

AREA STATEMENTS AS PER DCPR 2034 REGULATION 33(9)



AREA STATEMENTS: REMARKS AND OBSERVATIONS

Sr. No.	Description / Particulars	Area		Remarks
		in sqm	in sq.ft	
A	Total Area of Plot	8872.98	95508.76	As per Property Register Cards
B	Deductions For :-			
b1	Road Set-back (As per Drawing)	950.00	10225.80	As per Client's Information to be verified and confirmed as per actual site demarcation and after obtaining relevant Remarks from concerned Department
b2	D.P. Road	0.00	0.00	
b3	Reservations if any – RG	0.00	0.00	
b4	Reservations if any	0.00	0.00	
B	Total Area under deduction	950.00	10225.80	[B = b1 + b2 + b3 + b4]
C	Balance Plot Area	7922.98	85282.96	[C = A - B]
D	Amenity Area [POS] to be handed over to MCGM as per Regn. No. 14(A)	396.15	4264.15	As per Regulation 14 (A) (iii) (b) (5% OF 'C')
E	Balance Plot area	7526.83	81018.80	E = (C - D)
F	Physical Provision of RG	1881.71	20254.70	As per DC Regn. No. 27 (1) (a) (iii) (25% OF 'E')
G	Net Plot Area	7526.83	81018.80	[G = C - D]

Net Plot Area: As per the records available on Online PRC Mumbai website, the total area of the plot is 8872.98 Sq.mt.

As seen in D.P. Remarks, the plot under reference is affected by 38.49 mt. wide and another 9.15 mt. wide sanctioned R.L. due to which total 950.00 Sq.mt (Approx.) area is under road set back and same is deducted from total plot area.

As per regulation 14 (A) (iii) (b) of DCPR 2034, Amenity Area [POS] to be handed over to MCGM. Therefore total 396.15 Sq.mt. (5% of 7922.98 sqmt) is to be deducted from total plot area.

As mentioned above, total deduction is 1346.15 Sq.m leaving net plot area is 7526.83 Sq.mt available for FSI computation.



Sr. No.	Description / Particulars	Area		Remarks
		in sqm	in sq.ft	
H	Permissible Floor Space Index	4.00		As per Regulation 33(9) of DCPR 2034
h1	Land Rate (LR)	178320.00		
h2	Rate of Construction (RC)	30250.00		
h3	Ratio of LR/ RC	5.89		
h4	Qualified Rehab BUA with 15% additional Entitlement	17232.73	185493.13	As per Regulation 33(9) of DCPR 2034 Table A
h5	Incentive BUA for Sale @ 95%	16268.26	175111.51	As per Regulation 33(9) of DCPR 2034 Table B
h6	Total permissible BUA	33501.00	360604.63	

Table-A

Area of the Cluster Development	Additional Area (over & above basic area)
Above 4000 Sq.mtr and up to 5000 Sq.mtr	10%
Above 5000 Sq.mtr and up to 1 ha.	15%
Above 1 ha and up to 2 ha	20%
Above 2 ha and up to 5 ha.	25%
Above 5 ha and up to 10 ha.	30%
Above 10 ha.	35%

Table-B

Basic Ratio (LR/RC) (1 R/RC)	Incentive (As % of Admissible Rehabilitation Area)			
	For 0.4ha up to 1 ha	More than 1 ha upto 5ha	More than 5 ha up to 10 ha.	For more than 10ha.
Above 6.00	85%	90%	95%	100%
Above 4.00 and upto 6.00	95%	100%	105%	110%
Above 2.00 and upto 4.00	105%	110%	115%	120%
Upto 2.00	115%	120%	125%	130%

Sr. No.	Description / Particulars	Area		Remarks
		in sqm	in sq.ft	
K	Rehab Area Statement			
k1	Qualified Rehab Resi BUA including Balcony	12872.84	138563.25	As per Rehab Area Statement (As per Drawings given by client)
k2	Qualified Rehab Non-Resi BUA	2112.13	22734.97	
k3	Total Qualified Rehab BUA (R + NR)	14984.97	161298.22	$K3 = [k1 + k2]$
K4	15% additional entitlement BUA	2247.76	24194.85	As per regulation 33(9) of DCPR 2034
k5	Total Eligible Rehab BUA (R + NR)	17232.73	185493.13	$[k5 = k3 + k4]$
K6	Perm. Fungible Compensatory BUA	6031.46	64922.59	$[k6 = k5 \times 35\%]$ DC Regn. No. 31(3)
k7	Total Rehab BUA including Fungible	23264.19	250415.72	$[k7 = k5 + k6]$

