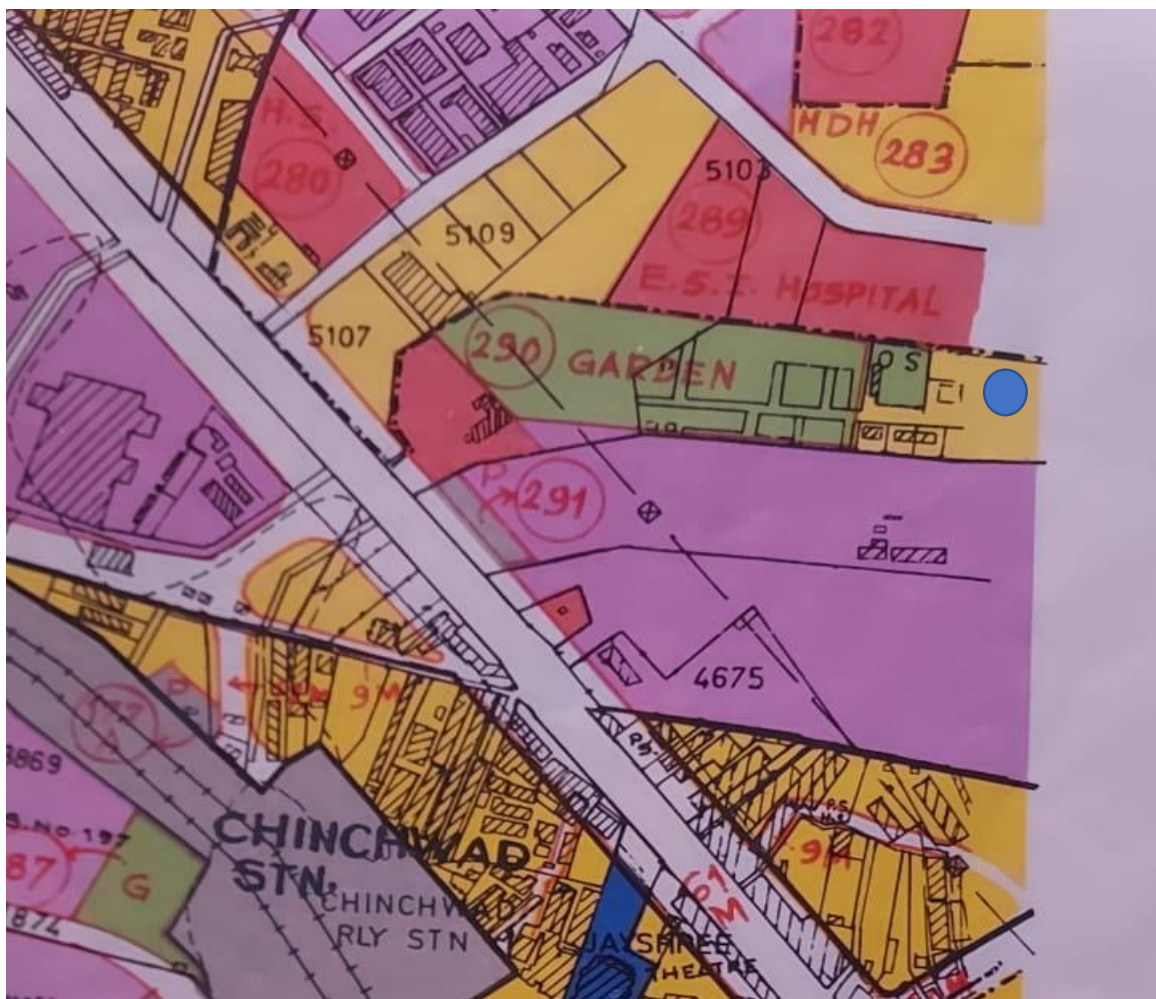


A REDEVELOPMENT OF MANGALAM CHS, CHINCHWAD,PUNE SUMMARY REPORT			
1	Name of Society	MANGALAM CHS	Remarks
2	Address	S.No. 129/1B and 159/1A, AKURDI, TAL. HAVELI, DIST. PUNE	
3	Plot area	809.81	as per conveyance Plot no.15= 365 sqm plot no. 16= 444.81
		809.83	as per previous approved plans
		NA	7/12 extracts not available for reference
		NA	PRC not available for reference
	AREA CONSIDERED FOR CALCULATIONS- stringent of the above	809.81	SQM. Assuming that PRC will be for this area and demarcation will be obtained for this area
		8716.79	sft
4	No. of existing units/members	18 residential units+1 Garage	
5	Existing building	1 buildings- Gr+1/P+3 floors	as per info available
5a	Existing building approval reference	Approved Building plan made available for reference BP/Akurdi/2/88 dt. 20.04.1988 OC Part- No.166/91 dt. 04.06/1991 (reference from sale deed, actual copy of OC not available for review/inspection)	as per info available
5b	Existing FSI as per approved plans (qualifying for incentive FSI for redevelopment)	795.99	8568 sft as per approved plan

