



Ref. No. : SP/REDVP-NIVARACHS/2023-410/2024-08

Date : 09.11.2024

To,

The Chairman / Secretary,

Nivara Co-operative Housing Society (CHS) Ltd.,

Plot No. 3, Sector - 3, Sanpada, Navi Mumbai.

Subject : Revised Project Feasibility Report for proposed Redevelopment of existing CIDCO constructed premises (Building No. C-1 to C-33) on Plot No. 3, Sector - 3, Sanpada, Navi Mumbai for M/s. Nivara CHS Ltd. incorporating justified modifications arising from discussions with Members of Managing Committee (MC) & Redevelopment Committee (RDC) regarding various suggestions received from Society members

Reference : 1) Letter of appointment as Architect/PMC for subject Redevelopment Project vide Ref. No. CL/SE/ 03/23-24 dated 26.04.2023

2) Submission of Project Feasibility Report vide forwarding Letter having Ref. No. SP/REDEVP-NIVARACHS/2023-410/2023-05 dated 11.10.2023 after SGM held on 03.09.2023

3) Joint Meetings with Members of MC & RDC for discussing contents of Project Feasibility Report, Suggestions/Queries from Members on 21.10.2023, 16.12.2023, 04.02.2024, 13.02.2024, 22.02.2024, 06.05.2024 and 19.06.2024

4) Your Letter for Final Project Feasibility Report vide Ref. No. CL/SE/051/24-25 dated 14.07.2024, received on 17.07.2024

5) Our submission of Revised Statement - Computation of Final CA Consideration vide Ref. No. SP/REDEVP-NIVARACHS/2023-410/2024-07 dated 09.08.2024

6) Joint Meeting with Office Bearers for discussing contents of Revised Statement - Computation of Final CA on 18.10.2024

Respected Sir/s,

We, Sopan Prabhu Architects & Planners (SPAP), have been appointed as the Architect/Project Management Consultant (PMC) for the subject Redevelopment Project for M/s. Nivara CHS Ltd. vide Ref. No. 1 above.

Based on our study and analysis of the data received from the Society's Managing Committee (MC), we prepared the Project Feasibility Report in consideration of the relevant prevailing Regulations, constraints and opportunities and submitted to the MC vide Ref. No. 2 above. The same was presented before the Special General Body Meeting of the Society (SGBM) organized on 03.09.2023 at Chemist Bhavan Hall, Sanpada.

We are thankful to the Society and the MC for the overwhelming response including Suggestions/Concerns/ Requests based on the submitted/presented Project Feasibility Report. In consideration of the various complexities arising due to the above, detailed discussions were held in multiple joint meetings with the MC & RDC members organized on dates as referred at Ref. No. 3 above, at the Society Office / Architect's Office.

Subsequent to the Conclusive Letter received from the Society, as referred at Ref. No. 4 above, stating therein the mode of finalization of expected Carpet Area (CA) for the Society members agreeable to all, based on the above discussions. Accordingly, we had submitted the final 'Revised Statement - Computation of Final CA Consideration' for your confirmation vide Ref. No. 5 above. The said Statement was based on the considered 'Expected Carpet Area' for each Unit though the

Recd. 10-NOV-2024.
K. G. G. G.
Kiran G. G.



'Entitlement Carpet Area' as per provisions of the prevailing Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR) is applicable. The same was further discussed in the meeting referred at Ref. No. 6 above and we were given the clearance to prepare the go ahead to prepare the **'Revised Project Feasibility Report'** based on the said Statement.

Please find enclosed herewith, the **'Revised Project Feasibility Report'** for the proposed Redevelopment of CIDCO constructed premises bearing Plot No. 3, Sector - 3, Sanpada, Navi Mumbai for Nivara Co-operative Housing Society (CHS) Ltd. You are requested to kindly make the same available for review of the Society members.

Further, you are also requested to arrange for a Special General Body Meeting (SGBM) as per the aforesaid provisions with prior intimation and confirmation of the undersigned, wherein a presentation will be made in order to enable the Society members to understand the Revised Feasibility Report with satisfactory resolution of the queries/concerns raised by the members on or before the said SGBM and to decide on the way forward.

Awaiting an early reply to allow us to make further preparations for the requested presentation.

Thanking you,

Kind Regards,


SOPAN PRABHU
ARCHITECTS & PLANNERS
510-512, PERSIPOLIS, PLOT NO.74, SECTOR-17,
VASHI, NAVI MUMBAI. info@sopanprabhu.com
Ar. Sopan Prabhu,
Principal Architect,
Sopan Prabhu Architects & Planners.

Encl.: Revised Project Feasibility Report with Annexures - I to IV



REVISED PROJECT FEASIBILITY REPORT

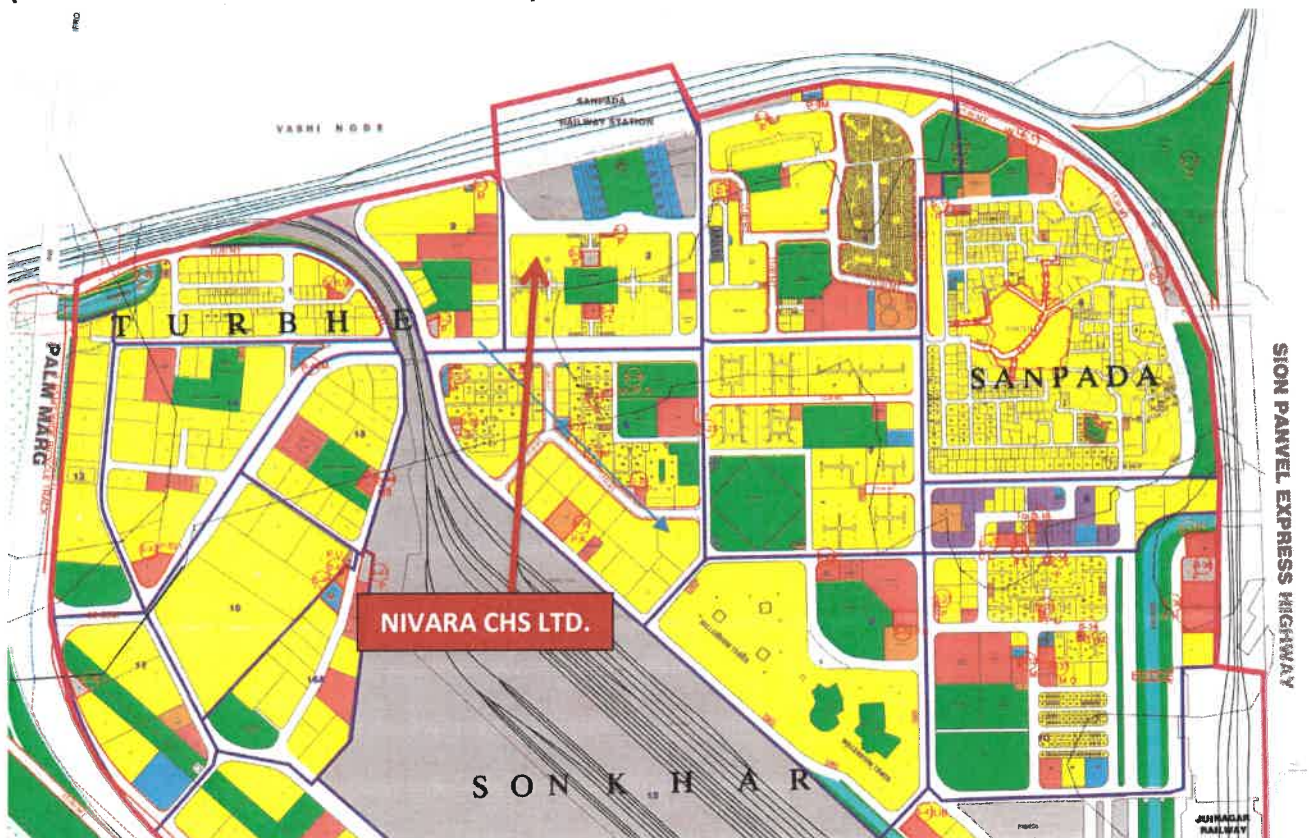
REDEVELOPMENT OF CIDCO CONSTRUCTED PREMISES (BUILDING NO. C-1 TO C-33) ON PLOT NO. 3, SECTOR - 3, SANPADA, NAVI MUMBAI FOR 'NIVARA CO-OP. HOUSING SOCIETY LTD.'

Based on the information received from the Office Bearers of the Managing Committee (MC) of Nivara CHS Ltd. in Sector - 3, Sanpada, Navi Mumbai, we have studied the Redevelopment Proposal in respect of the CIDCO constructed premises having Building No. C-1 to C-33 in Plot No. 3, Sector 3, Sanpada, Navi Mumbai.

The land under the said Property is owned by CIDCO and Lease Deed for the same has been executed by CIDCO in favour of Nivara CHS Ltd. as per the Ownership/Leasehold related documents made available. The CIDCO constructed buildings have been constructed more than 30 years ago as on the date of this Report.

This Property falls under the Residential Zone as per the sanctioned Development Plan (DP) for Navi Mumbai, prepared by CIDCO as well as the Draft DP published by the Competent Planning Authority, Navi Mumbai Municipal Corporation (NMMC) on 09.08.2022

(Yellow Color denotes Residential Zone).



Part Plan of Draft DP of Sanpada Node in Navi Mumbai as published by NMMC on 09.08.2022



Aerial Satellite Image of Part of Sanpada Node showing Location and Surroundings of Site

■ SITE ANALYSIS:

The Property under consideration, belonging to Nivara CHS Ltd., is situated in Sector 3 of Sanpada Node in Navi Mumbai. The Plot is situated at a very strategic location opposite to Sanpada Railway Station on its South side. It is also well connected with the Sion-Panvel Highway as well as the Palm Beach Road.

The Property is surrounded by various Social Facilities including Schools, Colleges, Hospitals and Community Centres. It also has a Garden and Playground within a 50 m. radius.

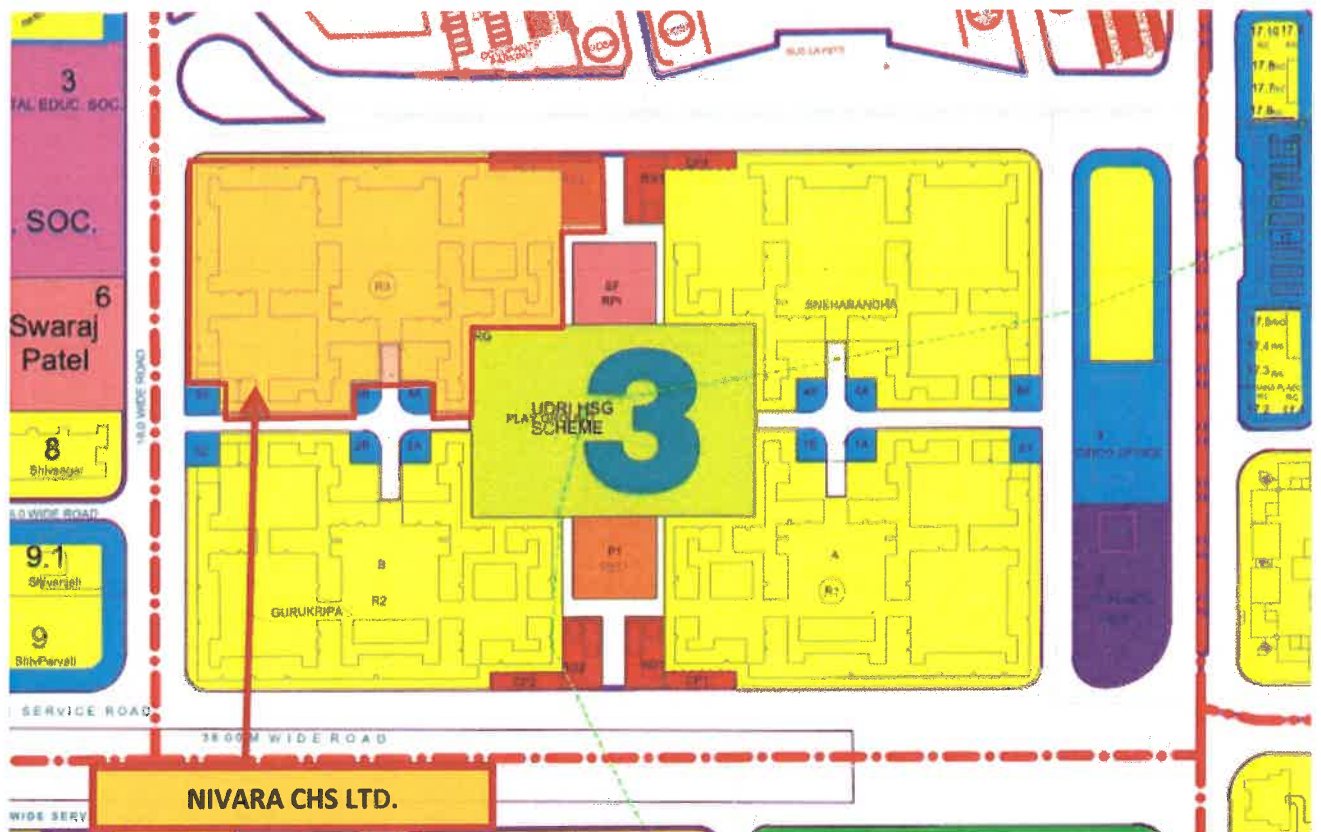
It abuts 20.0 m wide Road on the North, 18.0 m wide Road on the West, 6.0 m. wide Access Roads on the East and South.

The Gross Plot area as per CIDCO Condominium Plan is 6440.42 sq.m. There are in all 33 CIDCO constructed buildings of C-Type: C-1 to C-33 having Ground + Two Floors (Duplexes on First & Second Floors), comprising of total 143 tenements of 35 different types provided with nomenclature such as A1, A2, A3, A4, B1, B2, B3, B4, C1, C2, C3, C4, D1, D2, D3, D4 and so on, forming a cluster with courtyards in between.

The Housing Scheme belonging to Nivara CHS Ltd., on Plot No. 3, forms Cluster C-3, out of a group of Clusters C-1, C-2, C-3 & C-4, surrounding a central Recreational Ground.



Aerial Satellite Image of Cluster C-3 Housing Scheme with low rise buildings with large footprint



CIDCO Layout showing Cluster C-3 along with Clusters C1, C2 & C4 surrounding Playground



■ DATA RECEIVED FROM THE SOCIETY:

1. Copy of Lease Deed of Society with CIDCO,
2. Copy of Society Byelaws,
3. Copy of authorized Society Condominium Plan from CIDCO,
4. Copies of various Unit (Tenement) Plans with Area details,
5. Copy of Structural Audit Report from IIT Bombay,
6. Copy of Minutes of SGBM regarding Redevelopment and appointment of Architect & Project Management Consultant (PMC).

■ DATA COMPILED FROM OTHER SOURCES:

1. Sanctioned Development Plan (DP) prepared by CIDCO,
2. Draft DP prepared and published by NMMC on 09.08.2022,
3. Applicable provisions for Redevelopment of CIDCO constructed buildings prescribed in the Reg. No. 10.10.2 of the Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR) sanctioned by the Govt. of Maharashtra (GoM) on 02.12.2020 and updated from time to time,
4. Other provisions of the UDCPR applicable for development regarding Marginal Open spaces, FSI computation, Recreational Open spaces, Special buildings, Parking, Parts of building, services including fire protection, and so on,
5. Guidelines published by the GoM under the provision of Reg. No. 79(A) of the Maharashtra Co-operative Societies (MCS) Act, 1960 regarding procedure to be followed for Redevelopment of Co-operative Housing Societies,
6. Permissible Building Height for the said Project as per NOCAS website of the Airports Authority of India (AAI).

■ ASSUMPTIONS FOR UNAVAILABLE INFORMATION:

1. CIDCO constructed buildings having completed 30 years of age (Possession Receipts of some of the Tenements have been issued in the initial months of the Year - 1994),
2. NMMC on submission of available Structural Audit Report and documentary evidence showing age of buildings more than 30 years of age shall identify the said CIDCO constructed buildings and ascertain the applicability of Reg. No.10.10.2 of the UDCPR,
3. Plot Boundary and dimensions available on Site (to be confirmed after Site Survey) shall be the same as drafted, based on available Plot dimensions in CIDCO Condominium Plan,
4. Acceptable good soil strata shall be available at about 3.0 m. to 4.50 m. and no rock cutting before that assumed depth shall be required,
5. The Plot under reference is not affected by prevailing CRZ Notification,
6. Plot under reference is not affected by any new modifications during sanctioning of the DP.



■ DATA ANALYSIS: STRUCTURAL AUDIT REPORT

○ STRUCTURAL AUDIT REPORT - CONCLUDING REMARKS AND RECOMMENDATIONS:

Based on Detailed Visual Inspection and Analysis of the NDT results of various structural members of the buildings of Nivara CHS Ltd. situated at Condominium No. 3, Building 1-33, Plot No. 03, Sector No 3, Sanpada, Navi Mumbai 400705 carried out about 5 years ago, following is concluded and recommended:

1. The buildings audited are approximately 25 years old. The structural, non- structural repairs and external painting might have carried out in the past in all the buildings. Despite this, severe deterioration such as cracks and spalling of concrete in RCC elements, damaged plaster, extensive seepage and leakages, discoloration, etc. were observed in many locations.
2. The distress in the RCC structural members (columns, beams and slabs) are developed because of the corrosion of steel reinforcement causing cracks along main reinforcement direction and spalling of concrete cover due to increase in the volume.
3. In particular, we have observed severe form of distress in columns, beams and slabs in the internal rooms. It is observed that severe cracks are developed on flooring in some of the rooms. These cracks may have developed due to deflection in slabs due to extensive corrosion slabs are also affected due to reinforcement corrosion.
4. It is recommended not to use the rooms with distressed slabs/ceilings showing sign of cracks, bulging and spalling, since it causes immediate threat to the residents. Further propping of these slabs is necessary.
5. It was observed that there is excessive seepage / leakage in the living room, bedroom, kitchens, toilets and bathrooms through the cracks and internal walls. Other damages like gaps in tile joints, deteriorated door frames and damaged nahani traps of the toilets which were observed in few flats. Some of the pipes and fittings are damaged leading to leakages causing deterioration of plaster.
6. The sloped roofs of the buildings were not accessible. However, we have observed Mangalore tiles or temporary shed has been used to protect from monsoon water. Despite such efforts, we have observed seepages in many rooms.
7. Some extension of rooms in the buildings were observed using RCC beams & columns. Any change/alterations must be certified by qualified structural engineer, which was not evident. In several cases, separation cracks were noticed between joints of new and old constructions.
8. From the NDT results quality of concrete is found to be doubtful exhibiting significant looseness, and high level of carbonation has taken place. The rebound hammer readings are seen to be on higher side due to severe carbonation of concrete. As per IS 13111: Part-2, carbonation can increase the Rebound Hammer test results up to 50% in extreme cases. Further, more than 50% chances of corrosion activity have taken place as per half-cell potentiometer tests. In general, the residual strength of the concrete may be just adequate.



9. The inadequate cover to the steel reinforcement, quality of sand used during construction as well as carbonation of concrete surface are the reasons for corrosion due to seacoast environment and deterioration of the quality of the concrete of the buildings at an early stage. Due to inherent weak quality of concrete, the seepage and leakage problems through repeated drying and wetting cycles can accelerate the corrosion process.
10. Minimum grade of the concrete to be used in such a severe environment (i.e., due vicinity of Sea coast and severe rains) is M30 as per IS:456-2000 code. The latest codal provision further estimates an increase of 30-40% forces due to seismic activities.
11. Therefore, in view of the visual inspections, NDT and analysis, and also keeping in mind the latest codal provisions for concrete quality and seismic activities, these buildings are said to be showing critical sign of distress and structurally unsafe. The distressed columns and beams are jeopardizing the overall structural stability. Further, extensively deteriorated internal slabs are compromising local safety of the occupants. The buildings remain vulnerable to accidental loading.
12. Rehabilitation of these buildings to restore their strength will again require major specialized structural and strengthening, as well as non-structural repairs on immediate basis strength.
13. The specialized structural repair should involve appropriate corrosion treatment for corrosion inhibition and for making up for loss of steel reinforcement, injection grouting to arrest porosity, and micro-concrete/PMM based strengthening of the structural members, e.g., columns, beams, slabs and chajjas/projections as per the proposed repair methodology.
14. It shall be kept in mind that the buildings had undergone repairing work in the past. Further, internal structural repairing work has been camouflaged through plastering and painting work. It needs to be now considered that making an attempt to restore the strength of the buildings through major specialized repairs and strengthening as specified below shall be a highly expensive affair. Further, partial or full evacuation of the buildings shall be necessary for effective repairs. Despite such massive efforts, based on the visual inspections and NDT it is expected that the life of the buildings need not be substantial. Since inhibition of corrosion process in all concrete elements (columns, beams and slabs) is not a viable option, it is expected that distress will recur, thereby, involving cyclic repairs.

