

Feasibility Study for Redevelopment of Archana Nagar Co-operative Housing Society

S.NO 39/2/2 ,Archana Nagar,Erandavane

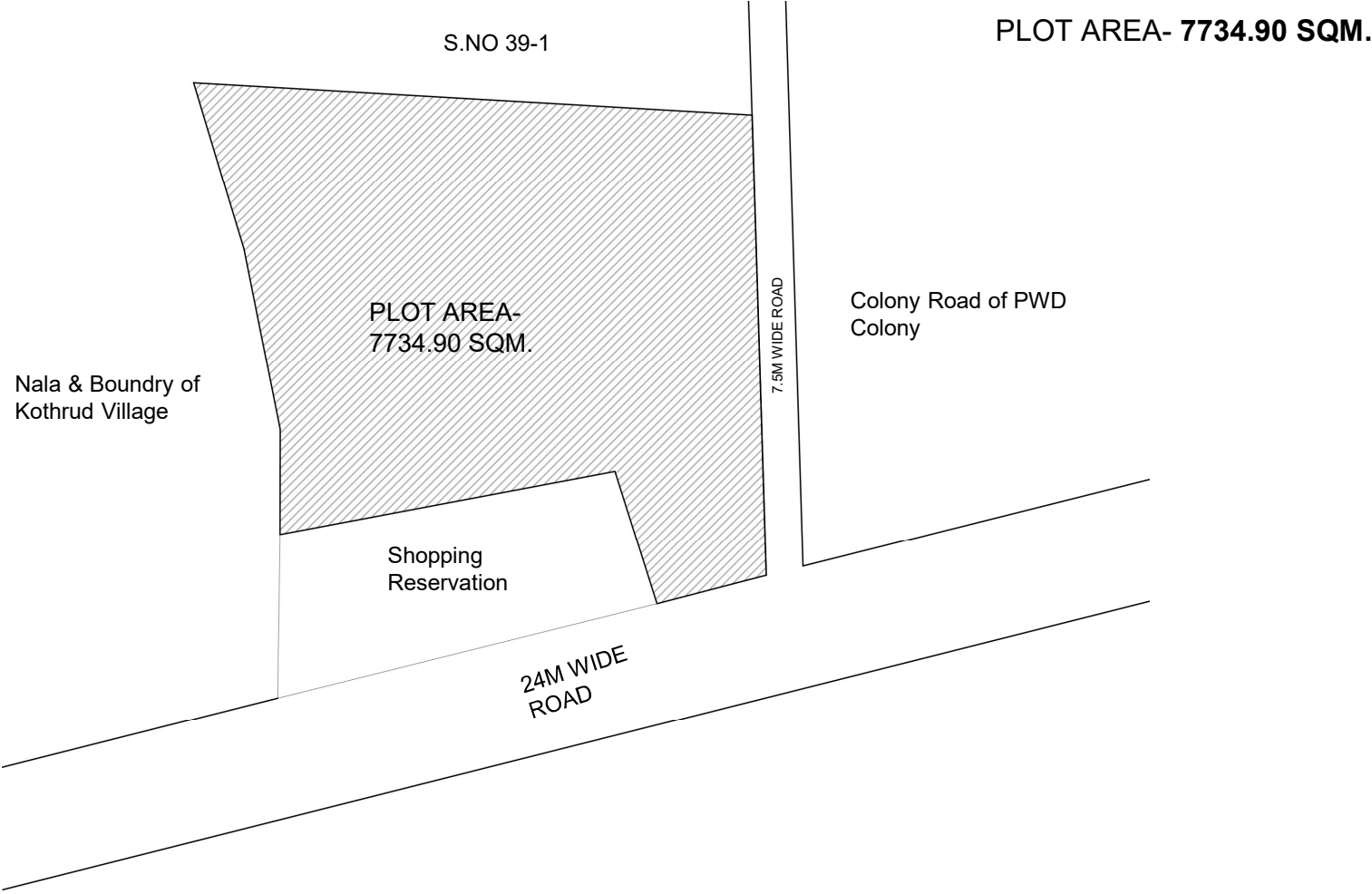


DP PLAN & GOOGLE IMAGE

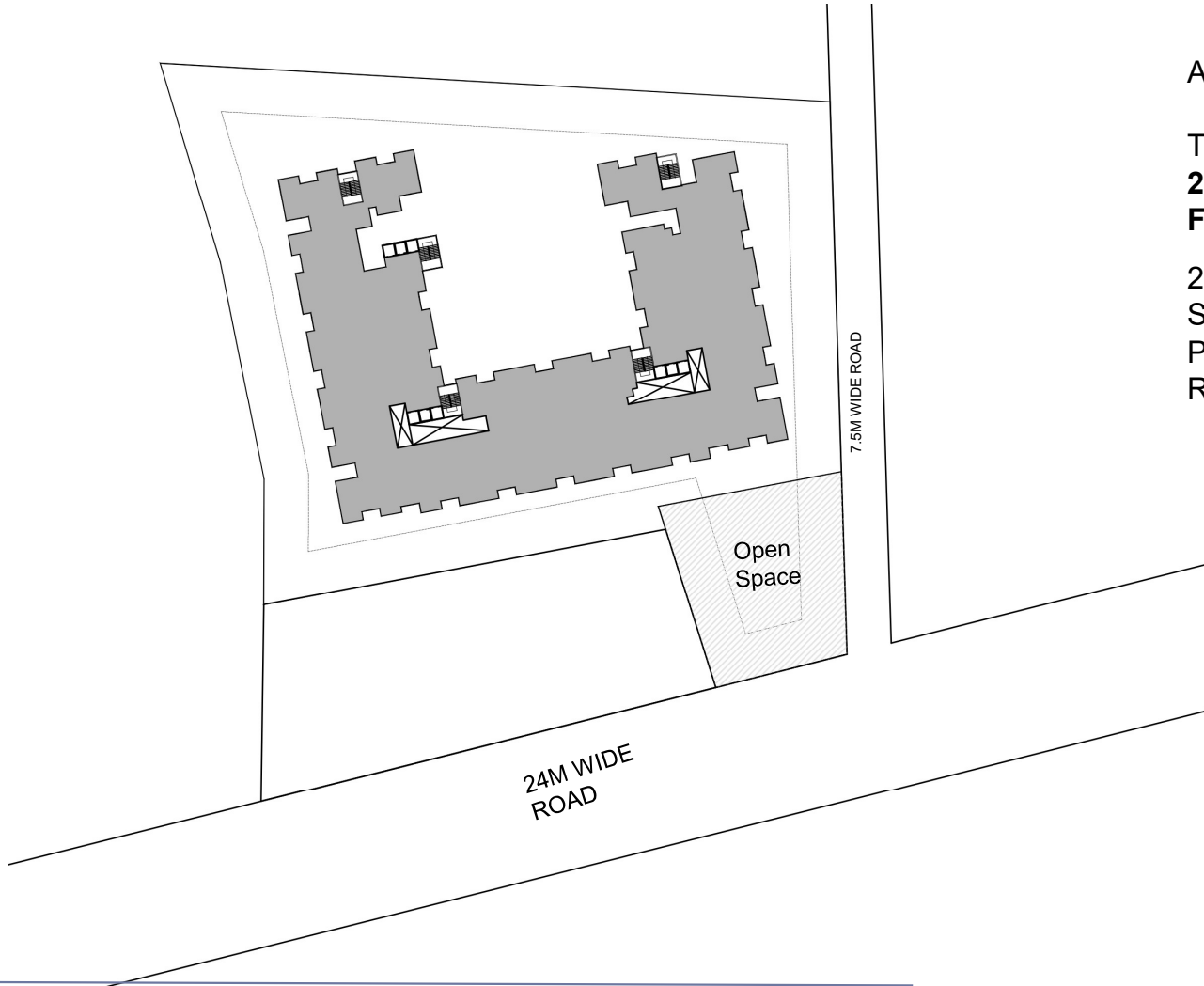


As per DP.2007-2027, there is some area under 24 m wide D.P road on south side of the considered plot
Site is in the residential zone as shown in the DP plan
Site is not in TOD zone
Adjoining Roads – 24 m wide road on south side & 7.5m wide colony road on east side

