

Suman Tulsiani CHS		
AAC		15.02.2025
Plot Information		
Sr.No.	Title	Description / Particulars
1	Name of Society	Suman CHS Vorseova
2	Project Address	Plot bearing CTS. Nos. 1/147, 1/148 of village Oshiwara situated in K/W ward, Mumbai
3	Area of Plot	4484.40 sq.mts
4	plot No.	Nil
5	C.T.S. No.	1/147, 1/148
6	No. of Existing Members	133
7	Width of Abutting Road	9.00 mt wide road
8	Total Carpet Area of existing members	9113.71 sq.mts
For Cluster 33(9) Scheme- Area extrapolated to 6000 Sq.M		
Member Areas etc calculated at Prorata basis		



Suman Tulsiani CHS

Developer led

SIN O	Description / Particulars	parameters		remark
			Value	
	33(7) : Extra Rehab Residential area After minimum eligible		0%	2b*0% (variable)
	33(12) : Extra Rehab Residential area After minimum eligible		0%	2b*0% (variable)
	33(9) : Extra Rehab Residential area After minimum eligible		20%	2b*20% (variable)
	33(11) : Extra Rehab Residential area After minimum eligible		0%	2b*0% (variable)
4	Commercial percentage		0%	0% of 3c
5	Parking area @25 sqm per car		25.00	Proposed car parks*25
6	Cost of construction per sqft-residential		4,000.00	Rs 3500/- per sqft : (6g-6f)*3500*4f2
7	Cost of construction per sqft-commercial		3,000.00	Rs 3000/- per sqft : (6g-6f)*3000*4f4
8	Cost of construction per sqft-parking		2,000.00	Rs 2000/- per sqft : 6f*2000
9	Cost of construction per sqft-PAP		2,800.00	Rs 2800/- per sqft : 6h*2800
10	Consultants fees (Rs 200/- per sqft construction area)		200.00	200*(6g+6h)
11	Miscellaneous costs @ % of cost of construction (brokerage, legal charges, admin charges, marketing etc assumed)		10%	5% of sum 7a1:7c
12	Rent @ Rs 80/- per sqft for 36 months		2,880.00	80*4a*36
13	Shifting charges @ Rs 20,000/- per member Twice		20,000.00	5a*20,000*2
	Brokerage - @ 1 months per member		80.00	80*4a
14	Sale rate - residential		38,000.00	
15	sale rate - commercial		80,000.00	
16	Corpus		4,000.00	1000*4a



Suman Tulsiani CIS

Sr.no	Flat No.	Carpet Area		Add Incentive area for this regulation	Total carpet area	Total carpet area with fungible
		(In sq.ft)	(In sq.mts)			
1	A/101	670	62.24	9.34	71.58	96.63
2	A/102	477	44.31	6.65	50.96	68.80
3	A/103	477	44.31	6.65	50.96	68.80
4	A/201	670	62.24	9.34	71.58	96.63
5	A/202	477	44.31	6.65	50.96	68.80
6	A/203	477	44.31	6.65	50.96	68.80
7	A/301	670	62.24	9.34	71.58	96.63
8	A/302	477	44.31	6.65	50.96	68.80
9	A/303	477	44.31	6.65	50.96	68.80
10	A/401	670	62.24	9.34	71.58	96.63
11	A/402	477	44.31	6.65	50.96	68.80
12	A/403	477	44.31	6.65	50.96	68.80
13	A/501	670	62.24	9.34	71.58	96.63
14	A/502	477	44.31	6.65	50.96	68.80
15	A/503	477	44.31	6.65	50.96	68.80
16	A/601	670	62.24	9.34	71.58	96.63
17	A/602	477	44.31	6.65	50.96	68.80
18	A/603	477	44.31	6.65	50.96	68.80
19	A/701	670	62.24	9.34	71.58	96.63
20	A/702	477	44.31	6.65	50.96	68.80
21	A/703	477	44.31	6.65	50.96	68.80
22	B/101	477	44.31	6.65	50.96	68.80
23	B/102	477	44.31	6.65	50.96	68.80
24	B/103	477	44.31	6.65	50.96	68.80
25	B/104	477	44.31	6.65	50.96	68.80
26	B/201	477	44.31	6.65	50.96	68.80
27	B/202	477	44.31	6.65	50.96	68.80
28	B/203	477	44.31	6.65	50.96	68.80
29	B/204	477	44.31	6.65	50.96	68.80
30	B/301	477	44.31	6.65	50.96	68.80
31	B/302	477	44.31	6.65	50.96	68.80
32	B/303	477	44.31	6.65	50.96	68.80
33	B/304	477	44.31	6.65	50.96	68.80
34	B/401	477	44.31	6.65	50.96	68.80
35	B/402	477	44.31	6.65	50.96	68.80
36	B/403	477	44.31	6.65	50.96	68.80
37	B/404	477	44.31	6.65	50.96	68.80
38	B/501	477	44.31	6.65	50.96	68.80
39	B/502	477	44.31	6.65	50.96	68.80
40	B/503	477	44.31	6.65	50.96	68.80
41	B/504	477	44.31	6.65	50.96	68.80
42	B/601	477	44.31	6.65	50.96	68.80
43	B/602	477	44.31	6.65	50.96	68.80
44	B/603	477	44.31	6.65	50.96	68.80
45	B/604	477	44.31	6.65	50.96	68.80
46	B/701	477	44.31	6.65	50.96	68.80
47	B/702	477	44.31	6.65	50.96	68.80
48	B/703	477	44.31	6.65	50.96	68.80
49	B/704	477	44.31	6.65	50.96	68.80
50	C/101	670	62.24	9.34	71.58	96.63
51	C/102	477	44.31	6.65	50.96	68.80
52	C/103	477	44.31	6.65	50.96	68.80
53	C/201	670	62.24	9.34	71.58	96.63
54	C/202	477	44.31	6.65	50.96	68.80
55	C/203	477	44.31	6.65	50.96	68.80
56	C/301	670	62.24	9.34	71.58	96.63
57	C/302	477	44.31	6.65	50.96	68.80
58	C/303	477	44.31	6.65	50.96	68.80
59	C/401	670	62.24	9.34	71.58	96.63
60	C/402	477	44.31	6.65	50.96	68.80
61	C/403	670	62.24	9.34	71.58	96.63
62	C/501	477	44.31	6.65	50.96	68.80



