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PMC CONSULTANCY

Project Management Consultant's Feasibility Report For Redevelopment

OMKAR CO-OPERATIVE HOUSING SOCIETY

Plot No - 03, Sector – 15, Vashi, Navi Mumbai – 400 703.

ARCHITECTS COMMITTED TO EXCELLENCE

LILADHAR PARAB
ARCHITECTS & DESIGNERS

ARCHITECTURE | INTERIOR DESIGNING PROJECT MANAGEMENT
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LPAD

PREAMBLE

Omkar CHS, Plot No.3, Sector-15, consists of one type total 176 units in 11 buildings on Plot No. 3, Sector-15, Vashi, Navi Mumbai 400703. The buildings were constructed in the year 1982-83 as per the Declaration filed by the CIDCO.

Omkar CHS, Plot No.3, is intending to carry out redevelopment of their plot by proposed demolition of the existing units and re-construction of the new buildings thereby giving new residential flats to existing residential members in lieu of right to sell and dispose the additional apartments in new buildings by utilizing permissible FSI as per Redevelopment Policy for Navi Mumbai.

At present the policy for redevelopment of dangerous / dilapidated buildings in Housing Schemes of CIDCO (i.e. CIDCO constructed buildings) containing houses or tenements for EWS / LIG / MIG / HIG is allowed under Regulation No. 10.10.2 of UDCPR-2020 among other relevant Regulations provided therein.

Under instruction from Omkar CHS, Plot No.3, we have studied the redevelopment proposal of your society's property as cited above.

We have inspected the property for the purpose of preparing this Project Feasibility Report.

The Report is divided into two parts, namely Project Feasibility Report – Part 1 (General) and ProjectFeasibility Report – Part 2

PROJECT FEASIBILITY REPORT – PART 1 (GENERAL)

The Project Feasibility Report - Part 1 is divided into following sections:

1. Concept of Redevelopment.

2. Benefits of Redevelopment.

3. Drawbacks of Redevelopment.

4. Important documents required for submission of proposal.

5. Sequence of Operation.

1) CONCEPT OF REDEVELOPMENT

Redevelopment refers to the process of reconstruction of the residential premises by demolition of the existing structure and construction of a new structure with new dimensions and space. This is done by utilizing the potential of the land by exploiting additional FSI, as specified under the prevailing Development Control Regulations (DCR) i.e. UDCPR-2020.

Omkar CHS, Plot No.3, hereinafter referred to as "societies", can finalize and appoint a Developer by virtue of resolution passed by majority of society to redevelop the plot on its behalf after following the tendering process as per relevant law and then enter into a Development Agreement with the selected Developer.

Necessity for Redevelopment of Existing Buildings/Society:

1) They need extensive repairs.

2) Society starved of necessary funds required to carry them out.

3) On the one hand they do not have the resources and expertise to handle the repairs on their own and on the other, the families of the society have grown and they need larger spaceto accommodate themselves.

Drawbacks of Old buildings

1. Perennial leakage in the structure and in the overhead or under-ground floor water storage tanks.
2. Unavailability of elevators cause suffering to heart patients and the elderly members
3. Absence of proper entrance lobby.
4. Room sizes being too small & odd shaped.
5. Interior planning of rooms being unsatisfactory.
6. Lack of attached toilets in bedrooms.
7. Plumbing/electrical lines lie open and are constructed in old systems.
8. The size of baths or WC's being too small.
9. Lack of services such as security, cleaning and pumps operators etc
10. Absence of common facilities like fitness center, Society office and health clubs in case of larger layout.
11. Low resale value due to poor condition of the building
12. Buildings are not earthquake resistant.
13. The usable and serviceable life of the existing building is over.
14. Insufficient Storm Water Drainage system.
15. Existing ground level being lower than surrounding road level leading to water logging and stagnation of water.

B) BENEFITS OF REDEVELOPMENT

If the societies decide for redevelopment & the redevelopment scheme is implemented, then the following advantages can be expected by the societies.

- The members will be provided with new flats free of cost thus having indirect earnings and value in addition to property.
- The members will be provided with or will be compensated for alternate accommodation during reconstruction after the vacation of the existing buildings.
- The newly constructed buildings will be Earthquake resistant as well and will be designed to take care of the wind load. Hence more durable against the natural calamity.
- The new building will be planned to suit the modern living style.
- The new building will be constructed with modern Elevation features to give beautiful attractive and sober look. This will indirectly amount to the price appreciation of the whole property.
- Latest and modern amenities including Lifts, Society Office, fitness center, beautiful entrance lobby, light, fans, etc. will be provided in the newly constructed building.
- Latest and well-designed services like piped gas supply, adequate water storage tanks, CCTV cameras, well designed storm water drainage, lighting system to whole compound, firefighting services, Solar system, rainwater harvesting etc.

B) BENEFITS OF REDEVELOPMENT

- A new building will be constructed keeping in mind the latest IS quality standards and hence will not require major repairs for next 30 years or so
- Thus, modern lifestyle, new flat at free of cost and great value in addition to the individual property as well as Society's assets.
- The problem of existing buildings will be dealt with now and not pass on to the next generation.
- In addition to the above the entire expenses for the much needed Major Structural, Civil, Plumbing repairs which may be due after 5 years could be totally avoided since the existing old buildings are demolished and thus indirectly saving of Rs.500 to 750 per SFT towards structural & non- structural repairs (min).
- Further it may be noted that if the said major repairs were carried out, it would have only lasted for another 5 to 7 years and again the same would have been required to be carried out resulting in recurring repair expenses as well as the members who must face inconvenience of repairs for approx. 6 months every 5 years whenever they undertake repairs. The same is eliminated once the buildings are going for redevelopment.
- Minimum height of floor to floor ten feet.

C)DRAWBACKS OF REDEVELOPMENT

To facilitate the construction of the new buildings the members must shift temporarily for at least 40 to 48 months on a rental basis or to Alternate Accommodation after the demolition of the buildings. This will indirectly lead to the following hardships:

1) The members must shift all their furniture / belongings etc. to the newly rented premises.

2) There may be a possibility that the rented premises may be a little far from the school/colleges or their business places leading to further inconvenience.

3) There may be a possibility that the rented premises may be little away from the railway station or bus station or away from the main road, making the routine travelling a little inconvenient.

4) All the above will disturb the normal life of the members to some extent since members who have been staying in this building will require some time to get adapted to the new locality, new environment and new neighbors.

5) The maintenance charges in the newly constructed building will increase due to additional facilities like lift, landscaping, club house, sports rooms etc. Further, the Society may have to depute additional staff such as gardeners, sweepers and security people to efficiently manage the day-to-day Society affairs. Also, as there is an increase in carpet area, it will lead to larger property taxes.

6) Since the project is feasible only if additional flats are constructed & sold in the open market there will be an increase in the number of members after the building is constructed. Additional members will take time to get along with original members.

D)IMPORTANT DOCUMENTS REQUIRED FOR SUBMISSION OF PROPOSAL

1. Ownership related Documents

1. True Copy of Lease Deed from CIDCO.

2. True Copy of Registration of Society from Registrar of Society

3. Authority Letter given to Office Bearers of Society in Original.

4. True Copy of Development Agreement and Power of Attorney (if applicable)

5. Consent Letter for Amalgamation / Subdivision / Reconstruction from members of Society in the original.
6. List of members with tenement details certified from CIDCO Ltd.

7. Proof of Buildings being dangerous / dilapidated (Approval from Committee of N.M.M.C. is necessary) and/or Age of Buildings above 30 years, as applicable.

2. Area-related Documents -

1. True Copy of Demarcation plan / Condominium Plan from CIDCO Ltd.

2. True Copy of Tenement Plan giving details of Carpet Area and Built-Up area from CIDCO.

3. Layout of Condominium showing Rehabilitation buildings, Open spaces, Amenity spaces, internal Roads approved and signed by Authorized Signatories of the Society/Society in original.
4. Individual tenement plans giving details of Carpet area and Built-up Area tenement approved (certified from CIDCO Ltd) and signed by Authorized Signatories of the Society in original.

3. 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. Appointment of Licensed Plumber along with Acceptance Letter, Form of Supervision, Copy of License from Licensed Plumber.

4. D.P. Remarks from NMMC giving details of Road Widening, Amenity Area and Recreational Open spaces.

5. Actual Site survey of plot done by the licensed Surveyor.

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 behanded 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 is in favor of NMMC for litigations and court cases.