Plot



Site Layout



Area of Floor Plate – 2603.48 sq.m
28023.85 sq.ft

Total FSI consumed in :
2 Basements + Stilt + Podium + 18 Floors

2 Basements – Parking
Stilt Floor – Parking
Podium – Club House / Amenities
Residential – 18 Floors



FEASIBILITY

Area Feasibility Report					
Proposed Project S.No 39/2/2 Archana nagar Society Erandwane					
Client:					
			As per UDCPR 2020		R-0
Sr. no	Particular		Sqm.	Sft	Notes
1	Plot Area				
a	As per record		12,278.13	1,32,161.79	
b	Under Reservation		2,007.15	21,604.96	
c	Area under HCMTR		1,966.39	21,166.22	
d	R/W area		569.69	6,132.14	
1a	Balance Plot area		7,734.90	83,258.46	
2a	Basic FSI	1.10	8,508.39	91,584.31	
a	Premium FSI	0.50	6,139.07	66,080.90	
b	TDR	1.15	14,119.85	1,51,986.06	
3	Total Area		28,767.30	3,09,651.27	
a	Ancillary FSI (Commercial)	0.80			
b	Ancillary FSI (Residential)	0.60	17,260.38	1,85,790.76	
4	Total FSI incl. Ancillary		46,027.69	4,95,442.03	
5	Projected Saleable area			5,20,214.13	

Proposed Project at S.No 39/2/2 Archana nagar Society, Erandwane				
1.00	Ready Reckoner Rate (of Open Plot in Rs.) =		48,640.00	
Sr.	Particulars	Proposed Area (Sq.M)	Rate (Rs.)	Amount (Rs.)
1]	Scrutiny Fee :-			
a.	Residential - Rs. 5.00 Per Sq.m.	46,027.69	5.00	₹ 2,30,138.44
b.	Commercial - Rs.10.00 Per Sq.m.			
2]	Land Development Charges :-			
a.	1% of R.R. per Sq.m., for Residential	7,734.90	486.40	₹ 37,62,255.36
b.	1.5% of R.R. per Sq.m., for Commercial			
3]	Development Charges :-			
a.	4% of R.R. per Sq.m., for Residential	46,027.69	1,945.60	₹ 8,95,51,468.22
b.	8% of R.R. per Sq.m., for Commercial			
4]	Rada-Roda Charges :-			
a.	Rs. 10.00 per S.QM. For Residential	46,027.69	10.00	₹ 4,60,276.87
b.	Rs. 20.00 per S.QM. For Commercial			
5]	Cess (Upkaar)			
a.	1.0% construction cost (Residential)	48,329.07	266.20	₹ 1,28,65,198.85
b.	1.0% construction cost (Commercial)			
6]	Premium FSI			
a.	60% OF RR (Residential)	6,139.07	29,184.00	₹ 17,91,62,472.96
b.	75% OF RR (Commercial)			
7]	Ancillary FSI (15% of RR)	17,260.4	7,296.00	₹ 12,59,31,752.18
8]	Water line Development			
		25.00	3,640.00	₹ 91,000.00
9]	Excavation			
		23.00	250.00	₹ 5,750.00
10]	TDR Cost			
a.	70% Regular TDR (Considered 100% of RR)	9,883.89	48,640.00	₹ 48,07,52,635.78
b.	30% Slum TDR (Considered 120% of RR)	4,235.95	58,368.00	₹ 24,72,44,212.68
	Total Rs.			₹ 1,14,00,57,161.33
	Total Amount :One Hundred fourteen crore fifty seven thousand one hundred sixty one - thirty three paise only			

Existing Tenament Details

BUILDING NO	NO OF TENAMENTS	CONFIGURATION	TENAMENT AREA (SQFT)	TOTAL AREA (SQFT)
1	12	2 BHK	900	10800
2	12	2 BHK	900	10800
3	12	1 BHK	480	5760
4	12	1 BHK	480	5760
5	12	1 BHK	480	5760
6	12	1 BHK	480	5760
C	22	1 BHK	540	11880
C	1	1 BHK	530	530
C	1	1 BHK	525	525
C	3	1 BHK	520	1560
C	1	1 BHK	518	518
C	3	1 BHK	500	1500
C	1	1 BHK	498	498
D	8	2 BHK	750	6000
D	3	2 BHK	780	2340
D	1	1 BHK	550	550
D	2	2 BHK	720	1440
D	1	1 BHK	530	530
D	1	1 BHK	540	540
D	1	1 BHK	424	424
D	1	1 BHK	580	580
D	1	1 BHK + 1 BHK	1050	1050
TOTAL FLATS	123			75105

