

REDEVELOPMENT OF PATRAKAR NAGAR: FEASIBILITY STUDY

CTS.NO.3024, S.No. 270/2/2/B
18/336 Janawadi, Gokhale nagar Parisar,

Feasibility Report BY Aniruddha Vaidya & Associates
31st March 2022.

Index

- **Introduction**
- **Need of the project**
- **Site and context:**
 - Project Fact
 - Feasibility Consideration
 - Ready Recnor Rate
 - Sanctioned layout of plot
 - Carpet Area Statement of Existing Owners given by society
- **Feasibility Working : Full potential developer appointed model**
 - F.S.I. statement
 - Additional Sale area statement
 - Construction area statement
 - Project Snap shot
 - Block Diagrams to check feasibility of potential
 - Wish List for specifications
- **Feasibility working and critical pointers for Self redevelopment**
- **Initial findings during feasibility study**

Need of the project

Keeping pace with the changing time and benefitting towards adapting to certain trends and necessity for modern day living is must. A house is a basic necessity and it has been of prime concern to allow change in cultural context and incorporate modifications in our modern day living.

Space in the city limit has remained same but the context has changed, thus we need to introspect and work out a systematic approach in bringing the thought of adaptation and redevelopment. Our house/property purchased a few years ago has given us all the necessary support we intended from it. Now with progression of time need of transforming our lifestyle would not only benefit the existing owner but will also is a value added asset to the future generation.

PROJECT FACT

Patrakarnagar Co-op Housing Society: Property Details

a) Address:	Block No.2, S.No.270/2A+2B/1, Bhamburda, Pune
b) Type	Co-Op Housing Society Ltd.
c) Ownership	Patrakarnagar Co-Op Housing Society Ltd.
d) Developer	To be selected
e) Approval	SEO/0282/06/424 dated 24.02.2005
f) 7/12 extract or Property Card Area	12,241.63 sq.mts.
g) Completion	Entire completion received

Feasibility Considerations

Notes:

A. Zone: Residential

B. TDR: Allowed

C. Road Widening:

- a) Abutting on existing 15 mtr road. Road widening upto 18 mtrs. proposed**
- b) FSI Calculations based on 15.0 mtrs to 24.0 mtrs. wide road chart.**
- c) All carpet areas derived as per society signed document sent to us.**

Table 6 G								
Sr. No.	Road width in meters	Basic FSI	For all Municipal Corporations			For remaining authorities/areas		
			FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI	FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI
1	2	3	4	5	6	7	8	9
1	Below 9 m.	1.10	--	--	1.10	--	--	1.10
2	9 m. and above but below 12 m.	1.10	0.50	0.40	2.00	0.30	0.30	1.70
3	12 m. and above but below 15 m.	1.10	0.50	0.65	2.25	0.30	0.60	2.00
4	15 m. and above but below 24 m.	1.10	0.50	0.90	2.50	0.30	0.70	2.10
5	24 and above but below 30 m.	1.10	0.50	1.15	2.75	0.30	0.90	2.30
6	30 and above	1.10	0.50	1.40	3.00	0.30	1.10	2.50

READY RECNOB RATE



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

[Home](#)

[Valuation Rules](#) [User Manual](#)

[Close](#)

[Feedback](#)

Year

20212022 ▼

Annual Statement of Rates

Language

English ▼

Selected District

पुणे ▼

Select Taluka

हवेली ▼

Select Village

शिवाजीनगर (भांबुडी) ▼

Search By

☐ Survey No ☒ Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	18/336-जनवाडी व गोखलेनगर परिसर	28700	60680	76530	113600	0	चौ. मीटर
SurveyNo	18/337.1-मॉडेल कॉलनी, अशोकनगर, भोसलेनगर, आय.सी.एस.कॉलनी व परिसर टी.पी.स्कीम नं.1	64270	106320	140890	207320	0	चौ. मीटर
SurveyNo	18/337-मॉडेल कॉलनी, अशोकनगर, भोसलेनगर, आय.सी.एस.कॉलनी व परिसर	64270	106320	140890	207320	0	चौ. मीटर
SurveyNo	18/338-वडारवाडी	16250	43860	58040	76110	0	चौ. मीटर
SurveyNo	18/339.1 - वेताळ व चतुर्भुंगी टेकड्यांची रांग, गणेशखिंड रोड, चतुर्भुंगी रोड, फॅग्युसन रोड व फॅग्युसन हिल्स यामधील उर्वरित क्षेत्र टी.पी.स्कीम नं.	42520	87610	113540	177050	0	चौ. मीटर
1 2 3 4 5 6 7 8 9 10							