Rehab Area Statement: As per details provided by society, carpet area of Existing Residential occupants is 9765.29 Sq.mt and Existing Non-Residential occupants is 1760.11 Sq.mt. The total carpet area of existing Residential & Non-Residential is 11525.40 Sq.mt. For the working of BUA of existing occupants, we have considered 1.20 as a Carpet area to Built up area ratio. However, as mentioned in regulation 33(9) (5) (i) "Each occupant/tenant shall be rehabilitated and given on ownership basis, carpet area equivalent to the area occupied by such occupant/tenant in the old building. However, in case of residential/residential cum commercial occupants, such carpet area shall not be less than 35.00 sq. m. This shall be the 'basic area'." Hence, carpet area of residential/residential cum commercial occupants less than 35.00 sq. mt. is considered as 35.00 sq. mt. for calculating qualified area for Rehab tenements. Therefore, Total Qualified Bua of existing tenants is 14984.97 sq. mt. Further, as mentioned in regulation 33(9) (5) (ii) "Provided that if the carpet area of any occupant/tenement in the old building is 100 sq. m or more then he shall be eligible for additional area only on the basis of carpet area of 100 sq. m". Hence, while calculating 15% additional entitlement BUA, cap of 100 sq. m for carpet area is considered. Therefore additional entitlement BUA is worked out to be 2247.76 sq. m.

Fungible BUA: As per Regn.31(3) of DCPR 2034, 'Notwithstanding anything contained in the D.C. Regulations 30, 32 & 33, the Commissioner may, by special permission, permit fungible compensatory FSI, not exceeding 35% for residential / Industrial/Commercial development, over and above admissible FSI/BUA, by charging a premium at the rate of 50% for Residential and 60% for Industrial and Commercial development of ASR (for FSI 1)'.

Sr. No.	Description / Particulars	Area		Remarks
		in sqm	in sq.ft	
N	Sale Component			
n1	Balance BUA for Sale	16371.10	176218.47	[$n1 = j5 - k3$]
n2	Perm. Fungible Compensatory BUA	5729.88	61676.46	[$n2 = n1 \times 35\%$]
n3	Total Sale BUA including Fungible	22100.98	237894.94	[$n3 = n1 + n2$]
n4	Sale RERA carpet area (n3/1.1)	20091.80	216268.12	$N4 = (n43 / 1.10)$
O	Gross BUA (Rehab + Sale)	45365.17	488310.66	[$P = k5 + n3$]

Sale BUA: After deducting the existing rehab area from total permissible BUA balance area is a sale BUA.

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▪ **STATUTORY APPROVALS & PREMIUM COST**

- In this section we have reviewed tentative cost of statutory premiums for the proposed redevelopment.
- This is subject to final design



Particulars	Rate / Sq. MT
RR rate for open land FY 2022-23	₹ 1,78,320.00
ASR rate of construction	₹ 30,250.00

Summary of Construction Areas		
Sr. No.	Particulars	Total Construction Area in Sq. ft.
1	FSI Area (Permissible BUA)	45365.17
2	Non FSI Area (Staircase, lift, lobby, Podium, Terrace, LMR, OHT, Site Development) based on tentative design	29534.83
3	Total	74900.00

Sr. No	Particulars	Rate / Sq. MT	Area (Sq. Mt)	Cost Rs (Cr)	Remarks
1	Scrutiny fee	14.82/- for Layout	7526.83	0.011	Rs 14.82/- per sq Mt of plot area
		105/- for Resi	59927.08	0.629	Rs 105/ sq Mt Construction area
		209/- for Non Resi	14972.92	0.313	Rs 209/ sq Mt Construction area
2	Bank Guarantee			0.500	On plot area
3	IOD Deposit	10.764/-	45365.17	0.049	Rs 1/ Sq Ft FSI area
4	Debris Deposit Layout deposit	21.528/-	45365.17	0.005	Rs 2/ Sq Ft FSI area (Max 45000/-)
		50.00/-	7526.83	0.038	Rs 50.00/- per sq Mt of plot area
5	Land development charges	1783.20/- for Resi	11801.06	2.104	land area x 1% RR rate
		3566.4/- for Non Resi	0.00	0.000	land area x 2% RR rate
6	BUA development charges	7132.80/- for Resi	21930.19	15.642	4% RR rate for BUA excluding land area
		14265.60/- for Non Resi	8450.00	12.054	8% RR rate for BUA excluding land area
7	Development cess on additional FSI above base FSI	7132.80/- for Per Smt.	18618.85	13.280	100% of development charges excluding Fungible area
8	Staircase premium	59291/- for Per Smt.	2268.26	13.449	25% of RR rate