Existing Tenament Details

BUILDING NO	NO OF TENAMENTS	CONFIGURATION	TENAMENT AREA (SQFT)	TOTAL AREA (SQFT)
D	1	SHOP NO 1	250	250
D	1	SHOP NO 2	150	150
D	1	SHOP NO 3	125	125
D	1	SHOP NO 4	170	170
D	1	SHOP NO 5	230	230
D	1	SHOP NO 6	170	170
D	1	SHOP NO 7	235	235
D	1	SHOP NO 8	220	220
D	1	SHOP NO 9	150	150
D	1	SHOP NO 10	175	175
D	1	SHOP NO 11	250	250
TOTAL SHOPS	11		TOTAL AREA	2125

Total area :-Residential + commercial
 = 75105 sqft + 2125sqft
 = 77230sqft

*Note:- Tenament area considered above is with reference to the Conveyance Deed provided by the Society.



POSSIBLE OFFER FROM PROSPECTIVE DEVELOPERS

1. Increase in Carpet area between 75% - 100% over existing area.
2. Society Corpus fund between 7.5 lakh – 10 lakh per member.
3. To & fro furniture shifting charges of approx. Rs. 15000/- per member per trip.
4. Covered car parking for each flat
5. Rent for alternate accommodation – Rs. 35000/- per month & approx. 5% increment every year is applicable.
6. Bank guarantee equivalent to 20% of construction cost.
7. Stamp duty & registration charges to be borne by Developer.
8. 3 Phase MSEB meter per flat, free of cost.
9. Tentative Project duration = 36 Months from the date of development agreement.

GENERAL SPECIFICATIONS

Structural & Civil

Structural System	<p>Reinforced Cement Concrete (R.C.C) of desired grade Framed structure designed to with stand seismic load & with Reinforced Concrete Pile foundations or isolated footings depending on sub soil conditions. All structural elements of buildings such as columns, beams, slabs, lift shafts and staircases shall be in RCC.</p> <p>Floor to floor height shall be minimum 10 Feet.</p> <p>Design of structures shall be as per provisions of Indian standard specifications and will conform to highest norms and standards.</p>
Layout	<p>Layout of floors shall be designed so as to ensure optimum use of floor space. Room size shall be so selected and arranged to avoid cut tiles in flooring. All fixtures shall be at junctions or tiles. Size of structural elements and thickness of walls shall be arranged to reduce projections inside the room to extend possible.</p>
Design Mix Concrete	<p>All concrete used for structural elements shall be design mixed Ready-Mix Concrete or through Weigh btcher mixer in accordance with relevant IS standard with specified characteristic strength. Durability criteria shall be given special consideration while. Designing concrete mixes. Mix design shall be frequently carried out to adjust the variation due to change in raw materials. Frequent statistical analysis & authorised lab testing also shall be conducted to judge the performance of designed mix.</p>
Formwork	<p>Rigid formwork manufactured with latest technology to provide proper shape to concrete.to carry dead loads and live loads during formwork/ reinforcement/concreting activities and to prevent loss of grout from the concrete shall be provided. Adjustable spans and adjustable steel props shall be used to support formwork for speedy and accurate formwork. Plywood should be used for shuttering of slabs. Only new material should be used for shuttering of each concrete element.</p>

GENERAL SPECIFICATIONS

Reinforcement	The steel reinforcement will be cold twisted steel bars conforming to IS code and hot rolled mild steel deformed bars conforming to IS code of Fe415 or Fe 500. Cutting and bending of reinforcement shall conform to relevant IS code.
Curing	As far as possible curing shall be done by keeping the concrete continuously wet with water for periods as recommended by IS codes. In a case curing agents of reputed manufactures shall also be used.
Testing	Sampling and testing of concrete shall be done in accordance with relevant IS codes and. Every batch of cement and reinforcement bars shall be tested as per the relevant IS code. Every component of concrete shall be tested as per relevant IS codes. Concrete cube samples shall be drawn as suggested in IS code while concreting and tested for 7 days & 28 days compressive strength. Authorised testing certificates from authorised lab must be required. Every material of construction should be get tested under guidance of PMC.
Masonry	Masonry for the building shall be with fly ash bricks or concrete blocks conforming to relevant IS standards. Bricks to be used for any masonry work to be First Class only. Internal Walls should be of 150 mm thick Brick wall in CM 1:4. External masonry shall of 150 mm thick, in case of concrete blocks/silicate bricks. Mortar in masonry should be of 1:4 cement sand ratio.
External plaster	External sand face cement plaster shall be of 25mm thick (only River Sand should be used) in two coats with water proofing & Polypropylene Fibre ingredients of reputed manufactures added to the mortar. 1st coat of 15mm thick of 1:4 cement sand ratio & 2nd coat of 10mm thick of 1:2 mortar ratio. Galvanized wire Mesh (chicken mesh) shall be provided at all junctions of RCC and masonry to avoid probable cracks at junctions. External walls to be properly cured before plastering. If any texture treatment / cladding treatment is planned must be approved by PMC before application.