No Objection Certificates -

1. NOC from Assessment Dept., NMMC for Property tax.
2. NOC from High Rise Committee, NMMC. (if applicable)
3. NOC from Fire Officer, NMMC.
4. NOC from CIDCO, in case of sharing of FSI is proposed.
5. NOC from AAI/Competent Authority for allowable height.
6. NOC from MOEF, for Environmental Clearance. (if required)
7. NOC from City Engineering Section for Road Widening. (if any)
8. NOC from Society for Transit Accommodation or Alternative provision.
9. N.O.C. from CIDCO Ltd. for Redevelopment.

E) SEQUENCE OF OPERATION

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

Statutory approval related operations

1) Executing lease deed with CIDCO.
2) Submission to NMMC for identification of project for Redevelopment after receipt of Structural Audit Report and obtaining approval for the same.
3) NOC of Deputy registrar (CIDCO)
4) Submission to CIDCO for obtaining Redevelopment NOC.
5) Submission to NMMC for Scrutiny of Project proposal as per UDCPR.
6) Submission to NMMC for fire Bridge NOC and obtaining the same.
7) Procuring various “No Objection Certificates” related to Redevelopment.
8) Payment of fees and charges after compliances of various documents.
9) Scrutiny of Project proposal as per prevailing DCR for NMMC and Obtaining LOI for Environmental Clearance.
10) Submission to MoEF for Environmental Clearance and obtaining the same.
11) Payment of fees and premium to NMMC, CIDCO.
12) Obtaining Commencement Certificate for the entire project.
13) Execution of the work up to Plinth after obtaining permission for Tree cutting and transplantation.
14) Submission of Plinth Completion Certificate and obtaining Plinth Checking Certificate and further Commencement Certificate.
15) Execution of balance work including finishing and obtaining all requisite documents and “No Objection Certificates” after compliances as prescribed in UDCPR and Building Permission.
16) Application for Occupancy Certificate and obtaining the same.
17) Connections of various services such as water, electricity, gas pipeline, internet.

Execution related operations

1) Approval to Project feasibility report and Draft tender document by the members of society.
2) Appointment of developer by following tender process and in presence of Deputy Registrar.
3) Structural Audit from registered structural engineer or from VJTI / IIT.
4) Finalization of the list of amenities.
5) Executing development agreement.
6) Carrying out soil investigation and site survey
7) Obtaining all necessary permissions for commencement of work.
8) Shifting of members and vacating the premises as planned.
9) Demolition of the existing buildings and site clearance.
10) Construction of new buildings along with execution of infrastructure work
11) Completion of finishing work and cleaning site.
12) Handing over Possession to the existing and new members.

PROJECT FEASIBILITY REPORT – PART 2

The Project Feasibility Report Part 2 is divided in to follows sections.

1.Technical Information

1.Notes, Assumptions Technical Viability

2.Financial Viability

1.List of Amenities to Be Expected from the Developer

•TECHNICAL INFORMATION

Information about the Society

a)	Name of The Society	OMKAR CO.OP. HOUSING SOCIETY LTD,	
b)	Plot No/ Building No.	Plot No.3, / Building No. 10 to 20	
c)	Location	Sector-15,Vashi, Navi Mumbai	
d)	Gross Plot Area as per Demarcation prepared by CIDCO	4350.00 sq.mts	46823.40 sq.fts
e)	Plot Area Assumed for FSI	4350.00 sq.mts	46823.40 sq.fts
f)	Title / Declaration	The plot is owned by CIDCO.	
g)	Plot Boundaries, Survey & existing flat's carpet area check.	The plot boundaries will have to be verified by Physical survey by external agency. The carpet areas of all the units are considered as statement given by society	
h)	Status of the Building	The building is constructed prior to 1982 based on information provided by the Society. Apparently, there are high chances that all Buildings are in dilapidated condition.	
i)	Details of existing building	11 buildings from B-10/10 to B-10/20 to 11 consist of 176 units in total.	

Details of Carpet Area & Built up Area as per Declaration filed by the CIDCO

Sr. No.	Type	Carpet Area of each Unit (In sq. mts.)	Built-up Area of each Unit (In sq.mts.)	Total No. Units	Total Carpet Area (In sq.mts.)	Total Built-up Area (In sq. mts.)
1	B10	16.93	22.90	176	2979.68	4030.40

A) NOTES, ASSUMPTIONS & TECHNICAL VIABILITY

1. The Project Feasibility Report is prepared on the basis of our understanding of Project and various documents provided by the Society
   a) List of members with existing built-up area
   b) Declaration along with annexures filed by CIDCO
2. We have assumed that the Society / Members is/are the Lessee of the said plot & has clear & marketable title free from all encumbrances, litigations, mortgages etc.
3. We have assumed that there is type of Residential units, of similar sizes of carpet areas. The total no. of units is 176.
4. As per the Redevelopment Policy the authorized Carpet Area shall be considered for redevelopment area calculation i.e. based on the unit drawings of the society issued by the CIDCO.

1. The carpet area shall mean, the total area covered inside the flats, finished wall to finished wall of all rooms, passages, toilets, baths, WC's, door jambs etc., as per Redevelopment Policy of NMMC. The area under the columns, skirting, wall cladding shall not be deducted in the calculation of carpet areas. The carpet areas excludes area under flower beds, niches, elevation areas, terraces, double height terraces, toilets ducts & service slabs.
2. For the purpose of calculation of FSI and financial viability for this Project Feasibility Report, the proportionate plot area after original road setback is assumed to be 4171.27 SQM (approx.) on the basis of physical survey report.
3. The Project Feasibility Report is based on Development Control Regulations applicable within the jurisdiction of Navi Mumbai Municipal Corporation along with its amendments from time to time, its policies in force and our understanding & interpretation of the same.
4. The policies for redevelopment of dangerous / dilapidated buildings in a Housing Schemes of CIDCO containing houses or tenements for EWS / LIG / MIG / HIG were modified vide UDCPR-2020 as sanctioned on 02.12.2020. The implementation & approval of plans by statutory Authorities may vary and shall prevail. In your case Salient Features of Redevelopment Policy is given as under:

In the present case the proportionate plot area is 4171.27 SQM and having vehicular access from more 15m wide road. Hence, the redevelopment will be governed by following provisions and the total permissible FSI shall as specified in Table below or Rehab + Incentive FSI as defined under UDCPR-2020 :

Table 10 C

Sr. No.	Basic Ratio (LR/RC)	Permissible Area
(i)	Plot area of 1000 sq.m Or more and having access road of minimum 15m width.	3.00
(ii)	Plots area of 1000 sq.m or more and having Access road of minimum 9m width.	2.00
(iii)	All other Plots having access road below 9m width.	1.80 or Authorized consumed FSI + 50 % Incentive whichever is less

Basic entitlement of each tenement is 35% additional on existing carpet area subject to a minimum of 300 SFT.

Further Additional entitlement of 10% of existing carpet area to existing tenements as your plot area is more than 4,000 SQM.

Table 10 D

Area of the Plot under Redevelopment	Additional Entitlement (As % of the Carpet Area of the Existing Tenement)
Up to 4000 sq.m.	Nil
Above 4000 sq.m. to 2 hector	10%
Above 2 hector to 5 hector	15%
Above 5 hector to 10 hector	20%

In the present case 90% Incentive FSI on Rehab Component would be available as Incentive as the Basic Ratio of Land Cost *(at the time Application made to the NMMC)* and R.C.C, Construction is between 1.00 & 2.00 as per Table C and as per provisions of UDCPR-2020 as given under.

Table 10 E

Basic Ratio (LR/RC)	**Incentive (As % of Admissible Rehabilitation Area)**
Above 3.00	70 %
Above 2.00 and up to 3.00	80%
Above 1.00 and up to 2.00	90%
Up to 1.00	100%

Any balance FSI shall be shared between Society& CIDCO/NMMC in the ratio of 50%: 50% as the Basic Ratio is between 1.00 & 2.00 as per provisions of UDCPR- 2020.