Sr. No.	Particulars	Rate / Sq. MT	Area (Sq. Mt)	Cost Rs (Cr)	Remarks
9	Fungible area premium	89160/- for Resi	4777.84	42.599	50% of RR rate
		106992/- for Non Resi	2957.50	31.643	60% of RR rate
10	Labour cess	302.5/-	45365.17	1.372	1% of construction rate x FSI area
11	CFO NOC (on total construction area)	102/-	74900.00	0.764	Rs 102/ sq Mt Construction area
12	Open space deficiency			70.42	Assumed lumpsum, will change at actuals
13	Other approvals (PRC, SWD, Sewerage, Water)	1010/-	45365.17	4.58	Assumed Rs 94/- Sq Ft FSI area, will change at actuals
14	LUC charges for total construction duration			35.70	Assumed construction duration of 5 years, will change as per actual
15	Total Approval Cost			245.152	
	Say			246.00	



CONSTRUCTION COST

CONSTRUCTION COST			
	Construction Cost Super Structure & sub structure respectively Rs. Per sft	3650	2750
Sr.No.	Description / Particulars	Figure	Unit
M1	Super Structure Area	45365.17	sqft
M2	Construction Cost for Super Structure	178.23	Rs. in Crores
M3	Sub Structure Area	29534.83	sqft
M4	Construction Cost for Sub Structure	87.43	Rs. in Crores
M5	Total Construction Cost	265.66	Rs. in Crores

SALE / REVENUE COST / PROJECT PROFITABILITY

	Sale Rate per sft of Rera carpet for Residential Area	50,000	
	Sale Rate per sft of Rera carpet for Non Residential Area (Office)	60,000	
Sr. No.	Description / Particulars	Figure	Unit
M1	Total Sale BUA Residential Area	13650.98	sqm
M2	Total Sale Rera Carpet Area Residential Flats	12409.98	sqm
M3	Total Sale Price for Residential Flats	667.91	Rs. in Crs
M4	Total Sale BUA Non Residential Area (Office)	8450	sqm
M5	Total Sale Rera Carpet Area Non Residential Area (Office)	7681.80	sqm
M6	Total Sale Price for Non Residential Area (Office)	496.10	Rs. in Crs
M7	Total Revenue generated	1164.03	Rs. in Crs
M8	Total Project Profit	210.66	Rs. in Crs
M9	Total project profit (in %)	22%	%



Benefits to occupants

- Each residential occupant will be eligible for a corpus of Rs 1000 to Rs 1250 per sq.ft on existing room + balcony area.
- Each non-residential occupant will be eligible for a corpus of Rs 2000 to Rs 2250 per sq.ft on existing room + balcony area.
- Each residential occupant will be eligible for a monthly rent of Rs 150 to Rs.200 per sq.ft on existing Room + balcony area with 10% increase after 22 months for a total period of 55 months. Also shifting and re-shifting charges of Rs 40000 (Twice) are eligible for each occupant.
- Each non-residential occupant will be eligible for a monthly rent of Rs 250 to Rs 300 per sq.ft on existing area with 10% increase after 22 months for a total period of 55 months. Also shifting and re-shifting charges of Rs 40000 (Twice) are eligible for each occupant.
- 45% to 50% additional carpet area on existing Room + balcony as per drawings provided by society.

Benefits to Society

- Recreational open space admeasuring approx. 7500 sq.ft planned in the centre of the plot accessible to all.
- Amenity areas such as fitness centre, yogalaya, society office and indoor games room for all members.
- Community hall of Ground + 2 storeys.
- Podium parking accessible by ramps/car lifts.
- Shopping complex and commercial office space within the premises.

Benefits to School Building (THE BALAK VRINDA EDUCATION SOCIETY)