3044 , 3025 , 3026 , 3024 , 2700 , 3023 , 3022 , 3021 , 3019 , 3018 , 3017 , 3004 , 3016 , 3020

Survey Number

Fig. 7: Ready Recnor Rate chart

SANCTIONED LAYOUT

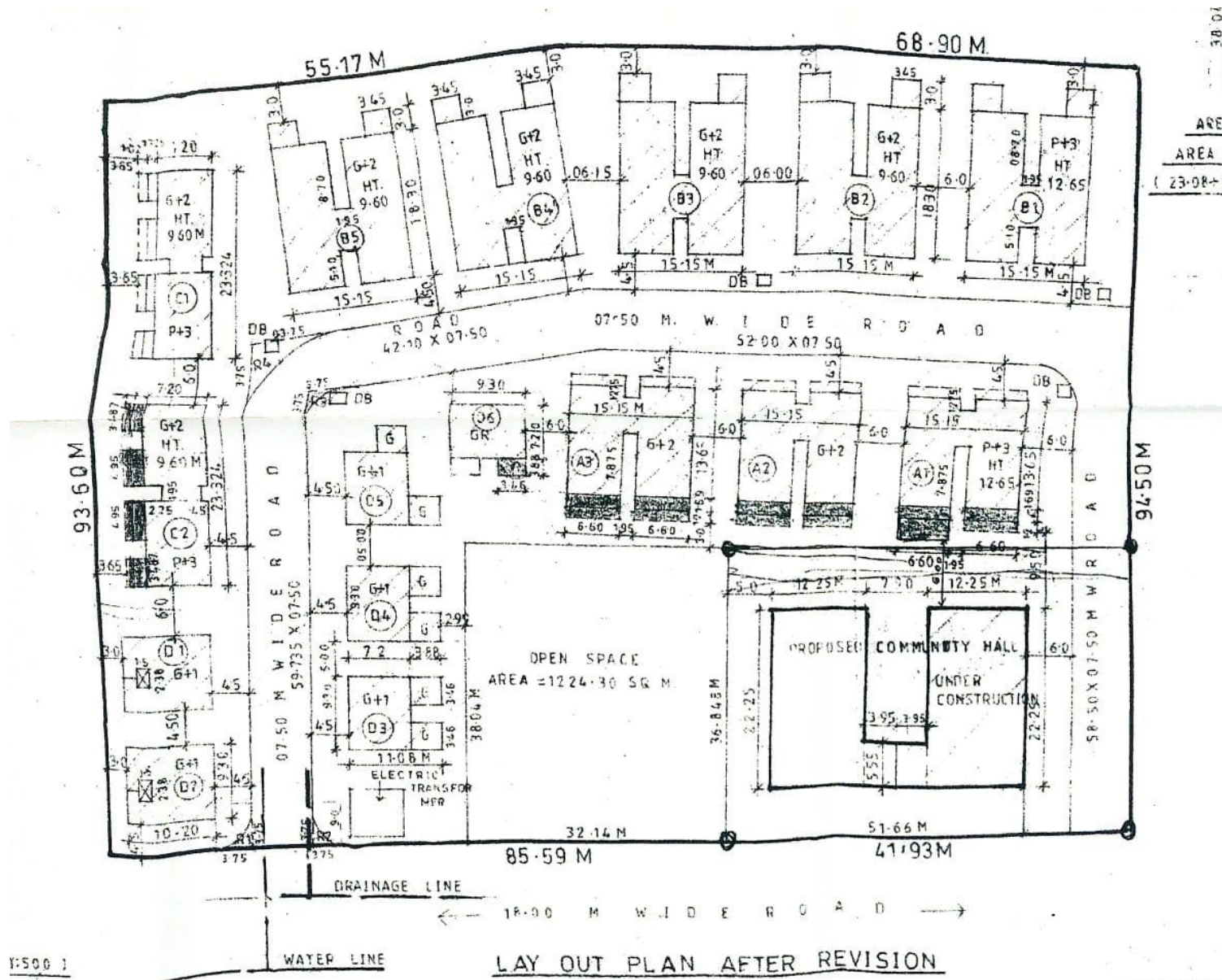


Fig. 8: Sanctioned Layout of plot

Building Carpet Areas (As per Given by Society)

Present area under possession of members			
(Construction as per Layout of 1979 + 120 sq.ft)		1979	1992
1000 sq.Feet Flat - Ground Floor	1052 x 4	4208	4688
-First & Second	1086 x 14	15204	16884
875 sq.Feet Flat - Ground Floor	906 x 2	1812	2052
-First & Second	942 x 10	9420	10620
665 sq.Feet Flat - Ground Floor	701 x 10	7010	8210
-First & Second	735 x 20	14700	17100
545 sq.Feet Flat - Ground Floor	565 x 10	5650	6850
-First & Second	596 x 20	11920	14320
774 sq.Feet Duplex Flats	774 x 12	9288	10728
		79212	91452
Add: Given to Members 120X102 + 100		12340	100
Area with the members		91552	91522

Total Carpet Area = 91552 sq.ft. as per chart
Based on sanctioned record plan of 1992

**FEASIBILITY CALCULATIONS FOR FULL
POTENTIAL :
DEVELOPER SELECTION OPTION**

F.S.I. Statement as per UDCPR

PATRAKAR NAGAR AS PER UDCPR

Sr.no	F.S.I. calculations	In Sq m	In Sq ft	Remark
1	Area of Plot	12241.63	131,768.90	As per Sanctioned Drawing and layout
2	area under road	191.25	2,058.62	1.5mtrs. Road widening for 18 mts road
3	Net Plot	12050.38	129,710.29	(Sr.No.1 - Sr.No.2)
4	Deductions		-	(300+205.04)
5	Open Space (10%)	1205.04	12,971.03	Mandatory open space (10% of Sr.No.3)
5.1	Amenity Space	0.00	-	No Amenity space required upto 20000 sq.mtrs.
