

A REDEVELOPMENT OF SUPREME INDUSTRIAL PREMISES CSL, PARVATI PUNE SUMMARY REPORT			
1	Name of Society	SUPREME INDUSTRIAL PREMISES CSL	Remarks
2	Address	S.No. 49/1 Corresponding CTS No. 3701 (Part)	
3	Plot area	2856.56	as per PRC
		3006.675	as per survey dwg. Provided
		2772	as per demarcation vide Mo. R No. 10988/2017 dated 07.11.2017
	AREA CONSIDERED FOR CALCULATIONS	2772	SQM. Stringent of above
		29837.81	sft
4	No. of existing units/members	48	
5	Existing building	1 building- Gr+2 floors	
6	RR rate for 2020-21		
	Open land	33060	Rs/sqm
	Residential tenement	84850	Rs/sqm
	Commercial office	110940	Rs/sqm
	Commercial shop	141880	Rs/sqm
7	Redevelopment brief	To offer all single of the society 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 redevelopment	2772	sqm
		29837.81	sft
9	Width of existing access road	East side-36metre +/- (Satara Road) North side -18m +/-	
10	Width of road as per latest approved DP 2017	East side-Proposed 50m North side -Proposed 24m	
11	ULC Status	No reference available, assumed Not applicable	
12	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES- UDCPR (Dec 2020)	For plot fronting on =/> 30 m road Basic FSI= 1.1, Additional TDR= 1.4, Additional Premium FSI= 0.5 Ancillary FSI=60% for residential and 80% for comercial All habitable builtup areas are accounted towards FSI Plot is in "INDUSTRIAL ZONE" and will require to be converted to R2 zone	
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	34.51	in % Detail working as per Calculations, based on assumptions, primary assumption is the provision of 3 nos of Basements for parking
		TO	
		29.47	
17	ANTICIPATED NATURE OF REDEVELOPMENT BUILDING	3 NOS OF BASEMENT PARKING+ GROUND+10 FLOORS, TOTAL BUILDING HEIGHT FROM GROUND LEVEL= APPROX. 36M This scenario, may vary as per other design and financial considerations of the developer, 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 PMC @ 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. 50% after completion of the project and 50% after defects liability period which is generally 2 years.	
		"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 2017



RR 2020-21

Selected District: पुणे
 Select Taluka: हवेली
 Select Village: पवती
 Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	14/250-जुना जकात नाका ते शाहू कॉलेज पुर्व पश्चिम रस्ता व परिसर	34280	86620	106590	199380	0	चौ. मीटर
SurveyNo	14/251.1-ट्रेडर पार्क स नं. 61, सि स नं. 3446	33060	116130	163330	244100	0	चौ. मीटर
SurveyNo	14/251-तावरे कॉलनी, स्टेट बँक कॉलनी, जीवनप्रकाश सोसायटी व परिसर (टी.पी.स्कीम नं. 3 पर्वती व मुंजेरी - अं.भु.नं. 520)	33060	84850	110940	141880	0	चौ. मीटर
SurveyNo	14/252-गांधी ट्रेनिंग कॉलेज ते लिला चेंबर्स (सातारा रस्त्यापर्यंत) रस्ता	28190	86100	101720	121610	0	चौ. मीटर
SurveyNo	14/253-पर्वती इंडस्ट्रियल इस्टेट	28130	85000	101000	121000	0	चौ. मीटर

1 2 3 4 5

Survey Number

1973, 3593, 1973, 1971, 1970, 1968, 1965, 1904, 1962, 1961, 1960, 1958, 1977, 3514, 3501, 3525, 3424, 3523, 3522, 3521, 3520, 3519, 3518, 3517, 3527, 3515, 3528, 3513, 3512, 3511, 3510, 3509, 3508, 3506, 3505, 3504, 3502, 3516, 3540, 3561, 3560, 3558, 3557, 3551, 3549, 3548, 3547, 3545, 3544, 3392, 3541, 3524, 3538, 3537, 3536, 3535, 3534, 3533, 3532, 3531, 3530, 3529, 3542, 3439, 3461, 3456, 3455, 3453, 3452, 3449, 3447, 3446, 3445, 3443, 3463, 3441, 3428, 3438, 3436, 3435, 3434, 3432, 3431, 3430, 3499, 3427, 3526, 3442, 3484, 3464, 3426, 3498, 3497, 3495, 3494, 3493, 3489, 3488, 3485, 3483, 3472, 3465, 3467, 3468, 3487, 3471, 3481, 3474, 3476, 3477, 3479, 3480, 3469, 3702, 3703, 3704, 3706, 3707, 3708, 3709, 3701

