UNIQUEPMC
RE - BUILDING BHARAT

1806, Fairmount By
Metro Group, Sector-17,
Sanpada, Palm Beach,
Navi Mumbai - 400705

+91-8591617997
www.uniquepmc.in
uniquepmc.in@gmail.com

Ref/UPMC/25/PanchavatiCHS/KL/011 **Date: 25/07/2025**

To,
The Secretary/Chairman
Panchavati Co-Op Housing Society Ltd.
KL-6, Sec- 1E,
Kalamboli, Panvel.

Sub: Completion of Feasibility Report & Next Steps in Redevelopment
Ref: Your Letter Dated: 21/07/2025

With Deep Gratitude,

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

We also deeply appreciate the opportunity to **showcase and discuss the report on 13/07/2025** at the society office, in the presence of the Managing Committee and valued members. During this interactive session, **several important suggestions and queries were raised**—including the **request for ₹25,000 monthly rent**, the **requirement to follow UDCPR 2020 regulations**, expectations related to **corpus fund**, and more. These points were thoroughly deliberated and, after mutual discussion, **our final recommendations were accepted by the members.**

We also took time to explain the purpose and scope of a **Feasibility Report**, its role in evaluating the viability of the redevelopment project, and outlined the next steps—**including the Tendering Process and A Tentative Redevelopment Timeline**, to ensure complete transparency and alignment.

This Final Feasibility Report marks the **first step in your society's transformation journey**. With your trust and continued support, we are confident that the proposed redevelopment will evolve into a **modern, sustainable, and iconic landmark**, elevating the lifestyle and value of every member.

Once again, thank you for your **time, trust, and the opportunity** to contribute to your society's growth story.

Warm Regards,
For UNIQUE PMC LLP

Himesh Limbani
Managing Director
UNIQUE PMC LLP

Partner

UNIQUE PMC LLP
1806, FAIRMOUNT
SECT-17,
SANPADA
NAVI MUMBAI
400705

25/07/25

CC:

1. **Final Feasibility Report**
2. **Redevelopment Current Status**
3. **Redevelopment Tracker**

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REDEVELOPMENT CURRENT STATUS

Stages/Milestone	Date	Action	Remarks
Appointment of UNIQUE PMC LLP	04 May 2025	Start	
Agreement Finalization	27 May 2025	23 Days	
Land Survey Carried out	01 June 2025	COMPLETED	
Feasibility Study Submission	04 June 2025	7 Days	
Document Collection	08 June 2025	On Going	
Preparation of Architectural Drawings	15 June 2025	On Going	
Applied Airport NOC	23 June 2025	On Going	
Feasibility Study Meeting with M.C	06 July 2025	32 Days	
Airport NOC Visit by ADANI	09 July 2025	32 Days	
Feasibility Study Meeting with M.C Re-Meet	13 July 2025		Proposed Feasibility Meeting Delayed by 1 Month
Recommendation Considered in Final Feasibility Report	23 July 2025		45 Days Delay in the further process
Soil Investigation	31 July 2025		Tentative

For UNIQUE PMC LLP

Partner

UNIQUE PMC LLP
1806, FAIRMOUNT
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REDEVELOPMENT TRACKER

Step No.	Stages/Milestone	Description	Duration	Date
1	Submission of Draft Tender Document	PMC submits draft tender to society for review.	3 Months	01 August 2025
2	Tender Document Approval	Conduct Managing Committee to approve the tender document.		
3	Approval for Newspaper Advertisement Draft	PMC sends draft advertisement to managing committee for approval.		
4	Publishing of Tender Notice	Approved advertisement published in newspapers.		
5	Tender Document Collection	Developers collect tender documents from PMC office.		
6	Submission of Bids	Developers submit sealed bids (To be Discussed)		
7	Technical Bid Opening	PMC to Intimate Developer's on behalf of Society & Conduct Managing Committee Meeting to open technical bids & if members are interested are welcome		
8	PMC to prepare Comparative Analysis of Technical Bid	PMC shall prepare Comparative Analysis		
9	S.G.M for Comparative Analysis & Financial Bid Opening	Showcase comparison, Shortlist 3 Developer's and open financial bids of shortlisted developers.		
10	Submission of Scrutiny Report	PMC to submit Scrutiny report of Both Technical & Financial Bid of 3 Shortlisted Developer's		
11	Developer Presentations	Shortlisted 3 developers present their proposals to society (on same day)		
12	Developer's Site Visit	Site visit by both PMC, M.C & Members (If any)		
13	Developer offer Negotiations	Internal discussions and negotiations with the said developers.		
	Final S.G.M for Developer Selection	Final SGM to select 1 shortlisted developer.		

For UNIQUE PMC LLP

Partner

UNIQUE PMC LLP 1806, FAIRMOUNT SECT-17 SANPADA NAVI MUMBAI

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15	79A Compliance Procedure	Appoint selected developer before Registrar as per 79A.		
16	Letter of Appointment to Developer	Issue formal Letter of Appointment.		
17	Submission of Development Agreement	PMC submits draft Development Agreement (D.A.) for review		
18	Finalizing Development Agreement	PMC, Managing Committee & Developer finalize D.A. after suggestion/objection		
19	Signature & Registration of Development Agreement	Execute and register the D.A. with developer.		**01 November 2025**
20	Commencement Certificate		**6 Months**	
21	PAAA & Vacating Building		**1 Month**	**01 June 2026**
22	Demolition, Excavation & Completion of Plinth		**4 Months**	
23	Possession of The Luxurious Flats with Lavish Amenities & Parking to ALL with O.C		**36 Months**	**01 July 2029**

For UNIQUE PMC LLP

Partner

UNIQUE PMC LLP
1806, FAIRMOUNT
SECT-17,
SANPADA
NAVI MUMBAI
400705

25/07/25

R2 - FINAL

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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.

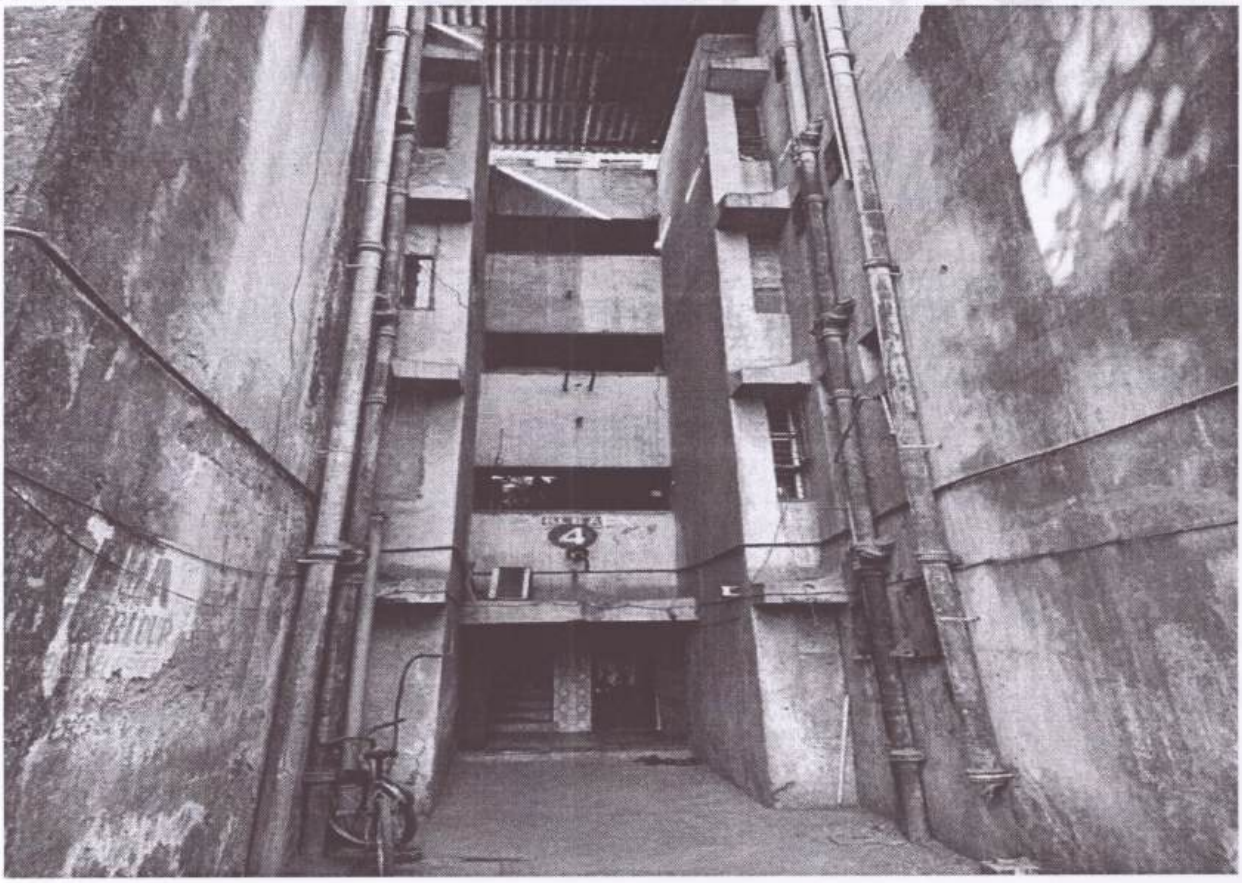
5. **Higher Society Maintenance Expenses:**