TO ARRIVE AT A TECHNO-ECONOMICAL SOLUTION, IT WILL BE PRUDENT TO OPT FOR DEMOLITION AND RECONSTRUCTION OF THESE BUILDINGS THAT WOULD PROVIDE STRUCTURAL SAFETY AND FAR BETTER SERVICEABILITY TO THE RESIDENTS.

■ DATA ANALYSIS: EXISTING ARCHITECTURAL DRAWINGS

○ Architectural DESIGN ANALYSIS OF EXISTING STRUCTURES: -

● Buildings:

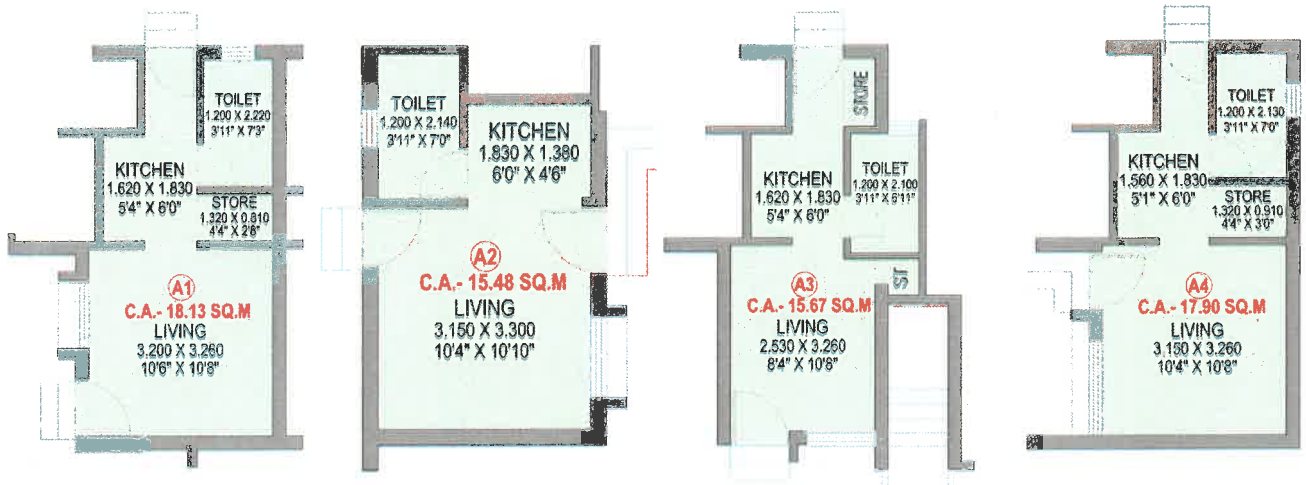
1. In all, there are 33 Buildings of Ground + 2 Floors, in the premises housing 149 tenements.
2. One Building comprises of 6 Shops (Ground + One Floor) while other 32 All Buildings have



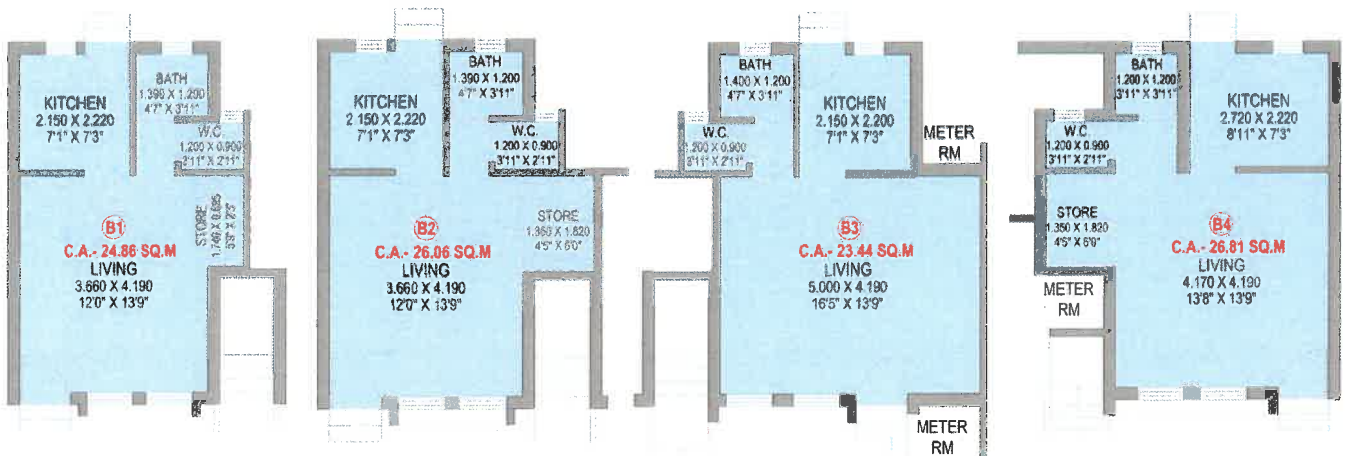
Residential Tenements.

3. All the buildings are connected/touching to form Cluster with internal Open spaces.
4. Ground Floor Tenements are accessible directly from the open spaces.
5. The tenements on the first floor are duplexes (1st & 2nd floors), with two tenements accessible by a single staircase.
6. Due to the complex design of the Housing Scheme, a huge variety of tenement types (24 no.) are created based on the Original Carpet Area (CA), Built-Up Area (BUA) and Terrace area.
7. 15 Tenements have carried out authorized Extension to Original tenements to add to the variety.
8. In all, there are currently 36 types of Tenements available for Redevelopment.
9. Following are the details for the same:

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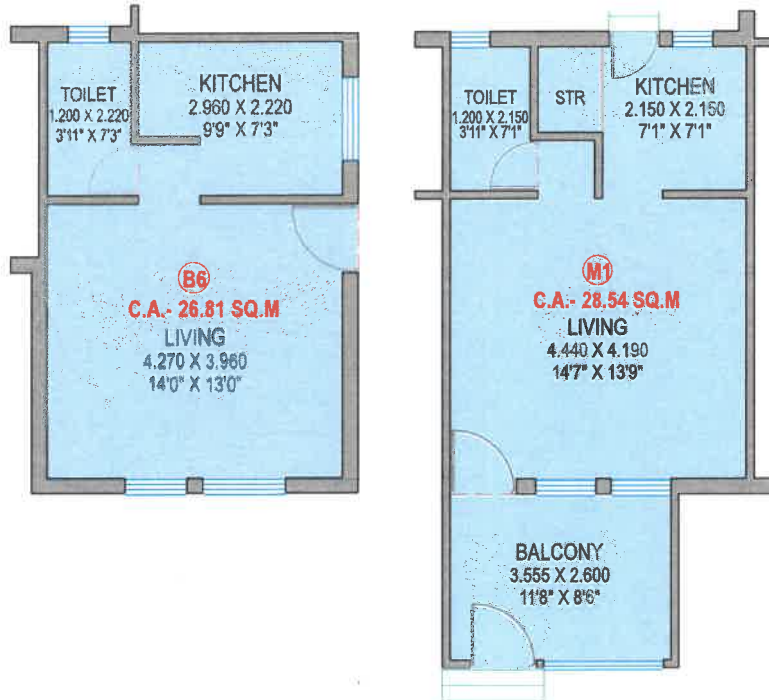


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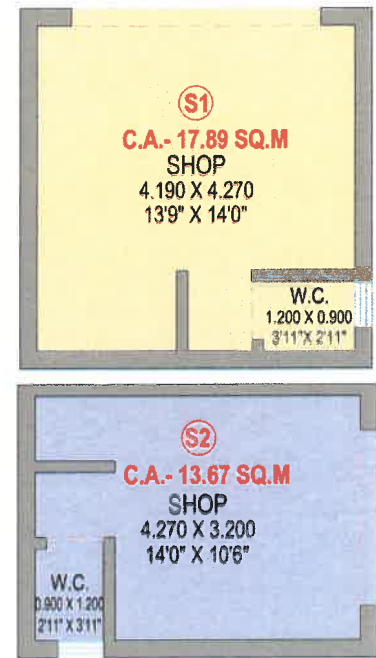




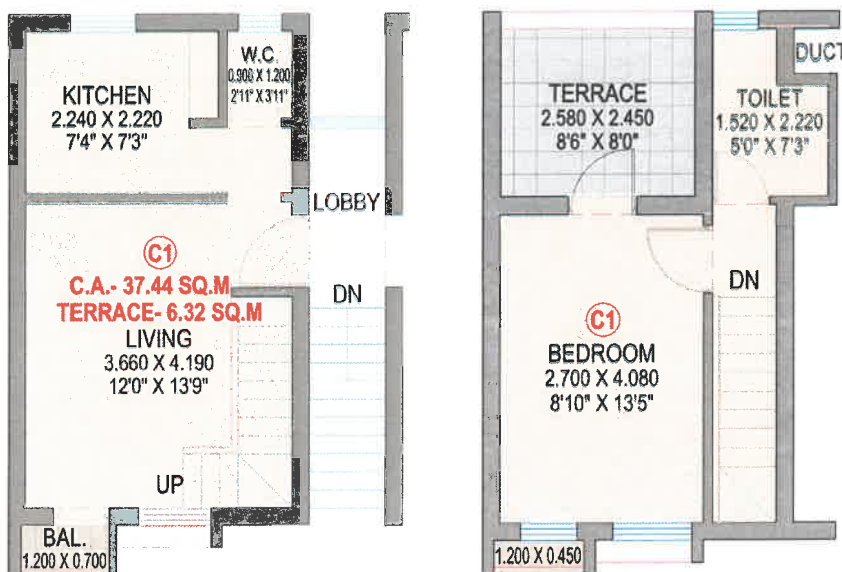
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SHOP UNITS:

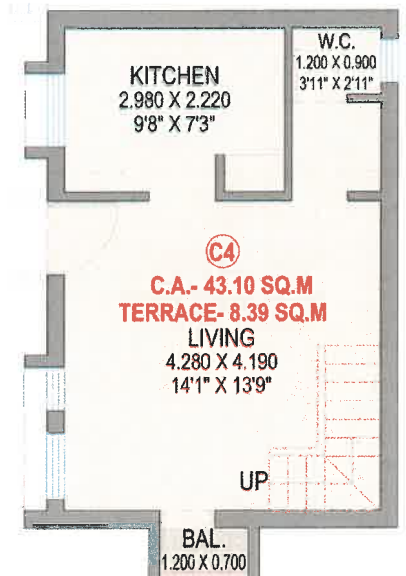
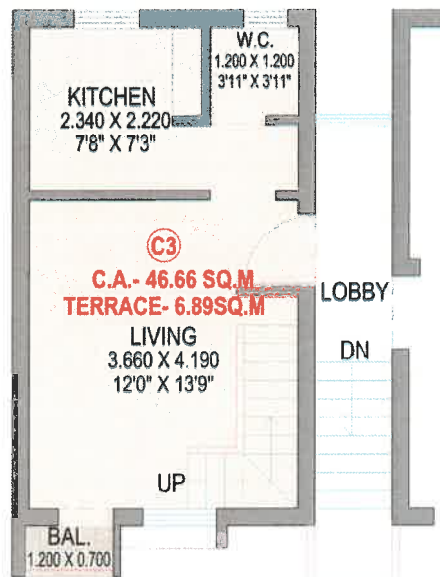
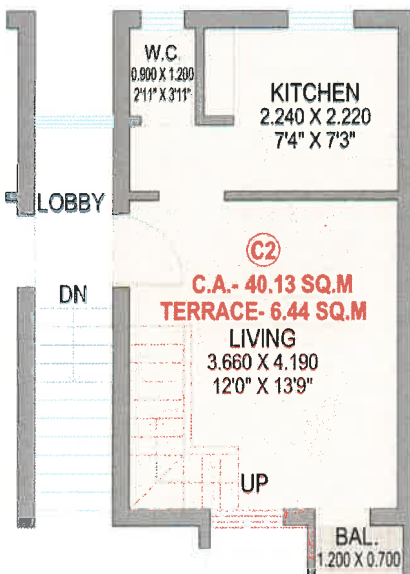
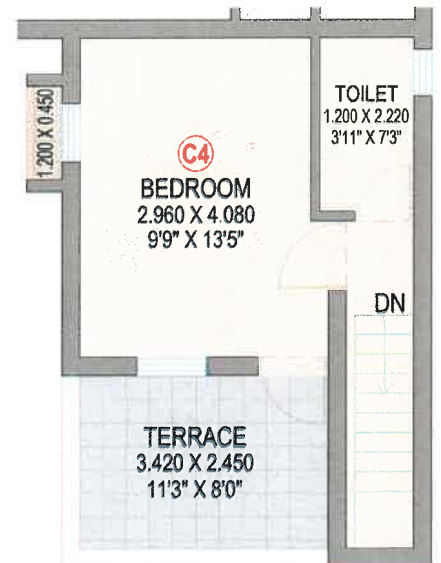
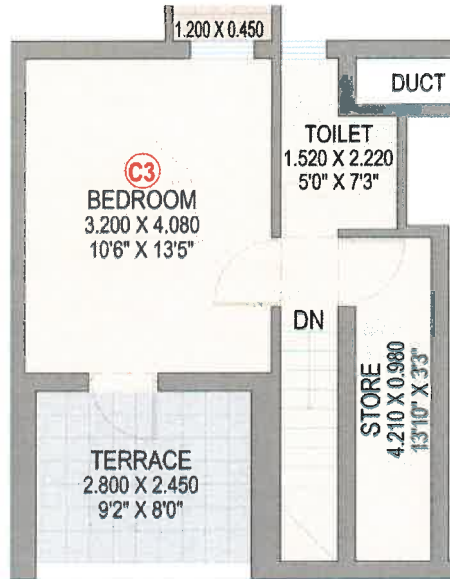
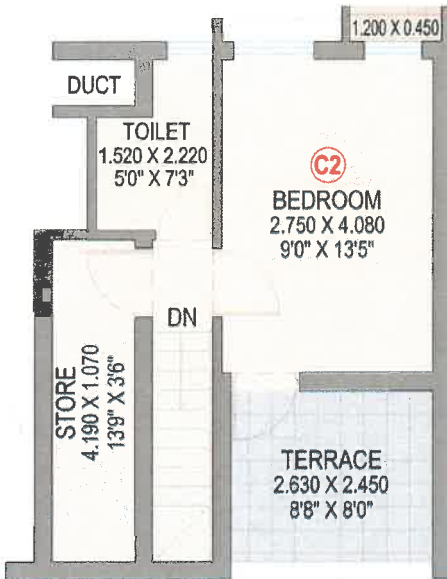


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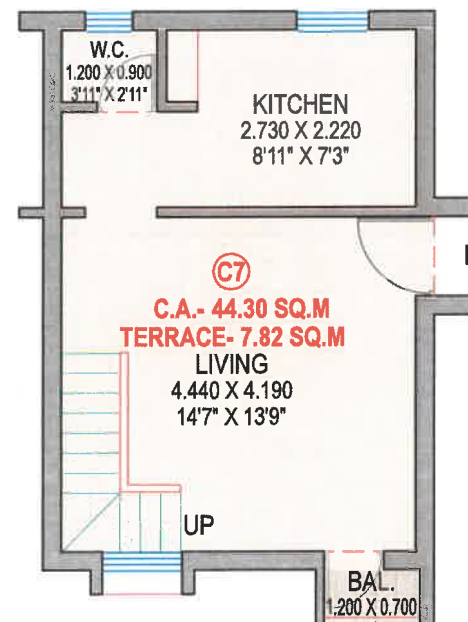
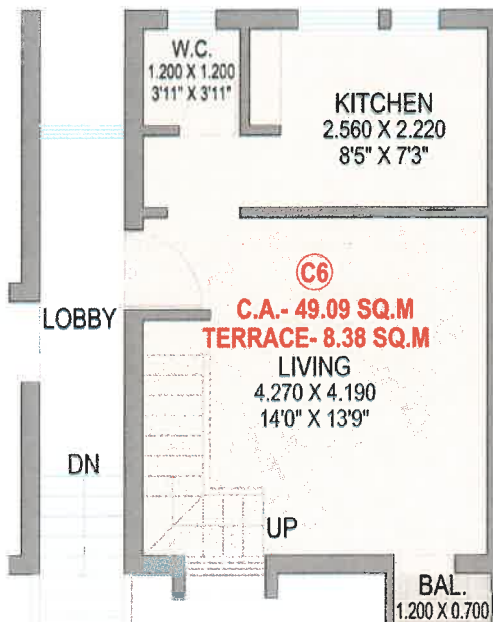
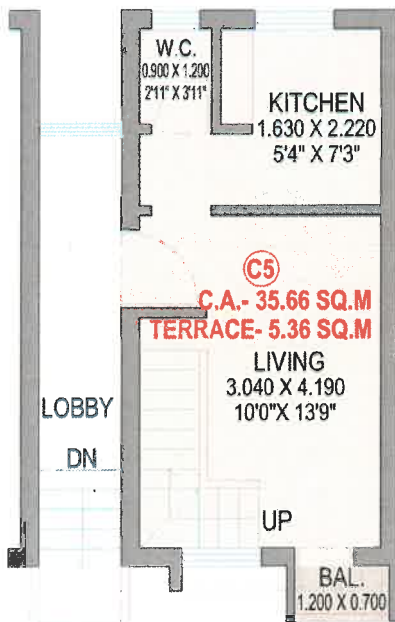
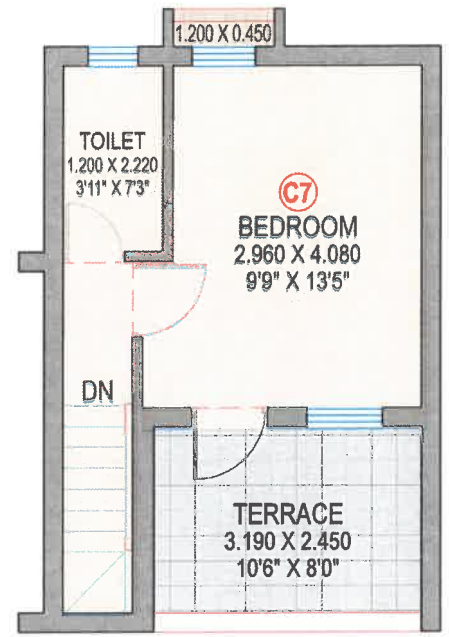
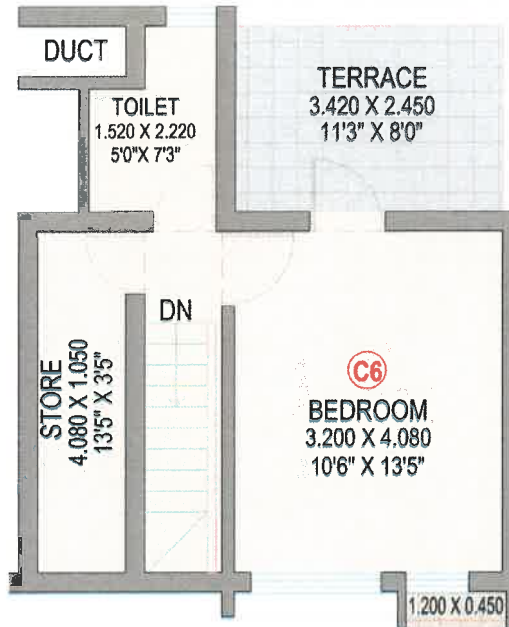
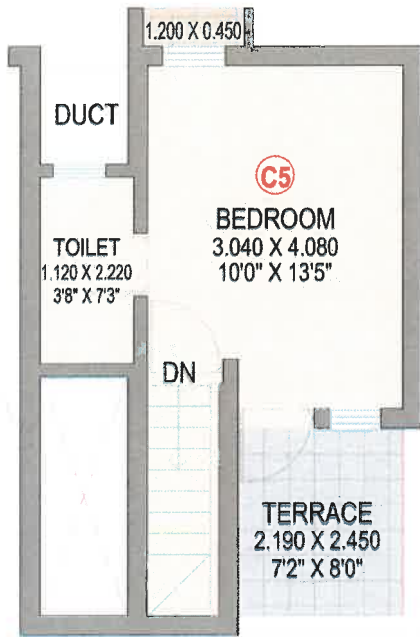