GENERAL SPECIFICATIONS

Internal Plaster	Single coat plaster interspersed with rough job and pop mounting above
Water proofing	Proprietary terrace waterproofing consisting of brickbat cement concrete of average thickness of 110 mm to terrace, chajjas. Laid in required slope. Outlet and rainwater pipes grouted, rough to receive antiskid tiles flooring as directed. Terrace, balcony, overhead tank, Lift Machine room top & all toilets with 10 years guarantee.
Anti-termite	Anti- termite treatment in foundation & plinth & wherever required
Name Plate	Each flat, every parking Entrance Area and Letter box
Security System	Electronic video door phone for each flat & Intercom facility
Water tank	Separate water tank with glazed tile for pmc water tank

GENERAL SPECIFICATIONS

FINISHES

Flooring	800 x 800 Vitrified flooring for hall, passages & dining areas with 4" thick skirting all along the walls as directed by society. Durability of this material must be tested before application. Wooden flooring for master bedroom. Or Satin finish 4'x2' vitrified tile (Kajaria /Johnson make). Rustic/ Vitrified tiles of 4'x2' size flooring for other rooms. (Kajaria /Johnson make)
Dado, Skirting	A backing coat plaster shall be applied for dado in CM 1:4 and properly cured before commencing dado work. Waterproof Dado Tiles shall be fixed either with as float of cement mortar 1:2 or tile adhesives of reputed manufactures. Tile should be of reputed manufactures like Johnson, Kajaria and NITCO.
Kitchen	12' x 2' Platform with Quartz granite finish and designer tile dado up to 8'.It involving S.S sink and drain board, Dry balcony
Doors	Waterproof plywood Doorframes with a shutter of 35mm thk flush doors of reputed make. Main door shall have 40mm solid core flush door with frame 6"x3" and Internal Door shall have 35mm thick With veneer on both sides melamine polished or 1 mm laminate on both sides and other doors shall have 1 mm laminate on both sides with French polish on sides . Fire rating of min. 30 minutes & Wooden Safety Door need to be provided for main door as per Architect specification. Toilet shutters shall be water resistant shutters such as FRP sheet of 4mm thick. From inside of door & 1 mm laminate from outside. Toilets doors frames are provided with granite from inside & waterproof plywood from outside
Windows	All windows of three track with mosquito mesh shall be made of Aluminium Jindal sections with anodizing and fixed with premium hardware. UPVC section of reputed manufacturers like Jindal only shall be used for window work. All Windows shall be made with weather stripping and joints shall be sealed with silicon sealant to stop water resistance. Glass used for windows shall be of clear glass of reputed manufacturers like Modi, float glass or equivalent. Windows will have approved granite/marble frame with chamfer edge polish & should be matching. With finish of each room. M.S Designer Grills to be provided to each window.

GENERAL SPECIFICATIONS

Wall finish	All walls and ceiling shall be finished with Gypsum Plaster with PVC chicken mesh at junctions of column & masonry.
Painting	All rooms and other area shall be painted with proper surface preparation (2 coats of Putty + Primer+2 coats of paint). Royal or luster paint of Asian paints/Dulex are required for interiors. Apex water proof paint of two coats & one coat primer from exteriors.
Entrance lobby	Shall be provided with granite I Italian marble flooring in design pattern as approved and granite dado to the walls with approved designed murals.
Lift lobby	Shall be provided with granite flooring and granite dado including lift door jambs and frame in approved granite.
Staircase	Staircase shall be provided with granite or marble treads and risers with nosing & antiskid grooves at trades. 75mm thk same granite skirting to be provided.
Terrace waterproofing	Brick bat waterproofing laid to slope with Nina or Vandex waterproofing or equivalent company chemicals make and finishing with 600mm X 600mm marking on ghotai.
Balcony Railing	Balcony railing S.S and toughened glass 12mm