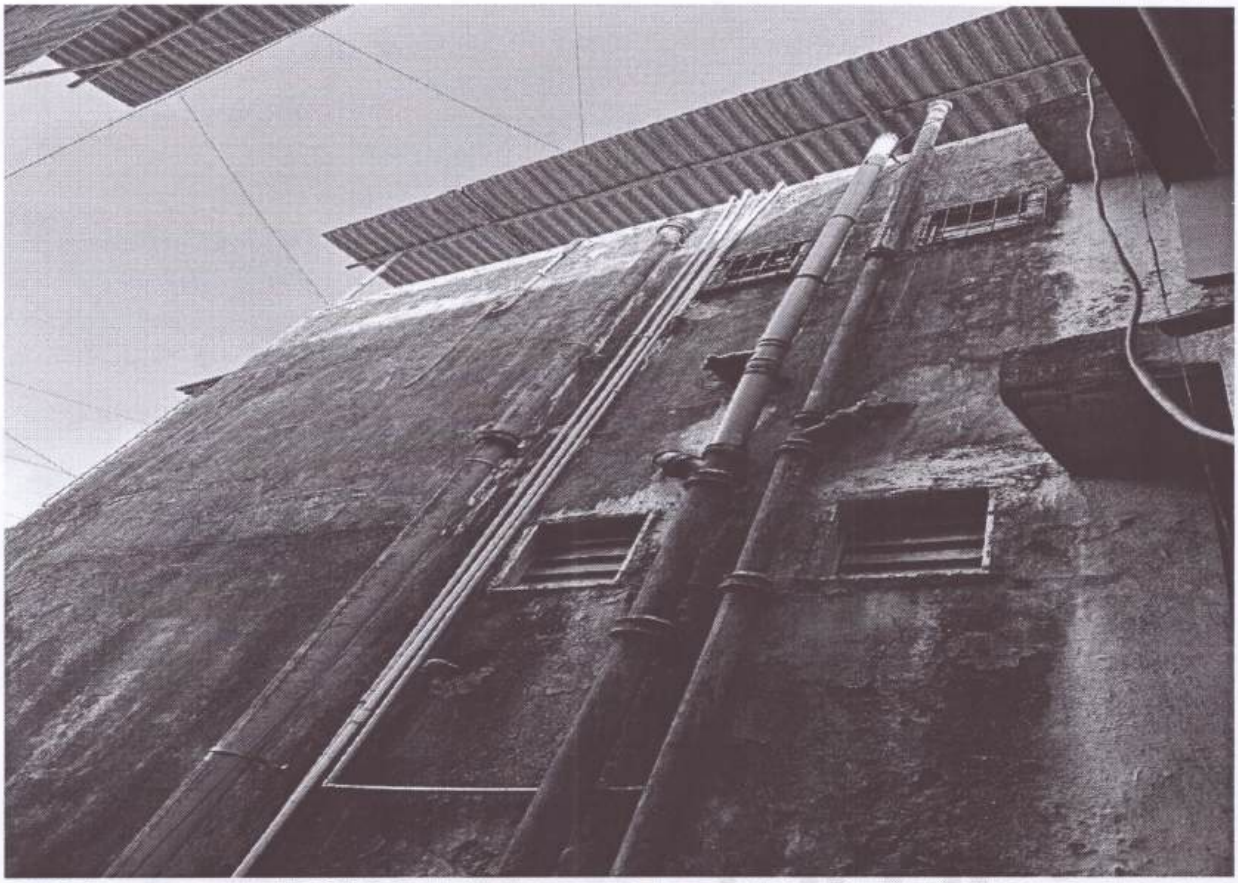
   More amenities mean higher society expenses—maintenance, staff salaries, and property taxes.

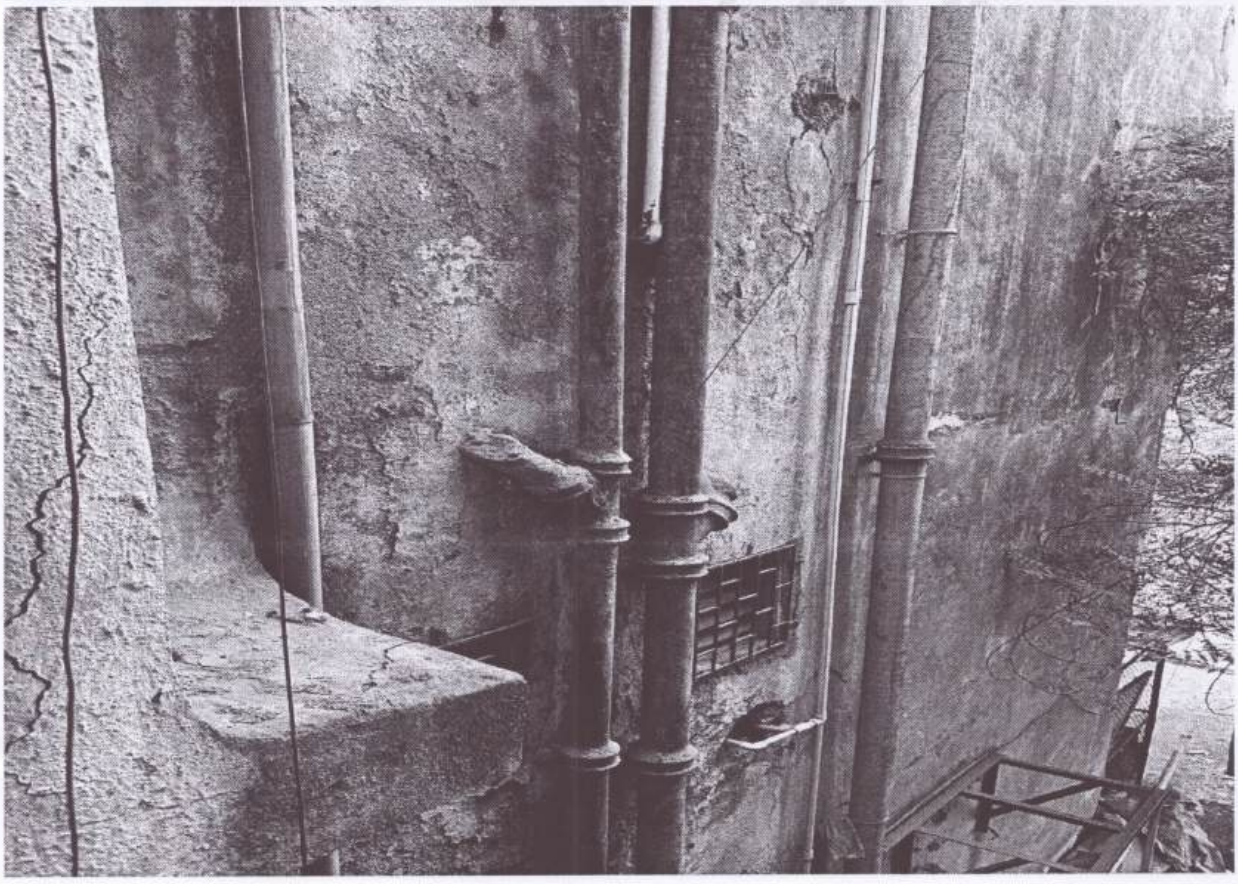
6. **Increase in Tenants Post-Project:**

