



CONSULTANTS

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Area statement for plot bearing F.P no. 431 Village- TPS Bandra III, WARD - H/W, Mumbai.

Area statement		
Sr No	Description	Non slum plot area in sqm
1	Area of plot	760.90
2	Less:- A) Road Set Back area	0.00
	Total Deductions	0.00
3	Balance area of plot	760.90
4	Net area of plot	760.90
5	Floor space index permissible	2.20
	ZONAL BASIC	760.90
	0.50 f.s.i. by paying premium	380.45
	0.70 TDR by paying premium	532.63
6	Total Permissible Built up Area	1673.98
	Less existing tenant area	0.00
7	Area for sale	1673.98
8	Area for Sale Including Fungible	2259.87
9	Construction Area of the Tenant bldg (add:- 50 % Loading and 35% Carpet Addition)	0.00
10	Construction Area of the Sale bldg. (add:- 50 % Loading)	3389.81

Relaxation of Premiums under 33(7B)		
1	10 sqm per Tenant(Total nos 16)	160
2	15% of existing BUA(1542.14sqm BUA)	231.32
	Whichever is more	231.32

Land rate:- Rs.180590

Area statement for plot bearing F.P no. 431 Village- TPS Bandra III, WARD - H/W, Mumbai.				
Sr No	Details	Particulars	0.00 Cost In Rs. For Tenant	2259.87 Cost In Rs. For Sale
1	Construction Area			
	Construction area of buildings in Sq.mt.		0.00	3389.81
	Construction area of buildings in Sq.ft.		0.00	36487.91
2	Direct costs			
a	Construction cost	Rs. 3500 per sft.	0.00	12.77
b	Fungible premium	35% of fungible area =363.75 x 0.50 x R.R.Rate	0.00	5.29
c	additional fsi premium	380.45 x 0.35 x R.R.Rate	0.00	3.44
	additional TDR premium	(532.63 - 231) X 10.764 X 5000	0.00	1.62
d	Staircase Premium	15% of sale BUA x R.R. Rate x 25%	0.00	1.53
e	Scrutiny Fees	Rs. 74 Per Sq.mt. x BUA	0.00	0.02
f	IOD Deposit	Rs. 1 Per Sq.ft. x BUA	0.00	0.01
g	Debris Removal	Rs. 2 Per Sq. ft. x BUA or 45000	0.00	0.01
h	Development Charges BUA	Sale BUA x R.R. Rate x 4%	0.00	1.63
i	Development Charges For land	Plot area x R.R. Rate x 1%	0.00	0.14
j	Labour Insurance	Proposed BUA X 1% construction cost	0.00	0.00
k	Open Space Deficiency	Sale BUA x R.R. Rate x 30% X 25%	0.00	3.06
l	C.F.O. Fess	Rs. 53 Per Sq.mt.	0.00	0.02
m	Nocs and Remarks fees	Rs.100 per Sq.ft. x Construction Area	0.00	0.36
n	Out off expenss	Rs.200 per Sq.ft. x Construction Area	0.00	0.73
p	Rent	Residential Rs.100 per Sq.ft	0.00	0.00
q	Corpus	Rs.1500 per Sq.ft	0.00	0.00
r	Brokerage one time Rent	One time rent	0.00	0.00
s	Shifting	One time rent	0.00	0.00
p	Land cost		0.00	0.00
	Total Direct costs		0.00	30.63
3	Indirect expenses			
a	Architectural Fees (Design + Liasoning)	Rs. 150 Per Sq.ft. x construction area	0.00	0.55
b	Other Consultant Fees (RCC and MEP)	Rs. 50 Per Sq.ft. x construction area	0.00	0.36
	Total indirect costs		0.00	0.91
	Project cost of direct and indirect expenses		0.00	31.55
A	Grand total of the project costs including all expenses	Cost in CR	61.55	61.55
B	Interest on total cost	(Total Project Cost X 0.85 X 13% X 1.5 years)	10.20	10.20
C	Bank processing fees - 1% of Loan Amount	(Total Project Cost X 0.85 X 1%)	0.52	0.52
D	Grand total of the project costs including interset	(A+ B + C) = D	72.27	72.27
E	Sale income of the project in cr	Sale Carpet area (BUA X 10.764 / 1.10)	22113.88	22113.88
F	Market rate considered For Residential	Rate / sft	35000.00	40000.00
G	Receipt from Sale Residential		77.40	88.46
H	Profit in cr	(I) + (L) - (D)	5.13	16.19
I	Parking Profit in Cr.	Parkings 23 Nos. x 1000000	2.30	2.30
J	Total Profit in Cr.		7.43	18.49

37.66455

R.R.RATE	180590
Fungible	585.89

Exsiting Carpet 634.7
 Rate 35000
 Total in CR 23.9116878 Approx 25 Cr
 25 Cr Considere for Outright

12.07%

30%

48%