

REDEVELOPMENT OF SHREE ASHIRWAD SOCIETY, KOTHRUD, PUNE SUMMARY REPORT			
1	Name of Society	SHREE ASHIRWAD Society	Remarks
2	Address	S.No. 9/3/A/1, S.No. 9/3/4A Part and S.No. 9/3/3A Part, Kothrud Pune	
3	Plot area	2800	as per 7/12 extract
		2800	copy of conveyance deed dated 30th June 1983
		NA	0
	AREA CONSIDERED FOR CALCULATIONS	2800	SQM. Stringent of above
		30139.20	sft
4	No. of existing flats	36 flats	
5	Existing building	2 buildings of Type C- Gr+2 floors 1 buildings of Type D- Gr+2 floors	
6	RR rate for 2019-20		
	Open land	37180	Rs/sqm
	Residential tenement	98110	Rs/sqm
7	Redevelopment brief	To offer all 3 buildings 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 tenement	
8	Plot area considered for redevelopment	2800	sqm
		30139.20	sft
9	Width of existing access road	South side- 7.5 metre +/-	
10	Width of road as per latest approved DP 2017	South side- as per existing	as per information provided
11	ULC Status	The existing development is based on exemption order u/s 20 of the ULC act for EWS units construction . As per State Govt. notification dated 01.08.2019, it will be required to obtain permission for redevelopment by paying premium at 2.5% of Ready recknor value of land area under section 20 order. In the instant case, the society holding is only an undivided part of the total layout. Accordingly, for redevelopment of the same, it will be required to seek permission to pay premium restricted to landholding conveyed to the society without considering the total land area under the original Section 20 exemption order.	
12	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES- DCPR 2017	For plot fronting on less than 9m road Basic FSI= 1.1, Additional TDR= nil, Additional Premium FSI= nil Additional Special condition premium FSI =0.2 (for redevelopment of buildings more than 30 years old on less than 9m road)	
		All type of staircases are free of FSI	
		Common lobbies and passages are to be counted in FSI	
		Parking height up to 6 m from ground level not to be counted in total height of the building for the purpose of margin calculation	
		Free of FSI Open Balcony 15%of total built up area of a given floor is allowed. Balcony not to enclosed	
		Double height terraces 20% of the proposed built up area allowed with the payment of premium and not to be counted in FSI.	

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, with respect to closest Metro line ie the Vanaaz-Ramwadi line on Karve road is not within 500m of any Metro Station and hence IS NOT UNDER TOD ZONE	
14	SPECIFIC ISSUES IF ANY	<p>1) The society land holding is an "UNDIVIDED PART" of a larger layout and thus shares common amenities such as internal road and open space with other societies in the same layout. In fact, the land area conveyed to the society includes part of the 25ft internal road for which, title rights though conveyed to the society, the easentary rights of access are shared to other societies within the said layout. Furthermore the land holding for title rights have been conveyed to the society is distributed across 3 nos. of 7/12 extracts ie 3 separate pothissas. In two of the pothissas namely S.No. 9/3/4A and S.No. 9/3/3A the society has "undivided share". Therefore, the Mojni will be required for "Easementary boundary" ie "Hadd kayam mojini" which should include the extent of 25ft internal which is part of the property on the southside.</p> <p>2) The Sale deed dated 30.06.1983 refers to Completion (Occupancy) Certificate issued by PMC under no. 121 dated 11.05.1981 and No. 2945 dated 07.10.1981 and no. 1129 dated 06.03.1982. The above documents indicate that the buildings of the society are more than 30 yrs old, however these documents are not available for perusal.</p>	
15	DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCULATIONS AS PER DCPR 2017 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	25.16	in % Detail working as per Calculations, based on assumptions, may vary
		TO	
		21.31	
17	ANTICIPATED NATURE OF REDEVELOPMENT BUILDING	Stilt parking floor with upto 7 floors of residential flats above parking.(building height above stilts= 24m) This scenario, may vary as per other design and financial considerations of the developer, which please note.	
18	GENERAL DEFINITIONS OF TERMS	<p>"Premium/Paid FSI" means the FSI that may be available on payment of premium</p> <p>"Balcony" means a horizontal cantilever projection, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety; Balcony or balconies of a minimum width 1.00m. and maximum of 2.00m. may be permitted at any floor except ground floor, not more than 15%of the built up area of the same floor</p> <p>"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.</p> <p>"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.</p> <p>"Corpus fund" is individually decided by the builder and society members. Which is a convenient charges for each member for their future expenses</p>	


