

Dear All,

Please find attached pdf files of design layout plan with a schematic section

**Brief Note: Pointers sent by Arch Vishwas Kulkarni**

- During our design process till date, we had analyzed and developed multiple design feasibility options till year 2019 during the tender process.
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- There was many other aspects which had affected the progress of the redevelopment project like recession in construction field in 2019-20, which was later followed by pandemic in 2020.
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- The real estate industry somehow got stabilised in the last quarter of 2020.
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- The major factor which has affected many aspects of construction, FSI and saleable and costs/returns, are the Unified DCPR rules of Maharashtra which arrived in December 2020 wherein overall FSI has increased with considerable relaxation in side margins for parking etc.
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- Accordingly, It was mutually decided that a new feasibility exercise would be prudent, wherein we check the repercussion of the UDCPR and validate that against the actual development potential.
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- After doing that concurrent exercise, VK: a architecture is of the expert opinion that -
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  - The benefits of UDCPR are significant
  - With increased FSI, but relaxed setbacks, we are able to consume the full (increased) potential on site in a B+LP+UP+14 floors, comfortably.
  - Accordingly, potential markups for each Tenant unit has also substantially increased to 37-55% (say: avg 45%)