

Janak House C.H.S. Fesibility Report

| Plot Details | | | | Sqmts | In SqFt | In Rs | In Lakhs |
|--|--|--------------|-----------|---------------------------|-------------|---------|------------|
| Net Plot Area | | | | 1698.74 | | | |
| | Addl. Set Back Area | 170.00 x 2.5 | | 425.00 | | | |
| | Permissible Built up Area | | FSI 1.33 | 2,259.37 | | | |
| | Permissible Govt | | FSI 0.73 | 1,240.08 | | | |
| | Permissible TDR | | 0.64 | 1,087.19 | | | |
| | Additional Fungible Area | | 35% | 1,754.05 | | | |
| Total Permissible Area | | | | (A+A1+A2+A3+A4+A5) | | | |
| | Built Up Area | | | 6,765.64 | | | |
| | Free Area - Parking | | 50% | 3,382.82 | | | |
| | S/C Area | | 20% | 1,353.13 | | | |
| | Fitness Area | | 2% | 135.31 | | | |
| | Public Housing to BMC | | 0% | | | | |
| | Society office Area | | 0% | 20.00 | | | |
| Total Construction Area | | | | (A6+A7+A8+A9) | | | |
| | | | | 11,656.90 | | | |
| Expense RR Rate | | | | 1,26,882.00 | | | |
| Cost of Construction / SqFt | | | | 37,678.00 | | | |
| | Construction Area FSI | | | 8,274.08 | | | |
| | Construction Area Non FSI Assumed (7+8) | | | 3,382.82 | | | |
| Total Construction Area | | | | (B2+B3) | | | |
| | | | | 11,657.00 | | | |
| | Total Construction Cost | @ 37674 | 8274.08 | | | 3117.18 | ₹ 4,136.73 |
| | | @ 30139 | 3382.82 | | | 1019.55 | ₹ 372.31 |
| | GST | | | 9% | | | ₹ 786.72 |
| | Cost of Government FSI | 1,240.08 | X | 50% | | | ₹ 453.24 |
| | 1087.19 - 372.76 (33(7)B) Cost of TDR | 714.43 | 0% | 50% | | | ₹ 517.18 |
| | 1754.05 - 938.83 Cost of Fungible premium | 815.22 | 0% | 50% | | | ₹ 21.55 |
| | Cost of development charges | | 1,698.74 | 1% | | | ₹ 343.38 |
| | | | 6,765.64 | 4% | | | ₹ 6,631.11 |
| Total | | | | | | | ₹ 29.49 |
| | Scrutiny fee | | 11,657.00 | X | 2.53 | | ₹ 0.73 |
| | IOD deposit - 4050.86*10.764 | | 6,765.64 | X | 1 x 10.764 | | ₹ 1.46 |
| | Debris deposit | | 6,765.64 | | 2 x 10.764 | | ₹ 16.44 |
| | Infra Structure Imp charges 30250X5% | | 1,087.19 | 30250 | 5% | | ₹ 20.43 |
| | Labour welfare CESS Cost of construction - 30250 | 1% | 6,765.64 | X | 30,250.00 | | ₹ 429.22 |
| | Staircase premium | 25% | 1,353.13 | X | 1,26,882.00 | | ₹ 800.00 |
| | Open space premium | | | | | | ₹ 176.37 |
| | Capitation Fee CFO | | 1,513.00 | X | 11,657.00 | | ₹ 17.63 |
| | Fire Service Fee | | 151.28 | X | 11,657.00 | | ₹ 800.00 |
| | LUC | | | | | | ₹ 100.00 |
| | Tata/ Adani | | | | | | |
| | Collector charges | | | | | | |
| | Rent (Separate sheet attached) | | | | | | ₹ 938.58 |
| | 2 months Shifting and brokerage - Flats | | | | | | ₹ 52.14 |
| | Stamp duty and registration | | | | | | ₹ 100.00 |
| | Consultants fees 10% on Cost of Construction | ₹ 4,136.73 | Add | X | 10% | | ₹ 413.67 |
| | Sale marketing/ brokerage | | X | 0% | | | |
| | Amount required before IOD | | | | | | |
| | Less amount receivable from purchase of flats by members | | | | | | |
| Net amount required before approval | | | | (Add K33 to K53) | | | |
| | Cost of finance | ₹ - | 0% | 0% | | | |

Total Expenditure ₹ **10,527.27**

| | | | | | | | | | |
|--|--|----------|---|----------------|-----------|--|--|-------------------|--|
| Sale | | | | | | | | | |
| | RERA carpet Area (in Sqft) | 37958 | / | 0 | 35,000.00 | | | ₹ 13,285.30 | |
| | Cost of construction contribution of Members | 170.24 m | X | 0 | 37,674.00 | | | ₹ 64.14 | |
| Balance to be sold in open market (in Sqft) | | | | (C1+C2) | | | | | |
| | Cost of Area purchased by members (30% discount) | | | | | | | | |
| | 13000*20000 | | | | | | | | |
| | Area to be sold in open market | | X | | | | | ₹ 13,349.44 | |
| Total Sale Amount | | | | | | | | | |
| Members Profit | | | | | | | | ₹ 2,822.17 | |

For Ramnani & Associates,

(Signature)
(R. D. Shenoy)
Architect

R. D. SHENOY
B.Arch, A.I.A., A.I.I.D., A.I.F.I., F.I.I.V.

S. H. PHERWANI
B.E.(CIVIL), M.I.E.(IND), F.I.I.V.

RAMNANI & ASSOCIATES

ARCHITECT, INTERIOR - DESIGNERS, STRUCTURAL ENGINEERS & VALUERS

G - 1/2, DOSTI VENUS, OFF S. M. ROAD,
OPP. DOSTI ESTATE, OPP. UNION BANK,
WADALA (EAST), MUMBAI - 400 037.

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Date: 28/09/2024

To,

Hon. Secretary / Chairman,
Janak House CHS Ltd.,
S. M. Road, Wadala (East),
Mumbai - 37

Sub: Our observations on Godown 1 & 2 of your Society Building.

Sir,


This is to state that, we have verified the occupied areas of Godown 1 & 2 with respect to License surveyor's actual measurement drawings along with reports of area calculations submitted to you. Also the documents submitted by the Society such as MCGM Occupation Certificate dtd. 17/10/1989 & MCGM approved plans drawing no. J72 - PMUN - 110 /6 dtd. 11/11/1987 & J72 - PMUN - 108 /6.

- While verifying the OC plan (Plan no. J72 - PMUN - 109 /6) it is observed that, the permissible FSI @ 1.33 with other benefit areas are already consumed in the building.
- Area indicated in stilt / basement are free of FSI & was supposed to be part of Shop areas and hence was not to be sold under different identity. Staircases from individual shops at Ground level coming to the stilt / basement level store are also clearly indicated in the drawings.
- It is also observed there is extended construction in stilt / basement (from the Godown Store as indicated in the approved plans till the front building compound wall / MCGM footpath). The same is unauthorized construction. These illegal extensions with level difference in floors of more than 1 feet of basement are clearly visible in their premises.

Assessment of such illegal areas by MCGM for property tax purpose, cannot be construed as areas official and legal by the members and it does not mean that the FSI is granted for such illegal construction. FSI is calculated considering prevailing norms of MCGM proportionate to Plot area.

Current MCGM norms do not approve any free of FSI areas for godowns, stores, terraces, balconies, etc. and such areas shall not be considered for any FSI calculations and benefits in redevelopment.

For M/s. Ramnani & Associates,


(R. D. Shenoy)
Architect