

REDEVELOPMENT PROJECT

Dr. V. N. SHIRODKAR CO-OP HOUSING SOCIETY,
BHOSALE NAGAR, RANGE HILL'S,
PUNE



DHAWAL
DESHMUKH
DESIGNER'S





LOCATION MAP



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DHAWAL DESHMUKH DESIGNER'S

ARCHITECTS & INTERIOR DESIGNER'S

"39, SAPRE HOUSE,ASHOKNAGAR, RANGE HILL ROAD, PUNE 411007

TEL : +91 9960969992 , EMAIL : dhawal.designer@gmail.com

Area Feasibility Report

Name of Work :- Feasibility Report for Dr. V. N. Shirodkar Co-Op Housing Society, CTS No. 2712D/1, Sr. No. 134-2/1, Near Bhosalenagar, Range Hills, Ganesh Khind, Pune 411007.

POTENTIAL AREA STATEMENT			SQM	SQFT	Acre	
A	AREA OF PLOT		2850.00	30,677	0.70	
1	Total AMALGAMATED AREA OF PLOT		2850.00	30,677	0.70	
2	AREA UNDER 9 M WIDE ROAD	-	0.00	0	0.00	
3	BALANCE PLOT AREA	(1-2)	2850.00	30,677	0.70	
4	AMENITY SPACE (15%)	-	0.00	0	0.00	
5	GROSS PLOT AREA	(3-4)	2850.00	30,677	0.70	
6	PLOT FOR E.W.S. HOUSING	-	0.00	0	0.00	
7	OPEN SPACE (10%) OF	5	285.00	3,068	0.07	
8	NET PLOT AREA	-	2565.00	27,610	0.63	
9	TOTAL PERMISSIBLE FSI (1.1) OF	8	3135.00	33,745	0.77	
10	ADD Paid FSI OF (0.5)	8	1425.00	15,339	0.35	
11	ADD T.D.R. OF (0.4)	8	1140.00	12,271	0.28	
12	ADD AREA UNDER ROAD (9m) (2.0) OF	2	0.00	0	0.00	
13	ADD E.W.S. FSI (2.5) OF	6	0.00	0	0.00	
14	ADD GREEN BUILDING FSI FSI(5%)OF	8	156.75	1,687	0.04	
15	ADD AMENITY AREA (2.0) OF	4	0.00	0	0.00	
16	TOTAL BUILT UP AREA PERMISSIBLE		5856.75	63,042	1.45	
17	ADD ANCILLERY FSI (60%) OF	16	3514.05	37,825	0.87	
18	TOTAL PERMISSIBLE BUILT UP AREA	17	9370.80	100,867	2.32	
19	TOTAL FEASIBLE CARPET UP AREA 78 % OF	18	7309.22	78,676	1.81	
20	TOTAL SALEABLE AREA (ADD 40% LOADING) OF	19	10232.91	110,147	2.53	
1 BUILDING OF 10 FLOOR BUILDING CAN BE PROPOSED WITH THE FOLLOWING FLOOR PLATE						
21	PROPOSED BUILT UP AREA OF SINGLE FLOOR	18	937.08	10,087	0.23	
22	PROPOSED CARPET AREA OF SINGLE FLOOR	19	749.66	8,069	0.19	
23	PROPOSED SALEABLE AREA OF SINGLE FLOOR	20	1049.53	11,297	0.26	
POTENTIAL AREA STATEMENT						
		FLATS	CARPET AREA	SALEABLE AREA	TOTAL SALEABLE	
24	SALEABLE AREA PER FLOOR	2 BHK	2	636	890.00	1,780
25	SALEABLE AREA PER FLOOR	2 BHK	2	657	920.00	1,840
26	SALEABLE AREA PER FLOOR	3 BHK	2	1036	1450.00	2,900
27	SALEABLE AREA PER FLOOR	4 BHK	2	1393	1950.00	3,900
28	TOTAL AREA FOR SINGLE FLOOR		8	7443	SALEABLE	10420
29	TOTAL AREA FOR FLOOR NO	10	80	74429	SALEABLE	104200

AREA FEASIBILITY

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SUMMARY FOR REDEVELOPMENT

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No.	PROJECT REPORT	SQM	SQFT
1	NET PLOT AREA	2,850.00	30,677
2	TOTAL PERMISSIBLE BUILT UP AREA	10,247.46	110,304
3	TOTAL FEASIBLE CARPET UP AREA 78 % OF	7,993.02	86,037
4	TOTAL SALEABLE AREA (ADD 40% LOADING) OF	11,190.23	120,452
5	TOTAL CONSTRUCTION AREA =	12,296.95	132,364
POTENTIAL AREA STATEMENT			
1			
	0	FLATS	CARPET AREA
	2 BHK	2	636
	2 BHK	2	657
	3 BHK	2	1036
	4 BHK	2	1393
	TOTAL AREA FOR SINGLE FLOOR		10420
	TOTAL AREA FOR FLOOR NO 10		104200
	TOTAL PARKING PROVIDED		80
			Units
			SqFt
			SqFt
			SqFt
			SqFt
			SqFt
			SqFt
			Units
No.	PROJECT COST	AMOUNT (Rs.)	PER SQFT
1	APPROVAL, DESIGN, LIAISONING & OTHER CONSULTANCY	276,285,063	2,087
2	CONSTRUCTION COST	359,682,801	2,736
3	GST, LEGAL AND ACCOUNTS	45,483,660	344
4	SALES / MARKETTING	57,452,510	434
5	TENENT RENT + DEPOSIT & OTHER OVERHEADS	89,287,000	675
6	INVESTMENT INTEREST	38,551,732	292
	TOTAL PROJECT COST	866,742,767	6,135
No.	PROJECT SALE	AMOUNT (Rs.)	UNIT
1	TOTAL SALEABLE AREA	67,176	Sqft
2	SALING COST PER SQFT	15,550	Rs
3	TOTAL SALING COST	1,044,591,093	Rs
4	NET PROFIT	140,114,720	Rs

SUMMARY FOR REDEVELOPMENT



VIEW



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VIEW


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VIEW



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ROOF PLAN



PARKING STATEMENT				
FLOOR TYPE	CAR SIZE IN M	GROUND FLOOR	BASEMENT FLOOR	TOTAL
	2.5M X 5M		31	51
	2.3M X 4.5M		3	5
TOTAL		34	56	90

GROUND FLOOR PLAN



CONCEPTUAL VIEW'S LANDSCAPE



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CONCEPTUAL VIEW'S LANDSCAPE

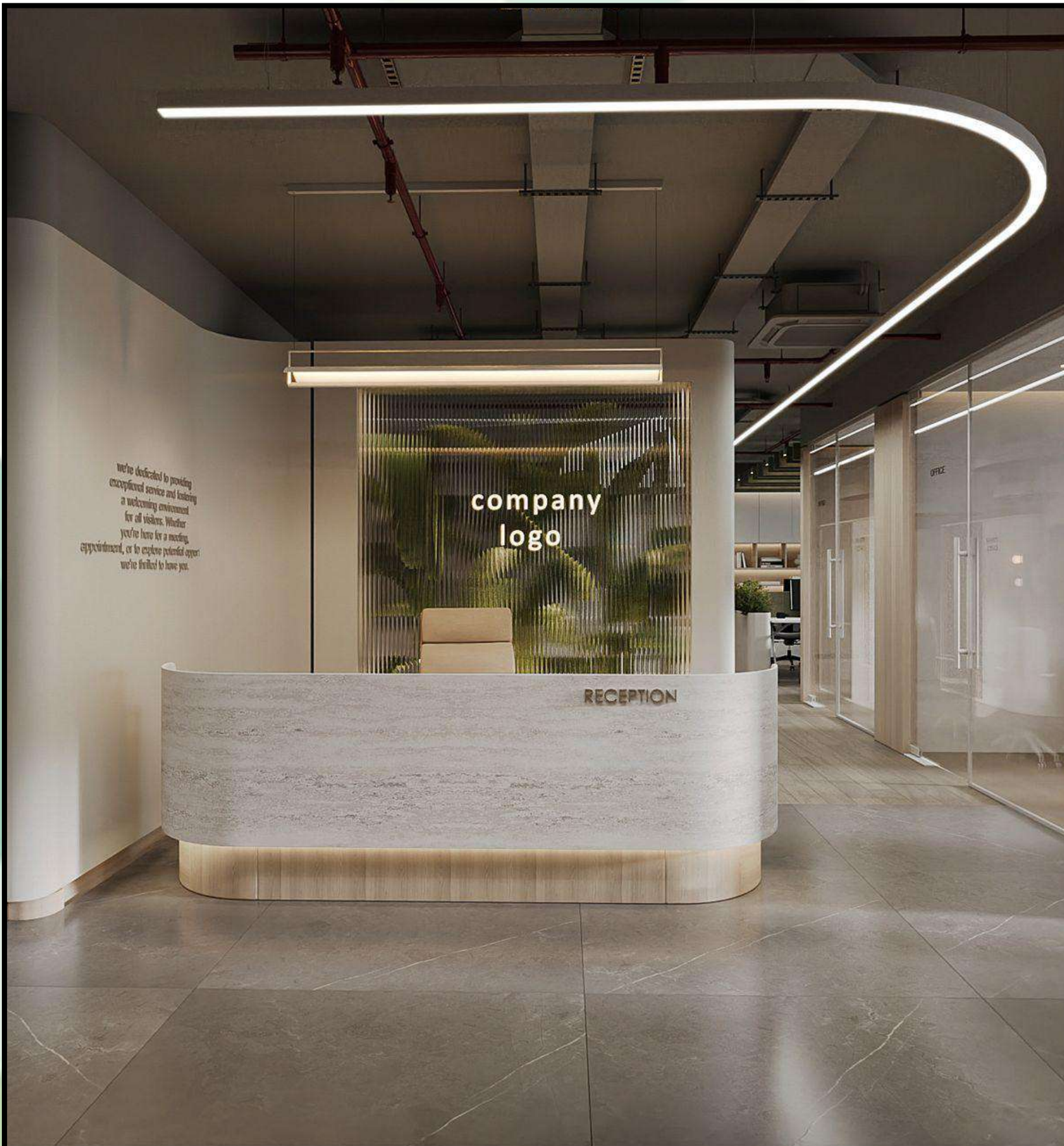
Elevotor holl >>>
19栋电梯间



CONCEPTUAL VIEW'S ENTRANCE LOBBY



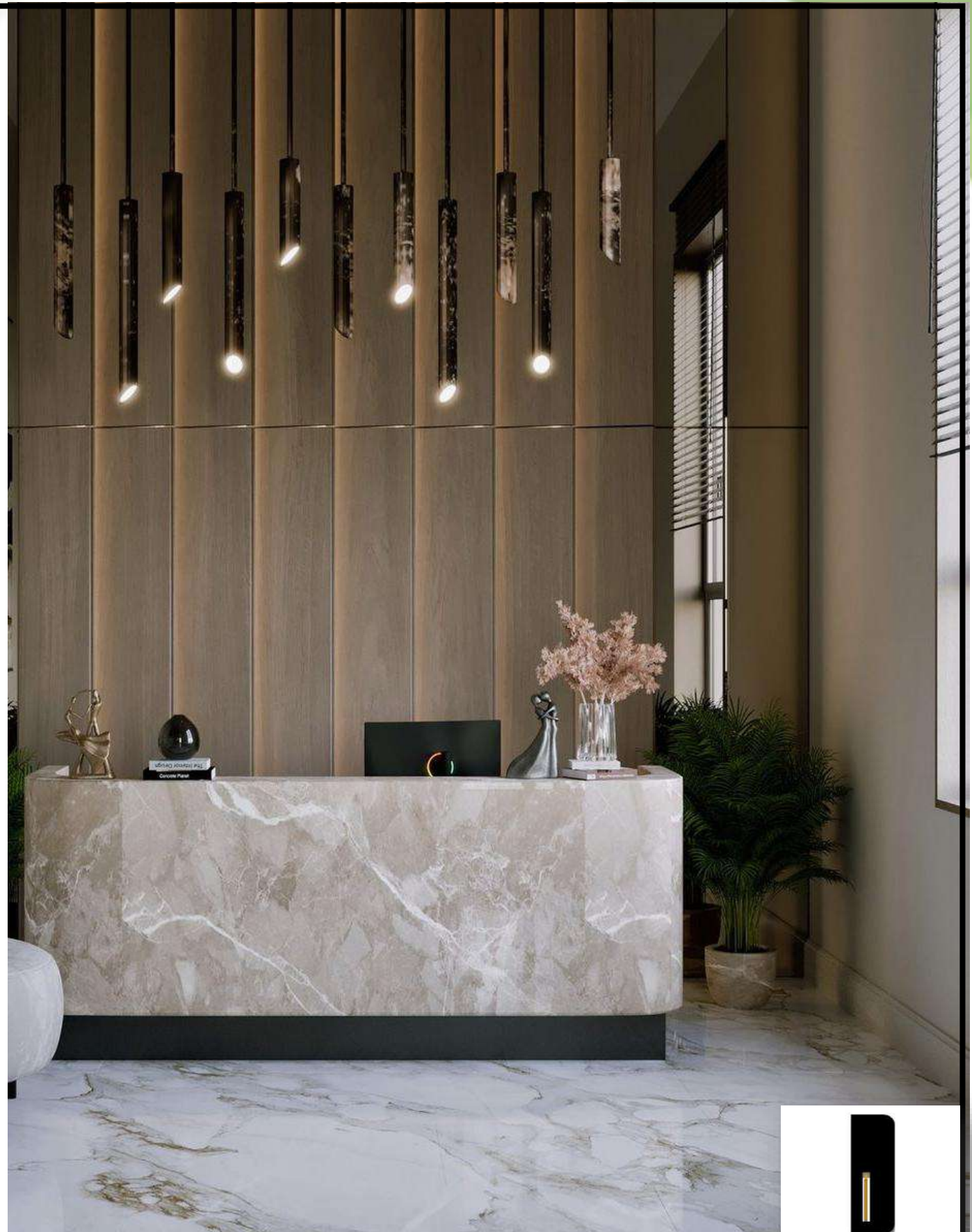
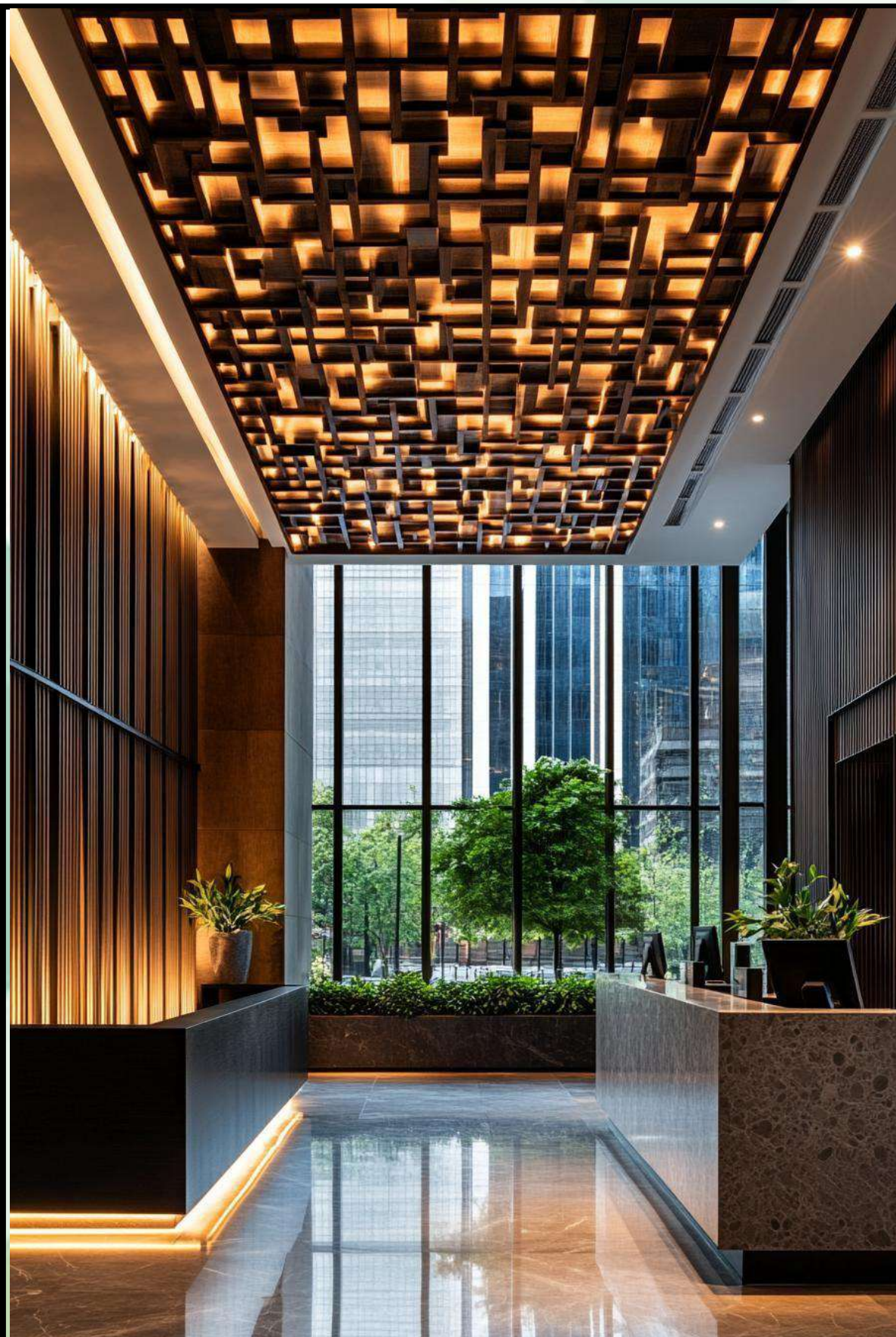
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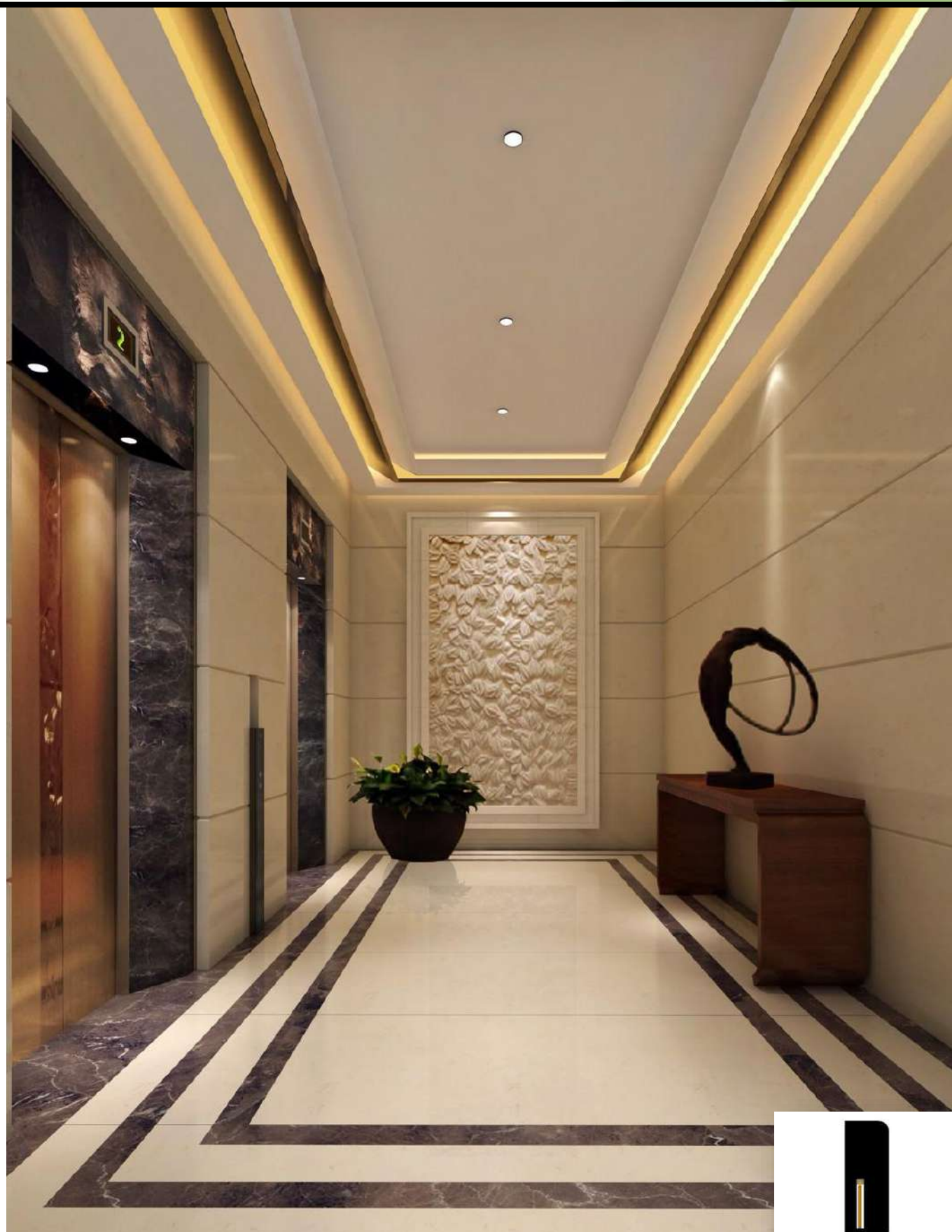
CONCEPTUAL VIEW'S ENTRANCE LOBBY



