

A		REDEVELOPMENT OF NAVANKUR CHS, KOTHRUD, PUNE SUMMARY REPORT	R1-18.08.25
1	Name of Society	NAV ANKUR CHS	Remarks
2	Address	CTS No. 1122(P) Kothrud, Pune	
3	Plot area	1175.00	as per previously approved building plans CC No. 2479 dt. 23.08.1986 (this area is excl. RW area of 207.07)
		1311.00	as per actual site survey
	PRC	1190.00	this area should be exclusive of the RW previously acquired
	AREA CONSIDERED FOR CALCULATIONS	1190.00	SQM.
		12809.16	sft
4	No. of existing units/members	36 residential units +1 Garage (27 resi. Units +1 Garage as per sanction plan)	
5	Existing building	2 buildings- Gr+3 floors	as per info available
5a	Existing building approval references	Original sanction plans and OC s	
		CC No. 2479 dt. 23.08.1986	sht. Nos 1/2 to 2/2
		Part 1-OC No. 4954 dated 18.12.1985	referenced in conveyance deed but copies not available for review
		Part 2- OC No. 1554 dated 07.03.1986	
5b	Existing FSI as per approved plans	16001.75	sft
		1486.6	sqm
5c	Whether existing building age is more than 30 years OR Building has been declared unsafe by Planning Authority	YES	
6	RR rate for 2025-26		
	Open land	33250	Rs/sqm
	Residential tenement	112020	Rs/sqm
	Commercial office	127930	Rs/sqm
	Commercial shop	140030	Rs/sqm
7	Redevelopment brief	To offer all single of the society in the plot to prospective developer for redevelopment, the redevelopment area under offer to be distributed prorata based on existing carpet area of individual units holders	
8	Plot area considered for redevelopment	1190	sqm
		12809.16	sft

9	Width of existing access road	supposed to be 18m wide, but some shortfall in roadwidth at east side	
10	Road width as per latest DP	18m, with road widening at the southeast corner of plot	
11	ULC Status	No reference available, assumed Not applicable	
12	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES- UDCPR (Dec 2020) and TOD policy	<p>For plot fronting on 15 to 24m  Basic FSI= 1.1, Additional for TOD=2.4  Ancillary FSI=60% for residential and 80% for commercial</p> <p>All habitable builtup areas are accounted towards FSI  Plot is in "RESIDENTIAL ZONE-R2"</p>	
12	TOD POLICY	Transit Oriented development policy, wherein additional FSI is proposed to be permitted on plots in TOD zone, to permit extra density along the Metro corridor/stations	
13	TOD POLICY in the context of proposed redevelopment of societies	<b>The PLOT under consideration IS CURRENTLY UNDER TOD ZONE</b>	
14	SPECIFIC ISSUES IF ANY		
15	DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCULATIONS AS PER UDCPR (dec 2020) and corresponding FEASIBILITY STUDY	As per enclosed herewith	
16	ASSUMING PRORATA DISTRIBUTION OF AREA AMONG EXISTING MEMBERS, RANGE OF ANTICIPATED OFFER OF % ABOVE EXISTING CARPET	<b>54.00</b>	in % Detail working as per Calculations based on assumptions,
		TO	
		<b>58.00</b>	
17	ANTICIPATED NATURE OF REDEVELOPMENT BUILDING	Highrise building of approx. upto <b>45m height</b> This scenario, may vary as per other design and financial considerations of the developer, which please note.	
18	GENERAL DEFINITIONS OF TERMS	"Premium/Paid FSI" means the FSI that may be available on payment of premium @ 35% of RR open land rate "Ancillary FSI" means the FSI, over and above the basicFSI/TDR/Premium FSI that may be purchased from MC @ 15% of RR open land rate "Security deposit" which is to be kept with society for the period of construction from the date of agreement. It is refunded to the builder without any interest. "Bank guarantee" is % of construction cost which is to be kept in a bank on the society's name by the builder. As the work progresses bank guarantee is partially released. "Corpus fund" is individually decided by the builder and society members. Which is a convenient charges for each member for their future expenses	