63	C/503	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
64	C/601	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
65	C/602	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
66	C/603	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
67	C/701	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
68	C/702	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
69	C/703	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
70	T/101	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
71	T/102	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
72	T/103	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
73	T/104	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
74	T/201	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
75	T/202	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
76	T/203	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
77	T/204	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
78	T/301	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
79	T/302	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
80	T/303	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
81	T/304	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
82	T/401	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
83	T/402	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
84	T/403	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
85	T/404	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
86	T/501	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
87	T/502	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
88	T/503	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
89	T/504	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
90	T/601	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
91	T/602	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
92	T/603	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
93	T/604	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
94	T/701	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.10	75%
95	T/702	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
96	T/703	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
97	T/704	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
98	T/801	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
99	T/802	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
100	T/803	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
101	T/804	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
102	T/901	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
103	T/902	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.10	75%
104	T/903	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
105	T/904	477	44.31	6.65	50.96	60.00	20%	77.66	1	740.51	75%
106	T/1001	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
107	T/1002	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
108	T/1003	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
109	T/1004	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
110	T/1101	670	62.24	9.34	71.58	96.63	20%	109.08	3	1,040.18	75%
111	T/1102	670	62.24	9.34	71.58	96.63	20%	109.08	3	1,040.18	75%
112	T/1103	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
113	T/1104	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
114	T/1201	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
115	T/1202	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
116	T/1203	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
117	T/1204	477	44.31	6.65	50.96	60.00	20%	77.66	1	740.54	75%
118	T/1301	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
119	T/1302	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
120	T/1303	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
121	T/1304	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
122	T/1401	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
123	T/1402	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
124	T/1403	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
125	T/1404	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
126	T/1501	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
127	T/1502	670	62.24	9.34	71.58	96.63	20%	109.08	2	1,040.18	75%
128	T/1503	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
129	T/1504	477	44.31	6.65	50.96	68.80	20%	77.66	1	740.54	75%
130	T/1601	670	62.24	9.34	71.58	96.63	20%	109.08	2	740.54	75%



131	T/1602	670	62.24	9.34	71.58	96.63		20%	109.08	2	1,040.18	75%
132	T/1603	477	44.31	6.65	50.96	68.80		20%	77.66	1	740.54	75%
133	T/1604	477	44.31	6.65	50.96	68.80		20%	77.66	1	740.54	75%
134		670	62.24	9.34	71.58	96.63		20%	109.08	2	1,040.18	75%
Total Residential		72,217.00	6,709.12	1,006.37	7,715.49	10,415.91			11,757.74	177	112,117	101

13,168.67

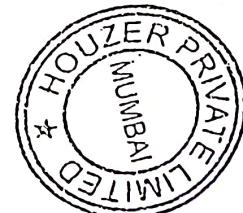
	Extra CA for the extra plot area introduced	24407.30	2267.49	340.12	2607.62	3520.28		20%	3973.78	60		34
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**For Cluster Plot
of 6000 Sqm**



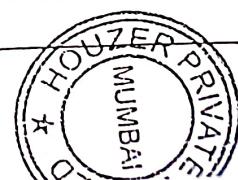
AAC

FSI Area Statement - for Residential Re-development as per DC Regn. No. 33(9).				
Sr. No.	Description / Particulars	Area		Remarks
		In sqm	In sq.ft	
A1	Area of plot as per P.R.Card	-	-	As per P.R.Card
A2	Area of plot as per Physical Survey	6,000.00	64,584.00	As per client information Ingent plot area considered for FSI calculations
A	Total area of plot	-	-	Traced from D.P.Remarks. Subject to actual
B	Deductions for :-	-	-	Information provided by clients
b1	Road Set-back	-	-	
b2	Road Set-back	-	-	
b3	Reservations for playground	-	-	[b4 = b1 + b2 + b3]
b4	Total Area under deduction	6,000.00	64,584.00	[C = A - b4]
C	Balance Plot Area	300.00	3,229.20	D = c x 5%
D	Amenity Area (POS) to be handed over to MCGM as per Regn. No. 14(A)	5,700.00	61,354.80	[E = C - D]
E	Net Plot Area	1,140.00	12,270.96	[F = E x 20%]
F	Physical Provision of 20% RG	4,560.00	49,083.84	[G = E - F]
G	Balance Area of Plot	-	-	
D	OPTION - I	-	-	
D1	Rehab B.U.A.	10,662.49	114,771.05	As per information given by clients
D2	Total Rehab BUA including 15% additional	12,261.86	131,986.71	D2 = D1 + [D1 x 15%] (As per table A of Regn 33(9) of DCPR 2034)
D3	Plot area eligible for FSI 4	6,000.00	64,584.00	As per A (Cross plot area)
D4	Permissible FSI as per FSI 4 @	4.00	4.00	as per clause rule 33(9) of DCPR- 2034
D6	Total permissible FSI as per 33 (9)	24,000.00	258,336.00	D5 = D3X D4
E	OPTION - II	-	-	
E1	Ready Reconer RATE for the Plot bearing C.T.S. No. 568, 569, 570 L ward village Kurla 3, for the year 2024-25 (LR)	120,300.00	-	Construction Cost per Sq.M. as per ASR- 2024-25
E2	Construction Cost per Sq.M. as per ASR-20-21 (RC)	30,250.00	-	E3 = E1 / E2
E3	BASIC RATIO (LR/RC)	3.98	-	E3 = D2
E4	Rehab B.U.A.	12,261.86	131,986.71	E8= E7 X 105%
E5	incentive FSI @ 105% on existing Rehab BUA	12,874.96	138,586.05	E6 = E4 + E5
E6	Total permissible BUA with incentive as per Table B of Rule 33(9) of DCPR- 2034	25,136.82	270,572.76	
F	(OPTION - II < OPTION - I) Hence Option - I Is permissible	25,136.82	270,572.76	
F1	Rchab B.U.A.	12,261.86	131,986.71	As per D2
F2	Add fungible area on rehab X 35%	4,291.65	46,195.35	F2= F1 x 35% [As per DC Regn. No. 31(3)]
F3	Total Rehab B.U.A Including Fungible	16,553.52	178,182.06	F3 = F1 + F2
F4	Surplus Built up Area	-	-	F4 = F - E6
F5	Surplus B.U.A developer share	-	-	F5 = F4 X 45% (As per table C of Regn 33(9) of DCPR 2034)
F6	Surplus B.U.A Mhada share	-	-	F6 = F4 X 55% (As per table C of Regn 33(9) of DCPR 2034)
C	Sale B.U.A.	12,874.96	138,586.05	G = F - F1
H	Add 35% fungible area on sale	4,506.24	48,505.12	H = C x 35% [As per DC Regn. No. 31(3)]
I	Total Sale B.U.A Including Fungible	17,381.19	187,091.16	I = G + H
J	Total Rehab + Mhada Surplus (excluding fungible) + Sale B.U.A. (Including fungible)	33,934.71	365,273.23	J = F3 + F6 + I
K	Total Saleable Carpet Including Fungible	15,801.08	170,082.88	K = (Sale BUA including fungible)/110