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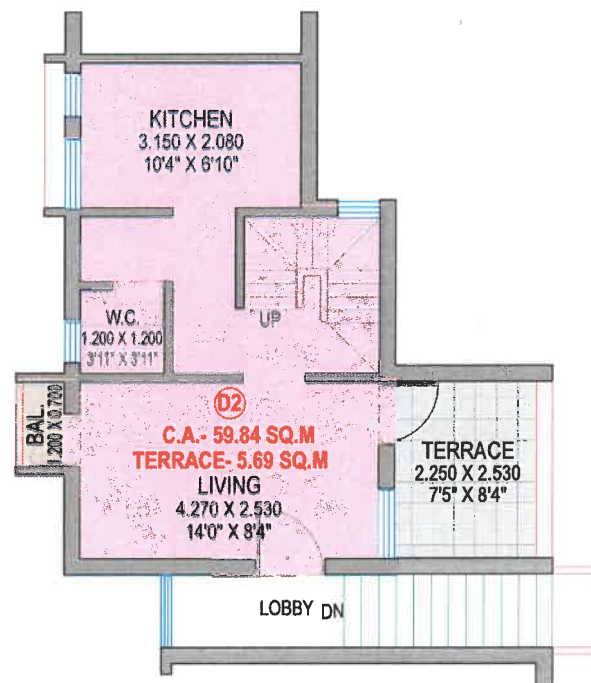
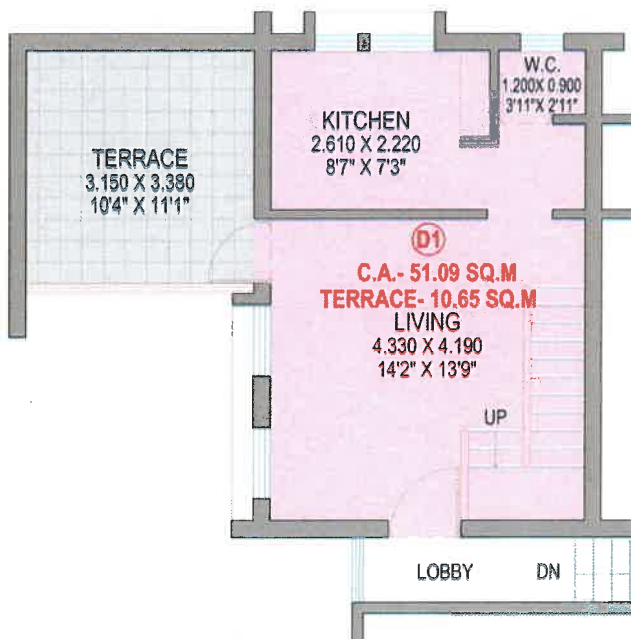
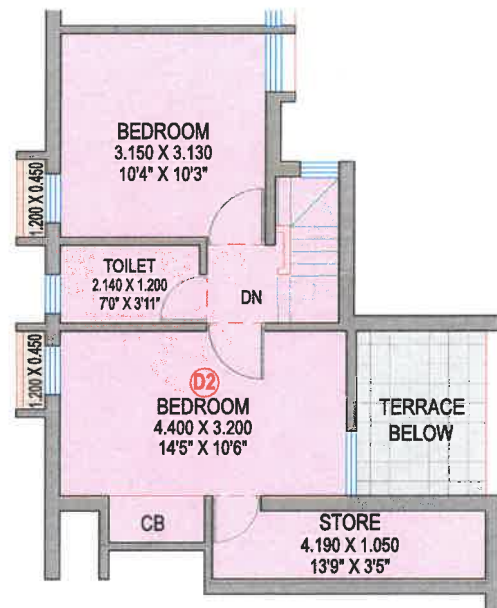
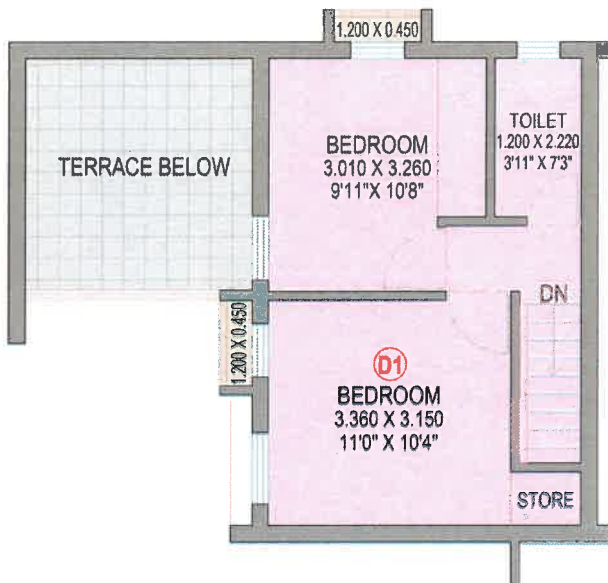


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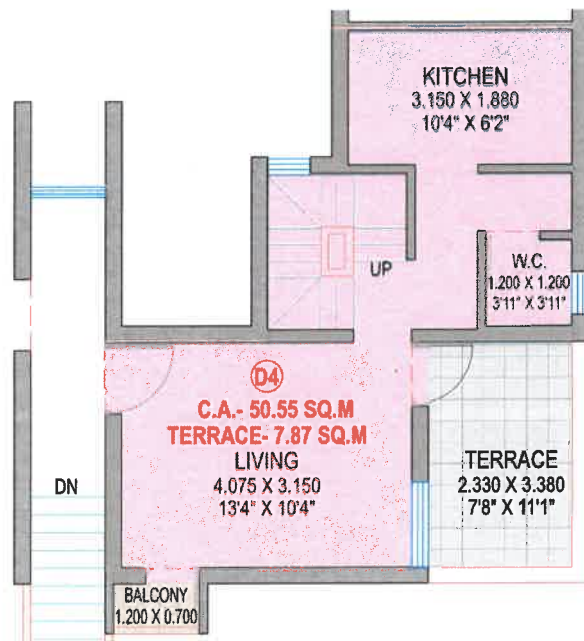
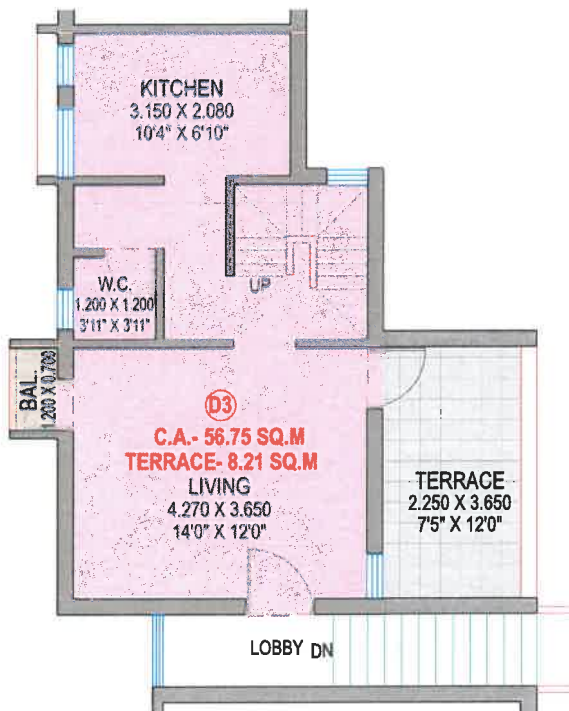
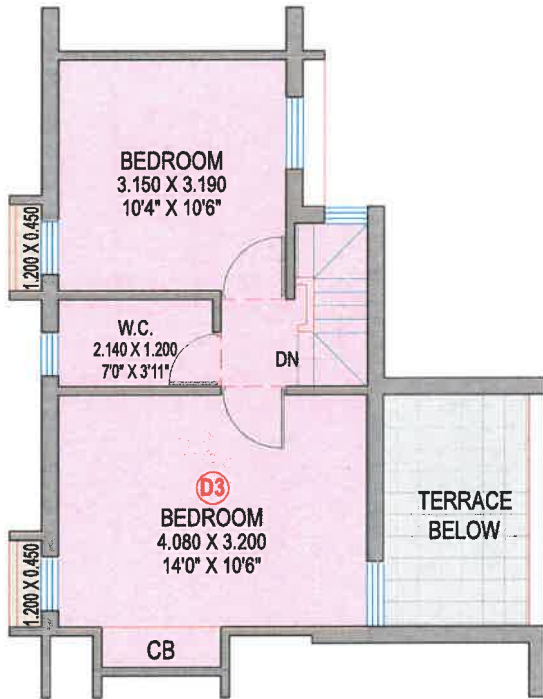


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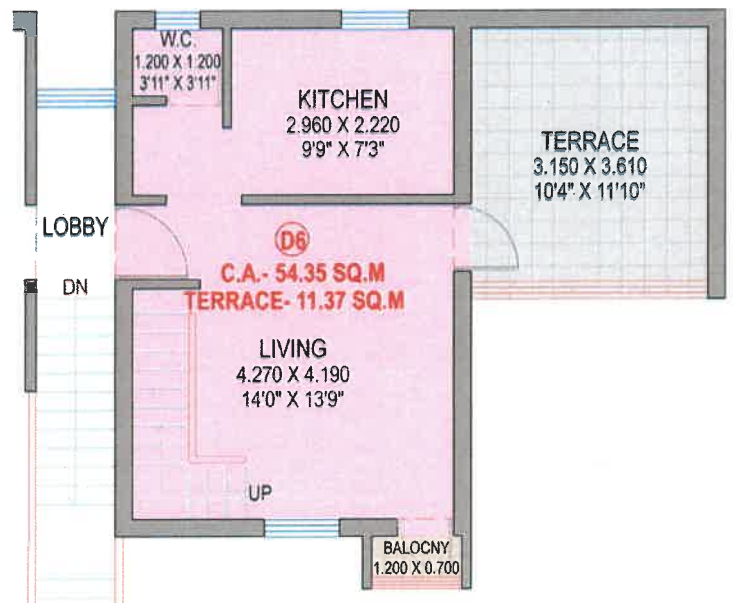
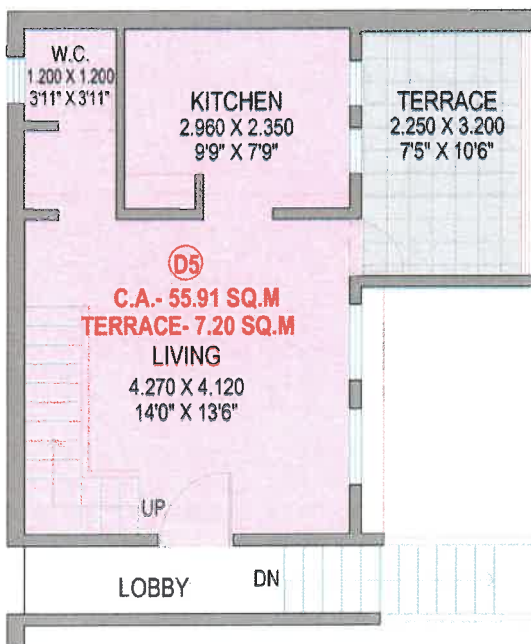
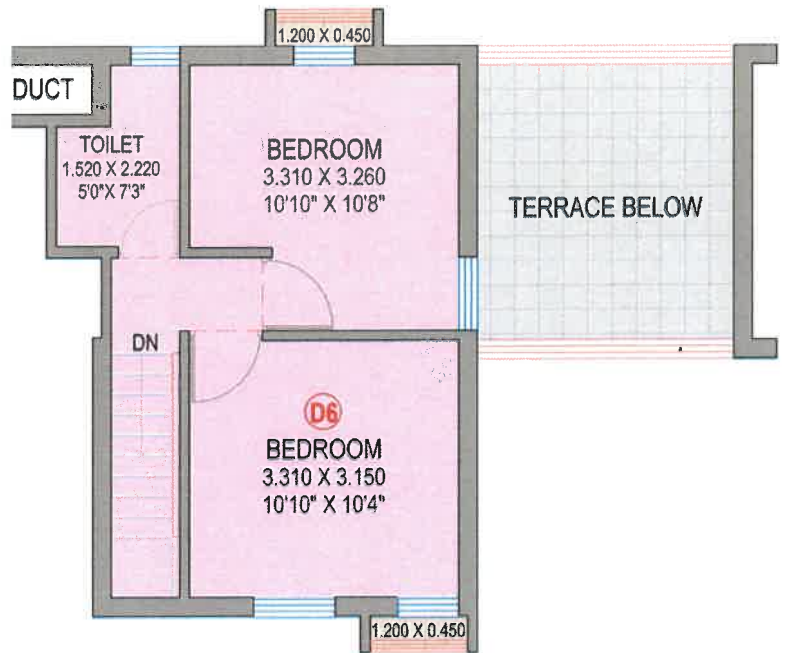
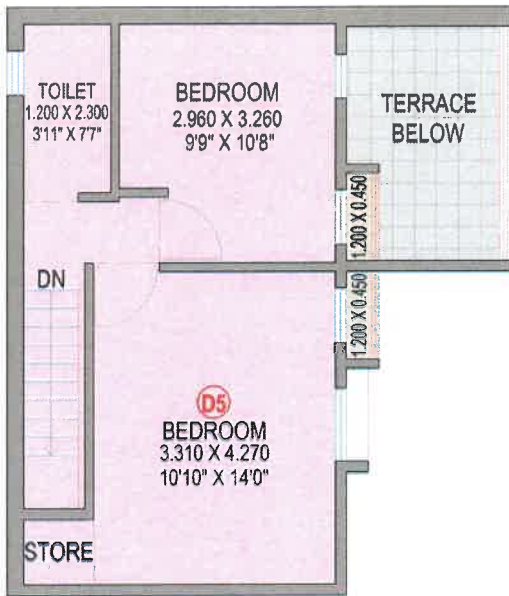


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D-TYPE UNITS:





COMPUTATION OF FINAL CARPET AREA CONSIDERATION FOR FEASIBILITY:

01 - REVISED STATEMENT annexed herewith as 'ANNEXURE - I'

COMPUTATION OF ENTITLEMENT AS CA BASED ON PROVISION OF UDCPR:

02 - REVISED STATEMENT annexed herewith as 'ANNEXURE - II'

**COMPUTATION OF EXPECTED CA CONSIDERED FOR FEASIBILITY & PROPOSED UNIT
TYPOLOGY:**

03 - REVISED STATEMENT annexed herewith as 'ANNEXURE - III'

GROUPING BASED ON REHAB CA CONSIDERED FOR FEASIBILITY:

04 - REVISED GROUPING annexed herewith as 'ANNEXURE - IV'



▪ REGULATORY ANALYSIS:

- IDENTIFICATION OF BUILDINGS FOR APPLICABILITY OF REG. NO. 10.10.2 OF THE UDCPR, BY COMMITTEE CONSTITUTED BY NMMC, ON CRITERIA OF STATUS OF DILAPIDATION - DANGEROUS/DILAPIDATED OR AGE - BEING ABOVE 30 YEARS:
 - a. Society shall make an application to NMMC, along with copy of the Structural Audit Report, all relevant information pertaining to age of buildings (whether above 30 years or otherwise) and photographs of accidents that may have occurred due to structural issues in the past.
 - b. The Committee constituted by NMMC shall scrutinize the application and conduct a site visit for verification of facts, if required, to ascertain the current situation. NMMC, based on their findings of the Identification Committee, will decide about the declaration of status of the buildings and category of dilapidation and the applicability of Reg. No. 10.10.2 of the UDCPR concerning Redevelopment of CIDCO constructed buildings in NMMC jurisdiction.

▪ TECHNICAL VIABILITY:

- The Society has vehicular access from 20.0 m wide North side Road in addition to 18 m. wide West Road, 6.0 m. Roads on the East and the South sides.
- In order to avail 3.00 FSI or more, it is proposed to reconstitute Plot size and dimensions as per provision of UDCPR.
- The Plot has a potential of 5% Commercial use (Convenience Shopping), which can be provided as a segregated Commercial Block facing 20 m. wide Road on North side (facing Sanpada Railway Station).
- It is also possible to provide Amenity area above Commercial Block having separate access from outside, to be handed over to NMMC.
- It is possible to provide 15% Recreational Open Space (RG) on Ground Floor with/without Tree Belt after providing for 6.0 m. wide clear Internal Driveway (Fire Vehicle path) mandatory for High Rise Buildings.
- The permissible Height as per NOCAS of AAI is 150.72 m which permits required height for High Rise building necessary for consumption of available FSI after providing for RG on ground, Fire Tender driveways around the building, Podium for Parking, etc.



■ TECHNICAL REPORT:

Since the buildings are constructed by CIDCO, the provisions of Reg. No. 10.10.2 of the UDCPR shall be applicable for Redevelopment of the Society premises.

The detailed Technical Calculations as per the relevant Regulation are as follows:

➤ BASIC DATA:

| SR. NO. | DESCRIPTION | DATA |
|---------|--|--------------------|
| 1. | Plot No. | 03 |
| 2. | Sector No. | 03 |
| 3. | Node | SANPADA |
| 4. | Width of Access Road | 20.0 m. |
| 5. | Plot Area | 6440.42 sq.m. |
| 6. | Total Family & Shops Unit Area (Carpet Area) | 4486.31 sq.m. |
| 7. | Total Existing Built Up Area (Residential) | 5988.00 sq.m. |
| 8. | Total No. of Tenements (including shops) | 149 |
| 9. | Existing Amenity Space in Plot, if any | N.A. |
| 10. | Land Rate applicable in Year 2024 (As per ASR) | Rs. 43,500/- sq.m. |
| 11. | Rate of Construction in Year 2024 (As per ASR) | Rs. 26,620/- sq.m. |



■ ARCHITECTURAL DESIGN BRIEF:

- The Architectural Design Brief for the subject Redevelopment Project shall be as follows:
 - 1) Two Separate Residential Towers - One for Rehab & One for Sale, alongwith a segregated Commercial block with separate access to be provided.
 - 2) The Residential Towers to be earthquake resistant.
 - 3) Total Thirty-Nine floors can be proposed as per permissible height, including Podium for Parking & Recreation.
 - 4) The high-rise buildings to be designed as per latest I. S. Codes for Tall Buildings.
 - 5) The lower floors to be non-habitable (Ground to Third/Fourth Floor for Parking and Podium Top Floor for Recreational Use) with a height of about 3.66 to 4.20 m each,
 - 6) The upper habitable floors of the rehab tower to have not less than 3.0 m. height.
 - 7) The topmost floor to have Recreational facilities as permissible free of FSI as per UDCPR.
 - 8) The Towers shall have grand double height Entrance lobbies, accessible at the Ground floor.
 - 9) Mechanized Parking, Car Lifts, Stacked Parking to be avoided for rehab tenants.
 - 10) Vehicular Ramps to be provided for podium access.
 - 11) Provision of Fire tower must for every Tower @ One for every Floor Flats on a floor plate.
 - 12) Fire Tower to have Fire Lift of size of Stretcher Lift/Freight Lift.
 - 13) Each Rehab Tenement shall have a provision of at least 2 high speed lifts.
 - 14) Common amenities such as Society Office, Fitness Centre, Community Activity Hall, Podium Garden, Children' Play areas, Recreational Floors in each Tower for additional recreational facilities in addition to Recreational Garden on Ground have to be considered in the design.
 - 15) Refuge area as per Fire norms mandatory.
 - 16) Garbage collection, segregation and disposal system mandatory.
 - 17) Project to be Green building of Platinum rating/equivalent.
 - 18) Specifications for Rehab and Sale Tower to be same for all common areas.

