

FEASIBILITY REPORT

FOR EXISTING RESIDENTIAL APARTMENT

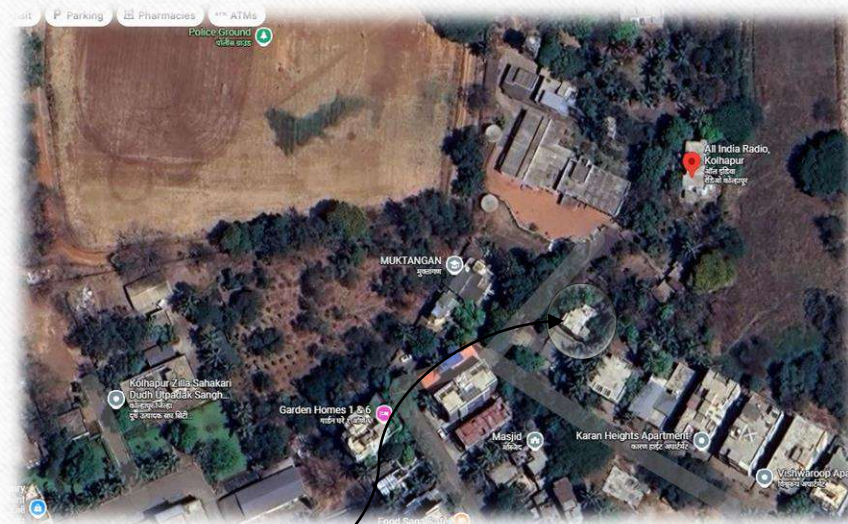
SANKALP APARTMENT

REPORT BY AR. ABHIJIT B. DESHPANDE – 4 ADBS DESIGN STUDIO



DETAILS OF SANKALP APARTMENT

ADDRESS: SANKALP APARTMENT
C. S. NO. 22/5, 'E' WARD
SARDAR COLONY,
TARABAI PARK,
NEAR KOLHAPUR
AAKSHWANI KENDRA,
KOLHAPUR -



Proposed site – Sankalp Apartment

TECHNICAL FEASIBILITY FEATURES

- **Types of Feasibility Analysis**
- • **Technical Feasibility:** Evaluates whether the required technology, tools, and expertise are available.
- • **Financial Feasibility:** Assesses costs, funding sources, profitability, and return on investment.
- • **Operational Feasibility:** Examines whether the organization has the capacity, processes, and resources to implement the project.
- • **Market Feasibility:** Studies demand, competition, customer needs, and potential market share.

REASON FOR FEASIBILITY REPORT

- **Risk Assessment**
 - Identifies potential risks (financial, technical, environmental, legal) and strategies to mitigate them.
 - Legal & Regulatory Considerations
 - Reviews compliance requirements, permits, and policies that could affect project execution.
 - Implementation Plan
 - Outlines timelines, milestones, resource allocation, and responsibilities if the project proceeds.
 - Recommendations & Conclusion
- Provides a clear verdict on whether the project should move forward, be modified, or abandoned



COMPARISON TABLE – KEY COMPONENTS

- A feasibility report is a structured document that evaluates whether a proposed project or idea is practical, achievable, and worth pursuing. Its main features include analysis of technical, financial, operational, and market viability, along with risk assessment and recommendations.
- 01. TECHNICAL ANALYSIS
- 02. FINANCIAL ANALYSIS
- 03. OPERATIONAL ANALYSIS – NOT REQUIRED
- 04. MARKET ANALYSIS – NOT REQUIRED
- 05. RISK ASSESSMENT – NOT REQUIRED
- 06. RECOMMENDATIONS



TECHNICAL ANALYSIS



TECHNICAL ANALYSIS INCLUDES:

- SITE INFORMATION
- ZONING AS PER DEVELOPMENT PLAN
- FSI STATEMENT AS PER UDCPR – 2025
- SET BACK DETAILS – FRONT, SIDE & REAR MARGIN.
- FLOOR PLATE AREA & NUMBER OF FLOORS
- EXISTING FLAT AREAS & PROPOSED AREAS – POSSIBILITY STATEMENT