**DHAWAL
DESHMUKH
DESIGNER'S**



CONCEPTUAL VIEW'S ENTRANCE LOBBY



CONCEPTUAL VIEW'S ENTRANCE LOBBY



PARKING STATEMENT				
FLOOR TYPE	CAR SIZE IN M	GROUND FLOOR	BASEMENT FLOOR	TOTAL
	2.5M X 5M		31	51
	2.3M X 4.5M		3	5
TOTAL			34	56

BASEMENT PARKING FLOOR PLAN



B1

B

CONCEPTUAL VIEW'S ENTRANCE PARKING



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CONCEPTUAL VIEW'S ENTRANCE PARKING



CONCEPTUAL VIEW'S ENTRANCE RAMP



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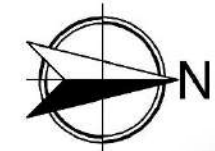
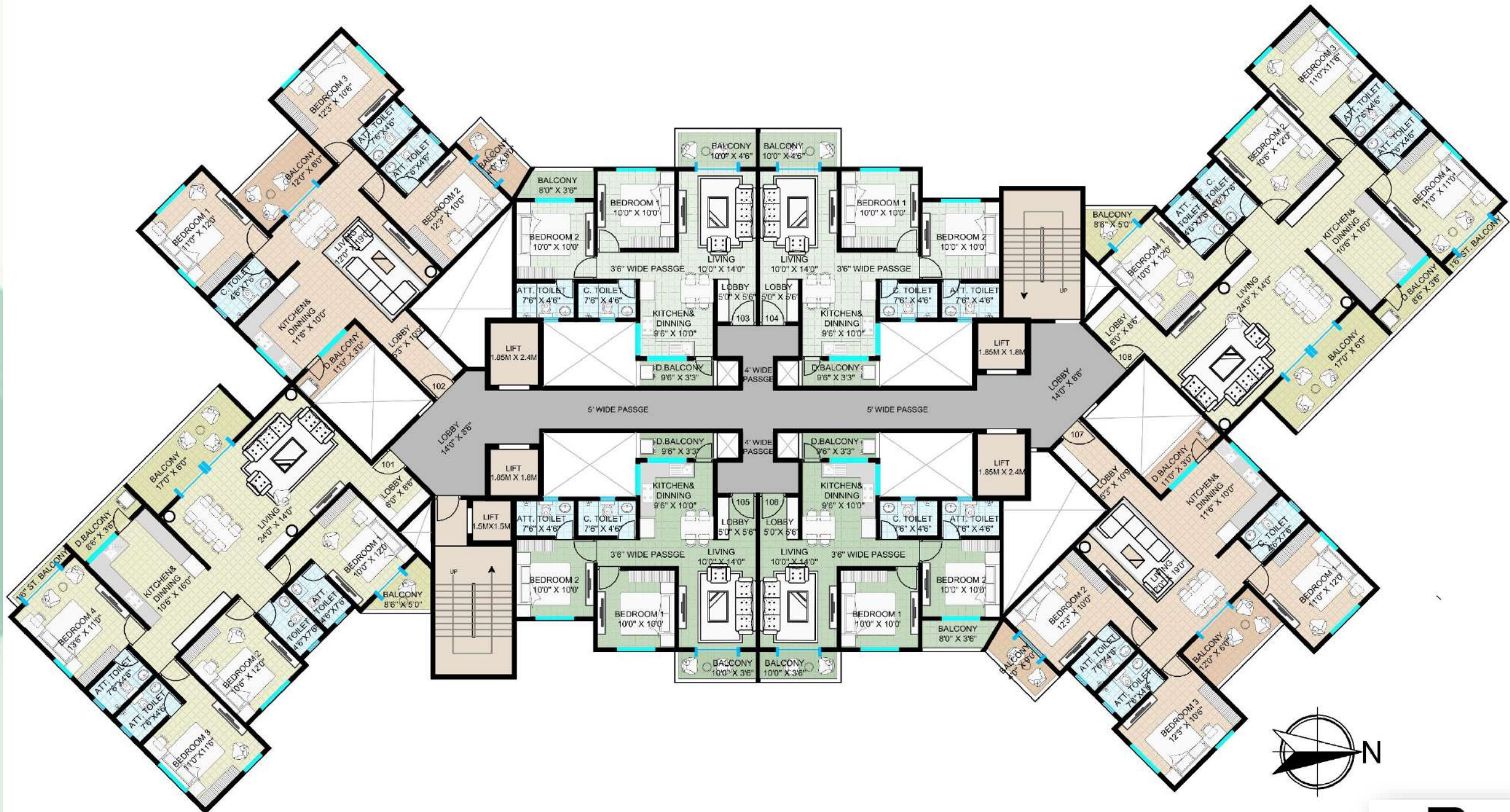


CONCEPTUAL VIEW'S ENTRANCE PARKING

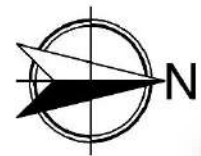
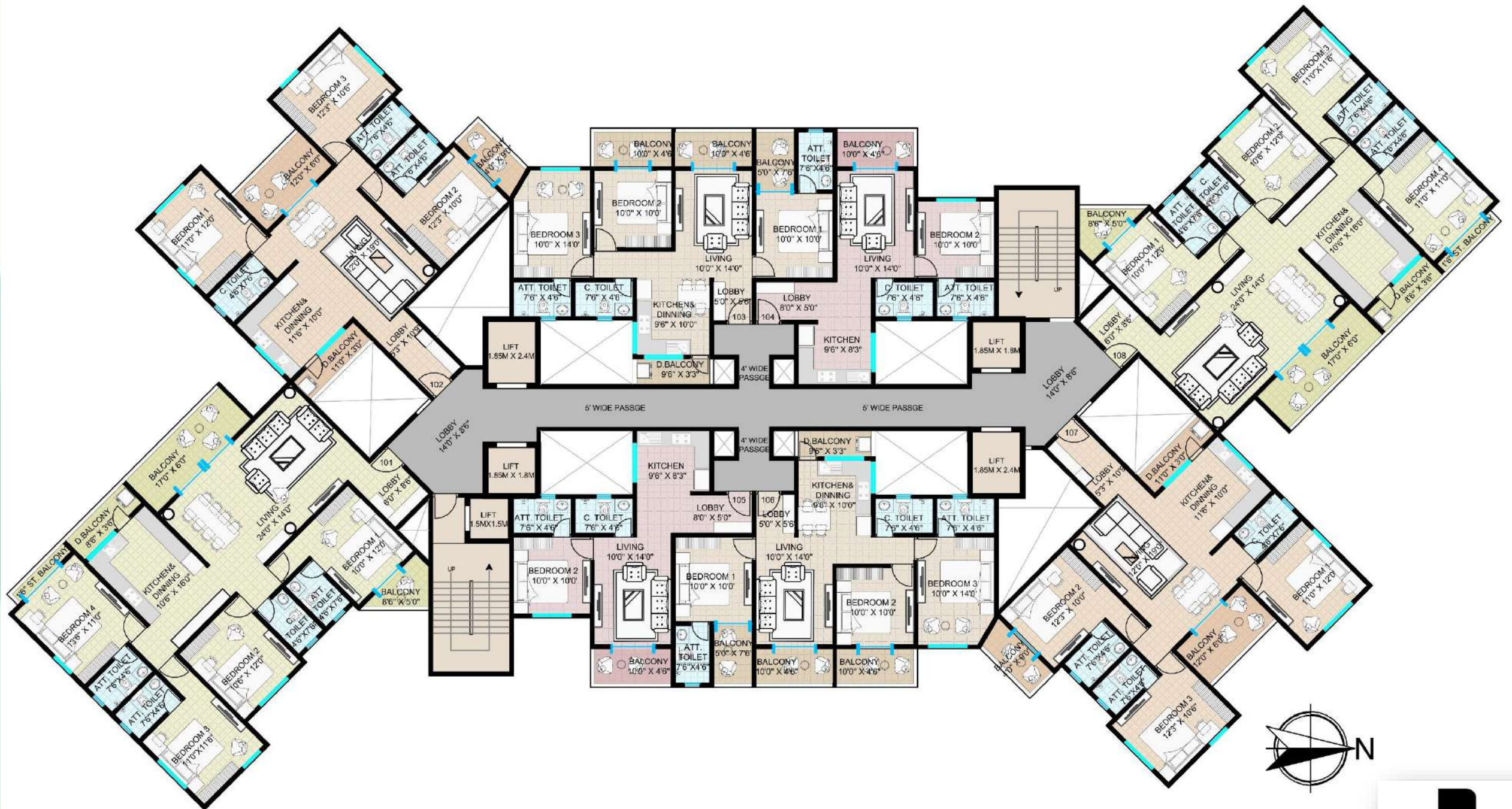


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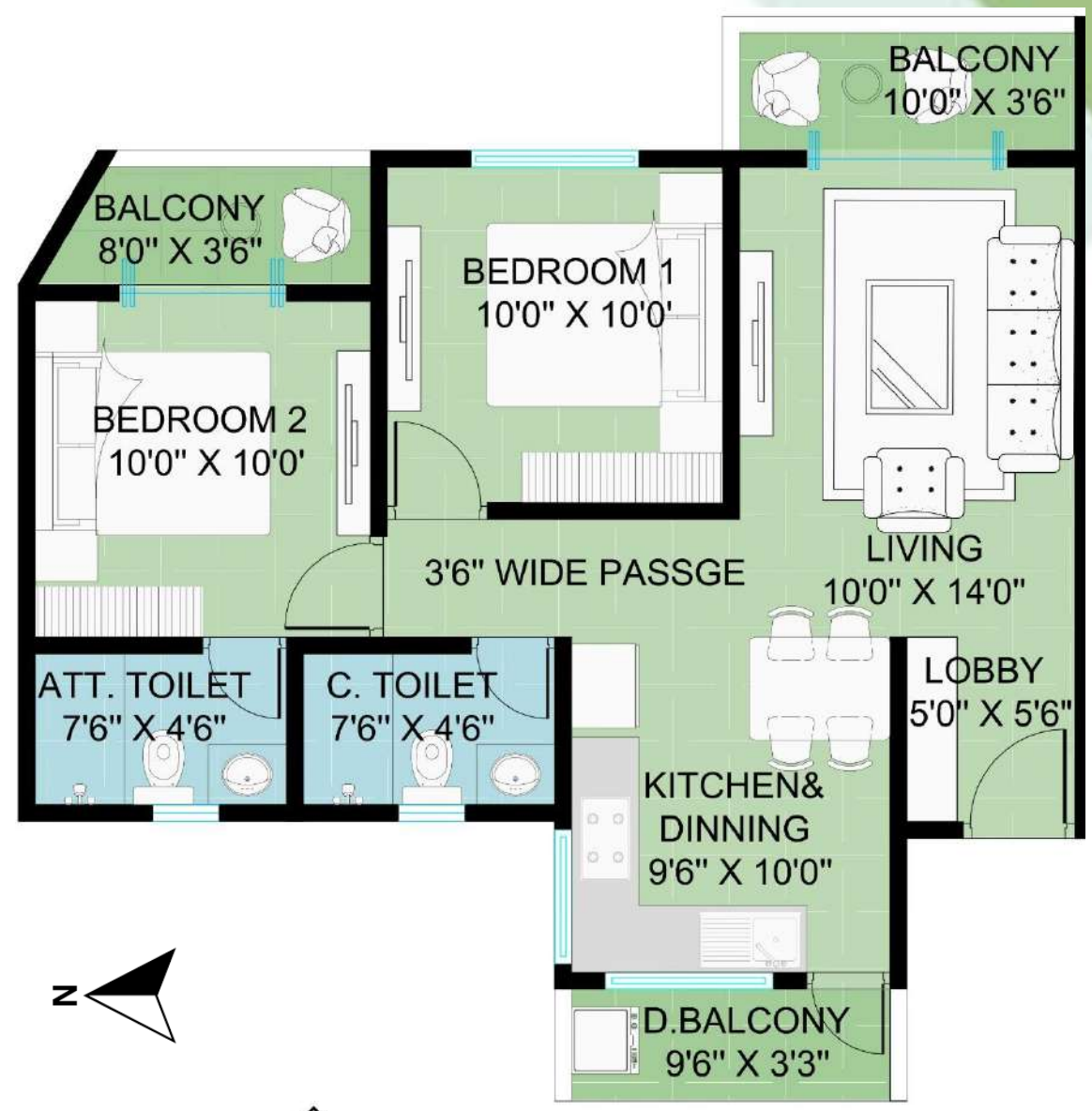
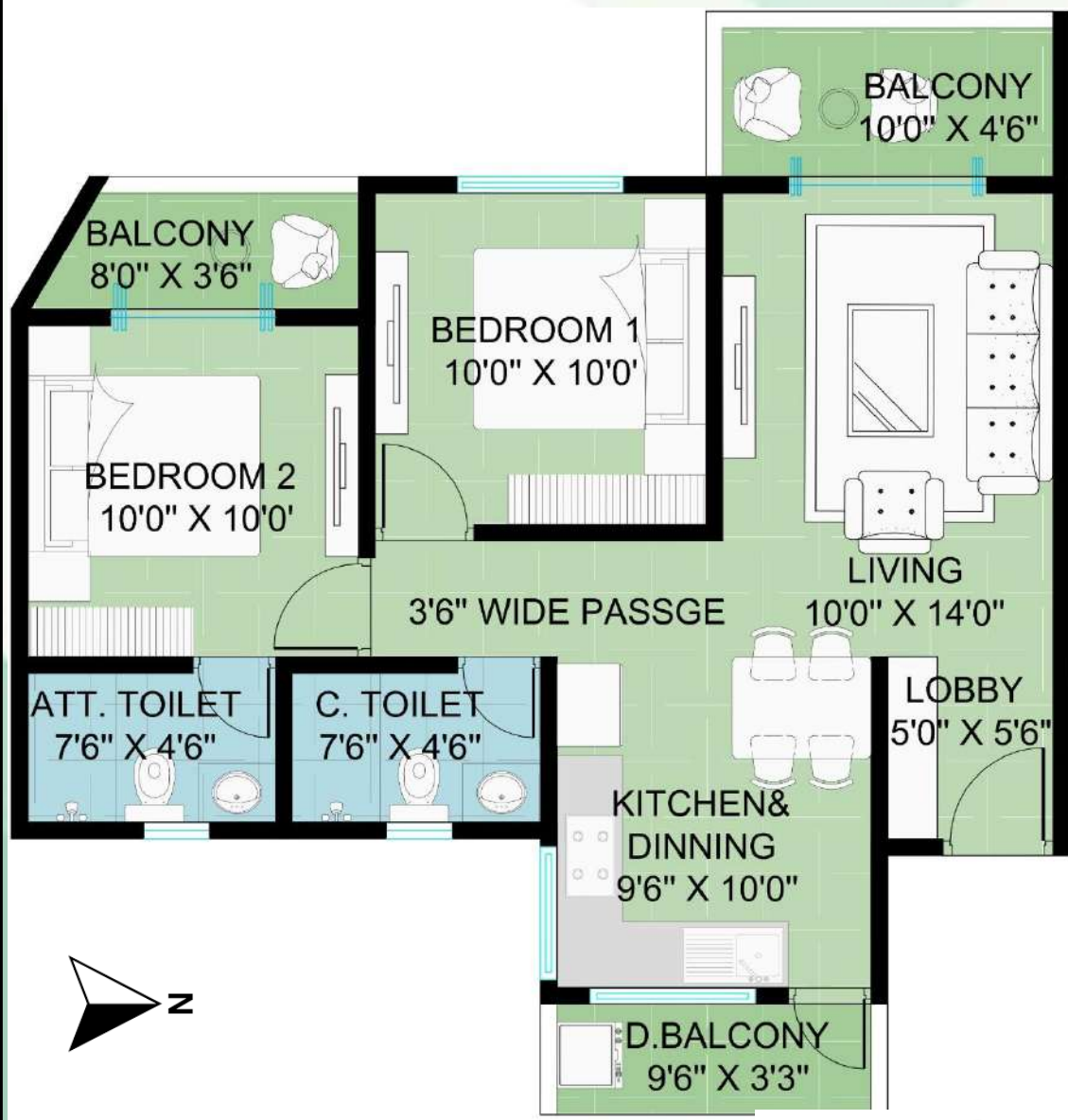
AREA STATEMENT OF FLAT'S							
FLAT TYPE	RERA CARPET AREA	RERA BALCONY CARPET AREA	TOTAL RERA CARPET AREA	TOTAL RERA CARPET AREA	SALEABLE AREA	NO. OF FLATS	TOTAL SALEABLE AREA
	SQ.M	SQ.M	SQ.M	SQ.FT	SQ.FT		
1BHK	43.93	4.41	48.34	516	696	5	3,482
2BHK	54.29	6.93	61.22	653	882	8	7,055
2BHK	54.29	7.88	62.17	663	896	8	7,164
2BHK	54.51	10.08	64.59	689	930	8	7,443
2BHK	54.51	11.02	65.53	699	944	7	6,607
2BHK	58.7	11.66	70.36	751	1014	4	4,054
3BHK	72.62	15.21	87.83	937	1265	22	27,833
3BHK	88.48	14.72	103.2	1101	1487	4	5,946
4BHK	122.34	18.82	141.16	1506	2033	22	44,733
TOTAL						88	1,14,318