**■ COMPUTATION OF PERMISSIBLE FSI & BUILT-UP AREA:**

| PROPOSED REDEVELOPMENT ON CONDOMINIUM NO. 3 (BUILDING NO. C1 - C33), SECTOR 3, SANPADA, NAVI MUMBAI FOR NIVARA CO-OPERATIVE HOUSING SOCIETY (CHS) LTD. | | | |
|--|---|------------|-------|
| FSI + AREA STATEMENT | | | |
| SR. NO. | PARTICULARS | DATA | UNITS |
| 1 SITE ADDRESS | | | |
| 1.a | PLOT NO. / CONDOMINIUM NO. | 3 | |
| 1.b | SECTOR NO. | 3 | |
| 1.c | NODE | SANPADA | |
| 2 ABUTTING ROADS: | | | |
| 2.a | ROAD ON NORTH OF PLOT (EXISTING) | 20.00 | m. |
| 2.b | ROAD ON WEST OF PLOT (EXISTING) | 18.00 | m. |
| 2.b | ROAD (PART) ON SOUTH OF PLOT (EXISTING) | 6.00 | m. |
| 2.d | ROAD (PART) ON EAST OF PLOT (EXISTING) | 6.00 | m. |
| 3 | PLOT AREA (As per CIDCO Condominium Plan) | 6440.42 | sq.m. |
| 4 EXISTING TENEMENTS (Rehab) DETAILS: | | | |
| 4.a | NO. OF BUILDINGS | 33 | |
| 4.b | TYPE OF RESIDENTIAL TENEMENTS (Original 33 No.) | 38 | no. |
| 4.c | TYPE OF COMMERCIAL TENEMENTS (Original 2 NO.) | 4 | no. |
| 4.d | TOTAL NO. OF TENEMENT TYPES (ORIGINAL 35 NO.) | 42 | no. |
| 4.e | NO. OF RESIDENTIAL TENEMENTS | 143 | no. |
| 4.f | NO. OF COMMERCIAL TENEMENTS | 6 | no. |
| 4.g | TOTAL NO. OF TENEMENTS | 149 | no. |
| 5 PERMISSIBLE FSI | | | |
| 5.a | BASIC FSI (As per Para. 2, Sr.No. b. - Reg. 10.10.1) | 1.50 | |
| 5.b | PERMISSIBLE FSI (As per Table 10C - Reg. 10.10.2) | 3.00 | |
| 5.c | MAXIMUM BUILDING POTENTIAL (Table 6G - Reg. 6.3 + Table 10C - Reg. 10.10.2) | 3.25 | |
| 5.d | PERMISSIBLE ADDITIONAL FSI ON PAYMENT OF PREMIUM (Sr. No. 5.c - 5.b) | 0.25 | |
| 6 COMPUTATION OF BASIC RATIO | | | |
| 6.a | LAND RATE - LR (As per ASR - 2024-25) | ₹43,500.00 | Rs. |
| 6.b | RATE OF CONSTRUCTION - RC (As per ASR - 2024-25) | ₹26,620.00 | Rs. |
| 6.c | BASIC RATIO - LR/RC (Sr. No. 6.a/6.b) | 1.63 | |
| 7 COMPUTATION OF PROPORTION OF INCENTIVE FSI & SHARING FSI: | | | |
| 7.a | APPLICABLE INCENTIVE (As per Table 10E - Reg. 10.10.2) | 90% | |
| 7.b | SHARE OF SOCIETY IN CASE OF SHARING OF FSI (As per Table 10F - Reg. 10.10.2) | 50% | |
| 7.c | SHARE OF CIDCO & NMMC IN CASE OF SHARING (As per Table 10F - Reg. 10.10.2) | 50% | |
| 7.d | SHARE OF CIDCO IN CASE OF SHARING (As per para. below Table 10F - Reg. 10.10.2) | 40% | |
| 7.e | SHARE OF NMMC IN CASE OF SHARING (As per para. below Table 10F - Reg. 10.10.2) | 10% | |



■ COMPUTATION OF ENTITLEMENT AREA:

| 8 COMPUTATION OF ENTITLEMENT AREA (AS CA) | | | | | | | |
|---|-------------------|--------------------|------------------|---------------------|----------------------|----------------|-------|
| SR. NO. | TENEMENT TYPE | NO. OF REHAB UNITS | ORIGINAL CA/UNIT | ENTITLEMENT CA/UNIT | TOTAL ENTITLEMENT CA | TOTAL REHAB CA | UNITS |
| 8.a.i | A-TYPE - Sr. 1 | 14 | 18.13 | 29.68 | 415.53 | 560.00 | sq.m. |
| 8.a.ii | A-TYPE - Sr. 2 | 19 | 15.48 | 29.42 | 558.99 | 760.00 | sq.m. |
| 8.a.iii | A-TYPE - Sr. 3 | 2 | 15.67 | 29.44 | 58.88 | 80.00 | sq.m. |
| 8.a.iv | A-TYPE - Sr. 4 | 3 | 17.90 | 29.66 | 88.98 | 120.00 | sq.m. |
| 8.b.i | B-TYPE - Sr. 5.a | 18 | 24.86 | 36.05 | 648.90 | 900.00 | sq.m. |
| 8.b.ii | B-TYPE - Sr. 5.b | 2 | 24.86 | 43.93 | 87.86 | 108.00 | sq.m. |
| 8.b.iii | B-TYPE - Sr. 5.c | 1 | 24.86 | 36.05 | 36.05 | 50.00 | sq.m. |
| 8.b.iv | B-TYPE - Sr. 5.d | 1 | 24.86 | 42.71 | 42.71 | 54.00 | sq.m. |
| 8.c.i | B-TYPE - Sr. 6.a | 2 | 26.06 | 37.79 | 75.58 | 100.00 | sq.m. |
| 8.c.ii | B-TYPE - Sr. 6.b | 1 | 26.06 | 45.64 | 45.64 | 60.00 | sq.m. |
| 8.c.iii | B-TYPE - Sr. 6.c | 1 | 26.06 | 46.01 | 46.01 | 60.00 | sq.m. |
| 8.d.i | B-TYPE - Sr. 7.a | 3 | 23.44 | 33.98 | 101.94 | 150.00 | sq.m. |
| 8.d.ii | B-TYPE - Sr. 7.b | 1 | 23.44 | 40.98 | 40.98 | 60.00 | sq.m. |
| 8.e.i | B-TYPE - Sr. 8.a | 1 | 26.81 | 38.87 | 38.87 | 54.00 | sq.m. |
| 8.e.ii | B-TYPE - Sr. 8.b | 4 | 26.81 | 38.87 | 155.48 | 216.00 | sq.m. |
| 8.e.iii | B-TYPE - Sr. 8.c | 1 | 26.81 | 47.12 | 47.12 | 60.00 | sq.m. |
| 8.f.i | B-TYPE - Sr. 9.a | 2 | 23.44 | 33.98 | 67.96 | 100.00 | sq.m. |
| 8.f.ii | B-TYPE - Sr. 9.b | 1 | 23.44 | 41.56 | 41.56 | 54.00 | sq.m. |
| 8.g.i | B-TYPE - Sr. 10.a | 2 | 26.81 | 38.87 | 77.74 | 100.00 | sq.m. |
| 8.g.ii | B-TYPE - Sr. 10.b | 1 | 26.81 | 47.64 | 47.64 | 60.00 | sq.m. |
| 8.h | B-TYPE - Sr. 11 | 1 | 26.81 | 46.72 | 46.72 | 60.00 | sq.m. |
| 8.i.i | C-TYPE - Sr. 12.a | 16 | 37.44 | 54.28 | 868.48 | 1360.00 | sq.m. |
| 8.i.ii | C-TYPE - Sr. 12.b | 1 | 37.44 | 80.12 | 80.12 | 107.00 | sq.m. |
| 8.j.i | C-TYPE - Sr. 13.a | 16 | 40.13 | 58.19 | 931.04 | 1552.00 | sq.m. |
| 8.j.ii | C-TYPE - Sr. 13.b | 1 | 40.13 | 76.07 | 76.07 | 107.00 | sq.m. |
| 8.k.i | C-TYPE - Sr. 14.a | 1 | 46.66 | 95.51 | 95.51 | 125.00 | sq.m. |
| 8.k.ii | C-TYPE - Sr. 14.b | 3 | 46.66 | 67.66 | 202.98 | 321.00 | sq.m. |
| 8.l | C-TYPE - Sr. 15 | 1 | 43.10 | 62.50 | 62.50 | 97.00 | sq.m. |
| 8.m | C-TYPE - Sr. 16 | 2 | 35.66 | 51.71 | 103.42 | 148.00 | sq.m. |
| 8.n | C-TYPE - Sr. 17 | 1 | 49.09 | 71.18 | 71.18 | 107.00 | sq.m. |
| 8.o | C-TYPE - Sr. 18 | 1 | 44.30 | 64.24 | 64.24 | 97.00 | sq.m. |
| 8.p | D-TYPE - Sr. 19 | 10 | 51.09 | 74.08 | 740.80 | 1250.00 | sq.m. |
| 8.q.i | D-TYPE - Sr. 20.a | 1 | 59.84 | 86.76 | 86.76 | 120.00 | sq.m. |
| 8.q.ii | D-TYPE - Sr. 20.b | 1 | 59.84 | 86.76 | 86.76 | 120.00 | sq.m. |
| 8.r | D-TYPE - Sr. 21 | 1 | 56.75 | 82.29 | 82.29 | 120.00 | sq.m. |
| 8.s | D-TYPE - Sr. 22 | 3 | 50.55 | 73.30 | 219.90 | 360.00 | sq.m. |
| 8.t | D-TYPE - Sr. 23 | 2 | 55.91 | 81.07 | 162.14 | 240.00 | sq.m. |
| 8.u | D-TYPE - Sr. 24 | 1 | 54.35 | 78.81 | 78.81 | 125.00 | sq.m. |
| 8.v | S-TYPE - Sr. 25 | 1 | 17.89 | 21.47 | 21.47 | 26.84 | sq.m. |
| 8.w | S-TYPE - Sr. 26 | 2 | 13.67 | 16.40 | 32.80 | 41.00 | sq.m. |
| 8.x | S-TYPE - Sr. 27 | 1 | 17.89 | 21.47 | 21.47 | 42.06 | sq.m. |
| 8.y | S-TYPE - Sr. 28 | 2 | 13.67 | 16.40 | 32.80 | 64.26 | sq.m. |
| 8.z | TOTAL UNITS | 149 | | | 6892.68 | 10296.16 | sq.m. |



■ COMPUTATION OF FSI, P-LINE AREA & GROSS BUA:

| 9 COMPUTATION OF FSI FOR REHABILITATION AS PER CLAUSE 2.B OF REG. NO. 10.10.2 | | | | | | |
|---|---|--------------------------|----------------------------|-------------------------------|----------------------------|-------|
| | BUA REQUIRED FOR ENTITLEMENT | (i) TOTAL ENTITLEMENT CA | (ii) TOTAL ENTITLEMENT BUA | (iii) TOTAL REHAB CA EXPECTED | (iv) TOTAL REHAB BUA REQD. | UNITS |
| | TOTAL UNITS | 6892.68 | 8271.22 | 10296.16 | 12355.39 | sq.m. |
| 10 | INCENTIVE BUA AS PER SR. NO. 7.a (Sr. No. 12.b x 9.ii) | | | | 7444.09 | sq.m. |
| 11 | COMPUTATION OF FSI FOR REDEVELOPMENT AS PER CLAUSE 2.A, B & C OF REG. NO. 10.10.2 | | | | | |
| 11.a | BUA AS PER TABLE 10C OF REG. NO. 10.10.2 (Sr. No. 3 x 5.b) | | | | 19321.26 | sq.m. |
| 11.b | SUM OF FSI FOR REHABILITATION & INCENTIVE (Sr. No. 12.b + 13) | | | | 15715.31 | sq.m. |
| 11.c | BUA AS PER TABLE 10C OR REHAB + INCENTIVE, WHICH IS MORE (Sr. 11.a OR 11.b) | | | | 19321.26 | sq.m. |
| 11.d | BUA FOR SHARING AS PER CLAUSE 2.C OF REG. NO. 10.10.2 (if Sr. No. 11.a > 11.b) | | | | 3605.95 | sq.m. |
| 11.e | SOCIETY'S SHARE BASED ON BASIC RATIO AS PER TABLE 10F (Sr. No. 7.b x 11.d) | | | | 1802.97 | sq.m. |
| 11.f | CIDCO & NMMC'S SHARE BASED ON BASIC RATIO AS PER TABLE 10F (Sr. No. 7.c x 11.d) | | | | 1802.97 | sq.m. |
| 11.g | CIDCO'S SHARE BASED ON BASIC RATIO AS PER TABLE 10F (Sr. No. 7.d x 11.d) | | | | 1442.38 | sq.m. |
| 11.h | NMMC'S SHARE BASED ON BASIC RATIO AS PER TABLE 10F (Sr. No. 7.e x 11.d) | | | | 360.59 | sq.m. |
| 12 | AVAILABLE BUA WITH SOCIETY AFTER SHARING (Sr.No. 11.b + 11.e) | | | | 17518.29 | sq.m. |
| 13 | ADDITIONAL BUA (ON FSI) AVAILABLE AS PER UDCPR: | | | | | |
| 13.a | BUA (ON FSI) FOR AMENITY (AS CONSTRUCTED CA) WITH SEPARATE ACCESS | | | | 386.43 | sq.m. |
| 13.b | ADDITIONAL BUA AVAILABLE ON PAYMENT OF PREMIUM (Sr. No. 3 x 5.d) | | | | 1610.11 | sq.m. |
| 13.c | 7% INCENTIVE FOR PLATINUM RATED GREEN BUILDING (Sr. No. 3 x 5.a x 7%) | | | | 676.24 | sq.m. |
| 14 | TOTAL PERM. BUA AS PER REG. NO. 10.10.2 & 7.10 (Sr. No. 11.f + 12 + 13.a + 13.b + 13.c) | | | | 21994.03 | sq.m. |
| 15 | BREAK-UP OF BUA BASED ON USE: | | | | | |
| 15.a | BUA FOR COMMERCIAL USE @5% on PLOT AREA | | | | 322.02 | sq.m. |
| 15.b | NON - RESIDENTIAL BUA (Sr. No.13.a + 15.a) | | | | 708.45 | sq.m. |
| 15.c | AVAILABLE BALANCE BUA FOR RESIDENTIAL USE (Sr. No. 14 - 15.b) | | | | 21285.59 | sq.m. |
| 16 | COMPUTATION OF ANCILLARY AREA FSI (AS PER NOTE-i BELOW TABLE 6G OF REG. NO. 6.3): | | | | | |
| 16.a | ANCILLARY FSI FOR NON-RESIDENTIAL USE (Sr. No. 15.b x 80%) | | | | 566.76 | sq.m. |
| 16.b | ANCILLARY FSI FOR RESIDENTIAL USE (Sr. No. 15.c x 60%) | | | | 12771.35 | sq.m. |
| 16.c | TOTAL ANCILLARY AREA (Sr. No. 16.a + 16.b) | | | | 13338.11 | sq.m. |
| 17 | TOTAL P-LINE AREA (Sr. No. 14 + 16.c) | | | | 35332.14 | sq.m. |
| 18 | BREAKUP OF BUA BASED ON USER: COMMON AREA, REHAB / SALE COMPONENT | | | | | |
| 18.a | P-LINE AREA EXCLUDING SHARING & AMENITY (Sr. No. 17 - [11.f + 13.a]) | | | | 33142.74 | sq.m. |
| 18.b | BUA FOR COMMON AREAS (Sr. No. 18.a X 20%) | | | | 6628.55 | sq.m. |
| 18.c | BUA FOR REHAB COMPONENT (Sr. No. 9.iv) | | | | 12355.39 | sq.m. |
| 18.c | BUA AVAILABLE FOR SALE COMPONENT (Sr. No. 18.a - [18.b + 18.c]) | | | | 14158.80 | sq.m. |
| 19 | TOTAL NON-FSI AREA (Approx. 50% of P-Line Area) | | | | 17666.07 | sq.m. |
| 20 | TOTAL GROSS BUA AREA | | | | 52998.22 | sq.m. |

**■ COMPUTATION OF NMMC FEES AND CHARGES:**

| COMPUTATION OF FEES AND CHARGES | | | | |
|---------------------------------|--|-------------|------------|------------|
| SR. NO. | PARTICULARS | | DATA | |
| i | Plot Area (in sq.m.) | | | 6440.420 |
| ii | Road Width (in m.) | | | 20.00 |
| iii | Basic FSI (As per Para. 2, Sr.No. b. - Reg. 10.10.1) | | 1.50 | 9660.630 |
| iv | Total BUA as per Reg. No. 10.10.2 & 7.10 excl. Ancillary Area FSI (in sq.m.) | | | 21994.000 |
| v.a | BUA for Commercial Use (in sq.m.) | | | 322.000 |
| v.b | BUA for Amenity Use (in sq.m.) | | | 386.000 |
| v.c | BUA for Non-Residential Use [v.a + v.b] (in sq.m.) | | | 708.000 |
| v.d | BUA for Residential Use [iv - v.c] (in sq.m.) | | | 21286.000 |
| vi.a | Ancillary Area FSI for Non-Residential Use (80% x v.c) | | | 566.400 |
| vi.b | Ancillary Area FSI for Residential Use (60% x v.d) | | | 12771.600 |
| vi.c | Total Ancillary Area FSI (vi.a + vi.b) | | | 13338.000 |
| vii | Total Built-Up Area, i.e., P-Line Area [iv + vi.c] (in sq.m.) | | | 35332.000 |
| viii | Stilt / Basement / Podium & Other Free of FSI area [approx. 50% of vii] (in sq.m.) | | | 17666.000 |
| ix | Total Gross Built-Up Area, i.e., Construction Area [vii + viii] (in sq.m.) | | | 52998.000 |
| x | No. of Units | RESIDENTIAL | COMMERCIAL | TOTAL |
| x.a | NO. OF REHAB UNITS | 143 | 6 | 149 |
| x.b | TENTATIVE NO. OF SALE UNITS | 156 | 22 | 178 |
| x.c | TOTAL NO. OF UNITS (2 Towers with 26 Residential floors) | 299 | 28 | 327 |
| xi.a | Land Rate (LR) as per ASR - 2024-2025 | | | ₹43,500.00 |
| xi.b | Rate of Construction (RC) as per ASR- 2024-2025 | | | ₹26,620.00 |

| COMPUTATION OF FEES AND CHARGES PAYABLE TO NMMC | | | | |
|---|---|-----------------|------------------|------------------|
| SR. NO. | PARTICULARS | AREA (in sq.m.) | RATE (per sq.m.) | AMOUNT |
| A | Scrutiny Fees | 52998.00 | ₹5.00 | ₹2,64,990.00 |
| B | Security Deposit | 52998.00 | ₹15.00 | ₹7,94,970.00 |
| C | Development Charges: | | | |
| C.1 | Residential - Land [@0.50% of LR] | 6208.11 | ₹217.50 | ₹13,50,263.93 |
| C.2 | Residential - BUA [@2.00% of LR] | 34057.60 | ₹870.00 | ₹2,96,30,112.00 |
| C.3 | Commercial - Land [@1.00% of LR] | 232.31 | ₹435.00 | ₹1,01,054.85 |
| C.4 | Commercial - BUA [@4.00% of LR] | 1274.40 | ₹1,740.00 | ₹22,17,456.00 |
| D | Labour Cess [@1.00% of RC] | 52998.00 | ₹266.20 | ₹1,41,08,067.60 |
| E | Infrastructure Development Charges (10% x LR x BUA above Basic FSI) | 12333.37 | ₹4,350.00 | ₹5,36,50,159.50 |
| F | Ancillary Area FSI Charges [10% X LR X 75%] | 13338.00 | ₹3,262.50 | ₹4,35,15,225.00 |
| G | Security Deposit for Mosquito Prevention | 6440.42 | ₹20.00 | ₹1,28,808.40 |
| H | Security Deposit for Debris | 6440.42 | ₹20.00 | ₹1,28,808.40 |
| I | Tree Plantation Deposit | 65.00 | ₹500.00 | ₹32,500.00 |
| J | TOTAL CHARGES PAYABLE TO NMMC | | | ₹14,59,22,415.68 |
| SAY | | | | ₹14,59,23,000.00 |

| FEES COMPUTATION PAYABLE TO CIDCO | | | | |
|-----------------------------------|--|-----------------|------------------|-----------------|
| SR. NO. | PARTICULARS | AREA (in sq.m.) | RATE (per sq.m.) | AMOUNT |
| A | Charges towards Additional FSI above 3.00 (@35% x ASR Land rate) | 1611.000 | ₹15,225.00 | ₹2,45,27,475.00 |
| B | Charges towards Ancillary FSI (10% x ASR LAND RATE x 25%) | 13338.000 | ₹1,087.50 | ₹1,45,05,075.00 |
| C | Charges for NOC for Demolition of Building | Lumpsum | ₹1,00,000.00 | ₹1,00,000.00 |
| D | TOTAL AMOUNT excluding GST (A + B + C) | | | ₹3,91,32,550.00 |
| E | GST on Payment (applicable on D) | | 18% | ₹70,43,859.00 |
| F | TOTAL AMOUNT including GST (D + E) | | | ₹4,61,76,409.00 |
| SAY | | | | ₹4,61,77,000.00 |



■ PROJECT FEASIBILITY ANALYSIS:

PROJECT EXPENDITURE & PROFIT COMPUTATION

| SR. NO. | PARTICULARS | NOMENCLATURE | DATA |
|---------|---|--------------------------|-----------|
| i | Plot Area (in sq.m.) | A (in sq.m.) | 6440.42 |
| ii | No. of Units (149 Rehab + 178 Incentive) | B - 28 Comm. + 299 Resi. | 327 |
| iii | Total Area to be Constructed | C (in sq.ft.) | 570480.00 |
| iv | Total Commercial Carpet Area - Rehab | D (in sq.ft.) | 1875.00 |
| v | Total proposed Commercial Carpet area - Sale | E (in sq.ft.) | 6736.00 |
| vi | Total proposed Commercial Carpet area - Rehab + Sale | F (in sq.ft.) | 8611.00 |
| vii | Total proposed Residential Carpet area - Rehab | G (in sq.ft.) | 108954.00 |
| viii | Total proposed Residential Carpet area - Sale | H (in sq.ft.) | 151433.00 |
| ix | Total proposed Residential Carpet area - Rehab + Sale | I (in sq.ft.) | 260387.00 |
| x | Total No. of Car Parking (incl. 220 for Rehab @ 1 / Unit with CA upto 80 sq.m. + 2 / Unit with CA above 80 sq.m. + 5% Visitors) | J (Nos.) | 650 |

| | PROJECT EXPENDITURE: | | AMOUNT |
|------|---|---------------------------------------|---------------------|
| i | Construction Cost (including Escalation) | $K = C \times ₹ 3200/\text{sq.ft.}$ | ₹ 1,82,55,36,000.00 |
| ii | Cost of Mechanized Parking (for 50 Cars) | $L = 50 \times ₹ 5,00,000/-$ | ₹ 2,50,00,000.00 |
| iii | Rent for 5 Years (@ 10% Increment / Year) | $M.1 = @ ₹ 500/- \text{ sq.m. of CA}$ | ₹ 16,80,66,000.00 |
| iv | Deposit (@ Rent for 5 Months) | $M.2 = M.1 / 12$ | ₹ 1,40,05,500.00 |
| v | Shifting & Reshifting Charges (@ Rent for 2 Months) | $M.3 = M.1 / 30$ | ₹ 56,02,200.00 |
| vi | Brokerage (@ Rent for 1 Month) | $M.4 = M.1 / 60$ | ₹ 28,01,100.00 |
| vii | NMMC Fees & Charges | $N = \text{As per Calculations}$ | ₹ 14,59,23,000.00 |
| viii | CIDCO Charges | $O = \text{As per calculations}$ | ₹ 4,61,77,000.00 |
| ix | Documentation Charges | $P = B \times ₹ 1,00,000/-$ | ₹ 3,27,00,000.00 |
| x | Infrastructure + Miscellaneous Expenses | $Q = C \times ₹ 200/-$ | ₹ 11,40,96,000.00 |
| xi | Corpus Fund (for Rehab + Sale Tenements) | $R = B \times ₹ 8,00,000/-$ | ₹ 26,16,00,000.00 |
| xii | Finance Charges (Interest Charges) | $S = K \times 20 \% \times 12\%$ | ₹ 4,38,13,000.00 |
| xiii | Consultancy Fees - Architect / PMC (as agreed) | $T = K \times 7.5 \%$ | ₹ 13,69,16,000.00 |
| xiv | Consultancy Fees - Miscellaneous (to be borne by Developer) | $U = K \times 2.5 \%$ | ₹ 4,56,39,000.00 |
| xv | GST @ 18% | $V = (K + L + T) \times 18\%$ | ₹ 36,59,57,000.00 |
| xvi | Contingencies (to cater to any Unforeseen Expenses) | $W = E \times 5 \%$ | ₹ 9,12,77,000.00 |
| | Total Expenditure | $X = \text{Sum of K to W}$ | ₹ 3,32,51,08,800.00 |

| | SALE RETURNS: | AREA / NO. | RATE | AMOUNT |
|---|----------------------------------|----------------------------|--------------|---------------------|
| 1 | COMMERCIAL AREA (in sq.ft.) | 6736.00 | ₹40,000.00 | ₹ 26,94,40,000.00 |
| 2 | RESIDENTIAL AREA (in sq.ft.) | 151433.00 | ₹22,000.00 | ₹ 3,33,15,26,000.00 |
| 3 | CAR PARKING (in No.) | 430 | ₹5,00,000.00 | ₹ 21,50,00,000.00 |
| 4 | REFUNDABLE DEPOSIT (Rehab Units) | 149 | | ₹ 1,40,05,500.00 |
| | TOTAL | $Y = \text{Sum of 1 to 4}$ | | ₹ 3,82,99,72,000.00 |

| | | | |
|--|-----------------|-------------|-------------------|
| | PROFIT : | $Z = Y - X$ | ₹ 50,48,63,200.00 |
|--|-----------------|-------------|-------------------|

Considering the risks and responsibilities involved in Redevelopment including but not restricted to Construction Cost, decrease in demand of Sale Units, and so on, we can state that as per our experience and knowledge, the REDEVELOPMENT PROJECT OF NIVARA CHS LTD. SEEMS TO BE TECHNICALLY AND FINANCIALLY FEASIBLE!