Table 10 F

Basic Ratio (LR/RC)	**Sharing of Balances FSI**	
	Society / Society	CIDCO Share
Above 3.00	30%	70%
Above 2.00 and up to 3.00	40%	60%
Above 1.00 and up to 2.00	50%	50%
Up to 1.00	60%	40%

5% of Plot Area to be given to NMMC as Social Amenity. The FSI of such amenity area shall be permissible on the balance plot area and the entire area of such amenity space will be considered for computation of FSI, without deducting this area from the gross plot area. However, 1.0 FSI out of amenity space FSI will be deducted from the total permissible FSI. Alternatively carpet area equivalent to 5% of the area of the plot under redevelopment can be constructed within the scheme, providing separate access, and handed over to NMMC free of cost as Social amenity. **Since the Society larger plot area is more than 2500 sq.m. Thus this condition is applicable in the present case.**

It shall be mandatory to keep minimum 15% compulsory recreational open space on ground clearly open to sky over and above podium garden, in the proposed redevelopment project in respect of land area between 2500sqmtrs to 4000 sq.mtrs .**Since the larger Plot area is more than 2500 sq.m. This condition is applicable in the present case.**

Accessibility & Location

a) The property is a part of CIDCO Layout

b) The property is situated in good locality of Vashi having all amenities like shopping, banks, and medical facility etc. within walking distance of 5 to 10 minutes.

c) The property is located at walking distance of 10-15 minutes from Vashi Railway Station

i. As per Color Coding Zoning Map released by Airport authority of India, NOC for airport authority of India is necessary for the construction of buildings in our Redevelopment Project.

ii. The construction area and sale area has been worked out based on Development Control Regulations of NMMC & MRTP ACT, Policies in force & market practice of the Developer. These calculations may vary at the time of construction if there is a change in policies or modification in policies or current prevailing practice.

iii. The financial viability of the proposed redevelopment considering the entire factor such as revenue generated and probable expenditure incurred for the proposed redevelopment of the scheme and profit generated towards developers is computed by assuming prevailing market rate for residential premises.

iv. Conversion of carpet area to built-up area for new building is based on following thumb rule: Built up area = 1.15 x carpet area.

Note: 150 mm (6”) thick external AAC Blocks and 100 mm (4”) thick internal AAC Blocks is considered in carpet/Built up area calculation.

Note on Time Period

i. Expected 'Construction Period' & 'Grace Period' for this Project is As follows

'Construction Period": 36-42 months.

'Grace Period"06 months.

i. We have assumed that all applicable dues in respect of the property of the society / existing members towards property tax, stamp duty, registration charges NA taxes etc.have been fully paid & therefore, no provision made in the feasibility calculations on such accounts.

ii. The sale rate for ready possession residence in the vicinity of the society is in the range of **Rs.16, 000/- to Rs.22, 000/-** per SFT of saleable area. For the purpose of this Project Feasibility Report, we have considered an average sale rate of Rs**.19, 000/-** per SFT of saleable area

iii. This Project Feasibility Report is based on the assumptions listed therein, present market condition, prevailing cost of construction, cost of building materials etc. and assumptions made as stated earlier. Any material change in these conditions or change in Govt. / NMMC policies may change the final package offered by the Developer at the time of tendering / bidding of this project.

iv. Report is prepared based on the documents received from the society. Some documents such as DP remarks from NMMC, NOC from civil Aviation Department are not received. If any additional reservation / setback / restriction become applicable at a later date the same would affect the feasibility of the proposal.

v. The detailed calculations with the carpet area & rent to be given by the selected Developer to the existing members as per the current rules, regulations & policies in force.

Note: SFT = Square Feet; SQM = Square Meters.

DETAILS OF TOTAL BUILT UP AREA PERMISSIBLE AS PER PROVISIONS OF UDCPR

(PERMISSIBLE FOR NEW BUILDING).

Sr.No.	Particular	SFT	SQM
1	Proportionate Plot Area	46823.40	4350.00
2	Gross Built up Area @ 3 FSI	140470.20	13050.00
3	Less 5% of Plot Area to be developed as Social Amenity	2341.17	217.50
4	Net Built Area available for development @ 3.00 on net plot area excluding Social Amenity Area	138129.03	12832.50
5	Rehab Area	75608.05	7024.16
6	Sale Area (Minimum 90%)	68047.20	6321.74
7	Balance Area for sharing	Nil	Nil
8	CIDCO/NMMC	Nil	Nil
9	Society/Society	Nil	Nil

Note: In addition to above, ancillary area FSI up to the extent of 60% on residential area

Of the proposed FSI in the development permission i: e (13050 sq.mt x 60% = 7830 sq.mt)

CALCULATIONS FOR CARPET AREA FOR MEMBERS:

Basic Entitlement Area: Shall be equivalent to the carpet area of existing tenement + 35% thereof +Additional Entitlement Area 10% as plot size is more than 4000 Sq.mt. as per redevelopment policy of NMMC. Subject to Minimum carpet area of 300 sq.ft. (27.87 Sq.mt.). In the present case since the Plot Area is not more than 4000 Sq.mt. Following calculation shall be applicable.

Sr. No.	Type	No. of Units	Existing Carpet Area Each Unit (in Sq,mts)	Basic Entitlement on existing carpet Area Each Unit (in 35%)	Additional on Entitlement on existing carpet Area Each Unit (in 10%)	Each member Entitlement Rehab Carpet Area Each Unit (in Sq,mts)	Each member Rehab Built Up Area Each Unit (in Sq,mts)	Total Rehab Carpet Area (in Sq,mts)	Total Rehab Built Up Area (in Sq,mts)
1	B10	176	16.93	5.93	1.69	29.56	39.91	5202.56	7024.16

A) EXPECTED EXPENDITURE ON THE PROJECT					
Calculation for Construction Cost					
1	Plot Area		4,350		in Sq.mts
2	Total Tenements		176		No's
	Total Construction Area		326250		in Sq. fts
3	Cost of construction	Rs. 3,500 per Sq.ft	1141875000	114.19	Cr.
4	Calculation for Rent for alternate accommodation for residential units				
	A	Rent (Rs. 25000+27500 + 30250) x 176 x 12	174768000	17.48	Cr.
	B	Refundable Deposit 75000 x 176 members	13200000	1.32	
	C	Brokerage charges One month Rent	4400000	0.44	
	D	Shifting charges Rs. 20000 x 176 members	3520000	0.35	
			195888000	19.59	Cr.
5	Development Charges + Infrastructure Charges + Professional Charges	Approx. may vary subject to modifications	187050000	18.71	Cr.
6	Approx. Corpus Fund to Society:	final amount shall be decided NMMC Commissioner Approx. 1,00,000/- per member	17600000	1.76	Cr.
7	Cost of stamp duty, Registration charges for DA & Individual Agreements (Rehab Units)	figures may vary subject to adjudication of documents	35000000	3.50	Cr.
8	Out of Pocket expenses & Miscellaneous expenses + Marketing Sales	5% of the above expenses	77990650	7.80	Cr.
9	Sub-Total (3+4+5+6+7+8+9)		1655403650	165.54	Cr.
B) EXPECTED REVENUE FROM THE PROJECT TO THE DEVELOPERS					
10	Net Revenue from the Project	(Residential saleable area) + (Cost of sale Car parking) 1,38,055 x 14,500 per Sq.ft Rate + 138 Cars x 5,00,000/-Rate of Parking	2070797500	207.08	Cr.
C) EXPECTED PROFIT FROM THE PROJECT TO THE DEVELOPERS					
11	Less total cost of the project		1655403650	165.54	Cr.
12	Net profit from the project over total construction period	-	415393850	41.539	Cr.

c. LIST OF AMENITIES TO BE EXPECTED FROM THE DEVELOPER

Amenities

All amenities to be provided shall be of highest quality in workman like manner. All fittings and fixtures to be used as specified in list of approved materials & suppliers and of ISI standard. The further details of amenities, electrical points, plumbing layout, door & window schedules, flooring, tiling, dado's, kitchen platforms etc. shall be worked out at the time of finalizing the working drawings based on following list of amenities & list of approved materials & suppliers. These specifications are not intended to cover the minute details.

- **General**

1. The total construction shall be as per relevant Indian Standard Code of Practice.

2. All Construction Specifications irrespective of being individually specified or not will be as per latest BIS / NBC Codes.

3. Material's Specifications will be of ISI or Quality Standards exceeding to ISI of Top / First Quality and as per National Building Code.

4. All materials for incorporation into the works shall be of the best quality, of their respective kinds as specified herein and will adhere to the requirements of the latest edition of the relevant Bureau of Indian Standards or any other equivalent quality standards prevailing in the Trade and / or approved by the Society in consultation with the PMC.

5. The specifications are indicative as minimum specification.

6. One Parking space for each Rehab Unit.

- **RCC**

1. The RCC structure shall be framed structure designed for earthquake resistance as per relevant IS code and National Building code.

2. All the RCC works viz. pile foundation open footings, plinth beams, floor, beams, columns, staircase, lift well, overhead tanks, underground tanks, lift machine rooms, lofts etc. shall be as per IS 456 and shall be designed for Earthquake forces and wind forces as per IS 1893 and as per Drawings of Structural Engineer.

3. The type of construction / foundation will be as per the geological soil investigation report.

4. The minimum grade of concrete for all RCC work shall be M30 and as approved by Structural Engineer

5. The minimum grade of reinforcing steel shall be Tor TMT 500 of ISI make.

6. The minimum grade of cement used in RCC shall be of grade 43 ordinary Portland cement for structural work. Cement used in non-structural work shall be of grade 33 ordinary Portland cement.

