 19°1'26.7" N
2. **Longitude:** 73°5'57.38" E
3. **Sector-1, Kalamboli, Navi Mumbai**
4. **Site Elevation (AMSL):** 5.00 meters has been considered a **Permissible Top Elevation of 55.1 meters AMSL.**

Considering a typical **Slab-To-Slab Height Of 3.0 Meters**, the project can approximately safely accommodate a **14-15 Storey Residential Tower** (Subject to Design layout).

DEVELOPMENT PLAN



Surrounding Road Network & Commercial Potential

As per the NMMC Development Plan, Condominium No. 26 is the designated location of Panchavati Co-operative Housing Society. The Plot is advantageously located with a Highway wide road to the North and having 20-meter-wide road to the West.

According to UDCPR provisions, the presence of a Highway Road allows the Developer to avail a 10% Additional Commercial Built-Up Area, enhancing the project's overall profitability. This Commercial Potential significantly strengthens the Project's Financial Viability, enabling the Developer to offer Better Benefits for The Rehabilitation (REHAB) component, such as Improved Amenities, Higher Corpus, And Quality Construction, without additional burden on the Society.

This strategic location thus plays a key role in making the Proposed Redevelopment Project both Feasible and Attractive for all Stakeholders involved.

CIDCO Layout Plan - Condominium No. 26, Sector-1, Kalamboli

| | | |
|---|--|--|
| TYPE OWNER PLOT NO CONDOM. NO SECTOR NO NODE | KL-6A APARTMENT OWNERS ASSOCIATION 1/26 26 1 KALAMBOLI | |
|---|--|--|

| BUILDING NOS. 1 TO 5 | |
|---------------------------------|------------------------|
| NO OF FLOORS/BUILDING | 6+3 |
| NO OF BUILDINGS | 5 NOS. |
| TOTAL BUILT UP AREA | 4322.40M ² |
| BUILT UP AREA / FAMILY UNIT | 54.03 |
| TOTAL NO. OF FAMILY UNITS | 80 NOS. |
| AREA UNDER TOT LOT / OPEN SPACE | 1032.25M ² |
| PLOT AREA OF CONDOMINIUM | 4205.222M ² |
| AREA UNDER ROAD / PATHWAYS | 263.50M ² |

| | | |
|---|-----------------|--|
| SF PLANNER. | E. E. | |
| ASST PLANNER. | ESTATE OFFICER. | |
| CIDCO CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, NEW BOMBAY. | | DATE : 9-6-1987. SCALE : 1:1000 DRG. NO: |

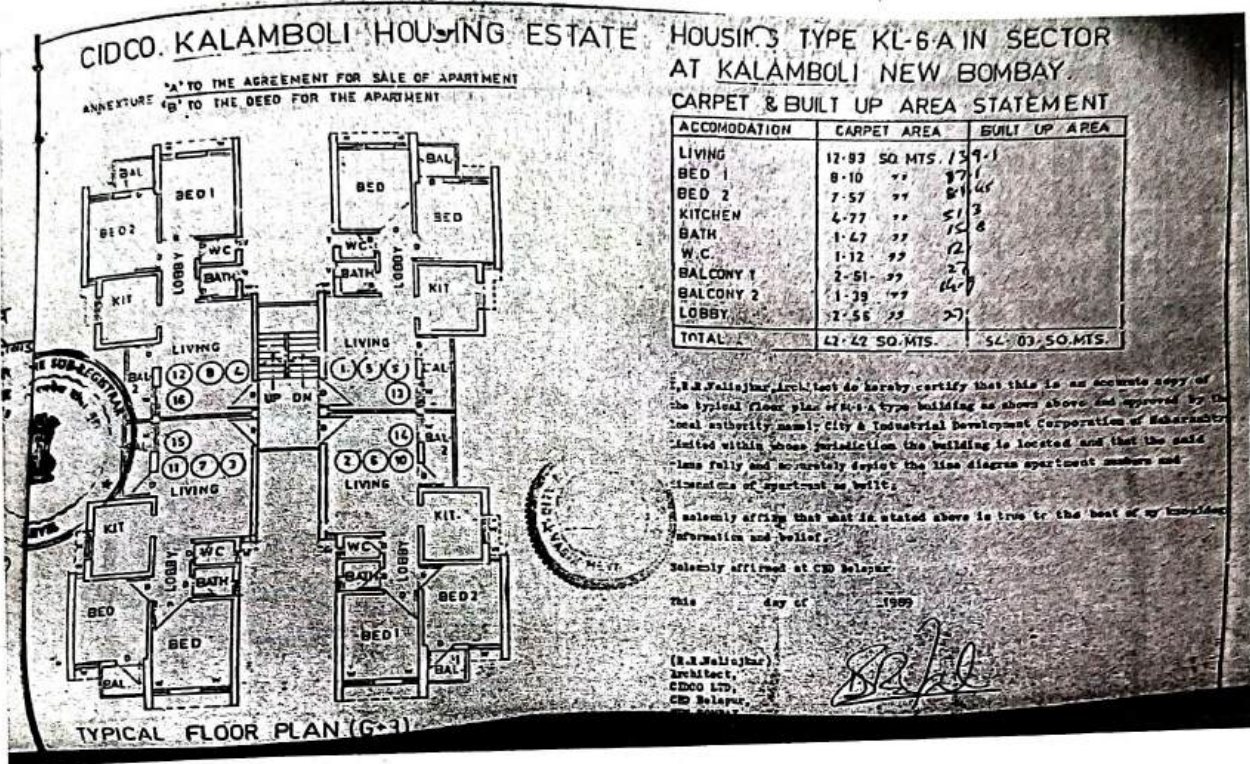
The image above is an official CIDCO-approved layout plan for Condominium No. 26, located on Sector-1, Kalamboli, Navi Mumbai.

