

**TO WHOME SO EVER IT MAY CONCERNED**

Date: 05/09/2024

FEASIBILITY REPORT OF PROPOSED DEVELOPMENT ON S.NO.18 HISSA NO 4, VILLAGE BHAL, TALUKA AMBERNATH , DISTRICT THANE		
FEASIBILITY REPORT		
1	Area of Plot	1,750.50
	(Minimum area of a, b, c to be considered)	
	a) As per ownership document ( 7/12, CTS extract)	1,820.00
	b) As per measurement sheet	1,750.50
	c) As per site	
2	Deductions for	
	a) Proposed D. P. / D. P. Road widening area	62.50
	b) Any D. P. Reservation area	247.50
	<b>( Total a + b )</b>	310.00
3	Gross Area of Plot ( 1 - 2 )	1,440.50
4	Aminity space if applicable	
	a) Required	0.00
	b) Adjustment of 2(b) if any	247.50
	c) Balance proposed	
5	Balance plot area (3-4 )	1,440.50
6	Recereation Open space (if applicable)	
	a) Required	0.00
	b) Proposed	
7	Internal Road area	0.00
8	Plottable area(if applicable)	
9	Built up area with reference to Basic F. S. I. as per front road width (Sr. No. 5 x <u>1.1</u> )	1,584.55
10	Additional of FSI on payment of premium	
	a) Maximum permissible premium FSI-based on road width/TOD zone	0.00
	b) Proposed FSI on payment of Premium	0.00
11	Insitu FSI/TDR Loading	0.00
	a) In-situ area against DP ROAD [2.0 x Sr. No. 2 ( a )] if any	125.00
	b) Insitu area area against AmenitySpace if handed over [2.0 or 1.85 x Sr. No. 4 ( b ) and or c]	495.00
	c) TDR Area	0.00

	d)	<b>Total insitu/TDR loading proposed(11(a)+(b)+(c))</b>	620.00
12		Additional FSI AREA	0.00
13		Total Entitlement of FSI in proposal	
	a)	(9+10(b)+11(d) or 12 whichever is applicable	<b>2,204.55</b>
	b)	Common area of FSI upto 80% for commercial =	
		80% of 13(b)=1000/1.8X80%	71.24
	c)	Common area of FSI upto 60% for residential =	
		60% of 13©=2204.55-89.05=2115.50*60%=1269.30	1,269.30
	c)	Total entitlement (a+b)	<b>3,545.09</b>
14		Maximum utilization of F. S. I. (building potential) Permissible as per Road width { ( as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable ) x 1.6 }	<b>3,545.09</b>
15		Sale area available for residential (loading@50%) after giving to owner	<b>25,804.28</b>
16		Sale area of commercial (loading 50%)	<b>1,540.00</b>
17		The cost of construction @2500	8,62,71,579.53
18		Approval cost (official Charges)	35,10,330.00
19		KDMC & Consultants Charges	38,52,908.50
20		Registration charges	25,00,000.00
		<b>Total expences</b>	<b>9,61,34,818.03</b>
		Recovery	
21		Commercial sale area@10000 per sq.ft.	1,54,00,000.00
22		Residential Sale Area @ 5000 per sq.ft.	14,19,23,540.00
		for members	
23		<b>Total recovery</b>	<b>15,73,23,540.00</b>
24		<b>Total profit</b>	<b>6,11,88,721.97</b>
25		<b>Total Profit in Crores</b>	<b>6.12</b>

Thanking You,  
Yours Faithfully,

Ar. Madan V. Gadgil  
CA/98/23874