SITE LOCATION IN DP



RR 2025-26

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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Year: 20252026 Language: English

Selected District: पुणे  
Select Taluka: हवेली  
Select Village: कोथरुड  
Search By:  Survey No  Location  
Enter Survey No: 1122 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
21/367-लोकमान्य कॉलनी व परिसर	33250	112020	127930	140030	0	चौ. मीटर	सि.टी.एस. नंबर
21/376-हिल टॉप व हिल स्लोप प्र.चौ.मी.	3180	0	0	0	0	चौ. मीटर	सि.टी.एस. नंबर

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**PESHAVE AND ASSOCIATES**  
ARCH. C.P.PESHAVE  
Registration No. CA/96/20100

NAVANKUR CHS				
Individual Carpet Area Statement (As per RERA)				
B	Flat No.	Name	Area	
			sq.m	sq.ft
1	1	Mr. Prashant Tukaram Menge	40.28	433.57
2	2	Mrs. Sunita Gopichand Kadu	40.28	433.57
3	3	Ms. Sita Ramchandra Vange	40.55	436.48
4	4	Ms. Shaila Shashank Prabhavale	40.40	434.87
5	5	Mr. Subhash Mahadev Awate	40.28	433.57
6	6	Mr. Salil Rohit Mehta	40.28	433.57
7	7	Mr, Naresh Prabhakar Bhat	40.55	436.48
8	8	Mr. Vasant Dagadu Kharat	40.40	434.87
9	9	Mr. Suresh Govind Saka	40.28	433.57
10	10	Mr.Veerakumar Ghansham Kamble	40.28	433.57
11	11	Mrs. Usha Pradeep Kamble	40.55	436.48
12	12	Ms. Vandana Nitin Shotriya	40.00	430.56
13	13	Mr. Sanjay Sahebrao Mache	40.28	433.57
14	14	Mr. Shrikrishna Vijaykumar Dhavale	40.28	433.57
15	15	Mr. Jagannath Padaoba Tanpure	40.55	436.48
16	16	Ms. Shaila Shashank Prabhavale	40.00	430.56
17	17	Mr. Satyajit Gambhirrao Marathe	45.00	484.38
18	18A	Mr. Kiran Sopan Kurpe	32.13	345.85
19	18B	Mr. Somaji Ramaji Ubhe	26.22	282.23
20	19A	Ms. Madhuri Mohan Nevarekar	46.76	503.32
21	19B	Mrs. Ujjwala Yogesh Nevarekar	29.47	317.22
22	20	Mr. Dilip Jaysingrao Shinde	44.61	480.18
23	21A	Mr. Dilip Jaysingrao Shinde	32.13	345.85
24	21B	Mr. Tukaram Dattatray Mare	26.38	283.95
25	22A	Mr.Prakash Ramanath Rao	46.88	504.62
26	22B	Mr. Anil Ramratan Yadav	29.35	315.92
27	23	Mr. Martandprabhuprasad Vasant Athale	44.61	480.18
28	24A	Mr. Prasad Tulshidas Gunjal	32.13	345.85
29	24B	Mr.Yogesh Mohan Nevarekar	26.22	282.23
30	25A	Mr.Vilas Pandurang Bhairat	46.97	505.59
31	25B	Mr.Shivaji Ganpat Khede	29.35	315.92
32	26A	Ms. Mahanada Laxman Bhujbal	32.13	345.85
33	26B	Mr. Bhalchandra Laxman Kulkarni	25.96	279.43
34	26C	Mr. Rajesh Prabhakar Choudhari	44.61	480.18
35	27A	Mr. Mahipat Yashwant Kurpe	46.97	505.59
36	27B	Mr. Jagdish Pandharinath Pawar	29.47	317.22
37	Garage	Mr.Yogesh Mohan Nevarekar	15.47	166.52
		<b>TOTAL</b>	<b>1378.06</b>	<b>14833.44</b>