Key highlights from the layout:

- The plot is bounded by a Highway Road On The North, providing significant frontage and connectivity.
- The plan marks 5 Existing Buildings 1 to 5 constructed in a compact layout with internal circulation.
- Condominium No. 26 has a Plot area of 4,205.222m² and a Built-Up Area of 4,322.40m² and consisting of Total 80 No. of Family Units as per the information panel in the drawing.

This official CIDCO plan supports the legal verification, location validation, and redevelopment planning of the existing society, confirming its eligibility under UDCPR Regulation 10.10.2 for proposed redevelopment.

Ground Floor Plan - Type KL-6 A (HOUSING SCHEME)



The image presents the **Ground Floor Plan of Type KL- 6 (A)** developed and built by CIDCO under its **Housing Scheme at Sector 1, Kalamboli.**

This **Ground Floor Plan of Type KL-6 (A)** serves as a reference for identifying the **Original Carpet Area Entitlement** of each Existing Unit, which is crucial for determining the **Rehabilitation Area** during Redevelopment Planning.

The Layout showcases:

- **Type KL-6 (A)- Carpet Area as 42.42 m² / 456.61 ft².**

PART - II - FEASIBILITY STUDY

This Feasibility Study has been prepared to evaluate the Technical and Financial Viability of The Proposed Redevelopment of **Panchavati Co-operative Housing Society**, located on **Condominium No. 26, Sector-1, Kalamboli, Navi Mumbai**. The study assesses the existing condition of the buildings, applicable development control regulations under **UDCPR 2020**, and the development potential of the plot, considering key factors such as **FSI entitlement**, surrounding infrastructure, road width advantages, airport height clearance, and market dynamics.

The objective of this study is to provide the Society and the Managing Committee with a clear understanding of the project's potential, benefits, challenges, and financial sustainability. It serves as a foundational document to guide the Society's decision-making process regarding the appointment of a Developer and the initiation of the redevelopment process in compliance with applicable laws and policies.

As per **Regulation 10.10.2 of UDCPR 2020**, the Redevelopment of Buildings Constructed by **CIDCO**—which are over **30 years old**, structurally dilapidated, or demolished under lawful orders—is permitted subject to specific norms. This regulation provides a clear legal framework for **Co-operative Housing Societies (CHS)** or **Apartment Owners' Associations** to undertake redevelopment of such buildings located within **CIDCO or NMMC jurisdiction**. It ensures the entitlement of **Rehab FSI and Incentive FSI** based on the **gross plot area** and the **category of housing scheme (EWS, LIG, MIG, HIG)**, making the project both legally viable and financially sustainable.