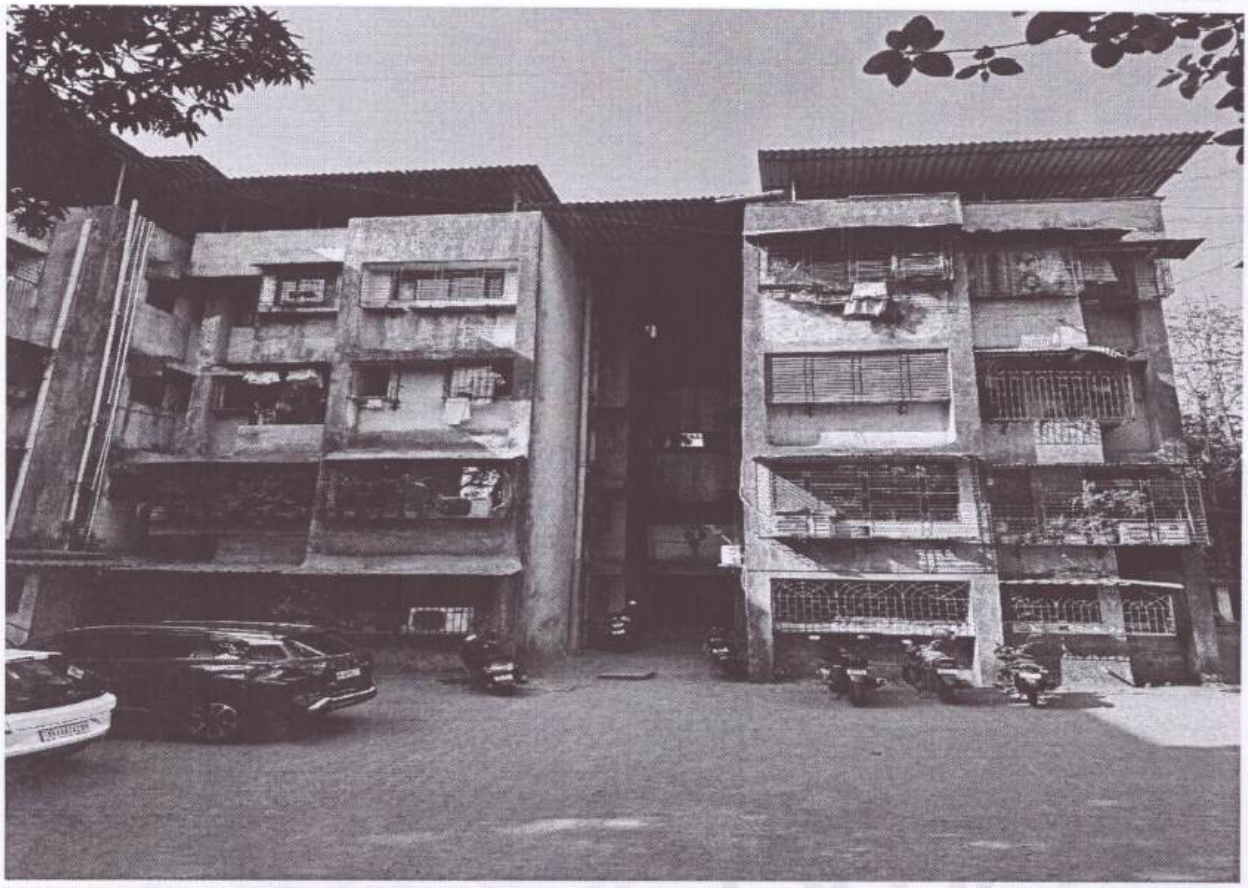
   With sale flats being constructed, the number of residents will increase, requiring social and operational integration with new members.

