

FEASIBILITY REPORT FOR NILGIRI GARDENS CO-OPERATIVE HOUSING SOCIETY LTD.

PLOT NO. -01, SECTOR - 24, CBD
BELAPUR, NAVI MUMBAI.

PROJECT MANAGEMENT CONSULTANT



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1. INTRODUCTION



The Nilgiri Garden Co-operative Housing Society Ltd. (Registration No. NBOM/CIDCO/HSG(OH)/573/JTR-1997-98 dated 15/12/1997) is a long-established residential community located at Plot No. 01, Sector 24, CBD Belapur, within the jurisdiction of CIDCO. The locality is one of the most strategically significant zones of Navi Mumbai due to its connectivity, social infrastructure, and planned urban layout. Over the past two decades, the area has developed into a vibrant and well-connected residential corridor with close proximity to commercial hubs, educational institutions, hospitals, and public transportation networks.

The society occupies a large plot admeasuring approximately 27090.29 sq.m. and currently comprises 546 residential + commercial units spread across multiple buildings. At the time of its original construction, the development reflected the standards and regulatory norms applicable during that period. However, with the passage of time, growing population needs, and enhanced urban planning standards, the existing structures now fall significantly short of modern living expectations. This changing scenario has necessitated a critical evaluation of the current building conditions and the long-term viability of the structures.

Over the years, the buildings have undergone natural wear and tear, leading to substantial deterioration in structural integrity. Several internal and external repair works have been carried out by the society at different intervals, but the recurring issues related to leakage, ageing structural components, outdated electrical systems, limited amenities, and insufficient parking capacity have highlighted the declining condition of the buildings. The member feedback further indicate that the cost of recurring repairs is steadily rising and will continue to be a heavy financial burden on the society in the future.

In addition to physical issues, the existing layout and infrastructure are outdated when compared with contemporary planning norms. Modern redevelopment frameworks allow significantly higher FSI, better utilization of open spaces, advanced safety standards, enhanced amenities, and increased living areas for members. All these factors collectively create a strong justification for considering redevelopment as a long-term solution rather than continuing with impractical repair cycles.

Recognizing the growing need for a sustainable and future-ready housing environment, several society members requested to the Managing Committee



detailed discussion on the redevelopment of the society premises. This led to the convening of a Special General Body Meeting (SGBM) to evaluate the feasibility, benefits, and procedural requirements associated with redevelopment. Subsequent, the society initiated the process of selecting a suitable PMC with extensive experience in redevelopment projects.

After many months of Bidding process for Project Management Consultant (PMC), society shortlisted few PMCs and called them for the commercial discussion and the presentations.

During the SGBM conducted on 23/11/2025, a detailed presentation was made to the members regarding the technical, financial, and regulatory implications of redevelopment by the shortlisted Bidders of Project Management Consultant (PMC). The meeting also covered the advantages of reconstruction, including enhanced structural stability, modern architectural design, increased carpet area entitlement, improved amenities, and the opportunity to derive long-term value from the property.

After extensive deliberation and a thorough consideration of all viewpoints, the General Body unanimously passed a formal resolution approving the redevelopment of the society. The resolution also authorized the appointment of a qualified Project Management Consultant (PMC) to guide the society professionally through all subsequent stages of the redevelopment journey.

After evaluating multiple proposals, conducting interviews, and verifying credentials, the society appointed **M/s. Dimensions Architect Pvt. Ltd.** as the Project Management Consultant for the redevelopment project. The PMC is entrusted with the responsibility of:

- Conducting a detailed feasibility study
- Assessing FSI potential and planning parameters
- Preparing entitlement statements for members
- Comparing developer offers and conducting tender analysis
- Coordinating with architectural, legal, and financial experts
- Guiding society in all statutory approval processes
- Ensuring the project is executed as per UDPCR norms and 79A guidelines
- Looking after construction and preparing the reports for the project



- Guiding to the completion of the project till the handing over of flats to members of the society.

The appointment resolution and related documents form part of this report and are annexed as **Annexure I**.

The redevelopment will be undertaken strictly in accordance with the regulatory guidelines outlined in:

- Unified Development Control and Promotion Regulations (UDCPR)

These regulations were sanctioned by the State Government through Government Notification TPS 1818/CR.236/18/Section 20(3)/UD-13 dated 02/12/2020, and prescribe the planning norms, FSI rules, building specifications, and development controls applicable across the State of Maharashtra (except Mumbai city). Key UDCPR provisions relevant to this redevelopment include:

1. Regulation 14: Redevelopment Regulations
2. Regulation 10: FSI & layout planning norms
3. Development & building permissions
4. Premium FSI, TDR provisions, height clearance, distance rules, etc.

- Maharashtra Co-operative Societies Act, 1960

All procedures related to society resolutions, elections, rights of members, and redevelopment governance will follow the Maharashtra Co-operative Societies Act.

- Government Guidelines under Section 79A (dated 04/07/2019)

These guidelines govern the step-by-step process societies must follow, including:

1. Conducting SGBM
2. Appointing PMC
3. Preparing feasibility reports
4. Publishing tender documents
5. Shortlisting developers
6. Executing Development Agreement
7. Ensuring transparency and member participation

These guidelines ensure that redevelopment is carried out in a fair, transparent, and legally compliant manner.

The society intends to proceed with redevelopment by demolishing the existing buildings and constructing new, modern, and amenity-rich residential buildings. The members will receive upgraded residences that comply with the latest safety



standards and planning provisions. Additionally, the redevelopment will ensure optimal use of land, improved infrastructure, and upgraded common facilities for all.

The PMC has been instructed to prepare and submit a detailed Feasibility Report (this document) outlining FSI potential, viability, financial considerations, entitlement calculations, project cost, and development models.

This feasibility report forms the basis for initiating the Developer Selection process as per the 79A guidelines.



2. GENERAL DEFINITIONS



2.1 PLANNING & DEVELOPMENT TERMS

2.1.1 Development Plan (DP)

The Development Plan (DP) is the official zoning and land-use plan prepared by the planning authority that defines how land can be used—such as residential, commercial, public utility, roads, open spaces, and reservations. It guides all development and redevelopment activities in the city.

2.1.2 Development Control Regulations (DCR)

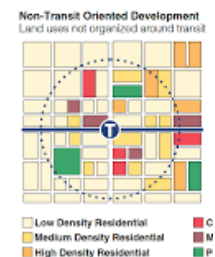
A set of legally binding rules governing construction, including setbacks, FSI, building height, parking norms, and fire safety. These regulations ensure safe, orderly, and sustainable development within the planning area.

2.1.3 UDCPR

The Unified Development Control & Promotion Regulations standardize construction rules across Maharashtra. It defines permissible FSI, TDR usage, building norms, and special redevelopment provisions applicable for feasibility assessment.

2.1.4 Floor Space Index (FSI)

The ratio of total permissible built-up area to the plot area. It determines how much construction can be carried out on the land. Higher FSI increases project viability and member benefits.



2.1.5 Basic FSI

The inherent FSI allowed on a plot without buying TDR or paying premium charges. It forms the foundation of all redevelopment planning and is granted automatically based on UDCPR.

2.1.6 Premium FSI

Additional FSI obtained by paying a government premium to the planning authority. It allows higher construction and is calculated using Ready Reckoner land rates.

2.1.7 TDR (Transferable Development Rights)

A system where development rights from another plot are purchased and used to increase FSI on the redevelopment plot. It enables redevelopment without increasing density on donor sites.



2.1.8 Add-on FSI

Extra FSI granted under specific UDCPR clauses, such as 10.10.1, without TDR purchase. It is intended to promote redevelopment, slum rehabilitation, or urban renewal.

2.1.9 Permissible Height / AAI Clearance

The maximum building height allowed depending on proximity to airport funnel zones. Clearance from the Airport Authority of India is mandatory to finalize building design.

2.1.10 Ground Coverage

The percentage of plot area that is covered by the building footprint at ground level. It influences open space, vehicle movement, and ventilation planning.

2.1.11 Setback / Margins

The minimum open space required between the building and the plot boundaries. It ensures fire safety, light, ventilation, and compliance with planning norms.

2.1.12 Building Envelope

The maximum volumetric limit within which construction is allowed. It defines permissible height, width, and positioning based on regulations.

2.1.13 Zoning Regulations

Rules defining how land can be used—residential, commercial, industrial, or public-semi-public. Redevelopment must align with the zoning category of the plot.

2.1.14 Amenity Space

Land reserved within the DP for public amenities such as schools, hospitals, gardens, or utilities. Its treatment affects development potential and approvals.

2.1.15 Recreation Ground (RG)

Mandatory open space within the plot for recreational use of residents. It may include landscaped gardens, seating areas, and children's play zones.



2.1.16 Paved RG

A paved portion of the RG permitted under specific discretionary powers. Typically allowed for ease of maintenance and multifunctional use.

2.1.17 Gross Plot Area

The total area of the land including road widening, reservations, and non-developable components. Used in initial feasibility calculations.

2.1.18 Net Plot Area

The plot area available for development after deducting reservations and road widening. All FSI and planning calculations use the net plot area.

2.1.19 Carpet Area

The usable internal area measured wall-to-wall. It excludes balconies, external walls, and common areas, representing actual liveable space.

2.1.20 Built-Up Area (BUA)

Carpet area plus wall thickness and partly included ancillary components. Used in planning approvals and premium calculations.

2.1.21 Saleable Area

The area used for marketing and selling flats, usually carpet area plus loading. Loading differs as per developer norms and project design.

2.1.22 Ancillary Area

Spaces such as corridors, lift lobbies, staircases, meter rooms, and service ducts. Essential for building functionality but not part of carpet area.

2.1.23 Balcony & Flower Bed Areas

Semi-open areas attached to a unit, often free of FSI under older rules but chargeable under new norms. Their treatment impacts overall BUA.



2.1.24 Podium

An elevated structure used for parking, amenities, or fire tender movement. Podiums help optimize ground usage in high-density plots.

2.1.25 Stilt Floor

An open floor at ground level mainly used for parking. It improves natural ventilation and increases open space.

2.1.26 Basement

A below-ground floor utilized for parking, services, or utilities. It requires careful waterproofing and fire-safety approvals.

2.1.27 Fire Escape Staircase

A dedicated staircase built to fire safety norms, enabling safe evacuation. Required for buildings exceeding specified heights.

2.1.28 Conical Surface

An airport height restriction surface around an airport zone. Buildings must adhere to height limits derived from this surface.

2.1.29 Wind Load & Seismic Load

Natural forces considered in structural design for safety. Redevelopment must comply with IS codes for wind and earthquake resistance.

2.1.30 Utility Infrastructure

Infrastructure such as drainage, sewage, water supply, and electrical networks. Redevelopment must upgrade or integrate with existing utilities.

2.1.31 Defect Liability Period

Defect Liability Period shall mean such period during which the rectification of the defects pointed out to the developer by the Managing Committee/ member shall be carried out by the Developer. Such defect liability period shall be reckoned from the date of handing over the completed buildings to the Society for occupation and use and/or as per RERA whichever is more.



2.1.32 Contract

Shall mean the Agreement papers, details of the Company/Firm, all the Proforma, bid document together with the letter of Intent and any other documents specifically indicated herein and the formal agreement executed between the developer and Society. All these documents taken together shall be deemed to form one contract and to be part of each other.

2.1.33 Works

Shall mean and include all works to be executed in accordance with the Contract or part(s) thereof, as the case may be and shall include all extra or additional, altered or substituted works as required for satisfactory performance of the contract.

2.1.34 Site or Location

Shall mean the land and/or other places, on which the Society is standing, in or through which the work is to be executed under the contract or used for the purposes of contract.

2.1.35 Specifications

Shall mean the schedules, technical specifications, detailed designs, statements of technical data, performance characteristics and all such 'Particulars' mentioned as such in the Contract pertaining to the method and manner of performing the Works or to the quantities and qualities of the materials to be furnished under this Contract, and shall include any modifications that may be made to the same. The same shall also include the latest editions including all addenda, corrigenda for relevant Indian Standard Specifications or other relevant codes.

2.1.36 Bank Guarantee

A bank guarantee is a financial assurance issued by a bank guaranteeing that the developer will fulfil specific obligations—such as paying rent, providing transit accommodation, or completing construction. If the developer fails, the bank compensates the society up to the guaranteed amount.



2.1.37 Member Compensation

Member compensation includes all benefits and financial support given to existing members during redevelopment—such as rent, deposits, brokerage, shifting charges, corpus fund, and the new flat they receive in the redeveloped building.

2.1.38 Municipal Charges

Municipal charges are payments made to the local civic authority (such as NMMC/MCGM) for permissions, approvals, development charges, premiums, scrutiny fees, water connection charges, and other statutory dues necessary for the project.

2.1.39 Risk Mitigation

Risk mitigation refers to the strategies and measures taken to reduce or manage potential risks during redevelopment—such as delays, financial issues, legal complications, design risks, or construction hazards. It ensures project stability and protects the society's interests.

2.1.40 Top Permissible Elevation

Top permissible elevation is the maximum height a building is allowed to reach as per aviation, municipal, and development regulations. This height limit is influenced by airport restrictions, DP guidelines, and safety norms.

2.2 SOCIETY & LEGAL TERMS

2.2.1 Co-operative Housing Society

A legally registered association of homeowners under the Maharashtra Co-operative Societies Act. It collectively owns and manages the property.

2.2.2 Developer

Developer is an agency/contractor comprising of an individual or group of individuals, a partnership firm, a registered firm, a company registered under Companies Act, 1956 for undertaking the work of re-development and shall include their legal representative, Employees and workmen engaged on the work.



2.2.3 Project Management Consultant (PMC)

A project management consultant provides expert advice regarding feasibility of the project, tender process and evaluation etc. to the society for Redevelopment of Building.

2.2.4 Architect

The "Architect" shall mean the person appointed by the Developer for redevelopment as its Architect to advise it on architectural matters of the project.

2.2.5 Structural Engineer/Advisor

The "Structural Engineer" shall mean the Structural Engineer engaged by the Developer to advise it on structural design and related matters of the project and so informed to the Developer by the Managing Committee.

2.2.6 Legal Advisor

The "Legal Advisor" shall mean the legal expert/firm engaged by the Society to advise it on legal matters of the project and so informed to the Developer by the Managing Committee.

2.2.7 Project

The "Project" shall mean the works of re-development of the Society to be executed in accordance with this report and shall include extra or additional, altered or substituted, ancillary works as required for the performance. The same shall include development of site, buildings, infrastructure, amenities etc. on the Society's land both for the Society's component as well as saleable component.

2.2.8 Byelaws of Society

A set of internal rules governing the functioning, rights, and duties of members. They serve as the society's legal framework.

2.2.9 Managing Committee (MC)

The "Managing Committee" (MC) shall mean the Managing Committee of the Society constituted in accordance with Bylaws of the Society from time to time and to carry out on its behalf the affairs of the Society from time to time and to carry the functions related to the project as maybe specifically assigned to it by the Society.



2.2.10 General Body Meeting (GBM)

A meeting of all society members where major decisions are voted on. Redevelopment approvals must come from the GBM.

2.2.11 Special General Body Meeting (SGBM)

A GBM called for specific agendas like redevelopment, PMC appointment, or tender approval. Requires formal notice and quorum.

2.2.12 Quorum

Minimum number of members required for a meeting to be valid. Without a quorum, no redevelopment decision is legally binding.

2.2.13 Member Entitlement

The carpet area, corpus, and rent benefits each member receives in redevelopment. It ensures fairness and uniformity for all residents.

2.2.14 Development Agreement (DA)

A legally enforceable agreement between the society and developer specifying roles, timelines, financial terms, and commitments.

2.2.15 Power of Attorney (POA)

Authority given to the developer or PMC to act on the society's behalf for approvals. Must be registered and carefully drafted.

2.2.16 Tripartite Agreement

Agreement between society, developer, and lease authority (like CIDCO). Required where land is held on lease.

2.2.17 Conveyance Deed

Legal document transferring land rights to the society. Necessary before redevelopment to avoid title disputes.



2.2.18 Structural Audit

A technical evaluation of existing buildings to assess their safety and remaining life. Determines whether redevelopment is essential.

2.2.19 C1 Category (Dangerous Building)

Buildings classified as unsafe and unfit for habitation. Authorities may mandate their demolition.

2.2.20 Requisition Letter

A formal letter submitted by members demanding redevelopment. It initiates the statutory 79A redevelopment process.

2.2.21 Feasibility Report

A detailed assessment of FSI potential, costs, member benefits, and developer viability. Essential before developer selection. (This Document)

2.2.22 Developer Tender Document

Detailed document inviting bids from developers. Includes technical, financial, and legal requirements.

2.2.23 Technical Bid Evaluation

Assessment of developer qualifications, experience, and financial strength. Ensures only capable bidders enter the redevelopment process.

2.2.24 Financial Bid Comparison

Comparison of developer offers on rent, corpus, area, and timelines to determine the most beneficial offer.

2.2.25 Letter of Intent (LOI)

Formal confirmation issued to the selected developer. It authorizes the developer to proceed with documentation and approvals.



2.2.26 Approval of the Society/PMC

Shall mean the written Approval of a document or other particulars or matters in relation to the contract by the Society/ PMC.

2.3 APPROVAL & AUTHORITY TERMS

2.3.1 Local Municipal Authority

Local Municipal Authority shall mean Navi Mumbai Municipal Corporation or any other authority designated by the government under M.R.T.P. Act in whose jurisdiction the work/project is taken up.

2.3.2 Competent Authority

Competent Authority shall mean all the sanctioning authorities in respect of project work such as Local Municipal Authority(NMMC), CIDCO, MAHA RERA, AAI, MSEB or equivalent authority, MSEDL Power or any other Power Company, Electrical Inspector, Lift Inspector, Revenue Authorities, Tree Authority, Civil Aviation Department, Ministry of Environment and Forests, Defence Authorities, Regional Development Authority, MMRDA/MRTS or Govt. of Maharashtra /Govt. of India etc.

2.3.3 Government

Government shall mean the Government of State of Maharashtra / Central Government.

2.3.4 Commencement Certificate (CC)

Issued by the planning authority granting permission to start construction. It may be granted floor-wise or to full height.

2.3.5 Occupancy Certificate (OC)

Issued after completion of construction confirming the building is fit for occupation. Mandatory to hand over flats legally.

2.3.6 Intimation of Disapproval (IOD)

A conditional approval listing requirements that must be fulfilled before issuing CC. It outlines compliance obligations.



2.3.7 Development Permission

Approval granted to reconstruct or modify the building as per sanctioned plans. It must comply with UDCPR and DP provisions.

2.3.8 Fire NOC

Certificate from Fire Department ensuring fire safety compliance including hydrants, refuge areas, and equipment installation.

2.3.9 Airport Height NOC

Issued by AAI confirming permissible building height. Mandatory for all multi-storey buildings within airport influence zones.

2.3.10 Environmental Clearance (EC)

Government approval ensuring compliance with environmental norms. Required for large or high-rise redevelopment projects.

2.3.11 Drainage NOC

Permission from the Water Supply & Sewerage Department confirming adequate drainage connections for the project.