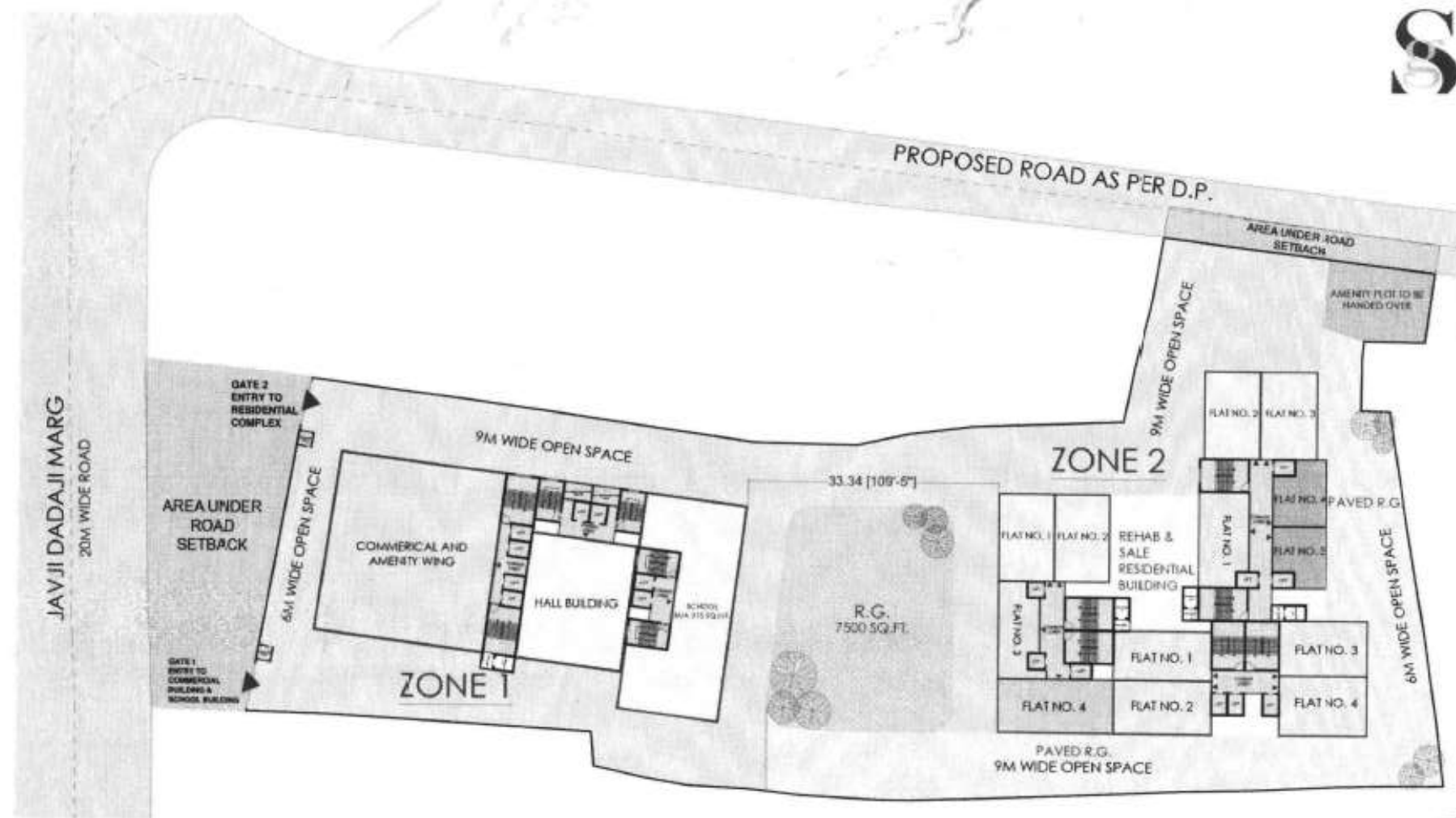
- New Building with 45% to 50% additional carpet area on existing Area.
- Relocated closer to Javji Dadaji Marg.
- Reaccommodating without demolishing existing structure.
- Recreational open space.
- Separate access for School.
- Corpus of Rs 2000 to Rs 2250 per sq.ft on Existing area.
- Basement Parking.

Benefits to Building No. 13 (THE KANARA SARASWAT ASSOCIATION)