SITE LOCATION IN DP 2017



Sr. No	Sheet No.	Modification No.	Proposals of Draft Development Plan published under Section 26 of the MR & TP Act, 1966
1	2	3	4
67	8	SMR-67	Existing North-South road from Karve Putala to reservation P-40 Kothrud. is widen to 30m. as shown on Plan.

Proposals of Draft Development Plan submitted under Section 30 of the MR & TP Act, 1966	Modifications made by the Government while sanctioning the Draft Development Plan under Section 31 of the MR & TP Act, 1966
5	6
(M1.156) Widening of existing North-South road from Karve Putala to reservation P-40 Kothrud, be deleted as shown on Plan.	Widening of existing North-South road from Karve Putala to reservation P-40 Kothrud, is deleted as per Plan u/s 30.

RR 2019-20



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year: 20192020

Selected District: पुणे
Select Taluka: हवेली
Select Village: कोथरुड
Search By: Survey No Location
Enter Survey No: 675 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
21/368-कर्वेरोडच्या दक्षिणेस कासत केमिकल ते डहाणुकर कॉलनीपर्यंतचा परिसर	37180	98110	106050	134490	0	चौ मीटर	सि.टी.एस. नंबर

B**SHREE ASHIRVAD- Carpet area Calculations- As per copies of Building plans provided**

Building C					
Flat nos	Room/ space	Length	Breadth	Area	Bal. area
		ft	ft	sft	sft
1,2,3,4,5,6,7,8 ,9,10	Living	10	13	130	
	Bed	12	10	120	
	kitchen	12	8	96	
	WC	3	4	12	
	Bath	4	4.5	18	
	Living Balcony	9	3.75		33.75
	Bed balcony	8.5	3.75		31.88
	Paasage to bath	3.5	3	10.5	
	Main door jamb	3	0.75	2.25	
	Living to balcony door jamb	3	0.75	2.25	
	Kitchen to balcony door jamb	3	0.75	2.25	
	Bed door jamb	3	0.33	0.99	
	Kitchen door jamb	3	0.33	0.99	
	WC door	2.5	0.33	0.825	
	Bath door'	2.5	0.33	0.825	
		total			396.88
					463.00

Building D					
Flat nos	Room/ space	Length	Breadth	Area	Bal. area
		ft	ft	sft	sft
1,2,3,4,5,6,7,8 ,9,10,11,12	Living	10	15	150	
	Bed	13	10	130	
	bed	10.5	10.5	110.25	
	kitchen	8	11.5	92	
	WC	3	4	12	
	Bath	4	4.5	18	
	Living Balcony	9.5	3.75		35.63
	Bed balcony	9.5	3.75		35.63
	Passage to bath	11.66	3	34.98	
	Cupburd area	8	1.5	12	
	Main door jamb	3	0.75	2.25	
	Living to balcony door jamb	3	0.75	2.25	
	bed to balcony door jamb	3	0.75	2.25	
	Bed door jamb	3	0.33	0.99	
	Bed door jamb	3	0.33	0.99	
	Kitchen door jamb	3	0.33	0.99	
	WC door	2.5	0.33	0.825	
	Bath door'	2.5	0.33	0.825	
		total			570.60
					642.00