<b>C POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS</b>			
	Address	CTS No. 1122(P) Kothrud, Pune	
1	GROSS PLOT AREA		
a	as per previously approved plan	1175.00	
b	as per PRC/7/12 extract	1190.00	
c	as per demarcation	NA	
c	as per conveyance deed	NA	
d	as per actual site survey	1311.00	
	STRINGENT OF THE ABOVE	<b>1190.00</b>	stringent of the above
2	GROSS PLOT AREA CONSIDERED	1190.00	sqm
3	Gross plot area considered for calculations	<b>1190.00</b>	=2)
4	Road widening	<b>99.17</b>	as deduced from DP and survey, may vary
	New RW as per current DP	99.17	tentative, can be finally ascertained only after after PMC zoning demarcation
5	DP reservations	0.00	
6	Balance plot	<b>1090.83</b>	3)-4)-5)
7	Amenity space	0.00	NA
8	Open space	0.00	assuming that the plot is part of approved layout wherein "intact" open space is already provided
9	Net plot	<b>1090.83</b>	6)-7)
	Commercial FSI utilisation		<b>0%</b>
	Residential FSI utilisation		<b>100%</b>
		<b>FSI/TDR</b>	<b>ANCILLARY</b>
10a	Basic FSI (on NET plot)	<b>1.10</b>	<b>0.60</b>
10b		<b>1199.91</b>	=0.8*comm. %+0.6*resi. %
11	Green Building FSI (Gold rating)	<b>60.00</b>	
12	Additional for TOD	<b>2.40</b>	
		<b>2856.00</b>	
13	TOTAL	<b>4115.91</b>	<b>2469.55</b>
14	MAX FSI POTENTIAL	<b>6585.45</b>	
15	APPROX. FSI FEASIBLE	<b>5525.00</b>	
	Components	FSI/TDR	ANCILLARY
16	Basic FSI	1199.91	
17	Incentive FSI	445.98	
18	Green building FSI	0.00	
19a	TDR generated Insitu	198.34	
19b	TDR purchased from outside (proportionate balance as required to meet feasible potential)	253.47	
20	Premium FSI (proportionate balance as required to meet feasible potential)	1355.42	
21a		3453.13	2071.88
21b	TOTAL FSI FEASIBLE	<b>5525.00</b>	

22a	Gross SBUA feasible	<b>6,339.93</b>		tentative as per footprint analysis. may vary. Can be ascertained after detail design
22b		<b>68,243.00</b>		sft
	Corresponding			
23a	(RERA)Carpet	<b>4696.24</b>		21)/1.35
23b		<b>50550</b>		sft
<b>D</b>	<b>FINANCIAL FEASIBILITY CALCULATIONS</b>			
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	<b>5,475.00</b>		Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	3,736.30		lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	<b>20.00%</b>	<b>17.50%</b>	as per assumption, may vary
4		<b>747.26</b>	<b>653.85</b>	lakhs of Rs
5	Min. sale value to be recovered by dev.	4,483.57	4,390.16	2)+4) lakhs of Rs
6a	Average rate of Commercial retail sale	<b>25,000</b>		approx. projected, will vary as per market conditions
6b	Average rate of Commercial Office sale	<b>15,000</b>		
6c	Average rate of Residential sale	<b>12,000</b>		
	<b>OUT OF TOTAL FREESALE COMPONENT</b>			
7a	Percentage of FREESALE Comm. retail @ LGr/Gr/1st fl (tentative projection )	<b>0.00</b>		approx. projected, will vary as per design
7b	Percentage of FREESALE Comm.office @ upper floors (tentative projection )	<b>0.00</b>		
7c	Percentage of FREESALE Residential @ upper floors (tentative projection )	<b>100.00</b>		
7d	Average rate of FREESALE based on 6 (a to c) and 7 (a to c)	<b>12,000</b>		
7	Min. salable stock for developer	37,363.04	36,584.65	5) x 100000/7d) sft
	<b>Balance stock for Rehabilitation</b>			
8	Rehab stock ( SBUA) for rehab. of existing	30,879.96	31,658.35	D20b)-E7) sft
	<b>EFFECTIVE JV % TO SOCIETY/EXISTING MEMBERS</b>	<b>45.25</b>	<b>46.39</b>	
9	Rehab stock- Effective carpet area	22,874.04	23,450.63	8)/1.35 sft
10	Rehab Existing carpet area	14,833.44	14,833.44	As per carpet area calcs.
11	Rehab stock- Effective carpet area in excess of existing	8,040.60	8,617.19	9)-10) sft
12	Effective Rehab carpet area in excess of existng as a percentage above existing	<b>54.00</b>	<b>58.00</b>	percent

