|| श्री गजानन प्रसन्न ||

रघुकुल सहकारी गृहनिर्माण संस्था म.

नोंदणी क्र.: टी. एन. अे./(टी. एन. अे.)/एच. एस. जी/(टी. सी.)/६६९७/९४-९५

नंबर 1993

गट नं. ५३(पै), पारसिक नगर, कळवा, ठाणे.

कार्यालय : बी ३ च्या मागे, रघुकुल स.गृ.सं.म., पारसिक नगर, कळवा, ठाणे-४०० ६०५.

संदर्भ क्र. RSGS/568/1993/2025 दिनांक 21/07/2025

सुचना

संस्थेच्या सर्व सभासदांना याद्वारे कळविण्यात येते की, आपल्या संस्थेच्या पुर्नविकासाची प्रक्रियेचा भाग म्हणून दिनांक २५/५/२०२५ रोजीच्या विशेष सर्वसाधारण सभेत प्रकल्प सल्लागाराची (PMC) नेमणुक सर्वानुमते करण्यात आली होती. सदर प्रकल्प सल्लागारांनी आपल्या संस्थेचा अद्यावत UDCPR नियमानुसार फिजीबीलीटी रिपोर्ट सादर केलेला आहे.

प्राप्त फिजीबीलीटी रिपोर्टनुसार आपण **३९ टक्के वाढीव चटई क्षेत्रफळास** पात्र असल्याचे **पान नंबर – ७ वर** नमुद करण्यात आले आहे. सदर फिजीबीलीटी रिपोर्ट दिनांक :– ४/७/२०१९ रोजीच्या शासन निर्णयानुसार सभासदांच्या अवलोकनार्थ सोबत सादर करीत आहोत. तरी सभासदांनी सदर फिजीबीलीटी रिपोर्टचे अवलोकन करुन आपल्या सुचना/हरकती असल्यास लेखी स्वरुपात संस्थेच्या कार्यालयात सदरची नोटीस प्राप्त झाले दिनांकापासुन १५ दिवसात सादर करावयात. आपल्या सुचना/हरकती प्रकल्प सल्लागार (PMC) यांना पाठविण्यात येतील व आगामी सर्वसाधारण सभेत प्रकल्प सल्लागार (PMC) स्वत: शंकांचे निरसन व मार्गदर्शन करतील.

Raghukul Co-op. Housing Society Reg. No. TNA (TNA)/HSG/(TC) 6697/94/95 Parsik Thane

अध्यक्ष
Chairman
रघुकुल सहकारी गृहनिर्माण संस्था

सचिव
SECRETARY
रघुकुल सहकारी गृहनिर्माण संस्था
Raghukul Co-op. Hsg., Socy.

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RAGHUKUL CHS. LTD.
Inward No: 1197
Date: 21/07/2025

Date: 21/07/2025

To,
The Chairman/Secretary,
RAGHUKUL CO.-OP. HSG.SOC.,
Parsik Nagar,
Kalwa, Thane- 400605.

Subject: Feasibility Report for redevelopment of RAGHUKUL CHS, Parsik Nagar, Kalwa

Dear Sir,

We, **Archetype consultants (I) Pvt Ltd (acipl),** have received your appointment letter , in which you have appointed us as PMC/Architect. We have worked out the feasibility report for RAGHUKUL CHS, on C.T.S No. 32, Village- Parsik, Taluka- Thane. As per the present UDCPR, by understanding the site condition of existing building, amenities we have worked out the total permissible Built Up Area. We have also calculated the additional Built Up Area available for the members along with other necessary benefits as per the feasibility of the project.