C		AS PER CONVEYANCE DEED							AS PER CARPET AREAS EVALUATED FROM COPIES OF FLOOR PLANS PROVIDED BY SOCIETY FOR REF.			CARPET AREA CONSIDERED FOR FEASIBILITY		
Sr.	Flr	Flat No.	Name of Owner	Area		terrace	garden	total	CARPET	TERRACE	GARDEN		Percent	SCENARIO 01
				sq.m	sft	sq.m	sq.m	sq.m	sft	sft	sft			
Building C- 2 NOS													25.16	21.31
1	C-1		Mrs. Charulata Pramod Kamat	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
2	C-2		Mr. Gangadhar Yogaji Somawanshi	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
3	C-3		Mr. Vasudeo Nagesh Chanapattan	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
4	C-4		Mrs. Shilpa Nitin Patankar Mrs. Anuradha balawant Abhyankar	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
5	C-5		Mr. Maruti Mahadeo Borkar	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
6	C-6		Mr. Balkrishna Shankar Joshi Mrs. Shalini Balkrishna Joshi	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
7	C-7		Mr. Vijay Digambar Inamdar	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
8	C-8		Mrs. Asha Vijay Inamdar Mr. Bipin Vijay Inamdar	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
9	C-9		Mr. Ashok Ramdas Waghulade	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
10	C-10		Mr. Ashok Ramdas Waghulade Mrs. Rajani Ashok Waghulade	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
11	C-11		Mr. Madhukar Shankar Avachat	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
12	C-12		Mrs. Rajashree Shrirang Phanasalakar	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
13	C-13		Mrs. Shobha Damodar Gokhale	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
14	C-14		Mrs. Usha Ramchandra Datar	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
15	C-15		Mrs. Vijaya Arun Hawaldar	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
16	C-16		Mr. Satish Sadashiv Ranade	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
17	C-17		Mr. Ravindra Shrikrishna Bivalkar	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
18	C-18		Mrs. Smita Vijay Kulkarni	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
19	C-19		Mrs. Nanda Satish Devadikar	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
20	C-20		Mrs. Neela Prakash Umrani	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
21	C-21		Mr. Dattatray Vidyaranya Joshi	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
22	C-22		Mrs. Smita Vilas Salunke	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
23	C-23		Mr. Shrinivas Lakshman Kulkarni	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
24	C-24		Mr. Dattatray Eknath Wakchoure Patil	43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	588.27	570.14
			TOTAL	1047.94	11280.00	0.00	0.00	1047.94	11112.00	0.00	0.00	11280.00	14118.44	13683.33

	Flat	Name of Owner	Area	terrace	garden	total	CARPET	TERRACE	GARDEN	FEASIBILITY	SCENARIO 01	SCENARIO 02	
Building D- 1 nos													
25	D-1	Mr. Kanhaeyalal Amichand Khadelwal	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	801.05	776.36
26	D-2	Mrs. Swati Prashant Padalkar Mr. Prashant Dwarakanath Padalkar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	801.05	776.36
27	D-3	Mrs. Usha Ramesh Palkar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	801.05	776.36
28	D-4	Mr. Dattatray Sarjerao Shelar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	801.05	776.36
29	D-5	Mrs. Pushpa Manohar Soni	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	801.05	776.36
30	D-6	Mr. Seturam Venkatesh Potdar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	801.05	776.36
31	D-7	Mrs. Kalpana Pradeep Wadhvekar Mr. Pradeep Vishnu Wadhvekar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	801.05	776.36
32	D-8	Mrs. Kamalini Bhalchandra Savkar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	801.05	776.36
33	D-9	Mr. Avinash Vasudeo Dharurkar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	801.05	776.36
34	D-10	Mr. Chandrakant Digambarrao Tamboli	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	801.05	776.36
35	D-11	Mrs. Varsha Deepak Bandi Mr. Deepak Gendamal Bandi	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	801.05	776.36
36	D-12	Mr. Lakshmikant Vishnupant Rashingakar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	801.05	776.36
		TOTAL	713.49	7680.00	0.00	0.00	713.49	7704.00	0.00	0.00	7680.00	9612.56	9316.31