<b>E FSI PURCHASE AND PMC STATUTORY FEES CALCULATIONS (TENTATIVE)</b>						
<b>ASR VALUES 2025-26</b>						
		<b>33250</b>		Rs		
	OPEN LAND			/sqm	<b>PLOT</b>	
	CON. COST	<b>27951</b>			Area (sq.m)	Amount in Rs
	Item	Rate (Rs/unit)	Unit	% appl.		
<b>E1</b>	<b>FSI purchase costs</b>					
	Basic FSI				1199.91	0
	Incentive FSI				445.98	0
	Premium FSI	33250	sqm	35%	1355.42	1,57,73,747
	TDR (generated insitu due to RW)				198.34	0
	TDR- exsitu purchase (rate subject to market volatility)	33250	sqm	<b>116%</b>	253.47	97,76,261
	Ancillary FSI	33250	sqm	15%	2071.88	1,03,33,477
					<b>5525.00</b>	3,58,83,484
	5% escalation and cont.					17,94,174
						<b>3,76,77,658</b>
<b>E2</b>	<b>Municipal Statutory fees</b>					
1a	Land dev.charges	33250	sqm	2.0%	1090.83	7,25,402
1b	I to R conversion charges	33250	sqm			0
2	Development charges					
	<b>commercial</b>	33250	sqm	8%	0.00	<b>0</b>
	<b>residential</b>	33250	sqm	4%	5525.00	<b>73,48,250</b>
3	Radaroda	20	sqm	100%	5525.00	1,10,500
4	C&D	227	MT	100%	331.50	75,251
5	Upkaar					
	<b>commercial (FSI)</b>	27951	sqm	1.5%	0.00	0
	<b>residential (FSI)</b>	27951	sqm	1.0%	5525.00	15,44,293
	<b>Comm/Resi (Non FSI) assumed at 20% of FSI</b>	27951	sqm	1.0%	1105.00	3,08,859
6	excavation (single basement considered )	2290.743	cum	100%	50.00	1,14,537
7	Waterline development charges	3640	rm	100%	33.03	1,20,229
8	Road Development charges	3459	sqm	100%	99.17	3,43,029
9a	Fire service charges (0.75% of RR construction rate for residential)	209.6325	sqm	100%	6630	13,89,863
9b	Fire service charges (1.25% of RR construction rate for commercial)	349.3875	sqm	100%	0	0
10	<b>TOTAL</b>					<b>1,20,80,213</b>
11	<b>5% escalation and cont.</b>					6,04,011
12	<b>AMT. with escalation</b>					<b>1,26,84,223</b>
13	Approx. cost per sft of SBUA				<b>68243.00</b>	<b>186</b>
<b>Based on assumptions. Subject to variation</b>						