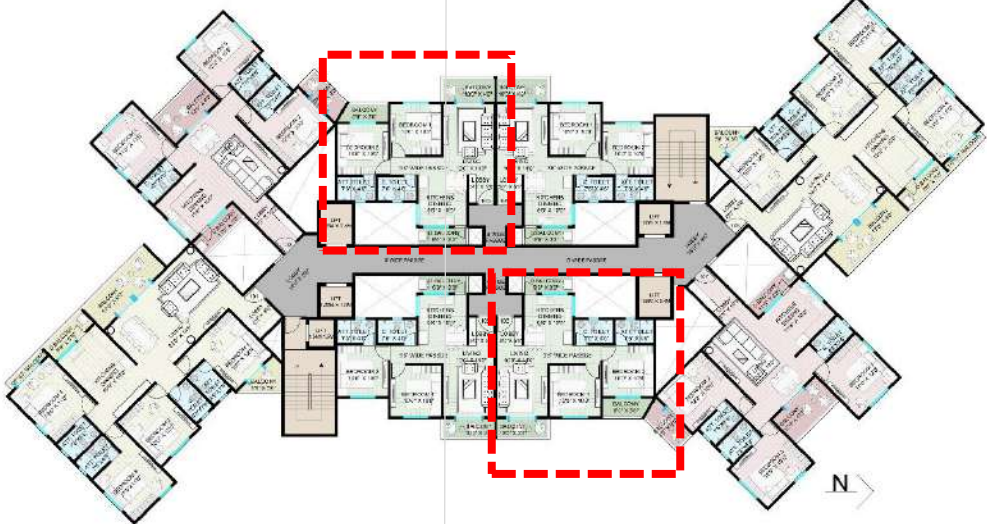
TYPICAL FLOOR PLAN



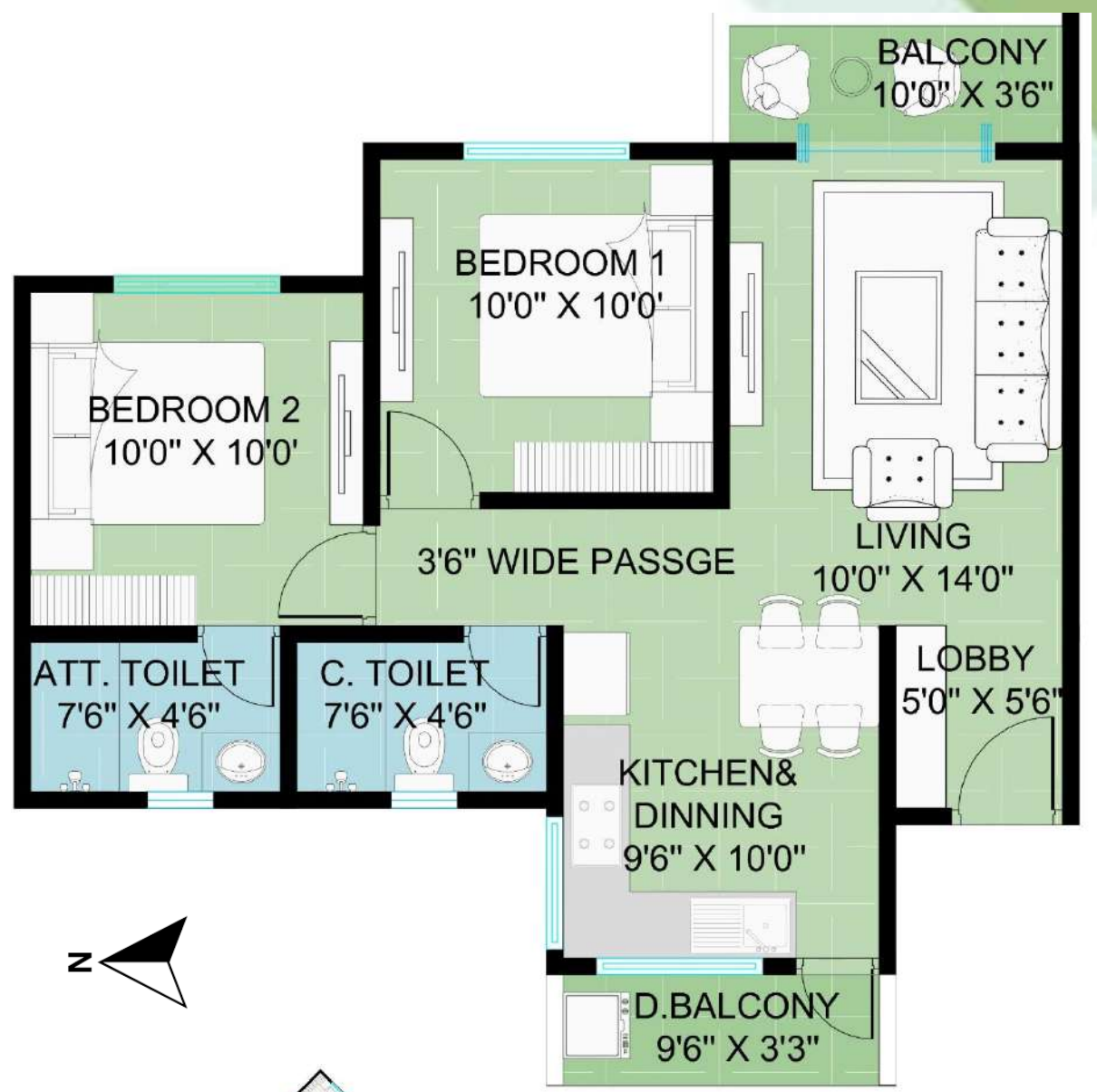
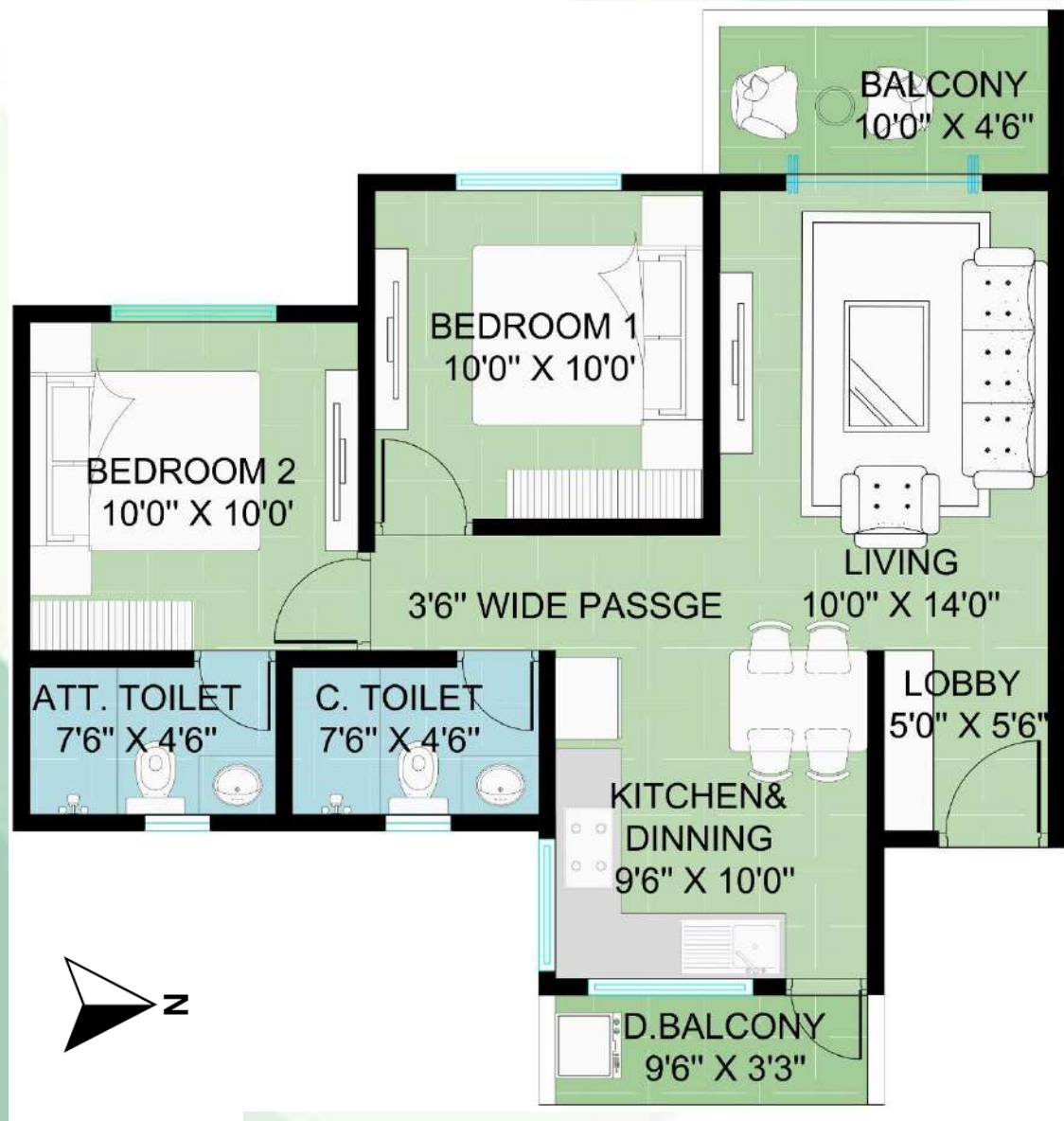
FLOOR PLAN OPT-2



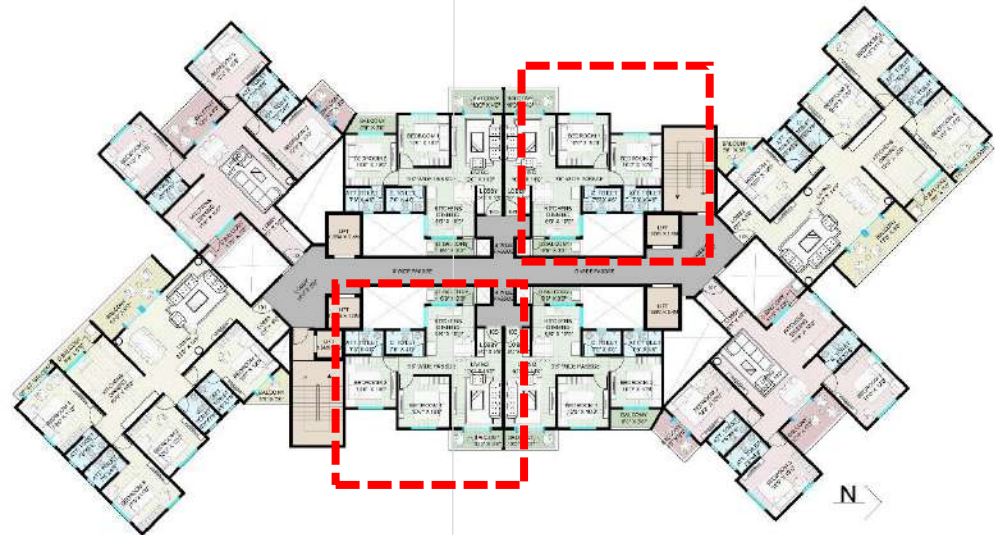
UNIT NO. 1 – 2 BHK OPT-1
CARPET AREA – 679 SQ.FT.
RERA CARPET AREA – 705 SQ.FT.



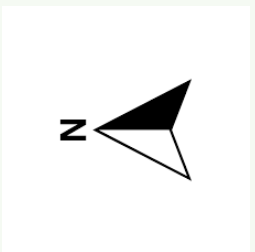
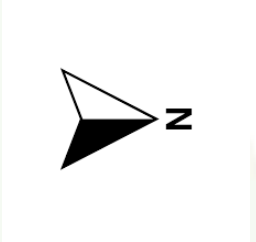
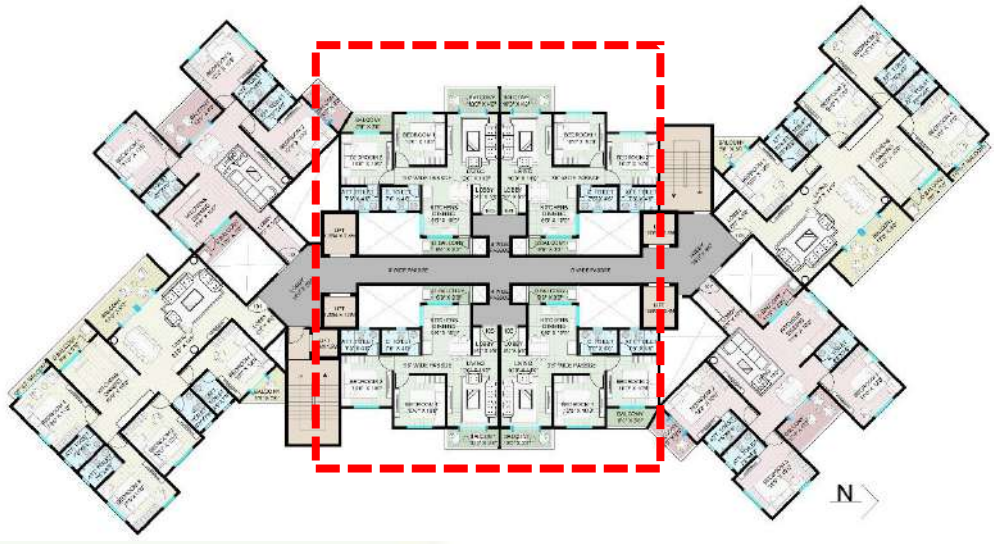
UNIT NO. 2 – 2 BHK OPT-2
CARPET AREA – 668 SQ.FT.
RERA CARPET AREA – 695 SQ.FT.