■ BENEFITS OF REDEVELOPMENT:

BENEFITS OF REDEVELOPMENT

If the Redevelopment proposal is implemented, then the following advantages could be achieved by the Society:

1. The Existing Members to be provided new bigger and better flats free of cost
2. The Existing Members to get 1 Car Parking + 1 Scooter Parking for each Tenement with Carpet Area equal to or above 40.0 sq.m. but less than 80.0 sq.m. and 2 Car Parking + 1 Scooter Parking for each Tenement with Carpet Area equal to or above 80.0 sq.m. but less than 150.0 sq.m., free of cost
3. The Existing Members will be provided or will be compensated for alternate accommodation during the course of construction after demolition of the buildings.
4. The newly constructed buildings will be Earthquake resistant as well will be designed to take care the wind load. Hence more durable against the natural calamity.
5. New buildings will be planned to suit the modern living style.
6. New buildings will be constructed with modern Elevation features to give beautiful attractive and sober look. Which will indirectly amount to the price appreciation of the whole property.
7. New buildings will be constructed with beautiful entrances.
8. Latest and modern amenities will be provided in the newly constructed building.
9. New buildings will be constructed keeping in mind the latest IS quality standards and hence will not require maintenance or major repairs for next 30 years or so.
10. Lift facilities will be available to all flats.
11. Well designed and constructed access roads will be provided.
12. Landscaping development to suit the requirement of all age groups of people such as Play areas for children, Jogging Tracks for middle aged persons and silent zones for the Senior Citizen can be provided in the premises to improve the living standards of the Members.
13. Recreational and Social facilities such as Community Hall, Fitness Centre, Indoor/semi-open Sports facilities, Society Office, Creche can be provided.
14. In addition to above the entire expenses towards the much needed Major Structural, Civil, Plumbing repairs which may be due after 5 years could be totally avoided since the existing old buildings are completely demolished.
15. Further it may be noted that the said major Repairs if carried out would have been lasted only for another 7/10 years and again the same would have been required to be carried out after at least 7/10 years thereby further increasing the cost towards the repairs. The same is totally eliminate once the buildings are going for redevelopment.
16. Last but not least some Monetary benefits or additional area which may be offered by the prospective Builder, based on competitive bidding and negotiations thereafter, could also be of great benefit to the Members.



■ SEQUENCE OF OPERATIONS:

In order to move forward and implement the proposed Redevelopment Project, the following Sequence of Operations must be followed:

A. DEVELOPER SELECTION RELATED ACTIVITIES:

- 1) Approval of Revised Feasibility Report by Majority in SGBM
- 2) Preparation of Draft Tender Document by Architect/PMC including suggested list of amenities and facilities to be incorporated in the Tender Document for the Developer
- 3) Architect/PMC to submit Draft Tender Document to Managing Committee for approval and suggestions for modifications, if any
- 4) Upon approval of the Draft Tender Document, publish Tender Notice for floating Tender to call for interested reputed Bidders/Developers
- 5) Tendering Process including Pre-Bid Meeting, Corrigendum, if any and Opening of Tender Bids received from Reputed Developers as per provisions of 79(A) of the MCS Act, 1960
- 6) Handing over the opened Bids to Architect/PMC for preparing Comparative Analysis
- 7) Selection of Developer in SGBM as per directives of 79(A)
- 8) Obtaining NOC from Joint Registrar - Cooperative Societies - CIDCO for selection of Developer.
- 9) Execution of Development Agreement with selected Developer.

B. STATUTORY APPROVAL RELATED ACTIVITIES:

- 1) Submission to NMMC for identification of Project for Redevelopment after receipt of Structural Audit Report and obtaining approval for the same
- 2) Obtaining Green Building Pre-Certification from Competent Authority/Agency
- 3) Obtaining Provisional Fire Brigade NOC from NMMC
- 4) Online Submission to NMMC for Scrutiny of Project proposal as per prevailing UCDCR for obtaining Letter of Intent for obtaining Environmental Clearance (EC)
- 5) Obtaining Provisional Fire Brigade NOC from NMMC
- 6) Obtaining EC from MoEF&CC for the Project, construction area being more than 20000 sq.m.
- 7) Obtaining Demolition NOC, Redevelopment NOC and Additional FSI from CIDCO, being Lessor of the land
- 8) Procuring various 'No Objection Certificates' related to Redevelopment incl. Permission for Tree Cutting / Transplantation of affected existing Trees
- 9) Payment of Fees and Charges after compliances of various documents
- 10) Obtaining Demolition NOC and Building Permission with Commencement Certificate (CC) for the entire Project from NMMC
- 11) Execution of Permanent Alternate Accommodation Agreements between Developer and the individual Members



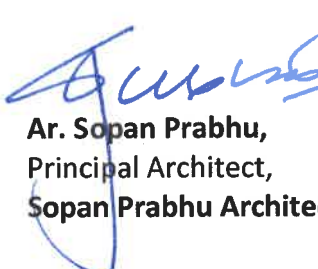
C. EXECUTION RELATED OPERATIONS:

- 1) Handing over vacant possession to the appointed developer and avail agreed Shifting Charges, Deposits, Monthly Rents
- 2) Fencing, Tree Cutting/Transplantation (if applicable) and Demolition of existing Buildings
- 3) Execution of construction work up to Plinth and submission of Plinth Completion Certificate
- 4) Execution of balance work including finishing, related infrastructure work and clearing Site
- 5) Obtaining all requisite documents and 'No Objection Certificates' after compliances as prescribed in the UDCPR and conditions of CC
- 6) Obtaining Occupancy Certificate from NMMC
- 7) Handing over Possession to the existing and new members

Queries/Suggestions, if any, may be forwarded by the Society Members to the Managing Committee for discussion and deliberation in a Joint Meeting with the undersigned, so as to incorporate the justified ones in the Project Feasibility Report, if so decided.

Thanking you,

Kind Regards,


SOPAN PRABHU
ARCHITECTS & PLANNERS
510-512, PERSIPOLIS, PLOT NO.74, SECTOR-17,
VASHI, NAVI MUMBAI. info@sopanprabhu.com
Ar. Sopan Prabhu,
Principal Architect,
Sopan Prabhu Architects & Planners.

ANNEXURE - I

| 01 - REVISED STATEMENT - COMPUTATION OF FINAL CA CONSIDERATION FOR FEASIBILITY | | | | | | | | | | | | | |
|--|--|-----------|--------------|--|---------------------|----------------------|------------------------|-------------------|-------------------|----------------------|-----------------------|-------------------------|--------------------------------------|
| SR. NO. | C - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | BUILDING-WISE LOCATION | FLOOR-WISE LOCATION | ORIGINAL CARPET AREA | ORIGINAL BUILT-UP AREA | CONVERT BUA TO CA | CA @ BUA LESS 20% | CA TO BE CONSIDERED | ORIGINAL TERRACE AREA | CONSIDERED TERRACE AREA | CONSIDERED EXIST. CA FOR FEASIBILITY |
| | UNIT TYPE | | | | | (CIDCO Plan) | (CIDCO Plan) | in % | | (Higher of iii & vi) | (CIDCO Plan) | (40% of viii) | Incl. of Terrace |
| | Areas mentioned are in sq.m. | | i | ii.a | ii.b | iii | iv | v | vi = iv x 80% | vii | viii | ix | x = vii + ix |
| A-TYPE UNIT | | | | | | | | | | | | | |
| 1 | C-02-0:1, C-04-0:1, C-04-0:4, C-10-0:1, C-12-0:2, C-15-0:1, C-17-0:4, C-20-0:2, C-21-0:1, C-23-0:2, C-27-0:2, C-29-0:2, C-31-0:1, C-31-0:4 | A1 | 14 | 02, 04, 10, 12, 15, 17, 20, 21, 23, 27, 29, 31 | GROUND | 18.13 | 20.83 | 12.96% | 16.66 | 18.13 | 0.00 | 0.00 | 18.13 |
| 2 | C-02-0:2, C-04-0:2, C-04-0:3, C-07-0:1, C-08-0:3, C-09-0:1, C-10-0:4, C-10-0:5, C-12-0:1, C-15-0:2, C-17-0:3, C-19-0:1, C-20-0:3, C-21-0:2, C-23-0:1, C-27-0:3, C-29-0:1, C-31-0:2, C-31-0:3 | A2 | 19 | 02, 04, 07, 08, 09, 10, 12, 15, 17, 19, 20, 21, 23, 27, 29, 31 | GROUND | 15.48 | 17.82 | 13.13% | 14.26 | 15.48 | 0.00 | 0.00 | 15.48 |
| 3 | C-08-0:2, C-10-0:2 | A3 | 2 | 08, 10 | GROUND | 15.67 | 19.48 | 19.56% | 15.58 | 15.67 | 0.00 | 0.00 | 15.67 |
| 4 | C-07-0:2, C-09-0:2, C-19-0:2 | A4 | 3 | 07, 09, 19 | GROUND | 17.90 | 20.30 | 11.82% | 16.24 | 17.90 | 0.00 | 0.00 | 17.90 |
| Total A-Type Tenements | | | 38 | | | | | | | | | | |
| SR. NO. | C - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | BUILDING-WISE LOCATION | FLOOR-WISE LOCATION | ORIGINAL CARPET AREA | ORIGINAL BUILT-UP AREA | CONVERT BUA TO CA | CA @ BUA LESS 20% | CA TO BE CONSIDERED | ORIGINAL TERRACE AREA | CONSIDERED TERRACE AREA | CONSIDERED EXIST. CA FOR FEASIBILITY |
| | UNIT TYPE | | | | | (CIDCO Plan) | (CIDCO Plan) | in % | | (Higher of iii & vi) | (CIDCO Plan) | (40% of viii) | Incl. of Terrace |
| | Areas mentioned are in sq.m. | | i | ii.a | ii.b | iii | iv | v | vi = iv x 80% | vii | viii | ix | x = vii + ix |
| B-TYPE UNIT | | | | | | | | | | | | | |
| 5.a | C-05-0:1, C-05-0:2, C-06-0:1, C-06-0:2, C-10-0:3, C-13-0:1, C-13-0:2, C-14-0:1, C-14-0:2, C-17-0:1, C-17-0:2, C-18-0:1, C-21-0:3, C-21-0:4, C-24-0:2, C-32-0:1, C-33-0:1, C-33-0:2 | B1 | 18 | 05, 06, 10, 13, 14, 17, 18, 21, 24, 32, 33 | GROUND | 24.86 | 29.48 | 15.67% | 23.58 | 24.86 | 0.00 | 0.00 | 24.86 |
| 5.b | C-24-0:1, C-32-0:2 | | 2 | 24, 32 | GROUND | 24.86 | 29.48 | 15.67% | 23.58 | 24.86 | 0.00 | 0.00 | 24.86 |
| 5.c | C-08-0:1 | | 1 | 8 | GROUND | 24.86 | 29.48 | 15.67% | 23.58 | 24.86 | 0.00 | 0.00 | 24.86 |
| 5.d | C-18-0:2 | | 1 | 18 | GROUND | 24.86 | 29.48 | 15.67% | 23.58 | 24.86 | 0.00 | 0.00 | 24.86 |
| 6.a | C-11-0:2, C-30-0:2 | B2 | 2 | 11, 30 | GROUND | 26.06 | 30.59 | 14.81% | 24.47 | 26.06 | 0.00 | 0.00 | 26.06 |
| 6.b | C-16-0:1 | | 1 | 16 | GROUND | 26.06 | 30.59 | 14.81% | 24.47 | 26.06 | 0.00 | 0.00 | 26.06 |
| 6.c | C-22-0:2 | | 1 | 22 | GROUND | 26.06 | 30.59 | 14.81% | 24.47 | 26.06 | 0.00 | 0.00 | 26.06 |
| 7.a | C-11-0:1, C-16-0:2, C-22-0:1 | B3 | 3 | 11, 16, 22 | GROUND | 23.44 | 33.13 | 29.25% | 26.50 | 26.50 | 0.00 | 0.00 | 26.50 |
| 7.b | C-03-0:2 | | 1 | 3 | GROUND | 23.44 | 33.13 | 29.25% | 26.50 | 26.50 | 0.00 | 0.00 | 26.50 |
| 8.a | C-01-0:1 | B4 | 1 | 1 | GROUND | 26.81 | 34.79 | 22.94% | 27.83 | 27.83 | 0.00 | 0.00 | 27.83 |
| 8.b | C-07-0:3, C-20-0:1, C-27-0:1, C-28-0:2 | | 4 | 07, 20, 27, 28 | GROUND | 26.81 | 34.79 | 22.94% | 27.83 | 27.83 | 0.00 | 0.00 | 27.83 |
| 8.c | C-09-0:3 | | 1 | 9 | GROUND | 26.81 | 34.79 | 22.94% | 27.83 | 27.83 | 0.00 | 0.00 | 27.83 |
| 9.a | C-19-0:3, C-26-0:1 | B5 | 2 | 19, 26 | GROUND | 23.44 | 24.07 | 2.62% | 19.26 | 23.44 | 0.00 | 0.00 | 23.44 |
| 9.b | C-30-0:1 | | 1 | 30 | GROUND | 23.44 | 24.07 | 2.62% | 19.26 | 23.44 | 0.00 | 0.00 | 23.44 |
| 10.a | C-03-0:1, C-28-0:1 | B6 | 2 | 03, 28 | GROUND | 26.81 | 30.38 | 11.75% | 24.30 | 26.81 | 0.00 | 0.00 | 26.81 |
| 10.b | C-01-0:2 | | 1 | 1 | GROUND | 26.81 | 30.38 | 11.75% | 24.30 | 26.81 | 0.00 | 0.00 | 26.81 |
| 11 | C-33-0:3 | M1 | 1 | 33 | GROUND | 26.81 | 32.82 | 18.31% | 26.26 | 26.81 | 0.00 | 0.00 | 26.81 |
| Total B-Type Tenements | | | 43 | | | | | | | | | | |

| SR. NO. | C - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | BUILDING-WISE LOCATION | FLOOR-WISE LOCATION | ORIGINAL CARPET AREA | ORIGINAL BUILT-UP AREA | CONVERT BUA TO CA | CA @ BUA LESS 20% | CA TO BE CONSIDERED | ORIGINAL TERRACE AREA | CONSIDERED TERRACE AREA | CONSIDERED EXIST. CA FOR FEASIBILITY |
|---------|--|-----------|--------------|--|---------------------|----------------------|------------------------|-------------------|-------------------|----------------------|-----------------------|-------------------------|--------------------------------------|
| | UNIT TYPE | | | | | (CIDCO Plan) | (CIDCO Plan) | in % | | (Higher of iii & vi) | (CIDCO Plan) | (40% of viii) | Incl. of Terrace |
| | Areas mentioned are in sq.m. | | i | ii.a | ii.b | iii | iv | v | vi = iv x 80% | vii | viii | ix | x = vii + ix |
| | C-TYPE UNIT | | | | | | | | | | | | |
| 12.a | C-03-1:1, C-05-1:1, C-06-1:1, C-08-1:2, C-10-1:2, C-11-1:2, C-13-1:1, C-14-1:2, C-16-1:1, C-18-1:2, C-21-1:2, C-22-1:2, C-24-1:1, C-30-1:2, C-32-1:2, C-33-1:1 | C1 | 16 | 03, 05, 06, 08, 10, 11, 13, 14, 16, 18, 21, 22, 24, 30, 32, 33 | DUPLEX | 37.44 | 54.36 | 31.13% | 43.49 | 43.49 | 6.32 | 2.53 | 46.02 |
| 12.b | C-17-1:1 | C1 | 1 | 17 | DUPLEX | 37.44 | 54.36 | 31.13% | 43.49 | 43.49 | 0.00 | 0.00 | 43.49 |
| 13.a | C-03-1:2, C-05-1:2, C-06-1:2, C-11-1:1, C-13-1:2, C-14-1:1, C-16-1:2, C-17-1:2, C-18-1:1, C-21-1:1, C-22-1:1, C-24-1:2, C-28-1:2, C-30-1:1, C-32-1:1, C-33-1:2 | C2 | 16 | 03, 05, 06, 11, 13, 14, 16, 17, 18, 21, 22, 24, 28, 30, 32, 33 | DUPLEX | 40.13 | 60.69 | 33.88% | 48.55 | 48.55 | 6.44 | 2.58 | 51.13 |
| 13.b | C-28-1:1 | C2 | 1 | 28 | DUPLEX | 40.13 | 60.69 | 33.88% | 48.55 | 48.55 | 0.00 | 0.00 | 48.55 |
| 14.a | C-01-1:2 | C3 | 1 | 1 | DUPLEX | 46.66 | 66.16 | 29.47% | 52.93 | 52.93 | 0.00 | 0.00 | 52.93 |
| 14.b | C-07-1:1, C-20-1:2, C-27-1:2 | C3 | 3 | 07, 20, 27 | DUPLEX | 46.66 | 66.16 | 29.47% | 52.93 | 52.93 | 6.89 | 2.76 | 55.69 |
| 15 | C-01-1:1 | C4 | 1 | 1 | DUPLEX | 43.10 | 60.26 | 28.48% | 48.21 | 48.21 | 8.39 | 3.36 | 51.57 |
| 16 | C-19-1:1, C-26-1:1, | C5 | 2 | 19, 26 | DUPLEX | 35.66 | 47.51 | 24.94% | 38.01 | 38.01 | 5.36 | 2.14 | 40.15 |
| 17 | C-09-1:1 | C6 | 1 | 9 | DUPLEX | 49.09 | 65.43 | 24.97% | 52.34 | 52.34 | 8.38 | 3.35 | 55.69 |
| 18 | C-31-1:2 | C7 | 1 | 31 | DUPLEX | 44.30 | 61.85 | 28.38% | 49.48 | 49.48 | 7.82 | 3.13 | 52.61 |
| | Total C-Type Tenements | | 43 | | | | | | | | | | |