Statutory Payments / Municipal Dues for proposed Residential Development					
Sr.No.	Description / Particulars	Figure	Unit	Remarks	
F1	Ready Reckoner Rate	120,300	Rs/- per sqm	ASR 2024-2025, Zone No. 107 subzone 107/514	
F2	Scrutiny Fees, IOD Deposit, Debris Deposit, Revalidation fees, Internal Staircase if any, AVS Premium, CFO NOC, etc. @ 3% of Construction Cost	575.3	Rs in Lakhs	$[F2 = \text{Lumpsum (variable)} - \text{considered at 3\% of construction cost}]$	
F3	Development Charges for Land Component	-	Rs in Lakhs	$[F3 = \text{plot area} \times \text{RRR} \times 1\%]$	
F4	Development Charges for Bldg. Component	1,633	Rs in Lakhs	$[F4 = \text{Total BUA} \times \text{RRR} \times 4\%]$	
F5	Permium for Additional FSI	-	Rs in Lakhs	Mandatory, Regn. 30(A)(6)	
F6	Compulsory 20% Slum TDR	-	Rs in Lakhs	$[F6 = m5-j2 \times 20\% \times 62.5\% \times \text{RRR}]$	
F7	Balance 80% TDR from Open Market	-	Rs in Lakhs	$[F7 = m5-j2 \times 80\% \times 32\% \times \text{RRR}]$	
F8	Fungible Compensatory Area Premium	2,711	Rs in Lakhs	$[F8 = \text{Fungible area} \times \text{RRR} \times 50\%]$	
F9	Staircase, Lift, Lift Lobby Premium	2,041	Rs in Lakhs	$[F9 = \text{Total BUA} \times 20\% \times \text{RRR} \times 25\%]$	
F10	Development Cess	1,359	Rs in Lakhs	$[F10 = (\text{Total BUA} - \text{Net plot area}) \times \text{RRR} \times 4\%]$	
F11	Open Space Deficiency Premium	147	Rs in Lakhs	$[F11 = D14 \text{ (below)} \times 10\%]$	
F12	Debris Deposit	0.45	Rs in Lakhs	Subject to Max. Rs. 45,000/-	
F13	Labour Cess	103	Rs in Lakhs	$[F13 = \text{Total BUA} \times \text{Rs. 30250/-} \times 1\%]$	
F14	Land Under Construction for 03 years (Variable (-))	1,701	Rs in Lakhs	$[F14 = \text{Total BUA} \times \text{RRR} \times 1.389\% \times 3 \text{ years}]$	
F15	Extra water /sewerage charges (Rs. 300+Rs. 210)	260	Rs in Lakhs	$[F15 = \text{Total BUA} \times 1.5 \times 510/-]$	
F17	Bank Guarantee	25	Rs in Lakhs	As per Plot Area	
F18	5% contingencies on construction cost	-	Rs in Lakhs	$[F18 = \text{Total BUA in sq.ft} \times 1.5 \times \text{Rs 3500} \times 5\%]$ - Variable	
F19	Total Municipal Dues / Statutory Payments	10,554	Rs in Lakhs	$[F18 = \text{Sum of F2 to F17}]$	
		106	Rs in Crores		

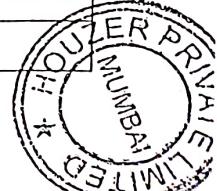
Open Space Deficiency Premium					
Sr.No.	Description / Particulars	Figure	Unit	Remarks	
d1	Gross Built-up Area	33,935	sqm	As per [P]	
d2	Built-up Area as per FSI 1.00	5,700	sqm	As per [j1]	
d3	Balance BUA for Open Space Deficiency	28,235	sqm	$[d3 = d1 - d2]$	
d4	Built-up Area as per Add. FSI & TDR	-	sqm	As per [j2 + j3]	
d5	BUA as per Fungible	4,506	sqm	As per [k4 + n2]	
d6	Built-up Area considered for Deficiency	25,451	sqm	$[d6 = d1 \times 30\%]$	
d7	Percentage under [d4]	-	%	$[d7 = d4 / d3 \times 100]$	
d8	Percentage under [d5]	16	%	$[d8 = d5 / d3 \times 100]$	
d9	Deficiency Area under [d4]	-	sqm	$[d9 = d6 \times d7]$	
d10	Deficiency Area under [d5]	4,062	sqm	$[d10 = d6 \times d8]$	
d11	O.S.Deficiency Premium under [d4]	-	Rs in Lakhs	$[d11 = d9 \times \text{RRR} \times 25\% \times 10\%]$	
d12	O.S.Deficiency Premium under [d5]	1,222	Rs in Lakhs	$[d12 = d10 \times \text{RRR} \times 25\%]$	
d13	Total Open Space Deficiency Premium	1,222	Rs in Lakhs	$[d13 = d11 + d12]$	
d14	Add Telescopic % Rate for Premium	1,466	Rs in Lakhs	$[d14 = d13 \times 1.20]$ Additional Premium @ 20% for Deficiency between 50-70%	



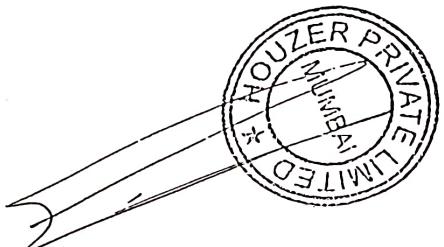
NOTES:
• No. of Tenants / Members considered as per List provided irrespective of their Common areas if any in actual being used at site.
• Carpet/Built up Area of tenements calculated as given in the list provided which is subject to actual records of Assessment Dept. / Inspection extract, existing site conditions, etc.
• The latest remarks from D.P., R.L., Survey, etc. shall have to be referred from planning and feasibility point of view.
• The statement prepared is subject to verification of the exact existing carpet areas of the tenants including their respective pro rata common carpet areas.
• The Statement is the perspective of our findings as per the information provided and analysis the same with prevailing practice and norms of the DCPR-2034.