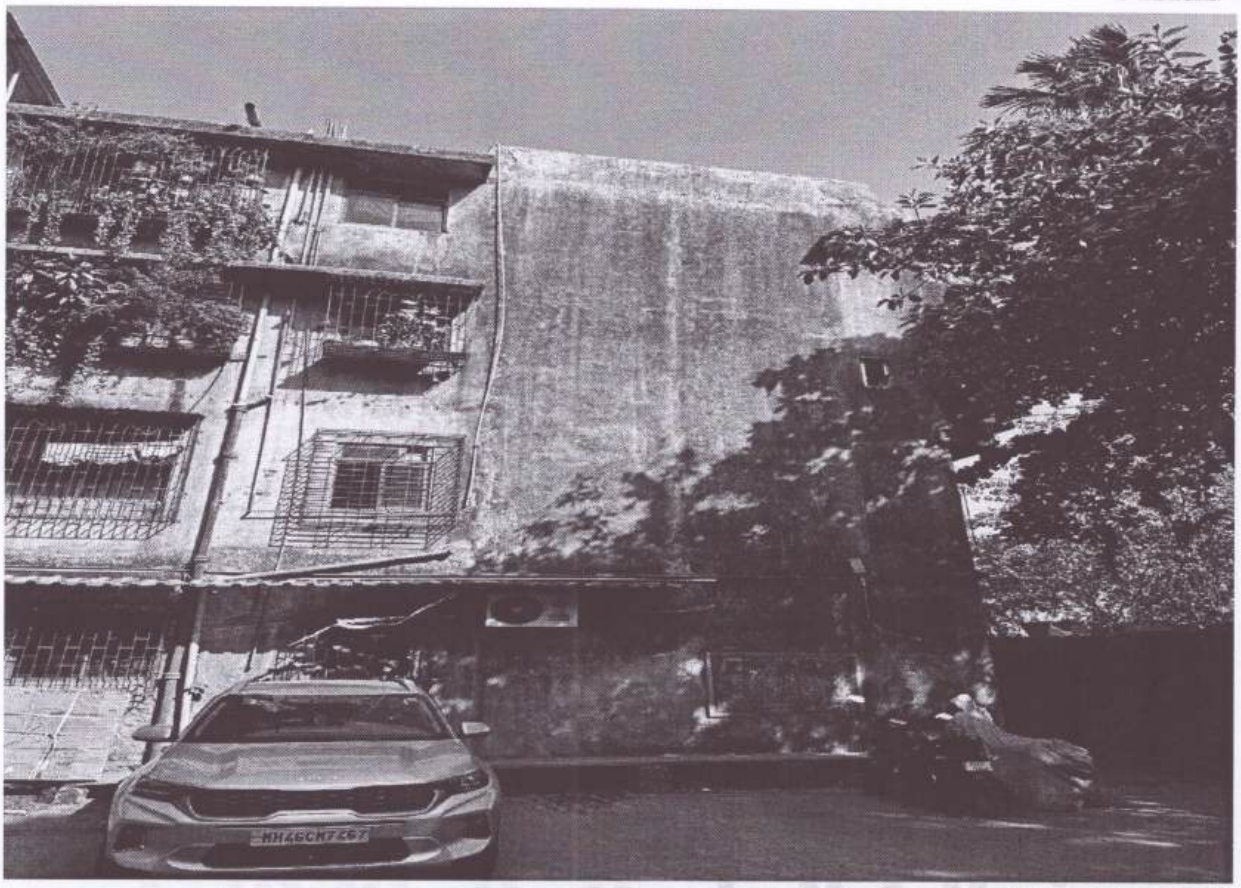
DILAPIDATED CONDITION OF SOCIETY

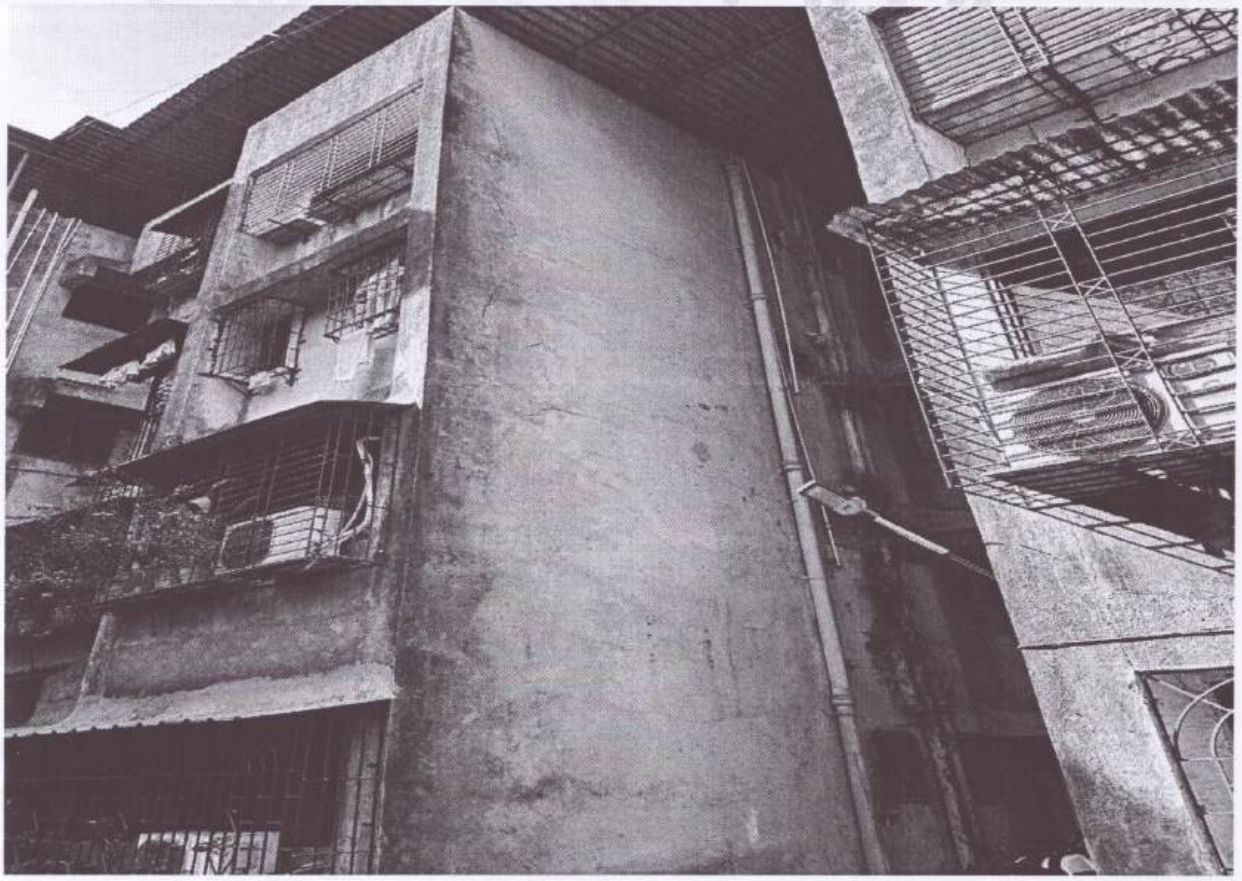


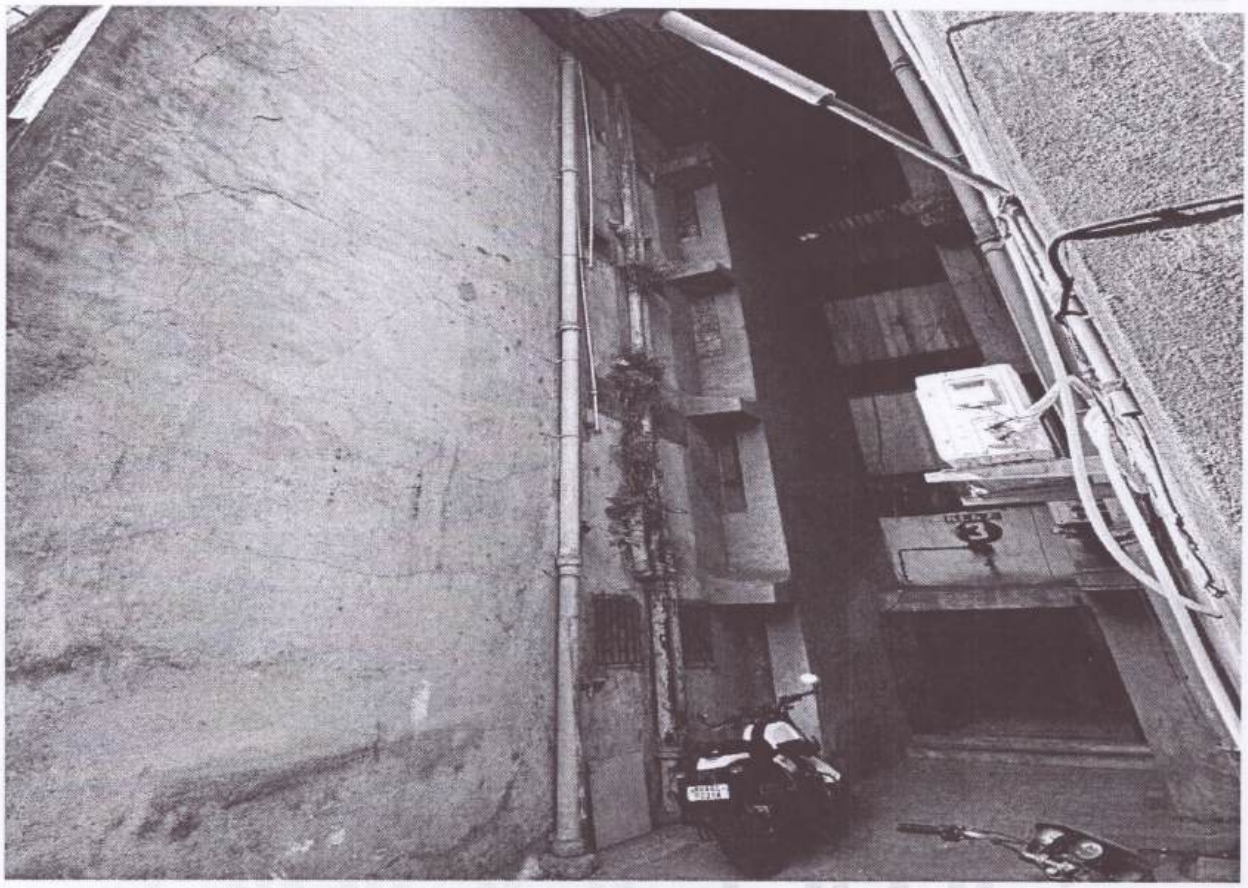


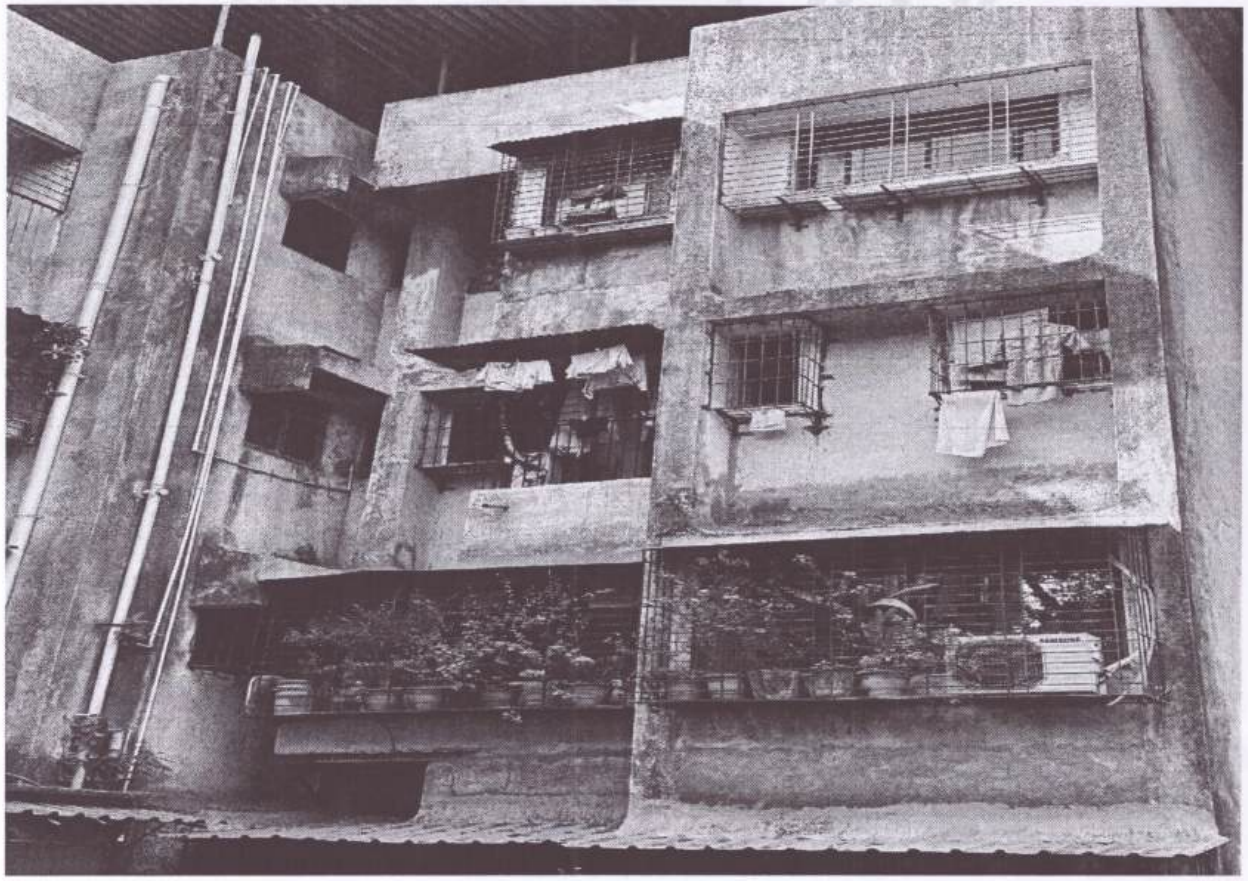