7. Columns on RAFT foundation as per Structural Engineers requirement.

- **Structure**

1. All external walls shall be minimum 150 mm thick Autoclaved Aerated Concrete (AAC) Blocks withthin bed mortar.
2. All internal walls shall be minimum 100 mm thick Autoclaved Aerated Concrete (AAC) Blocks withthin bed mortar.
3. Internal Walls between Flats shall be of minimum 150 mm thick AAC Blocks
4. All internal surfaces shall be finished with coat cement mortar plaster finished with gypsum surfaceplaster (POP finish) of approved brands.

- **Planning**

1. The buildings will be planned for High-rise residential tower with ultra-modern elevation.
2. Society office with toilet, intercom, telephone facilities, cupboards for storage,etc. complete; of maximum permissible area as per NMMC norms.
3. Adequate refuge areas as per NMMC fire norms.
4. Adequate care shall be taken for proper ventilation and natural lighting in all flats.
5. The external elevation shall be well treated to give elegant modern aesthetic looks.
6. The plot shall be filled to make formation level at-least 1'-6" above existing road level & the stilt levelshall be at-least 0'-6" above the formation level.

- **Common Areas**

1. Designer entrance lobby including full height dado as per approved design.
2. Minimum 2 automatic high-speed lift per wing of capacity 10 / 12 persons or more as specified excluding 1stretcher lift and /or as per the architectural design.
3. Designer lift lobby to be provided at all floors including Granite or Marble jambs around lift openingsat all floors
4. Common Passage shall be naturally ventilated.
5. Cabling for MTNL telephone line shall be provided to all units.
6. Uniform Decorative name plate should be provided to all flats at all floors
7. Decorative railing for staircase as per approved design & specification.
8. Decorative compound wall with Decorative Pillars / Gates.
9. Paver blocks / Chequered Tiles for open ground.
10. Tre mix Concrete Flooring with Joints for open ground.

- **Security System**

1. CCTV area surveillance systems for the complete surrounding area, lobby, passages, staircases, lifts & all common areas connected to the Security Desk on Ground Floor &Society Office.

2. All entry and exit shall have a watchman / security cabin with surveillance equipment's.

3. All entrances halls of all wings shall have security desk with intercom & video connection to all unitsin the whole complex.

4. All such security desk shall be inter-connected to all flats and central security room.

5. All surveillance equipment's shall have capacity for 60 days storage of recordings

6. Intercom & Video Door Phone (from security desk to flat & internal flat to flat).

- **Common Services**

1. Adequate capacity underground &overhead RCC water storage tank with bore well & dual water supply system as per NMMC norms.

2. Underground RCC water storage tank shall be provided with submersible pumps, auto level controller, starters etc. complete of approved make.

3. Firefighting System along with fire alarm, automatic sprinkler / hooter system etc. complete as per CFO‟s requirement and as specified.

4. Firefighting requirements for RCC underground &overhead water storage tank as per statutory requirements and as per CFO‟s NOC.

5. Electric Sub-station of adequate capacity as per statutory requirements

6. Adequate generator power backup for all essential common services.

7. Solar water heating system and solar common lighting shall be provided.

8. Rain water harvesting as per statutory requirements.

9. Vermi-culture pits as per statutory requirements.

10. Well-designed garbage disposal system should be provided

11. Anti–termite treatment to complete project.

12. Water proofing to all wet surfaces including toilets, baths, WCs, kitchen nahani‟s, terraces, chajja‟s, canopies etc. To be executed from approved agencies with guarantee to be given by the water proofing company in favor of Society on stamp paper.

13. Brick bat coba waterproofing shall be done for all the floors of toilets, baths, WCs, terrace and also for laying of underground drainage plumbing lines. China mosaic flooring on terrace.

14. Bore wells including the necessary electrical connection along with submersible pumps and automatic water controller shall be provided as per NMMC rules and regulations for flushing purposes

15. Meter room of adequate size at ground floor.

16. Adequate Infrastructure like layout roads, storm water drains, street lighting etc. and as approved bystatutory bodies.

17. Adequate lighting to whole complex including stilts, podiums, pavements & all other common areas.

- **Electrification**

1. Adequate provision for electric points for lights, fans, exhaust fans, bell points, plug points, power points etc. as per design & specification.

2. Adequate electrical points in kitchen for lighting, fan, exhaust fan, kitchen chimney, refrigerator, microwave, water filters, mixtures, power points, plug points etc. as per design & specification.

3. Adequate electrical points in toilets / bath / WC for lighting, exhaust fans, water heating purposes etc.as per design & specification.

4. All switches, switchboards, fittings & fixtures shall be modular of approved make.

5. All light & fan fittings & fixtures in all rooms.

6. TV / Cable Point in living room.

7. Wiring for telephone in all habitable rooms & kitchen.

8. MCB and ELCB shall be provided in each flat with independent circuits & circuit breakers.

9. Electrical supply with proper ear thing to all units

10. The total electrification shall be concealed and the fittings & fixtures provided shall be of 1st quality of approved make.

11. Excellent quality concealed electrification with fire retardant ISI mark cables, wires, pipes etc. of approved make.

12. Adequate provisions for all electrical works in compound, gate, common service areas, stilts, staircase, common passages, terrace, lift machine room, etc. where ever required.

13. All electrical works to comply with regulation of electricity board and electric supply & company.

14. Location, type of fitting & fixtures should be approved by the Society before starting electrical work

15. All electrical fixtures shall be of at least 3-star rating

- **Plumbing**

1. Excellent quality of concealed plumbing, pipes & fittings.

2. Total concealed plumbing shall be of 1st quality U-PVC of ISI mark.

3. UPVC pipes and ring pipe fittings of approved make for external looping and down-takes.

4. External drainage pipes should be UPVC pipes of approved make

5. The Under Ground Drainage pipes shall be of the best quality S. W.G. pipes and fitting with box connecting.

6. All vertical drainage and rain water pipe lines and water supply work up and including drainage connection to the Sewage line and water connection to the NMMC water main including Water master and be carried out through Licensed as per NMMC requirement.

7. All vertical down take water supply & drainage pipes shall have spacers

8. All junctions of vertical down take water supply pipes shall use Strainers.

9. Necessary points for water purifier, washing machine shall be provided at suitable location

10. Drainage chambers as per NMMC specifications

- **Kitchen**

1. MGL gas connection in Kitchen for cooking & heating

2. Kitchen platform shall be either „L" shaped, „U" shaped or on opposite walls as per approved design& specification.

3. Main kitchen platform with conventional 675mm wide, 19mm thick granite platform on top & below with kadappa infrastructure including granite facia patti with molding as per approved design & specification.

4. Stainless steel sink with a minimum size of 600 x 450 x 250 mm

5. The kitchen sink shall be provided with mixture sprout as per approved design & specification.

6. Exhaust fans in Kitchen of approved make.

- **Bath, WC & Toilets**

1. All Sanitary fittings & fixtures provided shall be of 1st quality

2. Wall mounted toilets with dual flush system with soft closer seat cover.

3. Branded electric storage type water heaters in all bath / toilets of approved make.

4. Exhaust fans in bath / WC / toilet of approved make.

5. Loft in all bathroom & toilets.

6. Hot & cold water diverter including sprout & shower etc. complete in bathroom & toilets of approvedmake as per approved design & specification.

7. UPVC pipes and ring pipe fittings for external looping and down-takes as specified.

8. Proper arrangement for washing machine like power, water supply & drainage.

- **Paints**

1. Velvet Touch / Luster paint for all internal surfaces.

2. Acrylic emulsion weather coat paint to all external surfaces

3. Internal walls should be finished with Gypsum and finally wall putty. Paint shall be applied later.

- **Tiling & Flooring's**

1. 800 x 800 mm joint-free, homogeneous full body vitrified flooring in living room as per approved design & specification. 100 mm high vitrified tile skirting flush to wall matching with design of flooring.

2. 600 x 600 mm joint-free, homogeneous full body vitrified flooring in all bedrooms, passages as per approved design & specification. 100 mm high vitrified tile skirting flush to wall matching with designof flooring.

3. 300 x 300 mm anti-skid tiles in flooring & 300 x 300 mm full height ceramic tile dado in kitchen of approved make as per approved design & specification. 100 mm high vitrified tile skirting flush to wallmatching with design of flooring.

4. 300 x 300 mm Anti–skid tiles in flooring & 300 x 300 mm full height ceramic tile dado in bath / Toilets / WC. All tiles will be designer color tiles of approved make as per approved design & specification.

- **Door**

1. 35 MM (1 1/2") thick Decorative entrance door with laminate finish / molded panel flush door having designer skin with all hardware fittings including safety chain, lock, AL drop, tower bolt, telescopic peep hole, handle, door stopper etc. complete of approved make as per approved design & specification.