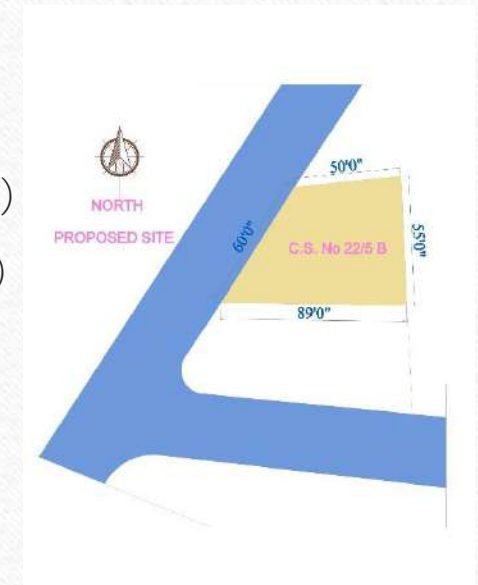
TECHNICAL ANALYSIS



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TECHNICAL ANALYSIS INCLUDES:

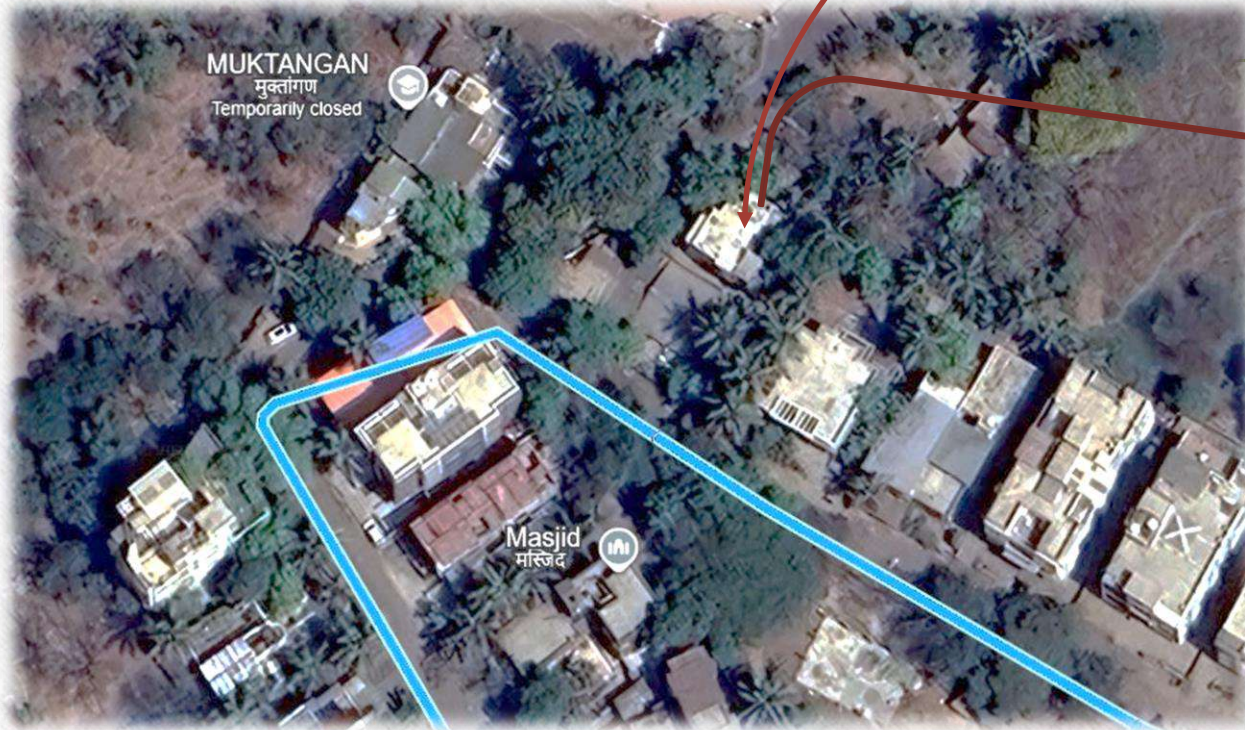
- **SITE INFORMATION & SITE ANALYSIS**
- SITE IS LOCATED IN TARABAI PARK, C.S. NO 22/5 B, 'E' WARD.
- AREA OF PLOT AS PER APPROVED DRAWING – 344.475 SQ.M. (3707.89 SQ.FT.)
- AREA OF PLOT AS PER PROPERTY CARD - 340.400 SQ.M. (3664.03 SQ.FT.)
- PLOT IS ACCESSED BY 9.00 M (30'0") WIDE ROAD ON WEST SIDE.
- THERE IS ROAD ON NORTH SIDE AS PER DEVELOPMENT PLAN.