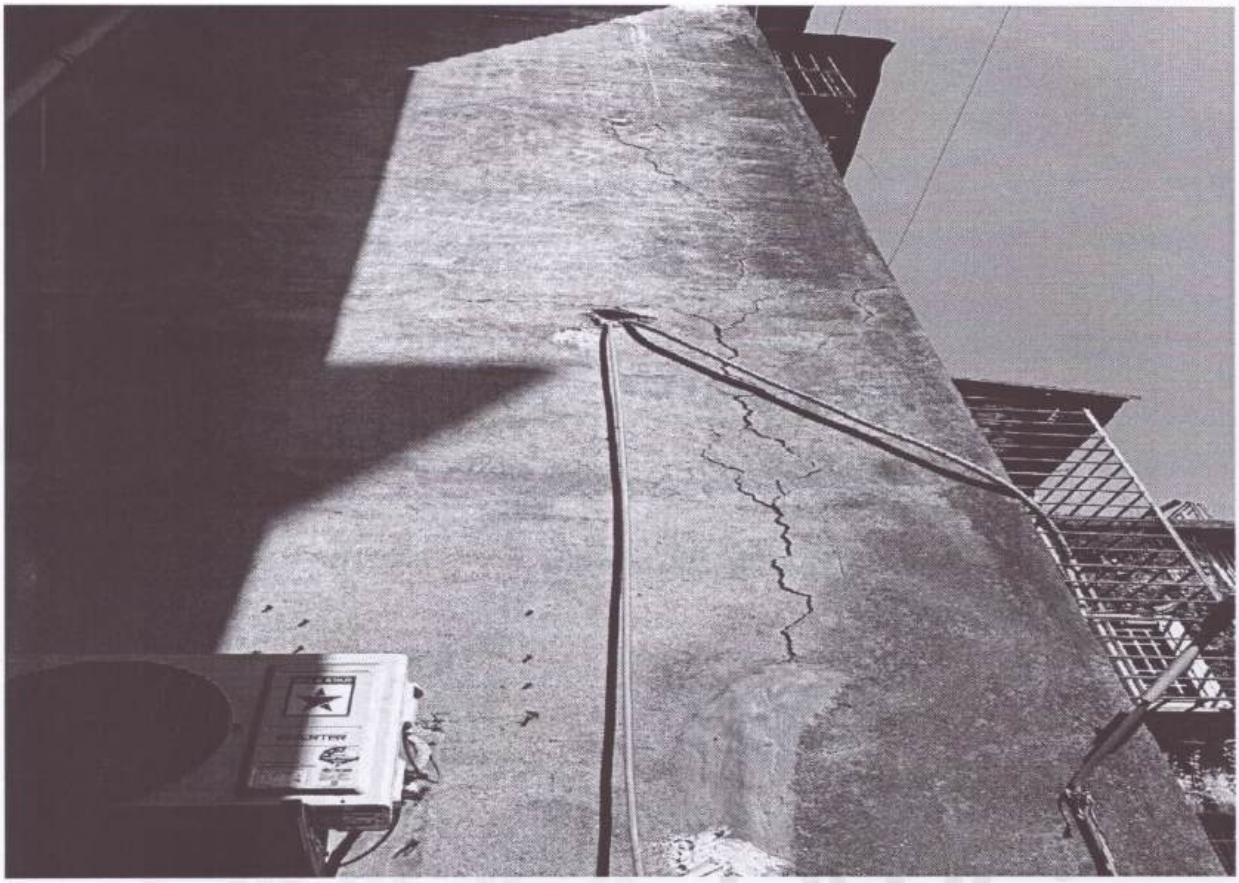


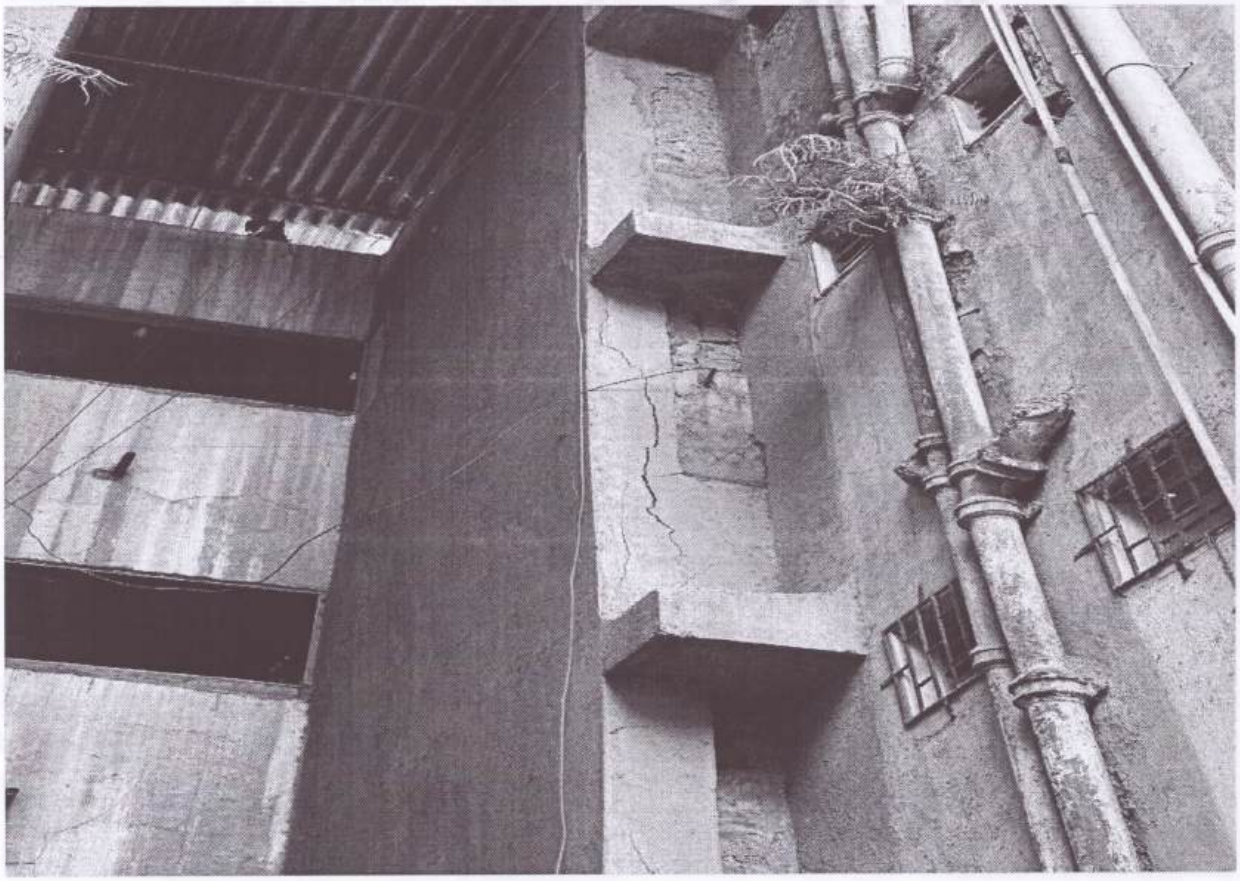


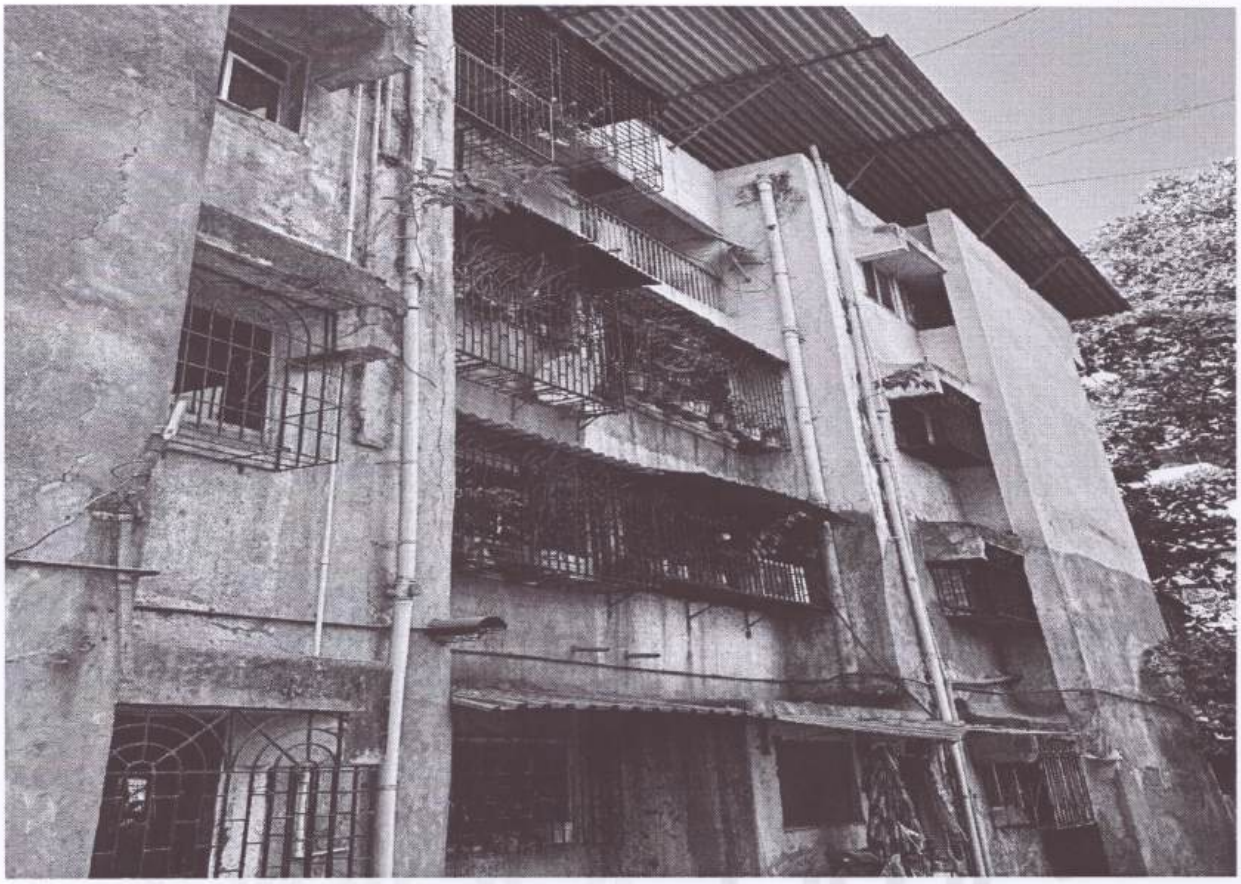


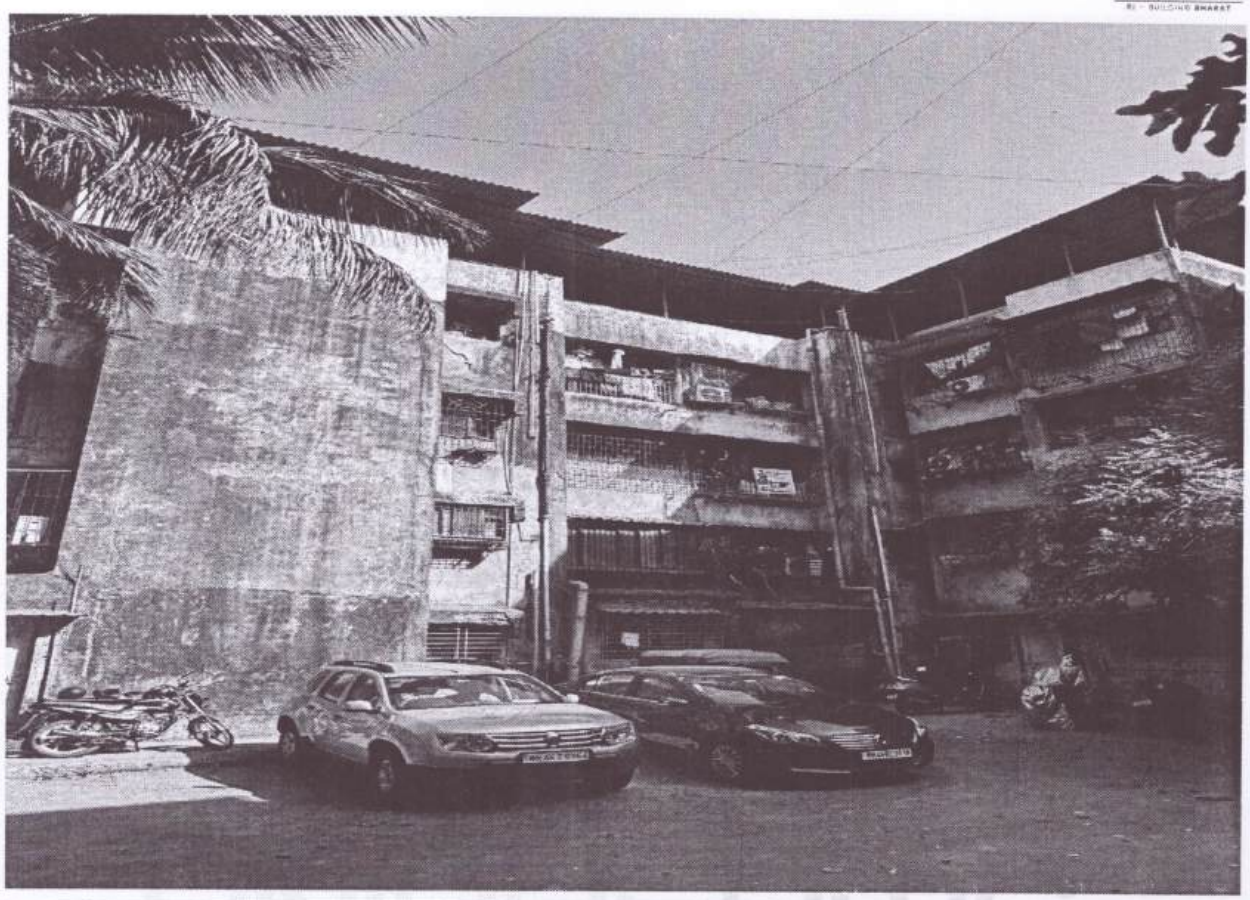


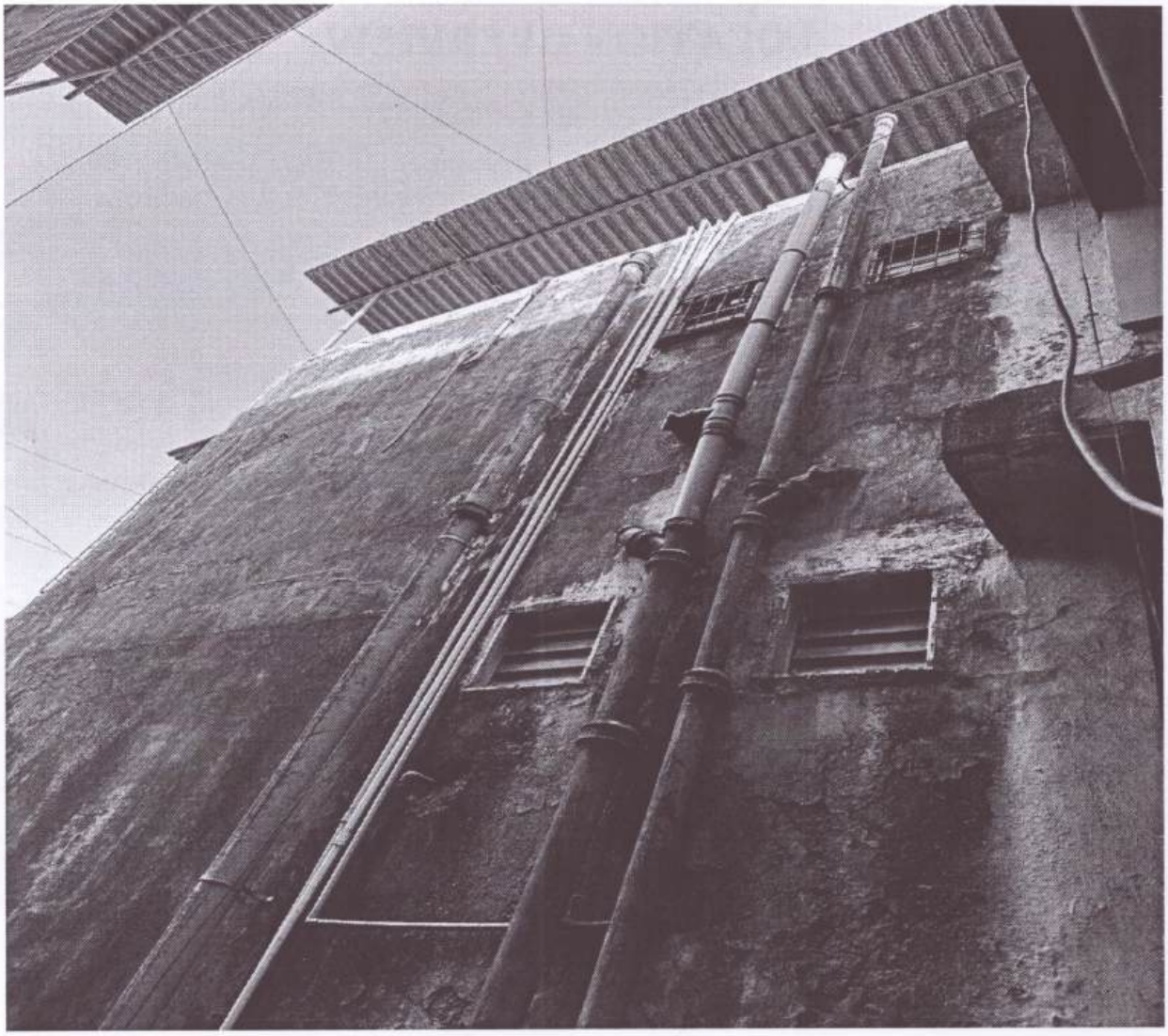