5c	Whether existing building age is more than 30 years OR Building has been declared unsafe by Planning Authority	part building more than 30 years old	YES
6	RR rate for 2024-25		
	Open land	16020	Rs/sqm
	Residential tenement	68380	Rs/sqm
	Commercial office	74170	Rs/sqm
	Commercial shop	85480	Rs/sqm
7	Redevelopment brief	To offer society building in the plot to prospective developer for redevelopment, the redevelopment area under offer to be distributed prorata based on existing carpet area of individual units holders	
8	Plot area considered for redev.	809.81	sqm
		8716.79	sft
9	Width of existing access rd.	Southside-9m East side- 6m	Subject to actual physical width of 9.0m being available at site
10	Road width as per latest DP	no change	
11	ULC Status	In the sale deed/conveyance deed to the society There is reference of ULC order No ULC/SR/4(3)/29 dt. 01/07/1978. However the said ULC order is not available for review and inspection. It is assumed that it is NOT an order u/s 20 of ULC, as such assumed that it will not have any implications on the proposed redevelopment	
12	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES-UDCPR (Dec 2020- updated upto 30.01.2024)	For plot fronting on =/>9 m road Basic FSI= 1.1, AddL. TDR= 0.4, AddL. Premium FSI= 0.5 Ancillary FSI=60% for residential and 80% for commercial All habitable builtup areas are accounted towards FSI Plot is in "RESIDENTIAL ZONE-R2"	
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	
13	TOD POLICY in the context of proposed redevelopment of societies	The PLOT under consideration IS CURRENTLY NOT UNDER TOD ZONE	
14	SPECIFIC ISSUES IF ANY		
15	DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCULATIONS AS PER UDCPR (dec 2020) 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	28.00	in % Detail working as per Calculations, based on assumptions,
		TO	
		31.00	

17	ANTICIPATED NATURE OF REDEVELOPMENT BUILDING	Building height upto 24m max. This scenario, may vary as per other design and financial considerations of the developer and possible revision to statutory provisions which please note.
18	GENERAL DEFINITIONS OF TERMS	"Premium/Paid FSI" means the FSI that may be available on payment of premium @ 35% of RR open land rate
		"Ancillary FSI" means the FSI, over and above the basicFSI/TDR/Premium FSI that may be purchased from MC @ 15% of RR open land rate
		"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.
		"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





Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

HomeValuation Guidelines | User Manual

Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस दुकाने औद्योगिक	एकक (Rs.)	Attribute
5/63 - भूसंपादनानुन वगळलेले परंतु प्राधिकरणाचे नियोजन नियंत्रणाखली असलेले क्षेत्र उर्वरित क्षेत्र- आकुर्डी	16020	68380	74170 85480 0	चौ. मीटर	सि.टी.एस. नंबर

B MANGALAM CHS -EXISTING CARPET AREA STATEMENT					
			AS PER AREA STATEMENT PROVIDED		
Sr.No.	Flat No.	Name of the Owner	Built up Area	Carpet Area	Proportionate Derived RERA carpet
					1.04
			sft	sft	sft
1	1	Smt. Shubhangi Ashok Telang	512	451	469.04
2	2	Shri Shiwaji Mane	542	476	495.04
3	3	Shri Pravin P.Bankar	542	476	495.04
4	4	Smt.Madhuri R.Nimran	512	451	469.04
5	5	Shri Judy Joseph	542	476	495.04
6	6	Shri Dattatray B.Kudale	542	476	495.04
7	7	shri Ganesh Langote	512	451	469.04
8	8	Shri Judy Joseph	542	476	495.04
9	9	Shri Ajit M.Inanmdar	542	476	495.04
10	10	Shri Satish M. Gupte	512	451	469.04
11	11	Shri Vivek V.Muddebhalkar	542	476	495.04
12	12	Shri Sanket Jadhav	542	476	495.04
13	13	Shri Ramdas S.kante	512	451	469.04
14	14	M/s Ajinkya Electromelt Pvt.Ltd	542	476	495.04
15	15	Dr. Gajanan R. Aher	542	476	495.04
16	16	Shri shankar Y.Borole	542	476	495.04
17	17	Shri Sandeep Shendge	542	476	495.04
18	18	Shri Rohit W. Adwalkar	542	476	495.04
19		Garage (=10*15+4*3)		162	162
		TOTAL		8605	8942.72

C POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS				
		S.No/ CTS No.		S.No. 129/1B and 159/1A, AKURDI, TAL. HAVELI, DIST. PUNE
1	GROSS PLOT AREA			
2	GROSS PLOT AREA CONSIDERED	809.81		sqm, assuming that demarcation will be obtained corresponding to revenue record area
3	Gross plot area considered for calculations	809.81		=2)
4	Road widening			existing road unchanged
a	Previously acquired	nil		
b	New RW as per current DP	0.00		
5	DP reservations	0.00		
6	Balance plot	809.81		3)-4b)-5)
7	Amenity space	0.00		NA
8	Open space	0.00		considering that the plot is part of approved layout wherein open space is already provided,
9	Net plot	809.81		6)-7)
		FSI/TDR	ANCILLARY	
10a	Basic FSI	1.10	0.60	=0.8*0%+0.6*100% assumption of 0% commercial and 100% residential
10b		890.79		
11a	Premium FSI potential (on gross plot)	0.50		
11b		404.91		
12a	TDR Potential (on gross plot)	0.40		
12b		323.92		
13	TOTAL	1619.62	971.77	
14	MAX FSI POTENTIAL	2591.39		Note: Green building FSI not considered due to scale of project
15	APPROX. FSI FEASIBLE	2591.39		
	Components	FSI/TDR	ANCILLARY	
16	Basic FSI	890.79		
17	Incentive FSI (greater of Existing FSIx30% and existing no. of tenements x 15)	270.00		
18a	TDR generated Insitu	0.00		
18b	TDR purchased from outside (prop. balance as required to meet feasible potential)	203.92		
17	Premium FSI (prop. balance as required to meet feasible potential)	254.91		
19a		1619.62	971.77	
19b	TOTAL FSI FEASIBLE	2591.39		
20a	Gross SBUA feasible	3,109.67		may vary. Can be ascertained only after detail design
20b		33,472.49		sft

	Corresponding			
21a	(RERA)Carpet	2303.46		20)/1.35
21b		24794.44		sft
D	FINANCIAL FEASIBILITY CALCULATIONS			
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	3,724.00		Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	1,246.52		lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	22.50%	20.00%	as per assumption, may vary
4		280.47	249.30	lakhs of Rs
5	Min. sale value to be recovered by dev.	1,526.98	1,495.82	2)+4) lakhs of Rs
6a	Average rate of Commercial retail sale	NA		approx. projected, will vary as per market conditions
6b	Average rate of Commercial Office sale	NA		
6c	Average rate of Residential sale (including proportionate rate of parking sale)	8,500		
7a	Percentage of FREESALE Comm. retail @ LGr/Gr/1st fl (tentative projection)	NA		approx. projected, will vary as per design
7b	Percentage of FREESALE Comm.office @ upper floors (tentative projection)	NA		
7c	Percentage of FREESALE Residential @ upper floors (tentative projection)	100.00		
7d	Average rate of FREESALE (incl. parking) based on 6 (a to c) and 7 (a to c)	8,500		
7	Min. salable stock for developer	17,964.49	17,597.87	5) x 100000/7d) sft
	Balance stock for Rehabilitation			
8	Rehab stock (SBUA) for rehab. of existing	15,508.00	15,874.62	C20b)-D7) sft
9	Rehab stock- Effective carpet area	11,487.41	11,758.98	8)/1.35 sft
10	Rehab Existing carpet area	8,942.72	8,942.72	As per carpet area calcs.
11	Rehab stock- Effective carpet area in excess of existing	2,544.69	2,816.26	9)-10) sft
12	Effective Rehab carpet area in excess of existng as a percentage above existing	28.00	31.00	percent

E FSI PURCHASE AND PMC STATUTORY FEES CALCULATIONS (TENTATIVE)						
ASR VALUES 2024-25						
	OPEN LAND	16020		Rs		
	CONST. RATE	26620		/sqm	PLOT	
	Item	Rate (Rs/unit)	Unit	% appl.	Area (sq.m)	Amount in Rs
E1	FSI purchase costs					
	Basic FSI	16020	sqm	0%	890.79	0
	Incentive FSI	16020	sqm	0%	270.00	0
	Premium FSI	16020	sqm	35%	254.91	14,29,252
	TDR (rate subject to market volatility, AND MAY VARY SUBSTANTIALLY)	16020	sqm	100%	203.92	32,66,862
	Ancillary FSI	16020	sqm	15%	971.77	23,35,168
					2591.39	70,31,283
	5% escalation and cont.					3,51,564
						73,82,847
E2	Municipal Statutory fees					
1a	Land dev.charges				approved layout	0
1b	I to R conversion charges				NA	0
2	Development charges					
	commercial (assumed 0%)	16020	sqm	8%	0.00	0
	residential (assumed 100%)	16020	sqm	4%	2591.39	16,60,564
3	C&D				tentative lumsum	2,00,000
4	Upkaar					
	commercial					0
	residential	26620	sqm	1.0%	3110	8,27,794
5	Basement excavation (tentative quantity)	1500	cum	100%	50.00	75,000
6	Waterline development charges					
7	Road Dev. charges					
	FIRE CHARGES-TENTATIVE					
8a	Fire service charges 0 to 45m	26620	sqm	0.25%	3110	2,06,949
8b	1% Annual fees					5,000
9	TOTAL					29,75,307
10	5% escalation and cont.					1,48,765
11	AMT. with escalation					31,24,072
12	Approx. COST per sft of SBUA				33472.49	93
Based on assumptions. Subject to variation						