Suman Tulsiani CHS		Developer led		15.02.2025
SINO	Description / Particulars	Area		remark
		In sqm	In sqft	
2)	REHAB AREA			
2a	Rehab Residential	6,709.12	72,217.00	from society
2b	Existing Carpet area	7,514.22	80,883.04	2a*1.12
2c	Existing Rehab BUA (CA*1.12)	8,641.35	93,015.50	2b*1.15
2d	BUA with additional 15%	11,665.82	125,570.92	2c+(35% of 2c)
2e	BUA with 35% Fungible	1,502.84	16,176.61	2b*20% (variable)
2f1	Extra rehab area above minimum eligible	13,168.67	141,747.53	2d+2e
2f2	Proposed rehab BUA			(2f1-2b)/2b
2f2	Effective Percentage increase in BUA		75%	
3)	SALE AREA			
3a	BUA for Sale	16,495.47	177,557.26	1d-2b
3b	35% Fungible	5,773.42	62,145.04	35% of 3a
3c	Total Sale BUA (with fungible) without extra given to rehab above minimum eligible	20,766.04	223,525.70	3a+3b-2e
3d	Sale commercial BUA	-	-	0% of 3c
3e	sale commercial CA	-	-	3d/1.2
3f	sale residential BUA	20,766.04	223,525.70	3c-3d
3g	Total permissible CA for sale (BUA/1.12)	18,541.11	199,576.52	3f/1.12
3h	Total RERA CA for sale (CA*1.04)	19,282.76	207,559.58	3g*1.04
4)	PROPOSED AREAS			
4a	Existing Rehab CA	6,709.12	72,217.00	2a
4b	Proposed additional area	5,048.62	54,343.29	4c-4a
4c	Proposed rehab CA	11,757.74	126,560.29	2f1/1.12
4d	Proposed rehab BUA	13,168.67	141,747.53	2f1=4c*1.12
4e	Proposed Sale BUA	20,766.04	223,525.70	3c=1e-4d
4f1	Total proposed residential BUA	33,934.71	365,273.23	2f1+3f
4f2	Percentage of total residential area		100%	4f1/1e * 100
4f3	Total proposed non-residential BUA	-	-	3d
4f4	Percentage of total non-residential area		0%	4f3/1c * 100
4f	Total proposed BUA	33,934.71	365,273.23	4e+4d
5)	PARKING REQUIREMENT			
5a1	Rehab units proposed rehab units of size upto 45 sqm CA	-		
5a2	proposed rehab units of size 45sqm to 60 sqm CA	-		
5a3	proposed rehab units of size 60sqm to 90 sqm CA	91		
5a4	proposed rehab units of size Above 90 sqm CA	42		
5a	No of rehab units Rehab Parking requirements-residential	133		sum 5a1:5a4
5b1	1 car per 4 units of CA upto 45 sqm	-		5a1/4
5b2	1 car per 2 units of CA 45 sqm to 60 sqm	-		5a2/2
5b3	1 car per 1 units of CA 60 sqm to 90 sqm	91		5a3/1
5b4	2 cars per unit of CA 90 sqm and more	84		5a4*2
5b	No. of car parks reqd.	175		sum 5b1:5b4
5c	10% Visitors parking	18		10% of 5b
5d	total No. of car parks reqd. as per DC Rules Sale Units	193		5b+5c
5e	Assume 50% of sale residential as 90 sqm CA	54		50% of 3h/180
5f	Assume 50% of the sale residential as 120sqm CA	80		50% of 3h/120
5g	No.of sale units Sale Parking requirement-residential	134		5e+5f
5h	No. of car parks reqd. as per DC Rules	268		5g*2
5i	10% Visitors parking	27		10% of 5h
5j	total No. of car parks reqd.	295		5h+5i
5k	Sale Parking requirement-Commercial 1 car per 40 sqm upto 800 sqm of BUA and 1 car per 80 sqm for the rest	-		3d/40
5l	Total car parking spaces (rehab + sale)	487		5d+5j+5k
5m	Total proposed car parking spaces (rehab + sale)	487		5i*1.0
5n	Total number of residential units	267		5a+5f
5o	No. of Units for PAP share of size 27.88 sqm CA	-		1c/(27.88*1.2)



5p	Car parks for PAP	-	-	5o/4
6)	CONSTRUCTION AREA	-	-	
6a	Area of Staircase / passages etc. (BUA * 1.2)	40,721.65	438,327.87	4f*1.2
6b	Permissible Fitness center (2% of perm. BUA)	502.74	5,411.46	2% of 1d
6c	Society office (20 sqm)	20.00	215.28	minimum requirement
6d	Utilities and services (4% of perm. BUA)	1,005.47	10,822.91	4% of 1d
6e	Refuge area (4% of BUA above 24m height)	1,357.39	14,610.93	4% of 7 floors assuming 12 residential floors- because of height restriction
6f	Parking area @25 sqm per car	12,177.44	131,077.98	Proposed car parks*25
6g	Total construction area	55,784.69	600,466.42	sum 6a:6f
6h	PAP share	-	-	1c*1.5
7)	PROJECT COST		In crores	
7a-1	Cost of construction per sqft-residential		187.76	Rs 3500/- per sqft : (6g-6f)*3500*4f2
7a-2	Cost of construction per sqft-commercial		-	Rs 3000/- per sqft : (6g-6f)*3000*4f4
7a-3	Cost of construction per sqft-parking		26.22	Rs 2000/- per sqft : 6f*2000
7b	Cost of mechanised parking (Rs 75,000 per car)		3.65	5m*75000
7c	Cost of construction per sqft-PAP		-	Rs 2800/- per sqft : 6h*2800
7d	Add GST @ 18%		39.17	18% of sum 7a1:7c
7e	Statutory cost		105.54	from key inputs
7f	Consultants fees (Rs 200/- per sqft construction area)		12.01	200*(6g+6h)
7g	Miscellaneous costs @ % of cost of construction (brokerage, legal charges, admin charges, marketing etc assumed)		21.76	5% of sum 7a1:7c
7h	Add GST @ 10%		6.08	18% of 7f+7g
7i	Rent @ Rs 80/- per sqft for 36 months		20.80	80*4a*36
7j	Shifting charges @ Rs 20,000/- per member Twice		0.53	5a*20,000*2
7k	Brokerage - @ 1 months per member		0.58	80*4a
7l	Corpus		28.89	1000*4a
7m	Stamp duty @6% of Market rate on the extra area		12.39	4b*8b*6%
7n	Registration @ Rs 30,000/- pcr member		0.40	5a*30,000
7o	GST @ 5% of market rate on the Rehab area		24.05	4c*8b*5%
7p	Project Cost		489.82	sum 7a1:7o
7q	Contingency 5% of project cost		24.49	5% * 7p
7r	Total Project Cost (without loan)	514.31		7p+7q
7s	Interest on loan of 30% of Project cost for 24 months @15% (assumption)		46.29	30% of 7r *0.15*24/12
7t	Grand Total Project Cost	560.60		7r+7s
8)	REALISATION			
8a	rearea for sale-residential		207,559.58	3h
8b	Sale rate		38,000.00	variable
8c	realisation-residential		788.73	8a*8b
8a2	CA for sale-commercial		-	3e
8b2	Sale rate		80,000.00	variable
8c2	realisation-commercial		21.43	8a2*8b2
8d	Realisation - selling of sale car parks		810.15	5h*0.08 :sale car park @ 8 lakhs
8e	Total realisation		249.56	8c+8d
8f	profit (in crores)		44.52	8e-7t
8g	profit percentage			percentage of 8f from 7t



The entire sheet is variable

Developer led

SIN	Description / Particulars	parameters Value	remark
33(7)	Extra Rehab Residential area After minimum eligible	0%	2b*0% (variable)
33(12)	Extra Rehab Residential area After minimum eligible	0%	2b*0% (variable)
33(9)	Extra Rehab Residential area After minimum eligible	20%	2b*% (variable)
33(11)	Extra Rehab Residential area After minimum eligible	0%	2b*0% (variable)
4	Commercial percentage	0%	0% of 3c
5	Parking area @25 sqm per car	25.00	Proposed car parks*25
6	Cost of construction per sqft-residential	3,400.00	Rs /- per sqft : (6g-6f)*D12*4f2
7	Cost of construction per sqft-commercial	3,000.00	Rs 3000/- per sqft : (6g-6f)*3000*4f4
8	Cost of construction per sqft-parking	2,000.00	Rs 2000/- per sqft : 6f*2000
9	Cost of construction per sqft-PAP	2,800.00	Rs 2800/- per sqft : 6h*2800
10	Consultants fees - per sqft construction area)	200.00	200*(6g+6h)
11	Miscellaneous costs @ 3% of cost of construction (brokerage, legal charges, admin charges, marketing etc assumed)	3%	3% of sum 7a1:7c
12	Rent @ Rs 80/- per sqft for 36 months	2,880.00	80*4a*36
13	Shifting charges @ Rs 15,000/- per member Twice	15,000.00	5a*15,000*2
	Brokerage - @ 1 months per member	80.00	80*4a
14	Sale rate - residential	38,000.00	
15	sale rate - commercial	80,000.00	
16	Corpus	4,000.00	1000*4a



