

7. PROJECT SUMMARY

TOTAL DEVELOPMENT POTENTIAL

The TCHS + JUNI CHAWL + KSA + JVES complex is developed on **8774.11 SM** of land on **CST NO.311, 1A/312, 1/312 & 1/278**. It houses 4 Entities as under:

TALMIKIWADI COMPLEX AMALGAMATED (TCHS, JUNI CHAWL, KSA AND BVES)

Sr. No.	Item	Existing Area	Potential Benefit After Redevelopment	MMPC'S Intervention
				8774
1	Plot Area			313
2	Number of Tenements			16,612
3	Carpet Area	10,870	16,612	60000 to 70000
4	Rate (Rs. Per SF)	30000	40000	1073to 1253
5	Value (Rs. Crs.)	351	715	206% to 257%
6	Increase in Value %		104%	53%
7	Increase in Area (SM)		5,742	53%
8	Increase in %	0%	53%	20814
9	Total Rehab Component		20814	22219
10	Total Sale Component		22219	5000
11	Rate of Construction for Rehab Per SF		4000	5000
12	Rate of Construction for Sale Per SF		4000	40000
13	Rate of Sale Resi Per SF		40000	60000-70000
14	Rate of Sale Resi for Other Per SF		40000	80000-100000
15	Rate of Sale Retail Per SF		70000	876 to 888
16	Cost of the Project (Rs. Crs.)		781	1130 to 1289
17	Sales Realisation		849	242 to 413
18	Total Surplus (Rs. Crs.)		68	

8. POSSIBLE AMENTIES FOR RESIDENTS OF "TJKB" COMPLEX:

TO BE DISCUSSED

1. Individual towers for each existing building.
2. Separate societies
3. Gym
4. Playground
5. Society Office
6. Lobby Lounge
7. Party room.
8. Rooftop Lounge
9. Driver recreation and resting areas
10. Recycle solid waste
11. Recycle wastewater

9. SWOT ANALYSIS

The following is a SWOT analysis of the project, which describes some of the benefits of and impediments to its implementation if option under **33(9)** pursued:

STRENGTHS:

1. There is strong support from the existing tenants of "TJKB" RE-DEVELOPMENT COMMITTEE to undergo the project.
2. The location is prime and prestigious.
3. The project is technically and financially viable.
4. The Plot will be facing the Haji Ali side allowing apartments at higher floors to get sea view.

WEAKNESSES:

1. The plot is losing substantial land in the road widening as shown in current D. P. Remarks
2. There is access to the Plot from one major road only
3. Plot is a long rectangular plot; thus giving only a minimal frontage along the road.
4. School is currently adjacent only to a 3 mt wide road which is a proposed 9.00 mt. wide DP road.

OPPORTUNITIES:

1. To provide state of the art Complex compatible to 21st century living.
2. To improve the quality of life exponentially for all residents.
3. It has the potential to become one of the most sustainable developments, eco-sensitive project.
4. Increase the value of property exponentially
5. It has a potential to become one of the most desirable addresses of Mumbai.
6. Make "TJKB" complex a torch bearer for other cluster development projects in Mumbai.