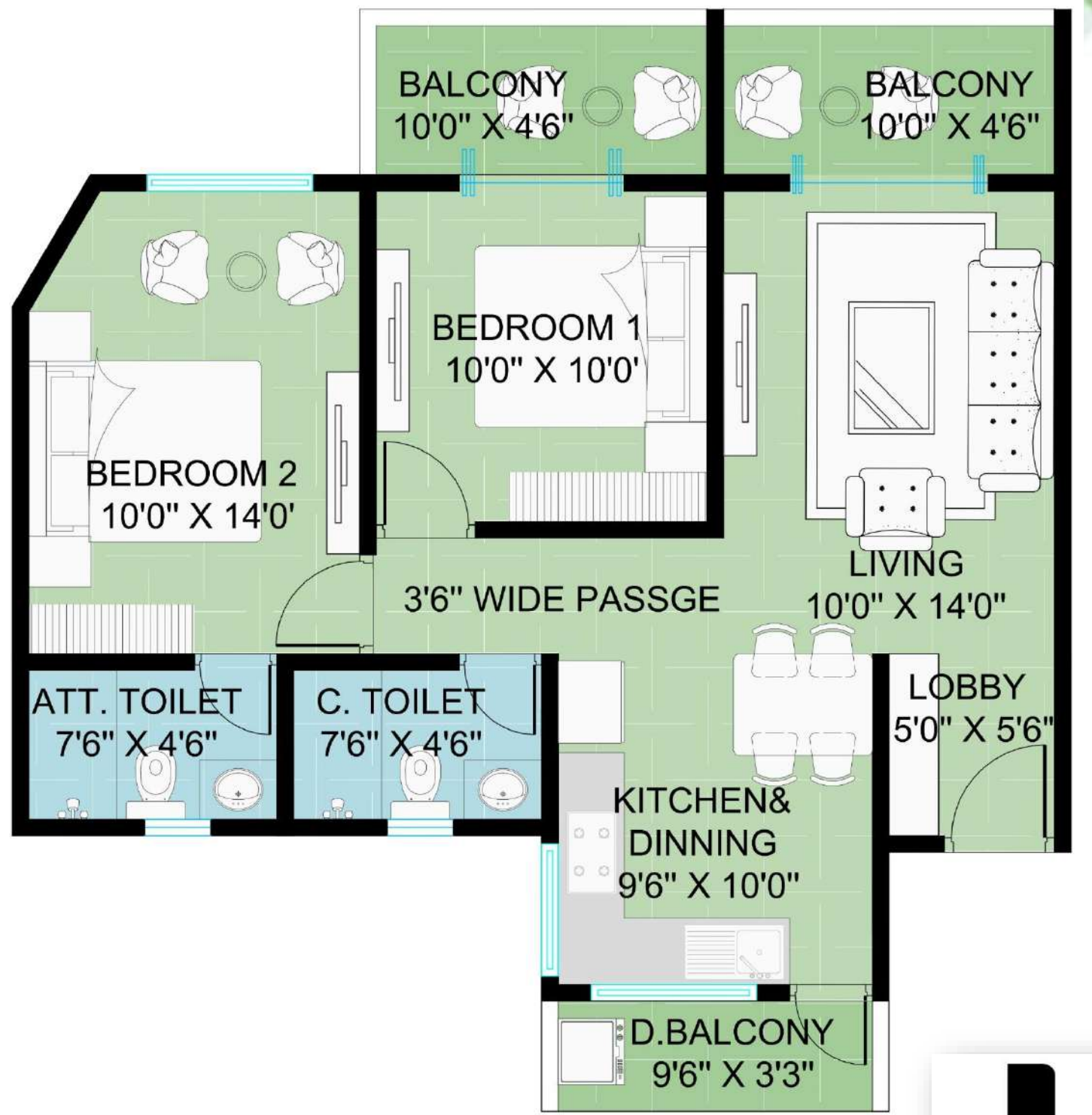
UNIT NO. 3 – 2 BHK OPT-3
CARPET AREA – 645 SQ.FT.
RERA CARPET AREA – 669 SQ.FT.

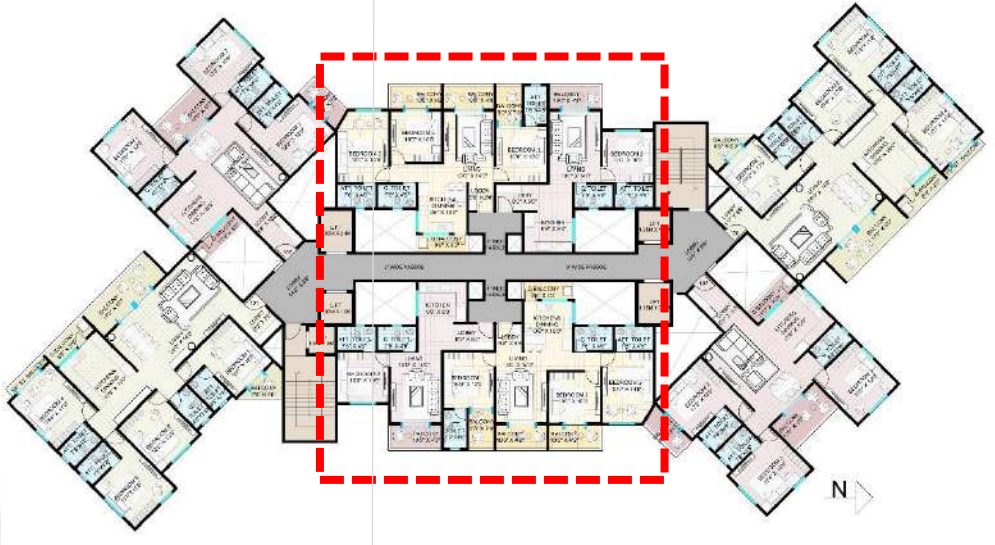
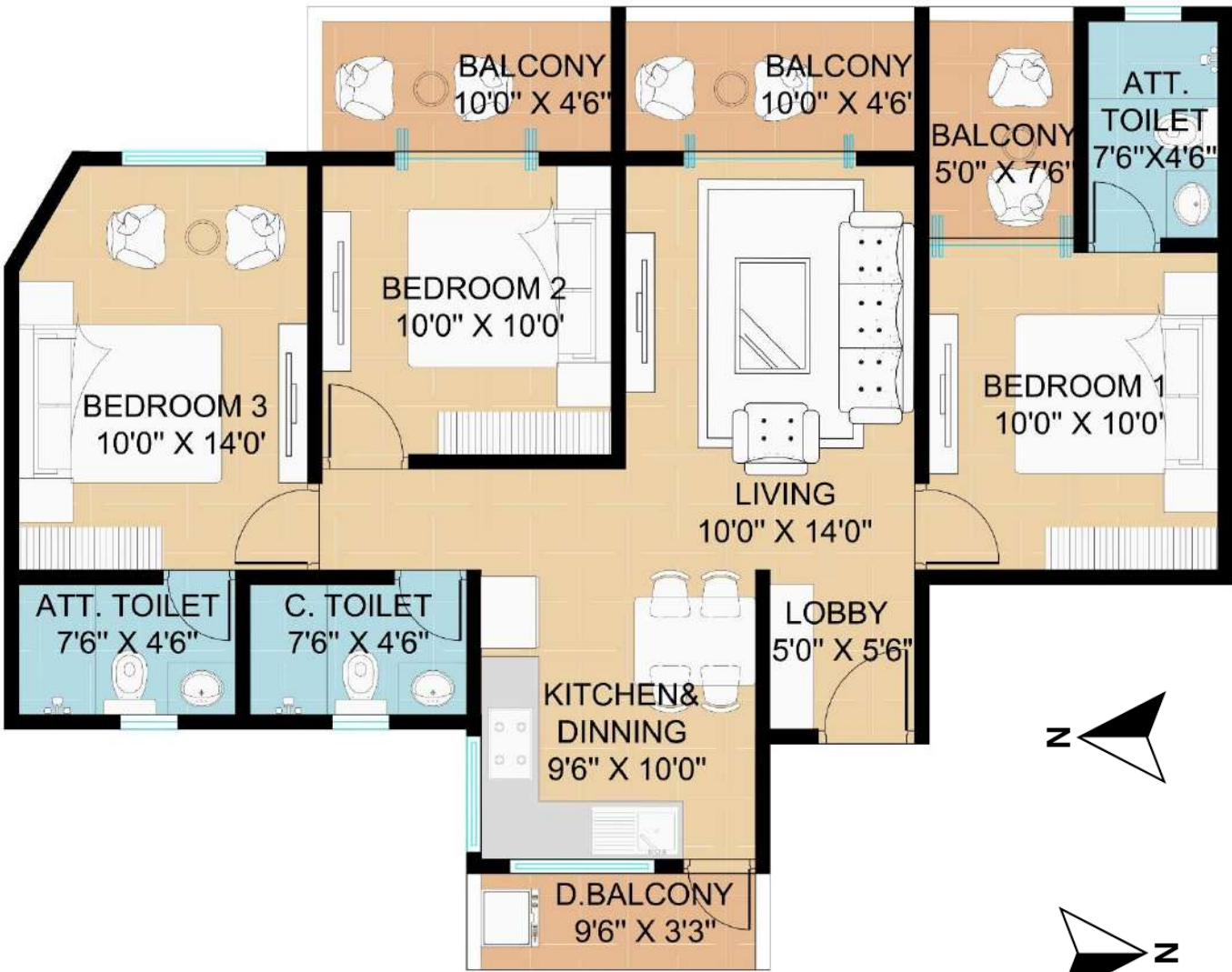
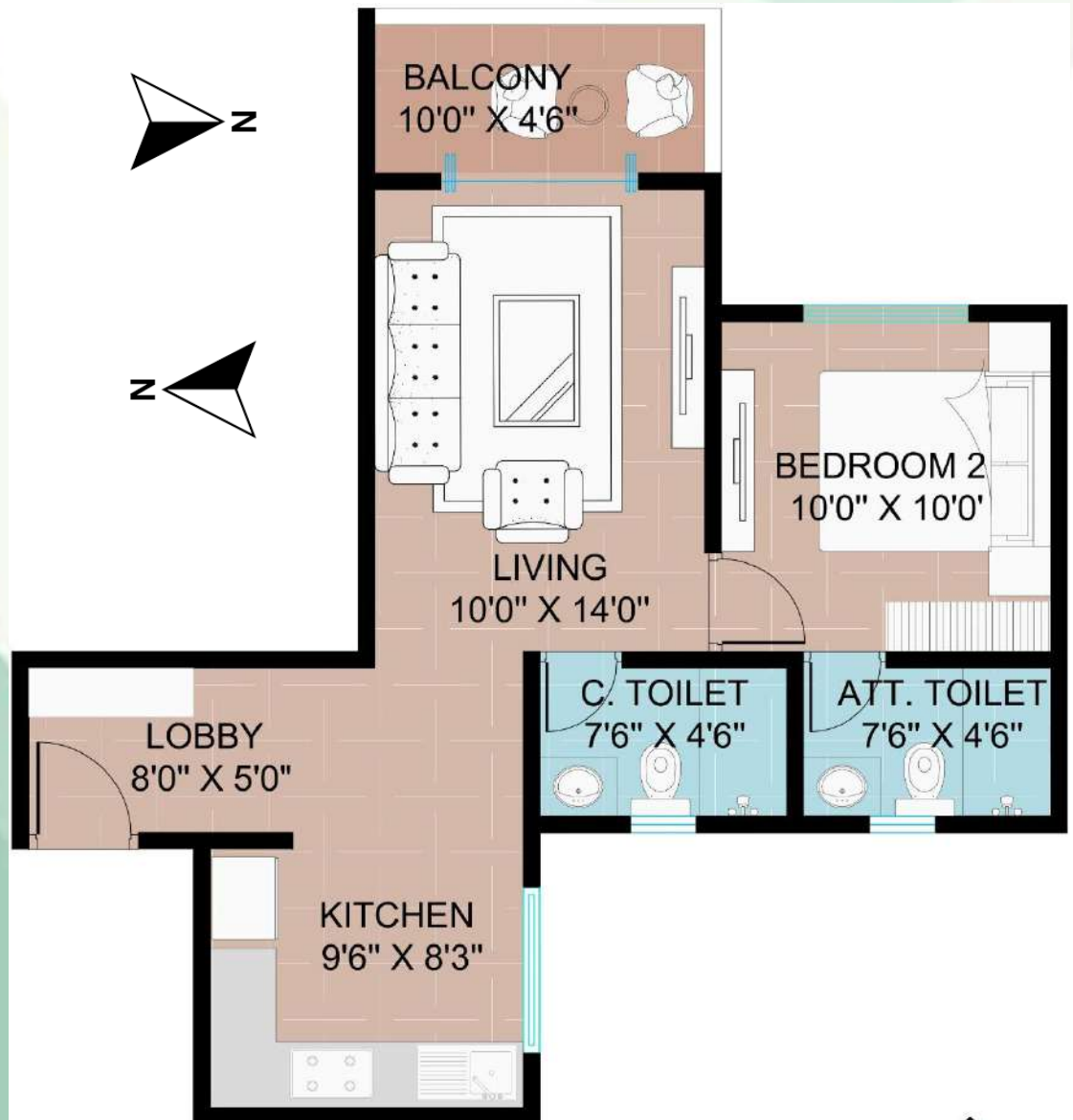


UNIT NO. 4 – 2 BHK OPT-4
CARPET AREA – 635 SQ.FT.
RERA CARPET AREA – 659 SQ.FT.



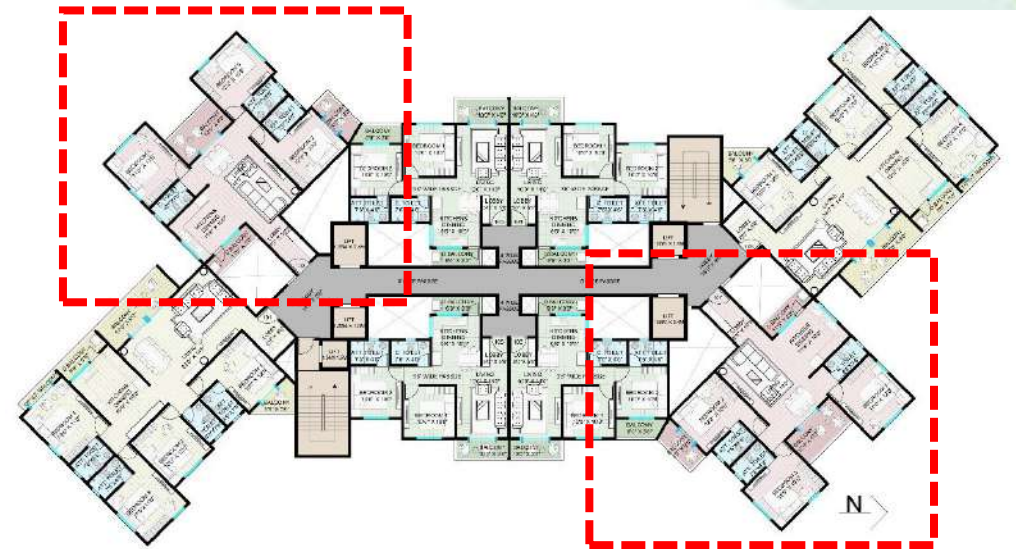
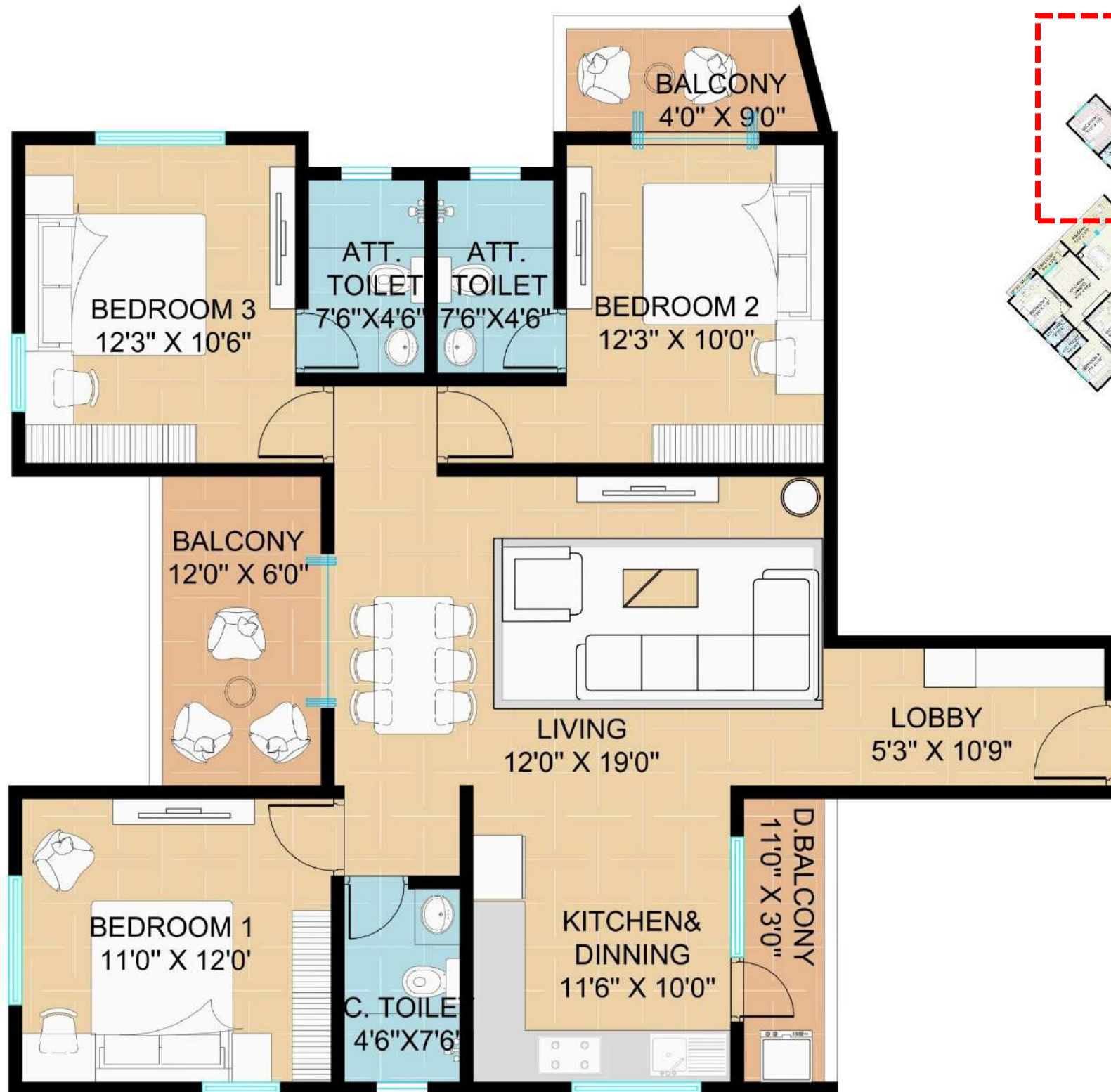
UNIT NO. 5 – 2 BHK OPT-5
CARPET AREA – 725 SQ.FT.
RERA CARPET AREA – 759 SQ.FT.