33(12)B

minimum eligible area - residential					
Sr.no	Flat No.	Carpet Area (in sq.ft)		Total carpet area	Total carpet area with fungible
		(in sq.ft)	(in sq.mts)	(in sq.mts)	(in sq.mts)
1	A/101	670	62.24	62.24	84.03
2	A/102	477	44.31	44.31	59.82
3	A/103	477	44.31	44.31	59.82
4	A/201	670	62.24	62.24	84.03
5	A/202	477	44.31	44.31	59.82
6	A/203	477	44.31	44.31	59.82
7	A/301	670	62.24	62.24	84.03
8	A/302	477	44.31	44.31	59.82
9	A/303	477	44.31	44.31	59.82
10	A/401	670	62.24	62.24	84.03
11	A/402	477	44.31	44.31	59.82
12	A/403	477	44.31	44.31	59.82
13	A/501	670	62.24	62.24	84.03
14	A/502	477	44.31	44.31	59.82
15	A/503	477	44.31	44.31	59.82
16	A/601	670	62.24	62.24	84.03
17	A/602	477	44.31	44.31	59.82
18	A/603	477	44.31	44.31	59.82
19	A/701	670	62.24	62.24	84.03
20	A/702	477	44.31	44.31	59.82
21	A/703	477	44.31	44.31	59.82
22	B/101	477	44.31	44.31	59.82
23	B/102	477	44.31	44.31	59.82
24	B/103	477	44.31	44.31	59.82
25	B/104	477	44.31	44.31	59.82
26	B/201	477	44.31	44.31	59.82
27	B/202	477	44.31	44.31	59.82
28	B/203	477	44.31	44.31	59.82
29	B/204	477	44.31	44.31	59.82
30	B/301	477	44.31	44.31	59.82
31	B/302	477	44.31	44.31	59.82
32	B/303	477	44.31	44.31	59.82
33	B/304	477	44.31	44.31	59.82
34	B/401	477	44.31	44.31	59.82



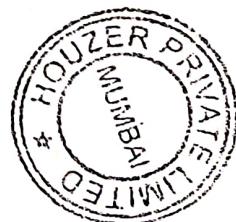
35	B/402	477	44.31	44.31	59.82	643.95
36	B/403	477	44.31	44.31	59.82	643.95
37	B/404	477	44.31	44.31	59.82	643.95
38	B/501	477	44.31	44.31	59.82	643.95
39	B/502	477	44.31	44.31	59.82	643.95
40	B/503	477	44.31	44.31	59.82	643.95
41	B/504	477	44.31	44.31	59.82	643.95
42	B/601	477	44.31	44.31	59.82	643.95
43	B/602	477	44.31	44.31	59.82	643.95
44	B/603	477	44.31	44.31	59.82	643.95
45	B/604	477	44.31	44.31	59.82	643.95
46	B/701	477	44.31	44.31	59.82	643.95
47	B/702	477	44.31	44.31	59.82	643.95
48	B/703	477	44.31	44.31	59.82	643.95
49	B/704	477	44.31	44.31	59.82	643.95
50	C/101	670	62.24	62.24	84.03	904.50
51	C/102	477	44.31	44.31	59.82	643.95
52	C/103	477	44.31	44.31	59.82	643.95
53	C/201	670	62.24	62.24	84.03	904.50
54	C/202	477	44.31	44.31	59.82	643.95
55	C/203	477	44.31	44.31	59.82	643.95
56	C/301	670	62.24	62.24	84.03	904.50
57	C/302	477	44.31	44.31	59.82	643.95
58	C/303	477	44.31	44.31	59.82	643.95
59	C/401	670	62.24	62.24	84.03	904.50
60	C/402	477	44.31	44.31	59.82	643.95
61	C/403	670	62.24	62.24	84.03	904.50
62	C/501	477	44.31	44.31	59.82	643.95
63	C/503	477	44.31	44.31	59.82	643.95
64	C/601	670	62.24	62.24	84.03	904.50
65	C/602	477	44.31	44.31	59.82	643.95
66	C/603	477	44.31	44.31	59.82	643.95
67	C/701	670	62.24	62.24	84.03	904.50
68	C/702	477	44.31	44.31	59.82	643.95
69	C/703	477	44.31	44.31	59.82	643.95
70	T/101	477	44.31	44.31	59.82	643.95
71	T/102	477	44.31	44.31	59.82	643.95
72	T/103	477	44.31	44.31	59.82	643.95
73	T/104	477	44.31	44.31	59.82	643.95
74	T/201	670	62.24	62.24	84.03	904.50
75	T/202	670	62.24	62.24	84.03	904.50



76	T/203	477	44.31	44.31	59.82	643.95
77	T/204	477	44.31	44.31	59.82	643.95
78	T/301	477	44.31	44.31	59.82	643.95
79	T/302	477	44.31	44.31	59.82	643.95
80	T/303	477	44.31	44.31	59.82	643.95
81	T/304	477	44.31	44.31	59.82	643.95
82	T/401	670	62.24	62.24	84.03	904.50
83	T/402	670	62.24	62.24	84.03	904.50
84	T/403	477	44.31	44.31	59.82	643.95
85	T/404	477	44.31	44.31	59.82	643.95
86	T/501	670	62.24	62.24	84.03	904.50
87	T/502	670	62.24	62.24	84.03	904.50
88	T/503	477	44.31	44.31	59.82	643.95
89	T/504	477	44.31	44.31	59.82	643.95
90	T/601	670	62.24	62.24	84.03	904.50
91	T/602	670	62.24	62.24	84.03	643.95
92	T/603	477	44.31	44.31	59.82	643.95
93	T/604	477	44.31	44.31	59.82	904.50
94	T/701	670	62.24	62.24	84.03	904.50
95	T/702	670	62.24	62.24	84.03	643.95
96	T/703	477	44.31	44.31	59.82	643.95
97	T/704	477	44.31	44.31	59.82	904.50
98	T/801	670	62.24	62.24	84.03	904.50
99	T/802	670	62.24	62.24	84.03	643.95
100	T/803	477	44.31	44.31	59.82	643.95
101	T/804	477	44.31	44.31	59.82	904.50
102	T/901	670	62.24	62.24	84.03	904.50
103	T/902	670	62.24	62.24	84.03	643.95
104	T/903	477	44.31	44.31	59.82	643.95
105	T/904	477	44.31	44.31	59.82	904.50
106	T/1001	670	62.24	62.24	84.03	904.50
107	T/1002	670	62.24	62.24	59.82	643.95
108	T/1003	477	44.31	44.31	59.82	643.95
109	T/1004	477	44.31	44.31	84.03	904.50
110	T/1101	670	62.24	62.24	84.03	904.50
111	T/1102	670	62.24	62.24	59.82	643.95
112	T/1103	477	44.31	44.31	59.82	643.95
113	T/1104	477	44.31	44.31	84.03	904.50
114	T/1201	670	62.24	62.24	84.03	904.50
115	T/1202	670	62.24	62.24	59.82	643.95
116	T/1203	477	44.31	44.31	643.95	