2.3.12 Tree NOC

Authorization required for tree cutting, transplanting, or plantation. Ensures environmental sustainability and regulatory compliance.

2.3.13 Completion Certificate

Shall mean the certificate to be issued by Society upon receipt of Occupancy Certificate in respect of all phases of the Project, submission of all authority approved, statutory and legal documents for the entire redeveloped property issued by the concerned Competent Authority, and after installation of all amenities and ancillary structures in good and proper working condition, and after the Society determines that Final Completion has been achieved.



2.4 FINANCIAL & ECONOMIC TERMS

2.4.1 Ready Reckoner Rate (RR Rate)

The Ready Reckoner Rate is the government-declared minimum property value per square meter or square foot for land and building transactions. It is used for calculation of stamp duty, premiums, land valuation, and various redevelopment-related charges.

2.4.2 ASR (Annual Schedule of Rates)

Official yearly document listing government property valuation and construction rates. Used in premium and TDR calculations.

2.4.3 Construction Cost

Construction cost represents the total cost incurred to build the new building, including materials, labour, structural work, services, finishing, and other execution-related expenses. It is usually calculated per square foot or per square meter.

2.4.4 Project Cost

“Project Cost” shall mean all costs and expenses to be incurred by the Developer in connection with the redevelopment project, including but not limited to:

- Planning & Design: Surveys, investigations, studies, planning, designing, and approvals from statutory authorities.
- Construction & Infrastructure: Building works, internal water supply and sanitary arrangements, internal roads, storm water drainage, street lighting, paving, transformers (if required), lifts, firefighting systems, landscaping, arboriculture, and environmental measures.
- Utilities & Relocations: Dismantling existing structures, shifting/relocating utilities (water supply, sewage, drainage, telephones, electricity, Mahanagar Gas, solar systems, etc.), and temporary relocation of members if required.
- Regulatory Costs: Fees and charges payable to competent authorities for plan sanction, estimates, and approvals, including costs for obtaining completion and occupation certificates.
- Consultants & Professional Fees: Fees of PMC, architects, structural engineers, legal advisors, and any other consultants required for the project, as per agreed terms.



- FSI & Premiums: Cost of purchasing FSI, premiums for additional FSI as per government notifications, and development of open grounds, internal pathways, and common areas.
- Compliance & Clearances: Costs towards CRZ clearance (if applicable) and all statutory permissions.
- Miscellaneous: Insurance, taxes, levies, interest on investment, escalation due to price variations, and the Developer's profit.

The Project Cost shall be deemed to be comprehensive and inclusive of all the above activities, obligations, and incidental works necessary for satisfactory completion of the redevelopment project in conformity with the scope of work.

2.4.5 Rent Compensation

Monthly financial assistance paid to members for temporary accommodation during construction.

2.4.6 Shifting Charges

One-time compensation covering packers & movers and relocation expenses for members vacating their flats.

2.4.7 Brokerage Charges

Charges paid for securing rental accommodation for members. Paid by the developer as part of compensation.

2.4.8 Corpus Fund

A corpus fund is a lump-sum amount paid by the developer to the society as part of the redevelopment package. It serves as long-term financial security for the society and can be used for future maintenance, repairs, or other common expenses after redevelopment.

2.4.9 Premium Charges

Government fees paid to avail premium FSI, fungible FSI, or planning relaxations.



2.4.10 Development Charges

Statutory charges payable to the planning authority for infrastructure improvement corresponding to additional FSI.

2.4.11 Professional Fees

Charges payable to architects, PMC, structural engineers, surveyors, and legal consultants for their services.

2.4.12 Contingency Cost

A financial buffer kept aside to address unexpected expenses during construction.

2.4.13 Amortization

Amortization refers to spreading a large cost or loan repayment over a fixed period of time in smaller, regular instalments. In redevelopment, amortization is used to calculate the effective annual or monthly cost of the total project investment or security deposits.

2.4.14 RR (Internal Rate of Return)

A financial measure indicating the profitability of a redevelopment project from the developer's perspective.

2.4.15 Escrow Account

A controlled bank account where project funds are deposited and withdrawn under monitored conditions for safety.

2.5 CONSTRUCTION & SITE TERMS

2.5.1 Site Mobilization

Initial activity of setting up site offices, barricading, safety equipment, and temporary facilities before construction begins.

2.5.2 Demolition Plan

A controlled procedure for safely dismantling existing structures, ensuring environmental and safety compliance.



2.5.3 Foundation Design

Structural engineering plan based on soil testing that determines type and depth of foundation needed for the new towers.

2.5.4 RCC Frame Structure

Reinforced Cement Concrete structural system commonly used in high-rise buildings to ensure strength and stability.

2.5.5 Quality Assurance (QA)

Systematic monitoring to ensure that construction materials and workmanship meet required technical specifications.

2.5.6 Final Completion

Shall mean when the Works included in the Contract have been completed in all respects as per the specifications, drawings, directions, and the Site has been cleared including the removal of labour camps, and all other facilities put up by the Developer for the execution of Contract and all the new flats made ready and fit and complete with all the utilities in proper functioning order for occupation with the "Occupation Certificate" (OC) for all the phases of the Project granted by required Competent Authority, and installation of all amenities and ancillary structures in good and proper working condition.

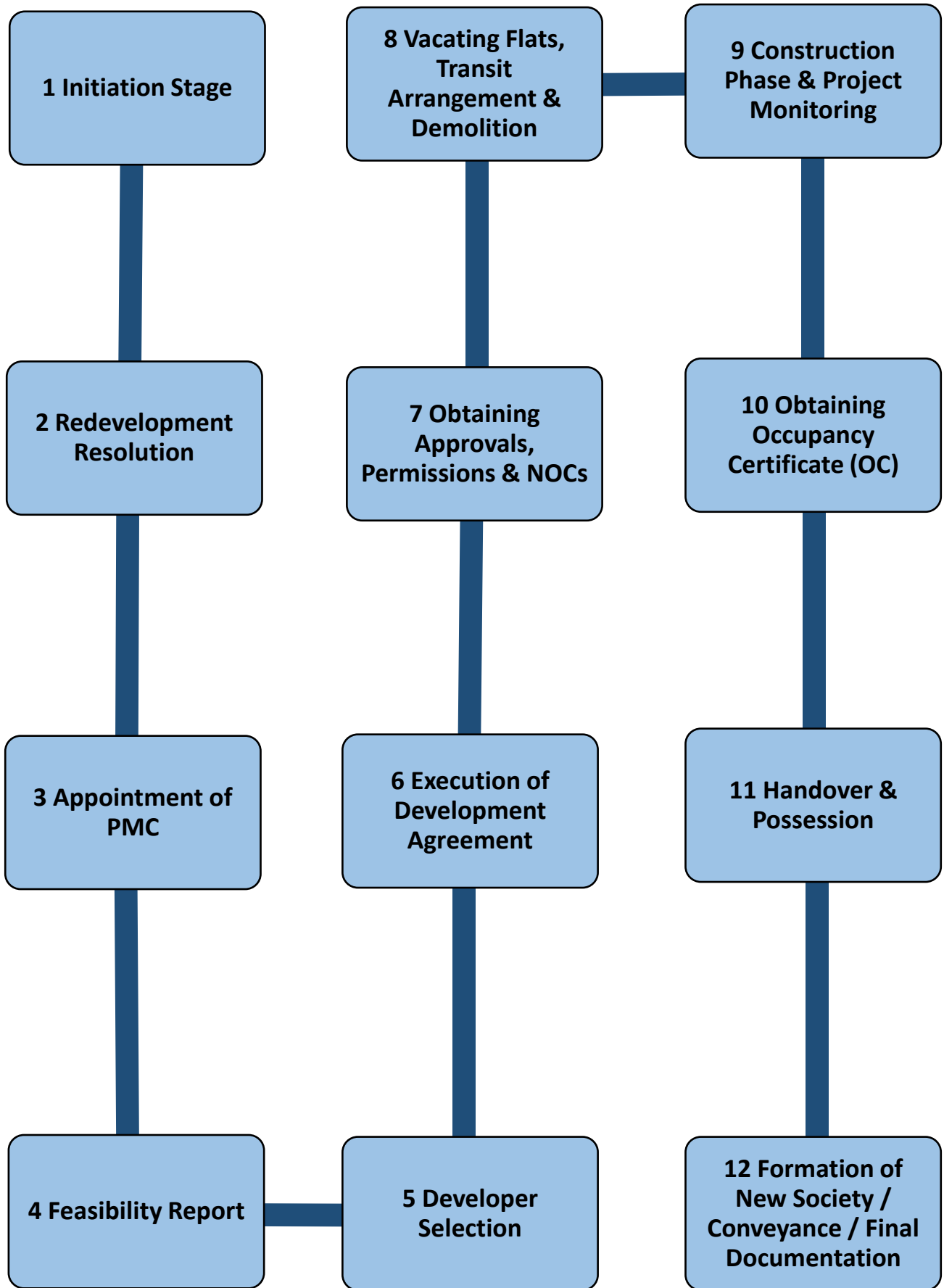
2.5.7 Mobilization

Shall mean establishment of sufficiently adequate infrastructure by the Developer at 'Site' comprising of construction equipment, aids, tools and tackles including setting up site offices, with facilities such as power, water, communication, etc. establishing manpower organization comprising of Engineers, supervisory personnel and an adequate strength of skilled, semiskilled and unskilled workers, who with the established infrastructure shall be in a position to commence execution of work, in accordance with the agreed time schedule of completion of work.



3. REDEVELOPMENT STAGES





Redevelopment of a housing society is a structured, multi-layered procedure governed by statutory norms, technical assessments, member participation, and approvals from various authorities. The overall process progresses through sequential stages, each of which plays a crucial role in ensuring transparency, feasibility, and long-term success of the project. The following detailed framework outlines the complete process from initiation to final handover:

3.1 INITIATION STAGE – SOCIETY FORMATION & ESTABLISHING LEGAL FRAMEWORK

The redevelopment journey begins with the formation and registration of the housing society under the Maharashtra Co-operative Societies Act, 1960. Once formed, the society obtains its Lease Deed / Conveyance Deed, establishing the legal rights over the land and structure. This foundational step is essential, as redevelopment cannot proceed without clear ownership records.

The Managing Committee thereafter begins internal discussions on the ageing condition of the buildings, rising repair costs, and long-term sustainability, motivating the need for exploring redevelopment options.

3.2 REDEVELOPMENT RESOLUTION

A minimum of 1/5 th of the members submit a requisition requesting the Managing Committee to discuss redevelopment. Based on this, the society convenes a Special General Body Meeting (SGBM) with proper notice to all members.

During the SGBM, the need for redevelopment, its benefits, challenges, and regulatory framework are presented and debated in detail. If the members approve the proposal, the General Body formally passes a Resolution to adopt redevelopment and initiates the appointment of a Project Management Consultant (PMC). This stage ensures transparency, consensus, and compliance with Section 79A guidelines.

3.3 APPOINTMENT OF PROJECT MANAGEMENT CONSULTANT (PMC)

Once the resolution is passed, the society begins the process of selecting an experienced PMC, who will act as an independent technical advisor to the society. The PMC's role includes conducting feasibility studies, preparing technical reports, evaluating developers, ensuring regulatory compliance, and supervising the entire process on behalf of the society.



The PMC is appointed through a systematic evaluation of credentials, experience, financial capability, and scope of services. A formal appointment resolution is passed, followed by a signed agreement.

3.4 FEASIBILITY REPORT

This is one of the most crucial stages of redevelopment. The PMC undertakes a comprehensive feasibility analysis covering:

- a) FSI and planning potential as per UDCPR/CIDCO/NMMC norms
- b) Existing member entitlement in terms of carpet area, rent, corpus, and additional benefits
- c) Financial feasibility including construction costs, premiums, professional fees, taxes, and revenue potential
- d) Project viability & IRR calculations for developers
- e) Site conditions, building conditions, and planning opportunities
- f) A formal Feasibility Report is presented to society, enabling informed decision-making and guiding the upcoming developer selection phase.



3.5 DEVELOPER SELECTION PROCESS (AS PER 79A GUIDELINES)

After feasibility approval, the society begins the transparent developer appointment procedure mandated under Section 79A. This includes:

- a) Preparation of a detailed Tender Document (RFP)
- b) Invitation of bids from reputed developers
- c) Technical and financial evaluation of bids
- d) Presentation and negotiations with shortlisted developers



The society then shortlists 2–3 eligible developers based on capability, offers, track record, and financial strength. The final selection is made through a General Body Meeting, ensuring full transparency and member involvement.

3.6 EXECUTION OF DEVELOPMENT AGREEMENT

Once the developer is selected, the society and developer enter into a legally binding Development Agreement, which includes:

- a) Final carpet area entitlement
- b) Rent and corpus payment details
- c) Project schedule and milestone commitments
- d) Financial securities such as Bank Guarantees



- e) Responsibilities of all parties
- f) Exit clauses and dispute resolution mechanisms

This agreement is registered and becomes the primary legal document governing the redevelopment project.

3.7 OBTAINING APPROVALS, PERMISSIONS & NOCS

The developer, along with the PMC and architect, proceeds to obtain the requisite statutory approvals such as:

- a) Planning Authority approvals (CIDCO / NMMC)
- b) Layout approval
- c) IOD / Commencement Certificate (CC)
- d) Height clearance from Airport Authority of India (AAI)
- e) Fire NOC, Environmental NOC, Traffic NOC
- f) MHADA NOC (if applicable)
- g) Structural approvals, utilities permissions, and other statutory compliance
- h) This stage ensures the project is legally cleared for commencement.



3.8 VACATING FLATS, TRANSIT ARRANGEMENT & DEMOLITION

Upon receiving the Commencement Certificate, the society members vacate their existing premises. As per the Development Agreement the developer will provide:

- a) Monthly rent,
- b) Security deposit,
- c) Shifting charges, and
- d) Temporary accommodation support,



Once members vacate, the developer carries out demolition following all safety norms, pollution control measures, and statutory guidelines.

3.9 CONSTRUCTION PHASE & PROJECT MONITORING

This stage involves the actual execution of the project:

- a) Construction of rehabilitation buildings
- b) Implementation of structural systems and safety codes
- c) Quality control and adherence to timelines
- d) Regular site inspections by PMC, structural consultants, and authorities
- e) Periodic updates to society through meetings and reports
- f) The rehabilitation building is typically completed first, followed by amenities and sale wings.



3.10 OBTAINING OCCUPANCY CERTIFICATE (OC)

Upon completion of construction, the developer applies for the Occupancy Certificate from the planning authority. For this, the site must comply fully with building regulations, fire norms, environmental conditions, structural safety requirements, and services testing.

The OC confirms that the building is safe and fit for occupation.

3.11 HANDOVER & POSSESSION

After the OC is issued, the developer formally hands over:

- a) Completed rehab flats to members
- b) Parking allotment
- c) Society office, amenities, gym, clubhouse (as applicable)
- d) Completion drawings (As Built Drawing) and compliance documentation

A new Managing Committee is typically elected to take charge of the newly redeveloped society. This marks the successful completion of the redevelopment project.



3.12 FORMATION OF NEW SOCIETY / CONVEYANCE / FINAL DOCUMENTATION

In many cases, post-redevelopment, the society initiates:

- a) Fresh registration (if required)
- b) Conveyance in favor of society
- c) Preparation of updated Occupant Lists
- d) Handing over of warranties, service manuals, and maintenance details
- e) This ensures long-term legal and operational clarity.



The redevelopment process, though comprehensive and multilayered, ultimately aims to provide safer homes, modern amenities, increased living space, and enhanced long-term value to all members. Each stage—from feasibility to final handover—is designed to ensure transparency, legal compliance, and maximum benefit for the society.



4. BENEFITS AND DRAWBACKS



4.1 CONCEPT OF REDEVELOPMENT

Redevelopment refers to the complete reconstruction of an existing residential or commercial building after demolishing the old structure and replacing it with a modern, well-planned, and structurally sound development. The objective is to optimize the potential of the plot by utilizing the maximum permissible FSI, TDR, or ancillary FSI available under the Unified Development Control and Promotion Regulations (UDCPR).

This project will be carried out in accordance with:

The Maharashtra Co-operative Societies Act, 1960, and

Guidelines issued under Section 79A, which govern the process, transparency, and responsibilities of all parties involved.

After obtaining the consent of the required majority, the Society has opted for a Developer-Driven Redevelopment Model, wherein a private developer will undertake construction, funding, and project execution.

4.2 BENEFITS OF REDEVELOPMENT

Implementing the redevelopment proposal provides multiple advantages to society members, both immediate and long-term:

4.2.1 New Flats at No Cost

Members receive newly constructed residential units without paying any construction cost. This provides a brand-new asset while retaining ownership rights.

4.2.2 Alternate Accommodation During Construction

Members will either be provided temporary alternate accommodation or will receive monthly rent compensation until possession of the new flat. This ensures residents are not financially burdened during the construction period.

4.2.3 Earthquake & Wind-Resistant Construction

New buildings are designed as per the latest IS Codes, seismic zone classifications, and wind-load standards, improving safety, structural stability, and longevity.



4.2.4 Upgraded Living Standards

Layouts, ventilation, fire safety systems, building materials, and technology used in redevelopment offer a higher standard of living compared to old buildings.

4.2.5 Enhanced Aesthetic Appeal

Redeveloped buildings feature modern elevation treatments, improved façade design, glazing, and landscaping, significantly enhancing visual appeal and increasing property value.

4.2.6 Premium Entrance Lobby

A well-designed, spacious, and elegant entrance lobby creates an improved first impression and adds to the overall comfort and status of residents.

4.2.7 Adequate and Covered Parking

Unlike old structures with limited or no parking, all existing members will receive stilt/podium parking at no extra cost. This resolves long-standing parking issues.

4.2.8 Modern Amenities and Facilities

Members gain access to amenities such as:

- High-speed lifts
- Fire-fighting systems
- CCTV surveillance
- Rainwater harvesting
- Solar systems
- Sewage treatment plants (STP)

These amenities improve convenience and reduce long-term operational costs.

4.2.9 Higher Construction Quality as per Latest IS Standards

Redevelopment ensures the building meets modern construction practices, use of durable materials, and adherence to safety guidelines.

4.2.10 Improved Vertical Mobility (Lift Access)

All floors will have lift access, benefiting senior citizens, families, and children, which was often missing in older low-rise structures.



4.2.11 Better Planned Internal Roads & Access

Redevelopment enables reorganizing internal circulation, vehicular entry/exit, and fire-engine access, ensuring safety and efficiency.

4.2.12 Recreational and Community Spaces

Developers may provide:

- Clubhouse
- Indoor sports area
- Gym
- Community hall
- Garden or children's play area

These spaces enhance social life and community well-being.

4.2.13 Elimination of Future Repair Expenses

Old buildings typically require heavy structural, plumbing, and façade repairs. Redevelopment completely avoids these recurring costs for at least 20–25 years.

4.2.14 Additional Area or Financial Incentives

Developers may offer extra carpet area, corpus fund, monthly rent, shifting charges, or other monetary benefits, improving the financial position of members.

