

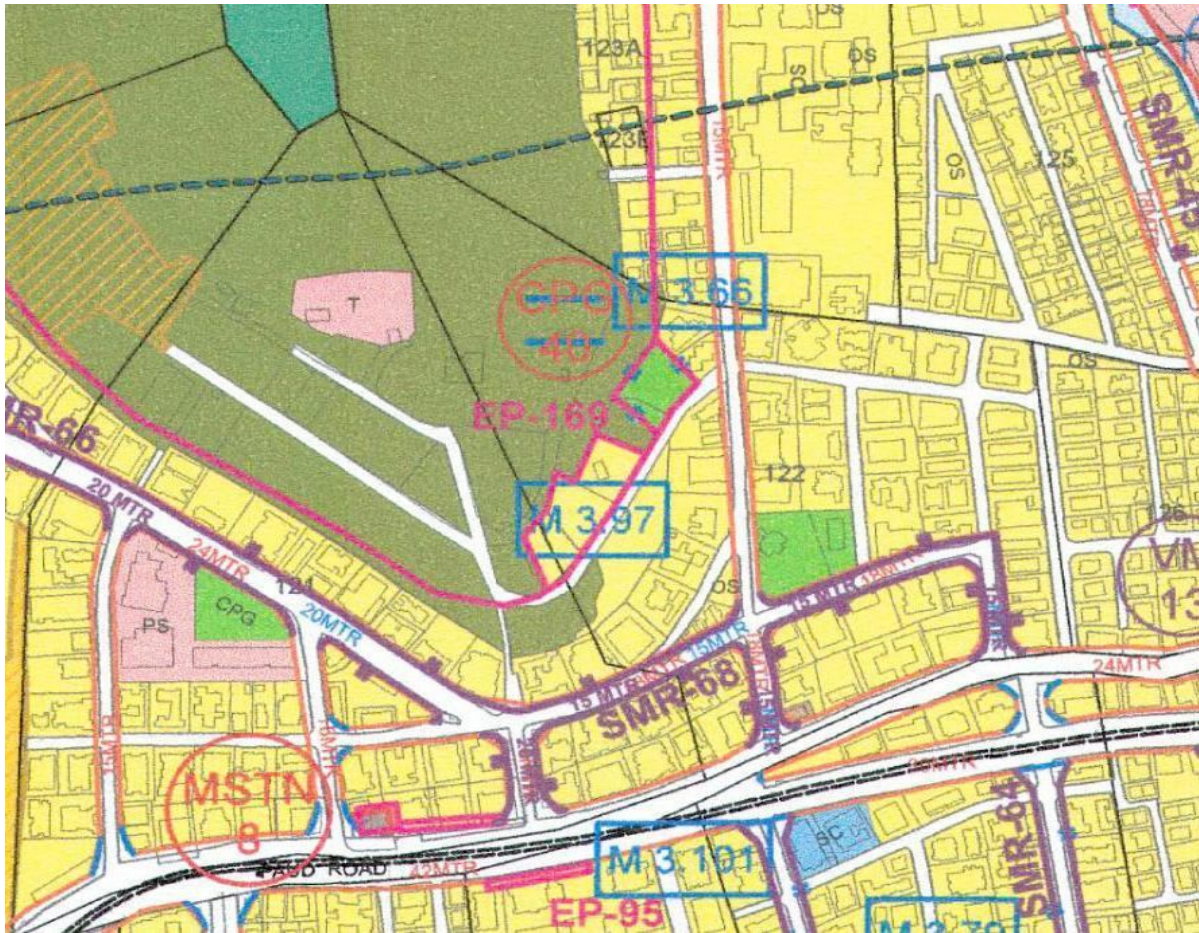
**REDEVELOPMENT OF RATNAPRABHA SOCIETY, RAMBAG COLONY, KOTHRUD, PUNE  
SUMMARY REPORT**