6	Net Plot Area	12050.38	129,710.29	Net Plot Area for FSI consideration
7	Basic F.S.I.	13255.42	142,681.31	1.1 as per current UDCPR
8	Add for		-	
9	TDR 90% of Gross Plot	11017.47	118,592.01	90% for plots abutting on road of 15mts to 24 mtrs.
10	Road widening	382.50	4,117.23	2 times the road widening area in Sr.No.2
11	Premium F.S.I.(50%)	6120.81	65,884.45	50% for plots abutting on road of 15mts to 24 mtrs.
12	Total Addition	17520.78	188,593.69	addition of Sr.no. 9+10+11
13	Total potential add. FSI	17138.28	1,84,476.46	Addition of 9+11
14	Total FSI	30393.70	327,157.77	Addition of Sr.No. 7+9+11
15	Max. Building potential	30604.07	329,422.25	Max 2.50 of Net Plot Area in Sr.No.1
16	Max. Permissible	30393.70	327,157.77	
17	F.S.I. On Plot possible	30393.70	327,157.77	Maximum potential FSI available

Additional Sale Area Statement

Sr.no	Saleable Area Calculations	In Sq m	In Sq ft	Remark
1	FSI on Plot	30394	327,158	As per FSI statement considering 2.5 fsi
2	Additions			
3	Add 60% for Ancillary	18236	196,295	Ancillary FSI as per UDCPR
				which includes balconies, terraces,
				staircase, passages, lifts and cupboards
4	Total Additions	18236	196,295	
5	Total Builtup Area	48630	523,452	F.S.I. + Ancillary FSI Sr. no 1+3
6	RERA carpet	38904	418,762	deducting wall, Staircase & passage area 20%
7	For Patrakar nagar	17507	188,443	considering 45% of total carpet available including Samaj mandir area
8	For Developer	21397	230,319	balance for the developer
9	Saleable remaining for Developer	28886	310,931	Carpet as per Sr. no. 8 X 1.35= Sale area available to Developer