4.3 DRAWBACKS OF REDEVELOPMENT

Although redevelopment brings substantial benefits, it also involves certain temporary challenges and long-term considerations:

4.3.1 Shifting and Temporary Accommodation

Members are required to vacate their premises for the redevelopment period, typically around 36 months. This relocation may lead to:

4.3.1.1 Packing and Moving Effort

Shifting belongings, furniture, and personal items can be time-consuming and stressful.



4.3.1.2 Distance from Daily Destinations

Temporary rental homes may not be near existing schools, colleges, workplaces, or business locations, leading to longer commute times.

4.3.1.3 Rental Agreement Renewal

The initial lease period is generally 11 months, which means members may need to renegotiate or shift again if the building construction extends.

4.3.1.4 Travel Inconvenience

Rented premises may not be located near public transportation hubs, markets, or main arterial roads.

4.3.1.5 Adjustment to New Locality

Members may need to adapt to new neighbours, surroundings, and daily routines, causing temporary disturbance.

4.3.2 Increase in Maintenance Charges

Maintenance expenses in newly redeveloped buildings tend to be higher due to:

4.3.2.1 Higher Property Tax

New buildings are assessed as per current market conditions, resulting in increased municipal tax obligations.

4.3.2.2 Advanced Facilities and More Amenities

Features such as lifts, landscaped areas, fire systems, clubhouse, and recreational rooms require regular maintenance and increase electricity and water usage.

4.3.2.3 More Staff Required

Security personnel, gardeners, cleaners, technicians, and management staff result in additional monthly costs.

Note: All maintenance charges will be borne by the developer until the building is officially handed over to the Society.

4.3.3 Increase in Number of Members

To make the project financially viable, the developer will utilise maximum permissible FSI (e.g., 3.0 FSI) and construct additional flats for sale in the open market. This results in:

- Increased number of residents
- More vehicles and usage of common facilities
- Higher overall movement in common areas



However, this increase is typically managed through proper planning, larger amenities, adequate parking, and improved building infrastructure.



5. REGULATORY AND LEGAL FRAMEWORK



Redevelopment of a co-operative housing society in Maharashtra must comply with multiple laws, regulations, and government guidelines to ensure transparency, structural safety, and fairness to all stakeholders. The following legal framework governs the planning, approval, execution, and handover of the project:

5.1 MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960

The redevelopment process is governed by the provisions of the Maharashtra Co-operative Societies Act, 1960, which outlines:

- Formation, registration, and functioning of co-operative housing societies.
- Rights and responsibilities of members during redevelopment.
- Voting procedures and requirements for consent.
- Powers of the General Body to approve redevelopment decisions.

Under this Act, the Society has the authority to select a developer, execute agreements, and oversee the project.

5.2 GOVERNMENT DIRECTIVES UNDER SECTION 79A

The Government of Maharashtra has issued detailed Section 79A directives to ensure transparent and member-friendly redevelopment processes. These directives require:

- Appointment of a Project Management Consultant (PMC).
- Obtaining minimum 51% - member consent.
- Transparent tendering and selection of a developer.
- Mandatory financial feasibility and comparative analysis.
- Fair compensation, including rent, shifting charges, and corpus fund.
- Execution of proper development agreements and timelines.

These guidelines ensure that members' rights are protected and the redevelopment process is legally sound.

5.3 UNIFIED DEVELOPMENT CONTROL AND PROMOTION REGULATIONS (UDCPR 2020)

UDCPR forms the basis for designing the new building and calculating the feasibility of the project. The redevelopment must follow the city's development rules as per the UDCPR, which regulate:

- Open space requirements.



- Building height and setbacks.
- Fire safety requirements.
- Parking norms.
- Permissible FSI and TDR loading (ANNEXURE II).

5.4 DEVELOPMENT PLAN (DP) AND ZONING REGULATIONS

The subject property must be developed in accordance with the approved Development Plan of the planning authority (e.g., PMC/PCMC/NMMC/MHADA/SRA). Key criteria include:

- Land-use zoning (Residential, Commercial, Mixed-Use).
- Designated reservations, if any.
- Proposed road widening or public utilities.

Compliance ensures the project is permissible on the plot and aligns with the long-term vision of the city.

5.5 MUNICIPAL CORPORATION BUILDING BY-LAWS

The project must also comply with the building by-laws of the respective municipal corporation, covering:

- Architectural design standards
- Structural safety norms
- Drainage and sanitation provisions
- Environmental clearances
- Fire NOC
- Lift installation permissions
- Water and electricity supply approvals

These regulations ensure the building's safety, functionality, and quality.

5.6 REDEVELOPMENT AGREEMENT & REGISTERED DOCUMENTS

The legal relationship between the Society and the developer is governed through:

5.6.1 Development Agreement (DA)



A registered Development Agreement outlines the obligations of the developer, including timelines, specifications, amenities, rent, corpus, and shifting charges.

5.6.2 Permanent Alternate Accommodation Agreement (PAAA)

A registered PAAA with each member defines their entitlement, carpet area, and rights in the new building.

5.6.3 Power of Attorney (POA)

The Society may grant limited POA to the developer for obtaining permissions and executing documentation.

These documents legally secure the interests of members throughout the project.

5.7 RERA COMPLIANCE (MahaRERA)

The developer must register the project under MahaRERA before marketing or selling flats. RERA ensures:

- Transparency of project timelines
- Protection of allottees' rights
- Mandatory disclosures on project status
- Accountability for delays
- Members benefit from an additional layer of legal safety.

5.8 STRUCTURAL SAFETY AND AUDIT REQUIREMENTS

Before redevelopment, a Structural Audit by a government-licensed structural engineer is mandatory to establish that the building is dilapidated or repair-unviable. This certification forms the basis for approval by the municipal authority.

During construction, periodic structural checks ensure compliance with IS codes.

5.9 SOCIETY GOVERNANCE AND GENERAL BODY RESOLUTIONS

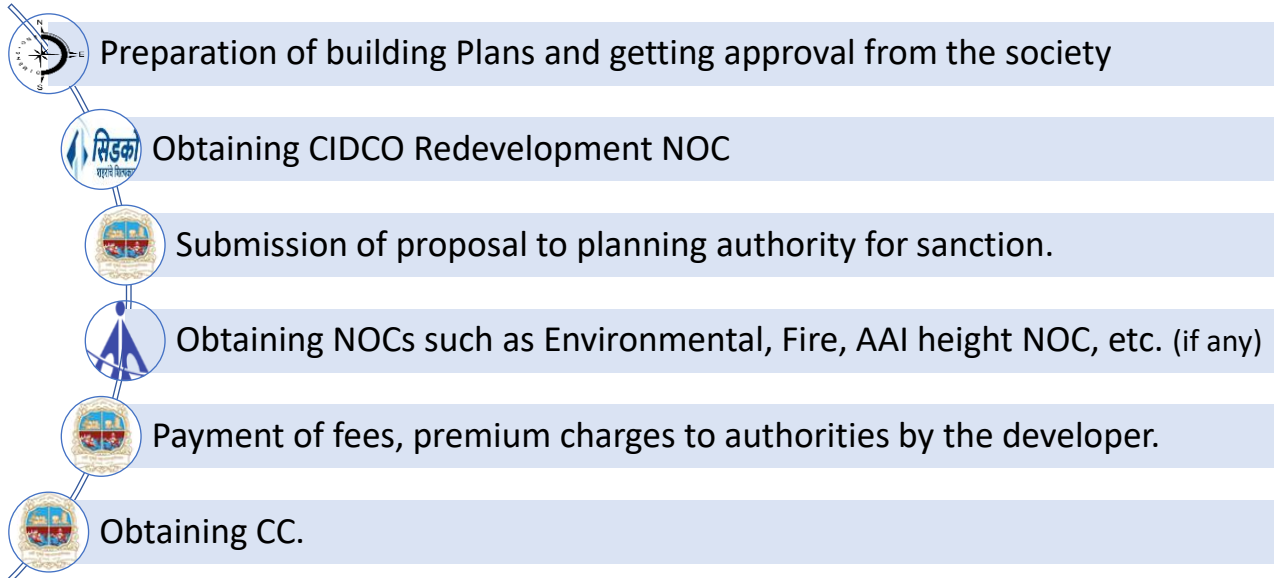
All major decisions must be approved in the General Body Meetings (GBMs), including:

- Appointment of PMC
- Approval of tender conditions
- Selection of developer
- Approval of financial offers and timelines
- Signing of legal agreements



Proper documentation and resolution passing ensure legality and transparency.

5.10 PERMISSIONS REQUIRED



5.11 DOCUMENTS FOR APPROVAL

5.11.1 Property related documents:

- 1) True Copy of Lease Agreement or Lease Deed with CIDCO.
- 2) True Copy of Registration of Co Op Society from Joint-Registrar.
- 3) List of members with tenement details duly certified from Society.
- 4) Authority Letter given to Office Bearers of Society in Original.
- 5) True Copy of Development/contract Agreement
- 6) Power of Attorney.
- 7) All chain of Documents of all members with CIDCO transfer letter

5.11.2 Society Proceedings related Documents:

- 1) All Resolutions passed in the Special General Body Meetings of Society regarding redevelopment.
- 2) Irrevocable Consent on Rs100/- stamp paper for Redevelopment and appointment of developer or Contractor from members of Society in original.

5.11.3 Area related Documents –

- 1) True Copy of Demarcation plan from CIDCO Ltd.
- 2) Copy of Tenement unit Plan giving details of Carpet Area and any other area.



- 3) Layout of Plot showing Rehabilitation buildings, Open spaces, Amenity spaces, internal Roads approved and signed by Authorized Signatories of society in original.

5.11.4 Appointment Letters and related Documents-

1. Appointment of Architect along with Acceptance Letter, Form of Supervision, Declaration, Copy of License from Architect.
2. Appointment of Structural Engineer along with Acceptance Letter, Form of Supervision, Declaration, Copy of License from Structural Engineer.
3. Acceptance Letter, Form of Supervision, Copy of License from Licensed Plumber.
4. D.P. Remarks from NMMC giving details of Road Widening If any, Amenity Area and Recreational Open spaces.
5. Actual Site survey of plot done by the licensed Surveyor.

5.11.5 Undertakings in prescribed formats –

1. Undertaking for Open to Sky Terrace and Stilt.
2. Undertaking for CESS / LBT NOC.
3. Undertaking for Non-stacking of Debris.
4. Undertaking for Earthquake Resistant Structural Design.
5. Undertaking for surrender of area under Road widening, Amenity space and tenements to be handed over to CIDCO and NMMC, if any.
6. Undertaking payment of Infrastructure Charges.
7. Undertaking for Corpus Fund.
8. Undertaking for timely possession of Rehabilitation tenements.
9. Indemnity Bond in favor of NMMC for litigations and court cases.

5.11.6 No Objection Certificates –

1. NOC from Assessment Dept., NMMC for Property tax & water department for water bill.
2. NOC from Fire Officer, NMMC.
3. NOC from CIDCO for Redevelopment.
4. NOC from Deputy Registrar of Co Op Society CIDCO,
5. 4 NOC from AAI/Competent Authority for allowable height.
6. NOC from MOEF, for Environmental Clearance.
7. NOC from City Engineering Section for Road Widening. (if any)



5.12 OPERATIONS

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

STATUTORY APPROVAL RELATED OPERATIONS:

Lease agreement between CIDCO & Society should be carried out for plot under society name.

- 1) Structural audit reports shall be carried out and prepared by recognized institutions like VJTI.
- 2) Application to NMMC with the structural Audit report and vetting report and obtaining dilapidated status (in C-1 category only) from the Identification committee appointed under the chairmanship of Municipal Commissioner, NMMC.
- 3) Preparation and submission of detailed Project Feasibility Report with FSI based on UDCPR Rule No. 10.10.2
- 4) Finalization of the size of the tenements (Carpet area, Usable Area, Total Built up area, parking per tenement.) i.e. finalization of the Project Feasibility Report.
- 5) Finalization of the list of amenities.
- 6) Preparation of draft tender documents, discussing with the committee and finalizing draft tender document (Technical & Financial Bid).
- 7) Inviting the tenders (Technical and Commercial) from various Builders/developers.
- 8) The technical evaluation and preparing comparative statement and submission to the committee & shortlisting 3 developers.
- 9) Requesting for special general body meeting and finalizing the developer by looking at the comparative statement and evaluation report of the three developers prepared by the PMC and seeking approval from G.B.
- 10) Obtain consent for appointing developer by the Joint Registrar of Co-Op. Society (CIDCO) as per the directives of 79-A of the act.
- 11) Completing Development agreement formalities between the society and builders/developers and also between the society members and builders/developers.
- 12) 13. Finalization of Building plans and layout plans with appointed builders in accordance with tenement area finalized with the Society.
- 13) Preparation of Municipal drawings and submission to NMUMC.
- 14) Obtaining NOC from CIDCO for Redevelopment and Ancillary FS! NOC by developer with payment of additional lease premium if any.
- 15) Obtaining provisional Fire NOC from Fire Brigade Department, NMMC and LOI! For Environmental Clearance.



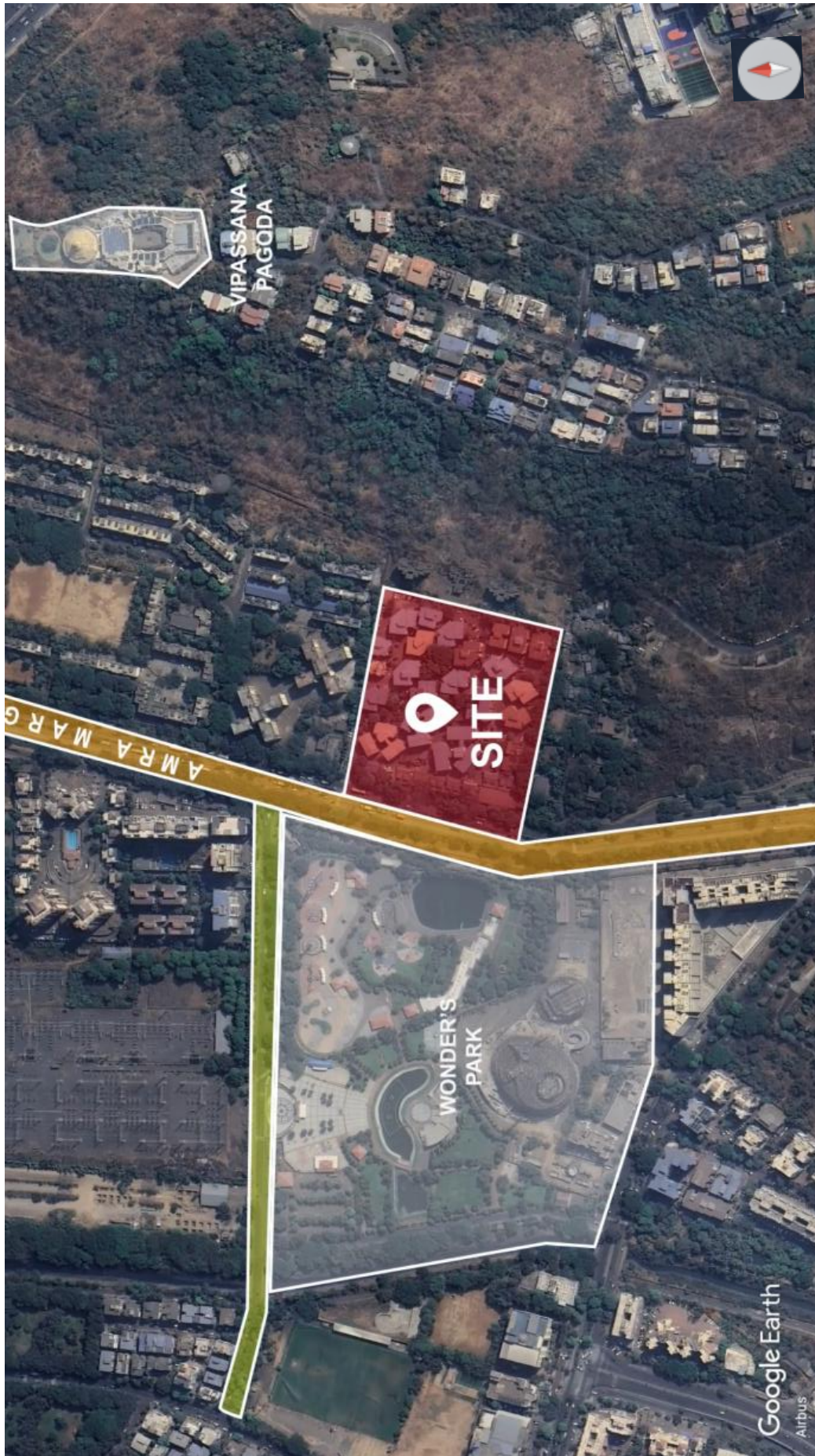
- 16) Appointment of Environmental Consultant by Developer & obtaining Environmental Clearance NOC.
- 17) Layout and Building plan approval from NMMC with payment of Fees, Deposits, Development Charges, Premiums, etc. by developer.
- 18) Arranging alternate accommodation and PAAA agreement to all the members of the society by the developer.
- 19) Demolition of the existing building and disposing debris as guided by NMMC.
- 20) Preparation of detail structural drawings, Working Drawings, specifications as per
- 21) approved plans by NMMC and list of amenities finalized by society.
- 22) Construction of new buildings with necessary supervision & issuing necessary
- 23) Construction of Infra Structure such as STP, water supply systems, Recreational Ground, Roads, etc. as per Environmental NOC & as per approved plans by NMMC.
- 24) Completion of the building to the satisfaction of the Architect, PMC & Society.
- 24) Obtaining NOC by Developer from CIDCO with payment of premium if any for O.C. from NMMC.
- 25) Applying for Occupancy Certificate & obtaining the same from NMMC with payment of fees and charges by Developer.
- 26) Obtaining permanent water connection and Electric connection and meter to each original tenement of the Society.
- 27) Cleaning site and handing over possessions to the original members.



6. EXISTING SITE DETAILS



6.1 LOCATION



The project site is strategically located along Amra Marg, a major arterial road that provides excellent regional accessibility. Positioned in a well-developed urban setting, the site benefits from proximity to prominent recreational, cultural, and residential landmarks.

To the west of the site lies Wonder's Park, one of Navi Mumbai's largest and most popular public recreation spaces featuring themed attractions, landscaped gardens, and community amenities. This provides the site with direct adjacency to a vibrant leisure environment and contributes to the overall appeal of the location.

To the northeast, the iconic Vipassana Pagoda stands as a major cultural and spiritual landmark. Its presence enhances the character of the surrounding area and attracts a steady flow of visitors, contributing to an active local environment.