| SR. NO. | C - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | BUILDING-WISE LOCATION | FLOOR-WISE LOCATION | ORIGINAL CARPET AREA | ORIGINAL BUILT-UP AREA | CONVERT BUA TO CA | CA @ BUA LESS 20% | CA TO BE CONSIDERED | ORIGINAL TERRACE AREA | CONSIDERED TERRACE AREA | CONSIDERED EXIST. CA FOR FEASIBILITY |
|---------|--|-----------|--------------|------------------------|---------------------|----------------------|------------------------|-------------------|-------------------|----------------------|-----------------------|-------------------------|--------------------------------------|
| | UNIT TYPE | | | | | (CIDCO Plan) | (CIDCO Plan) | in % | | (Higher of iii & vi) | (CIDCO Plan) | (40% of viii) | Incl. of Terrace |
| | Areas mentioned are in sq.m. | | i | ii.a | ii.b | iii | iv | v | vi = iv x 80% | vii | viii | ix | x = vii + ix |
| | D-TYPE UNIT | | | | | | | | | | | | |
| 19 | C-02-1:1, C-02-1:2, C-12-1:1, C-12-1:2, C-15-1:1, C-15-1:2, C-23-1:1, C-23-1:2, C-29-1:1, C-29-1:2 | D1 | 10 | 02, 12, 15, 23, 29 | DUPLEX | 51.09 | 76.90 | 33.56% | 61.52 | 61.52 | 10.65 | 4.26 | 65.78 |
| 20.a | C-08-1:1 | D2 | 1 | 8 | DUPLEX | 59.84 | 73.85 | 18.97% | 59.08 | 59.84 | 5.69 | 2.28 | 62.12 |
| 20.b | C-10-1:1 | D2 | 1 | 10 | DUPLEX | 59.84 | 73.85 | 18.97% | 59.08 | 59.84 | 5.69 | 2.28 | 62.12 |
| 21 | C-27-1:1 | D3 | 1 | 27 | DUPLEX | 56.75 | 77.52 | 26.79% | 62.02 | 62.02 | 8.21 | 3.28 | 65.30 |
| 22 | C-07-1:2, C-09-1:2, C-19-1:2 | D4 | 3 | 07, 09, 19 | DUPLEX | 50.55 | 75.49 | 33.04% | 60.39 | 60.39 | 7.87 | 3.15 | 63.54 |
| 23 | C-04-1:1, C-31-1:1, | D5 | 2 | 04, 31 | DUPLEX | 55.91 | 77.97 | 28.29% | 62.38 | 62.38 | 7.20 | 2.88 | 65.26 |
| 24 | C-20-1:1 | D6 | 1 | 20 | DUPLEX | 54.35 | 77.11 | 29.52% | 61.69 | 61.69 | 11.37 | 4.55 | 66.24 |
| | Total D-Type Tenements | | 19 | | | | | | | | | | |

| SR. NO. | S - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | BUILDING-WISE LOCATION | FLOOR-WISE LOCATION | ORIGINAL CARPET AREA | ORIGINAL BUILT-UP AREA | CONVERT BUA TO CA | CA @ BUA LESS 20% | CA TO BE CONSIDERED | ORIGINAL TERRACE AREA | CONSIDERED TERRACE AREA | CONSIDERED EXIST. CA FOR FEASIBILITY |
|---------|--|-----------|--------------|------------------------|---------------------|----------------------|------------------------|-------------------|-------------------|----------------------|-----------------------|-------------------------|--------------------------------------|
| | SHOP UNIT TYPE | | | | | (CIDCO Plan) | (CIDCO Plan) | in % | | (Higher of iii & vi) | (CIDCO Plan) | (40% of viii) | Incl. of Terrace |
| | Areas mentioned are in sq.m. | | i | ii.a | ii.b | iii | iv | v | vi = iv x 80% | vii | viii | ix | x = vii + ix |
| | S-TYPE UNIT | | | | | | | | | | | | |
| 25 | S-25-0:1 | S1 | 1 | 25 | GROUND | 17.89 | 19.10 | 6.34% | 15.28 | 17.89 | 0.00 | 0.00 | 17.89 |
| 26 | S-25-0:2, S-25-0:3 | S2 | 2 | 25 | GROUND | 13.67 | 14.24 | 4.00% | 11.39 | 13.67 | 0.00 | 0.00 | 13.67 |
| 27 | S-25-1:4 | S3 | 1 | 25 | FIRST | 17.89 | 35.05 | 48.96% | 28.04 | 28.04 | 0.00 | 0.00 | 28.04 |
| 28 | S-25-1:5, S-25-1:6 | S4 | 2 | 25 | FIRST | 13.67 | 26.78 | 48.95% | 21.42 | 21.42 | 0.00 | 0.00 | 21.42 |
| | S-Type Tenements (Shops) | | 6 | | | | | | | | | | |

ANNEXURE - II

| 02 - REVISED STATEMENT - COMPUTATION OF ENTITLEMENT AS CA BASED ON PROVISIONS OF UDCPR | | | | | | | | | | | | |
|--|--|-----------|--------------|----------------------|----------------------------------|------------------------|------------------------------|------------------------|---------------------------------|-------------------------------|---------------------------------|-----------------------------|
| SR. NO. | C - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | ORIGINAL CARPET AREA | BASIC ENTITLEMENT ON ORIGINAL CA | MIN. BASIC ENTITLEMENT | APPLICABLE BASIC ENTITLEMENT | ADDITIONAL ENTITLEMENT | TOTAL ENTITLEMENT AS CA (TE-CA) | AUTHORIZED EXTENSION (AS BUA) | PROPOR. AUTHORIZED EXTENSION CA | ENTITLEMENT CA AS PER UDCPR |
| | UNIT TYPE | | | (CIDCO Plan) | (35% above CA) | (300 sq.ft.) | (Higher of iv & v) | (10% X Original CA) | Basic + Addl. | (OC Obtained) | (BUA less 15%) | Reg. 10.10.2 & 7.5 |
| | Areas mentioned are in sq.m. | i | ii | iii | iv = iii x 1.35 | v | vi | vii | viii = vi + vii | ix | x = ix X 0.85 | xi |
| | A-TYPE UNIT | | | | | | | | | | | |
| 1 | C-02-0:1, C-04-0:1, C-04-0:4, C-10-0:1, C-12-0:2, C-15-0:1, C-17-0:4, C-20-0:2, C-21-0:1, C-23-0:2, C-27-0:2, C-29-0:2, C-31-0:1, C-31-0:4 | A1 | 14 | 18.13 | 24.48 | 27.87 | 27.87 | 1.81 | 29.68 | 0.00 | 0.00 | 29.68 |
| 2 | C-02-0:2, C-04-0:2, C-04-0:3, C-07-0:1, C-08-0:3, C-09-0:1, C-10-0:4, C-10-0:5, C-12-0:1, C-15-0:2, C-17-0:3, C-19-0:1, C-20-0:3, C-21-0:2, C-23-0:1, C-27-0:3, C-29-0:1, C-31-0:2, C-31-0:3 | A2 | 19 | 15.48 | 20.90 | 27.87 | 27.87 | 1.55 | 29.42 | 0.00 | 0.00 | 29.42 |
| 3 | C-08-0:2, C-10-0:2 | A3 | 2 | 15.67 | 21.15 | 27.87 | 27.87 | 1.57 | 29.44 | 0.00 | 0.00 | 29.44 |
| 4 | C-07-0:2, C-09-0:2, C-19-0:2 | A4 | 3 | 17.90 | 24.17 | 27.87 | 27.87 | 1.79 | 29.66 | 0.00 | 0.00 | 29.66 |
| | Total A-Type Tenements | | 38 | | | | | | | | | |

| SR. NO. | C - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | ORIGINAL CARPET AREA | BASIC ENTITLEMENT ON ORIGINAL CA | MIN. BASIC ENTITLEMENT | APPLICABLE BASIC ENTITLEMENT | ADDITIONAL ENTITLEMENT | TOTAL ENTITLEMENT AS CA (TE-CA) | AUTHORIZED EXTENSION (AS BUA) | PROPOR. AUTHORIZED EXTENSION CA | ENTITLEMENT CA AS PER UDCPR |
|---------|--|-----------|--------------|----------------------|----------------------------------|------------------------|------------------------------|------------------------|---------------------------------|-------------------------------|---------------------------------|-----------------------------|
| | UNIT TYPE | | | (CIDCO Plan) | (35% above CA) | (300 sq.ft.) | (Higher of iv & v) | (10% X Original CA) | Basic + Addl. | (OC Obtained) | (BUA less 15%) | Reg. 10.10.2 & 7.5 |
| | Areas mentioned are in sq.m. | i | ii | iii | iv = iii x 1.35 | v | vi | vii | viii = vi + vii | ix | x = ix X 0.85 | xi |
| | B-TYPE UNIT | | | | | | | | | | | |
| 5.a | C-05-0:1, C-05-0:2, C-06-0:1, C-06-0:2, C-10-0:3, C-13-0:1, C-13-0:2, C-14-0:1, C-14-0:2, C-17-0:1, C-17-0:2, C-18-0:1, C-21-0:3, C-21-0:4, C-24-0:2, C-32-0:1, C-33-0:1, C-33-0:2 | B1 | 18 | 24.86 | 33.56 | 27.87 | 33.56 | 2.49 | 36.05 | 0.00 | 0.00 | 36.05 |
| 5.b | C-24-0:1, C-32-0:2 | | 2 | 24.86 | 33.56 | 27.87 | 33.56 | 2.49 | 36.05 | 9.27 | 7.88 | 43.93 |
| 5.c | C-08-0:1 | | 1 | 24.86 | 33.56 | 27.87 | 33.56 | 2.49 | 36.05 | 0.00 | 0.00 | 36.05 |
| 5.d | C-18-0:2 | | 1 | 24.86 | 33.56 | 27.87 | 33.56 | 2.49 | 36.05 | 7.83 | 6.66 | 42.71 |
| 6.a | C-11-0:2, C-30-0:2 | B2 | 2 | 26.06 | 35.18 | 27.87 | 35.18 | 2.61 | 37.79 | 0.00 | 0.00 | 37.79 |
| 6.b | C-16-0:1 | | 1 | 26.06 | 35.18 | 27.87 | 35.18 | 2.61 | 37.79 | 9.23 | 7.85 | 45.64 |
| 6.c | C-22-0:2 | | 1 | 26.06 | 35.18 | 27.87 | 35.18 | 2.61 | 37.79 | 9.67 | 8.22 | 46.01 |
| 7.a | C-11-0:1, C-16-0:2, C-22-0:1 | B3 | 3 | 23.44 | 31.64 | 27.87 | 31.64 | 2.34 | 33.98 | 0.00 | 0.00 | 33.98 |
| 7.b | C-03-0:2 | | 1 | 23.44 | 31.64 | 27.87 | 31.64 | 2.34 | 33.98 | 8.24 | 7.00 | 40.98 |
| 8.a | C-01-0:1 | B4 | 1 | 26.81 | 36.19 | 27.87 | 36.19 | 2.68 | 38.87 | 0.00 | 0.00 | 38.87 |
| 8.b | C-07-0:3, C-20-0:1, C-27-0:1, C-28-0:2 | | 4 | 26.81 | 36.19 | 27.87 | 36.19 | 2.68 | 38.87 | 0.00 | 0.00 | 38.87 |
| 8.c | C-09-0:3 | | 1 | 26.81 | 36.19 | 27.87 | 36.19 | 2.68 | 38.87 | 9.70 | 8.25 | 47.12 |
| 9.a | C-19-0:3, C-26-0:1 | B5 | 2 | 23.44 | 31.64 | 27.87 | 31.64 | 2.34 | 33.98 | 0.00 | 0.00 | 33.98 |
| 9.b | C-30-0:1 | | 1 | 23.44 | 31.64 | 27.87 | 31.64 | 2.34 | 33.98 | 8.92 | 7.58 | 41.56 |
| 10.a | C-03-0:1, C-28-0:1 | B6 | 2 | 26.81 | 36.19 | 27.87 | 36.19 | 2.68 | 38.87 | 0.00 | 0.00 | 38.87 |
| 10.b | C-01-0:2 | | 1 | 26.81 | 36.19 | 27.87 | 36.19 | 2.68 | 38.87 | 10.32 | 8.77 | 47.64 |
| 11 | C-33-0:3 | M1 | 1 | 26.81 | 36.19 | 27.87 | 36.19 | 2.68 | 38.87 | 9.24 | 7.85 | 46.72 |
| | Total B-Type Tenements | | 43 | | | | | | | | | |

| SR. NO. | C - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | ORIGINAL CARPET AREA | BASIC ENTITLEMENT ON ORIGINAL CA | MIN. BASIC ENTITLEMENT | APPLICABLE BASIC ENTITLEMENT | ADDITIONAL ENTITLEMENT | TOTAL ENTITLEMENT AS CA (TE-CA) | AUTHORIZED EXTENSION (AS BUA) | PROPOR. AUTHORIZED EXTENSION CA | ENTITLEMENT CA AS PER UDPCR |
|---------|--|-----------|--------------|----------------------|----------------------------------|------------------------|------------------------------|------------------------|---------------------------------|-------------------------------|---------------------------------|-----------------------------|
| | UNIT TYPE | | | (CIDCO Plan) | (35% above CA) | (300 sq.ft.) | (Higher of iv & v) | (10% X Original CA) | Basic + Addl. | (OC Obtained) | (BUA less 15%) | Reg. 10.10.2 & 7.5 |
| | Areas mentioned are in sq.m. | i | ii | iii | iv = iii x 1.35 | v | vi | vii | viii = vi + vii | ix | x = ix X 0.85 | xi |
| | C-TYPE UNIT | | | | | | | | | | | |
| 12.a | C-03-1:1, C-05-1:1, C-06-1:1, C-08-1:2, C-10-1:2, C-11-1:2, C-13-1:1, C-14-1:2, C-16-1:1, C-18-1:2, C-21-1:2, C-22-1:2, C-24-1:1, C-30-1:2, C-32-1:2, C-33-1:1 | C1 | 16 | 37.44 | 50.54 | 27.87 | 50.54 | 3.74 | 54.28 | 0.00 | 0.00 | 54.28 |
| 12.b | C-17-1:1 | C1 | 1 | 37.44 | 50.54 | 27.87 | 50.54 | 3.74 | 54.28 | 30.40 | 25.84 | 80.12 |
| 13.a | C-03-1:2, C-05-1:2, C-06-1:2, C-11-1:1, C-13-1:2, C-14-1:1, C-16-1:2, C-17-1:2, C-18-1:1, C-21-1:1, C-22-1:1, C-24-1:2, C-28-1:2, C-30-1:1, C-32-1:1, C-33-1:2 | C2 | 16 | 40.13 | 54.18 | 27.87 | 54.18 | 4.01 | 58.19 | 0.00 | 0.00 | 58.19 |
| 13.b | C-28-1:1 | | 1 | 40.13 | 54.18 | 27.87 | 54.18 | 4.01 | 58.19 | 21.03 | 17.88 | 76.07 |
| 14.a | C-01-1:2 | C3 | 1 | 46.66 | 62.99 | 27.87 | 62.99 | 4.67 | 67.66 | 32.76 | 27.85 | 95.51 |
| 14.b | C-07-1:1, C-20-1:2, C-27-1:2 | | 3 | 46.66 | 62.99 | 27.87 | 62.99 | 4.67 | 67.66 | 0.00 | 0.00 | 67.66 |
| 15 | C-01-1:1 | C4 | 1 | 43.10 | 58.19 | 27.87 | 58.19 | 4.31 | 62.50 | 0.00 | 0.00 | 62.50 |
| 16 | C-19-1:1, C-26-1:1, | C5 | 2 | 35.66 | 48.14 | 27.87 | 48.14 | 3.57 | 51.71 | 0.00 | 0.00 | 51.71 |
| 17 | C-09-1:1 | C6 | 1 | 49.09 | 66.27 | 27.87 | 66.27 | 4.91 | 71.18 | 0.00 | 0.00 | 71.18 |
| 18 | C-31-1:2 | C7 | 1 | 44.30 | 59.81 | 27.87 | 59.81 | 4.43 | 64.24 | 0.00 | 0.00 | 64.24 |
| | Total C-Type Tenements | | 43 | | | | | | | | | |

| SR. NO. | C - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | ORIGINAL CARPET AREA | BASIC ENTITLEMENT ON ORIGINAL CA | MIN. BASIC ENTITLEMENT | APPLICABLE BASIC ENTITLEMENT | ADDITIONAL ENTITLEMENT | TOTAL ENTITLEMENT AS CA (TE-CA) | AUTHORIZED EXTENSION (AS BUA) | PROPOR. AUTHORIZED EXTENSION CA | ENTITLEMENT CA AS PER UDPCR |
|---------|--|-----------|--------------|----------------------|----------------------------------|------------------------|------------------------------|------------------------|---------------------------------|-------------------------------|---------------------------------|-----------------------------|
| | UNIT TYPE | | | (CIDCO Plan) | (35% above CA) | (300 sq.ft.) | (Higher of iv & v) | (10% X Original CA) | Basic + Addl. | (OC Obtained) | (BUA less 15%) | Reg. 10.10.2 & 7.5 |
| | Areas mentioned are in sq.m. | i | ii | iii | iv = iii x 1.35 | v | vi | vii | viii = vi + vii | ix | x = ix X 0.85 | xi |
| | D-TYPE UNIT | | | | | | | | | | | |
| 19 | C-02-1:1, C-02-1:2, C-12-1:1, C-12-1:2, C-15-1:1, C-15-1:2, C-23-1:1, C-23-1:2, C-29-1:1, C-29-1:2 | D1 | 10 | 51.09 | 68.97 | 27.87 | 68.97 | 5.11 | 74.08 | 0.00 | 0.00 | 74.08 |
| 20.a | C-08-1:1 | D2 | 1 | 59.84 | 80.78 | 27.87 | 80.78 | 5.98 | 86.76 | 0.00 | 0.00 | 86.76 |
| 20.b | C-10-1:1 | D2 | 1 | 59.84 | 80.78 | 27.87 | 80.78 | 5.98 | 86.76 | 0.00 | 0.00 | 86.76 |
| 21 | C-27-1:1 | D3 | 1 | 56.75 | 76.61 | 27.87 | 76.61 | 5.68 | 82.29 | 0.00 | 0.00 | 82.29 |
| 22 | C-07-1:2, C-09-1:2, C-19-1:2 | D4 | 3 | 50.55 | 68.24 | 27.87 | 68.24 | 5.06 | 73.30 | 0.00 | 0.00 | 73.30 |
| 23 | C-04-1:1, C-31-1:1, | D5 | 2 | 55.91 | 75.48 | 27.87 | 75.48 | 5.59 | 81.07 | 0.00 | 0.00 | 81.07 |
| 24 | C-20-1:1 | D6 | 1 | 54.35 | 73.37 | 27.87 | 73.37 | 5.44 | 78.81 | 0.00 | 0.00 | 78.81 |
| | Total D-Type Tenements | | 19 | | | | | | | | | |

| SR. NO. | S - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | ORIGINAL CARPET AREA | BASIC ENTITLEMENT ON ORIGINAL CA | MIN. BASIC ENTITLEMENT | APPLICABLE BASIC ENTITLEMENT | ADDITIONAL ENTITLEMENT | TOTAL ENTITLEMENT AS CA (TE-CA) | AUTHORIZED EXTENSION (AS BUA) | PROPOR. AUTHORIZED EXTENSION CA | ENTITLEMENT CA AS PER UDPCR |
|---------|--|-----------|--------------|----------------------|----------------------------------|------------------------|------------------------------|------------------------|---------------------------------|-------------------------------|---------------------------------|-----------------------------|
| | SHOP UNIT TYPE | | | (CIDCO Plan) | (20% above CA) | NA | (Higher of iv & v) | NA | Basic + Addl. | (OC Obtained) | (BUA less 15%) | Reg. 10.10.2 & 7.5 |
| | Areas mentioned are in sq.m. | i | ii | iii | iv = iii x 1.20 | v | vi | vii | viii = vi + vii | ix | x = ix X 0.85 | xi |
| | S-TYPE UNIT | | | | | | | | | | | |
| 25 | S-25-0:1 | S1 | 1 | 17.89 | 21.47 | 0.00 | 21.47 | 0.00 | 21.47 | 0.00 | 0.00 | 21.47 |
| 26 | S-25-0:2, S-25-0:3 | S2 | 2 | 13.67 | 16.40 | 0.00 | 16.40 | 0.00 | 16.40 | 0.00 | 0.00 | 16.40 |
| 27 | S-25-1:4 | S3 | 1 | 17.89 | 21.47 | 0.00 | 21.47 | 0.00 | 21.47 | 0.00 | 0.00 | 21.47 |
| 28 | S-25-1:5, S-25-1:6 | S4 | 2 | 13.67 | 16.40 | 0.00 | 16.40 | 0.00 | 16.40 | 0.00 | 0.00 | 16.40 |
| | Total S-Type Tenements | | 6 | | | | | | | | | |

