

WELL RATNADEEP CO- OP. HSG. SOCIETY LTD.

Reg. No. BOM/ 4512 of 1975 dtd. 25-06-1975
S.V. Road, Opp. Dena Bank, Santacruz (West), Mumbai- 400 054.

Date: 07/08/2025

NOTICE

All the members are hereby informed that the society is in receipt of the feasibility report from the Architect/PMC for the proposed redevelopment of the society. A Managing Committee Meeting is scheduled on 23/08/2025 at 8.30 pm for discussion and approval of the feasibility report with the Architect/PMC.

The feasibility report shall be circulated to all members and it shall also be available for inspection in the society's office. The members are requested to provide their valuable suggestions with respect to the feasibility report 7 days prior to the above scheduled meeting.

Yours truly,



Secretary

TENTATIVE FEASIBILITY PROJECT REPORT: WELL RATNADEEP CHSL, SV ROAD, SANTACRUZ WEST, VILLAGE- H WARD (REG NO 33-7B) [PT-81/115]

TENDER COLLECTION DATE -		DATE	05-08-2025
TENDER SUBMISSION DATE -			

A PROPERTY DETAILS

DP DETAIL

	WARD	H/W		5	NORTH	-	
2	VILLAGE	H WARD		6	SOUTH	-	
3	PLOT	WELL RATNADEEP SOCIETY, SV ROAD SANTACRUZ WEST		7	EAST	-	
4	ROAD WIDTH	27.40 M		8	WEST	-	

PLOT SURROUNDING

PLOT POTENTIAL UTILISATION AS PER DCPR 33-7B

A	PROFORMA A	SQ. MTS	SQ. FT
1	AREA OF PLOT IN POSSESSION (AS PER PRIVATE SURVEY)	1,236.00	13,304.18
2	DEDUCTION: A) ROAD SET-BACK AREA (AS PER REG NO 16)	0.00	0.00
	B) RG	0.00	0.00
3	AREA OF PLOT AFTER DEDUCTION	1,236.00	13,304.18
4	DEDUCTION: 1) AMENITY OPEN SPACE (AS PER REG NO 14)	0.00	0.00
5	NET AREA OF PLOT FOR FSI CALCULATION	1,236.00	13,304.18
6	ADD. 50% GOVT FSI (DCPR REG NO 30-A TABLE 12 SR. NO I & II)	618.00	6,652.09
7	ADD. TDR AS PER DCPR REG NO 30-A TABLE 12 SR. NO I & II	1,236.00	13,304.18
8	INCENTIVE AREA AVAILABLE AS PER DCR - 33-7 B (20 RESI. TENEMENTS X 10)	200.00	2,152.78
9	TOTAL PERMISSIBLE BUA AREA AS PER 33-7B (5+6+7)	3,090.00	33,260.45
10	AS PER REG. 33 (7)B OF DCPR 2034 - (MAXIMUM PERMISSIBLE FSI IS 2.5)	3,090.00	33,260.45
11	PERMISSIBLE 35% FUNGIBLE AREA VIDE DCPR REG NO 31 (3)	1,081.50	11,641.16
12	TOTAL PERMISSIBLE BUA INCLUDING FUNGIBLE FOR 33-7B	4,171.50	44,901.61
13	TOTAL PROPOSED BUA INCLUDING FUNGIBLE FOR 33-7B	4,171.50	44,901.61
14	TOTAL BUA AS PER OLD SANCTIONED PLAN	1,327.87	14,293.06

NOTES

- The above areas are calculated based on the physical survey of the plot and area obtained by the same & it can vary according to the physical survey and land records
- The above feasibility describes about potential of the plot according to the scheme 33-7B of DCPR-2034 and detailed report will be furnished after bidding of tender by developers/builders in comparison chart according to their offers.
- Tender will be floated along with other documents provided by the society and descriptions given by the PMC in accordance of 79A of MCS Act
- This feasibility may change depending upon the further amendments in the schemes of DCPR-2034 by the authorities.