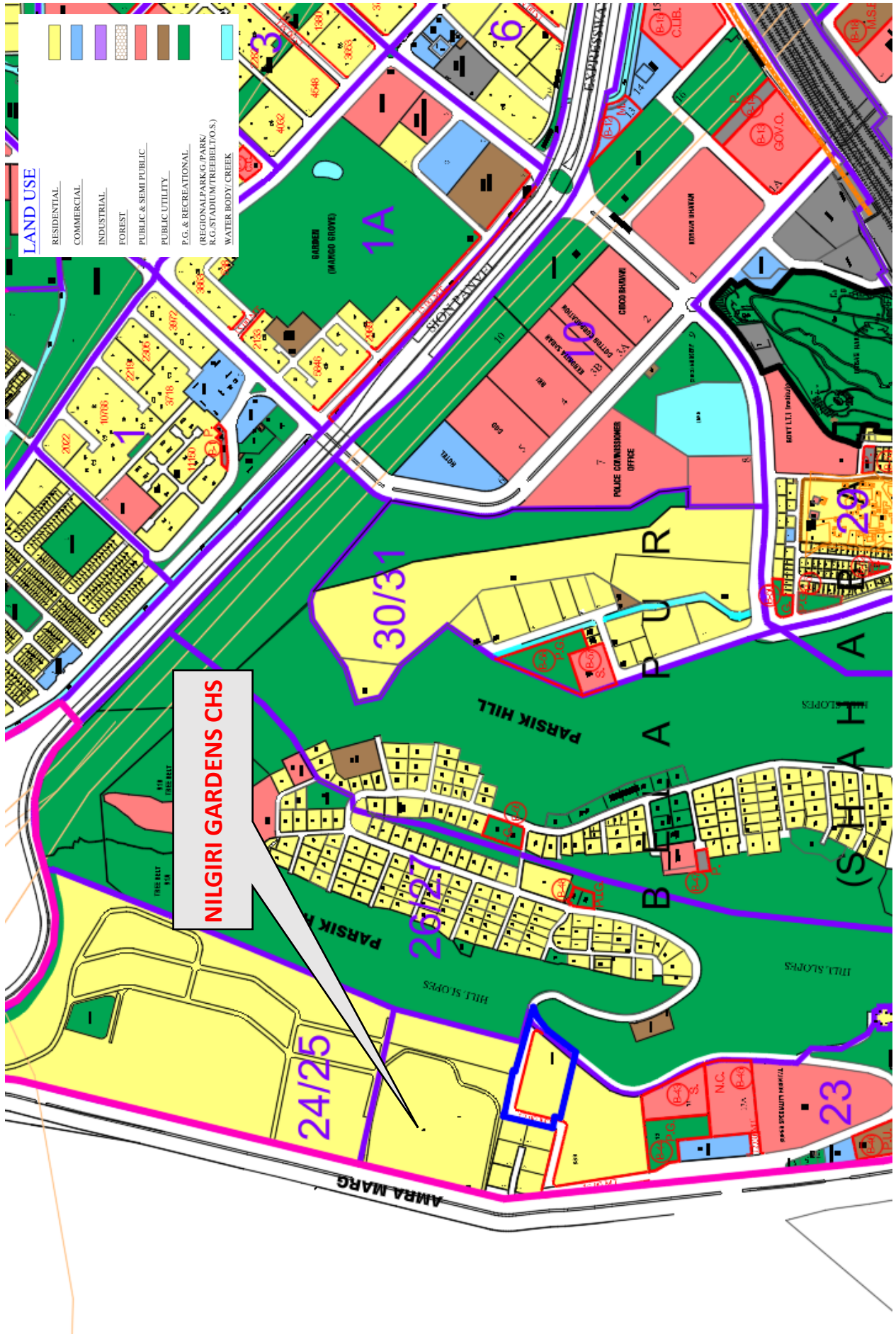
To the south, the major arterial Palm Beach Road connects the location to Navi Mumbai's prime nodes, while the Yellow highlighted route shows the direction towards NMIA (Navi Mumbai International Airport), which is conveniently just 15 minutes away. Also, the NMMC office nearby, ensures ease of administrative processing and coordination.

The site is embedded within an established residential neighbourhood, surrounded by medium-density housing clusters and supported by local shops, services, and social infrastructure. The immediate road network offers smooth connectivity to major city destinations, commercial districts, and transit routes.

Overall, the site's location presents a unique balance of green surroundings, cultural significance, and urban convenience, making it highly suitable for redevelopment and future growth.



6.2 DP



The site, marked as Nilgiri Gardens CHS, is located within a predominantly residential zone situated along Amra Marg, one of the major arterial roads in the area. The Development Plan (DP) map reveals a well-balanced mix of land uses surrounding the site, indicating strong urban integration and long-term development potential.

6.2.1 Surrounding Land Use Character

Residential Zone (Yellow)

The majority of the land around Nilgiri Gardens CHS, especially within the Parsik Hill region, is designated as Residential (R).

This indicates a stable and well-established housing neighborhood with plotted developments, cooperative societies, and low- to mid-density residential layouts.

This zoning ensures a peaceful, community-oriented environment surrounding the redevelopment site.

6.2.2 Parsik Hill Region & Natural Green Zone (Green)

A significant portion of the area, especially around and behind the proposed site, falls under a Natural Green Zone (NGZ). This includes:

- Hills and forested areas
- Open spaces and ecological buffers
- Protected green belts

The presence of the Parsik Hill environment enhances the site's landscape quality, offering natural ventilation, scenic views, and environmental advantages.

6.2.3 Adjacent Institutional and Utility Zones

The DP map highlights several institutional and public utility plots in the vicinity (light blue and grey zones), including:

- Public amenities
- Administrative buildings
- Educational facilities
- Service infrastructure

These supporting land uses contribute to the convenience and livability of the neighborhood.



6.2.4 Commercial & Mixed-Use Pockets (Pink & Red Zones)

To the north and near the primary roads, several commercial and mixed-use designations are observed. These areas include:

- Shops
- Offices
- Local commercial establishments
- Mixed-use blocks supporting residential + commercial activity

Such zoning diversifies the economic character of the locality and provides daily convenience within walkable distance.

6.2.5 Recreational & Open Space Zones

The DP map also shows designated recreational and open space areas, contributing to the greenery and quality of life. These include:

- Playgrounds (light green)
- Park zones
- Community recreational areas

This further adds recreational value to residents and supports healthier living.

6.2.6 Connectivity & Road Network

The site enjoys excellent accessibility due to its proximity to:

- Amra Marg (Major arterial road)
- Multiple internal DP roads (highlighted with purple outline)
- Linkages to other residential and commercial clusters

This strong road infrastructure ensures smooth traffic movement and enhances the site's redevelopment feasibility.

6.2.7 Overall Interpretation

Nilgiri Gardens CHS sits within a well-planned and balanced urban environment, characterized by:

- A predominantly residential ecosystem
- Large green and hill zones preserving environmental quality
- Proximity to commercial pockets supplying daily needs
- Presence of public utilities and institutional support




- Strong road connectivity for seamless urban access

These factors make the site suitable and strategically positioned for redevelopment, with ample scope for improved housing, amenities, and enhanced urban living.




6.3 READY RECONER RATE



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Valuation Rules User Manual
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Feedback

Year
20252026 ▾

Annual Statement of Rates

Language
English ▾

Selected District ठाणे ▾

Select Taluka ठाणे ▾

Select Village गावाचे नाव : बेलापूर ▾

Search By Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
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SurveyNo	27/349/A- बेलापूर नोड सेक्टर नं. 23, AMRA रस्त्यावरील सर्व मिळकती	26000	57500	83800	104300	83800	चौ. मीटर
SurveyNo	27 /349-बेलापूर नोड सेक्टर क्र. 23	26000	57500	83800	104300	83800	चौ. मीटर
SurveyNo	27/350/A-बेलापूर नोड सेक्टर नं. 24, AMRA मार्गालगतचे मिळकती	39300	111700	128500	139700	128500	चौ. मीटर
SurveyNo	27 /350-बेलापूर नोड सेक्टर क्र. 24	39300	111700	128500	139700	128500	चौ. मीटर

1 2 3 4 5 6 7 8 9 10 ...

This is the latest updated ready reckoner rate considered for the feasibility calculations of the project. According to this rate schedule, a value of ₹39,300 per Sq. Mt is applicable for the society plot. This rate serves as the basis for estimating the land cost and overall project valuation. All financial projections, including sale price, profit margins, and development costs, are calculated with reference to this rate. Ensuring accuracy in applying the ready reckoner rate is essential for realistic and reliable feasibility analysis.



6.4 NOCAS

Airport Authority of India (AAI) Height Restriction and NOCAS Compliance

As per the prevailing regulations and guidelines issued by the Airport Authority of India (AAI), all developments within the influence zone of an operational airport are subject to mandatory height restrictions to ensure safe air navigation and unobstructed aircraft operations. The permissible height of any structure on a given plot is governed through the No Objection Certificate for Height Clearance (NOCAS) system, which stipulates the maximum allowable top elevation above mean sea level (AMSL) for the specific site.

For the subject plot, the approximate permissible top elevation has been determined strictly in accordance with the NOCAS criteria. This elevation limit establishes the absolute height cap for all built structures on the site and is applicable to the entire development, including but not limited to the main building blocks, terraces, parapet walls, overhead water tanks, lift machine rooms, architectural projections, and any other permanent or semi-permanent installations. No element of the proposed development is permitted to exceed the sanctioned top elevation under any circumstances.

Strict adherence to this height restriction is critical from a regulatory, safety, and approval standpoint. Any non-compliance may result in rejection or revocation of statutory approvals, delays in project clearances, penalties, or compulsory design revisions at advanced stages of the project. Accordingly, all planning parameters, including floor count, floor-to-floor heights, vertical service zones, and rooftop utilities, must be meticulously coordinated to remain fully within the permissible height envelope prescribed by AAI.

In order to accurately assess and maximize the development potential of the site within the regulatory framework, and as part of due diligence for the project, the Project Management Consultant engaged a specialized aviation consultancy, Aerosolutions Consultant, with whom the PMC has a long-standing professional association. A detailed aeronautical survey and obstruction assessment was conducted on 06/12/2025, specifically for the purpose of evaluating the highest feasible top elevation that may be permissible for the subject plot under AAI norms.

The survey involved precise site data collection, geographic referencing, obstacle limitation surface (OLS) analysis, and coordination with applicable aviation parameters. Based on the preliminary findings and technical assessment carried out by the consultant, it is anticipated that a top elevation of approximately 80.00 meters may be achievable for the site, subject to final approval by the Airport Authority of India through the NOCAS platform.





The findings of this survey have been duly documented and form a critical input for the project's vertical planning, feasibility assessment, and area optimization exercise. The detailed survey report, along with technical drawings and elevation data, has been enclosed herewith as **Annexure IV** for reference and record.

The proposed development strategy has been structured by carefully aligning the built-up area, number of floors, and service infrastructure within the anticipated height limit, thereby ensuring full compliance with AAI regulations while maintaining project safety, statutory conformity, and economic feasibility.



7. PROJECT FEASIBILITY STUDY

7.1 FSI CALCULATIONS

[1A]	Gross Plot area under Redevelopment	27,090.29	As per CC
[1]	Total Rehabilitation Built up Area with Entitlement	48,001.55	



[1B]	F.S.I. Required for Rehabilitation with Entitlement	1.77	
[2]	LAND RATE (in Rs. / Sq.m. of the plot under redevelopment as per Annual Schedule of rates ASR)	39,300	
[3]	CONSTRUCTION RATE (in Rs. / Sq.m. of RCC construction as published by Chief Controlling Revenue Authority & Inspector General of Registration Maharashtra Rate)	27,951	
[4]	Basic Ratio of (LR / RC)	1.41	
[5]	Permissible incentive F.S.I. against the F.S.I. required for rehab (Basic Ratio between 1.00 to 1.50)	2.50	
[6A]	Permissible F.S.I. = Rehabilitation with Entitlement + Incentive (or 4.00 whichever is more)	6.20	
[6B]		4.00	
[7]	Total permissible F.S.I. with Incentive	1,68,005.41	
[8]	Sharing of balance F.S.I. for LIG/EWS (50% of difference in Permissible incentive + with Entitlement and 4)	-	

(Use [Annexure II](#) for guidance)

[1A] Gross Plot Area – 27,090.29 sq.m

This is the total land area that is being redeveloped.

[1] Total Rehabilitation Built-up Area – 48,001.55 sq.m

This is the total area needed to rehouse all existing occupants, including their minimum entitlement.

[1B] FSI Required for Rehabilitation – 1.77

Rehab area divided by the plot area. This tells you how much FSI is needed only for rehabilitation.

[2] Land Rate – ₹39,300 per sq.m



The official government rate for the land that is Ready Reckoner Rate (Pg. no. – 52).

[3] Construction Rate – ₹27,951 per sq.m

The approved construction cost rate by official authorities.

[4] Basic Ratio (Land Rate / Construction Rate) = 1.41

This ratio decides how much incentive FSI the project gets.

[5] Permissible Incentive FSI = 2.50 (of Rehab. Entitlement Area. i.e. 48,001.55)

Because the Basic Ratio is above 1.0, the project is allowed this much extra FSI as an incentive.

$$\text{Total FSI} = \text{Rehab FSI (1.78)} + \text{Incentive FSI (2.50)}$$

$$= 48,001.55 + (48,001.55) (2.5)$$

$$= 48,001.55 + 120003.86$$

$$= 1,68,005.41$$

$$= 6.20 \text{ or mini. } 4.00 \text{ (Whichever is higher)}$$

So, the project gets 6.20 FSI permitted under URS Scheme.

[7] Total Permissible FSI = 6.20 x Plot area = 1,68,005.41 sq.m

This gives the built-up area allowed for this project.

AREAS IN SQ.M.



[17] Total Permissible FSI = 168005.408 sq.m

[17]	TOTAL PERMISSIBLE FSI	1,68,005.408
[19A]	COMMERCIAL BUA FSI (10% OF PLOT AREA)	2,709.029
[19B]	RESIDENTIAL BUA FSI	1,65,296.379
[18A]	TOTAL ANCILLARY F.S.I. FOR COMM DEVELOPMENT (80%)	2,167.223
[18B]	TOTAL ANCILLARY F.S.I. FOR RESIDENTIAL DEVELOPMENT (60%)	99,177.827
[19C]	GRIHA FOUR STAR / 5% OF BASIC FSI	1,354.51
[20]	TOTAL ANCILLARY F.S.I. FOR RESIDENTIAL DEVELOPMENT (60%)	812.709
[21]	PERMISSIBLE FLOOR AREA WITH ANCILLARY FSI { [17] + [20] }	2,71,517.68
[22]	BUA FOR EXISTING OWNERS RESIDENTIAL BUILDING	75,741.420 (45%)
[23]	BALANCE AREA TO BE USED FOR SALE BUILDING	92,263.988 (55%)
[24]	ANCILLARY AREA TO BE USED FOR SALE BUILDING	1,03,512.273

EXISTING OWNERS/REHAB CONSTRUCTION COST				
SR.NO.	CONSTRUCTION AREA IN SQ.M.	CONSTRUCTION AREA IN SQ.FT.	CONSTRUCTION RATE	TOTAL
1	75741.42	8,15,280.64	3,812.00	3,10,78,49,818.28
2				ADDED 18% G.S.T. ₹ 55,94,12,967.29
3				GRAND TOTAL 3,66,72,62,785.57

BANK GURANTEE – 20% of the rehab construction cost.

Think of this as your primary buildable area.

Breakup of the main FSI into uses

[19A] Commercial BUA FSI = 2709.029 sq.m

Out of the total FSI, this much is allowed/allocated for commercial use. This is calculated as 10% of the Plot Area



[19B] Residential BUA FSI = 165296.379sq.m

The remaining FSI that will be used for residential buildings. (i.e. 1,65,800.250 sq.m - 2,654.901 sq.m)

- Ancillary FSI -These percentages (80% for Commercial & 60% for Residential, etc.) as per UDCPR norms.

[18A] Total Ancillary FSI for Commercial Development (80% of [19A]) = 2167.223 sq.m.
This is the extra FSI allowed to support the commercial portion.

[18B] Total Ancillary FSI for Residential Development (60% of [19B]) = 99177.827 sq.m

 GRIHA FOUR STAR Incentive

[19C] GRIHA Four Star (5% of Plot Area) = 1,354.51 sq.m

If the project earns a GRIHA 4-Star green rating, you get 5% extra FSI as a reward.

[20] Total Ancillary FSI for Residential Development = 812.709 sq.m

This is 60% of Griha Four Star FSI.