GENERAL SPECIFICATIONS

SERVICES

Elevators	<p>2 No. of High-speed Elevators of minimum 8 person & stretcher lift (1 no's) capacity in each wing of building will be as per regulations.</p> <p>Minimum 1 Stretcher lift &</p> <p>Make: Kone/ Schindler / OTIS with ARD – Automatic resume device</p> <p>Cabin finish: Brush finish stainless steel cabins</p>
Plumbing	<p>Concealed plumbing with premium quality UPVC & CPVC pipes. (Supreme/Prince make)</p> <p>Internal piping - 20mm or 12mm diameter CPVC concealed piping including concealed elbows, tees, unions, etc. complete for hot and cold water piping necessary insulation shall be provided.</p> <p>Plumbing/ C.P. fittings - For all toilets, bathroom, WC and kitchen shall be provided with Jaguar make and approved series with concealed stop cock, angle cock, long and short body, wall diverters, bottle traps etc.</p> <p>Solar with boiler provision system for all bathrooms.</p> <p>Sanitary waters - Wall hung European / Indian style WC of Johnson or Hindustan or Parryware make to be provided as approved. All PVC pipes 01 external drainage system to be provided of Supreme make & as per consultant's requirement. All external drainage pipes shall be of UPVC of reputed make i.e., Supreme/Prince make</p> <p>Provision of Geyser in all bathrooms, Health Faucets in all toilets, Metallic False ceilings in all toilets. Granite counter wash basins for common basin areas.</p> <p>Water Pump – Submersible water pumps 2 nos & with auto level controller system</p>

GENERAL SPECIFICATIONS

Water Supply	PMC Connection & bore well connection with water softener plant Water tank – automatic level control system
Electrical	All electrical works shall be carried out in accordance with relevant IS codes, & Regulations and Rules set-out by Fire Insurance Regulations. 20A copper wiring with socket in each parking for EVI for scooter & car Single phase electric supply in each flat with concealed copper wirings in all rooms including D. B's MCB and ELCB, Main switches, meters as per Power Distribution Company's requirements to be provided. Emergency lights for staircase, Lobby, parking area & other common areas etc. to be provided. Details of power circuits/power points, light points etc. to be got Approved in advance. Exhaust fans to be provided in all toilets / Bathrooms & kitchens. Provision for wifi/internate lan cabling in each room Power backup generator for common lighting ,Lift, water pump etc. LED light in lobbies ,parking & compound wall
Fire	Fire fighting system as per rules and regulation Separate water tank for fire
Rainwater Harvesting	Needs to be provided as per Governing Law and with proper survey & due diligence. It should match design by authorised consultant.

GENERAL SPECIFICATIONS

EXTERIOR DEVELOPMENT

Roads	All internal roads should be of Trimix Concrete Road. No services Will be provided under the Road. It can be provided through utility channel along the roads & finished with concrete blocks confirming Fire Engine Loading on it.
Storm Water drains	Storm water drains for the plot shall be designed as per the rainfall data and should match requirements of MEP / Services consultant.
Sewer Lines	It needs to be connected to STP if insisted by Pune municipal corporation. All covers/manhole are to be designed for Fire engine & Truck load.
Landscape	Hardscape - Pathways and hardscapes shall be made of natural stones such as Mandana, Agra red, kota, and Shabad and alternatively of chequered tiles according to the external developmen\ scheme prepared by Landscape Architect. Depending on the use, part of the pathways -and hardscapes shall be prepared on hard concrete base and part of the area may be laid-on compacted earth. Softscape – around building garden & terrace
Parking area	Parking area shall be made of heavy-duty anti-skid tiles laid on a layer of 230mm thick rubble soling and sand cushioning. Allotted Four-wheeler car park per tenement + sufficient numbers provisions for Two-wheeler parking to be made free of cos t to existing members of societies within compound wall, on stilt floor. Provisions to be made for ensuring water drainage for car wash.
Compound wall	Decorative Compound wall on the all sides shall be constructed in 230mm thick brick/rubble masonry with suitable foundation with decorative cast iron grills in between.



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