**THE ALTERNATIVE OF DISTRIBUTION OF ADDITIONAL CARPET AREA FOR
PATRAKARNAGAR MEMBERS CAN BE WORKED SEPERATELY**

Conceptual Construction Area Statement

PATRAKARNAGAR CHS CONCEPTUAL CONSTRUCTION AREA AS PER UDCPR				
Sr.no	Construction Area Calculations	In Sq m	In Sq ft	Remark
1	FSI on Plot	30393.70	327,158	Total FSI potential
2	Additions		-	
3	Add 60% for Ancillary	18236.22	196,295	60% ancillary area FSI allowed with subject to
4			-	payment of premium.
5			-	This ancillary FSI consists of Balcony, Terrace, Passage
6			-	Staircase, Lift and Cupboard projects.
7	Add Parking (1.25 Times Net plot)	15062.97	162,138	Double level parking with stack provision considered
8	Add 5% for Amenities	911.81	9,815	Ancillary support and amenity areas
9	Total Additions	34211.00	368,247	
10	Total Construction Area	64604.70	695,405	Construction area considered for costing

PROJECT SNAP SHOT

	PROJECT SNAPSHOT	
		SQ.FT.
1	F.S.I.	3,27,158
2	ANCILLARY F.S.I.	1,96,295
3	CONCEPTUAL CONSTRUCTION AREA	6,95,405
	INCLUDING PARKING	
4	SALABLE AREA FOR DEVELOPER	3,10,931
5	PROJECT INFLOW	410 CR
	CONSIDERING 13000 SELLING RATE	
	For 3,10,931 sq.ft.	
6	PROJECT OUTFLOW	340 CR
7	SURPLUS	70 CR
	(APPROX. 20% OVER OUTFLOW)	
8	CARPET AREA FOR PATRAKARNAGAR	1,88,433

Project outflow cost considered on following basis per sq.ft :.

Construction cost 2500, Mechanical Parking 300, PMC approval cost 850, TDR 350, Rent, Corpus, GST for Members etc. 550, Interest on Capital 350. Approximate total 4900/ sq.ft. of Construction Area

CONCEPTUAL WORKING FOR OWNERS : (option 1)

Sr.no	Members Area Calculations (option 1)	In Sq m	In Sq ft	Remark
1	Carpet Area Available for member	17507	188443	As per additional area statement sheet
2	Existing Carpet Area of members	8505	91552	As per statement given by society
3	Balance area for distribution	9002	96891	sr.no.1- sr.no.2
4	Allocated for existing members	4738	51000	assuming 500 sq.ft.For 102 members
5	Area for Samajmandir	2000	21528	
6	Balance area for allocation	2264	24363	Can be used to create fixed asset for original members

NOTE:

- 1.taxation implications for society needs to be evaluated before finalization
2. 20 Gunthas = 21,528 sq.ft area was allotted for Samajmandir at the time of land, considering proportionate additional area for Sanajmandir for creation of Assest

AREA DISTRIBUTION ALTERNATIVES : (option 2)

Sr.no	Members Area Calculations (option 2)	In Sq m	In Sq ft	Remark
1	Carpet Area Available for member	17507	188443	As per additional area statement sheet
2	Existing Carpet Area of members	8505	91552	As per statement given by society
3	Balance area for distribution	9001	96891	sr.no.1- sr.no.2
4	Allocated for existing members	6379	68664	assuming 75% additional area as per 1992 sanction plan
5	Provision For Samaj mandir	2000	21528	Area for Samajmandir
		622	6699	Permissible Addition for Samaj Mandir
note: 75% considered with min 500 sq.ft. allotted to smallest flat i.e. 685 sq.ft.				