 Final Calculation

SO TOTAL PERMISSIBLE FSI WITH ANCILLARY FSI = 2,71,517.68 sq.m

(By adding 17+18A+18B+19C+20)



7.2 PROJECT EXPENDITURES

7.2.1 CONSTRUCTION COST

DESCRIPTION	AREA IN SQ.MT	AREA IN SQ. FT	CONSTRUCTION COST PER SF.FT. / NOS.	TOTAL COST IN CR.
AREA OF PODIUMS WITH 18% G.S.T.	190062.38	2045831.42	₹ 4,500.00	₹ 920.62
AREA OF BUILDINGS WITH 18% G.S.T.	271517.68	2922616.32	₹ 4,500.00	₹ 1,315.18
AREA OF CHAJJA/OHT/UGT/LMR/STP/OWC/SUBSTATION/DG/TRANSFORMER	27151.77	292261.63	₹ 4,500.00	₹ 131.52
TOTAL	461580.06	4968447.74		₹ 2,367.32
ADDED 5% CONTINGENCY IN CONSTRUCTION				₹ 118.37
TOTAL CONSTRUCTION COST FOR THE PROJECT (IN CR.)				₹ 2,485.69

Total Construction Cost: ₹ 2,485.69 Crores

7.2.2 MEMBER COMPENSATION

DESCRIPTION	TOTAL COST IN CR.
APPROX. 79A. REGISTRATION COST	₹ 2.73
ASSUMING DEVELOPER OFFERS FOR SOCIETY CORPUS FUND AT 9L/UNIT	₹ 49.14
RENT + SECURITY DEPOSIT + SHIFTING CHARGES FOR THE PERIOD OF 5 YEARS WITH 10% HIKES	₹ 200.33
D.A. REGISTRATION COST	₹ 23.36
COST OF TENANT COMPENSATION FOR THE PROJECT (IN CR.)	₹ 275.56



Total Member Compensation: ₹ 275.56 Crores

7.2.3 CONSULTANCY CHARGES

DESCRIPTION	TOTAL COST IN CR.
DEVELOPER EMPLOYED WORK TOWARDS THE PROJECT FOR 60 MONTHS	₹ 3.00
ADDED PROFESSIONAL FEES (SITE PREPARATION & BASIC SERVICES)	₹ 7.85
ADDED PMC FEES	₹ 1.76
ADDED RCC / MEP/ FIRE/ ENVIRONMENT / LANDSCAPE / GEO-TECHNICAL / LEGAL / LIASONING & DESIGNING ARCHITECT PROFESSIONAL FEES	₹ 175.99
ADDED PROFESSIONAL FEES (AIRPORT NOC) WITH 18% GST	₹ 0.50
ADDED PROFESSIONAL FEES (SALES FROM BROKER) WITH ADDED 18% G.S.T.	₹ 174.41
ADDED PROFESSIONAL FEES (MARKETING) WITH ADDED 18% G.S.T.	₹ 232.54
TOTAL CONSULTANT COST FOR THE PROJECT (IN CR.)	₹ 596.04

Total Consultant Fees: ₹ 596.04 Crores

7.2.4 AUTHORITY CHARGES

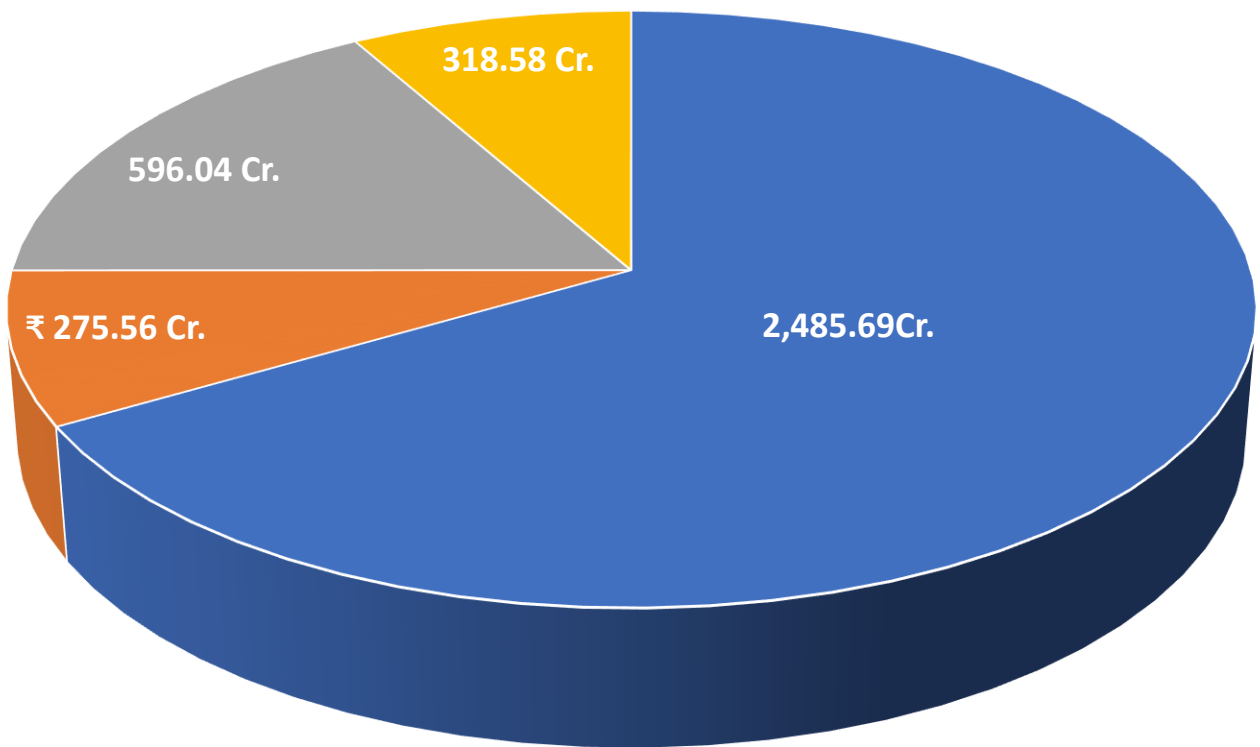
DESCRIPTION	TOTAL COST IN CR.
DEVELOPMENT CHARGES + STATUTORY FEES & DEPOSITS TO NMMC	₹ 215.02
PREMIUM ON ANCILLARY F.S.I. @ 10% OF LAND R.R	₹ 40.15
MISCELLANEOUS ON ANCILLARY FSI	₹ 56.19
18% G.S.T. ON ANCILLARY F.S.I.	₹ 7.23
TOTAL AUTHORITY CHARGES FOR THE PROJECT (IN CR.)	₹ 318.58

Total Authority Charges: ₹ 318.58 Crores



TOTAL COST OF PROJECT	₹ 3,675.85
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TOTAL COST OF PROJECT: ₹ 3,675.85 Crores



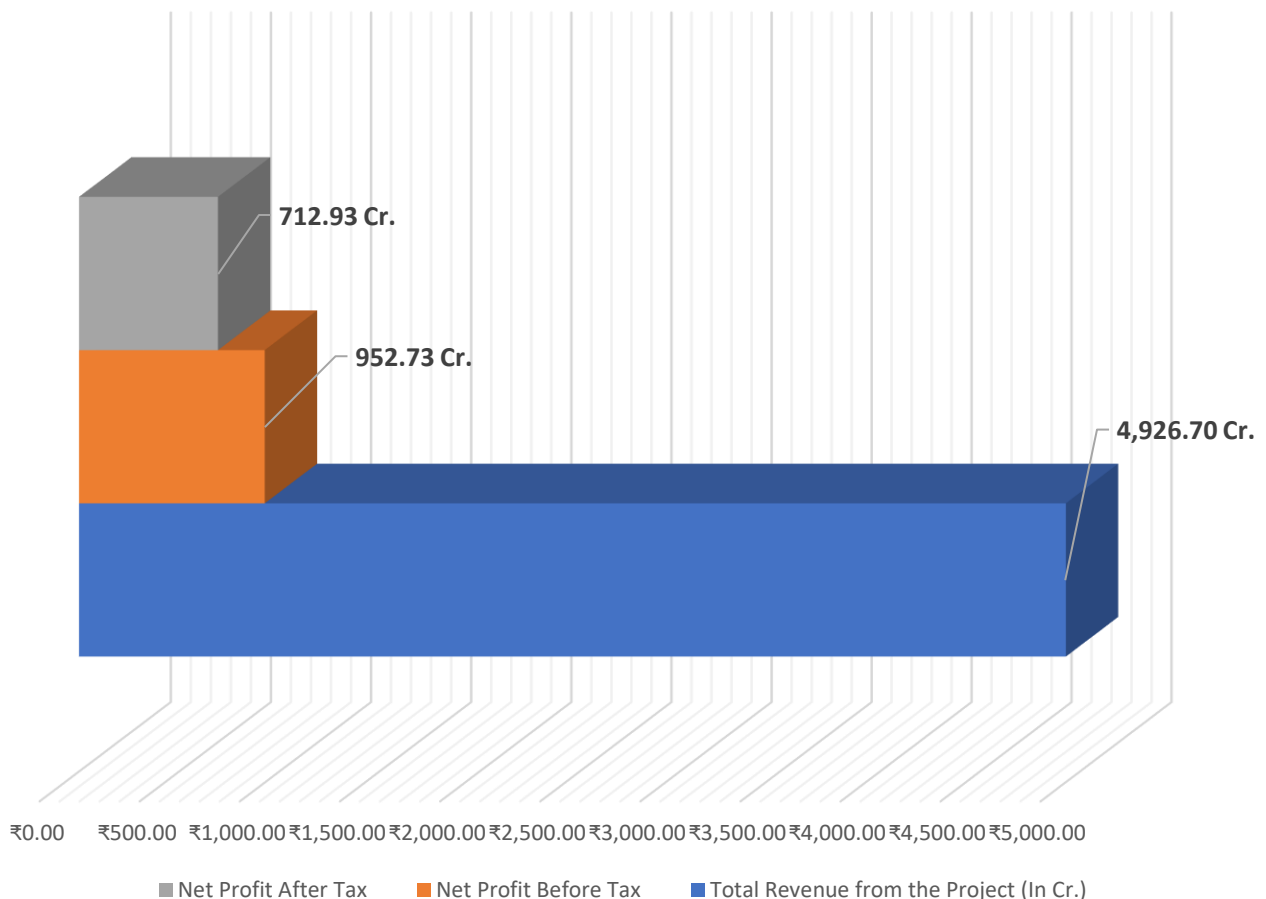
TOTAL CONSTRUCTION COST FOR THE PROJECT (IN CR.)	₹ 2,485.69
COST OF TENANT COMPENSATION FOR THE PROJECT (IN CR.)	₹ 275.56
TOTAL CONSULTANT COST FOR THE PROJECT (IN CR.)	₹ 596.04
TOTAL AUTHORITY CHARGES FOR THE PROJECT (IN CR.)	₹ 318.58
TOTAL COST OF PROJECT (IN CR.)	₹ 3,675.85



The financial statement outlines the estimated cost for the redevelopment project, including construction expenses, member compensation, consultant fees, and statutory authority charges.

7.3 REVENUE & PROFIT PERCENTAGES

COMMERCIAL SALE AREA	RERA CARPET AREA (SQ.FT)	RATE OF CARPET / SQ.FT	₹ 83.46
	33383.89	₹ 25,000.00	
RESIDENTIAL SALE AREA	RERA CARPET AREA (SQ.FT)	RATE OF SALE / SQ.FT	₹ 4,835.69
	2686492.32	₹ 18,000.00	
REFUNDABLE SECURITY DEPOSIT			₹ 7.56
TOTAL REVENUE FROM OPEN MARKET SALE			₹ 4,926.70
GROSS PROFIT FROM THE PROJECT			₹ 1,250.85



Total Revenue from the Project (In Cr.)	₹ 4,926.70
Gross Profit (In Cr.)	₹ 1,250.85
Net Profit Before Tax (In Cr.) (after amortization & interest on bank guarantee)	₹ 952.73
Net Profit After Tax (In Cr.)	₹ 712.93



7.4 MEMBERS COMPENSATION

(RENT & SECURITY DEPOSIT)												
A	B	C	D	E	F	G	H	I	J	K	L	M
TYPES	NO. OF TENANTS	EXISTING CARPET (AREA IN SQ.MT)	RENT / MONTH <small>D = CX1.200 (FOR COMM.)</small>	TOTAL RENT FOR 1ST YEAR <small>E = BDX12</small>	TOTAL RENT FOR 2ND YEAR <small>F = E + 10% OF E</small>	TOTAL RENT FOR 3RD YEAR <small>G = F + 10% OF F</small>	TOTAL RENT FOR 4TH YEAR <small>H = G + 10% OF G</small>	SECURITY DEPOSIT <small>3 MONTH</small>	BROKERAGE <small>1 MONTH</small>	SHIFTING CHARGES <small>RS 15 000/UNIT</small>	CORPUS <small>RS 900000/UNIT</small>	TOTAL <small>=E+F+G+H+I+K+L</small>
RESIDENTIAL												
BUNGALOW	10	121.443	1,03,227	1,23,87,186	1,36,25,905	1,49,88,495	1,64,87,345	30,96,797	10,32,266	1,50,000	90,00,000	7,07,67,992
A	29	110.523	93,945	32,69,270	3,59,61,974	3,95,58,171	4,35,13,988	81,73,176	27,24,392	4,35,000	2,61,00,000	18,91,59,404
B1	30	67.011	56,959	2,05,05,366	2,25,55,903	2,48,11,493	2,72,92,642	51,26,342	17,08,781	4,50,000	2,70,00,000	12,94,50,526
B2	28	72.4815	61,609	2,07,00,716	2,27,70,788	2,50,47,867	2,75,52,654	51,75,179	17,25,060	4,20,000	2,52,00,000	12,85,92,264
C1	24	44.9715	38,226	1,10,09,023	1,21,09,926	1,33,20,918	1,46,53,010	27,52,256	9,17,419	3,60,000	2,16,00,000	7,67,22,551
C2	30	44.9715	38,226	1,37,61,279	1,51,37,407	1,66,51,148	1,83,16,262	34,40,320	11,46,773	4,50,000	2,70,00,000	9,59,03,189
C3	30	44.9715	38,226	1,37,61,279	1,51,37,407	1,66,51,148	1,83,16,262	34,40,320	11,46,773	4,50,000	2,70,00,000	9,59,03,189
C4	24	44.9715	38,226	1,10,09,023	1,21,09,926	1,33,20,918	1,46,53,010	27,52,256	9,17,419	3,60,000	2,16,00,000	7,67,22,551
C5	24	44.9715	38,226	1,10,09,023	1,21,09,926	1,33,20,918	1,46,53,010	27,52,256	9,17,419	3,60,000	2,16,00,000	7,67,22,551
C6	24	44.9715	38,226	1,10,09,023	1,21,09,926	1,33,20,918	1,46,53,010	27,52,256	9,17,419	3,60,000	2,16,00,000	7,67,22,551
C7	24	44.9715	38,226	1,10,09,023	1,21,09,926	1,33,20,918	1,46,53,010	27,52,256	9,17,419	3,60,000	2,16,00,000	7,67,22,551
C8	30	44.9715	38,226	1,37,61,279	1,51,37,407	1,66,51,148	1,83,16,262	34,40,320	11,46,773	4,50,000	2,70,00,000	9,59,03,189
C9	30	44.9715	38,226	1,37,61,279	1,51,37,407	1,66,51,148	1,83,16,262	34,40,320	11,46,773	4,50,000	2,70,00,000	9,59,03,189
C10	24	44.9715	38,226	1,10,09,023	1,21,09,926	1,33,20,918	1,46,53,010	27,52,256	9,17,419	3,60,000	2,16,00,000	7,67,22,551
C11	24	44.9715	38,226	1,10,09,023	1,21,09,926	1,33,20,918	1,46,53,010	27,52,256	9,17,419	3,60,000	2,16,00,000	7,67,22,551
D1	16	27.6045	23,464	45,05,054	49,55,560	54,51,116	59,96,227	11,26,264	3,75,421	2,40,000	1,44,00,000	3,70,49,642
D2	16	34.335	29,185	56,03,472	61,63,819	67,80,201	74,58,221	14,00,868	4,66,956	2,40,000	1,44,00,000	4,25,13,538
E1	14	44.9715	38,226	64,21,930	70,64,123	77,70,536	85,47,589	16,05,483	5,35,161	2,10,000	1,26,00,000	4,47,54,821
E2	18	44.9715	38,226	82,56,767	90,82,444	99,90,689	1,09,89,757	20,64,192	6,88,064	2,70,000	1,62,00,000	5,75,41,913
E3	18	59.703	50,748	1,09,61,471	1,20,57,618	1,32,63,380	1,45,89,718	27,40,368	9,13,456	2,70,000	1,62,00,000	7,09,96,010
F	20	44.9715	38,226	91,74,186	1,00,91,605	1,11,00,765	1,22,10,842	22,93,547	7,64,516	3,00,000	1,80,00,000	6,39,35,459
G-1BHK	14	44.9715	38,226	64,21,930	70,64,123	77,70,536	85,47,589	16,05,483	5,35,161	2,10,000	1,26,00,000	4,47,54,821
G-2BHK	7	59.703	50,748	42,62,794	46,89,074	51,57,981	56,73,779	10,65,699	3,55,233	1,05,000	63,00,000	2,76,09,559
GB-1BHK	14	44.9715	38,226	64,21,930	70,64,123	77,70,536	85,47,589	16,05,483	5,35,161	2,10,000	1,26,00,000	4,47,54,821
GB-2BHK	7	58.8	49,980	41,98,320	46,18,152	50,79,967	55,87,964	10,49,580	3,49,860	1,05,000	63,00,000	2,72,88,843
TOTAL (IN CRs)	529			28.46	31.31	34.44	37.88	71.12	2.37	0.79	47.61	189.98
COMMERCIAL												
Shops	17	72.1875	86,625	1,76,71,500	1,94,38,650	2,13,82,515	2,35,20,767	44,17,875	14,72,625	2,55,000	1,53,00,000	10,34,58,932
TOTAL (IN CRs)	17	72.1875		1.77	1.94	2.14	2.35	0.44	0.15	0.03	1.53	10.35
GRAND TOTAL (IN CRs)	546	72.1875						₹ 7.56				₹ 200.33



7.5 ENTITLEMENT

SR.NO.	TYPE	EXISTING CARPET IN SQ.MT.	ADDING RERA CARPET ON ACTUAL AREA 5%	[A] TOTAL EXISTING CARPET AREA	[B] TOTAL EXISTING CARPET AREA IN SQ.FT.	[B] TOTAL NO OF FLATS	[C] IN PERCENT	[D] TOTAL ENTITLEMENT ON CARPET	[E] TOTAL EXT. CARPET + TOTAL ENTMT. ON CARPET	[F] BUILT UP AREA $[F] = 1.30 \times [H]$	[G] TOTAL B.U.A REQUIRED FOR REHABILITATION $[G] = [C] \times [H]$
1	BUNGALOW	115.66	5.78	121.443	1307.21	10	100%	$[F] = [D]$ 121.44	$[G] = [A] + [F]$ 242.89	315.75	3157.52
2	A	105.26	5.26	110.523	1189.67	29	100%	110.52	221.05	287.36	8333.43
3	B1	63.82	3.19	67.011	721.31	30	100%	67.01	134.02	174.23	5226.86
4	B2	69.03	3.45	72.482	780.19	28	100%	72.48	144.96	188.45	5276.65
5	C1	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
6	C2	42.83	2.14	44.972	484.07	30	100%	44.97	89.94	116.93	3507.78
7	C3	42.83	2.14	44.972	484.07	30	100%	44.97	89.94	116.93	3507.78
8	C4	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
9	C5	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
10	C6	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
11	C7	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
12	C8	42.83	2.14	44.972	484.07	30	100%	44.97	89.94	116.93	3507.78
13	C9	42.83	2.14	44.972	484.07	30	100%	44.97	89.94	116.93	3507.78
14	C10	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
15	C11	42.83	2.14	44.972	484.07	24	100%	44.97	89.94	116.93	2806.22
16	D1	26.29	1.31	27.605	297.13	16	100%	27.60	55.21	71.77	1148.35
17	D2	32.70	1.64	34.335	369.58	16	100%	34.34	68.67	89.27	1428.34
18	E1	42.83	2.14	44.972	484.07	14	100%	44.97	89.94	116.93	1636.96
19	E2	42.83	2.14	44.972	484.07	18	100%	44.97	89.94	116.93	2104.67
20	E3	56.86	2.84	59.703	642.64	18	100%	59.70	119.41	155.23	2794.10
21	F	42.83	2.14	44.972	484.07	20	100%	44.97	89.94	116.93	2338.52
22	GA-1BHK	42.83	2.14	44.972	484.07	14	100%	44.97	89.94	116.93	1636.96
23	GA-2BHK	56.86	2.84	59.703	642.64	7	100%	59.70	119.41	155.23	1086.59
24	GB-1BHK	42.83	2.14	44.972	484.07	14	100%	44.97	89.94	116.93	1636.96
25	GB-2BHK	56.00	2.80	58.800	632.92	7	100%	58.80	117.60	152.88	1070.16
26	Shops	68.75	3.44	72.188	777.03	17	100%	72.19	144.38	187.69	3190.69
TOTAL FSI REQUIRED FOR REHABILITATION									144.38	187.69	75,741.42



7.6 BENEFITS SUMMARY

Proposed Member Benefits

Particular	Benefit
 Area Increment	100% Additional Area
 Rent	₹850/Sq. Mt. & ₹1200/Sq. Mt.
 Deposit	3X of 1st Month Rent
 Brokerage	1X of 1st Month Rent
 Shifting Charges	₹15,000.00 Per Member
 Corpus	₹9,00,000 Per Unit



8. RISK ASSESMENT & MITIGATION



1. Risk: Profit Reduction due to Higher Increment

➤ Description:

- The current profitability calculation assumes a increase on the existing carpet area. If the increment percentage is increased beyond **100%**, the profit margin for the developer will decrease.