B						
EXISTING CARPET AREA STATEMENT WITH PROJECTED AREAS AS PER FEASIBILITY STUDY						
Sr.	Flr	Unit No.	Name of Owner	CARPET AREA CONSIDERED FOR FEASIBILITY	SCENARIO 01	SCENARIO 02
				sft		
					34.51	29.47
1		G1	Mr. Mahavir Gotadki	1273.61	1713.08	1648.88
2		G2	Mr. Mahavir Gotadki			
3		G3	Suprim Auto Engg.	1273.61	1713.08	1648.88
4		G4	Suprim Auto Engg.			
5		G5	Mr. Rameshlal D. Balai	633.25	851.76	819.84
6		G6	Ramkumar B. Agarwal	635.58	854.89	822.86
7		G7	Jitendra H. Shaha	635.58	854.89	822.86
8		G8	Jitendra H. Shaha	635.58	854.89	822.86
9		G9	Mr. Vikas R. Gupta	635.58	854.89	822.86
10		G10	MR. A. I. Banekar	635.58	854.89	822.86
11		G11	Mr. T. N. Keniya	996.73	1340.66	1290.42
12		G12	Mr. Salim A. Banekar	604.16	812.63	782.18
13		G13	Mrs. Shantabai Mehta	633.16	851.64	819.72
14		G14	Sudhir D. Pande	633.16	851.64	819.72
15		G15	Mr. Kunal P. Supnekar	633.16	851.64	819.72
16		G16	Mr. V. S. Pawar	633.16	851.64	819.72
17		F1	Mr. Nitin Shaha	2573.75	3461.84	3332.11
18		F2	Mr. Nitin Shaha			
19		F3	Mr. Nitin Shaha			
20		F4	Mr. Nitin Shaha			
21		F5	Mr. Milind B. Shaha	602.41	810.28	779.91
22		F6	Mahesh S. Bapat	797.91	1073.23	1033.02
23		F7	Mr. Sudhir G. Gokhale	2656.27	3572.83	3438.95
24		F8	Mr. Prasanna M. Gokhale			
25		F9	Mr. Madhukar G. Gokhale			
28		F10	M/s Manman			
27		F11	Mr. Ghodke D.R.	4112.60	5531.68	5324.39
28		F12	Mr. Ghodke D.R.			
29		F13	Mr. Ghodke D.R.			
30		F14	Mr. Ghodke D.R.			
31		F15	Mr. Ghodke D.R.			
32		F16	Mr. Ghodke D.R.			
33		S1	Mr. Nitin Shaha	1275.36	1715.43	1651.15
34		S2	Mr. Nitin Shaha			
35		S3	Mrs. Manjeri P. Supnekar	1284.41	1727.60	1662.86
36		S4	Mrs. Manjeri P. Supnekar			
37		S5	Mrs. Manjeri P. Supnekar	633.25	851.76	819.84
38		S6	Mrs. Sumedha H. Naik	875.18	1177.17	1133.05
39		S7	Mr. V.S. Pawar	622.30	837.03	805.66
40		S8	Mr. Paresch Yadav	629.54	846.77	815.04
41		S9	MR. A. I. Banekar	629.54	846.77	815.04
42		S10	Mr. V.S. Pawar	629.54	846.77	815.04
43		S11	Leo Chemo Plast P.Ltd.	1036.61	1394.30	1342.05
44		S12	Mrs. Meghana V. Dixit	738.42	993.22	956.00
45		S13	Mr. A. G. Palkar	1299.84	1748.36	1682.84
46		S14	Mr. B. Khaire & A. Palkar			
47		S15	Mr. Sanjay Naik	1309.00	1760.68	1694.70
48		S16	Mr. Vijay Naik			
			TOTAL	32197.83	43307.87	41685.00