Please find Existing area detail as per the measurements taken on site -

EXISTING SOCIETY MEMBERS DETAILS

EXISTING MOFA CARPET AS PER MEASUREMENT	324.7	442.67	429.76	427.83	479	520.93	TOTAL
PLOT A	0	75	0	0	0	0	75
PLOT B	0	60	0	0	0	20	80
PLOT C	40	20	0	26	0	20	106
PLOT D	0	0	10	0	10	0	20
TOTAL UNITS	40	155	10	26	10	40	281
TOTAL CARPET AREA	12988	68613.85	4297.6	11123.58	4790	20837.2	122650

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Reg. No. TNA (TNA)/HSG/(TC) 6697/94/95
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Please find enclosed Feasibility report with FSI SCHEME:
(1.10-basic FSI + 1.15-TDR + 0.50-Premium + 30 Years old bldg benefit + 5% Green Bldg FSI)

	PROFORMA FOR RAGHUKUL CHS, C.T.S No. 32, Village- Parsik, Taluka- Thane (PLOT A)			
1	(A) AREA AS PER PREVIOUS SANCTION		2627	sq.mt.
2	Deduction for Subplot			
	Area Under Road		0.00	
	Area not in possession		175.90	
3	Net Area of Plot		2451.10	sq.mt.
4	Total FSI 1.1		3267.58	sq.mt.
	EXITING BUA AS PER SANCTION PLAN = 3267.58 SQ.M)			
	BASIC FSI AS PER NET PLOT AREAX 1.10 FSI= 2889.70 SQ.M. As per reg. 7.5 in UDCPR - Considering whichever is more. Hence, 3267.58 SQ.M AS BASIC FSI.			
5	ADDITION FOR (TDR)			
	ROAD WIDTH (AS PER DP)	25.00		mt.
	115% PERMISSIBLE T.D.R. OF (2451.10 X 115 % = 2818.77 SQ.MT.)	2818.77		sq.mt.
	30% SLUM T.D.R. OF (2818.77 X 30% = 845.63 SQ.MT.)		845.63	
	70% REGULAR T.D.R. OF (2818.77 X 70% = 1973.14 SQ.MT.)		1973.14	sq.mt.
6	ADDITION FOR (PREMIUM)50% AS PER UDCPR			
	(2451.10 X 50% = 1225.55 SQ.MT.)		1225.55	sq.mt.
7	5% GREEN BUILDING FSI		163.38	sq.mt.
8	ADDITION FOR (30YRS OLD BLDG BENIFIT)50% OF EXIST. AREA			
	AS PER OLD SANCTION (BUA= 3267.58 SQ.M.)			
	(3267.58 X 50% = 1633.79 SQ.MT.)		1633.79	sq.mt.
9	Total Permissible BUA (4+5+6+7+8)		9109.06	sq.mt.
	RESIDENTIAL PROPOSED		8709.06	
10	Ancillary FSI 60%		5225.44	sq.mt.
	COMMERCIAL PROPOSED		400.00	
11	Ancillary FSI 80%		320.00	sq.mt.
12	Total Permissible BUA (10+11)		14654.50	sq.mt.
			157741.06	sq.ft

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7th floor Dev Corpora, Eastern Express Highway, Cadbury Junction, Khopat, Thane (W) - 400601