➤ Impact:

- Reduced profit may affect project cash flow, leading to delays or compromise in project quality.

➤ Mitigation:

- Maintain increment of **100%**, which has been identified as the optimal range for project feasibility.
- Conduct sensitivity analysis to assess profit margins at different increment levels before final approval.
- Include buffer costs in financial planning to manage minor deviations.

2. Risk: Non-Completion of Project

➤ Description:

- Reduced profitability or unforeseen cost escalation may lead to delays or non-completion of the project.

➤ Impact:

- Legal disputes with society members, financial loss for the developer, and reputational damage.

➤ Mitigation:

- Ensure increment percentage stays within the feasible **100%** range to maintain sufficient profit for project completion.
- Secure construction contracts with clear timelines and penalty clauses for delays.
- Maintain contingency funds for unexpected cost increases.
- Monitor project progress regularly with periodic audits.

3. Risk: Market Fluctuation

➤ Description:

- Changes in real estate market rates or sales demand may affect revenue projections.

➤ Impact:

- Could reduce expected returns and affect developer profit.

➤ Mitigation:

- Set conservative pricing strategies for the saleable area.
- Conduct pre-sales to ensure buyer commitment before increasing FSI or project area.
- Monitor market trends and adjust sales strategy accordingly.



4. Risk: Regulatory and Approval Delays

➤ Description:

- Delays in municipal approvals or FSI clearances can postpone project execution.

➤ Impact:

- Extended timelines and increased costs.

➤ Mitigation:

- Initiate early engagement with local authorities for approvals.
- Ensure all documentation is complete and compliant.
- Plan the project timeline with allowances for potential approval delays.

5. Risk: Construction Cost Escalation

➤ Description:

- Rising costs of labor or materials may reduce net profit if not planned.

➤ Impact:

- Profit margin may shrink below acceptable levels.

➤ Mitigation:

- Lock in bulk contracts for materials and labor where possible.
- Maintain contingency funds (5–10% of total cost).
- Review and revise project budgets periodically.

Conclusion:

The project is financially feasible and operationally manageable when the increment on the existing area is maintained. Staying within the range ensures sufficient profit for the developer, mitigates the risk of non-completion, and minimizes exposure to cost escalations or market fluctuations.



9. REQUIREMENT OF AMENITIES



The Developer shall be mandatorily required to provide the amenities and specifications detailed herein. The amenities listed below represent the minimum standard expected for a premium redevelopment project and shall not be construed as exhaustive. The Developer may, at its discretion, propose additional modern facilities, advanced systems, and upgraded features, subject to the approval of the Society and its appointed Architect / Project Management Consultant (PMC).

All works shall be executed in accordance with best contemporary construction practices, conforming strictly to the relevant Indian Standards (IS Codes), National Building Code (NBC), and the Unified Development Control and Promotion Regulations (UDCPR), as applicable. Wherever relevant, materials, systems, and specifications shall also align with Green Building and sustainability norms.

A sample flat demonstrating all finishes, fittings, and specifications shall be constructed and presented to the Society for inspection and approval prior to commencement of mass execution. No deviation from the approved specifications shall be permitted without prior written consent of the Society through its Architect / PMC and Redevelopment Committee.

9.1 COMMON FACILITIES

The project shall be developed as a landmark premium building, incorporating high-quality finishes and amenities as under:

10. Architecturally appealing and contemporary building elevation, duly approved by the Society.
11. Dedicated security cabin with intercom and access-control connectivity.
12. Well-planned Society office with attached toilet block, designed as per UDCPR norms.
13. Staircases with minimum clear width of 1.20 meters, granite/marble treads and risers, stainless-steel handrails, and neatly finished walls and ceilings.
14. Provision of common water meter and individual electric meters for each unit.
15. Premium finished landings and mid-landings using decorative granite, marbonite, or natural stone.
16. Complete water infrastructure, including underground tanks, overhead tanks, additional borewell (if permitted), submersible pumps, and automated control panels.
17. Uniform society identity elements, including main gate, society name board, standardized name plates, and controlled entry points.
18. Compound paving using PCC, chequered tiles, vitrified tiles, or interlocking pavers for durability and aesthetics.



19. Recreational facilities, including a fully equipped gymnasium, sized as per CIDCO / NMMC norms.
20. 24×7 multi-layer security system, incorporating CCTV surveillance, video door phones, and intercom connectivity.
21. High-speed automatic elevators (OTIS / Johnson / equivalent make) with inverter or battery backup.
22. Fire-rated main doors, safety grills, granite-framed windows, and anodized aluminium sliding French windows.
23. Comprehensive waterproofing treatment for terraces, podiums, and wet areas of all flats.
24. Efficient waste management system, including garbage disposal arrangements and Sewage Treatment Plant (STP), as per environmental clearances.
25. Terrace development with china mosaic tiles, high parapet walls, corner lighting, and water points.
26. Additional provisions such as storage lofts, wardrobe niches, and full termite-proofing treatment at foundation and plinth levels.
27. Provision of two large Olympic-size swimming pools, subject to statutory permissions and feasibility.

9.2 GARDEN & LANDSCAPING

Professionally designed and landscaped garden areas shall be provided, incorporating:

1. Soft landscaping with lawn areas
2. Tree plantations along compound boundaries
3. Decorative lighting and seating areas
4. Sustainable planting and irrigation systems

9.3 SITE DEVELOPMENT

1. Compound wall of minimum 1.50 meters height with decorative finishes and landscape lighting.
2. Properly designed storm-water drainage system and internal driveways as per statutory norms.
3. Centralized, well-planned garbage collection and disposal infrastructure.

9.4 AMENITIES WITHIN FLATS

1. General
 - Premium vitrified tile flooring (minimum 600×600 mm or larger).
 - Minimum floor-to-floor height of 2.90 meters, ensuring enhanced ventilation and spaciousness.



2. Bathrooms

- Full-height designer wall tiles.
- Branded sanitary ware and CP fittings (ESS / Jaguar / equivalent).
- Western-style WC, designer wash basins, geyser provisions, and exhaust fans.
- Dedicated loft space for overhead water tank where applicable.

3. Doors & Windows

- Main doors: Marine-grade flush doors with laminate finish on both sides, CP frames, premium hardware, safety locks, and accessories.
- Internal doors with quality mortise locking systems.
- Heavy-duty anodized aluminium sliding windows with tinted glass, imported fittings, mosquito nets, and safety grills.
- Large window openings to maximize natural light and cross-ventilation.

4. Kitchen

- Granite kitchen platform with full-height designer dado tiles.
- Branded stainless-steel sink.
- Loft storage provision.

5. Finishes

- Gypsum-finished internal walls with premium plastic emulsion paint.
- External plaster using sand/ready-mix plaster.
- External surfaces finished with acrylic weather-proof paint.
- Complete termite-proofing treatment.

6. Electrical Fixtures

- Concealed copper wiring of reputed make (Polycab / equivalent).
- MCB and ELCB safety protection.
- Provision for telephone, TV, internet, and Wi-Fi.
- Electrical points for all essential appliances and fixtures.



7. Plumbing

- Concealed plumbing with pipes and fittings as per IS standards.
- Premium CP fittings with matching sanitary ware.
- Adequate plumbing points for kitchen and utility requirements.

9.5 ADDITIONAL FACILITIES WITHIN FLATS

1. Hooks provided on all chajjas.
2. Provision for washing machine and dishwasher with proper drainage.
3. Rust-proof PVC piping and adequately sized traps.
4. Optimized drainage layout for free and efficient water flow.

NOTES & CONDITIONS

- All materials, finishes, brands, and specifications shall be subject to approval by the Society and its Architect / PMC.
- Green Building norms shall be followed wherever applicable.
- The final list of amenities and specifications shall be mutually finalized prior to execution of the Development Agreement.



10. SOCIETY'S RECCOMENDATION & FEEDBACK FORM



SUGGESTION FORM

Date: _____

Name: _____

Flat No.: _____ Building No.: _____

To,

Managing Committee,

_____ CHS,

Plot No.: ___, Sector: ___, _____, Navi Mumbai.

Subject: Suggestions to the Feasibility Report /Presentation by Dimensions Architect Pvt. Ltd.

Respected Sir,

We hereby would like to express our appreciation for the efforts put into preparing the recent Feasibility Report. However, we would like to offer the following suggestions for consideration to ensure a more comprehensive and inclusive approach:

Sr. No.	Particular To (Area/Amenities /Rent/other)	Remark

We are hopeful that our feedback will be given due consideration in the next steps. Thanking You.

Yours Sincerely,



11. ANNEXURES



ANNEXURE I



Nilgiri Gardens

CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. No. NBOM/CIDCO/HSG(OH)/573/JTR/1997-98 DT. 15.12.97

Amra Marg, Uran Road, Sector-24, C.B.D. Belapur, Navi Mumbai - 400 614. Mob: 7045045980,
Website:- www.nilgirigardenschs.com / E-mail : nilgirigarden97@gmail.com

Ref.NG/RED/2025/421

Date: 29/11/2025

To,
M/s. Dimensions Architects Private Limited,
Plot No 99, Sector 08,
Near Sagar Vihar, Vashi,
Navi Mumbai 400703.

Subject: Appointment of Project Management Consultant (PMC) for
Redevelopment of Nilgiri Gardens Co-operative Housing Society
Ltd.

- Ref. 1. Your tender submission letter dated 18th August 2024
2. Our letter no.NG/GEN/2025/349 dated 21st October 2025
3 Your Revised Commercial Bid dated 17th November 2025.

Dear Sir/Madam,

We are pleased to inform you that in pursuance of the resolution passed in the Special General Body Meeting (SGM) of the members of Nilgiri Gardens Co-operative Housing Society Ltd., held on 23rd November 2025, and the resolution passed in Managing Committee Meeting held on 28/11/2025. The Society has decided to appoint your firm as the **Project Management Consultant (PMC)** for the proposed project of redevelopment of Nilgiri Gardens Co-operative Housing Society Ltd., situated at Amra Marg (Uran Road), Sector 24, CBD Belapur, Navi Mumbai 400614.

Your appointment is made based on your presentation given in the SGM and on the terms, conditions, scope of work, and payment schedule stipulated hereunder and on such other terms and conditions as specifically mentioned in tender documents submitted by you on 18th August 2024, amendments made



ANNEXURE II

14.8 Urban Renewal Scheme

Urban Renewal Scheme (URS) shall be applicable for all Corporations as given below.

14.8.1 Urban Renewal Scheme (URS) for Municipal Corporation Area –

- i) “Urban Renewal Scheme” (URS) means any scheme for redevelopment of a cluster or clusters of buildings and structures in Municipal Corporation Area, over a minimum area of 10,000 sq.m., in non-congested area and 4000 sq.m. in congested area, bounded by existing distinguishing physical boundaries such as roads, Nallahs, railway lines etc. accessible by an existing or proposed D.P. road which is at least 18.0 m. wide and identified for urban renewal-

⁽²⁾ However, in specific cases, in which URS is not bounded by roads, Nallahs and railway lines etc. and/or, areas of any vacant or encroached land situated in the periphery of 400 mt. belonging to Municipal Corporation / any Public Authority / Planning Authority / Special Planning Authority, which is not contiguous, is proposed to be included in the URS, then the boundaries of such cluster having non-contiguous area can be decided / finalised the by Municipal Commissioner, in consultation with High Power Committee (H.P.C.). ⁽²⁾

However, in specific cases, in which URS is not bounded by roads, Nallahs and railway lines, then the boundary of the cluster can be decided / finalised by Municipal Commissioner, in consultation with High Power Committee (H.P.C.)

In case of demonstrable hardship such as natural sub division by roads, Nallahs, river, railway lines, the area of the cluster can be allowed up to an area of 8000 Sq.m. in non-congested area which shall be allowed by Municipal Commissioner in consultation with H.P.C.

However no forest land shall be included in such URS.

⁽²⁾ Provided that, encroached forest land may be included in such URS for clearance of encroachment on such forest land with NOC of Forest Department. However after clearance of encroachment, such forest land shall be used as mentioned in regulation 14.8.7(i)(g) with NOC of Forest Department. ⁽²⁾

- ii) Such URs may be :-

- a) Under the Development Plan (D.P.), where the D.P. contains such well-defined Clusters; or
- b) Under the Urban Renewal Plan (URP) for the concerned area, prepared and notified by the Commissioner, who may revise the same, as and when required; or
- c) By the Promoter of the Urban Renewal Scheme over a cluster or clusters of buildings, where such clusters are not shown on the D.P. and the URP is yet to be prepared. If such plans are submitted and approved, these shall mean to be URP within the meaning of this Regulation.

- iii) Building Age Criteria for URC shall be as under :-

The Urban Renewal Cluster (URC) may consist of a mix of structures of different characteristics such as -

- a) Unauthorized buildings which are at least 30 years of age;
- b) Authorized dilapidated buildings, as determined by ⁽¹⁾ the Designated Officer appointed by Municipal Commissioner or as per the Regulation of Redevelopment of Dilapidated Buildings;



- c) Authorized buildings which are at least 30 years of age;
- d) Buildings belonging to the Central Government, the State Government, Semi-Government Organizations and Municipal Corporations, as well as Institutional Buildings, Office Buildings, tenanted Municipal Buildings, Staff Quarter Buildings of Municipal Corporation, that are at least 30 years of age with prior consent of the respective Authority;
- e) Any land belonging to the State Government, any Semi-Government Organization, Municipal Corporation and MHADA (either vacant or built upon) which falls within the area of the proposed Urban Renewal Scheme including that which has been given on lease or granted on the tenure of Occupant Class II, provided that if built upon, these building shall be at least 30 years of age;
- f) Any other buildings which may be less than 30 years of age but which by reasons of dis-repair or because of structural / sanitary defects, are unfit for human habitation or by reasons of their bad or sub-optimal configuration or the narrowness of streets are dangerous or injurious to the health or safety of the inhabitants of the area, as certified by the ⁽¹⁾ by the Designated Officer appointed by Municipal Commissioner or as per the Regulation of Redevelopment of Dilapidated Buildings;
- g) Slum areas declared as slums under section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 or slums on Public lands prior to 1st January, 1995 or such other reference date notified by the Government. However such slum area shall be maximum 25% of cluster area;

In case of Ulhasnagar Municipal Corporation, minimum area shall be 4000 Sq.m. for non-congested and congested area.

⁽²⁾ Notwithstanding Anything Contained in these regulation, it shall not be permissible to develop declared slum under Regulation No.14.7 which is included in URP / URS prepared & notified as per Regulation No.14.8.1(ii). ⁽²⁾

- h) The lands belonging to MIDC can be included in the URS after obtaining necessary clearance from Industries Department.

Explanation - 1. - Age of a building shall be as on the 1st of January of the year in which URC involving such building, complete in all respect is submitted to the Commissioner or prepared and notified by the Commissioner and shall be calculated from the date of occupation certificate or, where such occupation certificate is not available, from the date of assessment as per the property tax record in respect of such building, available with the Municipal Corporation.

Explanation - 2. - Whenever any authorized building, more than 30 years of age, is included in a URC, the same shall not be done without evaluation of its state of dis-repair by Municipal Corporation and if such building is found in a state of disrepair, only after giving the owner / occupier(s) thereof, a notice of three months to cause any repairs needed. At the end of three months, if such building is found to be habitable and safe, such building shall be treated at par with authorized buildings which are less than 30 years of age. If at the end of three month, such building is found and certified by ⁽¹⁾ the Designated Officer appointed by Municipal Commissioner or as per the Regulation of Redevelopment of Dilapidated Buildings as dilapidated and unsafe for habitation, such building shall be included in the URC without the requirement of consents.



Explanation - 3. - If some authorized buildings which are less than 30 years of age or buildings which are developed or in the process of development, under the different provisions of the DCR, are required to be included in the URC for the purpose of wholesome planning, they may be so included, provided the area under such buildings does not exceed 40% of the total area of URC. If any such building is included in the URC without the requisite consent of 70% of all title holders of such building, the Commissioner shall retain such building while designing/ sanctioning URS and area of such building shall be excluded from calculation of FSI under this Regulation.

However, the area under slum mentioned in Regulation No.14.8.1(iii)(G) and area under authorised structure mentioned above shall not be more than 50% in aggregate.

Explanation - 4. - When any private land owner / developer submits such scheme will be given priority while implementation.

14.8.2 Eligibility for Urban Renewal Cluster (URC) –

- i) For Buildings outside Slums** -Every occupant of every building falling under a URC on the date of sanction of this Regulation (hereinafter referred to as the cut-off date), shall be eligible for rehabilitation and relocation under the Scheme, in accordance with the provisions of Regulation No.14.8.4 and 14.8.5, subject to the ineligibility criteria mentioned herein below.
- a) No new Tenancy, occupancy or any other right created after the cut-off date shall be taken into account in any illegal or unauthorized construction. No unauthorized construction made after the cut-off date in any existing building or in the form of new building shall be considered while doing computation of existing FSI or liability of rehabilitation on the URC.
 - b) Any occupant, who has been allotted any subsidized housing in the ⁽ⁱ⁾ respective Metropolitan Region, or in the Corporation area as the case may be, by any public or semi-public authority in the past shall not be eligible for subsidized rehabilitation under a URC as mentioned in Regulation No.14.8.5. For this, a self-declaration in the form of Registered Affidavit shall be considered sufficient which, if ever found to be false, shall render the concerned allottee liable for eviction and prosecution as per law.
 - c) Subject to the forgoing provisions, only the actual ⁽ⁱⁱ⁾ owners of residential unit of authorized building and the occupants of unauthorized buildings fulfilling the eligibility criteria mentioned under this Regulation shall be held eligible for rehabilitation and any person, other than the actual occupant, claiming rights as owner / promoter / developer / lessee over any land / building / structure included in the URC, shall have no right whatsoever to rehabilitation under the URC in the reconstructed tenements against such land / building / structure. In case of an unoccupied building or a building occupied illegally, no one shall have right whatsoever to rehabilitation under the URC, against such building / structure.
- ii) Slum Areas** - Whenever a Slum area or part thereof is included in a URC, eligibility of the hutment dwellers of such slum area rehabilitation under the URC, shall be governed by corresponding provisions of Slum Rehabilitation Scheme. Eligibility of any hutment dweller of a Slum area included in the URC shall be certified by the Competent Authorities as notified under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment Act, 1971). For slum dwellers not covered under Slum Rehabilitation Scheme, the eligibility for rehab area shall be the same as under Slum Rehabilitation Scheme.