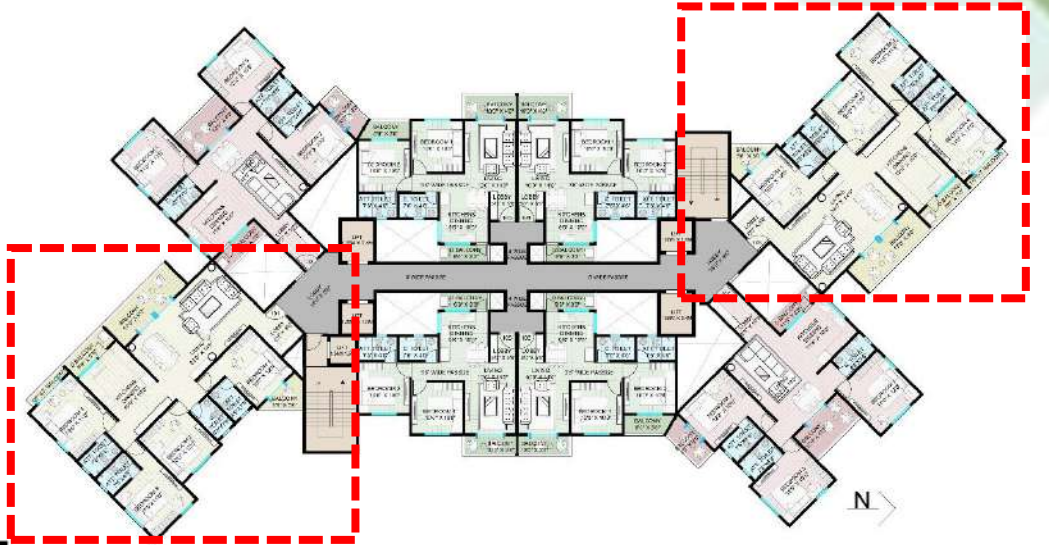


UNIT NO. 6 – 1 BHK
CARPET AREA – 507 SQ.FT.
RERA CARPET AREA – 521 SQ.FT.

UNIT NO. 7 – 3 BHK OPT-2
CARPET AREA – 906 SQ.FT.
RERA CARPET AREA – 948 SQ.FT.



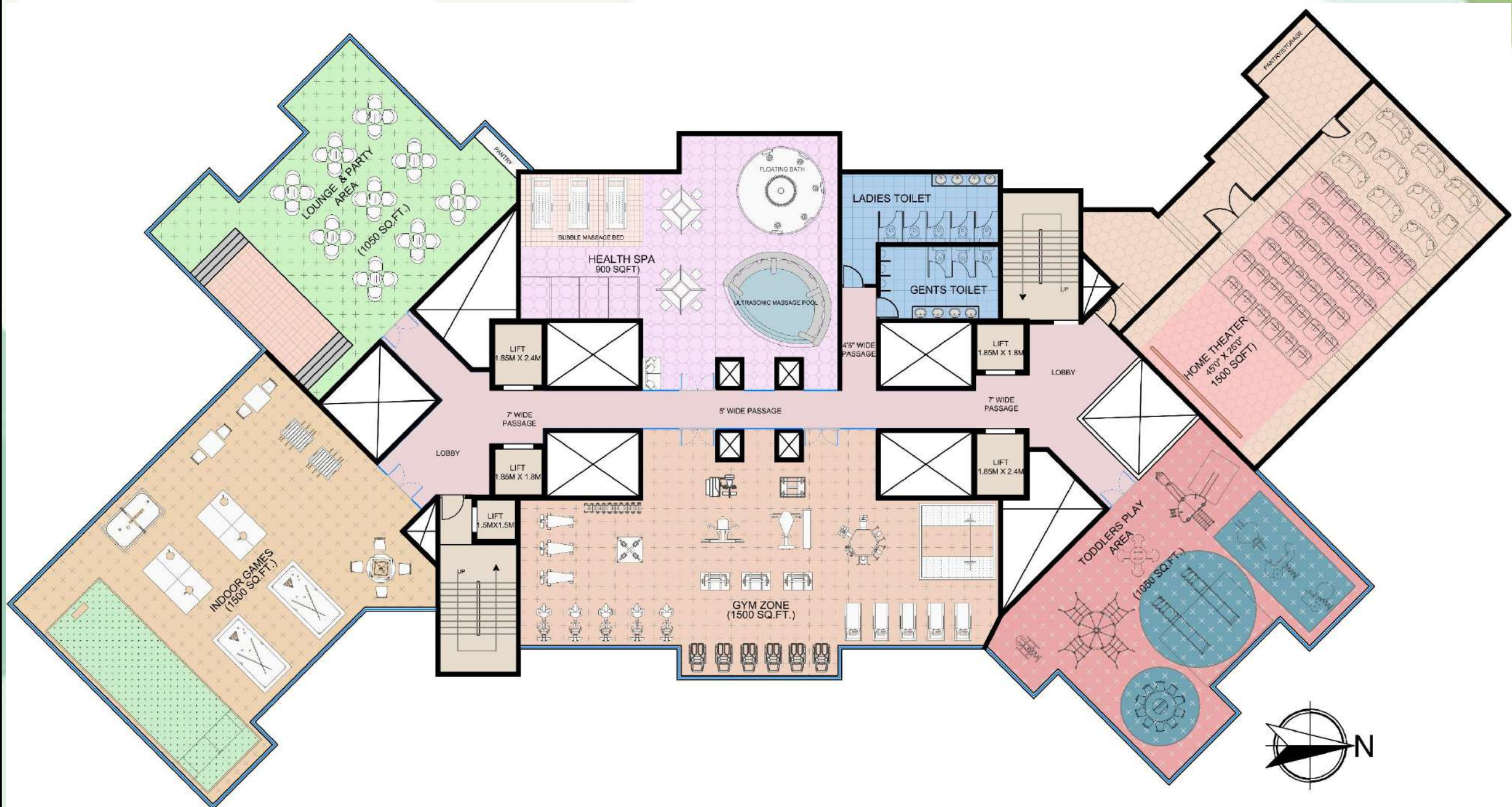
UNIT NO. 8 – 3 BHK OPT-1
CARPET AREA – 1078 SQ.FT.
RERA CARPET AREA – 1110 SQ.FT.



UNIT NO. 9 – 4 BHK
CARPET AREA – 1460 SQ.FT.
RERA CARPET AREA – 1520 SQ.FT.

UNIT PLAN

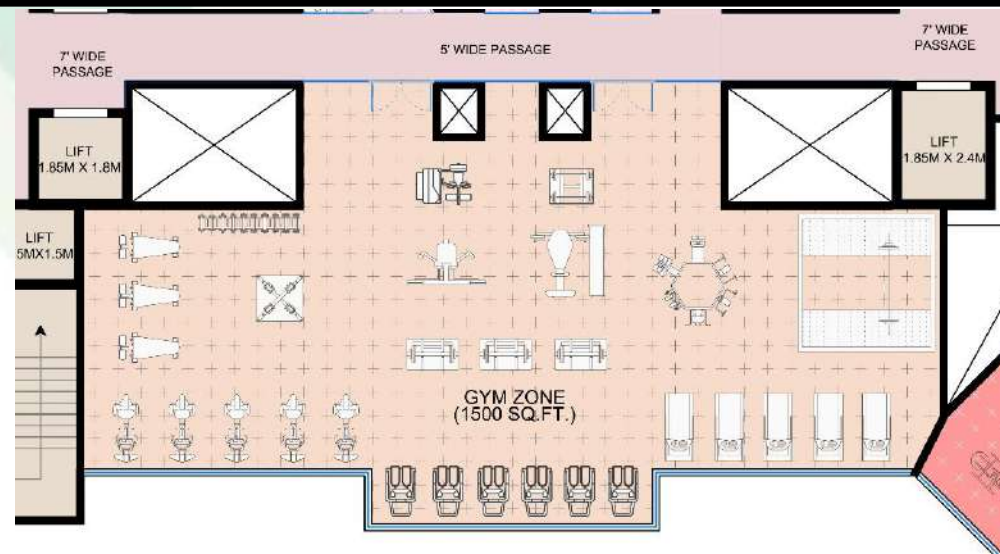




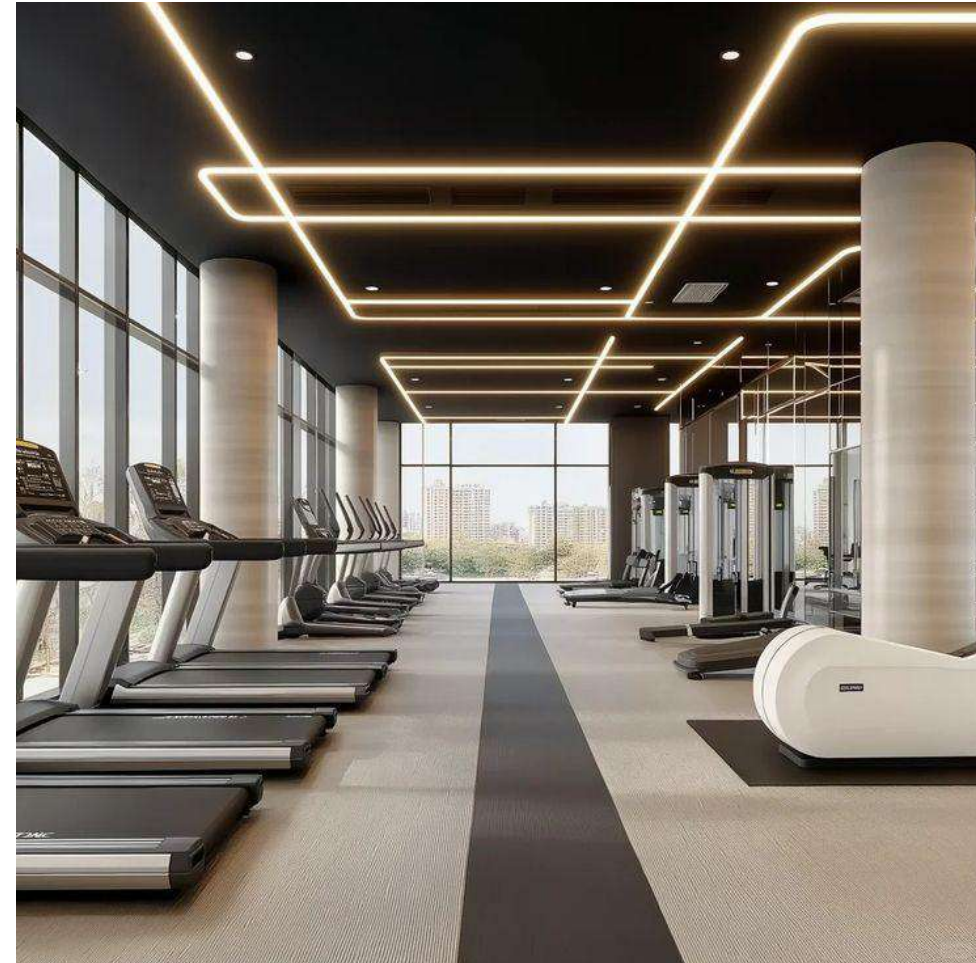
TERRACE FLOOR PLAN (AMENITY SPACE)



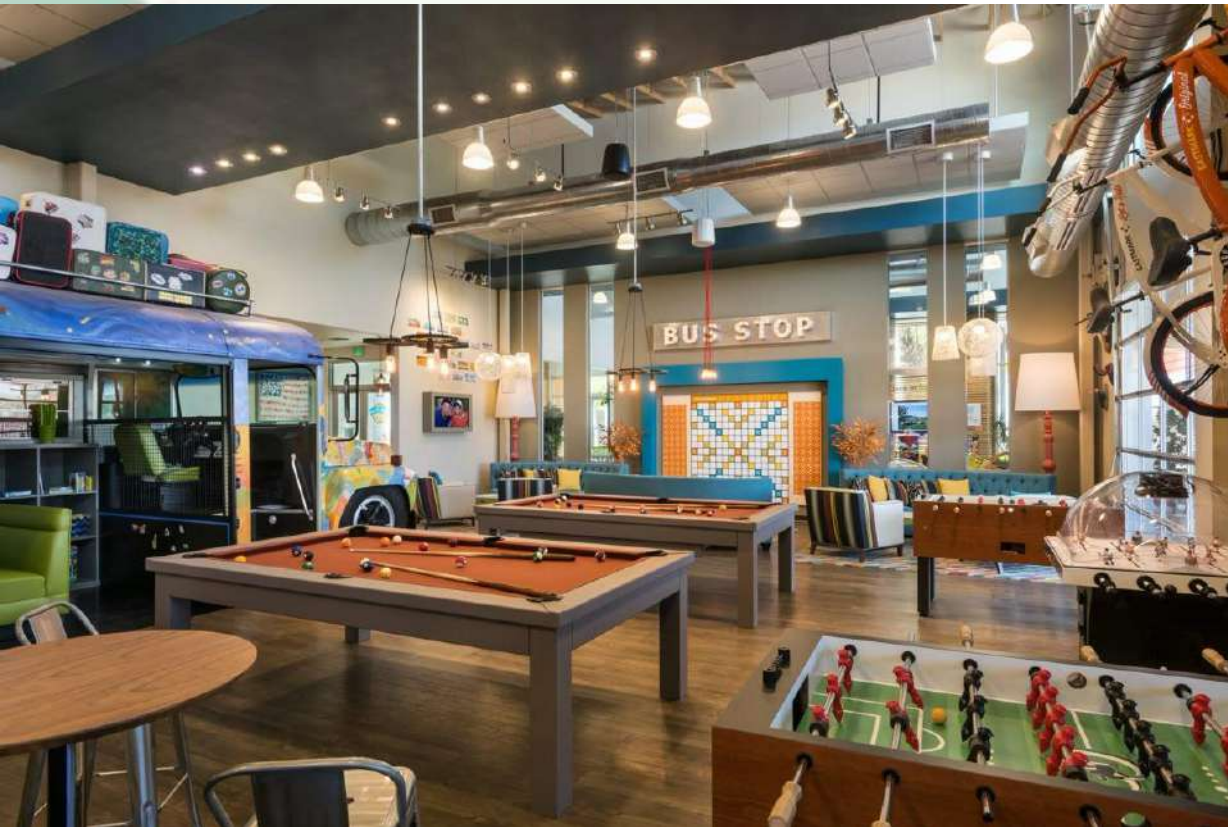
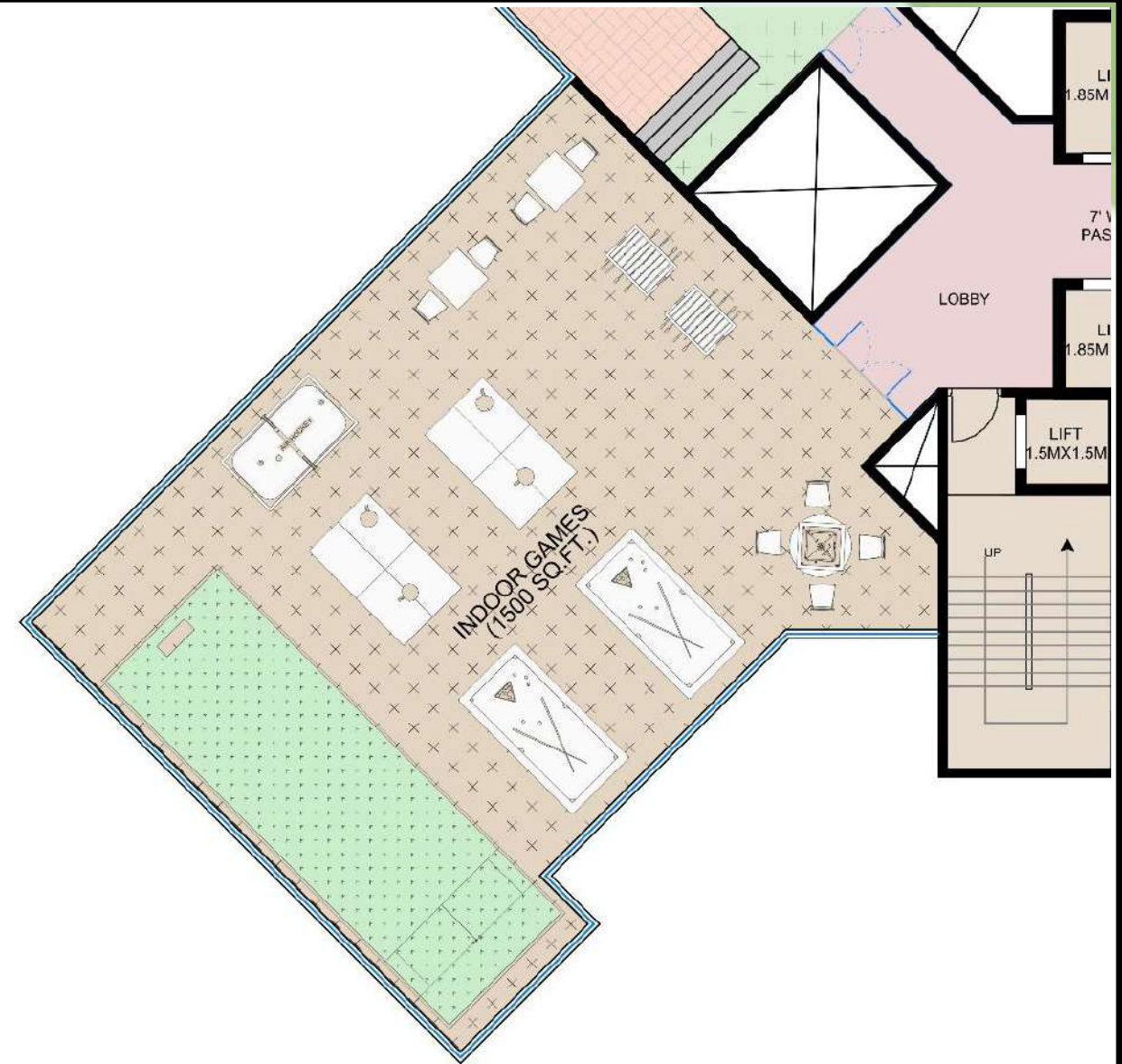
TERRACE FLOOR PLAN (AMENITY SPACE)