F DEVELOPMENT COST (Tentative Estimate)				
	Open land-RR Rate for 2025-26	33250		Rs/sqm
	Construction- RR rate for 2025-26	27951		Rs/sqm
		2596.71		Rs/sft
	RESIDENTIAL -RR rate for 2025-26	112020		Rs/sqm
		10406.91		Rs/sft
		Area		Rate in Rs per sft/nos
				Amount in lacs of Rs
1a	Assumed Construction cost on <b>total salable area</b> (including recreation area, parking area and installation cost- all inclusive lock n key cost incl. gst) (Rehab+freesale)	68243.00	sft	3422
2a	FSI purchase Cost	As per statement		376.78
2b	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)	As per statement		126.84
2c	MOEF EC Clearance and MPCB	tentative lumsum		0.00
3	ULC Cost	NA		0.00
	Rent and deposit charges @ agv Rs ___ PER SFT OF <b>EXISTING CARPET AREA for 27+3 months</b>		sft	
	Rs 30/sft for Residential	14833.44	sft	30
4	Rs 100/sft for Commercial Shops		sft	100
				133.50
5	Relocation cost (@ ___ Rs per unit)	37.00	nos	50,000
				18.50
6	Monetary Compensation/Betterment Charges , @ Rs ___ per sft of existing carpet	14833.44	sft	200
				29.67
7	Maintenance cost /Corpus fund @ Rs ___ per existing unit	37.00	nos	2,00,000
				74.00
8a	Parking compensation			NA
				0.00
8b	Terrace/Garden compensation			0.00
				0.00
9	Tentative valuation of GST impact			
	<b>Basic Values and assumptions</b>			
a	Total (builtup)area of project @ Rera carpet x 1.1	5165.87	sqm	
b	Approx. (builtup)Area allocated for Rehab ( Only For calculation purposes evaluated @ extra ___% over existing carpet)	2364.75	sqm	56.00
c	Approx. (builtup) area for freesale	2801.12	sqm	
d	Assumption of Approx. (builtup)area of unsold freesale units at the time of completion	560.22	sqm	sqm assumed 20% of total freesale
1	Value of "non- affordable" unsold (freesale) units	627.56	lacs	value of all units will be in excess of Rs 45 lacs, hence all units will be in "non-affordable" category
2	Value of "affordable" unsold (freesale) units	0.00	of Rs.	
e	Approx. sale rate Considered at residential rate	112020.00	Rs/ sqm	assuming rate of 1st freesale transaction= RR rate
f	Approx. valuation of entire project	5786.81	lacs of Rs	

10	GST IMPACT				
<b>A</b>	<b>On "transfer of development rights by society to developer"</b>				
1	Monetary compensation to society in the form of corpus (proportionate to area of unsold units at completion/1st possession)	11.24		18%	2.02
2	Non-monetary compensation in the form of units given to existing society members		lac of Rs		
2a	1st evaluation: @ 18% of <u>value of unsold units</u> at completion/1st possession	627.56		18%	
				112.96	
2b	2nd evaluation: 5% of value of non-affordable tenements (proportionate to area of <u>unsold units</u> at completion/1st possession)	627.56		5%	
				31.38	
	<b>Lesser of 2a) and 2b) to be considered</b>				31.38
<b>B</b>	<b>Supply of "construction service" by developer to society</b>				
	5% of <u>value of non-affordable rehab tenements</u>	2648.99		5%	132.45
<b>C</b>	<b>Transactions between developer and existing member of society</b>				
1	On rental & relocation remuneration- assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00	lac of Rs	18%	0.00
2	On individual member remuneration-assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00		18%	0.00
	<b>TOTAL APPROX. GST IMPACT</b>				<b>165.85</b>
11	Bank guarantee (tentative -may vary) Pls note: TDR and premium FSI purchase in the name of society, as a security measure is preferred instead of "substantial" bank guarantee so that funds are kept free for utilisation in project	0	Rs	1.0%	0.00
12	<b>Tentative valuation for stamp duty impact</b>				
a	Construction cost of rehab as per RR	2364.75	sqm	27951.00	660.97
b	Rental and relocation remuneration				152.00
c	Corpus remuneration & betterment amount				103.67
					916.64
13	Stamp duty @			7%	64.16
14	Admin, marketing, consultants and other miscellaneous costs	68243.00	sft	125	85.30
					<b>3409.88</b>

15	Interest cost @ 12%				
a	on 50% of items (1) for 1 years	1167.64	lac of Rs		140.12
b	on 100% of item 2& 3 for 1 years	503.62			60.43
c	on 50% of items 4&5 for 1 years	76.00			9.12
d	on 100% of item 11 for 1 years	64.16			7.70
					<b>217.37</b>
	GRAND TOTAL				<b>3627.25</b>
	Rate per sft of salable area	68243.00	sft	<b>5315.20</b>	
	Add 3% contingency			159.46	
				5474.66	
		say		<b>5475.00</b>	



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