

<b>AREA SUMMARY</b>					
FSI statement for plot bearing C.T.S No. 1529(pt), 1530(pt) & 1531(pt) village Bhayander, Post Bhayander, Tal. Thane.					
<b>Proposed Residential (Subject to planning)</b>					
	Ready Reckoner 2022-2023		Bhayander	Plot	16590
A		B	C	D	E
Sr. No.	Particulars		Formula/ Reference	Sqfts	Table 6(A) Sqmts
<b>Built up Area Summary</b>					
1	Area of plot (as per available information)			19375.20	1800.00
2	Deductions for				
	a	Area Under Garden Reservation	<i>Subject to Confirmation from D.P. department.</i>	0.00	0.00
	b	Road Setback		0.00	0.00
	c	Existing building plot		0.00	0.00
	d	Total Deductions		a+b+c	0.00
3	Balance Area of plot		1 minus 2d	19375.20	1800.00
4	Net Plot Area		<i>Same as 3</i>	19375.20	1800.00
7	Additions for Road setback (2 times)		<i>2b X 2 times</i>	0.00	0.00
8	Built up Area available		6 + 7	19375.20	1800.00
9	Zonal FSI Permissible as per Table No.6(A)				1.10
10	BUA available as per zonal FSI		<i>6 X 1.1 times</i>	21312.72	1980.00
11	Addition of FSI on payment of premium		<i>6 X 0.5</i>	9687.60	900.00
12	Max. permissible TDR loading (as per Road width)		<i>6 X 0.9</i>	7750.08	720.00
13	Total entitlement of FSI in the proposal				
	a		7 + 10 + 11 + 12	<b>38750.40</b>	<b>3600.00</b>
	b	Ancillary Area FSI upto 60% for residential	<i>6a X 60%</i>	23250.24	2160.00
	c	Total entitlement (a + b)	13a + 13b	62000.64	5760.00
14	Maximum utilization limit of FSI Permissible as per Road width		<i>13c X 0.6</i>	<b>62000.64</b>	<b>5760.00</b>
<b>Proposed Sale and existing area Summary</b>					
15	BUArea proposed for reaccommodation of existing tenements			16325.10	1516.64
16	BUA available for Sale (excluding staircase area)		<i>14 - 630 sqmts</i>	<b>45675.54</b>	<b>4243.36</b>
17	RERA Carpet Area		<i>15 X 0.95</i>	<b>43391.76</b>	<b>4031.19</b>
<b>Additional Construction Area</b>					
18	Construction BUA Amenity Area proposed		<i>12%</i>	7440.08	691.20

19	Total Construction Area	15 + 17	<b>53115.62</b>	<b>4934.56</b>
<b>Cost of the Project</b>				
1	Cost of construction @ Rs.3200/- per sqfts on construction area incl. GST		169969973.8	
2	Cost of construction of Parking spaces		3240000	
3	Total Cost of construction		173209973.8	
4	Authority Cost and Member Cost			
5	Rents and Corpus (Rent = Residential Rs. ___ per sqfts-/Corpus = ___ per sqfts/Rs. ___/- Shifting charges		0	
6	Rent = Residential Rs. ___ per sqfts- for 33 months incl. commission		0	
7	Corpus = ___ per sqft		0	
8	Shifting charges = Rs. ___/-		0	
9	All Premium Cost		16110997	
10	Official payments incl. Dev. Charges and Cess		36943813.21	
11	Cost of TDR (Subject to MV)		5218128	
12	Legal fees including Stamp Duty etc.		5724000	
13	Professional fees		13281010.7	
14	Other Cost at Planning Authority		9300096	
15	Miscellaneous Cost on site + GST + Marketing Cost		3489939.948	
16	Interest on 33% project cost for 2 years @ 18%		15328753.94	
17	Total Cost of the Project		<b>278606712.6</b>	
<b>Income generated from Sales</b>				
1	Income generated by Sales @ Rs.12000/- per sqfts		520701156	
3	Income generated by Sales of 35 nos. of car parkings @ Rs.800,000/- per car park		17500000	
4	Total Income generated from Sales		538201156	
5	Profit Generated from the project		<b>259594443.44</b>	