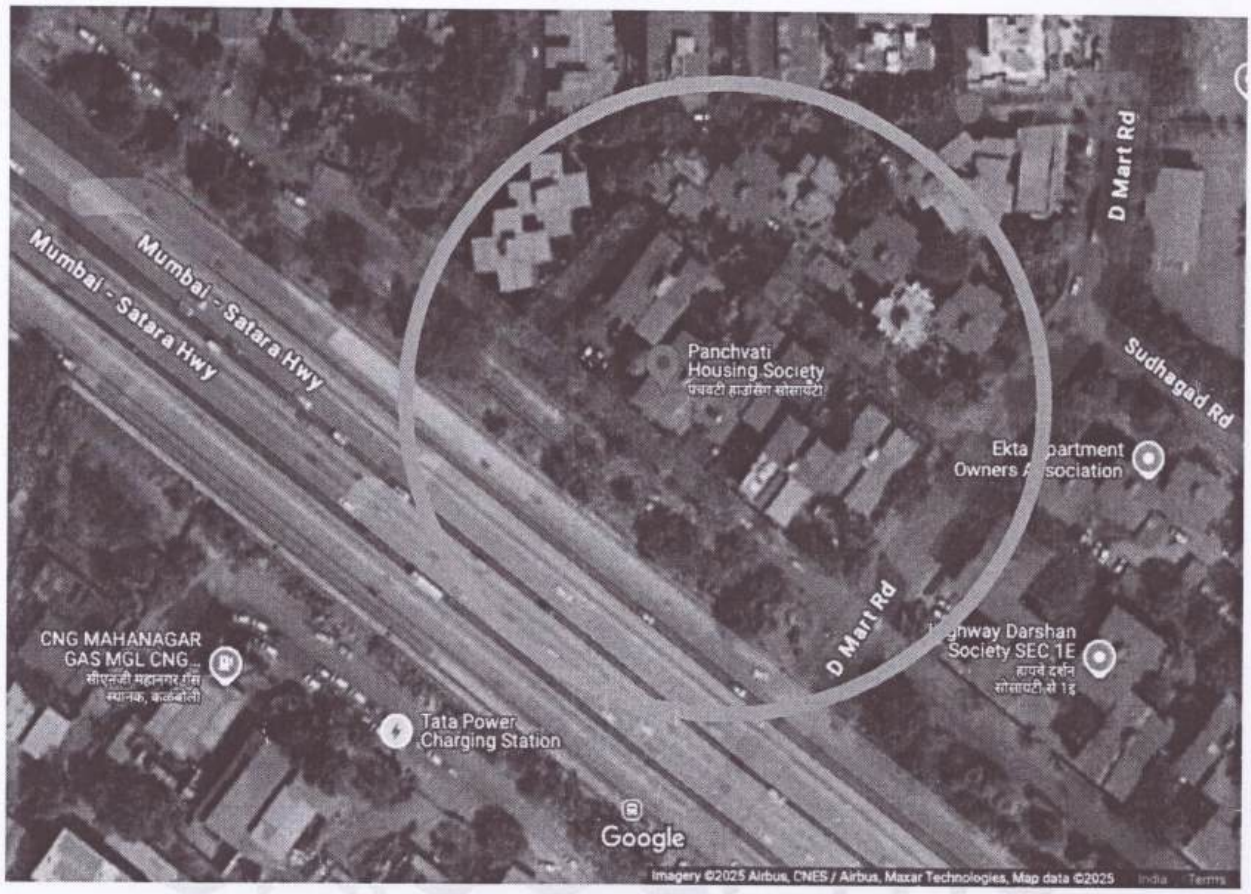








LOCATION OVERVIEW



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

The **Panchavati Co-operative Housing Society** is strategically situated in **Sector-1, Kalamboli**, 