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PROFORMA FOR RAGHUKUL CHS , C.T.S No. 32, Village- Parsik, Taluka- Thane (PLOT B)				
1	(A) AREA AS PER PREVIOUS SANCTION		2933	sq.mt.
2	Deduction for Subplot		0.00	sq.mt.
	Area Under Road		0.00	sq.mt.
	Area not in possession		0.00	
3	Net Area of Plot		2933.00	sq.mt.
4	Total FSI 1.1		3504.97	sq.mt.
	EXITING BUA AS PER SANCTION PLAN = 3504.97 SQ.M)			
	BASIC FSI AS PER NET PLOT AREAX 1.10 FSI= 3226.30 SQ.M. As per reg. 7.5 in UDCPR - Considering whichever is more. Hence, 3504.97 SQ.M AS BASIC FSI.			
5	ADDITION FOR (TDR)			
	ROAD WIDTH (AS PER DP)	25.00		mt.
	115% PERMISSIBLE T.D.R. OF (2933 X 115 % = 3372.95 SQ.MT.)	3372.95		sq.mt.
	30% SLUM T.D.R. OF (3372.95 X 30% = 1011.89 SQ.MT.)		1011.89	
	70% REGULAR T.D.R. OF (3372.95 X 70% = 2361.07 SQ.MT.)		2361.07	sq.mt.
6	ADDITION FOR (PREMIUM)50% AS PER UDCPR			
	(2933 X 50% = 1466.50 SQ.MT.)		1466.50	sq.mt.
7	5% GREEN BUILDING FSI		175.25	sq.mt.
8	ADDITION FOR (30YRS OLD BLDG BENIFIT)50% OF EXIST. AREA			
	AS PER OLD SANCTION (BUA= 3504.97 SQ.M.)			
	(3504.97 X 50% = 1752.49 SQ.MT.)		1752.49	sq.mt.
9	Total Permissible BUA (4+5+6+7+8)		10272.1	sq.mt.
	RESIDENTIAL PROPOSED		9522.15	
10	Ancillary FSI 60%		5713.29	sq.mt.
	COMMERCIAL PROPOSED		750.00	
11	Ancillary FSI 80%		600.00	sq.mt.
12	Total Permissible BUA (10+11)		16585.45	sq.mt.
			178525.7	sq.ft

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PROFORMA FOR RAGHUKUL CHS, C.T.S No. 32, Village- Parsik, Taluka- Thane (PLOT C)				
1	(A) AREA AS PER PREVIOUS SANCTION		3647.5	sq.mt.
2	Deduction for Subplot		0.00	sq.mt.
	Area Under Road		0.00	sq.mt.
	Area not in possession		**0.00**	
3	Net Area of Plot		3647.50	sq.mt.
4	Total FSI 1.1		4012.25	sq.mt.
	EXITING BUA AS PER SANCTION PLAN = 4012.25 SQ.M)			
	BASIC FSI AS PER NET PLOT AREAX 1.10 FSI= 4012.25 SQ.M. As per reg. 7.5 in UDCPR - Considering whichever is more. Hence, 4012.25 SQ.M AS BASIC FSI.			
5	ADDITION FOR (TDR)			
	ROAD WIDTH (AS PER DP)	**25.00**		mt.
	115% PERMISSIBLE T.D.R. OF (3647.50 X 115 % = 4194.63 SQ.MT.)	4194.63		sq.mt.
	30% SLUM T.D.R. OF (4194.63 X 30% = 1258.39 SQ.MT.)		1258.39	
	70% REGULAR T.D.R. OF (4198.63 X 70% = 2936.24 SQ.MT.)		2936.24	sq.mt.
6	ADDITION FOR (PREMIUM)50% AS PER UDCPR			
	(3647.50 X 50% = 1823.75 SQ.MT.)		1823.75	sq.mt.
10	5% GREEN BUILDING FSI		200.61	sq.mt.
11	ADDITION FOR (30YRS OLD BLDG BENIFIT)50% OF EXIST. AREA			
	AS PER OLD SANCTION (BUA= 4012.25 SQ.M.)			
	(4012.25 X 50% = 2006.13 SQ.MT.)		2006.13	sq.mt.
12	Total Permissible BUA (4+5+6+7+8)		12237.36	sq.mt.
	RESIDENTIAL PROPOSED		11137.36	
13	**Ancillary FSI 60%**		6682.42	sq.mt.
	COMMERCIAL PROPOSED		**1100.00**	
14	**Ancillary FSI 80%**		**880.00**	sq.mt.
15	Total Permissible BUA (10+11)		19799.78	**sq.mt.**
			213124.83	**sq.ft**