14.8.3 Determination of eligibility and requirement of Rehabilitation and Relocation areas under URS –

- i) Municipal Commissioner shall initiate the process for determination of eligibility and requirement of alternative area of Rehabilitation and relocation of each occupant under any URS, along with determination of rights over lands falling under the Urban Renewal Cluster(s) and the consideration thereof.
- ii) Municipal Commissioner shall designate officer(s), not below the rank of Assistant Municipal Commissioner, who shall be called Authorized Officer(s) and shall cause to be done the survey required for the purpose mentioned in Clause (i) above and declare and publish the list of buildings / structures and their owners / lessees, occupants / tenants etc., for inviting suggestions and objections along with relevant records, within one month of such publication for determination of entitled area and the consideration to be offered to the owners / lessees and other right-holders as well as eligibility and admissible area for the occupants, in accordance with the provisions in this Regulation. Authorized Officer(s) shall, after due enquiry and hearing, finalize the said list(s) and cause the same to be published. Appeal against any decision leading to finalization of the said list shall lie with an officer not below the rank of Deputy Municipal Commissioner who is authorized in this regard by the Municipal Commissioner, in writing.

14.8.6 The permissible FSI for URC –

- i) ⁽¹⁾ The FSI permissible in the URS shall be the FSI required for rehabilitation of existing occupiers / tenants + incentive FSI under this Regulation, or 4.00 whichever is higher. Provided that Incentive FSI ⁽¹⁾ component on rehabilitation area ⁽¹⁾ shall be governed by the ratio of Land Rate (LR) (in Rs. Per Sq.m.) of the URC under redevelopment to the Rate of Construction (RC) (in Rs. Per Sq.m.), as per the Annual Statement of Rates (ASR) applicable to the area and size of the URC as given in table below.

Basic Ratio (LR / RC *)	Incentive as per scheme		
	More than 0.40 ha upto 1.0 ha.	More than 1.0 ha. upto 5.0 ha.	For more 5.0
Above 2.00	1.75	2.00	2.25
Above 1.50 and upto 2.00	2.00	2.25	2.50
Above 1.00 and upto 1.50	2.25	2.50	2.75
Upto 1.00	2.50	2.75	3.00

⁽¹⁾Explanation :-

- (a) In case of different land rates area applicable to different parts of the URC, weighted average of all the applicable rates shall be taken for calculating the Average land rate and basic ratio.
- (b) The land rate and the rate of construction for calculation of the basic ratio shall be taken for the year in which the URS is approved by the competent authority and shall remain unchanged during the entire project cycle of the URS.
FSI shall be calculated over the gross area of the URC, deducting area falling in CRZ and Forest areas if any. However, if the area in CRZ-II is upto 25% of the URC then the FSI shall be allowed to be used in non CRZ area. However no FSI shall be allowed for the area from CRZ-1. Out of the construction area allowed as per Global FSI, FSI that cannot be actually utilized in URC, due to constraints imposed by different provisions of UDCPR, or otherwise, shall be converted into Urban Renewal TDR (URT) which shall be utilizable on a receiving plot ⁽¹⁾



- ii) The URT may be released by the Commissioner in stages to be decided by him but URT released at any point of time shall never exceed construction done in URC with respect to buildings where Occupation Certificates have been granted and 50% of construction done in URC with respect to buildings where Occupation Certificates are not granted.
- iii) The FSI for an Urban Renewal Scheme in CRZ area shall be governed by the MoEF Notifications issued from time to time, and the same shall be taken into account while computing permissible FSI as per Clause (i) above.
- Plot area, considered after deducting the area of URC falling in CRZ / Forest area and area under unbuildable reservations, etc. shall be primarily used for rehabilitation of existing occupants and development of buildable reservations and public amenities with required FSI. After the said development, if there are any eligible occupants left who could not be rehabilitated due to inability to construct the requisite area for rehabilitation and relocation, owing to constraints imposed by UDCPR, shall be rehabilitated in any nearby URS or in the PAP tenements available with the Corporation; as per the policy guidelines decided by the Corporation.
- iv) If after construction of rehabilitation tenements and other areas of entitlement as per the provisions of this Regulation, there is still some building potential left as per the ceiling of 4.0 FSI, construction can be done for free sale, either in independent buildings, or on sub-plots or in composite buildings or in undivided plots along with rehabilitation component.
- v) When the FSI available in URC in case less than 4.0 then 50 % of the difference in FSI shall be constructed in the form of EWS / LIG tenements and shall be handed over to the Commissioner. Commissioner may use these tenements preferably for transit accommodation, PAP tenements or staff quarters. However if tenements are not needed for above purpose then Municipal Commissioner shall after realisation of proceeds from disposal of these tenements, deposit such proceeds in Shelter Fund setup under this Regulation.



Table 6-G

Sr. No.	Road width in meters	Basic FSI	For all Municipal Corporations ⁽²⁾ CIDCO as Planning Authority by Virtue of NTDA			For remaining Authorities / Areas		
			FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI	FSI on payment of premium	Maximum permissible TDR loading	Maximum building potential on plot including in-situ FSI
1	2	3	4	5	6	7	8	9
1	Below 9.0 m.	1.10	--	--	1.10	--	--	1.10
2	9.0 m. and above but below 12.0 m.	1.10	0.50	0.40	2.00	0.30	0.30	1.70
3	12.0 m. and above but below 15.0 m.	1.10	0.50	0.65	2.25	0.30	0.60	2.00
4	15.0 m. and above but below 24.0 m.	1.10	0.50	0.90	2.50	0.30	0.70	2.10
5	24.0 m. and above but below 30.0 m.	1.10	0.50	1.15	2.75	0.30	0.90	2.30
6	30.0 m. and above	1.10	0.50	1.40	3.00	0.30	1.10	2.50

Note –

- i) In addition to above, ancillary area FSI up to the extent of 60% of the proposed FSI in the development permission (including Basic FSI, Premium FSI, TDR but excluding the area covered in Regulation No.6.8) shall be allowed with the payment of premium as specified in Regulation No.6.1.1. This shall be applicable to all buildings in all zones.
- Provided that in case of non-residential use, the extent of ancillary area FSI shall be upto 80%. No separate calculation shall be required to be done for this ancillary area FSI. Entire FSI in the development permission shall be calculated and shall be measured with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein.
- Provided further that, this ancillary area FSI shall be applicable to all other schemes like TOD, PMAY, ITP, IT, MHADA, etc. except ⁽¹⁾ Rehabilitation component in SRA. In the result, free of FSI items in the said schemes, if any, other than mentioned in UDCPR, shall stand deleted.
- ii) The column of TDR shall not be applicable for the area, where there is no Planning Authority and accordingly, values in subsequent column shall stand modified.
- iii) The maximum permissible limits of FSI specified in the Table above, may be allowed to be exceeded in cases mentioned in Chapter-7, where higher FSI is permissible over and above the limit specified in above table.



Table No.8-B - Parking Requirements							
Sr. No.	Occupancy	Size of tenement	Parking Spaces Required				Remarks
			Congested Area		Non Congested Area		
			Car	Scooter	Car	Scooter	
1	Residential i) Multi-Family residential.	For every tenement having carpet area of 150 sq.m. and above.	2	⁽¹⁾ 1	2	⁽¹⁾ 1	In addition 5% visitor parking
		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	⁽¹⁾ 1	1	⁽¹⁾ 1	In addition 5% visitor parking
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	⁽¹⁾ 2	1	⁽¹⁾ 2	In addition 5% visitor parking
		For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	1	1	1	2	In addition 5% visitor parking
		For every two tenements with each tenement having carpet area less than 30 sq.m.	0	⁽¹⁾ 2	0	⁽¹⁾ 2	In addition 5% visitor parking



ANNEXURE III

Ready Reckoner Rate: <https://igrmaharashtra.gov.in/Home>

NOCAS: <https://nocas2.aai.aero/nocas/>

MCS Act:

<https://mahapanan.maharashtra.gov.in/Site/Upload/GR/MCS%20Bare%20Act%20and%20Rules.pdf>

UDCPR: https://www.mmrda.maharashtra.gov.in/sites/default/files/2023-10/UDCPR_compressed_2.pdf



We trust that the enclosed feasibility report provides a comprehensive and practical overview of the proposed redevelopment for **Nilgiri Gardens Co-operative Housing Society Ltd.** The data, analysis, and proposal have been prepared based on prevailing regulations, technical assessments, and updated market considerations. We look forward to the resolve any query if it arises in detail and take the next steps toward a successful reconstruction journey together.

(Note: This feasibility study might vary with time due to implementation of new factors or any other regulations)

Ar. Lena Gosavi (Director)

For Dimensions Architect Pvt. Ltd.

PROJECT MANAGEMENT CONSULTANT



DIMENSIONS
ARCHITECTS PVT. LTD.



PLOT NO. -99, SECTOR -08, NEAR SAGAR VIHAR, VASHI, NAVI MUMBAI – 400 703.



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AEROSOLUTIONS CONSULTANTS



Technical Assessment Report on Civil Aviation NOC



Proposed Construction Project Owned by:

M/s Nilgiri

Site Address:

**PLOT NO. -01, SECTOR-24,
CBD BELAPUR.**

Report Prepared By

**M/s Aerosolutions Consultants.
Arenja Corner, 421, Plot No 71,
Secor – 17, Vashi,**

Objective and Scope of Assessment

This Technical Assessment Report has been prepared to assess maximum height that can be expected for the proposal submitted by M/s Nilgiri for the Plot of Land located at PLOT NO. -01, SECTOR -24, CBD BELAPUR, after conducting aeronautical study, and to determine the effect of the proposed construction on the safety and regularity of aircraft operations in accordance with the established guidelines issued by ICAO, MoCA, AAI and DGCA.

As the area of the plot is more than 2000sq. m, it is mandatory to provide the proposed Building Coordinates, as per ADSAC 08/2020. Therefore, the current technical assessment focuses primarily on how the proposed building blocks in the given plot could be permitted without any impact on the safety of aircraft operations vis-a-vis Procedures for Air Navigation – Aircraft Operations (PANS-OPS), Obstacle Limitation Surfaces (OLS) and service volume of various Communication, Navigation and Surveillance (CNS) equipment. The WGS-84 coordinates for the Plot have been provided by M/s Nilgiri and the same is placed in the report,

This technical assessment however, does not include the provision of any claim to challenge the discretion of the Appellate Committee, AAI or DGCA regarding the proposed construction plans or any future proposals at the plot of land under consideration. This report is in no manner – what-so-ever be used to challenge the decision of any statutory organizations including but not limited to the Appellate Committee, AAI, DGCA etc. and shall not be used to form a part of any legal recourse in future.

Limitation of the Technical Assessment: This technical assessment has been carried out strictly as per national and international regulations currently and the Safety impact on the aircraft operations.

Executive Summary

M/s Nilgiri, Navi Mumbai has authorized **M/s Aerosolutions Consultants, Navi Mumbai** to make a technical assessment of maximum height permissible w.r.t Civil Aviation NOC for their upcoming project at **PLOT NO. -01, SECTOR -24, CBD BELAPUR**. Also, **M/s Aerosolutions Consultants** has been authorized to obtain height NOC from Airports Authority of India (AAI) for the said project on behalf of **M/s Nilgiri, Navi Mumbai**.

In order to assess the technical feasibility of height for the proposed project, **M/s Aerosolutions Consultants** has relied on the various regulations/ international practices being followed by Ministry of Civil Aviation (MoCA) and Airports Authority of India (AAI). These regulations/ international practices include Govt. of India Notifications viz. GSR 751(E), GSR 770(E), ICAO Annex 14, Annex 10, DOC 8168 etc.

M/s Nilgiri, Navi Mumbai proposes to construct a multistory project at **PLOT NO. -01, SECTOR -24, CBD BELAPUR**. for approximately **30 floors** to consume full FSI. The plot of land on which the building is proposed is located at approximately 5400m and at a Heading of approx. 307Deg. from the ARP of Navi Mumbai Airport. The site is located in the Inner Horizontal Surface (IHS) of Navi Mumbai Airport and therefore NOC with Permissible Height of 55.1m AMSL has been obtained from the Regional Office of Airports Authority of India. However, there is a provision of conducting Aeronautical Study in the Inner Horizontal Surface and Conical Surface in AAI Norms. Therefore, this Technical Assessment has been carried out to determine feasibility of higher height based on the provisions of Govt. regulations GSR-751(E)/ GSR 770(E) and ICAO Annex 14, Annex 10 and Doc 8168.

M/s Nilgiri, Navi Mumbai has proposed to construct building block tentatively named Block-A within the plot of land under consideration. This Technical Assessment Report examines maximum height NOC that can be granted for the Plot and the Building i.e. Building Block-A.

The Aeronautical Study, as referred to in the Civil Aviation Requirements on Aerodrome Design and Operations and ICAO Norms, may be conducted to determine that the existing object or the proposed new object would not adversely affect the safety or significantly affect the regularity of operations of aeroplanes in pursuance of the ICAO provisions.

Further, GSR 751(E) also confirms that the lowest elevation determined based on the OLS, CNS and PANS-OPS criteria, shall be the Permissible Top Elevation (PTE) of the proposed structure for which No Objection Certificate (NOC) may be issued by the Designated Officer (DO) of AAI.

In view of the above, the current proposal has been assessed for AGA, CNS and PANS-Ops criteria strictly as per national and international regulations and the results obtained have been as under:

AGA Criteria

- 1) The site/ plot lies in the Inner Horizontal Surface (IHS) of Navi Mumbai airport. Therefore, Permissible Top Elevation (PTE) that is admissible as per AGA criteria is 55.1m AMSL for M/s Nilgiri.
- 2) After conducting Aeronautical Study as detailed in Aerodrome Safeguarding Circular (ADSAC) 05/2020, the Permissible Top Elevation (PTE) of the Building Block comes out to be:
 - a) Plot –PTE 55.1m AMSL (Without Aeronautical Study)
 - b) Plot –PTE 90m AMSL (After Aeronautical Study)

CNS Criteria

- a. Plot – PTE **82m AMSL** (without CNS Study)
 - ❖ The plot is “Large Object” w.r.t both the Radars at CSMI Airport, Mumbai.
 - ❖ The plot is “Large Object” w.r.t all the three radars of NMIA Navi Mumbai i.e. Outside Airport Radar, Inside Airport Radar and Matheran Hill Radar of Navi Mumbai airport.

PANS-Ops Criteria

- 1) The Requested Top Elevation of 100m is cleared w.r.t PANS-Ops criteria.

The Permissible Top Elevation (PTE), calculated through AGA, CNS and PANS-Ops criteria is indicated above. The maximum height based on the three criteria that can be expected at the proposed site is **82m AMSL for the plot.**

Note: The comments/ recommendations in the report are based on provisions of GSR 751(E) along with various international recommendations of ICAO. The recommendations are also based on the Aeronautical Information published through AIP and provided by AAI in public domain.

2. This report has been prepared by M/s Aerosolutions Consultants. solely as a guiding material for the proposed structures of M/s Nilgiri, Navi Mumbai.

3. The findings of this report may vary slightly from the actual recommendations of AAI due to slight variation in measurements. However, the methodology adopted by M/s Aerosolutions Consultants is similar to that adopted by AAI and detailed in ADSAC 05/2020.

Technical Assessment Report

The proposer	M/s Nilgiri, Navi Mumbai
Site Location	PLOT NO. -01,SECTOR -24, CBD BELAPUR.

M/s Nilgiri, Navi Mumbai has proposed to construct an infrastructure project at the location mentioned above. In order to consume the full FSI, the height NOC required from Airports Authority is for approx. 100m AMSL. To evaluate the feasibility of the required height M/s Aerosolutions Consultants, a leading consultancy firm with over 15 years of experience, based in Navi Mumbai was engaged. M/s Aerosolutions Consultants has been associated with multiple projects to provide technical assistance for technical evaluation and other logistic services regarding height NOC from Airports Authority of India.

The current assessment report has been prepared by M/s Aerosolutions Consultants solely as a guiding material for the proposed structures of M/s Nilgiri, Navi Mumbai.

M/s Nilgiri, Navi Mumbai intends to develop a Building Block at the plot of land under consideration. The WGS-84 coordinates of the Plot are as under:

Plot Coordinates (in WGS-84 Coordinate System)

Latitude	Longitude	Site Elevation (AMSL) in meters
19 01 33.58 N	73 01 41.69 E	8.92
19 01 32.36 N	73 01 47.35 E	14.23
19 01 27.05 N	73 01 45.93 E	17.98
19 01 27.76 N	73 01 42.92 E	10.40
19 01 28.26 N	73 01 40.52 E	8.47
19 01 29.54 N	73 01 40.77 E	8.58

Highest site elevation:17.98m AMSL

M/s Nilgiri, Navi Mumbai is looking for the height NOC from Airports Authority for approx. 100m. in order to consume full FSI. The highest site elevation of the plot is 17.98m AMSL and the Top Elevation required is approximately 100m AMSL.

The site elevation and coordinate certificate provided by M/s Nilgiri is placed as Annex-A.

This technical assessment has been carried out for AGA, CNS and PANS-Ops criteria strictly as per national and international regulations currently being followed by AAI and published as Aerodrome Safeguarding Circular (ADSAC) 05 of 2020.



Google Map Plotting of Site

REFERENCE DOCUMENTS

This Technical Assessment for the proposed structures proposed by M/s Nilgiri, Navi Mumbai has been carried out strictly as per the guidelines approved by the Appellate Committee in its meeting held on 11th July 2014 and 26th March 2015 with respect to the maximum allowable penetration of OLS through Aeronautical Study which is also available in public domain as Aerodrome Safeguarding Circular (ADSAC) 05 of 2020 in order to ensure that:

- I. Safety, Efficiency and Regularity of Flight Operations are maintained during normal aircraft operations.
- II. Protection surfaces of existing and proposed Instrument Approach Procedures are not infringed.
- III. Obstacle Clearance Altitudes (Heights) OCA/H of instrument approach procedures are safeguarded.
- IV. Signal in space & performance of existing and the proposed CNS facilities are not affected.

ASSESSMENT CRITERIA

The assessment methodology adopted by M/s Aerosolutions Consultants. is completely in-line with the process being followed by ICAO and other authorized agencies including Airports Authority of India while conducting Aeronautical Studies for the structures located in India or elsewhere.

The height or permissible elevation for the structure, requiring grant of NOC, shall be calculated based upon the International Civil Aviation Organization (ICAO) Obstacle Restrictions and Removal mechanism, Radio Communication, Navigation and Surveillance (CNS) aids and the operational requirements for minimum altitudes of various segments of published or proposed instrument approach procedures.

The height or permissible elevation for the structure, requiring grant of NOC *after conducting Aeronautical Study*, shall be minimum of the Permissible Top Elevation (PTE) as evaluated on the basis of analysis with respect to AAI Norms.