117	T/1204	477	44.31	44.31	59.82	643.95
118	T/1301	670	62.24	62.24	84.03	904.50
119	T/1302	670	62.24	62.24	84.03	904.50
120	T/1303	477	44.31	44.31	59.82	643.95
121	T/1304	477	44.31	44.31	59.82	643.95
122	T/1401	670	62.24	62.24	84.03	904.50
123	T/1402	670	62.24	62.24	84.03	904.50
124	T/1403	477	44.31	44.31	59.82	643.95
125	T/1404	477	44.31	44.31	59.82	643.95
126	T/1501	670	62.24	62.24	84.03	904.50
127	T/1502	670	62.24	62.24	84.03	904.50
128	T/1503	477	44.31	44.31	59.82	643.95
129	T/1504	477	44.31	44.31	59.82	643.95
130	T/1601	670	62.24	62.24	84.03	904.50
131	T/1602	670	62.24	62.24	84.03	904.50
132	T/1603	477	44.31	44.31	59.82	643.95
133	T/1604	477	44.31	44.31	59.82	643.95
134		670	62.24	62.24	84.03	904.50
Total Residential area		72,217.00	6,709.12	6,709.12	9,057.32	97,492.95



Proposed Residential Re-development on Plot bearing CTS. Nos. 1/147, 1/148 of village Oshiwara situated in K/W ward, Mumbai

FSI Area Statement - for Residential Re-development as per DC Regn. No. 30(A), Table 12 & 33(7)(B) and 33(12)(B)				
Sr.No.	Description / Particulars	Area		Remarks
		In sqm	In sq.ft	
A1	Area of plot as per P.R.Card	-	-	As per P.R.Card
A2	Area of plot as per Physical Survey	-	-	As per client information
A	Total area of plot	4,488.40	48,313.14	Stringent plot area considered for FSI calculations
B	Deductions for :-			
b1	Road Set-back	-	-	Traced from D.P. Remarks. Subject to actual demarcation
b2	Road Set-back	-	-	Information provided by clients
b3	Reservations for playground	-	-	
b4	Total Area under deduction	-	-	[b4 = b1 + b2 + b3]
C	Balance Plot Area	4,488.40	48,313.14	[C = A - b4]
D	Amenity Area (POS) to be handed over to MCGM as per Regn. No. 14(A)	224.42	2,415.66	D = c x 5%
E	Net Plot Area	4,263.98	45,897.48	[E = C - D]
F	Physical Provision of 20% RG	852.80	9,179.50	[F = E x 20%]
G	Balance Area of Plot	3,411.18	36,717.98	[G = E - F]
H	Permissible Floor Space Index			
h1	Permissible FSI	1.00		As per Col. 4 of Table 12
h2	Additional Premium FSI	0.50		As per S.no II (iii) of Table 12, on payment of premium @ 50% of ASR
h3	Addmissible TDR	0.70		As per S.no II (iii) of Table 12:- Road Width between 12.00 and 18.00 m
I	Total Permissible FSI	2.20		[h4 = h1 + h2 + h3]
J	Permissible Built-up Area			
j1	BUA as per FSI	4,488.40	48,313.14	[j1 = C x h1]
j2	BUA as per 0.50 Add. FSI	2,244.20	24,156.57	[j2 = C x h2]
j3	BUA as per 0.70 TDR	3,141.88	33,819.20	[j3 = C x h3]
K	Total Permissible Built-up Area	9,874.48	106,208.90	[K = j1 + j2 + j3]
L	Rehab Area Statement			
I1	Existing residential carpet area	6,709.12	72,217.00	Existing carpet area as per client information
I2	Existing Rehab Residential BUA	8,050.95	86,660.40	[I2 = I1 x 1.2]
I3	Existing Rehab Non-Residential carpet area	-	-	Existing carpet area as per client information
I4	Existing Rehab Non-Residential BUA	-	-	[I4 = I3 x 1.2]
I5	Total Existing Rehab BUA	8,050.95	86,660.40	[I5 = I2 + I4]
I6	Fungible FSI @ 35%	2,817.83	30,331.14	[I6 = I5 x 35%] As per DC Regn. No. 31(3)
I7	Total Rehab Area including Fungible	10,868.78	116,991.54	[I7 = I5 + I6]
M	Incentive Area Statement / Self Generated BUA			
m1	Permissible Additional Incentive BUA @ 15% of Rehab BUA	1,207.64	12,999.06	[m1 = I5 x 15%] as per DC Regn. No. 33(7)(B)
or m2	Permissible Additional Incentive BUA @ 10.00 sqm per tenement	1,330.00	14,316.12	[m2 = 133 nos. x 10.00 sqm] as per DC Regn. No. 33(7)(B)
m3	Additional BUA against handing over of Road Set-back	-	-	As per Regn 32 (4), Table 12-A of DCPR 2034
m4	Additional BUA against P.O.S	448.84	4,831.31	As per Regn 32 (4), Table 12-A of DCPR 2034
N	Sale Component			
n1	Area for Sale Component	1,823.53	19,628.50	[n1 = k - I5]
n2	Perm. Fungible Compensatory Area	638.24	6,869.98	[n2 = n1 x 35%]
n3	Additional BUA against road setback	-	-	[n3 = m3]
n4	Perm Fungible Compensatory FSI	-	-	[n4 = n3 x 35%] As per DC Regn. No. 31(3)
n5	Total Sale BUA Including Fungible	2,461.77	26,498.48	[n5 = n1 + n2 + n3 + n4]
n6	Total Sale BUA for 33(7)(B) and 33(12)(B) without Fungible	5,863.09	63,110.33	[n4 = n1 + n3 + Q3]
n7	Total Sale BUA for 33(7)(B) and 33(12)(B) including Fungible	7,915.17	85,198.94	[n5 = n4 x 1.35]
O1	Residential Sale area at 100% Fungible area (Resi)	5,863.09	63,110.33	[O1 = n1 - O3]
O2	Commercial Sale area at 0% of Sale area	2,052.08	22,088.61	[O2 = O1 x 35%]
O3	Fungible area (Comm)	-	-	[O3 = n1 x 0%]
O4	Gross Built-up Area Including Fungible (Rehab + Sale)	13,330.55	143,490.02	[O4 = O3 x 35%]
P				[P = k7 + n3]
Q	Additional area calculation with Regn 33(12)(B) of DCPR 2034			