SITE ANALYSIS

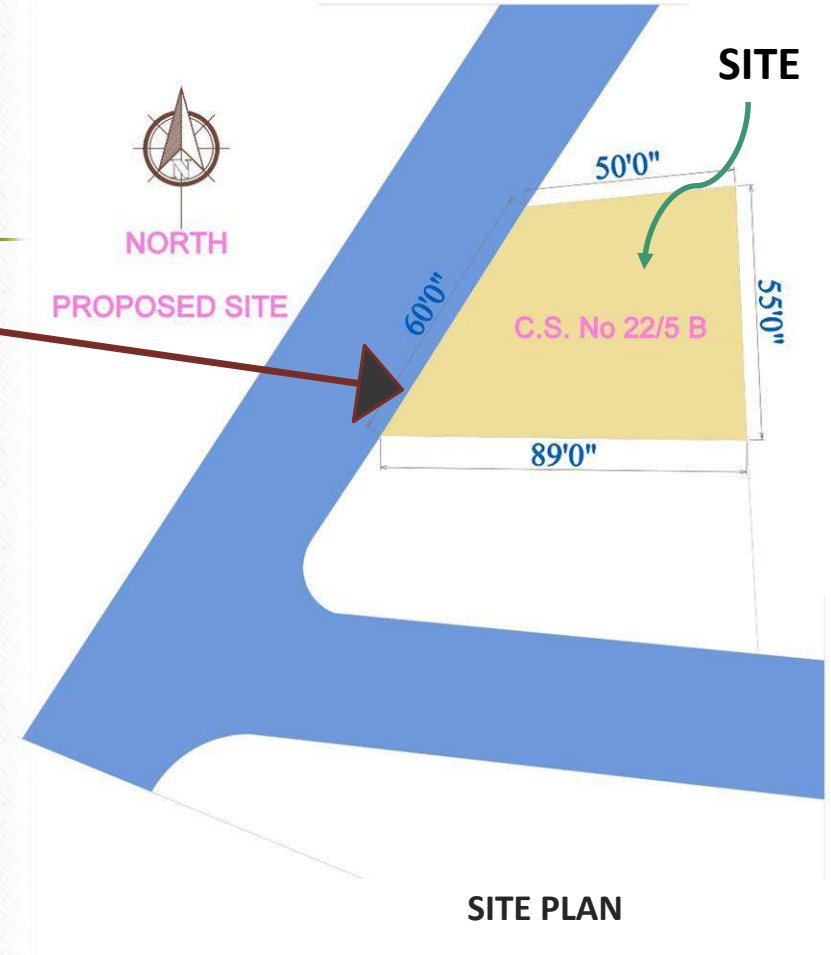


SITE



LOCATION PLAN - GOOGLE LOCATIONS

LOCATION PLAN - DP PLAN



SITE PLAN

SITE ANALYSIS



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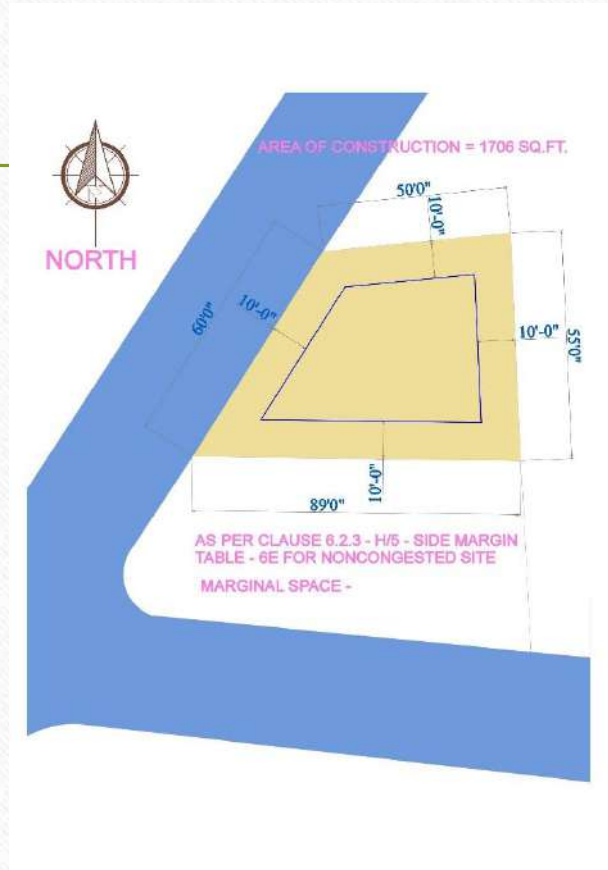
MARGINAL SPACES AS PER UDCPR

CASE 01



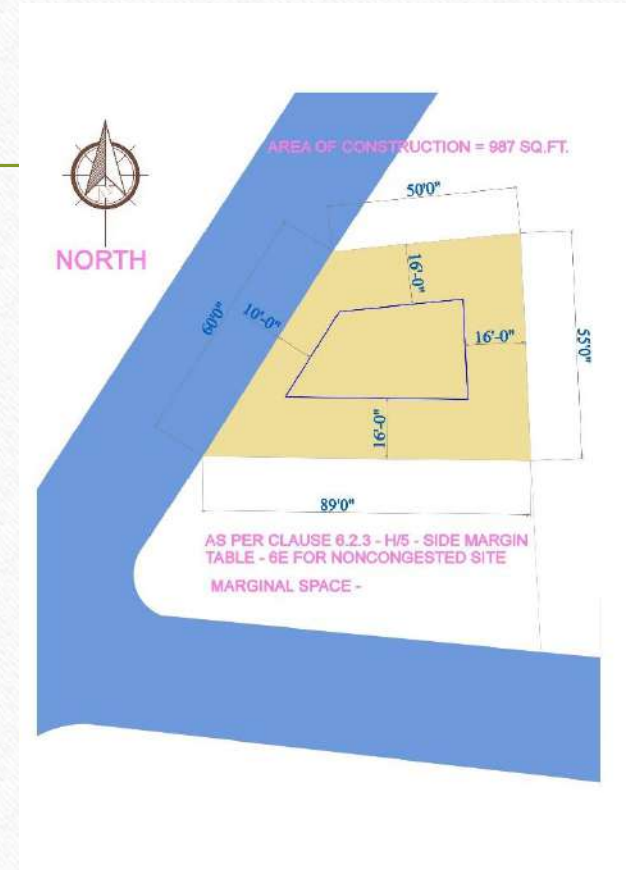
REGULAR MARGIN AS PER TABLE 6E

CASE 02



MARGIN AS PER CLAUSE 6.2.3 - H/5

CASE 03



MARGIN AS PER CLAUSE 6.2.3 - H/5

PARKING ANALYSIS



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**PARKING STATEMENTS - UDCPR
AS PER UDCPR TABLE NO – 8B**

AREA REQUIRED FOR CAR = 2.5 M x 5.0 M

AREA REQUIRED FOR 2WH = 1.0 M x 2.0 M

PARKING STATEMENT

AREA PER UNIT	CAR NO.	2WH NO.	TENAMENTS
LESS THAN 30 SQM	00	02	FOR 02 T
BET 30 – 40 SQM	01	02	FOR 02 T
BET 40 – 80 SQM	01	02	FOR 02 T
BET 80 – 150 SQM	01	01	EVERY T
ABOVE 150 SQM	02	01	EVERY T