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PROFORMA FOR RAGHUKUL CHS , C.T.S No. 32, Village- Parsik, Taluka- Thane (PLOT D)				
1	(A) AREA AS PER PREVIOUS SANCTION		972	sq.mt.
2	Deduction for Subplot		0.00	sq.mt.
	Area Under Road		0.00	sq.mt.
	Area not in possession		**104.57**	
3	Net Area of Plot		867.43	sq.mt.
4	Total FSI 1.1		970.00	sq.mt.
	EXITING BUA AS PER SANCTION PLAN = 970 SQ.M)			
	BASIC FSI AS PER NET PLOT AREAX 1.10 FSI= 954.17 SQ.M. As per reg. 7.5 in UDCPR - Considering whichever is more. Hence, 970 SQ.M AS BASIC FSI.			
5	ADDITION FOR (TDR)			
	ROAD WIDTH (AS PER DP)	**25.00**		mt.
	115% PERMISSIBLE T.D.R. OF (867.43 X 115 % = 997.54 SQ.MT.)	997.54		sq.mt.
	30% SLUM T.D.R. OF (997.54 X 30% = 299.26 SQ.MT.)		299.26	
	70% REGULAR T.D.R. OF (997.54 X 70% = 698.28 SQ.MT.)		698.28	sq.mt.
6	ADDITION FOR (PREMIUM)50% AS PER UDCPR			
	(867.43 X 50% = 486 SQ.MT.)		433.72	sq.mt.
7	5% GREEN BUILDING FSI		48.50	sq.mt.
8	ADDITION FOR (30YRS OLD BLDG BENIFIT)50% OF EXIST. AREA			
	AS PER OLD SANCTION (BUA= 970 SQ.M.)			
	(970 X 50% = 485 SQ.MT.)		**485.00**	sq.mt.
12	Total Permissible BUA (4+5+6+7+8)		2934.76	sq.mt.
	RESIDENTIAL PROPOSED		2684.76	
13	**Ancillary FSI 60%**		1610.86	sq.mt.
	COMMERCIAL PROPOSED		**250.00**	
14	**Ancillary FSI 80%**		**200.00**	sq.mt.
15	Total Permissible BUA (10+11)		4745.62	sq.mt.
			51081.80	sq.ft

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TMC CHARGES (As per New UDPCR)						
Sr. No.	Description	Area \ Nos.	RATE			AMOUNT (IN RS.)
1	Plot Area permission deposit	10179.50	110		=	11,19,745
2	Debits Deposit	10179.5	130		=	13,23,335
3	Development Charges					
a	On Land	10179.5	20600	0.5%	10,48,489	
b	On Construction Area (Residential)	51285.34	20600	2%	2,11,29,561	
c	On Construction Area (Commercial)	4500.00	20600	4%	3708000.00	
	Total (a+b+c)					2,58,86,050
4	Metro Charges				=	2,58,86,050
5	Labour Welfare	66942.41	26620	1%	=	1,78,20,070
6	Scrutiny Fees	66942.41	5		=	3,34,712
7	0.50 Premium FSI	4949.52	20600	35%	35686003	
	TMC		3,56,86,003	50%	=	1,78,43,002
	GOV.		3,56,86,003	50%	=	1,78,43,002
8	REGULAR TDR	7968.72	20600	65%	=	10,67,01,149
9	SLUM TDR	3415.17	20600	85%	=	5,97,99,545
10	Transfer Fees	11383.88	33		=	3,75,668
11	Utilization Fees	11383.88	33		=	3,75,668
12	Infrastructure Fees	11383.88	26620	5%	=	1,51,51,950
13	CFO Charges	55785.34	700		=	3,90,49,740
14	Ancillary Area	21232.00	20600	15%	=	6,56,06,891
	TOTAL					39,51,16,578