Q1	BUA available under Regn. 33(12)(B) of DCPR-2034 on NET Plot Area	8,079.12	86,963.65	Q1 = (C x 4) - K
Q2	Permissible BUA for PAP	4,039.56	43,481.82	Q2 = Q1 x 50%
Q3	Permissible Incentive BUA for Sale	4,039.56	43,481.82	Q3 = Q1 x 50%
Q4	Fungible on Incentive sale BUA	1,413.85	15,218.64	Q4 = Q3 x 35%
Q5	Total Sale BUA as per 33(12)(B)	5,453.41	58,700.46	Q5 = Q3 + Q4
Q6	Actual Permissible Built up Area in Regn. 33(12)(B) of DCPR-2034 Without Fungible	8,079.12	86,963.65	Q6 = Q2 + Q3
Q7	Permissible Plot Potential with Regn. 33(7) and 33(12)(B) of DCPR-2034	17,953.60	193,252.55	Q7 = J4 + Q6
Q8	Permissible FSI	4.00		Q8 = Q7 / E
Q9	Total Sale B.U.A Including Fungible	7,915.17	85,198.94	Q9 = n3 + Q5
Q10	Total Rehab + Sale B.U.A. under Regn 33(7) & 33(12)(B) of DCPR-2034 (including fungible & PAP)	22,823.51	245,672.30	Q10 = P + Q2 + Q5
Q11	Total Saleable Carpet Including Fungible (RERA)	7,195.61	77,453.58	Q11 = Q9 x 100 / 110

Total no of PAP tenements to be proposed

121



Statutory Payments / Municipal Dues for proposed Residential Development				
Sr.No.	Description / Particulars	Figure	Unit	Remarks
F1	Ready Reckoner Rate	120,300.0	Rs/- per sqm	ASR 2024-2025, Zone No. 13 subzone 13/98
F2	Scrutiny Fees (Considered once)	86.6	Rs in Lakhs	[F2 = Total Construction area x Rs 253/-]
F3	CFO Service Fees	51.9	Rs in Lakhs	[F3 = Construction area x Rs 151.50/-]
F4	CFO Scrutiny Fees	35.3	Rs in Lakhs	[F4 = Construction area x Rs 103/-]
F5	IOD Deposit	2.5	Rs in Lakhs	[F5 = Total BUA x 10.764 x Re 1/-]
F6	Debris Deposit	0.5	Rs in Lakhs	[F6 = Maximum Rs 45000/-]
F7	Development Charges for Land Component	54.0	Rs in Lakhs	[F7 = Plot area x RRR x 1%]
F8	Development Charges for Bldg. Component	1,098.3	Rs in Lakhs	[F8 = Gross Resi BUA x RRR x 4%]
F9	Development Charges for Bldg. Component (Comm)	-	Rs in Lakhs	[F9 = Gross Comm BUA x RRR x 8%]
F10	Permium for Additional FSI	1,349.9	Rs in Lakhs	[F10 = Additional FSI area x RRR x 50%]
F11	Compulsory 20% Slum TDR	447	Rs in Lakhs	[F11 = (J3-m2-m4) x 20% x 125% x RRR]
F12	Balance 80% TDR from Open Market	929	Rs in Lakhs	[F12 = (J3-m2-m4) x 80% x 65% x RRR]
F13	Fungible Compensatory Area Premium (Resi)	1,234.3	Rs in Lakhs	[F13 = Resi Fungible area x RRR x 50%]
F14	Fungible Compensatory Area Premium (Comm)	-	Rs in Lakhs	[F14 = Comm Fungible area x RRR x 60%]
F15	Staircase, Lift, Lift Lobby Premium (Resi)	1,372.8	Rs in Lakhs	[F15 = Resi BUA x 20% x RRR x 25%]
F16	Staircase, Lift, Lift Lobby Premium (Comm)	-	Rs in Lakhs	[F16 = Comm BUA x 20% x RRR x 50%]
F17	Development Cess	259.2	Rs in Lakhs	[F17 = (Add FSI + TDR) x RRR x 4%]
F18	Open Space Deficiency Premium	581.9	Rs in Lakhs	[F18 = Gross BUA X 510/-]
F19	Labour Cess	103.6	Rs in Lakhs	[F19 = Construction area x Rs. 30250/- x 1%]
F20	Land Under Construction for 03 years (Variable (-))		Rs in Lakhs	[F20 = Base FSI X RRR X 1.389% X 3 years]
F21	Extra water /sewerage charges	198.6	Rs in Lakhs	[F21 = Const area X 580/-]
F22	PCO charges	38.0	Rs in Lakhs	[F22 = Construction area x Rs 37/- x 3 years]
F23	Bank Guarantee	8.0	Rs in Lakhs	As per Plot Area
F25	Total Municipal Dues / Statutory Payments	7,674.9	Rs in Lakhs	[F17 = Sum of F2 to F16]
		76.7	Rs in Crores	

Open Space Deficiency Premium



Sr.No.	Description / Particulars	Figure	Unit	Remarks
d1	Gross Built-up Area	22,823.5	sqm	As per [P]
d2	Built-up Area as per FSI 1.33	4,488.4	sqm	As per [J1]
d3	Balance BUA for Open Space Deficiency	18,335.1	sqm	[d3 = d1 - d2]
d4	Built-up Area as per Add. FSI & TDR	5,386.1	sqm	As per [j2 + J3]
d5	BUA as per Fungible	2,052.1	sqm	As per [k6 + n2]
d6	Built-up Area considered for Deficiency	11,411.8	sqm	[d6 = d1 x 50%]
d7	Percentage under [d4]	29.4	%	[d7 = d4 / d3 x 100]
d8	Percentage under [d5]	11.2	%	[d8 = d5 / d3 x 100]
d9	Deficiency Area under [d4]	3,352.3	sqm	[d9 = (d6 x d7)/100]
d10	Deficiency Area under [d5]	1,277.2	sqm	[d10 = (d6 x d8)/100]
d11	O.S.Deficiency Premium under [d4]	100.8	Rs in Lakhs	[d11 = d9 x RRR x 25% x 10%]
d12	O.S.Deficiency Premium under [d5]	384.1	Rs in Lakhs	[d12 = d10 x RRR x 25%]
d13	Total Open Space Deficiency Premium	484.9	Rs in Lakhs	[d13 = d11 + d12]
d14	Add Telescopic % Rate for Premium	581.9	Rs in Lakhs	[d14 = d13 x 1.20] Additional Premium @ 20% for Deficiency between 50-70%

NOTES:

- No. of Tenants / Members considered as per List provided irrespective of their Common areas if any in actual being used at site.
- Carpet/Built up Area of tenements calculated as given in the list provided which is subject to actual records of Assessment Dept. / Inspection extract, existing site conditions, etc.
- The latest remarks from D.P., R.L., Survey, etc. shall have to be referred from planning and feasibility point of view.
- The statement prepared is subject to verification of the exact existing carpet areas of the tenants including their respective pro rata common carpet areas.
- The Statement is the perspective of our findings as per the information provided and analysis the same with prevailing practice and norms of the DCPR-2034.