NOTE:

1. 20 Gunthas = 21,528 sq.ft area was allotted for Samajmandir at the time of land, considering proportionate additional area for Sanajmandir for creation of Assest for the society and needs to be kept

AREA DISTRIBUTION ALTERNATIVES (option 2)

Area Allotment as per 75% over 1992 sanction area						
(Construction as per Layout of 1979 + 120 sq.ft)	Area of unit	No of units	Total existing	Proposed in 2022	No.of Units	Total Additional Area
1000 sq.Feet Flat - Ground Floor	1172	4	4688	879	4	3516
-First & Second	1206	14	16884	904.5	14	12663
875 sq.Feet Flat - Ground Floor	1026	2	2052	769.5	2	1539
-First & Second	1062	10	10620	796.5	10	7965
665 sq.Feet Flat - Ground Floor	821	10	8210	615.75	10	6157.5
-First & Second	855	20	17100	641.25	20	12825
545 sq.Feet Flat - Ground Floor	685	10	6850	513.75	10	5137.5
-First & Second	716	20	14320	537	20	10740
774 sq.Feet Duplex Flats	894	12	10728	670.5	12	8046
		102	91452		102	68589
Add: Given to Members 120X102 + 100			100			100
Area with the members			91522			68664

AREA DISTRIBUTION ALTERNATIVES ☹️option 2)

Area Allotment as per 75% over 1992 sanction area			
(Construction as per Layout of 1979 + 120 sq.ft)	Area of unit	Proposed in 2022	Prop. New Area
1000 sq.Feet Flat - Ground Floor	1172	879	2051
-First & Second	1206	905	2111
875 sq.Feet Flat - Ground Floor	1026	770	1796
-First & Second	1062	797	1859
665 sq.Feet Flat - Ground Floor	821	616	1437
-First & Second	855	641	1496
545 sq.Feet Flat - Ground Floor	685	514	1199
-First & Second	716	537	1253
774 sq.Feet Duplex Flats	894	671	1565

NOTE: INDIVISUAL TENTATIVE AREA ALLOCATION

Basic Specifications to be considered

Specifications and Wish list by society members				
Sr.No.	Internal : Finishes	Size	Make	Remark
1	External wall thickness	6"	AAC block or Red Brick	
2	Internal wall thickness	6"	AAC block or Red brick	
3	POP/Gypsum wall punning	GYPSUM wall punning		BACK COAT NECESSARY
4	Walls, roof paint - type / make		ASIAN/BERGER/DULUX	LUSTER PAINT
5	Flooring- size / type / make with skirting 3"	800X800	KAJARIA/JONSHON/RAK	FULL BODY VITRIFIED MATT FINISH
6	Terrace flooring - type / make	300X300	KAJARIA/JONSHON/RAK	ANTISKID
7	Toilet flooring - type / make	300X300	KAJARIA/JONSHON/RAK	ANTISKID
8	Kitchen platform with facia	L SHAPED or PARALLEL	GRANITE	PROVISION OF HOB AND CHIMNEY
9	Kitchen sink	Min. SIZE 24"X24"	NIRALI	S.S. FINISH WITH DRAINBOARD
10	Dado under otta and above otta			GLAZED TILES BELOW OTTA, COLOURED CERAMIC TILES ABOVE
11	Water filter / purifier provision	Required		
12	Main door with threshold	LAMINATE FINISH	OSWIN Or CENTURY FLUSH DOORS	EUROPA OR GODGREJ FITTINGS
13	Bedroom doors	LAMINATE FINISH		Door frame to accommodate saftey door provision
14	Toilet doors	INSIDE PVC SHEET		EXTERNAL TO MATCH BEDROOM DOORS
15	Door locks		GODREJ/EUROPA	
16	Boiler in toilets	PROVISION REQUIRED		
17	Provision Hot water in kitchen & toilets	PROVISION REQUIRED		
18	Toilet SANITARY FIXTURES- type / make		CERA /HINDAWARE	WALL HUNG AND COUNTER FOR BASIN
19	Toilet, kitchen, basin fittings - make		JAGUAR CONTENENTAL	
20	Provision of Exhaust fans - kitchen / toilets	Required		
21	Window cill		GRANITE JAMBS	