32197.83

TENTATIVE CALCULATIONS FOR BUILDING FOOTPRINTS, HEIGHTS, NO. OF FLOORS MAY VARY, SUBJECT TO ARCHITECTURAL DESIGN PROPOSAL (For- Commercial Use Building)																	
Effective height for marginal		Max. Footprint						Parking BUP	Habitable BUP (FSI)				Effective Carpet For Parking Calcs		Floor Height	Effective height	Running height/level
			Carlift/scooter lift	Lifts	Enclosed Balcony	Refuge			Commercial Office	Commercial Retail		Commercial Office	Commercial Retail				
		sqm	sqm	sqm			sqm	sqm	sqm	sft	sqm	sft	sqm	sqm	m	m	m
	Basement 03	1216	52.92	10			1153.08	1153.08									
	Basement 02	1216	52.92	10			1153.08	1153.08									
	Basement 01	1216	52.92	10			1153.08	1153.08									
	Plinth		52.92											0.3			0.3
0M TO 30m	Ground	908	52.92	10			712.08				712.08	7665		640.872	3.2	3.2	0.3
	1st	908	52.92	10			712.08				712.08	7665		640.872	3.2	3.2	3.5
	2nd (parking)	908	52.92	10				845.08							3.2	0	6.7
	3rd	908	52.92	10	150		995.08		995.08	10711			796.064		3.2	3.2	9.9
	4th	908		10	150		1048		1048	11281			838.4		3.2	3.2	13.1
	5th	908		10	150		1048		1048	11281			838.4		3.2	3.2	16.3
	6th	908		10	150		1048		1048	11281			838.4		3.2	3.2	19.5
	7th	908		10	150		1048		1048	11281			838.4		3.2	3.2	22.7
	8th (Refuge)	908		10	150	30	1018		1018	10958			814.40		3.2	3.2	25.9
	9th	908		10	150		1048		1048	11281			838.4		3.2	3.2	29.1
	10th	908		10	150		1048		1048	11281			838.4		3.2	3.2	32.3
		Terrace								100	1076			80			
								4304.32	8401.08	90429	1424.16	7664.83	6720.864	1281.744	35.5		32

85.51

14.49

feasible	Cars		Scooters
	Regular	Mech	
Ground	0	14	447
Basement 1	38	0	
Basement 2	38	0	
Basement 3	38	0	
2nd floor	0	0	
	114	14	
	128		447

REQUI		Office	Retail	TOTAL
RED	Cars	101	26	127
PARK	Scooters	370	77	447

D POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS			
		CTS No. 3701 Part	
		S.No.	S.No. 49/1
1	GROSS PLOT AREA		
a	as per previously approved plan	NA	approved plan is for cumulative CTS 3701 and the plot under consideration is part of it conveyed to SUPREME
b	as per PRC	NA	
c	as per demarcation	2772	Mo. R No. 10988/2017 dated 07.11.2017
c	as per conveyance deed	2856.56	
d	as per actual site survey	3006.675	
	STRINGENT OF THE ABOVE	2772.00	stringent of the above
2	GROSS PLOT AREA CONSIDERED	2772.00	sqm
3	Gross plot area considered for calculations	2772.00	=2)
4	Road widening		existing int. road unchanged
a	Previously acquired	177.58	as per info provide. To reverify based on formal tabeyadi documents if available
b	New RW as per DP 2017	641.77	as extrapolated from Color zoning demarcation issued by PMC vide DPO/5/5531 DATED 12.03.2018
5	DP reservations	0.00	
6	Balance plot	2130.23	3)-4b)-5)
7	Amenity space	213.02	10% for I to R
8	Open space	0.00	assuming that the plot no. 18 is part of approved layout wherein open space is already provided
9	Net plot	1917.21	6)-7)
		FSI/TDR	ANCILLARY
10a	Basic FSI	1.10	0.80
10b		2108.93	1687.14
11a	Premium FSI potential (on gross plot)	0.50	0.80
11b		1386.00	1108.80
12a	TDR Potential (on gross plot)	1.40	0.80
12b		3880.80	3104.64
13	TOTAL	7375.73	5900.58
14	MAX POTENTIAL	13276.31	
15	APPROX. FEASIBLE (as per footprint analysis)	9825.24	
	Components	FSI/TDR	ANCILLARY
16	Basic FSI	2108.93	1687.14
18a	TDR generated Insitu	1709.59	1367.67
18b	TDR purchased from outside (slum TDR @ min. of 30% of total proposed TDR)	732.68	586.14
17	Premium FSI (balance as required to meet feasible potential)	907.27	725.82
19a		5458.47	4366.77
19b		9825.24	
20a	Gross SBUA feasible	10,316.50	may vary. Can be ascertained only after detail design
20b		1,11,046.83	sft
	Corresponding		
21a	(RERA)Carpet	7641.85	20)/1.35
21b		82257	sft