ASSESSMENT W.R.T AGA CRITERIA

The coordinates of the plot provided by M/s Nilgiri, Navi Mumbai for which NOC has been obtained from AAI, has been plotted on Google Maps and the following observations were made:

- The plot of land is located to the North-West of Navi Mumbai airport and the point nearest to the airport is the coordinate Point No. 4 which is at a distance of approx. 5400m on a Bearing of 307degrees from the Aerodrome Reference Point (ARP).
- The plot and all the proposed building are located within the Inner Horizontal Surface (IHS) of Navi Mumbai Airport, and as per criteria the permissible height is 55.1m AMSL for M/s Nilgiri, Navi Mumbai.
- The Conical Surface extends upward and outward from the airport's outer perimeter, defining airspace restrictions to prevent aircraft from inadvertently descending into congested areas or encountering obstacles during departure or approach.
- Inner Horizontal Surface (IHS) is established to protect airspace for visual circling prior to landing, possibly after a descent through cloud aligned with a runway other than in use for landing.
- The Aeronautical Study after the approval of Member(ANS) of AAI is carried out to determine the Allowable Penetration of OLS. Therefore, the Guidelines dated 26th March 2015 issued by Ministry of Civil Aviation on allowable penetration of OLS.
- The additional height of approx. 45m is required and the Study is carried out to assess whether the additional height will have an impact on safety and regularity of aircraft operations.



Plotting w.r.t Aerodrome Reference Point (ARP) of Navi Mumbai Airport

ASSESSMENT W.R.T CNS CRITERIA

The coordinates of the plot provided by M/s Nilgiri has been plotted w.r.t CNS facilities on Google Maps and the following observations were made:

- The plot of land is located to the North-East of Navi Mumbai airport MSSR-1 and the coordinate point nearest to the Outside Airport Radar ASR/MSSR-1 Outside Airport (P) (Navi Mumbai) is Point No. 4 which is at a distance of approx. 3050m on a Bearing of 04 Degrees from the ASR/MSSR-1 Outside Airport (P) (Navi Mumbai).



Location of the site w.r.t ASR/MSSR-1 Outside Airport (P) (Navi Mumbai)

- The plot of land is located to the North-West of Navi Mumbai airport MSSR-2 and the coordinate point nearest to the airport is Point No. 4 which is at a distance of approx. 5300m on a Bearing of 306 Degrees from the ASR/MSSR-2 Inside Airport (P) (Navi Mumbai).



Location of the site w.r.t ASR/MSSR-2 Inside Airport (P) (Navi Mumbai)

- The Plot Coordinate Point No. 4 is at a distance of approx. 6200m on a Bearing of 294 Degrees from the Localizer (08L), Navi Mumbai airport and the height of 100m AMSL is permitted w.r.t Localizer (08L), Navi Mumbai airport.
- The plot subtends an angle of 0.57 Degrees on the ASR/MSSR (Kalina Gate)-ELDIS-1 (Santa Cruz) and 0.63 Degrees on the ASR/MSSR (Santa Cruz)-ELDIS-2 (Santa Cruz).

- As both the radars are forming angles > 0.4 Degree, the proposed site is classified as a LARGE Object w.r.t both the Radars of CSMIA Mumbai.
- The proposed Building is cleared by both radars at CSMIA Mumbai for a height of 100m AMSL and Multi Radar criteria w.r.t Radars at CSMIA Mumbai is applicable.
- The plot subtends an angle of 3.45 Degrees on the ASR/MSSR-1 Outside Airport (P) (Navi Mumbai), 2.32 Degrees on the ASR/MSSR-2 Inside Airport (P) (Navi Mumbai) and 0.42 Degrees on ASR/MSSR-3 Matheran Hill (P) (Navi Mumbai).
- As all the three radars at Navi Mumbai airport viz. ASR/MSSR-1, ASR/MSSR-2 and Matheran Hill Radar of Navi Mumbai airport are forming angles > 0.4 Degree, the proposed site is classified as a LARGE Object w.r.t all the 03 Radars i.e. ASR/MSSR-1 Outside Airport (P), ASR/MSSR-2 Inside Airport (P) and Matheran Hill Radar of Navi Mumbai airport.
- Radars at Navi Mumbai are not yet commissioned and therefore multi radar criteria is not applicable as on date.
- Considering all the parameters, the Permitted Top Elevation w.r.t Radar criteria is **82m AMSL for the plot.**



Angle Formed by ASR/MSSR ELDIS-2 (Inside Airport) Radar of NMIA

Assessment w.r.t DVOR-1

- The plot of land is located to the North-West of DVOR (P) at Navi Mumbai airport and the Coordinate point nearest to the airport is Point No.3 which is at a distance of approx. 6050m on a Bearing of 320Degrees from the DVOR (P) at Navi Mumbai airport.
- The restrictions w.r.t DVOR has been assessed as per the provisions of ICAO Annex 10 and GSR 751(E) and it has been observed that the requested height of 100m AMSL for M/s Nilgiri, Navi Mumbai is cleared w.r.t. DVOR(P) at Navi Mumbai Airport.



Location w.r.t DVOR (P) at Navi Mumbai Airport

Assessment w.r.t other CNS Facilities

- The site coordinates have been assessed w.r.t other CNS facilities viz. ADS-B, Kalina Gate Radar, Santa Cruz Radar, DVORs, Glide Path/Localizers, HF Transmitter/Receiver, RCAG, UHF Links etc. at CSMIA Mumbai and other CNS facilities at Navi Mumbai viz. LLZ/GP, ASR/MSSR-3 Matheran Hills etc. However, the site is beyond coverage of these CNS facilities.

ASSESSMENT W.R.T PANS-Ops CRITERIA

- All the distances and the bearings used in the calculation are made available from data published by AAI in the public forum and plotted through the Google Earth and Auto-cad drawings.
 - The proposal given by M/s Nilgiri, Navi Mumbai has been assessed from PANS-OPS criteria for Requested Height of 100m AMSL considering all the published & proposed procedures of Mumbai and Navi Mumbai airports.
 - The proposed structures are located inside the following Published/ Proposed Instrument Approach Procedures. This study has assessed the impact of the proposed structures on those Instrument Approach Procedures.
- a. Minimum Sector Altitude (MSA)
1. MSA of Navi Mumbai airport is 2600ft
 2. MSA of CSMIA Mumbai is 2800ft

The MSA due to the proposed Building Block of 100m AMSL will be 1328ft and therefore, has no impact.

- b. ILS Runway-14 (CSMIA Mumbai)
1. OCA (H) 1200ft

RWY THR	Procedure Segment	Longitudinal Distance	Lateral Distance	Remarks
Runway 14	Primary Turned Missed Approach	-18000	6600	No restriction for 100m AMSL

There is NO impact with the proposed construction of 100m AMSL

- **Conclusion** - Therefore, the proposed construction of 100mAMS L is achievable by Instrument Flight Procedures to land at NMIA Navi Mumbai airport and has NO IMPACT on any of the published/proposed Instrument Approach Procedures of Navi Mumbai/ CSMIA Mumbai airport for normal operation.

It may be concluded that the proposed new objects would not adversely affect the safety or significantly affect the regularity of operations of aero planes in pursuance of the ICAO provisions.

CONCLUSIONS

This technical assessment of the impact of the proposed structures with height up to 100m AMSL proposed by M/s Nilgiri at PLOT NO. -01, SECTOR -24, CBD BELAPUR. has been examined w.r.t AGA, CNS and PANS-Ops criteria strictly as per the provisions of GSR 751(E) and its various amendments.

The following observations/ calculations have been made:

A. AGA Criteria

- a) Plot –PTE 55.1m AMSL (Without Aeronautical Study)
- b) Plot –PTE 90m AMSL (After Aeronautical Study)

B. CNS Criteria

- a. Plot – PTE **82m** AMSL (without CNS Study)

C. PANS-Ops Criteria

- a. The requested height of 100m AMSL objects would not adversely affect the safety or significantly affect the regularity of operations of aero planes at Navi Mumbai/ CSMIA Mumbai airports.

Therefore, this technical assessment concludes that M/s Nilgiri can expect a height of **82m AMSL** at PLOT NO. -01, SECTOR -24, CBD BELAPUR. as per the Study by AAI.

Disclaimer

The Aerodrome data for this Technical Assessment Report has been obtained from the data available in public domain and the calculations have been made as per the national regulations/ international practices, the results may vary slightly. However, the deviations can amount to minor variation (say 5%) in the final outcomes which may be due to specialized calculations by AAI through NOCAS.



Nilgiri Garden

Plot: 01 Sector: 24, CBD Belapur Navi Mumbai

SATELLITE VIEW

Advantages



NMMC Corporation



Court



Railway Station



International Airport



Highway



Metro



Malls & Markets



Bus Depot



Education



MASTER LAYOUT

1. JOGGING TRACK
2. AMPHITHEATRE
3. MULTIPURPOSE LAWN
4. KIDS PLAY AREA
5. BASKETBALL COURT
6. CONNECTING PATHWAY
7. STAIRS TOWARDS DECK
8. PARTY DECK
9. POOL DECK
10. RECLINERS
11. TODDLERS POOL
12. SWIMMING POOL
13. PARTY LAWN
14. TROPICAL WALK
15. SENIOR CITIZEN PLAZA
16. OPEN AIR GYM
17. REFLEXOLOGY PATHWAY
18. TRELIS
19. HAMMOCK ZONE



NORTH

GROUND FLOOR



COMMERCIAL LAYOUT



GROUND FLOOR PLAN



1ST & 2ND FLOOR PLAN



EXISTING TYPE

D1

2 BHK - TYPE A

EXISTING CA: 27.605 SQ.MT

EXISTING CA: 297.13 SQ.FT

PROPOSED CA: 594.28 SQ.FT

NO. OF UNITS: 16



DIMENSIONS

ARCHITECTS PVT. LTD.

Tel : -91-22-2782 3141, 2782 3641

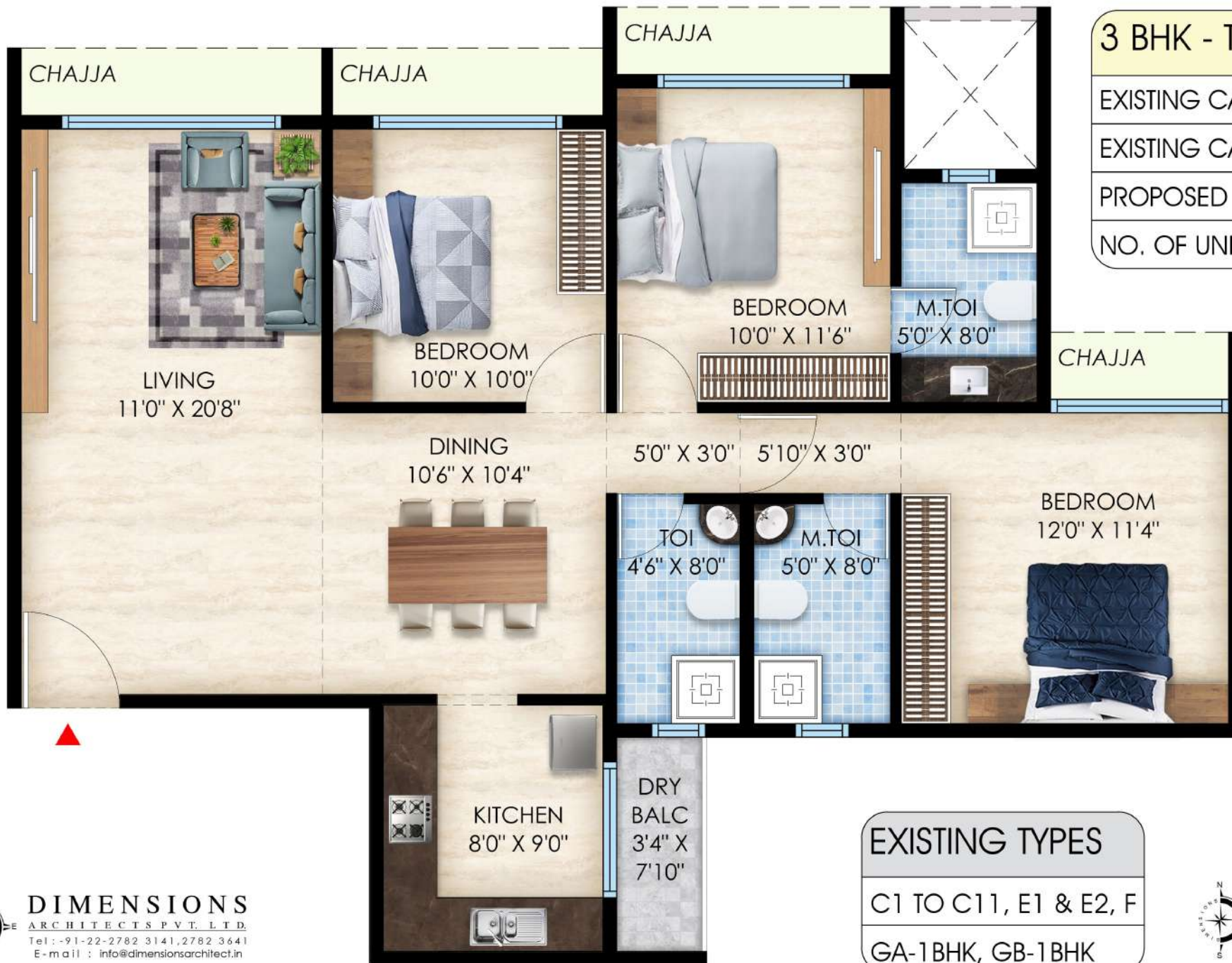
E-mail : info@dimensionsarchitect.in

NOTE: THE PROPOSED CARPET AREA IS RERA CARPET AREA



EXISTING TYPE
D2

2 BHK - TYPE B
 EXISTING CA: 34.335 SQ.MT
 EXISTING CA: 369.58 SQ.FT
 PROPOSED CA: 739.16 SQ.FT
 NO. OF UNITS: 16



3 BHK - TYPE A

EXISTING CA: 44.97 SQ.MT

EXISTING CA: 484.07 SQ.FT

PROPOSED CA: 968.11 SQ.FT

NO. OF UNITS: 368

EXISTING TYPES

C1 TO C11, E1 & E2, F

GA-1BHK, GB-1BHK

NOTE: THE PROPOSED CARPET AREA IS RERA CARPET AREA



3 BHK - TYPE B

EXISTING CA: 59.70 SQ.MT

EXISTING CA: 642.64 SQ.FT

PROPOSED CA: 1285.33 SQ.FT

NO. OF UNITS: 32

EXISTING TYPES

E3, GA-2BHK & GB-BHK

NOTE: THE PROPOSED CARPET AREA IS RERA CARPET AREA

EXISTING TYPE
B1



4 BHK - TYPE A

EXISTING CA: 67.01 SQ.MT

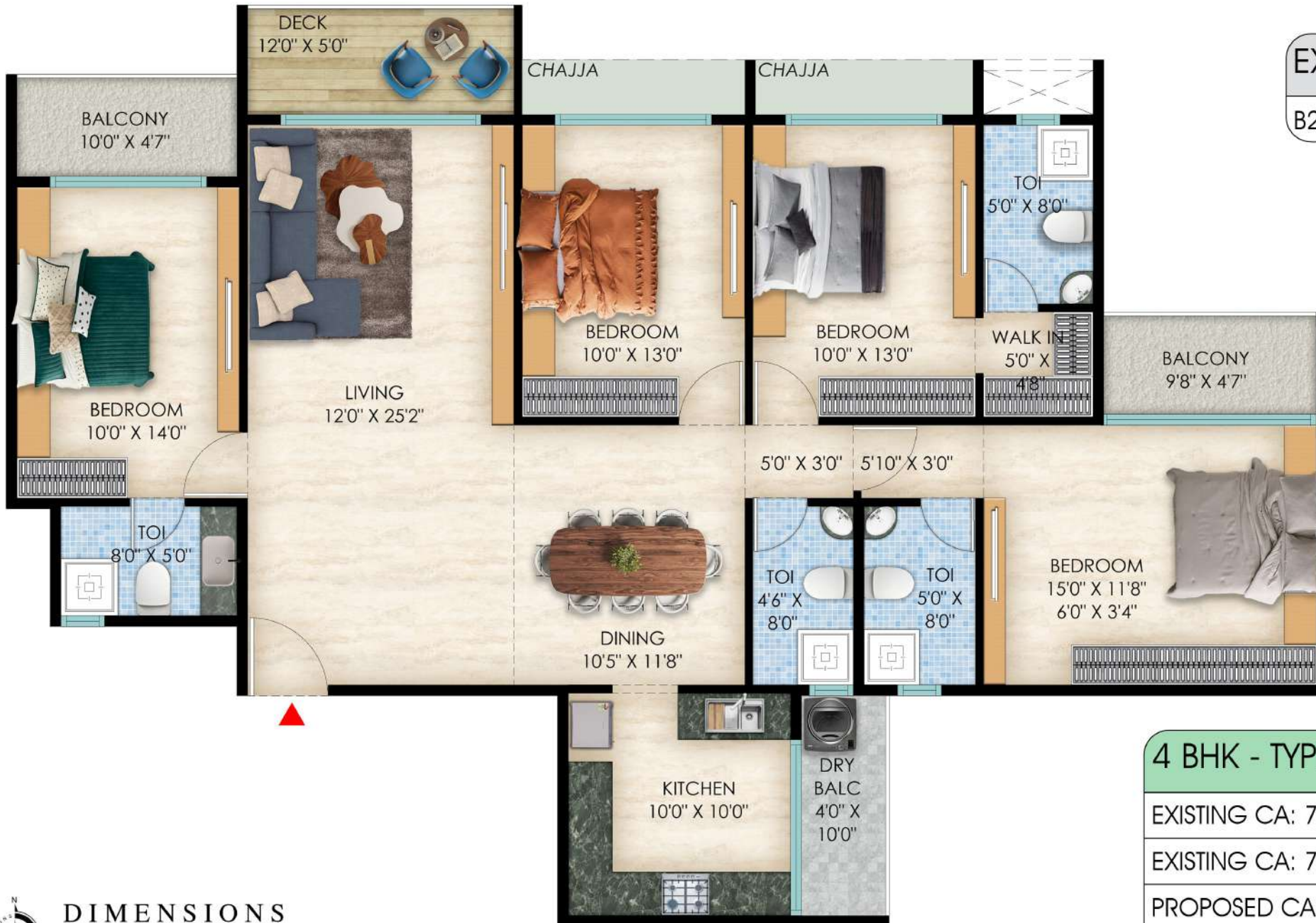
EXISTING CA: 721.31 SQ.FT

PROPOSED CA: 1442.59 SQ.FT

NO. OF UNITS: 30

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E-mail : info@dimensionsarchitect.in

NOTE: THE PROPOSED CARPET AREA IS RERA CARPET AREA



EXISTING TYPE
B2

4 BHK - TYPE B
 EXISTING CA: 72.48 SQ.MT
 EXISTING CA: 780.19 SQ.FT
 PROPOSED CA: 1560.35 SQ.FT
 NO. OF UNITS: 28

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 E-mail : info@dimensionsarchitect.in

NOTE: THE PROPOSED CARPET AREA IS RERA CARPET AREA



5 BHK duplex - TYPE A	
EXISTING CA:	110.52 SQ.MT
EXISTING CA:	1189.67 SQ.FT
PROPOSED CA:	2379.38 SQ.FT
NO. OF UNITS:	29

EXISTING TYPE
A

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NOTE: THE PROPOSED CARPET AREA IS RERA CARPET AREA





NOTE: THE PROPOSED CARPET AREA IS RERA CARPET AREA



DIMENSIONS
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CONCEPTUAL 3D
VIEW