10.10.2 Reconstruction / Redevelopment of Building in CIDCO / NMMC Areas

Regulation for reconstruction / redevelopment schemes undertaken by **CIDCO / Owner's Association / Co-operative Housing Society (CHS)** in respect of the authorized buildings previously constructed by **CIDCO** but subsequently destroyed by natural calamities or accidental fires or which have collapsed by aging or are demolished or being demolished under a lawful order of the Municipal Commissioner etc. :-

Reconstruction / Redevelopment, in whole or in part of a building, previously constructed by **CIDCO** (not being a building wholly occupied by warehousing / Industrial user and also not being an individually owned structures, which has ceased to exist for the reasons mentioned above) or a building constructed by **CIDCO** which has been declared dilapidated by the **Commissioner NMMC** or a buildings constructed by **CIDCO** which is above 30 years of age, irrespective of its status of dilapidation, (hereinafter collectively referred to as "dangerous / dilapidated building") shall be permissible in accordance with the following Regulations.

Regulation for Reconstruction / Redevelopment :-

1. For redevelopment of building or buildings in the housing schemes of **CIDCO**, containing houses or tenements for (i) **EWS / LIG** and / or (ii) **MIG** and / or (iii) **HIG**, the total permissible **FSI** shall as specified in Table below Rehab + Incentive **FSI** as per clause 2(A) & (B), whichever is more and shall be based on gross plot area :-

| Sr. No. | Category | Permissible FSI |
|---------|--|---|
| i) | Plot area of 1000 sq.mt. or more and having access road of minimum 15.0 m width. | 3.00 |
| ii) | Plots area of 1000 sq.mt. or more and having access road of minimum 9.0 m. width | 2.00 |
| iii) | All other plots having access road below 9.0 m. width. | 1.80 or Authorisedly consumed FSI + 50% Incentive whichever is less |

If the entitlement of FSI as above is less than maximum building potential mentioned in column 6 or 9 of Table 6-G of Regulation No.6.3, then difference of FSI entitlement shall be availed by payment of premium. Moreover, the maximum building potential mentioned in Table No.6-G shall be allowed considering the road width one step below subject to road width of minimum 12.0 m.

e.g. for the roads as mentioned at Sr.No.3 in Table No.6-G, the maximum building potential shall be considered as given at Sr.No.4.

Identification of dangerous / dilapidated buildings shall be done by a Committee under the Chairmanship of the Municipal Commissioner, N.M.M.C., comprising Superintendent Engineer, Public Works Department, Thane; Joint Director, Town Planning, Konkan Division; City Engineer, N.M.M.C.; Chief Engineer, CIDCO; Chief Planner, CIDCO and such other members as may be appointed by the Municipal Commissioner, N.M.M.C., having regard to their academic qualifications, technical competence and previous experience in the field of Structural Engineering.

| | |
|--|---|
| PLOT AREA भुखंड क्षेत्रफल | 4,205.22 m ² |
| NO. OF UNIT सदनिका संख्या | 80 UNITS |
| ROAD WIDTH रस्त्याची रुंदी | 30 Metre |
| FSI AS PER TABLE - 3.00 तक्त्यानुसार एफएसआय | $4,205.22 \times 3.00 = 12,615.67 \text{ m}^2 / 1,35,795.03 \text{ ft}^2$ |

REHAB AREA ENTITLEMENT

2. Where redevelopment of any dangerous / dilapidated buildings(s) in a Housing Scheme of CIDCO constructed building is undertaken by the Co-op Housing Society or the occupiers of such building(s) or by the lessees of CIDCO, the Rehabilitation area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:-

A) Rehabilitation Area Entitlement :

i) Under redevelopment of any dangerous / dilapidated building(s) in a Housing Scheme of CIDCO, the entitlement of rehabilitation are for an existing residential tenement shall be equal to sum total of -

(a) a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 300 sq.ft. and

(b) an additional entitlement, governed by the size of the plot under redevelopment, in accordance with the Table below :-

| Table No - 10 D | |
|--------------------------------------|---|
| Area of the Plot under Redevelopment | Additional Entitlement (As % of the Carpet Area of the Existing Tenement) |
| Upto 4000 sq.m. | Nil |
| Above 4000 sq.m. to 2 hect | 10% |
| Above 2 hect. to 5 hect. | 15% |
| Above 5 hect. to 10 hect. | 20% |

Explanation : The plot under redevelopment means the total area of the land on which redevelopment of dangerous / dilapidated building(s) is to be undertaken.

Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed for MIG category by the Govt., as applicable on the date of approval of the redevelopment project.

| | |
|---|--|
| PLOT AREA भुखंड क्षेत्रफल | 4,205.22 m ² |
| NO. OF UNIT सदनिका संख्या | 80 UNITS |
| CARPET AREA PER UNIT प्रत्येक युनिटसाठी गालिचा क्षेत्रफल | 42.42 m ² / 456.6 ft ² |
| ROAD WIDTH रस्त्याची रुंदी | 30 Metre |
| BASIC 35% ENTITLEMENT मूलभूत ३५% अधिकार | 42.42 m ² + 14.84 = 57.27 m ² / 616.42 ft ² |
| ADDITIONAL 10 % ENTITLEMENT अतिरिक्त १०% अधिकार | 42.42 m ² x 10% = 4.242 m ² / 45.66 ft ² |
| TOTAL ENTITLEMENT एकूण अधिकार | 61.51 m ² / 662.08 ft ² |

REHAB AREA CONCLUSION

| | |
|--|---|
| TOTAL ENTITLED CARPET AREA (C.A) OF REHAB (x 80 Units) | 4,920.72 m ² / 52,966.63 ft ² |
| Carpet Area To Built-Up Area Conversion To Be Considered 1.2 (20%) | |
| TOTAL ENTITLED BUILT UP AREA (B.U.A) OF REHAB | 5,904.86 m ² / 63,559.96 ft ² |

INCENTIVE (DEVELOPER) AREA FSI

- B) **Incentive FSI** : Incentive FSI admissible against the FSI required for rehabilitation, as calculated above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs. / sq.m. of the plot under redevelopment as per the Annual Schedule of Rates (ASR) and Rate of Construction (RC)* in Rs. / sq.m. applicable to the area as per the ASR and shall be as given in the Table below :-

| Table No.10-E | |
|--------------------------|--|
| Basic Ratio (LR / RC) | Incentive (As % of Admissible Rehabilitation Area) |
| Above 3.00 | 70% |
| Above 2.00 and upto 3.00 | 80% |
| Above 1.00 and upto 2.00 | 90% |
| Upto 1.00 | 100% |

Explanation :- * RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Schedule of Rates.

Provided that the above incentive will be subject to the availability of the FSI on the Plot under redevelopment and its distribution by N.M.M.C., with prior approval of CIDCO.

Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rates and the Basic Ratio.

Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the authority.

| | |
|---|--|
| LAND RATE (LR) भूखंड दर | 39,459 ₹/m ² |
| CONSTRUCTION COST (RC) बांधकाम खर्च | 26,620 ₹/m ² |
| BASIC RATIO (LR/RC) मूलभूत गुणोत्तर (एलआर/आरसी) | 1.48 |
| INCENTIVE विकासक | 90% |
| TOTAL B.U.A OF REHAB (R) पुनर्वसनाचे एकूण बांधकाम क्षेत्रफळ | 5,904.86 m ² / 63,559.96 ft ² |
| INCENTIVE AREA (90%) (I) विकासक क्षेत्रफळ (90%) | 5,314.38 m ² / 57,203.96 ft ² |
| TOTAL BUILT UP AREA (R + I) एकूण बांधकाम क्षेत्रफळ | 11,219.24 m ² / 1,20,763.92 ft ² |

SHARING BALANCE FSI

C) Sharing of the Balance FSI :

The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (A) and (B) above respectively, shall be shared between the existing or proposed Co-operative Housing Society / Apartment Ownership Association and CIDCO, in the form of built-up area, as given in Table below and the share of CIDCO shall be handed over to CIDCO free of cost.