18960.00

18816.00

25401.6

18960.00

D POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS			
	CTS No.	675	
	S.No.	S.No. 9/3/A/1, S.No. 9/3/4A Part and S.No. 9/3/3A Part	
1	GROSS PLOT AREA		
a	as per previously approved plan	NA	DPO no. 2210 dated 03.10.1983
b	as per PRC	NA	
c	as per conveyance deed	2800	dated 26.08.2013
d	as per actual site survey	NA	
	STRINGENT OF THE ABOVE	2800.00	stringent of the 4
2	GROSS PLOT AREA CONSIDERED	2800.00	sqm
3	Gross plot area considered for calculations	2800.00	=2)
4	Road widening	0.00	existing int. road unchanged
5	DP reservations	0.00	
6	Balance plot	2800.00	3)-4)-5)
7	Amenity space	0.00	not reqd.
8	Open space	0.00	already provided in layout
9	Net plot	2800.00	6)-7)
10	Permissible FSI potential	1.30	(1.1+0.2)
11		3640.00	9)x10)
	Components		
12	Basic FSI @ 1.1	3080.00	9) x 1.1
13a	Special case premium FSI @ 0.2	560.00	9) x0.2
13b	Max. TDR	0.00	9) x0%
13c	TOD Premium FSI	0.00	9) x0%
14	Total FSI potential	3640.00	13a+13b+13c
15	Open balcony/sitout/terrace @ 15% of FSI	546.00	14) x 15%
16	FSI+balcony/sitout/terrace (Habitable builtup area excl. of lifts, stair & lobby)	4186.00	14)+15)
17	Approx. (RERA) Carpet area with 10% dedn.	3767.40	16) x 0.9 sqm
		40552.29	sft
18	Gross SBUA with say 35% loading	54745.60	17) x 1.35 sft
19	Gross SBUA feasible	54745.60	may vary. Can be ascertained only after detail design
20		5085.99	sqm
	Corresponding		
21	(RERA)Carpet	3767.40	20)/1.35
22	FSI+balcony	4186.00	21)/0.9
23	FSI	3640.00	22)/1.15
	FSI Composition		
24	Basic FSI utilised	3080.00	=12)
25	Max. TDR utilised	0.00	=14)
a	Generated insitu	0.00	4) x 2
b	Externally purchased	0.00	25)-25a)
26	Special case Premium FSI utilised	560.00	24)-25)-26)
		3640.00	24)+25)+26)
E FINANCIAL FEASIBILITY CALCULATIONS			
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	3607.00	Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	1974.67	lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	15%	20% as per assumption, may vary
4		296.20	394.93 lakhs of Rs
5	Min. sale value to be recovered by dev.	2270.87	2)+4) lakhs of Rs
6	Average rate of residential sale	10000	10000 Rs per sft
7	Min. salable stock for developer	22708.75	5) x 100000/6) sft
	Balance stock for Rehabilitation		
8	Rehab stock (SBUA) for rehab. of existing	32036.85	31049.51 A20)-B7) sft
9	Rehab stock- Effective carpet area	23731.00	22999.64 8)/1.35 sft
10	Rehab Existing carpet area	18960.00	18960.00 As per carpet area calcs.
11	Rehab stock- Effective carpet area in excess of existing	4771.00	4039.64 9)-10) sft
12	Effective Rehab carpet area in excess of existng as a percentage above existing	25.16	21.31 percent