Basic Specifications to be considered

22	Windows - type / make (mosquito nets required)		Anodized Aluminium with Noise reducers	66% opening required WITH MOSQUITO NET
23	Window safety grills and location	Required		Provision for ODU of Split A/C. to be hidden for better elevation
24	Washing m/c - inlet & drain points	Required		
25	Wiring - concealed/open - make		CONCEALED	POLYCAB or FINOLEX WIRES & LEGRAND SWITCHES
26	Plug points - AC in bedrooms and living room	Required		Adequate MCB's and Circuit Breakers
28	Power Points and utility in Kitchen electrical points	Required		Minimum of 2 power points and 3 plug points on kitchen platform
29	Plug points - TV / cable / dish/internet in living room	Required		
#REF!	Video Door phone and Intercom	Required		
#REF!	Inverter PROVISION in flat	Required		Accessible location with good ventilation
33	Wooden Finish Saftey Door with Grill to All Flats	Required		For uniformity in Design
	External : Finishes			
1	External plaster - type		DOUBLE COAT	WITH WATERPROOF ADMIXTURES
2	External paint - type / make		100% ACRYLIC FINISH	WITH TEXTURE PAINT
3	Lift - capacity / make/size		KONE/OTIS	8 PASSANGER MIN.
4	Lights in parking + common areas	ALL LED FITTINGS		
5	Compound wall and finishes with gate location		TEXTURE PLASTER	WELL ILLUMINATED
6	Finishes in parking + driveway and common areas			
7	Piped gas	Provision REQUIRED		
8	Generator / Battery Back up	REQUIRED		
9	Solar water heater	REQUIRED		Preferable Individual Solar
10	Rain water Harvesting	REQUIRED		
11	Vermiculture bins	REQUIRED		
12	Borewell	REQUIRED		

Basic Specifications to be considered

13	Underground water storage tank - capacity(auto level controller)	MINIMUM TWO DAYS Cap.		separate compartment for bore and PMC water
14	Overhead water storage tank - capacity	MINIMUM ONE DAY Cap.		
15	Fire fighting equipment	AS PER RULES		As per norms
16	Childrens play area	Check Availability		
17	Society Office	REQUIRED		
18	Common toilet	REQUIRED		
19	Letter boxes	REQUIRED		
20	Security Cabin	REQUIRED		
21	Housekeeping (Cleaning / gardening)			
22	Antitermite treatment to Foundation + Warranty	REQUIRED		
23	Entrance Lobby with ramp access	REQUIRED		
24	Common terrace garden	PREFERRED		with drip irrigation
25	Railing to terraces	REQUIRED		
26	Entrance Gate to society	Designer Frontage		
27	Staircase	AS PER RULES		vitrified steps
28	CCTV	REQUIRED		with night vision cameras
29	Electric connection in Parking	Required		For elctric charging for cars

**FEASIBILITY CALCULATIONS FOR FULL
POTENTIAL :
SELF REDEVELOPMENT OR DEVELOPMENT
MANAGEMENT MODEL**

SELF REDEVELOPMENT STUDY

SALIENT FEATURES IN SELF REDEVELOPMENT OF HOUSING SOCIETIES GOVERNMENT GR DATED 13TH SEPTEMBER 2019

- CO-OPERATIVE HOUSING SOCIETY SHALL BE MINIMUM 30 YEARS OLD FROM THE DATE OF OCCUPATION CERTIFICATE FROM LOCAL AUTHORITY.
- ONE WINDOW CLEARANCE SYSTEM.
- CLEARANCE WITHIN SIX MONTHS FROM THE DATE OF APPLICATION.
- IF REQUIRED CONCESSION IN MARGINS OR FSI CAN BE GRANTED.
- CONCESSIONS IN PREMIUM FSI AND TDR FEES.
PREMIUM CAN BE PAID IN INSTALLMENTS.
- CONCESSION IN VARIOUS GOVERNMENT TAXES VIZ. LUC TAX (LAND UNDER CONSTRUCTION), STAMP DUTY, GST ETC.