GYMNASIUM



TERRACE FLOOR PLAN (AMENITY SPACE)

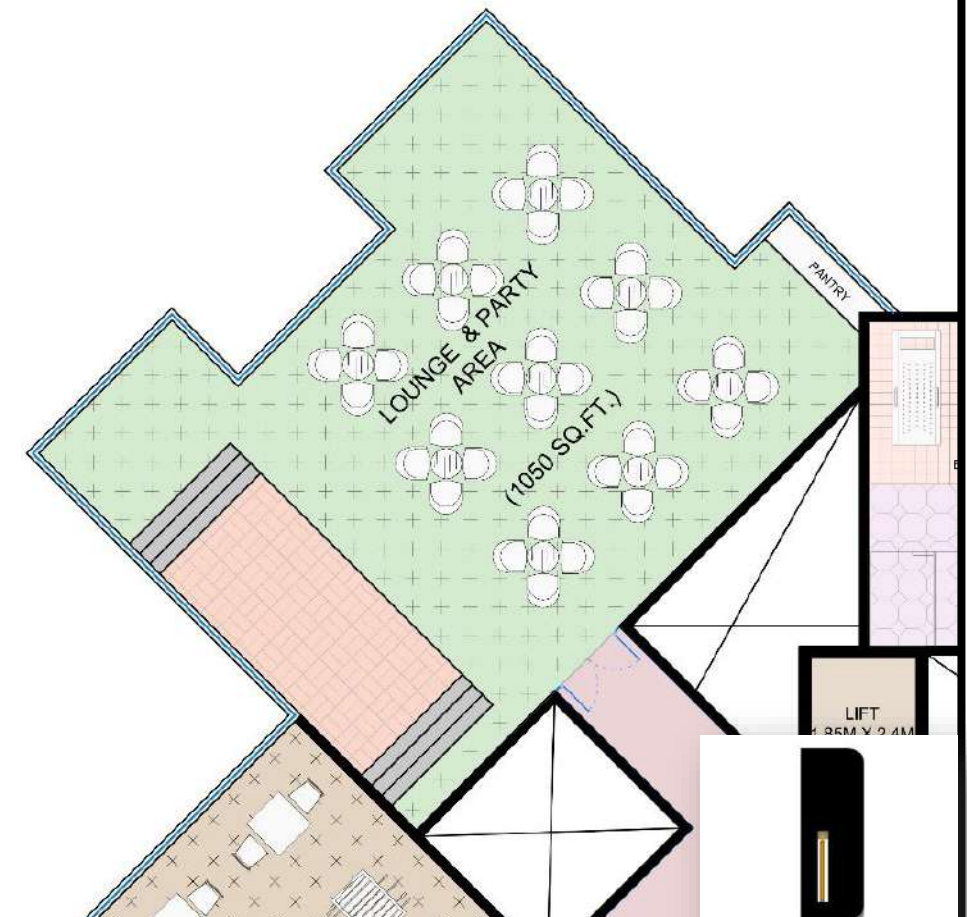


INDOOR GAMES

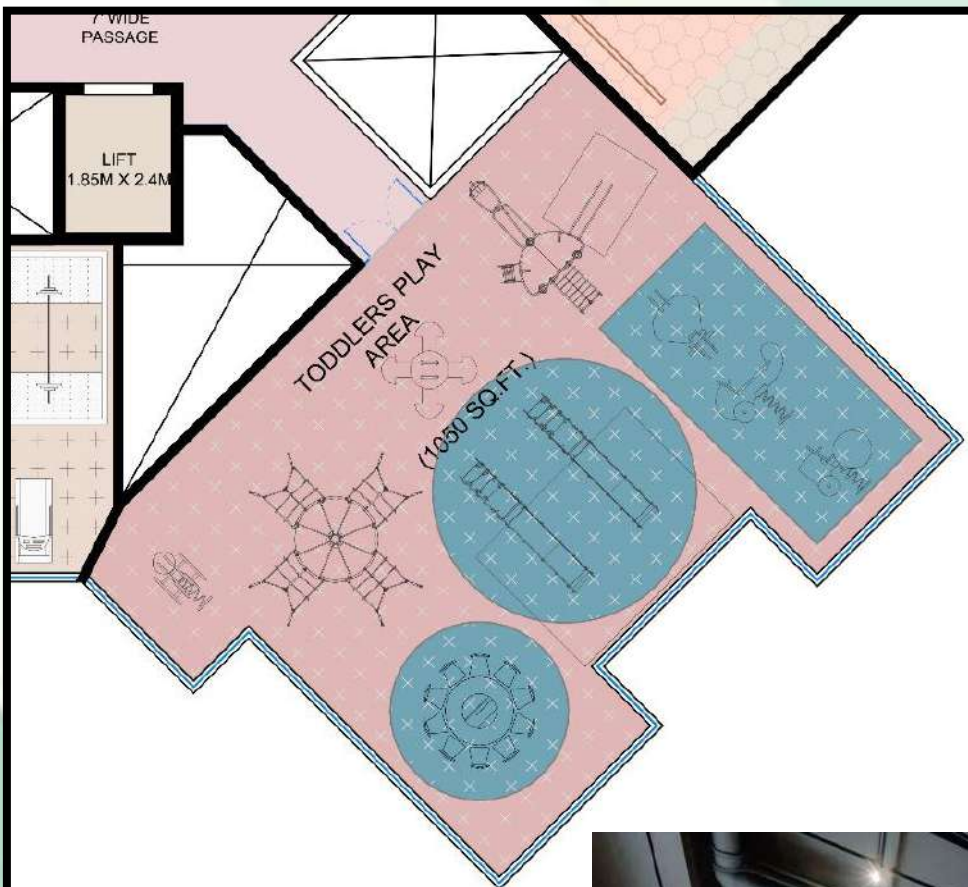
TERRACE FLOOR PLAN (AMENITY SPACE)



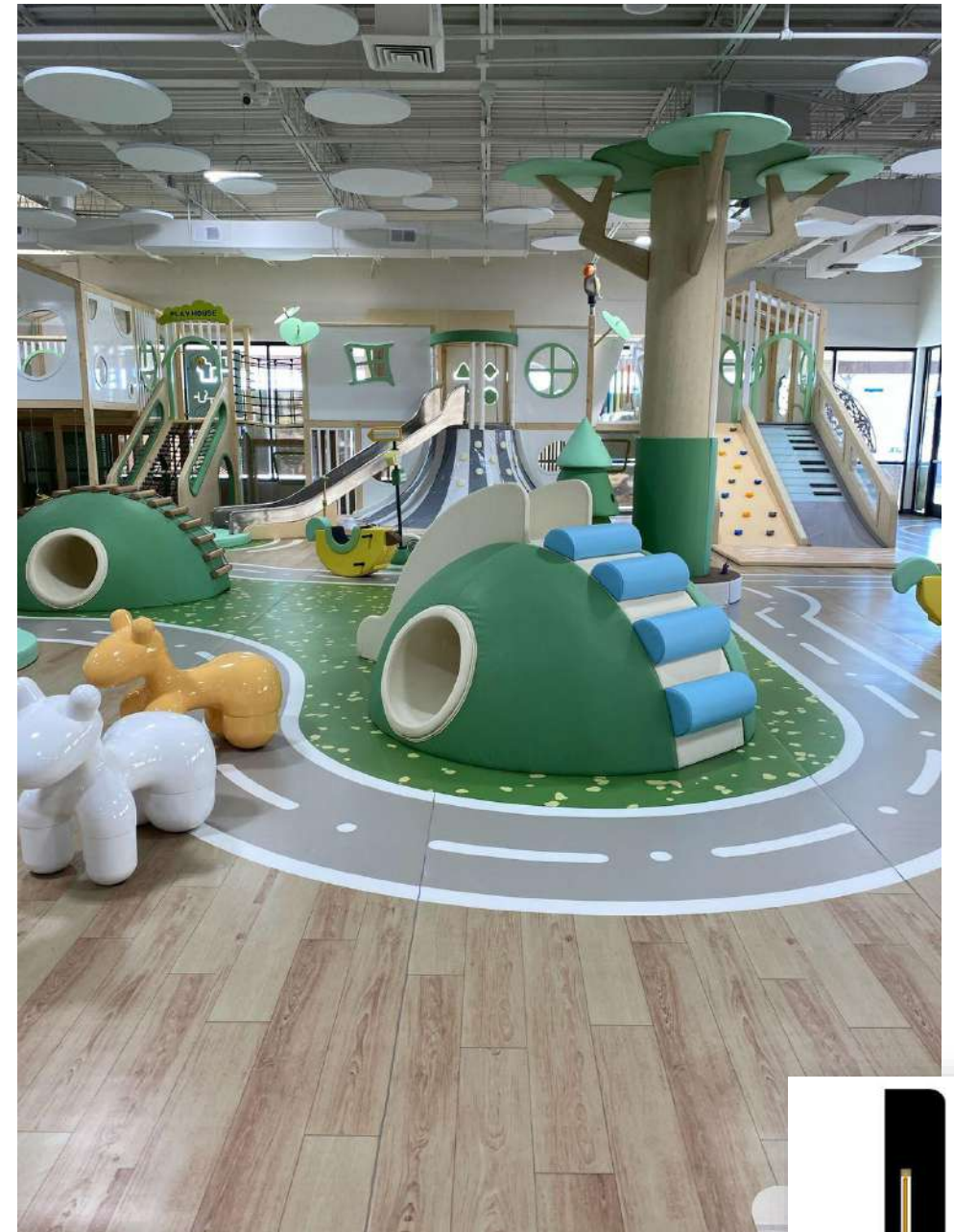
LOUNGE/PARTY AREA



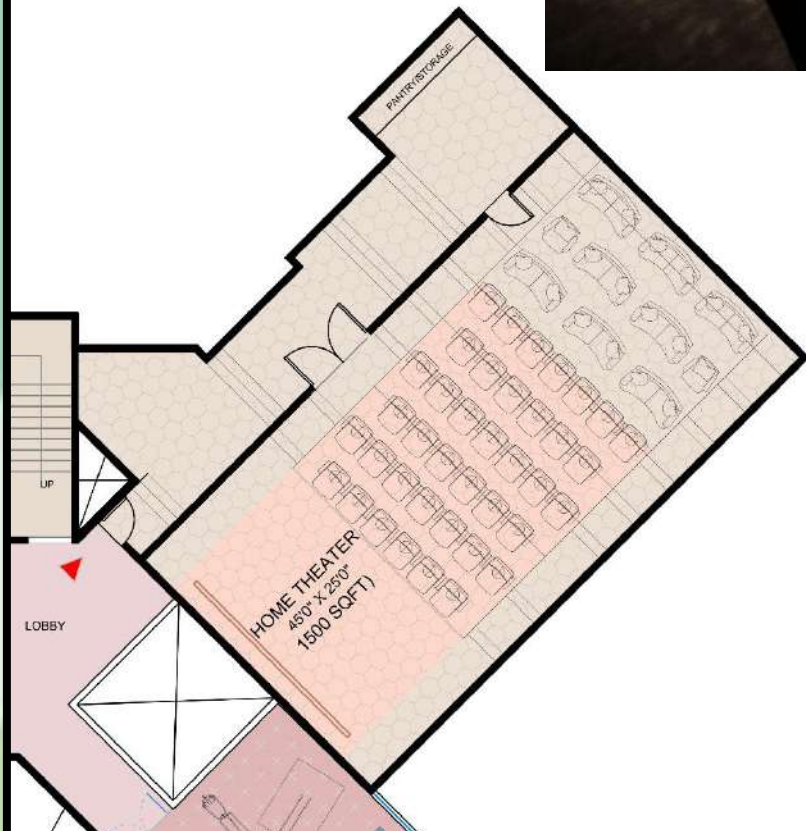
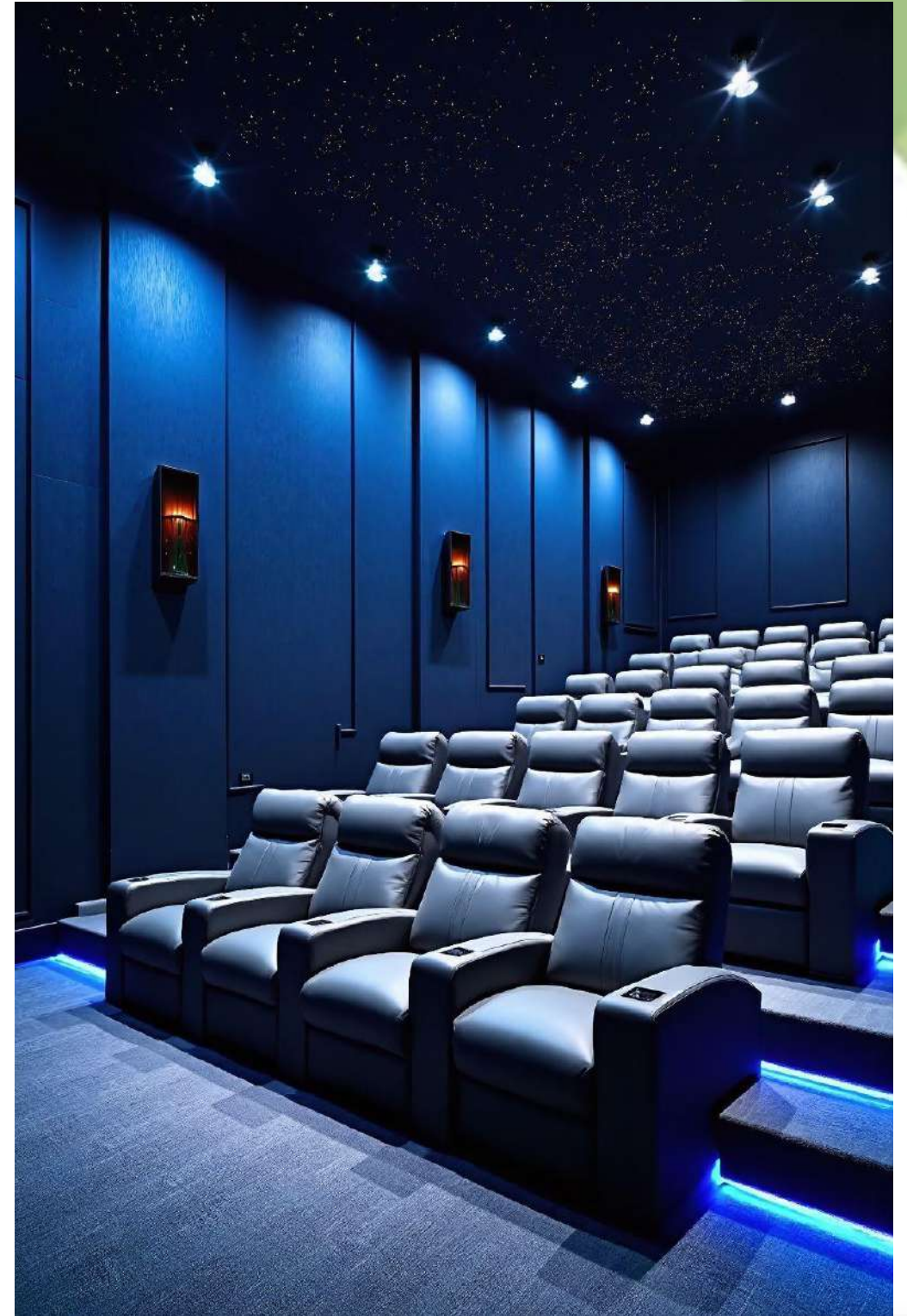
TERRACE FLOOR PLAN (AMENITY SPACE)