F PMC STATUTORY FEES CALCULATIONS (TENTATIVE)					
ASR VALUES 2019-20					
	OPEN LAND	37180	Rs		
	CON. COST	24200	/sq.m	PLOT	
	Item	Rate Rs/sq.m	% appl.	Area sq.m	Amount in Rs
1	Land development charges	37180	1.0%	2800	1041040
			for residential		
2	Development charges	37180	4%	3640	5413408
			residential	total FSI	
3	Special Case premium	37180	50%	560	10410400
			premium rate for residential		
4	lobby, lift, lift machine room	37180	60%	52.96	1181432
			currently appl. % May change	tentative, may vary as per design	
5	Terraces	37180	40%	0.00	0
			currently appl. % May change	assumed @ nil	
4	Rada-Roda	10	100%	4498.96	44990
				Approx. total const.	
5	Rada-Roda anamat			approx. lumsun	20000
6	Upkaar	24200	1.0%	4498.96	1088748
			for resid.	total const.	
7	LBT				0
8	Waterline development charges	3640	100%	0	0
				1/4th perimeter (approx)	
9	Road Development charges	3459	100%	0.00	0
10	Infrastructure charges for TDR loading	24200	5%	0.00	0
				total comp. FSI/TDR utilised	
11a	Fire premium (0 to 36 metres)	45	100%	3640	163800
11b	Fire premium (above 36 upto 60 metres) - 0 floors	1000	100%	0.00	0
11c	Fire premium (60 to 80 metres) - 0 flrs	1500	100%	0	0
11d	Fire premium (80 to 100 metres) - 0 flrs	2000	100%	0	0
12	Fire service charges (min. Rs 25000)	4	100%	3640	25000
13	TOTAL				19388818
14	10% Cont.				1938882
15	AMT. with Contingency				21327699
16	Approx. cost per sft of SBUA			54745.60	390.00

Based on assumptions. Subject to variation

G DEVELOPMENT COST (Tentative Estimate)				
	Open land-RR Rate for 2019-20	37180	Rs/sqm	
	Construction- RR rate for 2019-20	24200	Rs/sqm	
		2248.23	Rs/sft	
	Residential-RR rate for 2019-20	98110	Rs/sqm	
		9114.64	Rs/sft	
		Area in sft	Rate in Rs per sft/nos	Amount in lacs of Rs
1a	Construction cost on total salable area (Rehab+freesale)	54745.60	2000	1094.91
1b	Mechanical parking (only for freesale)	22.00	140000	30.80
		approx. 36nos of REHAB flats & +/- 22 nos of FREESALE units		
2a	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)	54745.60	390.00	213.51
2b	ULC premium (2.5% of RR value of land)	2800.00	929.50	26.03
3	TDR cost (rate considered @ 60% of current RR rate)	0.00	2072	0.00
4	Rent and relocation charges @ Rs ___ PER SFT OF EXISTING CARPET AREA for 24 months	18960.00	20	91.01
5	Relocation cost (@ ___ Rs per flat)	36.00	15000	5.40
6	Monetary Compensation to existing members	18960.00	Not considered, if required the society should specify	0.00
7	Maintenance cost /Corpus fund @ Rs 2.0 lakhs per existing flat	26.00	200000	52.00
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			
a	On Construction Cost (existing carpet x say 1.25 times x 1.1 carpet2bua conversion)x30% of Const. cost assuming that the developer will be able to claim about 70% offset for GST on constr. cost	25872.00	108	27.94
b	On rental & relocation remuneration	96.41	18%	17.35
c	On Corpus remuneration	52.00	18%	9.36
	TOTAL APPROX. GST IMPACT			54.66
10	Bank guarantee	20000000.00	2%	4.00
11	Tentative valuation for stamp duty impact			
a	Construction cost of rehab as per RR	25872.00	2248.23	581.66
b	Rental and relocation remuneration			96.41
c	Corpus remuneration			52.00
				730.07
	Stampduty @		7%	51.10
12	Admin, marketing, consultants and other miscellaneous costs	54745.60	100	54.75
				1678.16
13	Interest cost @ 15%			
a	on 50% of item 1a for 2 years	547.46		176.55
b	on 50% of item 2& 3 for 2 years	119.77		38.62
c	on 50% of items 4&5 for 2 years	48.20		15.55
d	on 50% of item 10 for 2 years	25.55		8.24
				238.97
	GRAND TOTAL			1917.13
	Rate per sft of salable area	54745.60	3501.88	
	Add 3% contingency		105.06	
			3606.94	
	say		3607.00	