| Table No.10-F | | |
|--------------------------|-----------------------------|-------------|
| Basic Ratio (LR/RC) | Sharing of Balance FSI | |
| | Society / Association Share | CIDCO Share |
| Above 3.00 | 30% | 70% |
| Above 2.00 and upto 3.00 | 40% | 60% |
| Above 1.00 and upto 2.00 | 50% | 50% |
| Upto 1.00 | 60% | 40% |

| | |
|---|--|
| BASIC RATIO (LR/RC) मूलभूत गुणोत्तर (एलआर/आरसी) | 1.48 |
| REHAB+ INCENTIVE AREA (B) पुनर्वसन + विकसक (बी) | 11,219.24 m ² / 1,20,763.92 ft ² |
| PERMISSIBLE BUA AS PER FSI 3 (A) एफएसआय ३ (अ) नुसार अनुमत बांधकाम क्षेत्रफळ (BUA) | 12,615.67 m ² / 1,35,795.03 ft ² |
| BALANCE AREA (A-B) शिल्लक क्षेत्रफळ (A-B) | 1,396.43 m ² / 15,031.17 ft ² |
| SHARING CIDCO/NMMC 50% वाटप सिडको/एनएमएमसी ५०% | 698.21 m ² / 7,515.58 ft ² |
| SHARING SOCIETY ASSO. 50% वाटप सोसायटी संघ ५०% | 698.21 m ² / 7,515.58 ft ² |

FEASIBILITY STUDY CONSIDERATIONS

- As per UDCPR 35% **Basic Entitlement**
- **Extra 10% Entitlement** as per Plot Area – **YES**
- Rent/Tenement – ₹ 15,000/- + **10% Increment**
- Brokerage/Tenement- ₹ 15,000/-
- Shifting Charge/Tenement- ₹ 20,000/-
- Refundable Deposit/Tenement- ₹ 1,00,000/-
- Corpus Fund/Tenement- ₹ 3,00,000/-
- Parking/Tenement- **1No.**

REHAB PROPOSED CARPET AREA

| CARPET AREA PER UNIT | PROPOSED MOFA CARPET AREA PER UNIT |
|--|--|
| 42.42 m ² / 456.6 ft ² | 81.20 m ² / 874 ft ² |
| | PROPOSED RERA CARPET AREA PER UNIT |
| | 83.61 m ² / 900 ft ² |

CONSTRUCTION AREA

| Sl No. | Description / Particulars | Area | |
|--------|--|----------------|-----------------|
| | | m ² | ft ² |
| A | Rehab BUA including Ancillary | 8,167.87 | 87,918.90 |
| B | Rehab [Staircase + Lift + Lift Lobby Area + Passage + other non FSI AREA] | 3,727.12 | 40,118.71 |
| C | Sub-Structure Area [Parking Area - BASEMENT + PODIUM] | 9,290.12 | 99,998.81 |
| D | Sale BUA including Ancillary | 8,374.19 | 90,139.73 |
| E | Total Construction Area [A + B + C + D] | 29,559.29 | 3,18,176.16 |

CONSTRUCTION COST

| Sl No. | Description / Particulars | Figure | Unit |
|--------|---|------------------|----------------|
| F | Super Structure Area [A + B + C] | 20,269.17 | m ² |
| G | Construction Cost for Super Structure [@ Rs. 3,000 / ft ²] | ₹ 65,45,00,000/- | |
| H | Sub Structure Area | 9,290.12 | m ² |
| I | Construction Cost for Sub Structure [@ Rs. 3,000 / ft ²] | ₹ 30,00,00,000/- | |

PROJECT COST

| Sl No. | Description / Particulars | Figure | Unit |
|--------|---|-----------------|------|
| | | 95,45,00,000/- | ₹ |
| A | Total Construction Cost | 7,60,00,000/- | ₹ |
| B | All Professional & Statutory Expenses | 2,00,00,000/- | ₹ |
| C | Administration Cost | 3,28,00,000/- | ₹ |
| D | Sales Cost | 3,28,00,000/- | ₹ |
| E | Marketing Cost | 2,40,00,000/- | ₹ |
| F | Corpus Fund to Society | 5,88,00,000/- | ₹ |
| G | Rent & Brokerage Expenses | 96,00,000/- | ₹ |
| H | Shifting Charges & Refundable Deposit | 20,29,00,000/- | ₹ |
| I | Development Charges, Stamp Duty, Ancillary Premium, GST & Additional Expenses | 1,65,00,000/- | ₹ |
| J | Interest on Initial Investment | 6,36,00,000/- | ₹ |
| K | Miscellaneous Expenses | 149,17,00,000/- | ₹ |
| | Total Project Cost [SUM OF 'A' TO 'K'] | | |

SALE & REVENUE OF PROJECT

| Sl No. | Description / Particulars | Figure | Unit |
|--------|---------------------------|--------|------|
|--------|---------------------------|--------|------|