E		FINANCIAL FEASIBILITY CALCULATIONS		
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)		5,530.00	Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost		6,140.89	lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	20%	25%	as per assumption, may vary
4		1,228.18	1,535.22	lakhs of Rs
5	Min. sale value to be recovered by dev.	7,369.07	7,676.11	2)+4) lakhs of Rs
6a	Average rate of Commercial retail sale	20,000	20,000	Rs per sft rate is inclusive of parking extrapolated over sft rate
6b	Average rate of Commercial Office sale	13,000	13,000	
6c	Percentage of Comm. retail @ Gr & 1st fl	14.49		
6d	Percentage of Comm.office @ upper floors	85.51		
6e	Average rate of sale	14,015	14,015	
7	Min. salable stock for developer	52,581.20	54,772.08	5) x 100000/6e) sft
	Balance stock for Rehabilitation			
8	Rehab stock (SBUA) for rehab. of existing	58,465.63	56,274.75	D20b)-E7) sft
9	Rehab stock- Effective carpet area	43,307.87	41,685.00	8)/1.35 sft
10	Rehab Existing carpet area	32,197.83	32,197.83	As per carpet area calcs.
11	Rehab stock- Effective carpet area in excess of existing	11,110.04	9,487.17	9)-10) sft
12	Effective Rehab carpet area in excess of existng as a percentage above existing	34.51	29.47	percent

F FSI PURCHASE AND PMC STATUTORY FEES CALCULATIONS (TENTATIVE)					
ASR VALUES 2020-21					
		33060	Rs		
	OPEN LAND		/sq.m	PLOT	
	CON. COST	26620		Area	Amount in Rs
	Item	Rate	% appl.	sq.m	
		Rs/sq.m			
F1	FSI purchase costs				
	Basic FSI	33060	0%	2108.93	0
	Premium FSI	33060	35%	907.27	1,04,98,059
	TDR (assuming slum TDR)	16146	100%	732.68	1,18,29,847
	Ancillary FSI	33060	15%	4366.77	2,16,54,829
					4,39,82,734
	Add. 5% escalation Cost				21,99,137
					4,61,81,871
F2	PMC Statutory fees				
1a	Land development charges	33060	0.5%	2130	3,52,127.02
1b	I to R conversion charges	33060	5.0%	2130	35,21,270.19
2	Development charges	33060	8%	9825.24	2,59,85,794.75
			comercial	total FSI feasible	
3	Rada-Roda	10	100%	9825.24	98,252.40
				Approx. total const.	
4	Rada-Roda anamat			approx. lumsum	1,00,000.00
5	Upkaar	26620	1.5%	9825.24	39,23,218.33
			for comercial	total const.	
6	LBT				0.00
7	Waterline development charges	3640	100%	0	0.00
				1/4th perimeter (approx)	
8	Road Development charges	3459	100%	641.77	22,19,882.43
9	Infrastructure charges for TDR loading	26620	0%	0.00	0.00
10a	Fire premium (0 to 36 metres)	45	100%	9825	4,42,135.80
11	Fire service charges (min. Rs 25000)	4	100%	9825	25,000.00
12	TOTAL				3,66,67,680.92
13	5% escalation				18,33,384.05
14	AMT. with escalation				3,85,01,064.97
15	Approx. cost per sft of SBUA			111046.83	347.00
Based on assumptions. Subject to variation					

