

Important points to be Kept in mind while working on the Feasibility Report

- a) Society only for CSB – Chitrapur Saraswat Community
- b) Feasibility report to be given for all three options:
 - a. Self-Development
 - b. Redevelopment through a Developer
 - c. Redevelopment through a Development Manager
- c) Preference to be given to extra carpet areas and a reasonable corpus that would offset and mitigate increase in Maintenance Costs.
- d) Discounted price to be offered to Existing Residents planning to buy additional areas.

Scope Of Work for PMC's/DMC's Feasibility Report.

1. Give clear indication of the FSI available for TCHS, Juni Chawl (Cessed Building), KSA & BVES
2. Based on the FSI available, what is the TOTAL Carpet Area possible under DCR 2034
3. What is the quantum of FREE additional carpet area for each Resident Member of TCHS, KSA (Tenants) and JUNI Chawl (Tenants). Also, what benefits can existing Tenants (residents /shops) expect
4. How much will be the total SALEABLE areas that will generate the revenue for the society.
5. What is the Area and Advantage KSA Hall/s and BVES School can get
6. What will be the total parking area possible for each institution listed above.
7. How much Frontage area is available and how this can be Commercially Utilized to generate funds for offsetting the project cost
8. How can the Commercial area and Residential area separated/insulated from one another to avoid Nuisance to the residents.
9. What will be permissible height of the structures given our South Mumbai location.
10. What will be the number of buildings and their total areas that can be comfortably accommodated. One tall Structure or Few shorter would be advantageous and cost efficient.

- 11. Timeline for start to possession of phased or total possession to the respective members.**
- 12. Cost of Alternative temporary accommodation to the members during the tenure of redevelopment. Include Corpus, Rent Brokerage, Shifting charges etc.**
- 13. Part or Full demolition and redevelopment- Suggest the way forward, in terms of costs involved and minimal discomfort to the members.**
- 14. Total Cost of the Redevelopment along with Schedule of due payments.**
- 15. Advantages and disadvantages of Self Redevelopment & Developer Approach**
- 16. Availability of Funding from different funding agencies and their respective rates of Lending and Schedule of Repayment, Moratorium etc. Including miscellaneous costs involved**
- 17. Total Minimum Corpus / Net Profit for the Society thru either approach.**
- 18. Cost of Maintenance post redevelopment including property tax etc payable by each member post redeveloped occupancy. How much of that can be offset thru accruals and investment of received corpus/profits by the society.**
- 19. Suggest non cosmetic usable amenities that the members should look forward to post redevelopment. Ongoing current activities like School Play Ground, Auditorium, Modern Classrooms, Garden, Jogging Track, indoor Sports, health Centre, Pathology lab / Diagnostic Centre, Gymnasium, Yoga Centre, Rain water Harvesting, Solar panels, Electric charging points etc. suggest how they can be housed in the new structure.**
- 20. Floor Plans and layout along with concept drawings to be provided**
- 21. Any other suggestions from your side to make the Redevelopment commercially more viable.**

(Kindly note: you may visit the site, to understand the current amenities available to each Institution within Talmakiwadi, so that due justice is done in the feasibility Report and concrete suggestions are incorporated. You need to make a presentation to our General body and address their queries, if any).