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.

- **Shreeyash 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.

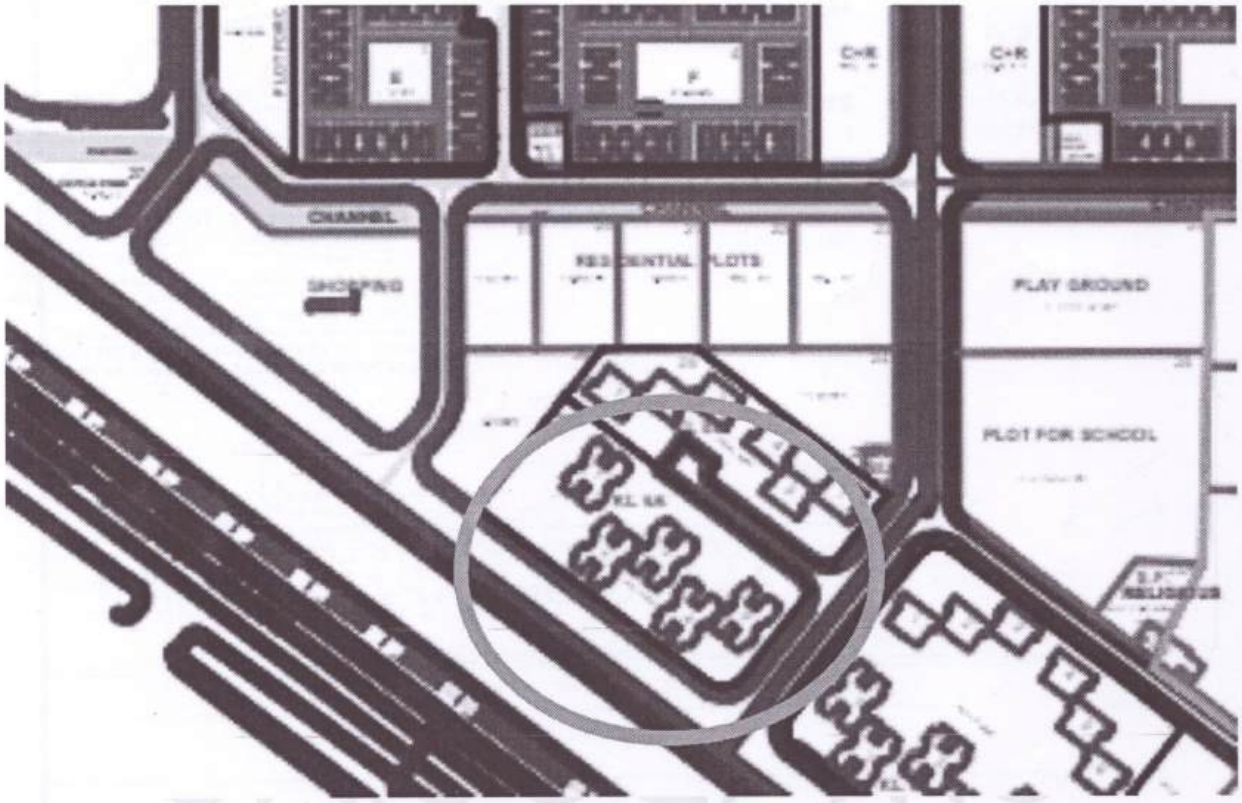
AIRPORT HEIGHT CLEARANCE (NOCAS) ANALYSIS

