- REDEVELOPMENT -
(2)

Technical and Financial Feasibility of
Yog Vaibhav CHS. Ltd ., Surya Nagar Phase I & II ,
Shirgaon , MIDC Road , Badlapur (E) .

By ......
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FEASIBILITY REPORT DETAILS OF YOG VAIBHAV CHS. LTD. – BADLAPUR

Under instruction from committee members of Yog Vaibhav Co-op Housing Society, we have Studied the redevelopment proposal in respect of the property bearing the property bearing S NO. 20/4, 20/3, 13/7 and 26/1 of village katrap, Badlapur (East) Tal. Ambernath 421503.

The property is currently owned by Yog Vaibhav Co-op Housing Society, and we have inspected The property for this report.

NAME OF BUILDING	YOG VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD. SURYANGAR PHASE I & II
ADDRESS	SHIRGOAN, MIDC RAOD, BADLAPUR DIST. THANE
YEAR OF CONSTRUCTION	1999
REGISTRATION NO .	TNA/HSG/167
YEAR OF AUDIT	2017
LAST MAJOR REPAIRS	NOT DONE
REPAIRS HISTORY	AS AND WHEN REQUIRED
MANAGEMENT COMMITTEE	
CHAIRMAN	MR UTTAM KAMBLE
VICE CHAIRMAN	MR ROKADE
SECRETARY	MR. A.S. LASE
TREASURER	MR. CHAWAN

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Technical and Financial Feasibility for REDEVELOPMENT of
Yog Vaibhav CHS. Ltd ., Surya Nagar Phase I & II , Badlapur (E) .

No	Description	Sq. mtrs.	Remarks
1.	a. Total plot area as per as per 7/12 Extract b. Total plot area as per as per N.A Order **c. Area considered for Redevelopment**	18129.54 18119.00 **18119.00**	S.No. 13/7 – 6373.71 S.No. 26/1 – 7081.90 S.No. 20/4 – 3368.84 S.No. 20/3 – 1305.09 Total - 18129.54
2.	Any deduction (Road Area under MIDC Acquisition)	3200.00	As per N.A Order
3.	Net plot area available for Redevelopment	14919.00	
4.	Permissible FSI	1.10	
5.	Permissible Built up are @ FSI 1.10	16410.90	UDCPR 2020 , Table No. 6G , pg. 112
6.	Premium FSI available from Badlapur Council @ 30% gross plot	5435.70	
7.	Permissible TDR at 30.0 mtr. Wide road @ 1.10	19930.90	--As above --
8.	Incentive Built Area for Existing Members 15.0 sqmtr x 299 nos	4485.00	UDCPR 2020 , Rule 7.6.1 , pg. 131 Not counted in FSI
9.	Total Permissible Built up Area 5+6+7	41777.50	

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10.	Consider for Residential by deducting existing Commercial Area = 41777.50 – 1545.80 = 40231.70 sqmtr .	40231.70	
11.	Permissible Ancillary Area for Residential purposes @ 60% x 40231.70	24139.02	UDCPR 2020 , Chapter 6 , pg - 99
12.	Permissible Ancillary Area for Commercial purposes @ 80% x 1545.80	1236.64	-- as above --
13.	Total Built up area Available / Permissible for construction 9+13+14	67153.16	**7,22,836.61 sqft .**
14.	Deduct area of Lift , Lobby , Staircase @ 25% to get Approx. Habitable Area .	50364.87	**5,42,127.46 sqft .**
15.	Consider Approx. area under Stilt 67153.16/15 floors x 25%	1118.58	12040.45 sqft .
16.	Total Construction Area at Site (13 + 15) Habitable + Non Habitable Area .	79193 61	8,52,440.12 sqft .
17.	Total Actual Carpet Habitable area 50364.87 – 17%	41802.84	4,49,965.79 sqft .
18	Carpet of Extg. Res. Members 121228-12799.23 Comm.	10073.27	1.08,428.77 sqft .
19	Carpet to be allotted to Extg. Res. Members 1.08,428.77 sqft + 35%	13598.92	1,46,378.83 sqft .
20	Carpet to be allotted to Extg. Comm. Members 12799.23 + 50%	1783.61	19,198.84 sqft .
21	Total Carpet to be allotted to All Extg. Members 19 + 20	15382.54	1,65,577.67 sqft .
22	Balance Carpet Area (17 – 21)	24909.31	2,84,388.12 sqft .