1	Name of Society	<b>RATNAPRABHA Society</b>	Remarks
2	Address	Plot No. 67, S.No. 121/122, Rambaug Colony, Pune ( part of CTS No. 850)	
3	Plot area	<b>1389</b>	as per PRC
		<b>1389</b>	PMC approval no. 2210 dated 28.09.1990
		<b>1389</b>	deemed conveyance order dated 26.08.2013
		<b>1101</b>	as per private survey conducted by society
	AREA CONSIDERED FOR CALCULATIONS	<b>1101</b>	SQM. Stringent of above
		<b>11851.16</b>	sft
4	No. of existing flats	26 flats	
5	Existing building	2 nos. of wings A and B Ground+ 3 fl/ Stilt+3 Fl	
6	RR rate for 2018-19		
	Open land	<b>38800</b>	Rs/sqm
	Residential tenement	<b>103790</b>	Rs/sqm
7	Redevelopment brief	To offer both buildings in the plot to prospective developer for redevelopment, the redevelopment area under offer to be distributed prorata based on existing carpet area of individual tenement	
8	Plot area considered for redevelopment	1101	sqm
		<b>11851.16</b>	sft
9	Width of existing access road	West side-9 meter South side- 9 metre +/-	
10	Width of road as per latest approved DP 2017	West side-15 meter South side- as per existing	
11	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES- DCPR 2017 and TOD POLICY	For plot fronting on 12.0m to 18m wide road and min. 1000 sqm area, Maximum potential of FSI limit = 2.5 x Net plot area. Basic FSI= 1.1 Additional FSI= 1.4 TOD premium FSI (min)=75% of 1.4 External TDR (max.) = 25% of 1.4	
		All type of staircases are free of FSI Common lobbies and passages are to be counted in FSI	
		Parking height up to 6 m from ground level not to be counted in total height of the building for the purpose of margin calculation	
		Free of FSI Open Balcony 15%of total built up area of a given floor is allowed. Balcony not to enclosed	
		Double height terraces 20% of the proposed built up area allowed with the payment of premium and not to be counted in FSI.	
12	TOD POLICY	Transit Oriented development policy, wherein additional FSI is proposed to be permitted on plots in TOD zone, to permit extra density along the Metro corridor/stations	


		<p>Draft TOD policy has been published, and made applicable vide notification dated 08.03.2019. The primary issues which will govern TOD zone development are as follows</p> <ol style="list-style-type: none"> <li>1) TOD zone around 500m of Metro stations</li> <li>2) The quantum of additional "Premium FSI" is relative to road width and plot size. "purchase cost" of such premium FSI is 60% of RR value for residential and 70% for commercial</li> <li>3) TDR permitted to extent of 25% of additional FSI</li> <li>4) Restrictions on size of tenements within the TOD zone to promote more density and correspondingly more ridership on metro ( for Fresale, min. 50% flats of 60 sqm and max tenement area of 120 sm as per TOD draft)</li> </ol>	
13	TOD POLICY in the context of proposed redevelopment of societies	The PLOT under consideration, with respect to closest Metro line ie the Vanaaz-Ramwadi line on Karve road is within 500m of said line and hence IS UNDER TOD ZONE	
14	SPECIFIC ISSUES IF ANY	NA	
15	DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCULATIONS AS PER DCPR 2017 and corresponding FEASIBILITY STUDY	As per enclosed herewith	
16	ASSUMING PRORATA DISTRIBUTION OF AREA AMONG EXISTING MEMBERS, RANGE OF ANTICIPATED OFFER OF % ABOVE EXISTING CARPET	<p><b>-11.10</b></p> <p>TO</p> <p><b>-7.25</b></p>	in % Detail working as per Calculations, based on assumptions, may vary
	<b>THE REDEVELOPMENT PROPOSAL DOES NOT SEEM TO BE FEASIBLE UNDER STANDARD REQUISITIONS FROM DEVELOPER. THEREFORE IT MAY BE REQUIRED TO DISCOUNT CERTAIN REDEVELOPMENT COSTS TO THE PROSPECTIVE DEVELOPER.</b>		
17	ANTICIPATED NATURE OF REDEVELOPMENT BUILDING	Stilt parking floor with upto 12 floors of residential flats above parking. This scenario, may vary as per other design and financial considerations of the developer, which please note.	
18	GENERAL DEFINITIONS OF TERMS	"Premium/Paid FSI" means the FSI that may be available on payment of premium	
		"Balcony" means a horizontal cantilever projection, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety; Balcony or balconies of a minimum width 1.00m. and maximum of 2.00m. may be permitted at any floor except ground floor, not more than 15% of the built up area of the same floor	