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Name of the Project :RAGHUKUL CHS			
A	Area Statement :		
S.No.	Particulars	Area (In Sq.m.)	Area In Sq.ft.)
1	Area of plot as per sanctioned layouts	10179.50	109572.14
2	Total Permissible BUA (Refer Separate Sheet)	55785.34	600473.43
3	Land RR RATE	20600	
4	No. of Existing Residential Members	281	
5	Existing Carpet Area (RESIDENTIAL MEMBER)	11394.46	122650
6	Eligible RERA Carpet Area to be allotted to RESIDENTIAL MEMBERS in New Building 39%	15838.3	170484
B	Area available for sale and sale proceeds :		
S.no.	**Particulars**	**Area (In Sq.m.)**	Area (In Sq.ft.)
1	Total Carpet as per thumb rule: (Deducting 27% for Core, external wall and UDCPR Amenity required)	40723.30	438345.61
2	Carpet Area to be allotted to Owners in New Bldg	15838.30	170483.50
3	Total Carpet area available for Sale	24885.00	267862.11
4	Available Residential area for sale in open market	20971.95	225742.11
5	Available Commercial area for sale in open market	**3913.04**	**42120.00**

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C	Profitability Statement :			
S.no.	Particulars	Area Sq.ft /nos	Rate	AMT. (in Rs.)
1	Contract Acquisition Cost (Survey , feasibility , tender process , offer to society , acceptance , KYC, Tax Assessment)Contract Acquisition Cost (Survey , feasibility , tender process , offer to society , acceptance , KYC, Tax Assessment)		Actual	11,45,000
2	P.R Card Rectification (if any)		Est.	-
3	Soil Testing , Demolition , Bhoomi poojan & Compound wall (Patra)		Est.	10,00,000
4	Excavation		Est.	1,00,00,000
5	Total construction cost 55785.34 X 1.25 X 10.764 X 3800) INCLUDING GST	750591.79	3800	2852248812.47
6	Cost of Transit & Accommodation			
	a) Shifting Charges (Rs.20,000/- for too and fro each)	281	40000	1,12,40,000

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	b) Brokerage (No. of exisitng members x Rs.20,000/-)	281	20000	56,20,000
	c) Total rent for 48 months	1ST YEAR : 40 RS/SQ.FT 2ND YEAR : 45 RS/SQ.FT 3RD YEAR : 50 RS/SQ.FT 4TH YEAR : 55 RS/SQ.FT	-	29,38,95,120
7	TMC Expenses (Refer Separate Sheet)			39,51,16,578
8	Consultants Fees (Architect, Structural Consultant, Legal Advisor, MEP consultant,3d Visualizer) Consultants Fees	750591.79	125	93823974.09
9	Cost of Mechanical Parking – APPROX 500	500	350000	17,50,00,000
10	Stamp Duty & Registration (Approx) (D.A.)	11394.46	20600	1,64,30,816
11	Corpus Fund (Rs. 450/- per sq.ft. of existing carpet area)	122650.00	450	5,51,92,500
12	Indirect Expenses for 48 months (40k - Office expenses + 60k - HR + 25K - Site security)	48	125000	60,00,000
13	Sales & Marketing Expenses @ 4% of Sale in open market			22,58,42,233
14	GST for Project on area allotted to existing members	170483.50	20000	17,04,83,500
15	**Total Cost of Project**			**4,31,30,38,533**

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D	**Sale value**			
a	Sale Value for Residential (Rate 17000/ sq.ft.)	225742.11	17,000	**3,83,76,15,818**
b	Sale Value for commercial on ground floor (Rate 45000/ sq.ft.) (Shop with Mezzanine)	25272.00	45,000	**1,13,72,40,000**
c	Sale Value for commercial on first floor (Rate 25000/ sq.ft.) (Office)	16848.00	25,000	**42,12,00,000**
d	Sale Parking Value (Excluding the parking given to members)	500	5,00,000	25,00,00,000
g	**Total sale value (a+ d)**			**5,64,60,55,818**
20	**Total Income**			**5,64,60,55,818**
21	**Total Expenditure**			**4,31,30,38,533**
22	**Net Profit**			**1,33,30,17,285**
23	**Profit Percentage**			**24%**

Yours Faithfully,
ARCHETYPE CONSULTANTS (I) PVT. LTD.

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Mr. Pravin Jadhav
(Director)
(Architect)
Reg no. CA/89/12205

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