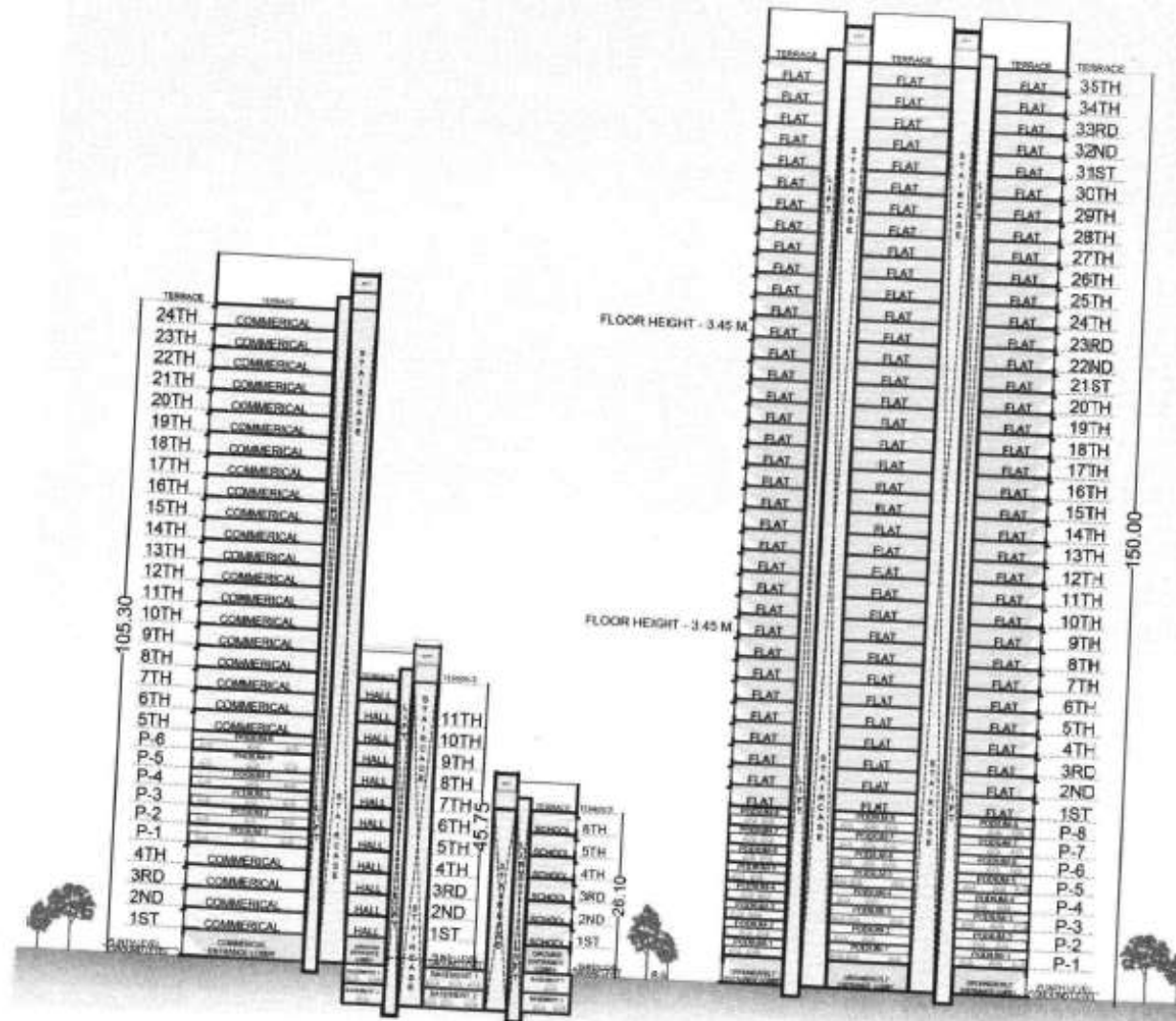
- New Building with 45% to 50% additional carpet area on existing Area.
- Recreational open space.
- Location towards main Road.
- Hall with 45% to 50% additional carpet area on existing Area.
- Basement Parking.
- Corpus of Rs 2000 to Rs 2250 per sq.ft on Existing area for Hall.
- corpus of Rs 1000 to Rs 1250 per sq.ft on Existing area for Residential occupants.

APPROVAL PREMIUMS

- It is assumed that entire permissible FSI area will be consumed in the scheme.
- The Land ready reckoner rate has been considered for FY 22-23 at Rs 1,78,320 / Sq Mt, it might vary at the time of payment of premium.
- Rate for fungible area @50% of RR rate for res. & 60% of RR rate for Non resi. Area considered.
- Fungible area on existing FSI is considered without charging premium. Same is subject to availability of the approved Occupation drawings of existing building.
- Open space deficiency charges are assumed lump sum Rs 70.42 Cr. It will change at actuals based on the design scheme.
- Charges of other approvals are considered @Rs 95/- Sq Ft FSI area. These include layout approval, SWM NOC, Extra water & Sewage charges, Pest control charges, charges of Labour drinking water during construction, BEST meter installation charges & other minor approvals.
- LUC charges are considered Rs. 35.70 Cr based on RR rate applicable & construction duration assumed as 5 years. It will change at actuals based on RR rate applicable at the time of construction, calculation methodology by MCGM & actual duration of construction.
- The calculation is based on the regulations & charges applicable as on date. Any change in them at the time of approval will revise the approval cost calculation.
- **Tentative total cost of approvals is considered as Rs. 245.00 Cr.**



TYPICAL ZONING PLAN



SCHEMATIC SECTION