SELF REDEVELOPMENT STUDY

SALIENT FEATURES IN SELF REDEVELOPMENT OF HOUSING SOCIETIES GOVERNMENT GR DATED 13TH SEPTEMBER 2019

- DISTRICT CO-OP BANK TO BE THE NODAL AGENCY FOR LOAN APPROVAL
- PROJECT TO BE COMPLETED WITHIN 3 YEARS FROM DATE OF SANCTION.
- CONCESSION IN RATE OF INTEREST FOR BANK LOAN.
- TRI PARTY AGREEMENT BETWEEN SOCIETY, BANK AND CONTRACTOR.
- VEGILENCE TEAM WITH TWO SOCIETY MEMBERS, FINANCIAL INSTITUTE REPRESENTATIVE AND PERIODIC VISIT AND REPORT SUBMISSION TO COMPETENT AUTHORITY TO BE SUBMITTED.
- CONTRACTOR 'S REGISTRATION WITH AUTHORITY IS COMPULSARY.
- BASED ON REPORT OF VEGILENCE TEAM AND NON PERFORMANCE OF CONTRACTOR ACTION TO TERMINATE THE CONTRACT CAN BE TAKEN BY THE SOCIETY.

INITIAL 24 MONTHS CASHFLOW			
COST	PERCENT WORK	OUTFLOW	REMARK
528,186,264	75%	396,139,698.13	Consultants+Approvals
		-	
3,204,320	24	76,903,680.00	Rent for 1 year
		-	
169,715,629	100%	169,715,629.15	Classification change
1,682,221,316	20%	336,444,263.23	20%construction to start
TOTAL		979,203,270.51	Approximate initial funding

A minimum provision of 100 CR is to be generated for smooth project working. The total land area of 12241.63 sq.mts. With current ready recnor rate of 28700/ sq.mts. Works around 35 Cr out of which maximum 70% can be raised as initial capital i.e. max 25 CR.

The balance 75 CR have to be contributed by the society.

A new model of Development management model is emerging but other conditions to be studied before taking further decisions.

Critical Analysis of Self Redevelopment in Pune

- a) Advantage of getting building plans done according to members requirement.
- b) Decision of Surplus can be taken by members in terms of area or monetary benefits.
- c) A strong team of Consultants, Contractors and Liaisoning Agency is required
- d) 100% consent from members and responsibility of loan liability is to be accepted.
- e) Government GR has given directives but various departments are involved and specific notifications from these departments are still awaited.
- f) Members initial contribution till getting approval from Local Authority is required.
- g) The DSR rate of land, flat sale and construction cost the surplus difference shall be studied by team and Risk Analysis to be done before taking further decisions.

Advantages Of Redevelopment

- a) New construction with Modern Facilities and amenities
- b) Increase in valuation of property
- c) Repairs and Maintenance to old structure to be avoided
- d) A new look to the premises
- e) Creation of long term asset for the society.
- f) Inclusion of lift and parking spaces will make property more comfortable to stay.

Initial findings during feasibility study:

- a) Latest PMC DCPR 2017 is considered.
- b) Final Demarcation needs to be confirmed from Land Records Department.
- c) P+7 floors for Commercial Considered
- d) P+12 to P+14 floors can be assumed (45 Mtrs. Max. Height)
- e) Members requirements would enable further detailing in the Expression of Interest Document.
- f) The design pattern for duplexes can be maintained if required by existing duplex owners.
- g) Appropriate legal advice shall be considered before preparation of tender document for selection of developer/ development management model.
- h) For Self Redevelopment apart from Government GR all concerned departments have not formally announced their directives till date.
- i) Detailed Cash flow analysis along with Risk evaluation study needs to be done before taking any decision for self redevelopment.
- j) The society members to take additional area distribution strategy and working model of Developer Developed project.

Thank You.