FSI ANALYSIS
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FSI STATEMENT - UDCPR
AREA OF PLOT FOR COMPUTATION = 340.40 SQM = 3664.07
FSI STATEMENT FOR SANKALP APARTMENT

AREA PER UNIT	AREA IN SQFT
BASIC FSI	4030.48
PREMIUM FSI (PAID FSI)	1832.04
TDR FSI (PAID FSI)	1465.63
TOTAL AREA LOADING	7328.15
WITH RESIDENTIAL ANCILLERY FSI (PAID)	11,725 SQFT
WITH COMMERCIAL ANCILLERY FSI (PAID)	13,190 SQFT

FSI STATEMENT

BASIC FSI AS PER UDCPR	= 1.1
PREMIUM FSI (CHARGEABLE)	= 0.5
TDR FSI (CHARGEABLE)	= 0.4
TOTAL FSI LOADING	=2.0
ANCILLARY FSI FOR RESIDENTIAL	= 60%
ANCILLARY FSI FOR COMMERCIAL	= 80%
AS PER UDCPR – FOR NON CONGESTED SITES	

RECOMMENDATIONS



BEFORE DEALING WITH BUILDER, SOCIETY NEED TO DO

Suggested Process for Selection

1. Form a Redevelopment Committee within the society.
2. Invite EOIs (Expression of Interest) from reputed developers.
3. Shortlist based on technical, financial, and legal parameters.
4. Conduct presentations and Q&A sessions with society members.
5. Appoint a Project Management Consultant (PMC) to evaluate proposals.
6. Vet legal documents with independent legal counsel.
7. Finalize through a General Body Meeting (GBM) with majority consent.

RECOMMENDATIONS



FINAL ASSESSMENT & RECOMMENDATIONS

1. THE PROJECT IS HAVING FEASIBILITY BUT ONLY IF PROJECT PERIOD IS MINIMIZED TO LESS THAN 24 MONTHS
2. THE READY RECKONER RATE, CONSTRUCTION COST & SALABLE RATE WILL GOVERN THE FEASIBILITY
3. RECOMMENDED BARGAINING FSI - 15% - 20%
4. RENT FOR TENANTS ₹.7500/- TO ₹.8500/- PER MONTH

REMARK - FEASIBLE PROJECT (MATTER OF CONCERN – PERIOD OF CONSTRUCTION)

REQUIREMENTS



FINAL STATEMENT

SOCIETY REQUIREMENTS

- Redevelopment to be done as per Rules & Regulations
- Time period: 2 Years
- Carpet area to be considered as per actual and not as per RERA carpet area.
- Stamp duty, Registration, GST, Capital gain tax etc. to be borne by developer.
- Corpus fund: as per market norms.
- 25% Concessional rates for members for buying additional areas & car parking's with capping limits.
- Project to be handed over within stipulated time with OC.
- 300 sft office with air condition & functioning toilet during construction
- Development agreement to be approved by Society's Legal team prior to registration.
- Individual agreement with members to be registered as per RERA
- Society development agreement mentioning arbitration & termination clause with developer will be final and no supplementary agreement or subletting rights will be allowed.
- Rent as per prevailing market rates.
- Rent escalation: 10% per year
- Brokerage & shifting charges to be paid as per market norms.
- Car Parking as per UDCPR- priority for existing members
- EV charging points for vehicle in parking
- One lift as per size & norms
- Waterproofing guarantee: 10 years from the date of OC.
- Gas pipeline to be provided – check availability
- Branded Generator for electricity power backup to be of adequate capacity

Specifications Requirement



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FINAL STATEMENT

DOORS & WINDOWS

- Main door of T.W. frame with veneer finish laminate S.S. fitting & branded quality locking system.
- Powder coated aluminum sliding with decorative M.S. grill.
- Remaining doors of wooden frame & commercial flush type.
- Toilets flush doors with PVC lamination.
- Terrace full height MS operable door with plain float branded glass.