2. 35 MM (1 1/2") thick with laminate finish / molded panel flush door to all rooms with all hardware fittings including mortis lock, tower bolt, handle, door stopper etc. complete of approved make as perapproved design & specification.

3. Fiber Reinforced Glass doors to Bath / WC /Toilet with all hardware fittings & fixtures including locks etc. complete of approved make as per approved design & specification.

4. Main door frames shall be of Teak Wood with double patties including molding

5. All other Door frames shall be of Granite with double patties including molding

6. All hardware fittings shall be of brass CP / brass powder coated of premium quality as per approveddesign & specification.

- **Windows**

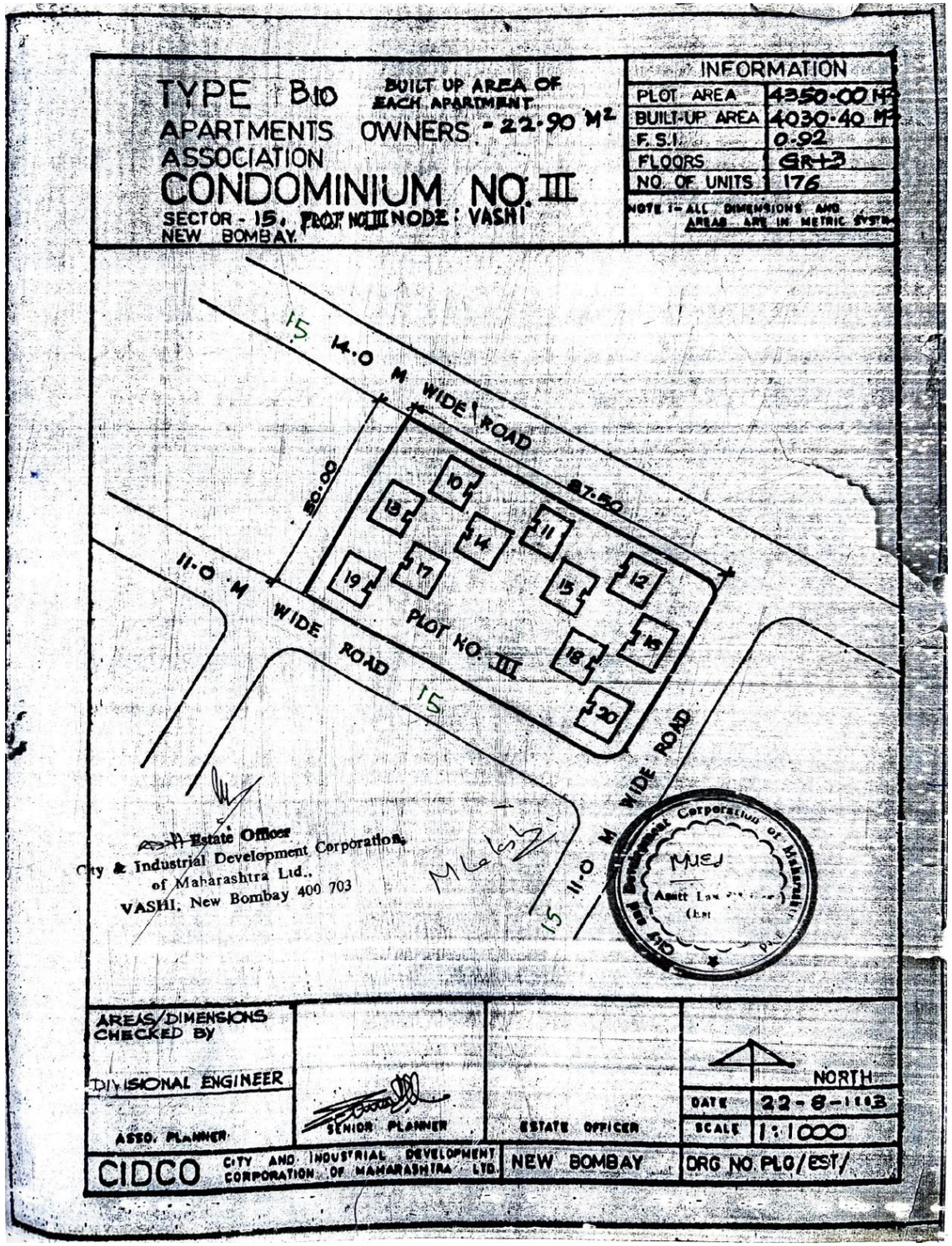
1. Anodized / Powder Coated Aluminum Sliding Windows of 1 ¼" or 1 ½" series with plain / frosted / tinted glass with all hardware fittings & fixtures including locks etc. complete of approved make as per design & specification approved.

2. Granite / marble sills with double patties including molding to all windows

3. Window frames shall be of Granite / marble with double patties including molding

4. All hardware fittings shall be of brass CP / brass powder coated of premium quality as per approved design & specification.

EXISITNG STRUCTURE & AVIATION HEIGHT



Society Name: - OMKAR Co. Op. Housing Society.

Address: - Plot No. 3, Sector 15, Vashi, Navi Mumbai 400 703.

Plot Area: - 4350.00 Sq. Mtrs.

No.Of Floors:- G+4

Total Rooms: - 176 Nos.

LILADHAR PARAB
ARCHITECTS & DESIGNERS
2005 & 2006,Cyber One,Plot No.04&06,Sector-30A,Vashi,Navi Mumbai-400703
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PROJECT PROPOSAL

FLAT DISTRIBUTION"											FSI DISTRIBUTION		
HT.In MT.	HT.In MT.										FSI FOR REHAB	FSI FOR REHAB CORE	TOTAL FSI FOR REHAB
	83.50	TOP	REHAB TOWER										
3.85	79.65	TERRACE	1	2	3	4	5	6	7	8			
3.00	76.65	25	22	44	66	88	110	132	154	**176**	416.12	99.95	516.07
3.00	73.65	24	21	43	65	87	109	131	153	175	416.12	99.95	516.07
3.00	70.65	23	20	42	64	86	108	130	152	174	416.12	99.95	516.07
3.00	67.65	22	19	41	63	85	107	129	151	173	416.12	99.95	516.07
3.00	64.65	21	18	40	62	84	106	128	150	172	416.12	99.95	516.07
3.00	61.65	20	17	39	61	83	105	127	149	171	416.12	99.95	516.07
3.00	58.65	19	16	38	60	82	104	126	148	170	416.12	99.95	516.07
3.00	55.65	18	15	37	59	81	103	125	147	169	416.12	99.95	516.07
3.00	52.65	17	14	36	58	80	102	124	146	168	416.12	99.95	516.07
3.00	49.65	16	13	35	57	79	101	123	145	167	416.12	99.95	516.07
3.00	46.65	15	12	34	56	78	100	122	144	166	416.12	99.95	516.07
3.00	43.65	14	11	33	55	77	99	121	143	165	416.12	99.95	516.07
3.00	40.65	13	10	32	54	76	98	120	142	164	416.12	99.95	516.07
3.00	37.65	12	9	31	53	75	97	119	141	163	416.12	99.95	516.07
3.00	34.65	11	8	30	52	74	96	118	140	162	416.12	99.95	516.07
3.00	31.65	10	7	29	51	73	95	117	139	161	416.12	99.95	516.07
3.00	28.65	9	6	28	50	72	94	116	138	160	416.12	99.95	516.07
3.00	25.65	8	5	27	49	71	93	115	137	159	416.12	99.95	516.07
3.00	22.65	7	4	26	48	70	92	114	136	158	416.12	99.95	516.07
3.00	19.65	6	3	25	47	69	91	113	135	157	416.12	99.95	516.07
3.00	16.65	5	2	24	46	68	90	112	134	156	416.12	99.95	516.07
3.00	13.65	4	**1**	23	45	67	89	111	133	155	416.12	99.95	516.07
3.00	10.65	PO-3	CAR PARKING								0.00	0.00	0.00
3.00	7.65	PO-2	CAR PARKING								0.00	0.00	0.00
3.00	4.65	PO-1	CAR PARKING								0.00	0.00	0.00
4.20	0.45	Plinth	ENTRANCE LOBBY / CAR PARKING / SOCIETY AMENITIES								80.00	99.95	179.95
0.00	0.00	Stilt											
REHAB FLATS			**176**								**9234.64**	**2298.85**	**11533.49**
PLOT AREA											**4350.00**		
Permissible FSI as per Table 10C of UDCPR-2020											**3.000**		
PERMISSIBLE BUA											**13050.00**		
AMENITY AREA HANDED OVER TO NMMC							0.05				**217.500**		
BALANCE AREA RESIDENTIAL BUA											**13050.00**		
PERMISSIBLE 60% ANCILLARY RESIDENTIAL BUA											**7830.00**		
TOTAL RESIDENTIAL BUA INCLUDING ANCILLARY											**20880.00**		
TOTAL REHAB RESIDENTIAL BUA										0.55	**11533.49**		
TOTAL SALE RESIDENTIAL BUA										0.45	**9346.51**		