F DEVELOPMENT COST (Tentative Estimate)				
	Open land-RR Rate for 2024-25	16020		Rs/sqm
	Construction- RR rate for 2024-25	26620		Rs/sqm
		2473.06		Rs/sft
	RESIDENTIAL -RR rate for 2024-25	68380		Rs/sqm
		6352.66		Rs/sft
		Area		Rate in Rs per sft/nos
	Construction cost on total salable area (including parking area and installation cost- all inclusive lock n key cost) (Rehab+freesale)	33472.49	sft	2596
1				868.95
2a	FSI purchase Cost	As per statement		73.83
2b	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)	As per statement		31.24
3	ULC Cost	NA		0.00
	Rent and deposit charges @ agv Rs ___ PER SFT OF EXISTING CARPET AREA for 24 months			
4	Rs 15/sft for Residential	8942.72	sft	15
5	Relocation cost (@ ___ Rs per unit)	19.00	nos	25000
6	Monetary Compensation/Betterment Charges to existing members	0.00	sft	Not considered, if required the society should specify
7	Maintenance cost /Corpus fund @ Rs 1.0 lakhs per existing unit	19.00	nos	10000
8a	Parking compensation			Not considered, if required the society should specify
8b	Terrace/Garden compensation			Not considered, if required the society should specify
9	Tentative valuation of GST impact			
	Basic Values and assumptions			
a	Total (builtup)area of project @ Rera carpet x 1.1	2533.81	sqm	
b	Approx. (builtup)Area allocated for Rehab (Only For calculation purposes evaluated @ extra ___% over existing carpet)	1183.47	sqm	29.5
c	Approx. (builtup) area for freesale	1350.33	sqm	
d	Assumption of Approx. (builtup)area of unsold freesale units at the time of completion	270.07	sqm	sqm assumed 20% of total freesale
1	Value of "non- affordable" unsold (freesale) units	184.67	lacs	value of all units will be in excess of Rs 45 lacs, hence all units will be in "non-affordable" category
2	Value of "affordable" unsold (freesale) units	0.00	Rs.	

e	Approx. sale rate Considered at residential rate	68380.00	Rs/ sqm	assuming rate of 1st freesale transaction=RR rate	
f	Approx. valuation of entire project	1732.62	lacs of Rs		
10	GST IMPACT				
A	On "transfer of development rights by society to developer"				
1	Monetary compensation to society in the form of corpus (proportionate to area of unsold units at completion/1st possession)	2.03		18%	0.36
2	Non-monetary compensation in the form of units given to existing society members		lac of Rs		
2a	1st evaluation: @ 18% on value of unsold units at completion/1st possession	184.67		18%	
				33.24	
2b	2nd evaluation: 5% on value of non-affordable tenements (proportionate to area of unsold units at completion/1st possession)	184.67		5%	
				9.23	
	Lesser of 2a) and 2b) to be considered				9.23
B	Supply of "construction service" by developer to society				
	5% of value of non-affordable rehab tenements	809.26		5%	40.46
C	Transactions between developer and existing member of society				
1	On rental & relocation remuneration- assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST	0.00	lac of Rs	18%	0.00
2	On Individual member remuneration-assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST	0.00		18%	0.00
	TOTAL APPROX. GST IMPACT				50.06
11	Bank guarantee	2,00,00,000	Rs	1%	2.00
12	Tentative valuation for stamp duty impact				
a	Construction cost of rehab as per RR	1183.47	sqm	26620.00	315.04
b	Rental and relocation remuneration				36.94
c	Corpus remuneration				19.00
					370.98
13	Stampduty @			7%	25.97
14	Admin, marketing, consultants and other miscellaneous costs	33472.49	sft	120	40.17
					1148.16

15	Interest cost @ 12% avg.				
a	on 50% of items (1) for 1 years	434.47	lac of Rs		52.14
b	on 50% of item 2& 3 for 1 years	52.53			6.30
c	on 50% of items 4&5 for 1 years	18.47			2.22
d	on 50% of item 13 for 1 years	12.98			1.56
					62.22
	GRAND TOTAL				1210.37
	Rate per sft of salable area	33472.49	sft	3616.02	
	Add 3% contingency			108.48	
				3724.50	
		say		3724.00	