Suman Tulsiani - Developer led

SINO	Description / Particulars	Area		remark
		In sqm	In sqft	
2)	REHAB AREA			from society 2a*1.12 35% of 2b 2b+2c 2b*0% (variable) 2d+2e (2f1-2b)/2b
2a	Rehab Residential			
2b	Existing Carpet area	6,709.12	72,217.00	
2b	Existing Rehab BUA (CA*1.12)	7,514.22	80,883.04	
2c	Fungible	2,629.98	28,309.06	
2d	BUA with 35% Fungible	10,144.19	109,192.10	
2e	Extra rehab area above minimum eligible	-	-	
2f1	Proposed rehab BUA	10,144.19	109,192.10	
2f2	Effective Percentage increase in BUA		35%	
3)	SALE AREA			
3a	BUA for Sale	6,399.82	68,887.69	1d-2b
3b	35% Fungible	2,239.94	24,110.69	35% of 3a
3c	Total Sale BUA (with fungible) without extra given to rehab above minimum eligible	8,639.76	92,998.38	3a+3b-2e
3d	Sale commercial BUA	-	-	0% of 3c
3e	sale commercial CA			3d/1.2
3f	sale residential BUA	8,639.76	92,998.38	3c-3d
3g	Total permissible CA for sale (BUA/1.12)	7,714.07	83,034.27	3f/1.12
3h	Total RERA CA for sale (CA*1.04)	8,022.63	86,355.64	3g*1.04
4)	PROPOSED AREAS			
4a	Existing Rehab CA	6,709.12	72,217.00	2a
4b	Proposed additional area	2,348.19	25,275.95	4c-4a
4c	Proposed rehab CA	9,057.32	97,492.95	2f1/1.12
4d	Proposed rehab BUA	10,144.19	109,192.10	2f1-4c*1.12
4e	Proposed Sale BUA	8,639.76	92,998.38	3c=1e-4d
4f1	Total proposed residential BUA	18,783.95	202,190.48	2f1+3f
4f2	Percentage of total residential area		100%	4f1/1e * 100
4f3	Total proposed non-residential BUA	-	-	3d
4f4	Percentage of total non-residential area		0%	4f3/1e * 100
4f	Total proposed BUA	18,783.95	202,190.48	4e+4d
5)	PARKING REQUIREMENT			
	Rehab units	in numbers		
5a1	proposed rehab units of size upto 45 sqm CA	-		
5a2	proposed rehab units of size 45sqm to 60 sqm CA	91		
5a3	proposed rehab units of size 60sqm to 90 sqm CA	42		
5a4	proposed rehab units of size Above 90 sqm CA	-		
5a	No of rehab units	133		sum 5a1:5a4
	Rehab Parking requirements-residential	In numbers		
5b1	1 car per 4 units of CA upto 45 sqm	-		5a1/4
5b2	1 car per 2 units of CA 45 sqm to 60 sqm	46		5a2/2
5b3	1 car per 1 units of CA 60 sqm to 90 sqm	42		5a3/1
5b4	2 cars per unit of CA 90 sqm and more	-		5a4*2
5b	No. of car parks reqd.	88		sum 5b1:5b4
5c	10% Visitors parking	9		10% of 5b
5d	total No. of car parks reqd. as per DC Rules	96		5b+5c
	Sale Units	In numbers		



5e	Assume 50% of sale residential as 90 sqm CA	22		50% of 3h/180
5f	Assume 50% of the sale residential as 120sqm CA	33		50% of 3h/120
5g	No.of sale units	56		5e+5f
	Sale Parking requirement-residential			
5h	No. of car parks reqd. as per DC Rules	111		5g*2
5i	10% Visitors parking	11		10% of 5h
5j	total No. of car parks reqd.	123		5h+5i
	Sale Parking requirement-Commercial			
5k	1 car per 40 sqm upto 800 sqm of BUA and 1 car per 80 sqm for the rest	-		3d/40
5l	Total car parking spaces (rehab + sale)	219		5d+5j+5k
5m	Total proposed car parking spaces (rehab + sale)	219		5l*1.0
				5a+5f
5n	Total number of residential units	189		
5o	No. of Units for PAP share of size 27.88 sqm CA	-		1c/(27.88*1.2)
5p	Car parks for PAP	-		5o/4
6)	CONSTRUCTION AREA			
6a	Area of Staircase / passages etc. (BUA * 1.2)	22,540.74	242,628.58	4f*1.2
6b	Permissible Fitness center (2% of perm. BUA)	278.28	2,995.41	2% of 1d
6c	Society office (20 sqm)	20.00	215.28	minimum requirement
6d	Utilities and services (4% of perm. BUA)	556.56	5,990.83	4% of 1d
6e	Refuge area (4% of BUA above 24m height)	751.36	8,087.62	4% of 7 floors assuming 12 residential floors-because of height restriction
6f	Parking area @25 sqm per car	5,470.45	58,883.93	Proposed car parks*25
6g	Total construction area	29,617.40	318,801.65	sum 6a:6f
6h	PAP share	6,059.34	65,222.74	1c*1.5
7)	PROJECT COST			In crores
7a-1	Cost of construction per sqft-residential	3,400.00	88.37	Rs /- per sqft : (6g-6f)*D12*4f2
7a-2	Cost of construction per sqft-commercial		-	Rs 3000/- per sqft : (6g-6f)*3000*4f4
7a-3	Cost of construction per sqft-parking		11.78	Rs 2000/- per sqft : 6f*2000
7b	Cost of mechanised parking (Rs 75,000 per car)		1.64	5m*75000
7c	Cost of construction per sqft-PAP		18.26	Rs 2800/- per sqft : 6h*2800
7d	Add GST @ 18%		21.61	18% of sum 7a1:7c
7e	Statutory cost		76.75	from key inputs
7f	Consultants fees - per sqft construction area)	175.00	7.68	200*(6g+6h)
7g	Miscellaneous costs @ 3% of cost of construction (brokerage, legal charges, admin charges, marketing etc assumed)		3.60	3% of sum 7a1:7c
7h	Add GST @ 18%		2.03	18% of 7f+7g
7i	Rent @ Rs 80/- per sqft for 36 months		20.80	80*4a*36
7j	Shifting charges @ Rs 15,000/- per member Twice		0.40	5a*15,000*2
7k	Brokerage - @ 1 months per member		0.58	80*4a
7l	Corpus	1,000.00	7.22	1000*4a
7m	Stamp duty @6% of Market rate on the extra area		5.76	4b*8b*6%
7n	Registration @ Rs 30,000/- per member		0.40	5a*30,000
7o	GST @ 5% of market rate on the Rehab area		18.52	4c*8b*5%



7p	Project Cost		285.41	sum 7a1:7o
7q	Contingency 5% of project cost		14.27	5% * 7p
7r	Total Project Cost (without loan)		299.68	7p+7q
7s	Interest on loan of 30% of Project cost for 24 months @15% (assumption)		26.97	30% of 7r *0.15*24/12
7t	Grand Total Project Cost		326.65	7r+7s
8)	REALISATION			
8a	rera area for sale-residential		86,355.64	3h
8b	Sale rate		38,000.00	variable
8c	realisation-residential		328.15	8a*8b
8a2	CA for sale-commercial		-	3e
8b2	Sale rate		80,000.00	variable
8c:2	realisation-commercial		-	8a2*8b2
8d	Realisation - selling of sale car parks		8.91	5h*0.08 ;sale car park @ 8 lakhs
8e	Total realisation		337.07	8c+8d
8f	profit (in crores)		10.42	8e-7t
8g	profit percentage		3.19	percentage of 8f from 7t