ANNEXURE - III

| 03 - REVISED STATEMENT - COMPUTATION OF EXPECTED CA CONSIDERED FOR FEASIBILITY & PROPOSED UNIT TYPOLOGY | | | | | | | | | | | | | | | | |
|---|--|-----------|--------------|----------------------|--------------------------------------|------------------------------------|------------------------|------------------------------|------------------------|---------------------------------|------------------------|-------------------------------|---------------------------------|-------------------------------|-------------------|--------------------|
| SR. NO. | C - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | ORIGINAL CARPET AREA | CONSIDERED EXIST. CA FOR FEASIBILITY | BASIC ENTITLEMENT ON CONSIDERED CA | MIN. BASIC ENTITLEMENT | APPLICABLE BASIC ENTITLEMENT | ADDITIONAL ENTITLEMENT | TOTAL ENTITLEMENT AS CA (TE-CA) | ADD EXTRA 25% TO TE-CA | AUTHORIZED EXTENSION (AS BUA) | PROPOR. AUTHORIZED EXTENSION CA | ENTITLEMENT CA (AS PER UDCPR) | EXPECTED REHAB CA | PROPOSED UNIT TYPE |
| | UNIT TYPE | | | (CIDCO Plan) | (Earlier Statement) | (35% above CA) | (300 sq.ft.) | (Higher of iv & v) | (10% X Considered CA) | Basic + Addl. | TE-CA + 25% | (OC Obtained) | (BUA less 15%) | Reg. 10.10.2 & 7.5 | | |
| | Areas mentioned are in sq.m. | i | ii | iii | iv | v = iv x 1.35 | vi | vii | viii | ix = vii + viii | x = ix x 1.25 | xi | xii = xi x 0.85 | xiii | xiv = x + xii | xv |
| | A-TYPE UNIT | | | | | | | | | | | | | | | |
| 1 | C-02-0:1, C-04-0:1, C-04-0:4, C-10-0:1, C-12-0:2, C-15-0:1, C-17-0:4, C-20-0:2, C-21-0:1, C-23-0:2, C-27-0:2, C-29-0:2, C-31-0:1, C-31-0:4 | A1 | 14 | 18.13 | 18.13 | 24.48 | 27.87 | 27.87 | 1.81 | 29.68 | 37.10 | 0.00 | 0.00 | 29.68 | 37.10 | N1 |
| 2 | C-02-0:2, C-04-0:2, C-04-0:3, C-07-0:1, C-08-0:3, C-09-0:1, C-10-0:4, C-10-0:5, C-12-0:1, C-15-0:2, C-17-0:3, C-19-0:1, C-20-0:3, C-21-0:2, C-23-0:1, C-27-0:3, C-29-0:1, C-31-0:2, C-31-0:3 | A2 | 19 | 15.48 | 15.48 | 20.90 | 27.87 | 27.87 | 1.55 | 29.42 | 36.78 | 0.00 | 0.00 | 29.42 | 36.78 | N1 |
| 3 | C-08-0:2, C-10-0:2 | A3 | 2 | 15.67 | 15.67 | 21.15 | 27.87 | 27.87 | 1.57 | 29.44 | 36.80 | 0.00 | 0.00 | 29.44 | 36.80 | N1 |
| 4 | C-07-0:2, C-09-0:2, C-19-0:2 | A4 | 3 | 17.90 | 17.90 | 24.17 | 27.87 | 27.87 | 1.79 | 29.66 | 37.08 | 0.00 | 0.00 | 29.66 | 37.08 | N1 |
| | Total A-Type Tenements | | 38 | | | | | | | | | | | | | |
| SR. NO. | C - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | ORIGINAL CARPET AREA | CONSIDERED EXIST. CA FOR FEASIBILITY | BASIC ENTITLEMENT ON CONSIDERED CA | MIN. BASIC ENTITLEMENT | APPLICABLE BASIC ENTITLEMENT | ADDITIONAL ENTITLEMENT | TOTAL ENTITLEMENT AS CA (TE-CA) | ADD EXTRA 25% TO TE-CA | AUTHORIZED EXTENSION (AS BUA) | PROPOR. AUTHORIZED EXTENSION CA | ENTITLEMENT CA (AS PER UDCPR) | EXPECTED REHAB CA | PROPOSED UNIT TYPE |
| | UNIT TYPE | | | (CIDCO Plan) | (Earlier Statement) | (35% above CA) | (300 sq.ft.) | (Higher of iv & v) | (10% X Considered CA) | Basic + Addl. | TE-CA + 25% | (OC Obtained) | (BUA less 15%) | Reg. 10.10.2 & 7.5 | | |
| | Areas mentioned are in sq.m. | i | ii | iii | iv | v = iv x 1.35 | vi | vii | viii | ix = vii + viii | x = ix x 1.25 | xi | xii = xi x 0.85 | xiii | xiv = x + xii | xv |
| | B-TYPE UNIT | | | | | | | | | | | | | | | |
| 5.a | C-05-0:1, C-05-0:2, C-06-0:1, C-06-0:2, C-10-0:3, C-13-0:1, C-13-0:2, C-14-0:1, C-14-0:2, C-17-0:1, C-17-0:2, C-18-0:1, C-21-0:3, C-21-0:4, C-24-0:2, C-32-0:1, C-33-0:1, C-33-0:2 | B1 | 18 | 24.86 | 24.86 | 33.56 | 27.87 | 33.56 | 2.49 | 36.05 | 45.06 | 0.00 | 0.00 | 36.05 | 45.06 | N2 |
| 5.b | C-24-0:1, C-32-0:2 | | 2 | 24.86 | 24.86 | 33.56 | 27.87 | 33.56 | 2.49 | 36.05 | 45.06 | 9.27 | 7.88 | 43.93 | 52.94 | N3.A |
| 5.c | C-08-0:1 | | 1 | 24.86 | 24.86 | 33.56 | 27.87 | 33.56 | 2.49 | 36.05 | 45.06 | 0.00 | 0.00 | 36.05 | 45.06 | N2 |
| 5.d | C-18-0:2 | | 1 | 24.86 | 24.86 | 33.56 | 27.87 | 33.56 | 2.49 | 36.05 | 45.06 | 7.83 | 6.66 | 42.71 | 51.72 | N3.A |
| 6.a | C-11-0:2, C-30-0:2 | B2 | 2 | 26.06 | 26.06 | 35.18 | 27.87 | 35.18 | 2.61 | 37.79 | 47.24 | 0.00 | 0.00 | 37.79 | 47.24 | N2 |
| 6.b | C-16-0:1 | | 1 | 26.06 | 26.06 | 35.18 | 27.87 | 35.18 | 2.61 | 37.79 | 47.24 | 9.23 | 7.85 | 45.64 | 55.09 | N3.B |
| 6.c | C-22-0:2 | | 1 | 26.06 | 26.06 | 35.18 | 27.87 | 35.18 | 2.61 | 37.79 | 47.24 | 9.67 | 8.22 | 46.01 | 55.46 | N3.B |
| 7.a | C-11-0:1, C-16-0:2, C-22-0:1 | B3 | 3 | 23.44 | 26.50 | 35.78 | 27.87 | 35.78 | 2.65 | 38.43 | 48.04 | 0.00 | 0.00 | 33.98 | 48.04 | N2 |
| 7.b | C-03-0:2 | | 1 | 23.44 | 26.50 | 35.78 | 27.87 | 35.78 | 2.65 | 38.43 | 48.04 | 8.24 | 7.00 | 40.98 | 55.04 | N3.B |
| 8.a | C-01-0:1 | B4 | 1 | 26.81 | 27.83 | 37.57 | 27.87 | 37.57 | 2.78 | 40.35 | 50.44 | 0.00 | 0.00 | 38.87 | 50.44 | N3.A |
| 8.b | C-07-0:3, C-20-0:1, C-27-0:1, C-28-0:2 | | 4 | 26.81 | 27.83 | 37.57 | 27.87 | 37.57 | 2.78 | 40.35 | 50.44 | 0.00 | 0.00 | 38.87 | 50.44 | N3.A |
| 8.c | C-09-0:3 | | 1 | 26.81 | 27.83 | 37.57 | 27.87 | 37.57 | 2.78 | 40.35 | 50.44 | 9.70 | 8.25 | 47.12 | 58.69 | N3.B |
| 9.a | C-19-0:3, C-26-0:1 | B5 | 2 | 23.44 | 23.44 | 31.64 | 27.87 | 31.64 | 2.34 | 33.98 | 42.48 | 0.00 | 0.00 | 33.98 | 42.48 | N2 |
| 9.b | C-30-0:1 | | 1 | 23.44 | 23.44 | 31.64 | 27.87 | 31.64 | 2.34 | 33.98 | 42.48 | 8.92 | 7.58 | 41.56 | 50.06 | N3.A |
| 10.a | C-03-0:1, C-28-0:1 | B6 | 2 | 26.81 | 26.81 | 36.19 | 27.87 | 36.19 | 2.68 | 38.87 | 48.59 | 0.00 | 0.00 | 38.87 | 48.59 | N2 |
| 10.b | C-01-0:2 | | 1 | 26.81 | 26.81 | 36.19 | 27.87 | 36.19 | 2.68 | 38.87 | 48.59 | 10.32 | 8.77 | 47.64 | 57.36 | N3.B |
| 11 | C-33-0:3 | M1 | 1 | 26.81 | 26.81 | 36.19 | 27.87 | 36.19 | 2.68 | 38.87 | 48.59 | 9.24 | 7.85 | 46.72 | 56.44 | N3.B |
| | Total B-Type Tenements | | 43 | | | | | | | | | | | | | |

| SR. NO. | C - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | ORIGINAL CARPET AREA | CONSIDERED EXIST. CA FOR FEASIBILITY | BASIC ENTITLEMENT ON CONSIDERED CA | MIN. BASIC ENTITLEMENT | APPLICABLE BASIC ENTITLEMENT | ADDITIONAL ENTITLEMENT | TOTAL ENTITLEMENT AS CA (TE-CA) | ADD EXTRA 25% TO TE-CA | AUTHORIZED EXTENSION (AS BUA) | PROPOR. AUTHORIZED EXTENSION CA | ENTITLEMENT CA (AS PER UD CPR) | EXPECTED REHAB CA | PROPOSED UNIT TYPE |
|---------|--|-----------|--------------|----------------------|--------------------------------------|------------------------------------|------------------------|------------------------------|------------------------|---------------------------------|------------------------|-------------------------------|---------------------------------|--------------------------------|-------------------|--------------------|
| | UNIT TYPE | | | (CIDCO Plan) | (Earlier Statement) | (35% above CA) | (300 sq.ft.) | (Higher of iv & v) | (10% X Considered CA) | Basic + Addl. | TE-CA + 25% | (OC Obtained) | (BUA less 15%) | Reg. 10.10.2 & 7.5 | | |
| | Areas mentioned are in sq.m. | i | ii | iii | iv | v = iv x 1.35 | vi | vii | viii | ix = vii + viii | x = ix x 1.25 | xi | xii = xi X 0.85 | xiii | xiv = x + xii | xv |
| | C-TYPE UNIT | | | | | | | | | | | | | | | |
| 12.a | C-03-1:1, C-05-1:1, C-06-1:1, C-08-1:2, C-10-1:2, C-11-1:2, C-13-1:1, C-14-1:2, C-16-1:1, C-18-1:2, C-21-1:2, C-22-1:2, C-24-1:1, C-30-1:2, C-32-1:2, C-33-1:1 | C1 | 16 | 37.44 | 46.02 | 62.12 | 27.87 | 62.12 | 4.60 | 66.72 | 83.40 | 0.00 | 0.00 | 66.73 | 83.40 | N5 |
| 12.b | C-17-1:1 | C1 | 1 | 37.44 | 43.49 | 58.71 | 27.87 | 58.71 | 4.35 | 63.06 | 78.83 | 30.40 | 25.84 | 88.90 | 104.67 | N7 |
| 13.a | C-03-1:2, C-05-1:2, C-06-1:2, C-11-1:1, C-13-1:2, C-14-1:1, C-16-1:2, C-17-1:2, C-18-1:1, C-21-1:1, C-22-1:1, C-24-1:2, C-28-1:2, C-30-1:1, C-32-1:1, C-33-1:2 | C2 | 16 | 40.13 | 51.13 | 69.02 | 27.87 | 69.02 | 5.11 | 74.13 | 92.66 | 0.00 | 0.00 | 74.13 | 92.66 | N6 |
| 13.b | C-28-1:1 | | 1 | 40.13 | 48.55 | 65.54 | 27.87 | 65.54 | 4.86 | 70.40 | 88.00 | 21.03 | 17.88 | 88.28 | 105.88 | N7 |
| 14.a | C-01-1:2 | C3 | 1 | 46.66 | 52.93 | 71.46 | 27.87 | 71.46 | 5.29 | 76.75 | 95.94 | 32.76 | 27.85 | 104.60 | 123.79 | N9 |
| 14.b | C-07-1:1, C-20-1:2, C-27-1:2 | | 3 | 46.66 | 55.69 | 75.18 | 27.87 | 75.18 | 5.57 | 80.75 | 100.94 | 0.00 | 0.00 | 80.74 | 100.94 | N7 |
| 15 | C-01-1:1 | C4 | 1 | 43.10 | 51.57 | 69.61 | 27.87 | 69.61 | 5.16 | 74.77 | 93.46 | 0.00 | 0.00 | 74.77 | 93.46 | N6 |
| 16 | C-19-1:1, C-26-1:1, | C5 | 2 | 35.66 | 40.15 | 54.21 | 27.87 | 54.21 | 4.02 | 58.23 | 72.79 | 0.00 | 0.00 | 58.22 | 72.79 | N4 |
| 17 | C-09-1:1 | C6 | 1 | 49.09 | 55.69 | 75.18 | 27.87 | 75.18 | 5.57 | 80.75 | 100.94 | 0.00 | 0.00 | 80.75 | 100.94 | N7 |
| 18 | C-31-1:2 | C7 | 1 | 44.30 | 52.61 | 71.02 | 27.87 | 71.02 | 5.26 | 76.28 | 95.35 | 0.00 | 0.00 | 76.28 | 95.35 | N6 |
| | Total C-Type Tenements | | 43 | | | | | | | | | | | | | |

| SR. NO. | C - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | ORIGINAL CARPET AREA | CONSIDERED EXIST. CA FOR FEASIBILITY | BASIC ENTITLEMENT ON CONSIDERED CA | MIN. BASIC ENTITLEMENT | APPLICABLE BASIC ENTITLEMENT | ADDITIONAL ENTITLEMENT | TOTAL ENTITLEMENT AS CA (TE-CA) | ADD EXTRA 25% TO TE-CA | AUTHORIZED EXTENSION (AS BUA) | PROPOR. AUTHORIZED EXTENSION CA | ENTITLEMENT CA (AS PER UD CPR) | EXPECTED REHAB CA | PROPOSED UNIT TYPE |
|---------|--|-----------|--------------|----------------------|--------------------------------------|------------------------------------|------------------------|------------------------------|------------------------|---------------------------------|------------------------|-------------------------------|---------------------------------|--------------------------------|-------------------|--------------------|
| | UNIT TYPE | | | (CIDCO Plan) | (Earlier Statement) | (35% above CA) | (300 sq.ft.) | (Higher of iv & v) | (10% X Considered CA) | Basic + Addl. | TE-CA + 25% | (OC Obtained) | (BUA less 15%) | Reg. 10.10.2 & 7.5 | | |
| | Areas mentioned are in sq.m. | i | ii | iii | iv | v = iv x 1.35 | vi | vii | viii | ix = vii + viii | x = ix x 1.25 | xi | xii = xi X 0.85 | xiii | xiv = x + xii | xv |
| | D-TYPE UNIT | | | | | | | | | | | | | | | |
| 19 | C-02-1:1, C-02-1:2, C-12-1:1, C-12-1:2, C-15-1:1, C-15-1:2, C-23-1:1, C-23-1:2, C-29-1:1, C-29-1:2 | D1 | 10 | 51.09 | 65.78 | 88.80 | 27.87 | 88.80 | 6.58 | 95.38 | 119.23 | 0.00 | 0.00 | 95.38 | 119.23 | N9 |
| 20.a | C-08-1:1 | D2 | 1 | 59.84 | 62.12 | 83.86 | 27.87 | 83.86 | 6.21 | 90.07 | 112.59 | 0.00 | 0.00 | 90.07 | 112.59 | N8 |
| 20.b | C-10-1:1 | D2 | 1 | 59.84 | 62.12 | 83.86 | 27.87 | 83.86 | 6.21 | 90.07 | 112.59 | 0.00 | 0.00 | 90.07 | 112.59 | N8 |
| 21 | C-27-1:1 | D3 | 1 | 56.75 | 65.30 | 88.16 | 27.87 | 88.16 | 6.53 | 94.69 | 118.36 | 0.00 | 0.00 | 94.69 | 118.36 | N8 |
| 22 | C-07-1:2, C-09-1:2, C-19-1:2 | D4 | 3 | 50.55 | 63.54 | 85.78 | 27.87 | 85.78 | 6.35 | 92.13 | 115.16 | 0.00 | 0.00 | 92.13 | 115.16 | N8 |
| 23 | C-04-1:1, C-31-1:1, | D5 | 2 | 55.91 | 65.26 | 88.10 | 27.87 | 88.10 | 6.53 | 94.63 | 118.29 | 0.00 | 0.00 | 94.63 | 118.29 | N8 |
| 24 | C-20-1:1 | D6 | 1 | 54.35 | 66.24 | 89.42 | 27.87 | 89.42 | 6.62 | 96.04 | 120.05 | 0.00 | 0.00 | 96.05 | 120.05 | N9 |
| | Total D-Type Tenements | | 19 | | | | | | | | | | | | | |

| SR. NO. | S - (BUILDING NO.) - (FLOOR NO.) : (UNIT NO.) | UNIT TYPE | NO. OF UNITS | ORIGINAL CARPET AREA | CONSIDERED EXIST. CA FOR FEASIBILITY | BASIC ENTITLEMENT ON CONSIDERED CA | MIN. BASIC ENTITLEMENT | APPLICABLE BASIC ENTITLEMENT | ADDITIONAL ENTITLEMENT | TOTAL ENTITLEMENT AS CA (TE-CA) | ADD EXTRA 25% TO TE-CA | AUTHORIZED EXTENSION (AS BUA) | PROPOR. AUTHORIZED EXTENSION CA | ENTITLEMENT CA (AS PER UD CPR) | EXPECTED REHAB CA | PROPOSED UNIT TYPE |
|---------|--|-----------|--------------|----------------------|--------------------------------------|------------------------------------|------------------------|------------------------------|------------------------|---------------------------------|------------------------|-------------------------------|---------------------------------|--------------------------------|-------------------|--------------------|
| | SHOP UNIT TYPE | | | (CIDCO Plan) | (Earlier Statement) | (20% above CA) | (300 sq.ft.) | (Higher of iv & v) | (10% X Considered CA) | Basic + Addl. | TE-CA + 25% | (OC Obtained) | (BUA less 15%) | Reg. 10.10.2 & 7.5 | | At actuals |
| | Areas mentioned are in sq.m. | i | ii | iii | iv | v = iv x 1.35 | NA | vii | NA | ix = vii + viii | x = ix x 1.25 | xi | xii = xi X 0.85 | xiii | xiv = x + xii | xv |
| | S-TYPE UNIT | | | | | | | | | | | | | | | |
| 25 | S-25-0:1 | S1 | 1 | 17.89 | 17.89 | 21.47 | 0.00 | 21.47 | 0.00 | 21.47 | 26.84 | 0.00 | 0.00 | 21.47 | 26.84 | S1 |
| 26 | S-25-0:2, S-25-0:3 | S2 | 2 | 13.67 | 13.67 | 16.40 | 0.00 | 16.40 | 0.00 | 16.40 | 20.50 | 0.00 | 0.00 | 16.40 | 20.50 | S2 |
| 27 | S-25-1:4 | S3 | 1 | 17.89 | 28.04 | 33.65 | 0.00 | 33.65 | 0.00 | 33.65 | 42.06 | 0.00 | 0.00 | 33.65 | 42.06 | S3 |
| 28 | S-25-1:5, S-25-1:6 | S4 | 2 | 13.67 | 21.42 | 25.70 | 0.00 | 25.70 | 0.00 | 25.70 | 32.13 | 0.00 | 0.00 | 25.70 | 32.13 | S4 |
| | Total S-Type Tenements | | 6 | | | | | | | | | | | | | |