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ARCHITECTS & DESIGNERS
2005 & 2006,Cyber One,Plot No.04&06,Sector-30A,Vashi,Navi Mumbai-400703
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Members List - Area Wise

Sr. No.	Existing Type	Existing Carpet Area (Area in Sq.m.)	Existing Built-up Area (Area in Sq.m.)	Entitlement of Carpet Area as per UDCPR (Area in Sq.m.)	Proposed Carpet Area (177%) (Area in Sq.m.)	Proposed Type	No. Of Tenements
1	1RK	16.93	22.90	27.87	46.92	2BHK	176
Total No. of Existing Units							**176**

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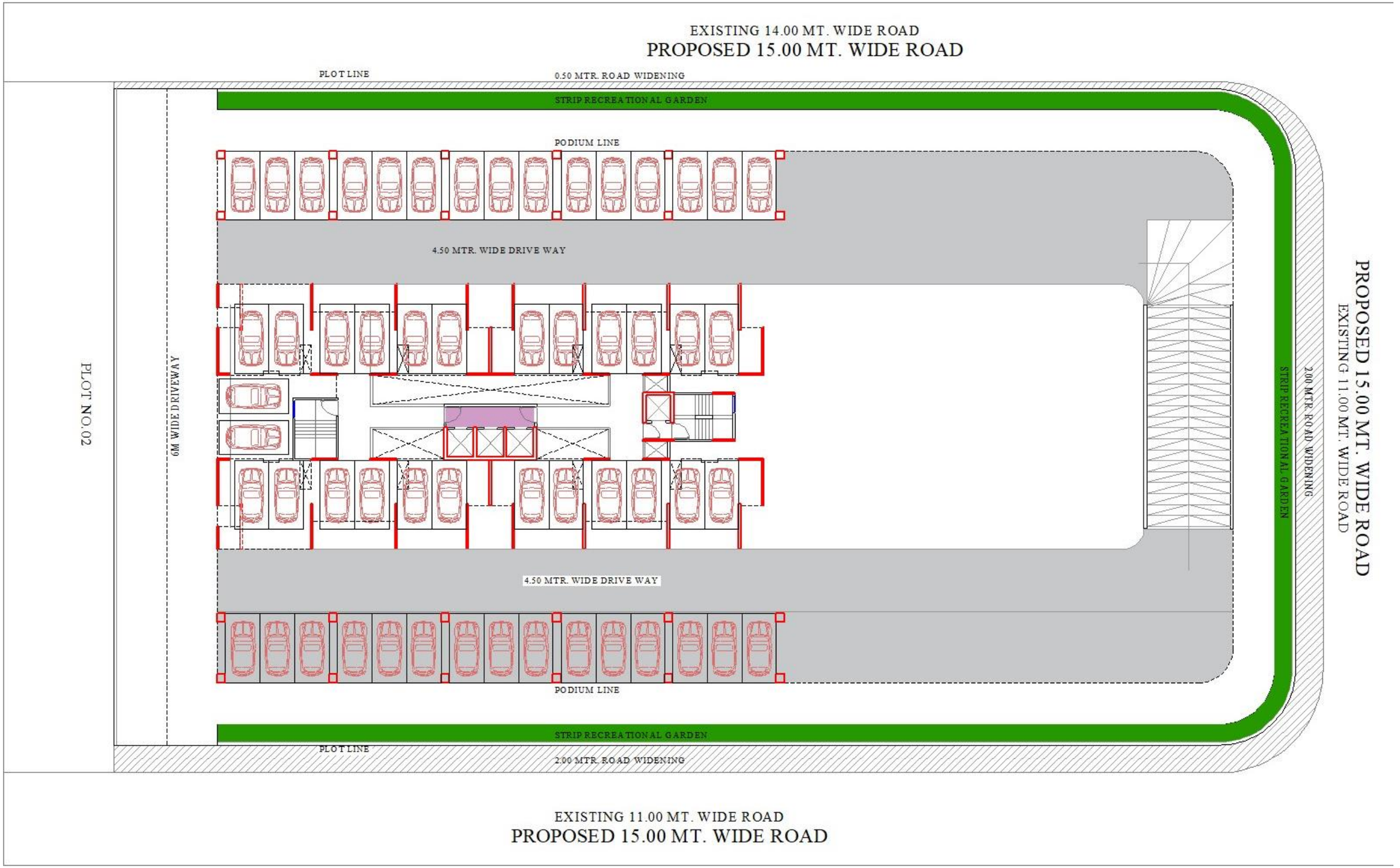

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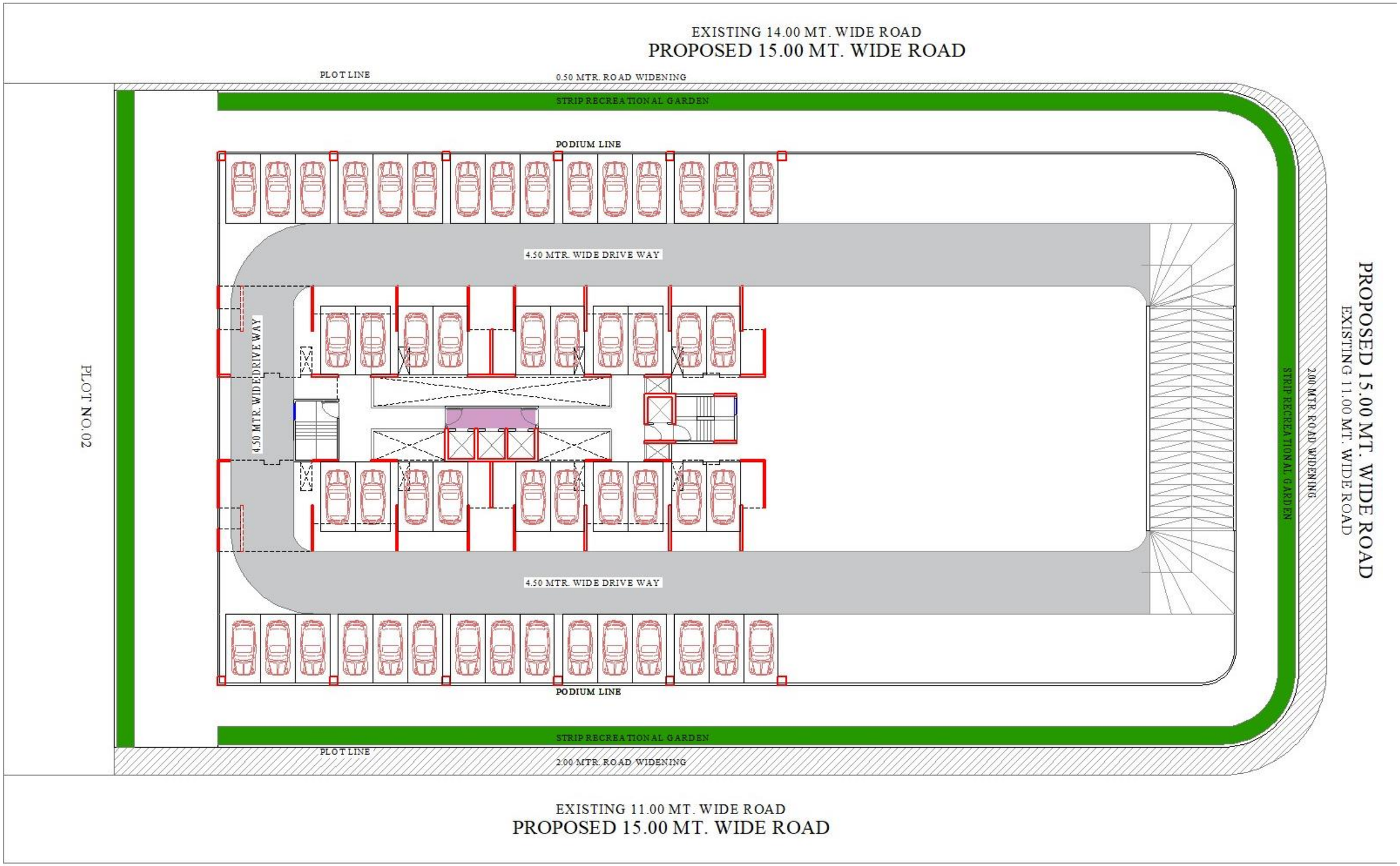