ELECTRICAL POINTS

- Concealed electrical system.
- Modular switches of approved make MCB, ELCB as per requirement.
- Back up plug point provision at all points except power point.
- Lift of approved make with battery backup & V 3 F Drive.
- Phone point in living and master bed.
- A.C. point in master bed.
- Geyser point in master bed toilet
- Fridge, Mixer, Oven, Aqua guard, Exhaust Chimney point, Washing machine point in utility.

SPECIFICATIONS

STRUCTURE

Earthquake resistant R.C.C. frame structure with ISI mark. 6" thk. Internal & external brick work with sponge finish plaster. Toilet, Balcony & Terrace with chemical waterproofing.

FINISHES

Internal finish of polymer base crack resistant putty finish of approved make for walls.
Plaster for ceiling.
External cement paint of acrylic emulsion level.

TILEING

24"X24" vitrified tiles with 3" skirting.
Antiskid vitrified tiles for Toilet, Terrace & Utility.
Black Granite Modular format Kitchen Platform with S S sink & Glazed vitrified tiles for Dado.
Vitrified tile dado for toilets upto full height.
Common areas staircase with strong natural tiles.
Trimix flooring for parking.

PLUMBING & SANITARY WORK

C.P.V.C. & U.P.V.C. Plumbing system for hot and cold water.
Sanitary & Plumbing fittings (C.P. finish) of approved make.
S.W.R. heavy duty ext. & down take drainage system.
Underground water storage & overhead tank & bore water level controller to get 24 hours water supply
Both toilets with wall hang commode.
Solar water heating system.
Rain water harvesting provision.

SUGGESTIONS



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PARAMETERS SUBMITTING PROPOSAL TO SOCIETY FOR CHOOSING BUILDER OR DEVELOPER

GENERAL COMMON PARAMETERS FOR CHOOSING GOOD DEVELOPER

CONTRACTOR SHALL PRESENT THEIR PROPOSAL WITH FOLLOWING DECIDED PARAMETERS BY OUR SOCIETY:

NO	PARAMETERS OF PRESENTATION	DEVELOPER DETAILS & INFORMATION
01	NAME & COMPANY PROFILE:	
02	OFFICIAL ADDRESS / ADDRESSES	
03	WORK EXPERIENCE IN ALL INCLUDED SPECIAL MENTION OF SIMILAR PROJECTS- LIST OF PROJECTS & COST OF PROJECTS	
04	COMPLETED SITES – IN LAST 03 YEARS, SHOULD INCLUDE ATLEAST ONE REDEVELOPMENT PROJECT.	
05	TURNOVER OF LAST 03 YEARS IN ALL AND RESIDENTIAL PROJECTS	
06	RERA REGISTRATION NUMBER	
07	NECESSARY LICENSES	
08	PROJECTS COMPLETED WITHIN KOLHAPUR	
09	LEGAL COMPLIANCES	
10	PLANNING & DESIGN, FACILITIES AND AMENITIES FOR ALL TENANTS & SPECIAL OFFER FOR EXISTING TENANTS	
11	SPECIFICATIONS OFFER FOR PROPOSAL	
12	PLAN & DESIGN PROPOSAL	
13	PERIOD OF CONTRACT	
14	LEGAL PROPOSAL	
15	ENLIST ALL THE FACILITIES TO BE PROVIDED AND ALL OFFERS TO EXISTING OTHER THAN NEW TENANTS.	
16	RENT FOR TENANTS DURING CONSTRUCTION PERIOD	
17	OFFER BENEFIT FOR EXISTING SOCIETY	