Note :- Ancillary use means any use of the premises subordinate to the principal use and incidental to the principal use and is allowed with the payment of premium.  
The above report is prepared as per documents provided and subject to changes on scrutiny of latest revenue and planning authority records including

RR			2022-23
Village		USE	
Zone	01-May	Plot	16590

CTS No.	1529, 1530, 1531	Bhayender		53000
	0	Office/Comm		54300
		Shop/Comm		71900
				54300

**PROJECT COST**

Sr. No	Main Head	Sr.No.	Sub Head	Qty Cost	Unit
A	B	C	D	E	F
1	Cost of Construction	a	Construction Cost (incl. GST)	4934.561204	sqmts
		b	Layout development cost/Parking area	1800	sqmts
		c	<b>Total Cost of Construction incl. Parking</b>		
		d	Cost escalation		%
2	Premiums & Official payments	a	Scrutiny fees	4934.561204	
		b	IOD deposit	27694.44	0
		d	<b>Development Charges</b>		
		i	Plot potential	1800	%
		ii	Residential	4243.361204	%
		iii	Commercial	0	%
			Total		
		e	<b>Staircase Premium (Subject to plans) (included in ancillary)</b>		
	<b>Premium</b>	i	Residential	630	10%
		ii	Commercial	0	
	Premium		Ancillary FSI	2160	10%
	<b>Premium</b>	f	i <b>Additional FSI</b>	900	60%
		g	<b>TDR</b>		
			Slum TDR	0	0
			General TDR (Subject to MV)	720	0
			St.Duty & Notary + Infra Dev. Charges	720	3% + 5%
			Total		
		i	Labour Cess	27694.44	%
		j	CFO Capitation fees	4934.561204	sqmts
		k	Extra Water Sewerage Charges	27694.44	sqmts
14841		l	LUC for 1.5 years	27694.44	%
	<b>Premium</b>	m	<b>Open Space Deficiency</b>		Subject to proposed plans
			<b>Total</b>		
60.26634	3 Land Cost		Stamp Duty, Property transfer etc.		
			Residential	1800	%

5	Professional fees	a	Legal advisory for property transfer docs		L.S.
		b	Designing Architect	5760	Sqmts
		c	Consulting Architect	5760	Sqmts
		d	License Surveyor	4243.361204	Sqmts
		e	Laisoning in other departments	4243.361204	Sqmts
		f	RCC Consultant	5760	Sqmts
		g	MEP Consultant	27694.44	Sqmts
		h	Landscape Consultant (as per site condi.)	1800	Sqmts
			<b>Total</b>		
6	Plan Approval Cost	a	MBMCApproval Cost	5760	Sqmts
		b	Misc. approval Cost	5760	Sqmts
		c	CFO approval Cost	5760	Sqmts
			<b>Total</b>		
7	Site Related Cost	a	Geo physical & concrete cube testing charges	169969973.8	%
		b	Minor mineral excavation royalty		L.S.
		c	Misc site related expences.	30	Months
			<b>Total</b>		
<b>Grand Total</b>					

7	Finance Cost	a	Interest on Project Cost for 18 Months (Excluding Deferrments)	258059830.6	%
		b	Interest on Deferred payment	#REF!	%



Cost/unit	Estimated Cost	50% benefit
G	H	
34444.8	169969973.8	
1800	3240000	
	<b>173209973.8</b>	A
5	8660498.688	
20	98691.22408	
300	8308332	
1	298620	
4	2815894.495	
8	0	
	<b>3114514.495</b>	
6636	0	
	0	
1659	3583440	
9954	<b>8958600</b>	
0	0	0
550	4262544	
	955584	
	<b>5218128</b>	
1	7372259.928	
65	425000	
50	1384722	
1.648	11022165.56	0
	3568957	
	<b>53054810.21</b>	
6	<b>5724000</b>	

3200

	500000	
538.2	3100032	
538.2	3100032	#REF!
53.82	228377.7	
538.2	2283777	
538.2	3100032	
0	0	
538.2	968760	
	<b>13281010.7</b>	1784478.5
1076.4	6200064	<b>B</b>
269.1	1550016	#REF!
269.1	1550016	
	<b>9300096</b>	
0.2	339939.9475	
	150000	
100000	3000000	
	<b>3489939.948</b>	
	258059830.6	<b>C</b>
18	46450769.51	
8.5	#REF!	
	#REF!	