G DEVELOPMENT COST (Tentative Estimate)					
	Open land-RR Rate for 2020-21	33060		Rs/sqm	
	Construction- RR rate for 2020-21	26620		Rs/sqm	
		2473.06		Rs/sft	
	COMMERCIAL -RR rate for 2020-21	84850		Rs/sqm	
		7882.76		Rs/sft	
		Area		Rate in Rs per sft/nos	Amount in lacs of Rs
1a	Construction cost on total salable area (excluding parking area cost) (Rehab+freesale)	111046.83	sft	2000	2220.94
1b	Construction cost on parking areas	46331.70	sft	1500	694.98
1c	Mechanical parking +Carlifts+Scooter lifts	14.00	nos	100000	104.00
				90.00	
2a	FSI purchase Cost			As per statement	461.82
2b	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)			As per statement	385.01
3	ULC Cost			NA	0.00
4	Rent and relocation charges @ agv Rs ___ PER SFT OF EXISTING CARPET AREA for 30 months	32197.83	sft	40	386.37
5	Relocation cost (@ ___ Rs per unit)	48.00	nos	15000	7.20
6	Monetary Compensation to existing members	32197.83	sft	Not considered, if required the society should specify	0.00
7	Maintenance cost /Corpus fund @ Rs 2.0 lakhs per existing unit	48.00	nos	200000	96.00
8a	Parking compensation			Not considered, if required the society should specify	0.00
8b	Terrace/Garden compensation			Not considered, if required the society should specify	0.00
9	Tentative valuation of GST impact				
	Basic Values and assumptions				
a	Total (builtup)area of project @ carpet x 1.1	8406.04	sqm		
b	Approx. (builtup)Area allocated for Rehab (Only For calculation purposes evaluated @ extra 30% over existing carpet)	4277.49	sqm		
c	Approx. (builtup) area for freesale	4128.55	sqm		
d	Assumption of Approx. (builtup)area of unsold freesale units at the time of completion	825.71	sqm	sqm assumed 20% of total freesale	
1	Value of "non- affordable" unsold (freesale) units	916.04		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	lacs of Rs.		
e	Approx. sale rate	110940.00	Rs/ sqm	assuming rate of 1st freesale transaction=RR rate	
f	Approx. valuation of entire project	9325.66	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)	9.43		18%	1.70
2	Non-monetary compensation in the form of units given to existing society members		lac of Rs		
2a	1st evaluation: @ 18% of value of unsold units at completion/1st possession	916.04		18%	
				164.89	
2b	2nd evaluation: 5% of value of non-affordable tenements (proportionate to area of unsold units at completion/1st possession)	916.04		5%	
				45.80	
	Lesser of 2a) and 2b) to be considered				45.80
B	Supply of "construction service" by developer to society				
	5% of value of non-affordable rehab tenements	4745.45		5%	237.27
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 liability	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 liability	0.00		18%	0.00
	TOTAL APPROX. GST IMPACT				284.77
11	Bank guarantee	5,00,00,000	Rs	2%	10.00
12	Tentative valuation for stamp duty impact				
a	Construction cost of rehab as per RR	4277.49	sqm	26620.00	1138.67
b	Rental and relocation remuneration				393.57
c	Corpus remuneration				96.00
					1628.24
13	Stampduty @			7%	113.98
14	Admin, marketing, consultants and other miscellaneous costs	111046.83	sft	100	111.05
					5419.29
15	Interest cost @ 12%				
a	on 50% of items (1a+1b) for 2 years	1457.96	lac of Rs		370.90
b	on 50% of item 2& 3 for 2 years	423.41		107.72	
c	on 50% of items 4&5 for 2 years	196.79		50.06	
d	on 50% of item 11 for 2 years	56.99		14.50	
					543.18
	GRAND TOTAL				5962.47
	Rate per sft of salable area	111046.83	sft	5369.33	
	Add 3% contingency			161.08	
				5530.41	
		say		5530.00	