		“Security deposit” which is to be kept with society for the period of construction from the date of agreement. It is refunded to the builder without any interest. 50% after completion of the project and 50% after defects liability period which is generally 2 years.
		“Bank guarantee” is % of construction cost which is to be kept in a bank on the society's name by the builder. As the work progresses bank guarantee is partially released.
		“Corpus fund” is individually decided by the builder and society members. Which is a convenient charges for each member for their future expenses

**SITE LOCATION IN DP 2017**




**RR 2018-19**



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

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Year	Annual Statement of Rates						Language
20192020							English
Selected District	पुणे						
Select Taluka	हवेली						
Select Village	कोथरुड						
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location						
Enter Survey No	850						Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
21/362-पौड रोडवरील मालमत्ता (2.2 मधील स.नं.वगळुन)	38800	103790	138780	201570	0	चौ. मीटर	सि.टी.एस. नंबर

AS PER CONVEYANCE DEED									AS PER AREA STATEMENT APPROVED BY SOCIETY VIDE EMAIL DATED 24.06.2019				
Sr.	Flr	Flat No.	Name of Owner	Area		terrace	garden	total	CARPET	TERRACE	GARDEN	SCENARIO 01	SCENARIO 02
				sq.m	sft	sq.m	sq.m	sq.m	sft	sft	sft	Percent	
<b>Wing A</b>												<b>-11.10</b>	<b>-7.25</b>
1		A-1	Mr. Siddhesh Dhananjay pathak	78.13	840.99	0	46.45	124.58	735.084			653.50	681.76
2		A-2	Mr. Vinod Vinayak Balgi	53.53	576.20	0	0	53.53	503.303			447.44	466.79
3		A-3	Miss. Aporva Suresh Batwal	42.48	457.25	0	0	42.48	452.282			402.08	419.47
4		A-4	Mr. Ajay Sadanand Bokil	67.93	731.20	0	0	67.93	635.625			565.08	589.51
5		A-5	Mrs. Nanda Sanjiv Vailur	78.13	840.99	0	0	78.13	739.465			657.39	685.82
6		A-6	Mr. Hemant Narayan Sontakke	54.27	584.16	0	0	54.27	505.058			449.00	468.42
7		A-7	Mr. N.L.D. Gawade	49.17	529.27	0	0	49.17	464.768			413.18	431.05
8		A-8	Mr. Dattatray Waman Bhamare	43.67	470.06	0	0	43.67	478.826			425.68	444.09
9		A-9	Mr. Prakash Ramchandra Joshi	76.95	828.29	0	0	76.95	735.375			653.76	682.03
10		A-10	Mr. Rushikesh Bhalchandra Bhongale	54.27	584.16	0	0	54.27	506.780			450.53	470.02
11		A-11	Mr. Shridhar R. Venawikar	49.77	535.72	0	0	49.77	461.141			409.96	427.69
12		A-12	Mrs. Sunanda Rajendra Kolage	43.67	470.06	0	0	43.67	500.095			444.59	463.82
13		A-13	Mr. Shrirang Madhukar Awadhani	78.13	840.99	54.27	0	132.40	736.484	513.228		654.74	683.06
<b>TOTAL</b>				<b>770.10</b>	<b>8289.36</b>	<b>54.27</b>	<b>46.45</b>	<b>870.82</b>	<b>7454.29</b>	<b>513.23</b>	<b>0.00</b>	<b>6626.93</b>	<b>6913.52</b>