RESIDENTIAL

| | | | |
|---|--|-----------------|----------------|
| 1 | Total Carpet Area for Sale | 7,411.15 | m ² |
| 2 | Total Sale Price for Residential Flats @ Rs. 9,200/ft ² | 122,56,00,000/- | ₹ |

COMMERCIAL

| | | | |
|---|--|----------------|----------------|
| 3 | Total Carpet Area for Sale | 688.82 | m ² |
| 4 | Total Sale Price for Commercial Units @ Rs. 23,000/ft ² | 34,11,00,000/- | ₹ |

PARKING

| | | | |
|---|-------------------------------------|---------------|------|
| 5 | Total No. of Parking's | 105 | Nos. |
| 6 | Parking Sale @ Rs. 7,00,000/Parking | 7,41,00,000/- | ₹ |

APPROX. SALE & REVENUE OF PROJECT

| | | | |
|---|-------------------------|-----------------|---|
| 7 | Total Revenue Generated | 164,08,00,000/- | ₹ |
|---|-------------------------|-----------------|---|

****THESE ARE TENTATIVE FIGURES SUBJECT TO CHANGE AS PER MARKET CONDITIONS****

CONCLUSIONS

The Feasibility study clearly demonstrates that the proposed redevelopment project of **Panchavati Co-operative Housing Society** is not only financially sound but also Socially Transformative and Economically rewarding for all Stakeholders. With a **Total Construction Cost of ₹95.45 Crores** and a **Total Project Cost of ₹149.17 Crores**, the Project is poised to generate **₹164.08 Crores in Total Revenue**.

This Financial Strength ensures that the Society will receive:

- **Spacious, Modern Homes Free of Cost**
- **Enhanced Amenities**
- **Attractive Corpus Fund**
- **Higher Construction Quality**
- **Future-Ready Infrastructure**
- **On Time Delivery**
- **A Grade Developers**

What truly sets this project apart is the significant **upgradation in lifestyle and asset value** for the existing members:

- **2BHK units will be upgraded into 3BHK homes**

The existing **market value of flats** in this society currently ranges between **₹60 to ₹75 lakhs**. However, upon completion of the redevelopment over the next **4 years**, the newly constructed flats are projected to command a market price of **₹2 Crores and above**, resulting in an estimated **asset value appreciation of over 250%**—without any financial contribution from the members.

The society's **frontage on a Highway Road & 20mtr. road** provides the additional benefit of **commercial FSI**, significantly enhancing project viability. Moreover, the appointment of a **Reputed and Financially Strong Developer** ensures adherence to Timelines, Construction Quality, and Delivery Standards.

This Redevelopment is a landmark opportunity offering **ZERO COST, 250% ASSET GROWTH**, and a **TRANSFORMATIVE LIFESTYLE UPGRADE** backed by a sound financial model, expert leadership, and strong regulatory support. **A true win-win for the Society, Developer, and Future Generations.**

THANK YOU

With Deep Gratitude

We sincerely thank the **Managing Committee and Members of Panchavati Co-operative Housing Society** for granting us the opportunity to present this **Feasibility Report** for your esteemed Redevelopment Project.

This report is not just a Technical and Financial Study—it is a **Vision Plan** backed by Strategy, Compliance, And Innovation, curated specifically to elevate your living standards while ensuring Maximum Project Viability for all Stakeholders.

Our Contribution to Your Future Redevelopment

As your potential **Project Management Consultant**, we take pride in bringing:

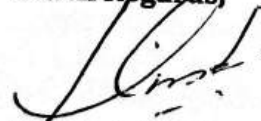
- **Customized Planning** aligned with UDCPR and CIDCO/NMMC norms
- **Profit-Driven Strategies** to benefit both Society and Developer
- **Feasibility Models** balancing sale potential with member expectations
- **Transparent Guidance** for Developer Selection & Legal Compliance
- **Hands-on Support** from Inception to Handover

A Step Toward a Better Tomorrow

This **Feasibility Report** is only the first step. With your support and vision, we look forward to **Transforming This Project into A Modern, Sustainable, and Proud Landmark** for all Society Members.

Once again, Thank You for your Time, Trust, and The Opportunity to contribute to your **Society's Growth Story**.

Warm Regards,



Himesh Limbani
Managing Director
Unique PMC LLP