TODDLER'S PLAY AREA

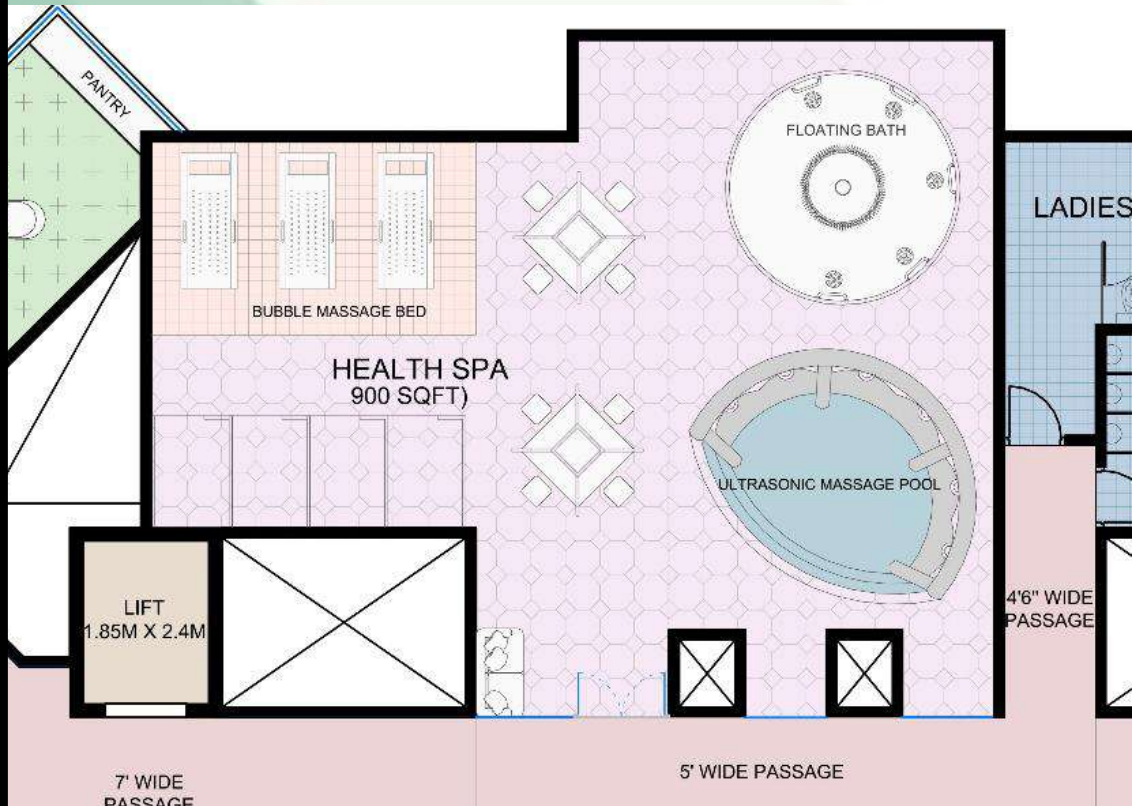
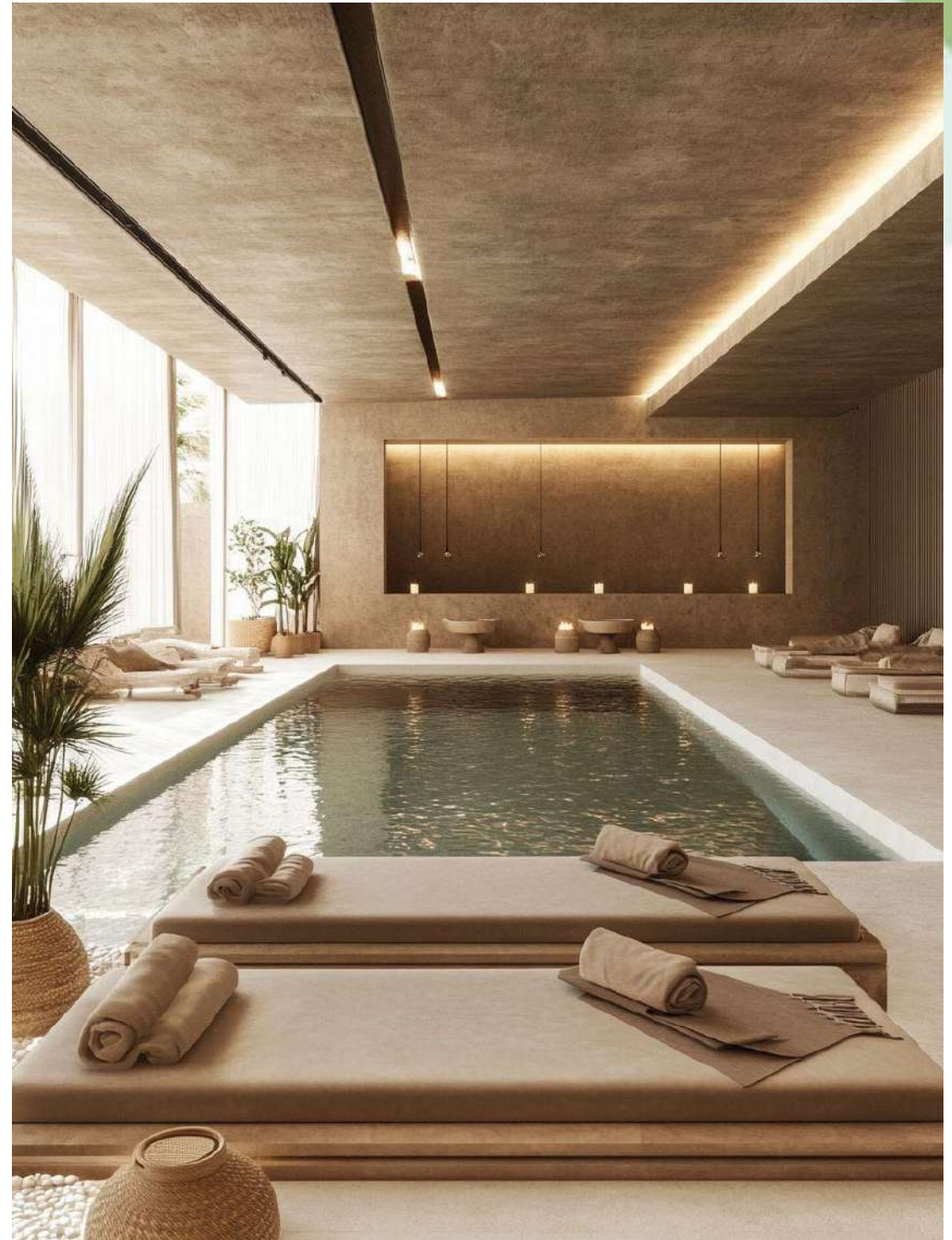


TERRACE FLOOR PLAN (AMENITY SPACE)



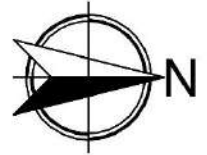
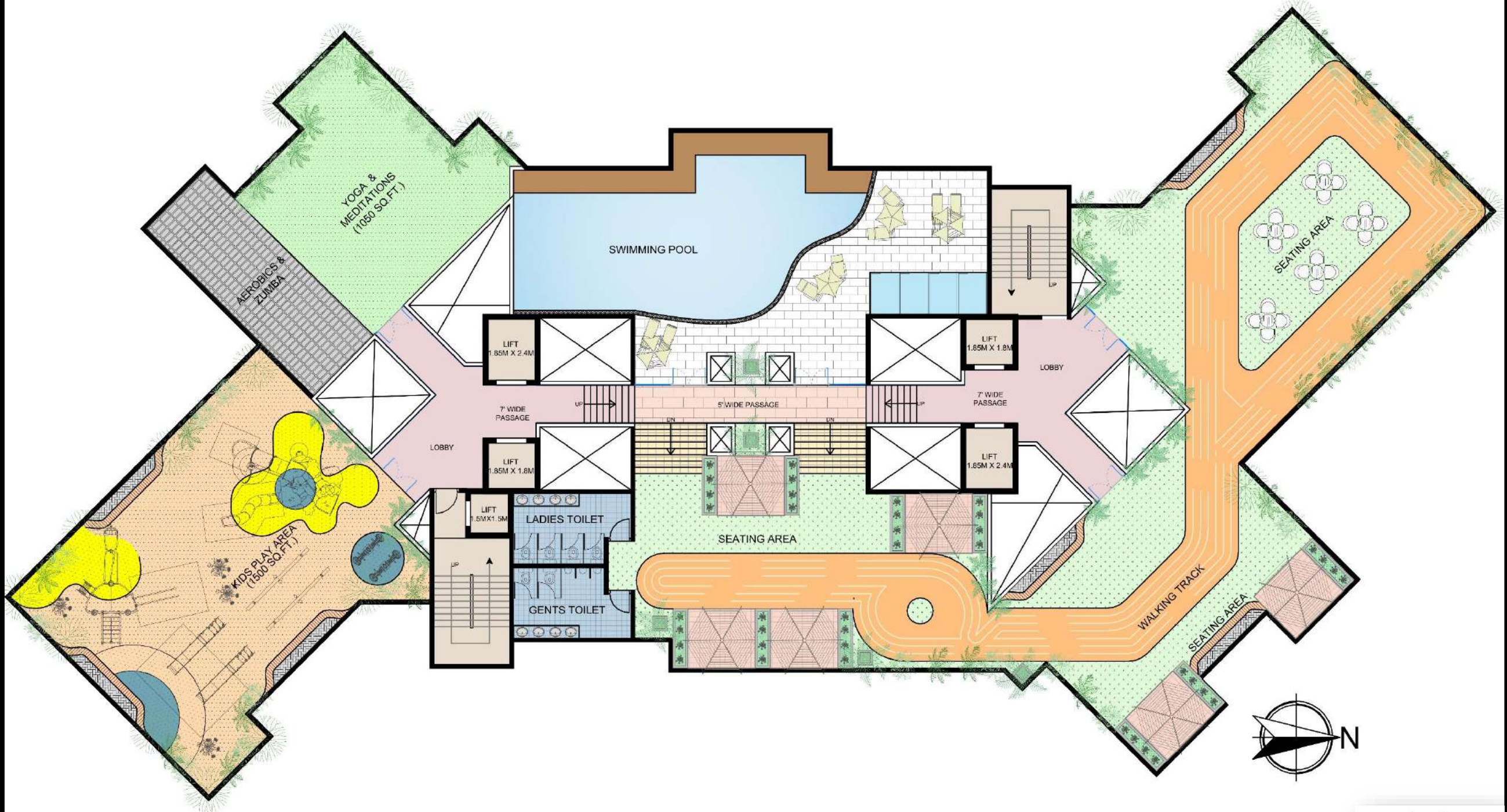
HOME THEATER

TERRACE FLOOR PLAN (AMENITY SPACE)



HEALTH SPA

TERRACE FLOOR PLAN (AMENITY SPACE)



TERRACE FLOOR PLAN (AMENITY SPACE)



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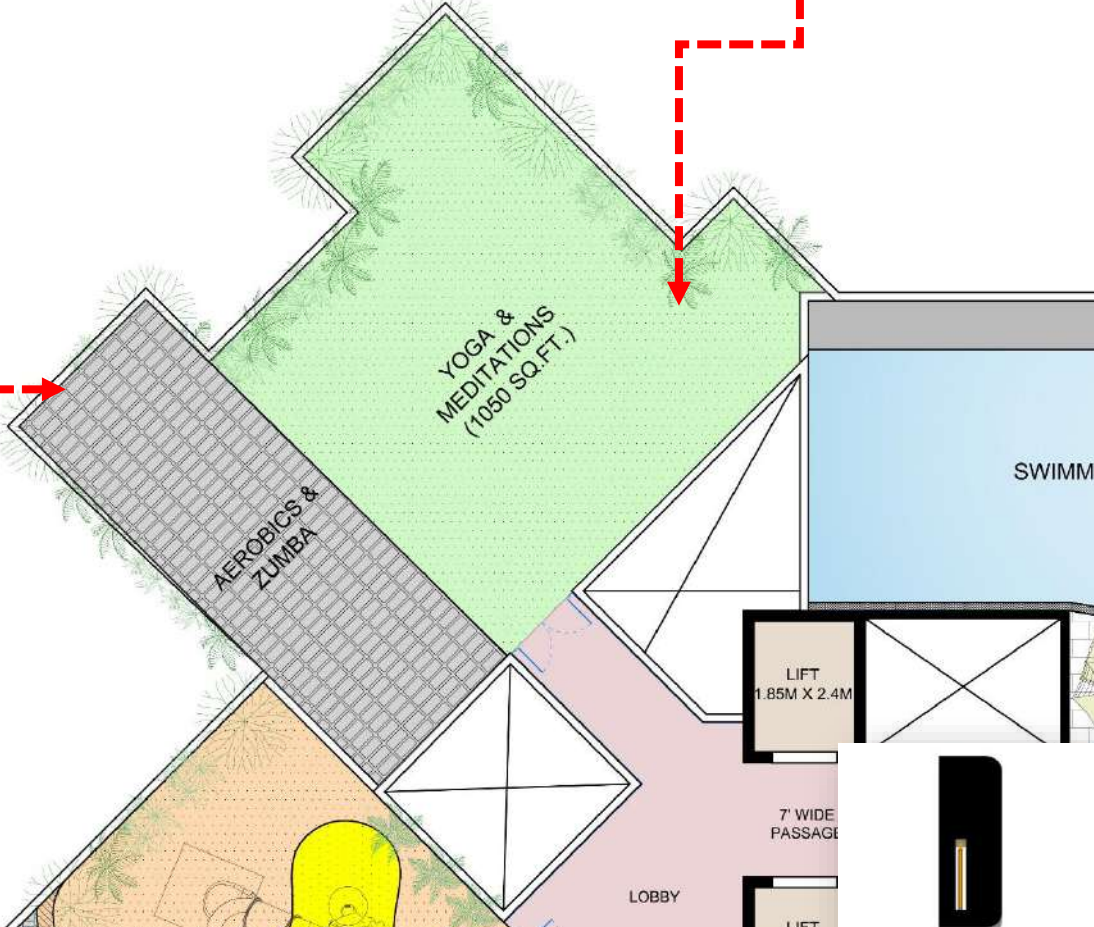


DHAWAL
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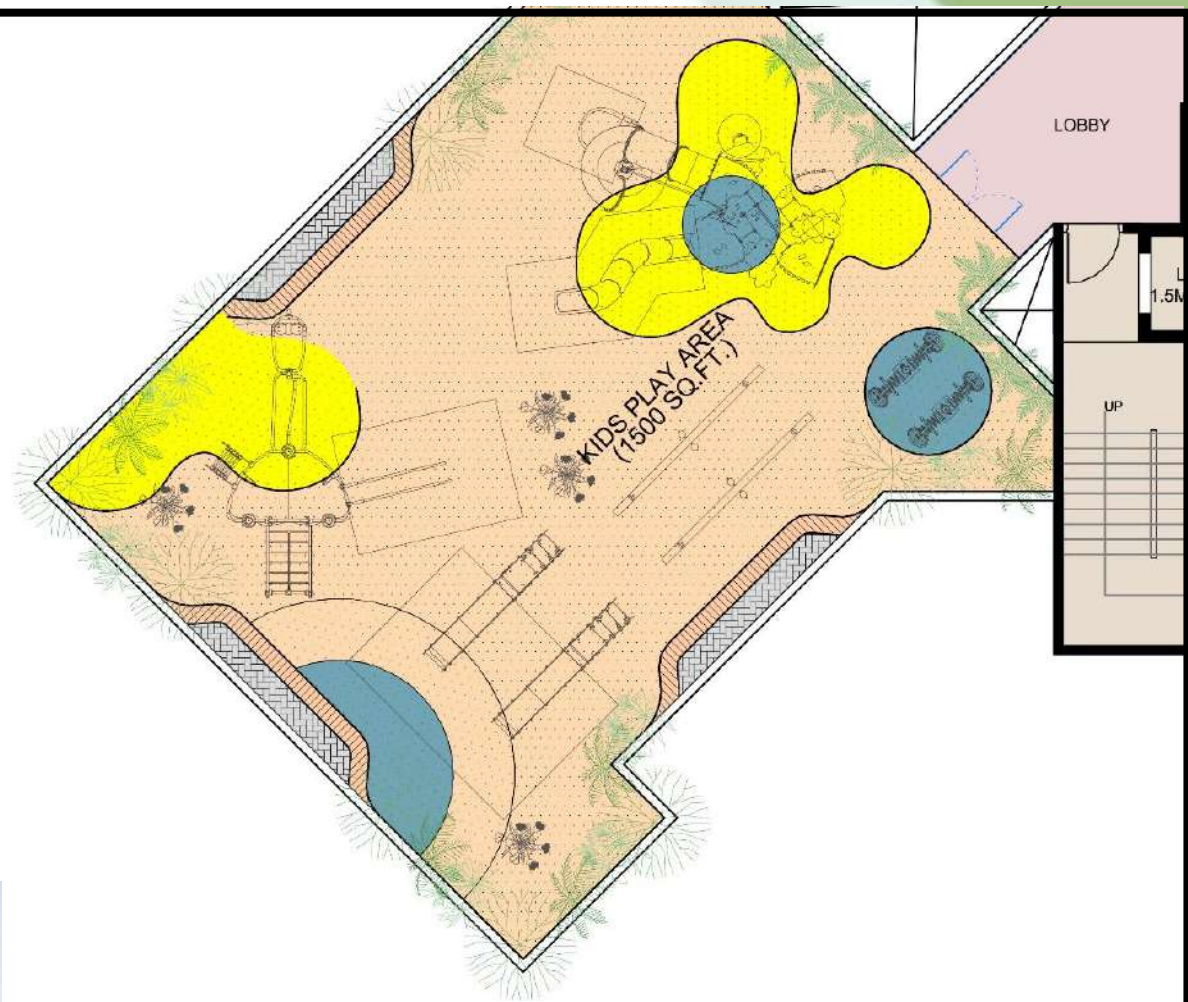
AEROBICS & ZUMBA.



