

# BRIEF PROJECT REPORT

for

## TALMAKIWADI CHSL

### OPTION - 1

Self- Redevelopment as per Reg 33(7B) of DCPR 2034

### OPTION - 2

Developer led Redevelopment as per Reg 33(9)  
of DCPR 2034

Prepared By **Redevelopment Coach cum PMC:**



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**EXTRACT OF TECHNO ECO PROJECT REPORT FOR  
REDEVELOPMENT OF TALMAKIWADI CHSL's OLD BUILDING/S**

A	ESTIMATED PROJECT COSTS	Self redevelopment through Development Manager as per Reg 33(7B)	Redevelopment through Developer as per Reg 33(9)
Sr.	Particulars	Crs	Crs
1	Construction Cost	247.00	448.37
2	Society Related Costs such as Rent, Shifting, Rent Brokerage, Stamp Duty, GST etc.	64.93	113.82
3	TDR Cost / MHADA Share Clubbing Cost	23.72	50.17
4	Building Proposal Premium Estimate	244.40	247.01
5	Professional Fees such as Society's PMC, Legal Advisor and Developer 's Architect, Liaison Architect, Structural Consultant, MEP, Legal, etc	24.70	35.87
6	Cost during Construction	28.33	41.76
7	Estimated Finance Cost such as interests, processing fees, etc.	76.14	128.17
8	<b>Project Costs for The Project</b>	<b>710.61</b>	<b>982.62</b>
9	<b>NET Sales revenue</b>		
9.01	If Sale Rate @45000/-	566.48	976.92
9.02	If Sale Rate @ 50000/-	628.07	1081.10
9.03	If Sale Rate @55000/-	689.67	1185.29
9.04	If Sale Rate @ 60000/-	751.26	1289.47
9.05	If Sale rate @ 65000/-	812.85	1393.66
10	<b>Estimated Profit / Loss</b>		
10.01	If Sale Rate @45000/-	-144.13	-5.70
10.02	If Sale Rate @ 50000/-	-82.54	104.18
10.03	If Sale Rate @55000/-	-20.95	208.37
10.04	If Sale Rate @ 60000/-	40.64	312.55
10.05	If Sale rate @ 65000/-	102.23	416.74
11	<b>Return on project Cost</b>		
10.01	If Sale Rate @45000/-	-20%	-1%
10.02	If Sale Rate @ 50000/-	-12%	11%
10.03	If Sale Rate @55000/-	-3%	21%
10.04	If Sale Rate @ 60000/-	6%	32%
10.05	If Sale rate @ 65000/-	14%	43%

### Offer Benefits as per Reg 33(7B) of DCPR 2034

<b>D PROBABLE OFFER BENEFITS FOR THE SOCIETY AS PER RATE SENSITIVITY ANALYSIS</b>						
Sr.	PARTICULARS	CONSIDERING SALE RATES per Sq.ft.				
		₹ 45,000	₹ 50,000	₹ 55,000	₹ 60,000	₹ 65,000
1	Additional Area For Members	40%	40%	40%	40%	40%
2	Surplus Fund per Sq.ft.	-₹ 12,251	-₹ 7,016	-₹ 1,781	₹ 3,454	₹ 8,690
3	Comm Monthly Rent per Sq.ft. - 1st Year			₹ 225		
4	Comm Monthly Rent per Sq.ft. - 2nd Year			₹ 250		
5	Comm Monthly Rent per Sq.ft. - 3rd Year			₹ 275		
6	Hall & School Rent per Sq.ft. - 1st Year			₹ 100		
7	Hall & School Rent per Sq.ft. - 2nd Year			₹ 110		
8	Hall & School Rent per Sq.ft. - 3rd Year			₹ 120		
9	Resi Monthly Rent per Sq.ft. - 1st Year			₹ 100		
10	Resi Monthly Rent per Sq.ft. - 2nd Year			₹ 110		
11	Resi Monthly Rent per Sq.ft. - 3rd Year			₹ 120		
12	Resi Monthly Rent per Sq.ft. - 4th Year			₹ 130		
13	Rent Brokerage	One month Rent Brokerage per Annum				
14	Construction Completion Period	36 months				
15	Project Completion Period	42 months				
16	Margin for Society	-20%	-12%	-3%	6%	14%
17	Conclusion	Not Viable	Not Viable	Not Viable	Moderate Viable	Moderate Viable

### Offer Benefits as per Reg 33(9) of DCPR 2034

<b>D OFFER BENEFITS FOR THE SOCIETY</b>						
1	PARTICULARS	Considering Sale Rates for Residential Units				
		₹ 45,000	₹ 50,000	₹ 55,000	₹ 60,000	₹ 65,000
2	Additional Area offered – Residential			70%		
3	Additional Area offered – Commercial			50%		
4	Hardship Allowance per Sq.ft.			₹ 1,500		
5	Comm Monthly Rent per Sq.ft. - 1st Year			₹ 225		
6	Comm Monthly Rent per Sq.ft. - 2nd Year			₹ 250		
7	Comm Monthly Rent per Sq.ft. - 3rd Year			₹ 275		
8	Hall & School Rent per Sq.ft. - 1st Year			₹ 100		
9	Hall & School Rent per Sq.ft. - 2nd Year			₹ 110		
10	Hall & School Rent per Sq.ft. - 3rd Year			₹ 120		
11	Monthly Rent per Sq.ft. - 1st Year			₹ 100		
12	Monthly Rent per Sq.ft. - 2nd Year			₹ 110		
13	Monthly Rent per Sq.ft. - 3rd Year			₹ 120		
14	Monthly Rent per Sq.ft. - 3rd Year			₹ 130		
15	Residential Rent Brokerage	One Month Rent Brokerage				
16	Construction Completion Period	42 months				
17	Project Completion Period	48 months				
18	Profitability % for developer	-1%	11%	21%	32%	43%
19	Conclusion	Not Viable	Less Viable	Decent Viable	Good Viable	Excellent Viable



## **CONCLUSION**

### **"OPTION -I"**

#### **- SELF- REDEVELOPMENT through DEVELOPMENT MANAGER (DM)**

**As per Reg. 33 (7(B)) of DCPR 2034**

As per Reg. 33(7B) of DCPR 2034, the Project is Less Viable to Decent Viable for Society. Return of the project is -20% to 14% considering sale rates from Rs. 45000/- psf to Rs. 65000/- psf.

The funding in the project shall be from Development Manager (DM). As per the above report the project for society shall be viable if the average sale rate for residential area is Rs. 60,000/- per sq. ft. or more.

If the society decides to proceed for self-redevelopment through Development Manager, then the society shall pass resolution to approve Techno Eco Project Report, finalise Tentative plans and then invite the bids from Development Manager and finalise terms with them.

### **"OPTION -II"**

**As per Reg. 33 (9) of DCPR 2034**

As per Reg. 33(9) of DCPR 2034, the Project has Less Margin to Decent Margin for Developer. Developer can earn return of -1% to 43% considering sale rates from Rs. 45000/- psf to Rs. 65000/- psf. The project shall be decent viable for any developer only if the average sale rates are Rs. 55,000/- per Sq.ft. and more.

If society decides to proceeds for Redevelopment as per Reg 33(9) of DCPR 2034, then the society shall pass resolution to approve Techno Eco Project Report and finalize the terms with the Developer by inviting offers / tender.

**For Toughcons Nirman Pvt. Ltd.**

**NUPUR  
JAYANT  
GAITONDE**

**Authorised Signatory**

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