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EXISTING AREA AS PER AGREEMENT

NO	BLDG NAME	WING	NO OF SHOPS	TATAL AREA OF SHOP	NO OF FLATS	TOTAL AREA OF FLAT	1 R K	1 BHK	2 BHK	2 BHK+T
					PHASE-1					
1	ADITYA									
		A	8	1962	10	5757	4	3	2	1
		B	7	1734	10	5099	4	5	0	1
		C	7	1731	9	5519	3	4	1	1
	EXTRA		2	505						
	TOTAL		24	5932	29	16375	11	12	3	3
2	ARUNA				30	17230		30		
3	KANTI				30	17230		30		
4	KIRAN				30	17230		30		
5	TARUNA				30	16888		28		
A	**TOTAL**		**24**	**5932**	**149**	**84953**	**13**	**130**	**3**	**3**
					PHASE-2					
1	BHASKARA									
		A	8	1930	10	5932	2	5	2	1
		B	6	1502	10	6212	1	7	1	1
		C	8	2607	10	5280	3	5	1	1
		D	9	3748	11	10505			11	
	EXTRA		4	920	1	678		1		
	TOTAL		35	10707	42	28607	6	18	15	3
2	PRABHAKARA				24	13784		24		
3	DIVAKARAS				24	13613	1	23		
B	**TOTAL**		**35**	**10707**	**90**	**56004**	**7**	**65**	**15**	**3**
	GROSS TOTAL									
	A+B		59	16639	239	140957	20	195	18	6

SUMMARY

TOTAL BU AREA = 157596 SFT Assuming 30% extra considered for Built-up while booking at Suryanagar

HENCE CARPET = 121228 SFT

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Total Cost of Project (Expenses)

No	Description	Area in sqft.	Rate/per	Total	Remarks
	CONSTRUCTION				
1	Cost of Construction of actual Dwelling Units with Amenities	5,42,127.46	2500.0	135,53,18,650.00	Assumed including all Taxes .
2	Cost of Construction of Services like Lift , Stair , Stilt , 50364.87 + 1118.58	51483.45	2000.0	10,29,66,900.00	--As above --
A	**Total Construction Expenses (1 + 2)**			**145,82,85,550.00**	
	Architects / RCC / Admin / Overhead charges.		8%	11,66,62,844.00	
3.	Add GST @ 18%			02,09,99,311.92	
B	**Total Consultant's Expenses**			**13,76,62,155.92**	
	MUNICIPAL CHARGES .				
4	Scrutiny fees for Residential . 67154.16 – 1545.80 x 50%	64835.45 sqmt.	4.00	2,59,341.84	
5	Scrutiny fees for Commercial .	2318.70 sqmtr.	8.00	18,549.60	
6	Debris Deposit .	lumpsum	---	50,000.00	
7	Development Charges for Residential – 2% R.R	40231.70	2%	4,09,55,870.60	R.R - 50,900/- smt.