YOGA



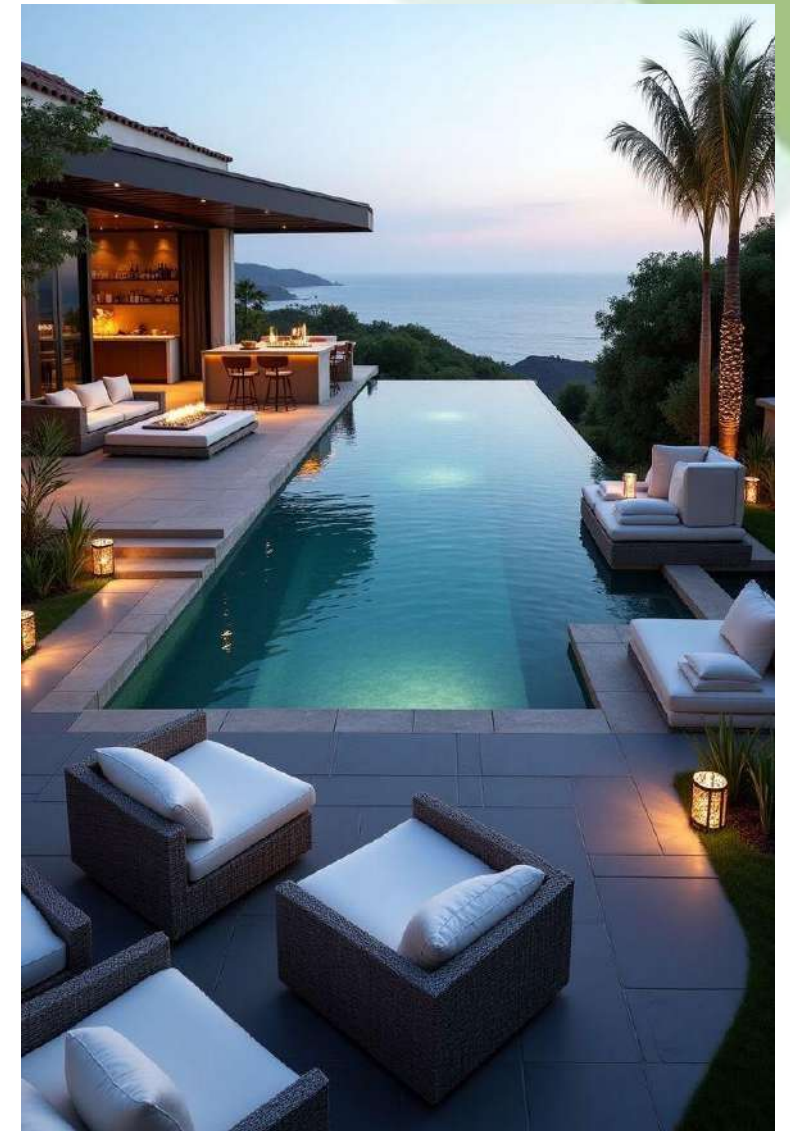
TERRACE FLOOR PLAN (AMENITY SPACE)



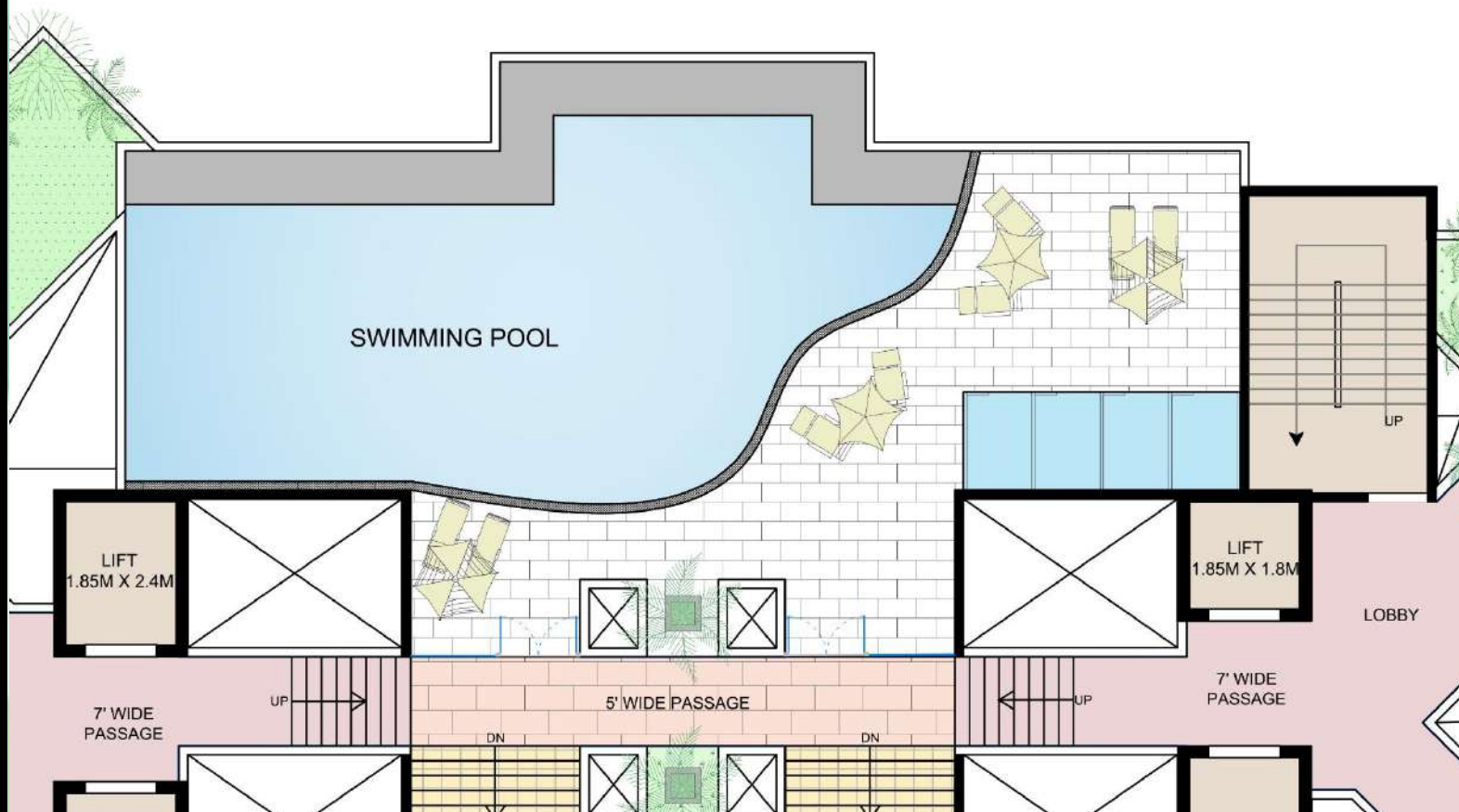
KID'S PLAY AREA



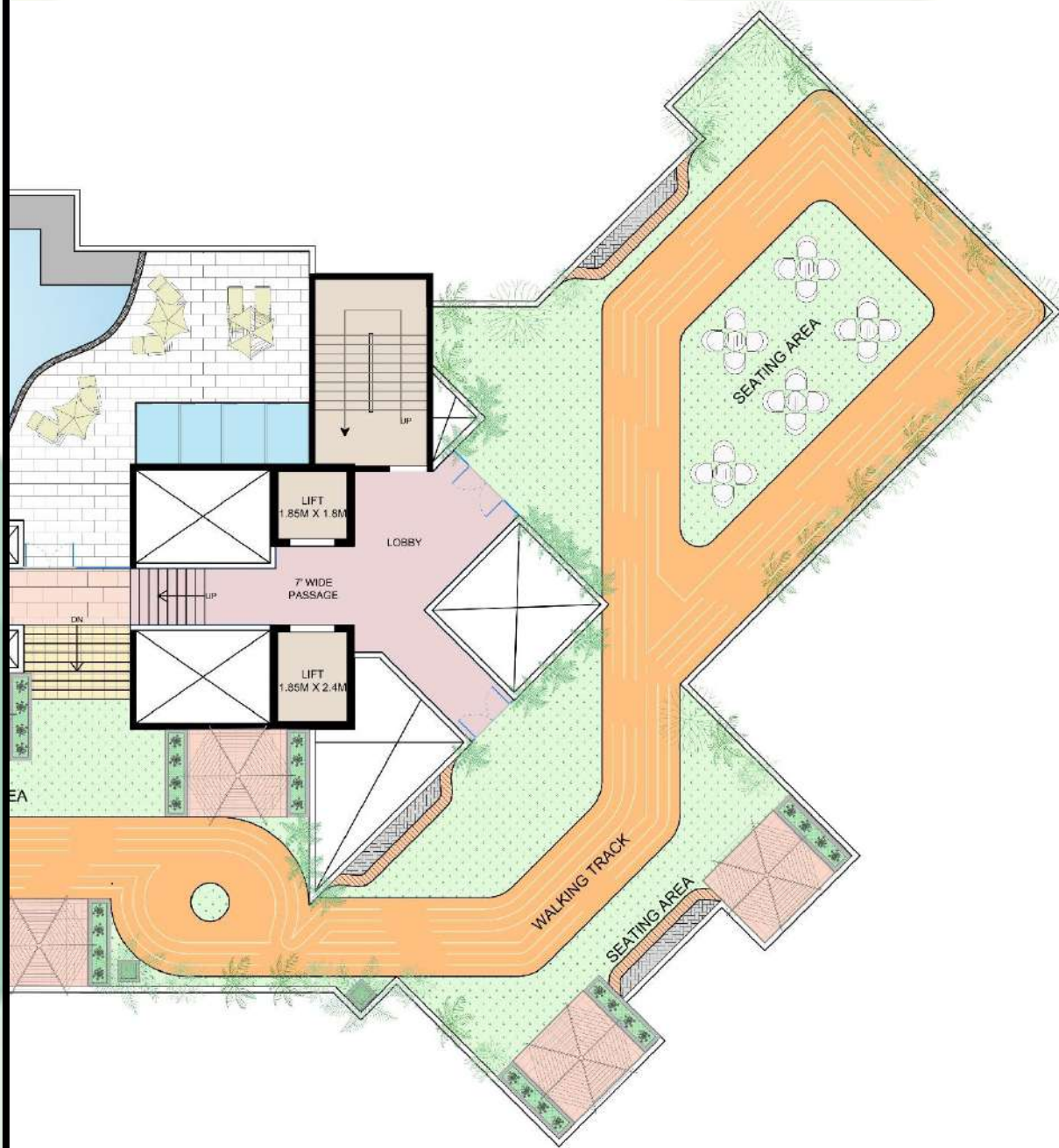
TERRACE FLOOR PLAN (AMENITY SPACE)



INFINITY POOL



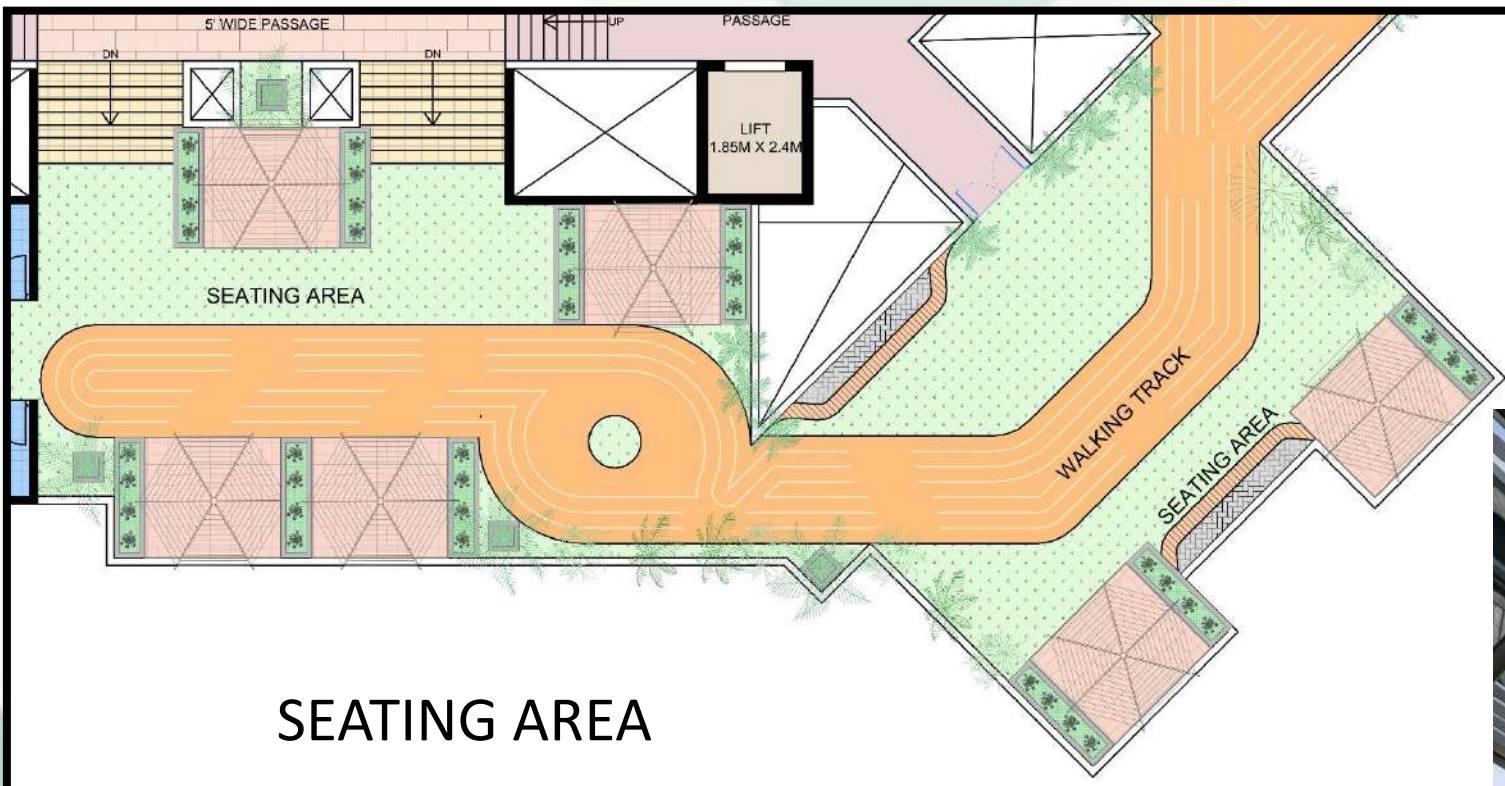
TERRACE FLOOR PLAN (AMENITY SPACE)



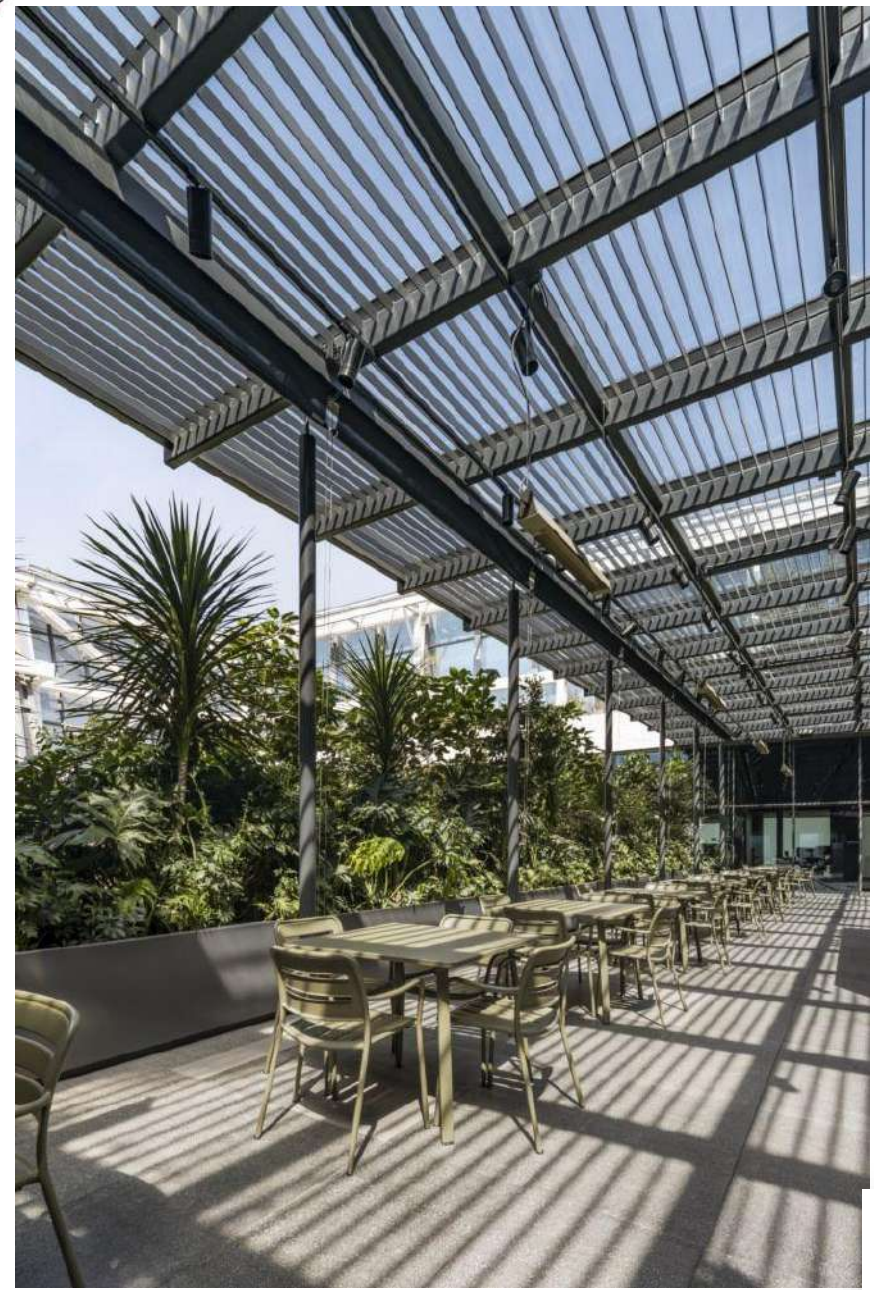
WALKING TRACK



TERRACE FLOOR PLAN (AMENITY SPACE)



SEATING AREA



TERRACE FLOOR PLAN (AMENITY SPACE)

DHAWAL DESHMUKH DESIGNER'S

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	TOTAL AREA FOR FLOOR NO	10	104200
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			Units
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1	TOTAL SALEABLE AREA	67,176	Sqft
2	SALING COST PER SQFT	15,550	Rs
3	TOTAL SALING COST	1,044,591,093	Rs
4	NET PROFIT	140,114,720	Rs

SUMMARY FOR REDEVELOPMENT

THANK YOU....

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