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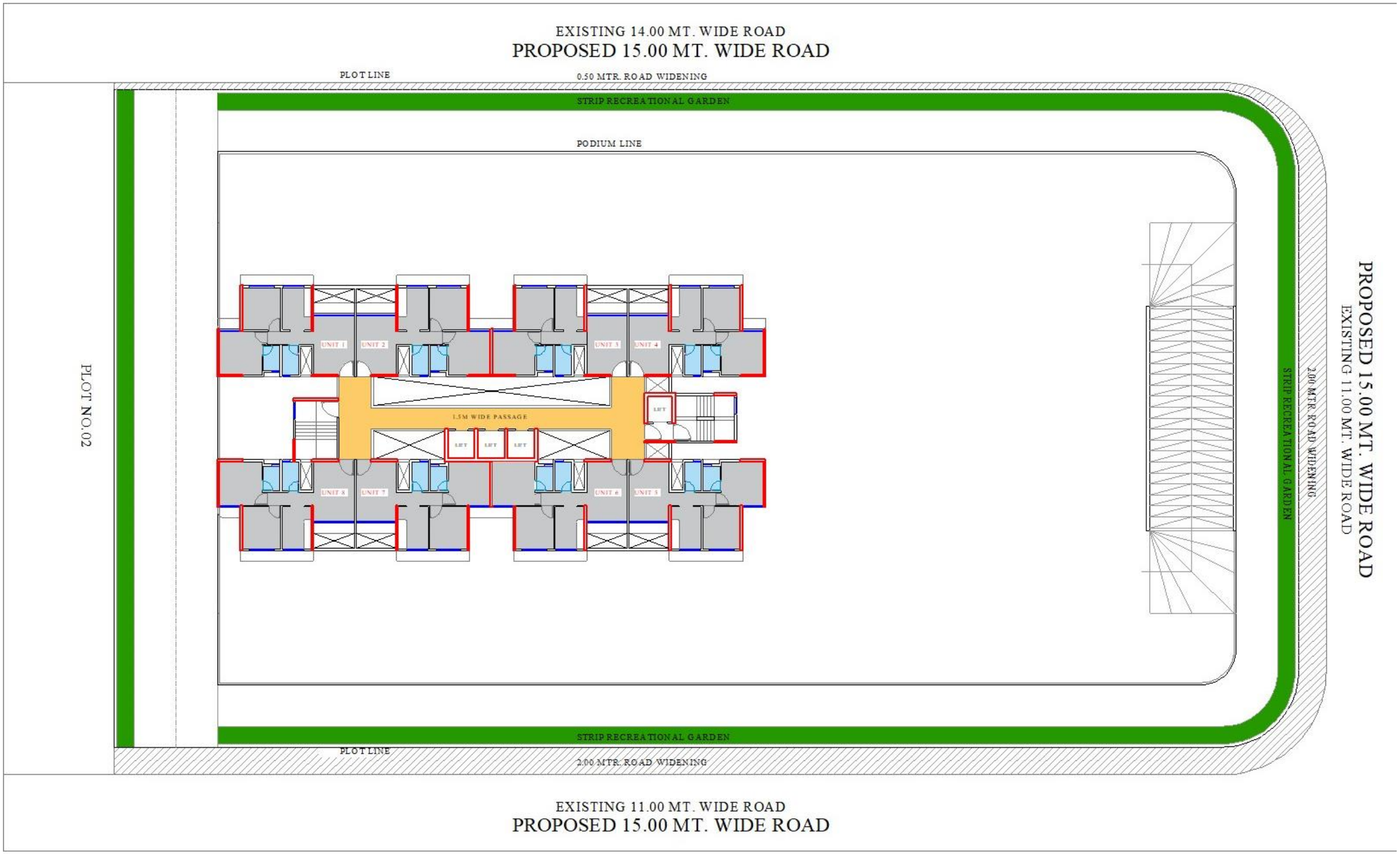

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TYPICAL FLOOR PLAN

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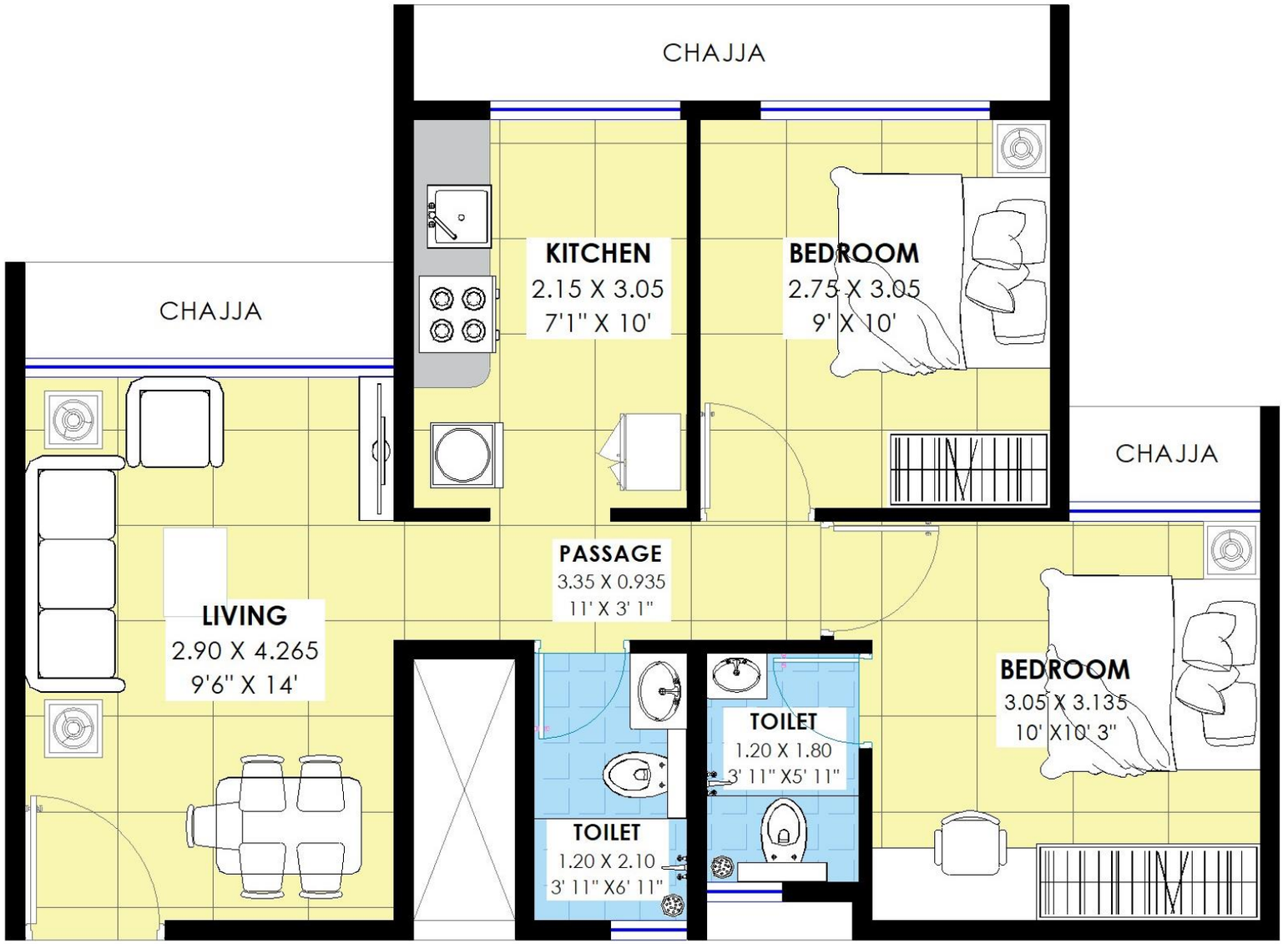
PROJECT PROPOSAL

DESCRIPTION	EXISITING	INCREASED AREA In %	PROPOSED RERA CARPET AREA
CARPET AREA	16.93 Sq. mt. 182.23 Sq.ft.	277 %	46.92 Sq.mt 505.05 Sq.ft.
CONFIGURATION	1-RK		2-BHK



CARPET AREA FOR REHAB TYPICAL UNIT

DESCRIPTION	AREA IN SQ.MT	AREA IN SQ.FT
LIVING ROOM	12.37	133.15
KITCHEN	6.56	70.61
BED ROOM-1	8.39	90.31
BED ROOM-2	9.84	105.92
TOILET-1	2.52	27.13
TOILET-2	2.16	23.25
PASSAGE	3.13	33.69
DOOR JAMBS	0.59	6.35
TOTAL CARPET AREA	45.56	490.41
WALL AREA	1.36	14.64
RERA CARPET AREA	46.92	505.05
ELEVATION APPURTENANT OF FLAT:		
ATTACHED CHAJJA 1	2.18	23.47
ATTACHED CHAJJA 2	3.75	40.37
ATTACHED CHAJJA 3	1.12	12.06
TOTAL AREA C1 + C2 + C3	53.97	580.93