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8	Development Charges for Commercial – 4% R.R	1545.80	4%	39,81,980.80	R.R – 64,400/ smt.
9	Premium for Ancillary Area – Residential .	24139.02	10%	2,93,28,909.30	R.R - 12150/ smt.
10	Premium for Ancillary Area – Commercial .	1236.64	10%	15,02,517.60	R.R - 12150 / smt.
11	Open Space Deficiency .		Nil		Reqd. As per plan
12	Fire Premium , Services Charges .		Lump sum	50,00,000.00	
C	**Total MUNICIPAL Charges .**			**8,10,97,169.74**	
	ADDITIONAL FSI & TDR COST .				
13	Cost of TDR (19930.90 – 4485.0)	15445.90	7500.0	11,58,44,250.00	
14	Govt. Premium FSI	5435.70	35%	2,31,15,314.25	R.R - 12150 / smt.
15	Environment Clearances .		Lump sum	50,00,000.00	
D	**Total Additional Cost .**			**14,39,59,564.25**	
E	**Out of Pocket Expenses.**	**7,22,836.61**	**50/- sqft .**	**3,61,41,830.00**	
F	**Approval Expenses Total C+D+E**			**26,11,98,564.00**	
G	**Expenses for Existing Society**				
16	Corpus Fund .	**121228.0 sqft**	**100 / sqft.**	**1,21,22,800.00**	
17	Cost of Rent for Residential units for **30 months** a. 1 Hall + Kit . b. 1 Bed + Hall + Kit .	 20 195	 5000/- 6000/-	 30,00,000.00 3,51,00,000.00	NOTE – All Soc. Requirments are

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	c. 2 Bed + Hall + Kit . d. 2 Bed + Hall + Kit + Terrace . TOTAL	18 06	7000/- 8000/-	37,80,000.00 14,40,000.00 4,33,20,000.00	included as per Tender Docs .
18	Cost of Shifting	239 members	10,000/-	23,90,000.00	
19	Cost Brokerages	239 members	One month rent	14,44,000.00	
H	Temporary Rehabilitation / Transit Expenses for Residential Members . (17+18+19)			4,71,54,000.00	
20	Cost of Rent for Commercial members for 30 months @ Rs. 70 / sft.	12799.23 sft Carpet	Rs. 70/sft .	2,68,78,383.00	
21	Cost of Shifting	59 members	5,000	2,95,000.00	
22	Cost Brokerages	4 members	One month Rent	8,95,946.10	
I	Temporary Rehabilitation / Transit Expenses for Commercial Members .	59 shops		2,80,69,329.10	
J	Total Transition Expenses (16 + H + I)			8,73,46,129.10	
K	Cost of Stamp Duties Legal Fees , Marketing , Advertising		Lump sum	3,00,00,000.00	
L	Total A + B + F + J+ K			197,44,92,399.00	
M	Add Cost of Contingencies @ 5%			9,87,24,619.95	
N	Add Interest approx.. for 30 months .			10,00,00,000.00	

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O	Total Cost of Project (K + L + M)		SAY -	217,32,17,018.95 217,32,00,000/-	

SUMMARY

No	Description	With Ref to Tender Doc./ Demand
1.	**Total Cost of Project**	**Rs. 217,32,00,000.00**
2.	Total Carpet Area Generated (No. 17)	4,49,965.79 sqft .
3.	Total Carpet Area for Extg. Soc. Members (No. 21)	1,65,577.67 sqft .
4.	Balance MOFA Carpet Area (No. 122)	2,84,388.12 sqft .
	Balance RERA Carpet Area 2,84,388.12 sqft + 7%	3,04,295.28 sqft .
6.	Cost of Project per sqft Carpet 1/2	Rs. 5051.94/ sqft .
7.	Sale for Res. = 3,04,295.28 – 30000.00 comm. = 2,74,295.28 sqft .	2,74,295.28 sqft .
7.	Residential Sale price Max. Rs. 7000/- x Carpet 2,74,295.28 sqft .	Rs. 192,00,66,960.00
8.	Commercial Sale price Max. Rs. 20,000/- x Carpet 30000.0 sqft .	Rs. 60,00,00,000.00
9.	Income from 200 Car Parking @ Rs. 3,00,000/-	Rs. 6,00,00,000.00
10.	Total Income from Sale Say -	Rs. 258,00,66,960.00 Rs. 258,00,00,000/-
11.	**Total Profit 10-1**	**Rs. 40,68,00,000/- i.e 18.72%**

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