ANNEXURE - IV

| 04 - REVISED GROUPING - BASED ON REHAB CA CONSIDERED FOR FEASIBILITY | | | | | | | | | | | | | |
|--|---------------------------|-------------|--------------------------------------|--------------|-------------------------------|-------------------------------------|-------------------|-------------------------------------|-------------------------------|----------------------------------|-----------------------------------|---|--|
| EARLIER SR. NO. | NEW GROUP (SOURCE TYPE-A) | ORIGINAL CA | CONSIDERED EXIST. CA FOR FEASIBILITY | NO. OF UNITS | ENTITLEMENT CA (AS PER UDCPR) | ENTITLEMENT BUA (AS PER NMMC CALC.) | EXPECTED REHAB CA | REHAB CA CONSIDERED FOR FEASIBILITY | REHAB BUA (AS PER NMMC CALC.) | TOTAL ENTITLEMENT CA (ALL UNITS) | TOTAL ENTITLEMENT BUA (ALL UNITS) | TOTAL REHAB CA CONSIDERED FOR FEASIBILITY | TOTAL REHAB BUA CONSIDERED FOR FEASIBILITY |
| | Area in sq.m. | i | ii | iii | iv | v = iv x 1.2 | v | vi | viii = vi x 1.2 | viii = ii x iii | ix = ii x iv | x = ii x vi | xi = ii x vii |
| 1 | N1 | 18.13 | 18.13 | 14 | 29.68 | 35.62 | 37.10 | 40.00 | 48.00 | 415.53 | 498.64 | 560.00 | 672.00 |
| 2 | N1 | 15.48 | 15.48 | 19 | 29.42 | 35.30 | 36.78 | 40.00 | 48.00 | 558.99 | 670.79 | 760.00 | 912.00 |
| 3 | N1 | 15.67 | 15.67 | 2 | 29.44 | 35.33 | 36.80 | 40.00 | 48.00 | 58.88 | 70.66 | 80.00 | 96.00 |
| 4 | N1 | 17.90 | 17.90 | 3 | 29.66 | 35.59 | 37.08 | 40.00 | 48.00 | 88.98 | 106.78 | 120.00 | 144.00 |
| HIGHEST CONSIDERED | | | | 38 | | | 37.10 | 40.00 | | 1122.39 | 1346.86 | 1520.00 | 1824.00 |

| EARLIER SR. NO. | NEW GROUP (SOURCE TYPE- B) | ORIGINAL CA | CONSIDERED EXIST. CA FOR FEASIBILITY | NO. OF UNITS | ENTITLEMENT CA (AS PER UDCPR) | ENTITLEMENT BUA (AS PER NMMC CALC.) | EXPECTED REHAB CA | REHAB CA CONSIDERED FOR FEASIBILITY | REHAB BUA (AS PER NMMC CALC.) | TOTAL ENTITLEMENT CA (ALL UNITS) | TOTAL ENTITLEMENT BUA (ALL UNITS) | TOTAL REHAB CA CONSIDERED FOR FEASIBILITY | TOTAL REHAB BUA CONSIDERED FOR FEASIBILITY |
|--------------------|----------------------------|-------------|--------------------------------------|--------------|-------------------------------|-------------------------------------|-------------------|-------------------------------------|-------------------------------|----------------------------------|-----------------------------------|---|--|
| | Area in sq.m. | i | ii | iii | iv | v = iv x 1.2 | v | vi | viii = vi x 1.2 | viii = ii x iii | ix = ii x iv | x = ii x vi | xi = ii x vii |
| 5.a, 5.c | N2 | 24.86 | 24.86 | 19 | 36.05 | 43.26 | 45.06 | 50.00 | 60.00 | 684.95 | 821.94 | 950.00 | 1140.00 |
| 6.a | N2 | 26.06 | 26.06 | 2 | 37.79 | 45.35 | 47.24 | 50.00 | 60.00 | 75.58 | 90.70 | 100.00 | 120.00 |
| 7.a | N2 | 23.44 | 26.50 | 3 | 33.98 | 40.78 | 48.04 | 50.00 | 60.00 | 101.94 | 122.33 | 150.00 | 180.00 |
| 9.a | N2 | 23.44 | 23.44 | 2 | 33.98 | 40.78 | 42.48 | 50.00 | 60.00 | 67.96 | 81.55 | 100.00 | 120.00 |
| 10.a | N2 | 26.81 | 26.81 | 2 | 38.87 | 46.64 | 48.59 | 50.00 | 60.00 | 77.74 | 93.29 | 100.00 | 120.00 |
| HIGHEST CONSIDERED | | | | 28 | | | 48.59 | 50.00 | | 1008.17 | 1209.80 | 1400.00 | 1680.00 |

| EARLIER SR. NO. | NEW GROUP (SOURCE TYPE- B) | ORIGINAL CA | CONSIDERED EXIST. CA FOR FEASIBILITY | NO. OF UNITS | ENTITLEMENT CA (AS PER UDCPR) | ENTITLEMENT BUA (AS PER NMMC CALC.) | EXPECTED REHAB CA | REHAB CA CONSIDERED FOR FEASIBILITY | REHAB BUA (AS PER NMMC CALC.) | TOTAL ENTITLEMENT CA (ALL UNITS) | TOTAL ENTITLEMENT BUA (ALL UNITS) | TOTAL REHAB CA CONSIDERED FOR FEASIBILITY | TOTAL REHAB BUA CONSIDERED FOR FEASIBILITY |
|--------------------|----------------------------|-------------|--------------------------------------|--------------|-------------------------------|-------------------------------------|-------------------|-------------------------------------|-------------------------------|----------------------------------|-----------------------------------|---|--|
| | Area in sq.m. | i | ii | iii | iv | v = iv x 1.2 | v | vi | viii = vi x 1.2 | viii = ii x iii | ix = ii x iv | x = ii x vi | xi = ii x vii |
| 5.b | N3.A | 24.86 | 24.86 | 2 | 43.93 | 52.72 | 52.94 | 54.00 | 64.80 | 87.86 | 105.43 | 108.00 | 129.60 |
| 5.d | N3.A | 24.86 | 24.86 | 1 | 42.71 | 51.25 | 51.72 | 54.00 | 64.80 | 42.71 | 51.25 | 54.00 | 64.80 |
| 8.a, 8.b | N3.A | 26.81 | 27.83 | 5 | 38.87 | 46.64 | 50.44 | 54.00 | 64.80 | 194.35 | 233.22 | 270.00 | 324.00 |
| 9.b | N3.A | 23.44 | 23.44 | 1 | 41.56 | 49.87 | 50.06 | 54.00 | 64.80 | 41.56 | 49.87 | 54.00 | 64.80 |
| HIGHEST CONSIDERED | | | | 9 | | | 52.94 | 54.00 | | 366.48 | 439.78 | 486.00 | 583.20 |

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| EARLIER SR. NO. | NEW GROUP (SOURCE TYPE- B) | ORIGINAL CA | CONSIDERED EXIST. CA FOR FEASIBILITY | NO. OF UNITS | ENTITLEMENT CA (AS PER UDCPR) | ENTITLEMENT BUA (AS PER NMMC CALC.) | EXPECTED REHAB CA | REHAB CA CONSIDERED FOR FEASIBILITY | REHAB BUA (AS PER NMMC CALC.) | TOTAL ENTITLEMENT CA (ALL UNITS) | TOTAL ENTITLEMENT BUA (ALL UNITS) | TOTAL REHAB CA CONSIDERED FOR FEASIBILITY | TOTAL REHAB BUA CONSIDERED FOR FEASIBILITY |
|--------------------|-------------------------------|-------------|--------------------------------------|--------------|-------------------------------|-------------------------------------|-------------------|-------------------------------------|-------------------------------|----------------------------------|-----------------------------------|---|--|
| | Area in sq.m. | i | ii | iii | iv | v = iv x 1.2 | v | vi | viii = vi x 1.2 | viii = ii x iii | ix = ii x iv | x = ii x vi | xi = ii x vii |
| 6.b | N3.B | 26.06 | 26.06 | 1 | 45.64 | 54.77 | 55.09 | 60.00 | 72.00 | 45.64 | 54.77 | 60.00 | 72.00 |
| 6.c | N3.B | 26.06 | 26.06 | 1 | 46.01 | 55.21 | 55.46 | 60.00 | 72.00 | 46.01 | 55.21 | 60.00 | 72.00 |
| 7.b | N3.B | 23.44 | 26.50 | 1 | 40.98 | 49.18 | 55.04 | 60.00 | 72.00 | 40.98 | 49.18 | 60.00 | 72.00 |
| 8.c | N3.B | 26.81 | 27.83 | 1 | 47.12 | 56.54 | 58.69 | 60.00 | 72.00 | 47.12 | 56.54 | 60.00 | 72.00 |
| 10.b | N3.B | 26.81 | 26.81 | 1 | 47.64 | 57.17 | 57.36 | 60.00 | 72.00 | 47.64 | 57.17 | 60.00 | 72.00 |
| 11 | N3.B | 26.81 | 26.81 | 1 | 46.72 | 56.06 | 56.44 | 60.00 | 72.00 | 46.72 | 56.06 | 60.00 | 72.00 |
| HIGHEST CONSIDERED | | | | 6 | | | 58.69 | 60.00 | | 274.11 | 328.93 | 360.00 | 432.00 |

| EARLIER SR. NO. | NEW GROUP (SOURCE TYPE-C) | ORIGINAL CA | CONSIDERED EXIST. CA FOR FEASIBILITY | NO. OF UNITS | ENTITLEMENT CA (AS PER UDCPR) | ENTITLEMENT BUA (AS PER NMMC CALC.) | EXPECTED REHAB CA | REHAB CA CONSIDERED FOR FEASIBILITY | REHAB BUA (AS PER NMMC CALC.) | TOTAL ENTITLEMENT CA (ALL UNITS) | TOTAL ENTITLEMENT BUA (ALL UNITS) | TOTAL REHAB CA CONSIDERED FOR FEASIBILITY | TOTAL REHAB BUA CONSIDERED FOR FEASIBILITY |
|-------------------|------------------------------|-------------|--------------------------------------|--------------|-------------------------------|-------------------------------------|-------------------|-------------------------------------|-------------------------------|----------------------------------|-----------------------------------|---|--|
| | Area in sq.m. | i | ii | iii | iv | v = iv x 1.2 | v | vi | viii = vi x 1.2 | viii = ii x iii | ix = ii x iv | x = ii x vi | xi = ii x vii |
| 16 | N4 | 35.66 | 40.15 | 2 | 58.22 | 69.87 | 72.79 | 74.00 | 88.80 | 116.45 | 139.74 | 148.00 | 177.60 |
| ACTUAL CONSIDERED | | | | 2 | | | 72.79 | 74.00 | | 116.45 | 139.74 | 148.00 | 177.60 |

| EARLIER SR. NO. | NEW GROUP (SOURCE TYPE C) | ORIGINAL CA | CONSIDERED EXIST. CA FOR FEASIBILITY | NO. OF UNITS | ENTITLEMENT CA (AS PER UDCPR) | ENTITLEMENT BUA (AS PER NMMC CALC.) | EXPECTED REHAB CA | REHAB CA CONSIDERED FOR FEASIBILITY | REHAB BUA (AS PER NMMC CALC.) | TOTAL ENTITLEMENT CA (ALL UNITS) | TOTAL ENTITLEMENT BUA (ALL UNITS) | TOTAL REHAB CA CONSIDERED FOR FEASIBILITY | TOTAL REHAB BUA CONSIDERED FOR FEASIBILITY |
|-------------------|------------------------------|-------------|--------------------------------------|--------------|-------------------------------|-------------------------------------|-------------------|-------------------------------------|-------------------------------|----------------------------------|-----------------------------------|---|--|
| | Area in sq.m. | i | ii | iii | iv | v = iv x 1.2 | v | vi | viii = vi x 1.2 | viii = ii x iii | ix = ii x iv | x = ii x vi | xi = ii x vii |
| 12.a | N5 | 37.44 | 46.02 | 16 | 66.73 | 80.07 | 83.40 | 85.00 | 102.00 | 1067.62 | 1281.14 | 1360.00 | 1632.00 |
| ACTUAL CONSIDERED | | | | 16 | | | 83.40 | 85.00 | | 1067.62 | 1281.14 | 1360.00 | 1632.00 |

| EARLIER SR. NO. | NEW GROUP (SOURCE TYPE C) | ORIGINAL CA | CONSIDERED EXIST. CA FOR FEASIBILITY | NO. OF UNITS | ENTITLEMENT CA (AS PER UDCPR) | ENTITLEMENT BUA (AS PER NMMC CALC.) | EXPECTED REHAB CA | REHAB CA CONSIDERED FOR FEASIBILITY | REHAB BUA (AS PER NMMC CALC.) | TOTAL ENTITLEMENT CA (ALL UNITS) | TOTAL ENTITLEMENT BUA (ALL UNITS) | TOTAL REHAB CA CONSIDERED FOR FEASIBILITY | TOTAL REHAB BUA CONSIDERED FOR FEASIBILITY |
|--------------------|------------------------------|-------------|--------------------------------------|--------------|-------------------------------|-------------------------------------|-------------------|-------------------------------------|-------------------------------|----------------------------------|-----------------------------------|---|--|
| | Area in sq.m. | i | ii | iii | iv | v = iv x 1.2 | v | vi | viii = vi x 1.2 | viii = ii x iii | ix = ii x iv | x = ii x vi | xi = ii x vii |
| 13.a | N6 | 40.13 | 51.13 | 16 | 74.13 | 88.96 | 92.66 | 97.00 | 116.40 | 1186.12 | 1423.35 | 1552.00 | 1862.40 |
| 15 | N6 | 43.10 | 51.57 | 1 | 74.77 | 89.72 | 93.46 | 97.00 | 116.40 | 74.77 | 89.72 | 97.00 | 116.40 |
| 18 | N6 | 44.30 | 52.61 | 1 | 76.28 | 91.54 | 95.35 | 97.00 | 116.40 | 76.28 | 91.54 | 97.00 | 116.40 |
| HIGHEST CONSIDERED | | | | 18 | | | 95.35 | 97.00 | | 1337.18 | 1604.61 | 1746.00 | 2095.20 |

| EARLIER SR. NO. | NEW GROUP (SOURCE TYPE C) | ORIGINAL CA | CONSIDERED EXIST. CA FOR FEASIBILITY | NO. OF UNITS | ENTITLEMENT CA (AS PER UDCPR) | ENTITLEMENT BUA (AS PER NMMC CALC.) | EXPECTED REHAB CA | REHAB CA CONSIDERED FOR FEASIBILITY | REHAB BUA (AS PER NMMC CALC.) | TOTAL ENTITLEMENT CA (ALL UNITS) | TOTAL ENTITLEMENT BUA (ALL UNITS) | TOTAL REHAB CA CONSIDERED FOR FEASIBILITY | TOTAL REHAB BUA CONSIDERED FOR FEASIBILITY |
|--------------------|------------------------------|-------------|--------------------------------------|--------------|-------------------------------|-------------------------------------|-------------------|-------------------------------------|-------------------------------|----------------------------------|-----------------------------------|---|--|
| | Area in sq.m. | i | ii | iii | iv | v = iv x 1.2 | v | vi | viii = vi x 1.2 | viii = ii x iii | ix = ii x iv | x = ii x vi | xi = ii x vii |
| 12.b | N7 | 37.44 | 43.49 | 1 | 88.90 | 106.68 | 104.67 | 107.00 | 128.40 | 88.90 | 106.68 | 107.00 | 128.40 |
| 13.b | N7 | 40.13 | 48.55 | 1 | 88.28 | 105.93 | 105.88 | 107.00 | 128.40 | 88.28 | 105.93 | 107.00 | 128.40 |
| 14.b | N7 | 46.66 | 55.69 | 3 | 80.74 | 96.89 | 100.94 | 107.00 | 128.40 | 242.23 | 290.68 | 321.00 | 385.20 |
| 17 | N7 | 49.09 | 55.69 | 1 | 80.75 | 96.90 | 100.94 | 107.00 | 128.40 | 80.75 | 96.90 | 107.00 | 128.40 |
| HIGHEST CONSIDERED | | | | 6 | | | 105.88 | 107.00 | | 500.17 | 600.20 | 642.00 | 770.40 |

| EARLIER SR. NO. | NEW GROUP (SOURCE TYPE D) | ORIGINAL CA | CONSIDERED EXIST. CA FOR FEASIBILITY | NO. OF UNITS | ENTITLEMENT CA (AS PER UDCPR) | ENTITLEMENT BUA (AS PER NMMC CALC.) | EXPECTED REHAB CA | REHAB CA CONSIDERED FOR FEASIBILITY | REHAB BUA (AS PER NMMC CALC.) | TOTAL ENTITLEMENT CA (ALL UNITS) | TOTAL ENTITLEMENT BUA (ALL UNITS) | TOTAL REHAB CA CONSIDERED FOR FEASIBILITY | TOTAL REHAB BUA CONSIDERED FOR FEASIBILITY |
|--------------------|------------------------------|-------------|--------------------------------------|--------------|-------------------------------|-------------------------------------|-------------------|-------------------------------------|-------------------------------|----------------------------------|-----------------------------------|---|--|
| | Area in sq.m. | i | ii | iii | iv | v = iv x 1.2 | v | vi | viii = vi x 1.2 | viii = ii x iii | ix = ii x iv | x = ii x vi | xi = ii x vii |
| 20.a, 20.b | N8 | 59.84 | 62.12 | 2 | 90.07 | 108.08 | 112.59 | 120.00 | 144.00 | 180.14 | 216.16 | 240.00 | 288.00 |
| 21 | N8 | 56.75 | 65.30 | 1 | 94.69 | 113.63 | 118.36 | 120.00 | 144.00 | 94.69 | 113.63 | 120.00 | 144.00 |
| 22 | N8 | 50.55 | 63.54 | 3 | 92.13 | 110.56 | 115.16 | 120.00 | 144.00 | 276.39 | 331.67 | 360.00 | 432.00 |
| 23 | N8 | 55.91 | 65.26 | 2 | 94.63 | 113.55 | 118.29 | 120.00 | 144.00 | 189.25 | 227.10 | 240.00 | 288.00 |
| HIGHEST CONSIDERED | | | | 8 | | | 118.36 | 120.00 | | 740.47 | 888.57 | 960.00 | 1152.00 |

| EARLIER SR. NO. | NEW GROUP (SOURCE TYPE C & D) | ORIGINAL CA | CONSIDERED EXIST. CA FOR FEASIBILITY | NO. OF UNITS | ENTITLEMENT CA (AS PER UDCPR) | ENTITLEMENT BUA (AS PER NMMC CALC.) | EXPECTED REHAB CA | REHAB CA CONSIDERED FOR FEASIBILITY | REHAB BUA (AS PER NMMC CALC.) | TOTAL ENTITLEMENT CA (ALL UNITS) | TOTAL ENTITLEMENT BUA (ALL UNITS) | TOTAL REHAB CA CONSIDERED FOR FEASIBILITY | TOTAL REHAB BUA CONSIDERED FOR FEASIBILITY |
|--------------------|----------------------------------|-------------|--------------------------------------|--------------|-------------------------------|-------------------------------------|-------------------|-------------------------------------|-------------------------------|----------------------------------|-----------------------------------|---|--|
| | Area in sq.m. | i | ii | iii | iv | v = iv x 1.2 | v | vi | viii = vi x 1.2 | viii = ii x iii | ix = ii x iv | x = ii x vi | xi = ii x vii |
| 14.a | N9 | 46.66 | 52.93 | 1 | 104.60 | 125.52 | 123.79 | 125.00 | 150.00 | 104.60 | 125.52 | 125.00 | 150.00 |
| 19 | N9 | 51.09 | 65.78 | 10 | 95.38 | 114.46 | 119.23 | 125.00 | 150.00 | 953.81 | 1144.57 | 1250.00 | 1500.00 |
| 24 | N9 | 54.35 | 66.24 | 1 | 96.05 | 115.25 | 120.05 | 125.00 | 150.00 | 96.05 | 115.25 | 125.00 | 150.00 |
| HIGHEST CONSIDERED | | | | 12 | | | 123.79 | 125.00 | | 1154.45 | 1385.34 | 1500.00 | 1800.00 |

| EARLIER SR. NO. | NEW GROUP TYPE (SOURCE TYPE S) | ORIGINAL CA | CONSIDERED EXIST. CA FOR FEASIBILITY | NO. OF UNITS | ENTITLEMENT CA (AS PER UDCPR) | ENTITLEMENT BUA (AS PER NMMC CALC.) | EXPECTED REHAB CA | REHAB CA CONSIDERED FOR FEASIBILITY | REHAB BUA (AS PER NMMC CALC.) | TOTAL ENTITLEMENT CA (ALL UNITS) | TOTAL ENTITLEMENT BUA (ALL UNITS) | TOTAL REHAB CA CONSIDERED FOR FEASIBILITY | TOTAL REHAB BUA CONSIDERED FOR FEASIBILITY |
|-------------------|-----------------------------------|-------------|--------------------------------------|--------------|-------------------------------|-------------------------------------|-------------------|-------------------------------------|-------------------------------|----------------------------------|-----------------------------------|---|--|
| | Area in sq.m. | i | ii | iii | iv | v = iv x 1.2 | v | vi | viii = vi x 1.2 | viii = ii x iii | ix = ii x iv | x = ii x vi | xi = ii x vii |
| 25 | N10 | 17.89 | 17.89 | 1 | 21.47 | 25.76 | 26.84 | 26.84 | 32.21 | 21.47 | 25.76 | 26.84 | 32.21 |
| 26 | N10 | 13.67 | 13.67 | 2 | 16.40 | 19.68 | 20.50 | 20.50 | 24.60 | 32.80 | 39.36 | 41.00 | 49.20 |
| 27 | N10 | 17.89 | 28.04 | 1 | 33.65 | 40.38 | 42.06 | 42.06 | 50.47 | 33.65 | 40.38 | 42.06 | 50.47 |
| 28 | N10 | 13.67 | 21.42 | 2 | 25.70 | 30.84 | 32.13 | 32.13 | 38.56 | 51.40 | 61.68 | 64.26 | 77.11 |
| ACTUAL CONSIDERED | | | | 6 | | | | | | 139.32 | 167.18 | 174.16 | 208.99 |