PMC STATUTORY FEES CALCULATIONS (TENTATIVE)					
ASR VALUES 2019-20					
OPEN LAND		38800	Rs		
CON. COST		24200	/sq.m	PLOT	
	Item	Rate Rs/sq.m	% appl.	Area sq.m	Amount in Rs
1	Land development charges	38800	1.0%	990	384097
			for residential		
2	Development charges	38800	4%	2475	3840967
			residential	total FSI	
3	TOD premium	38800	60%	1039	24198093
			TOD premium rate for residential		
4	lobby, lift, lift machine room	38800	60%	26.48	616454
			currently appl. % May change	tentative, may vary as per design	
5	Terraces	38800	40%	0.00	0
			currently appl. % May change	assumed @ nil	
4	Rada-Roda	10	100%	3132.56	31326
				Approx. total const.	
5	Rada-Roda anamat			approx. lumsum	10000
6	Upkaar	24200	1.0%	3132.56	758079
			for resid.	total const.	
7	LBT				0
8	Waterline development charges	3640	100%	0	0
				1/4th perimeter (approx)	
9	Road Development charges	3459	100%	111.06	384157
10	Infrastructure charges for TDR loading	24200	5%	346.48	419240
				total comp. FSI/TDR utilised	
11a	Fire premium (0 to 36 metres)	50	100%	2475	123743
11b	Fire premium (above 36 upto 60 metres) - 0 floors	1000	100%	0.00	0
11c	Fire premium ( 60 to 80 metres) - 0 flrs	1500	100%	0	0
11d	Fire premium (80 to 100 metres) - 0 flrs	2000	100%	0	0
12	Fire premium anamat	30000	100%	1	30000
13	TOTAL				30796155
14	10% Cont.				3079615
15	AMT. with Contingency				33875770
16	Approx. cost per sft of SBUA			37221.74	910.00

Based on assumptions. Subject to variation

DEVELOPMENT COST (Tentative Estimate)				
	Open land-RR Rate for 2019-20	38800	Rs/sqm	
	Construction- RR rate for 2019-20	24200	Rs/sqm	
		2248.23	Rs/sft	
	Residential-RR rate for 2019-20	103790	Rs/sqm	
		9642.33	Rs/sft	
		Area in sft	Rate in Rs per sft/nos	Amount in lacs of Rs
1a	Construction cost on total salable area (Rehab+freesale)	37221.74	2000	744.43
1b	Mechanical parking	36.00	140000	50.40
		approx. 26nos of REHAB flats & +/- 20 nos of FREESALE units		
2	Statutory PMC approval costs and TOD premium costs on total salable area (Rehab+freesale)	37221.74	910.00	338.72
3	TDR cost (rate considered @ 60% of current RR rate)	1338.60	2163	28.95
4	Rent and relocation charges @ Rs ___ PER SFT OF EXISTING CARPET AREA for 24 months	15548.45	15	55.97
5	Relocation cost (@ ___ Rs per flat)	26.00	15000	3.90
6	Monetary Compensation to existing members	15548.45	Not considered, if required the society should specify	0.00
7	Maintenance cost /Corpus fund @ Rs 2.0 lakhs per existing flat	26.00	200000	52.00
8a	Parking compensation		Not considered, if required the society should specify	0.00
8b	Terrace/Garden compensation		Not considered, if required the society should specify	0.00
8	Tentative valuation of GST impact			
a	On Construction Cost (existing carpet x say 1.0 times x 1.1 carpet2bua conversion)	17103.29	360	61.57
b	On rental & relocation remuneration	59.87	18%	10.78
c	On Corpus remuneration	52.00	18%	9.36
	TOTAL APPROX. GST IMPACT			81.71
9	Bank guarantee	20000000.00	2%	4.00
10	Tentative valuation for stamp duty impact			
a	Construction cost of rehab as per RR	17103.29	2248.23	384.52
b	Rental and relocation remuneration			59.87
c	Corpus remuneration			52.00
				496.40
	Stampduty @		7%	34.75
13	Admin, marketing, consultants and other miscellaneous costs	37221.74	150	55.83
				1450.67
14	Interest cost @ 15%			
a	on 50% of item 1a for 2 years	372.22		120.04
b	on 50% of item 2& 3 for 2 years	183.84		59.29
c	on 50% of items 4&5 for 2 years	29.94		9.65
d	on 50% of item 10 for 2 years	17.37		5.60
				194.59
	GRAND TOTAL			1645.26
	Rate per sft of salable area	37221.74	4420.15	
	Add 3% contingency		132.60	
			4552.75	
	say		4553.00	

POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS			
	CTS No.	850	
	S.No.	121/122	
	Plot No.	67	
1	GROSS PLOT AREA		
a	as per previously approved plan	1389.00	PMC approval no. 2210 dated 28.09.1990
b	as per PRC	1389	
c	as per conveyance deed	1389	deemed conveyance order dated 26.08.2013
d	as per actual site survey	1101	as per private survey conducted by society
	STRINGENT OF THE THREE	<b>1101.00</b>	stringent of the three
2	GROSS PLOT AREA CONSIDERED	1101.00	sqm
3	Gross plot area considered for calculations	<b>1101.00</b>	=2)
4	Road widening	111.06	existing 9m, new DP=15m, RW considered=3m
5	DP reservations	0.00	
6	Balance plot	989.94	3)-4)-5)
7	Amenity space	0.00	not reqd.
8	Open space	0.00	
9	Net plot	<b>989.94</b>	6)-7)
10	Pemissible FSI potential	<b>2.50</b>	as per TOD policy, plot fronting on 12-18m road and plot>1000 sqm
11		<b>2474.85</b>	9)x10)
	<b>Components</b>		
12	Basic FSI @ 1.1	1088.93	9) x 1.1
13	Balance additional	1385.92	11)-12)
13a	Max. TDR	346.48	13) x25%
13b	TOD Premium FSI	1039.44	13) x75%
14		<b>2474.85</b>	12)+13)
15	Open balcony/sitout/terrace @ 15% of FSI	371.23	14) x 15%
16	FSI+balcony/sitout/terrace (Habitable builtup area excl. of lifts, stair & lobby)	2846.08	15)+16)
17	Approx. (RERA) Carpet area with 10% dedn.	2561.47	16) x 0.9 sqm
		<b>27571.66</b>	sft
18	Gross SBUA with say 35% loading	<b>37221.74</b>	17) x 1.35 sft
19	Gross SBUA feasible	<b>37221.74</b>	may vary. Can be ascertained only after detail design
20		<b>3457.98</b>	sqm
	Corresponding		
21	(RERA)Carpet	<b>2561.47</b>	20)/1.35
22	FSI+balcony	<b>2846.08</b>	21)/0.9
23	FSI	<b>2474.85</b>	22)/1.15
	<b>FSI Composition</b>		
24	Basic FSI utilised	<b>1088.93</b>	=12)
25	Max. TDR utilised	<b>346.48</b>	=14)
a	Generated insitu	<b>222.12</b>	4) x 2
b	Externally purchased	<b>124.36</b>	25)-25a)
26	Min. Premium FSI utilised	<b>1039.44</b>	24)-25)-26)
		<b>2474.85</b>	24)+25)+26)
<b>B</b>	<b>FINANCIAL FEASIBILITY CALCULATIONS</b>		
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	<b>4553.00</b>	Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	1694.71	lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	<b>15%</b>	<b>10%</b> as per assumption, may vary
4		<b>254.21</b>	<b>169.47</b> lakhs of Rs
5	Min. sale value to be recovered by dev.	1948.91	1864.18 2)+4) lakhs of Rs
6	Average rate of residential sale	<b>10500</b>	<b>10500</b> Rs per sft
7	Min. salable stock for developer	18561.06	17754.06 5) x 100000/6) sft
	<b>Balance stock for Rehabilitation</b>		
8	Rehab stock ( Salable builtup) for rehabilitation of existing	18660.68	19467.68 A20)-B7) sft



9	<b>Rehab</b> stock- Effective carpet area	13822.72	14420.50	8)/1.35 sft
10	<b>Rehab</b> Existing carpet area	15548.45	15548.45	As per carpet area calcs. sft
11	<b>Rehab</b> stock- Effective carpet area in excess of existing	-1725.72	-1127.94	9)-10) sft
12	Effective Rehab carpet area in excess of existng as a <b>percentage above existing</b>	<b>-11.10</b>	<b>-7.25</b>	percent