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



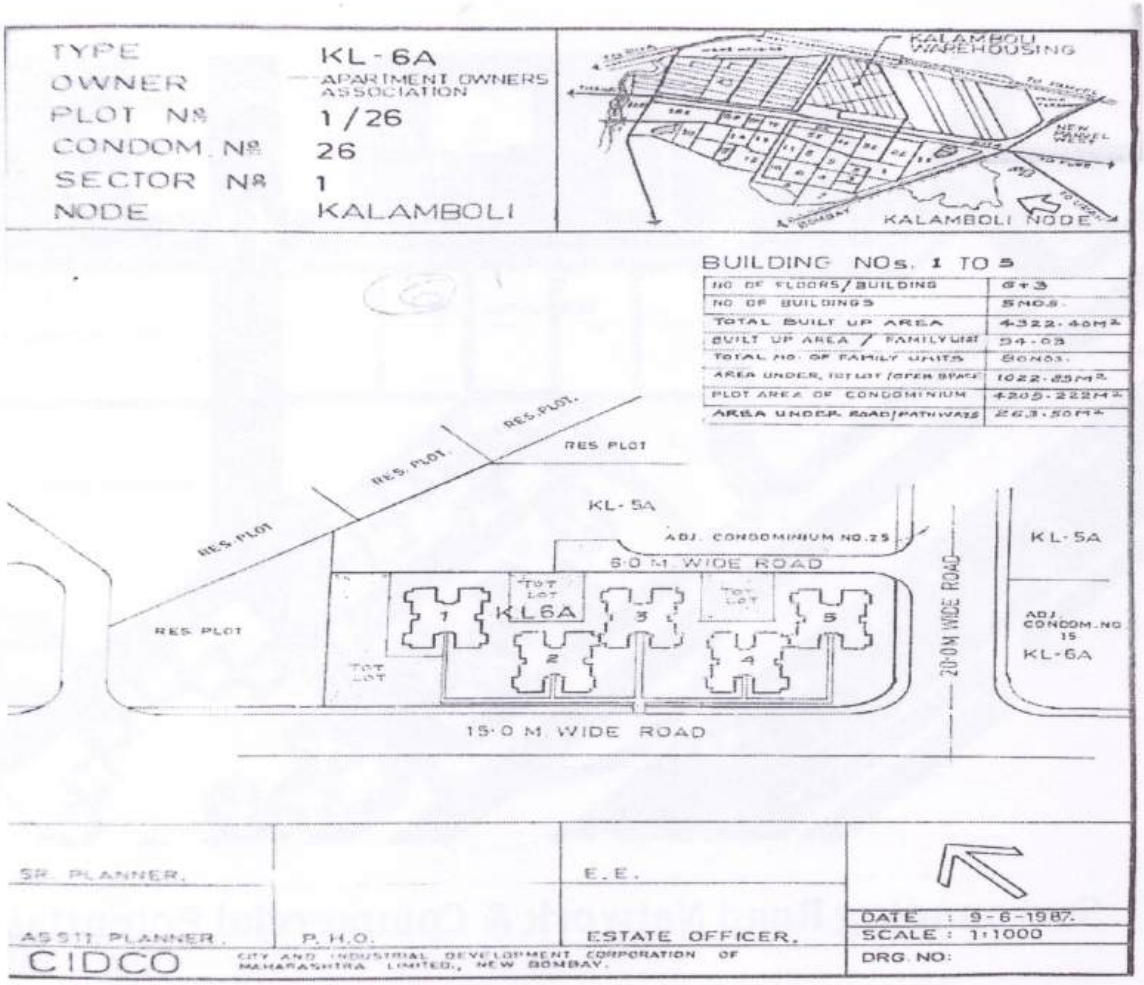
Surrounding Road Network & Commercial Potential

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



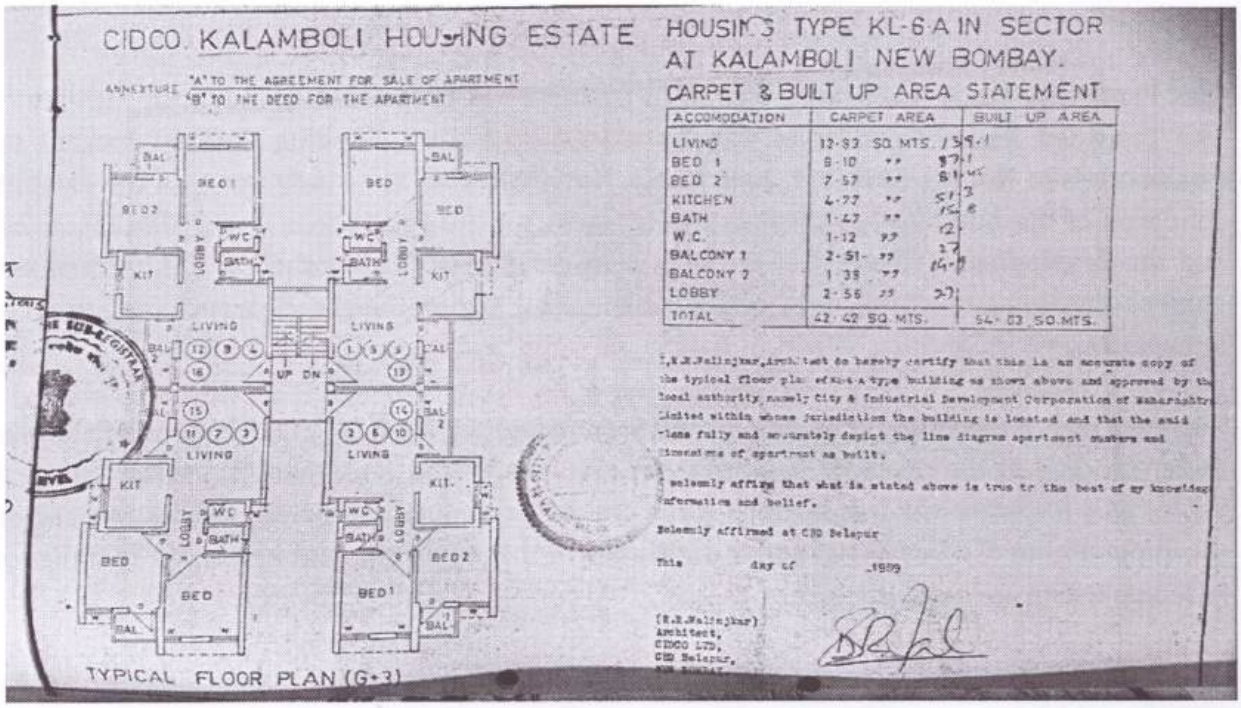
The image above is an official **CIDCO-approved layout plan** for **Condominium No. 26**, located on **Sector-1, Kalamboli, Navi Mumbai.**

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 dilapidatedby 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 belowor Rehab + Incentive FSI as per clause 2(A) & (B), whichever is more and shall be based on gross plot area :-

Table No.10-C		
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 क्षेत्रफळ**	**4,205.22 m²**
NO. OF UNIT **सदनिका संख्या**	**80 UNITS**
ROAD WIDTH **रस्त्याची रुंदी**	**30 Metre**
FSI AS PER TABLE – 3.00 **तक्त्यानुसार एफएसआय**	**4,205.22 X 3.00 = 12,615.67 m² / 1,35,795.03 ft²**

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 क्षेत्रफळ	4,205.22 m^2
NO. OF UNIT सदनिका संख्या	80 UNITS
CARPET AREA PER UNIT प्रत्येक युनिटसाठी गालिचा क्षेत्रफळ	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 Ration (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 Ration shall be taken for the year in which the redevelopment project is approved by the authority.

LAND RATE (LR) **भूखंड दर**	**39,459 ₹/m²**
CONSTRUCTION COST (RC) **बांधकाम खर्च**	**26,620 ₹/m²**
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 m² / 63,559.96 ft²**
INCENTIVE AREA (90%) (I) **विकासक क्षेत्रफळ (90%)**	**5,314.38 m² / 57,203.96 ft²**
TOTAL BUILT UP AREA **(R + I)** **एकूण बांधकाम क्षेत्रफळ**	**11,219.24 m² / 1,20,763.92 ft²**

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 m² / 1,20,763.92 ft²**
PERMISSIBLE BUA AS PER FSI 3 (A) **एफएसआय ३ (अ) नुसार अनुमत बांधकाम क्षेत्रफळ (BUA)**	**12,615.67 m² / 1,35,795.03 ft²**
BALANCE AREA **(A-B)** **शिल्लक क्षेत्रफळ** **(A-B)**	**1,396.43 m² / 15,031.17 ft²**
SHARING CIDCO/NMMC 50% **वाटप सिडको/एनएमएमसी ५०%**	**698.21 m² / 7,515.58 ft²**
SHARING SOCIETY ASSO. 50% **वाटप सोसायटी संघ ५०%**	**698.21 m² / 7,515.58 ft²**

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 m² / 456.6 ft²	**81.20 m² / 874 ft²**
	PROPOSED RERA CARPET AREA PER UNIT
	83.61 m² / 900 ft²

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
A	Total Construction Cost	95,45,00,000/-	₹
B	All Professional & Statutory Expenses	7,60,00,000/-	₹
C	Administration Cost	2,00,00,000/-	₹
D	Sales Cost	3,28,00,000/-	₹
E	Marketing Cost	3,28,00,000/-	₹
F	Corpus Fund to Society	2,40,00,000/-	₹
G	Rent & Brokerage Expenses	5,88,00,000/-	₹
H	Shifting Charges & Refundable Deposit	96,00,000/-	₹
I	Development Charges, Stamp Duty, Ancillary Premium, GST & Additional Expenses	20,29,00,000/-	₹
J	Interest on Initial Investment	1,65,00,000/-	₹
K	Miscellaneous Expenses	6,36,00,000/-	₹
	Total Project Cost [SUM OF 'A' TO 'K']	149,17,00,000/-	₹

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.**

Members shall be allotted flats based on the **Carpet Area** as defined under the **Real Estate (Regulation and Development) Act, 2016 (RERA)**, which differs from the definition followed under the **Maharashtra Ownership Flats Act (MOFA).**
Under **MOFA**, *carpet area* refers strictly to the **net usable floor area within the walls**, excluding the thickness of inner walls and columns - this is the basis on which the **tenant's entitlement** is calculated.
In contrast, **RERA defines carpet area** to include the **thickness of internal partition walls** and columns. This distinction will be **clearly recorded in the Permanent Alternate Accommodation Agreements (PAAA)** executed between the Developer and individual members.

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** on **13/07/2025** 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.

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