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COMMUNITY AMENITIES

REDEVELOPMENT OF OMKAR CHS

Plot No- 3, Sector – 15, Vashi, Navi Mumbai – 400 703

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COMMUNITY AMENITIES


SKATING RINK


KIDS' PLAY AREA


MULTIPURPOSE COURT

REDEVELOPMENT OF OMKAR CHS

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COMMUNITY AMENITIES


A.V. Room


Virtual Gaming Room


Yoga Room


Gymnasium


Live Art Space

Pilates Room


Indoor Games


Pre-Function Lobby


Banquet Hall


Business Centre

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COMMUNITY AMENITIES


Jacuzzi

Spa & Salon*

Steam & Sauna


Library

Cafe*


Private Dining


Guest Rooms

REDEVELOPMENT OF OMKAR CHS

Plot No- 3, Sector – 15, Vashi, Navi Mumbai – 400 703

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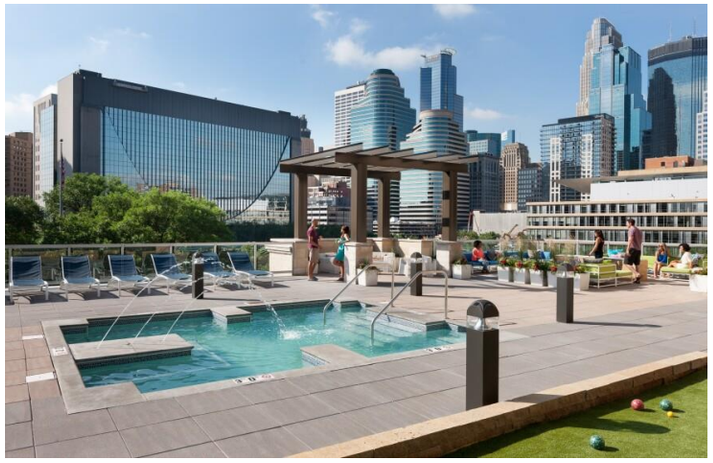
Terrace Level



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INTERNAL APARTMENT AMENITIES

WALL FINISHING
- Pop Finished Wall
- Acrylic Paint On Internal Wall

WINDOW
- Marble Window Frame
- Powder Coated Aluminum Sliding Window Clear Glass
- Decorative Railing In Balconies

BATH & W.C.
- Full Height Tiles In Bath & W.c
- Niches For Storage In Bedrooms
- Provision For Geyser In Bath
- Provision For Water Tank On Loft
- Water Proof Door

ELECTRIFICATION
- Concealed Wiring With ISI Approved Wires
- Designer Modular Switches
- Strategically Located T.V., Telephone, Cable & Ac Point

FLOORING
- Elegant 24"x24" Vitrified Ceramic Flooring In Entire Flat.

KITCHEN
- Elegant Granite Platform With Stainless Steel Sink
- Provision For Water Purifier

GENERAL
- Provision For Inverter
- High Quality Lifts With Power Backup
- Video Door Bell & Intercom Facility In Each Flats
- Net Cabling With Intercom Facility

DOOR
- Decorative Entrance Door With Wooden Frame

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CONSTRUCTION TECHNOLOGY

- **MIVAN TECHNOLOGY** refers to a construction technique that uses pre-fabricated aluminum formwork to speed up the process of casting concrete structures.

Sr.No	Characteristics	MIVAN Formwork	Conventional
1	**Speed of construction**	Eight days cycle per floor	Fifteen days cycle per
2	**Quality of surface finish**	Excellent Plastering is not required	Bad
3	**Pre-planning of form work system**	Required	Not Required
4	**Type of construction**	Cast in situ cellular construction	Simple RCC framed construction
5	**Wastage of form work material**	Very Less	In great amount
6	**Accuracy in construction**	Accurate construction	Less than Aluform
7	**Co-ordination between different agencies**	Essential	Not necessarily required
8	**Resistance to earthquake**	Good resistance	Less than Aluform
9	**Reusage value**	250-300	50
10	**Maintenance**	High due to repairs in plaster of wall and ceiling, Repainting and leakages due to plumbing installations.	The walls and ceiling being smooth and high quality concrete repairs for plastering and leakage are at all required frequently

Mandatory Approvals

Sr. No.	Approvals	Authority	Time Required
1	**No Objection Certificate (NOC) from Society**	Society General Body.	1-2 months, depending on society meetings and approvals.
2	**Land Title Verification and Clearance**	Revenue Department, CIDCO, or NMMC (depending on land ownership)	Can take several months, depending on the complexity of verifying land ownership and clearing titles.
3	**Building Plan Approval**	Navi Mumbai Municipal Corporation (NMMC) or CIDCO (depending on the location)	2-4 months. May take longer if any changes are required or additional documentation is requested.
4	**Structural Stability Certificate**	Licensed Structural Engineer	1-2 weeks
5	**Environmental Clearances**	Maharashtra Pollution Control Board (MPCB) / Ministry of Environment, Forest and Climate Change (MoEFCC)	1-2 months
6	**NOC from Fire Department**	Maharashtra Fire Services or NMMC Fire Department	1-2 months.
7	**Commencement Certificate (CC)**	NMMC or CIDCO	1-2 months after CC approval.
8	**Completion Certificate (CC) and Occupancy Certificate (OC)**	NMMC or CIDCO	2-3 months after the completion of construction.

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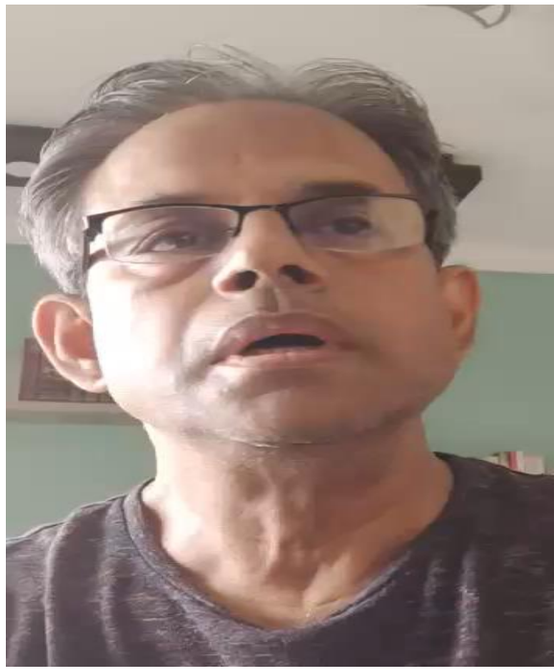
Client Referral



Mr.Ravi Shekhar
Homely CHS, Chembur

Hello, I'm Ravi Shekar, a resident of Serenity Building on 11th Road, Chembur. Our building was known as Supriya prior to 2010, when we decided to go for redevelopment. And after due consideration, Liladhar Parab, architects and designers, were appointed as project consultants for the redevelopment of our building. The project was carried out by Shivam constructions, who are repeated builders in Chembur. We found that throughout the various stages of development as progress was being made. Liladhar Parab and his team personally supervised and gave us timely reports, and the progress was monitored on a day-to-day basis. We found that Liladhar Parab and his team to be very knowledgeable and experienced and in full control of the work on hand. Our building was completed in 2013, and most old members moved into the building by August of that year. We found, as we moved in, that the construction was pretty well done, except for a few points which were to be completed later on, which was done within the year of our occupation. We definitely recommend the Liladhar Parab architects and designers as project management professionals to any redevelopment project or any new construction of various projects, either in Chembur or around.

Mr.Eknath Dukhande
Urja CHS, Vashi

My name is Eknath Dukhande. I am the chairman of Urja Co-operative Housing Society, Vashi. I have been on this post for many years.

Five years ago, after there was a slump in our building, we decided to redevelop the building. Leeladhar Parab, an architect associate, was our consultant. Leeladhar Parab, an architect associate, gave us a very good experience.

Especially, his skilled team. While giving us the feasibility report, we were able to get a good idea of the area to be removed. At the same time, whenever we needed advice, Leeladhar Parab was available to us.

We made tender documents, and then appointed developers. We had very good cooperation with them. I am especially grateful to them for taking into account their experience in the market and appointing us a good developer.

Today, I would like to say thatbased on their experience and their availability, Leeladhar Parab, an architect associate, is doing a very good job. I would like to thank them. I would like to thank them because they paved the way for our project.

THANK YOU