

BEST SANMAN CHSL

BRIEF ON PROJECT FEASIBILITY

PLOT POTENTIAL

1. Plot Area	: 12,437.17 SqM.
2. Deduction for AOS	: 743.72 SqM.
3. Net Plot Area	: 11,693.45 SqM.
4. Road Width	: 12.20 Mtrs
5. Plot Area for FSI calculation	: 12,437.17 SqM.
6. Permissible FSI	: 3.00
7. Permissible BUA	: 37,311.51 SqM.
8. Additional 1 FSI for Plot size greater than 4,000 SqM. & 18 Mtr Road	: 12,437.17
9. Prorata per tenant	: 0.00 SqM.
10. No of Tenants	: 200 Nos.
11. Permissible Prorata BUA	: 00.00 SqM.
12. Total Permissible BUA	: 49,748.68 SqM.
13. Less Commercial BUA	: 5,665.93 SqM
14. Balance Area for Residential	: 44,082.75 SqM
15. Permissible 35% Fungible -Resi	: 15,428.96 SqM.
16. Permissible 35% Fungible -Comm	: 1,983.07 SqM.
17. Total BUA including Fungible	: 67,160.72 SqM. i.e., 7,22,917.97 SqFt
18. Permissible approx. RERA CA	: 61,055.20 SqM i.e., 6,57,198.15 SqFt

Note: Separate deduction of AOS will not be applicable in case of Approval of Mhada layout with amenity.

Existing Area & Proposed Offer:

1. Existing Carpet Area	: A Type 32.36 SqM & B Type 44.47 SqM.
2. No of tenants	: 80 Nos for A Type & 120 Nos for B type.
3. Proposed Carpet Area	: 65.53 SqM for A Type & 90.05 SqM for B Type i.e. 705.35 SqFt & 969.32 SqFt respectively. Total BUA for existing members 19,258.24 SqM.
4. Balance BUA for Sale Resi	: 40,253.48 SqM (4,33,288.48 SqFt)
5. Balance BUA for Sale Comm.	: 7649.00 SqM (82,333.84 SqFt)
6. Carpet Area for Sale Resi	: 36,594.07 SqM (3,93,898.62 SqFt)
7. Carpet Area for Sale Comm	: 6953.64 SqM (74,848.94 SqFt)

FSI PAYMENTS:

Ready Reckoner 2022-23: 58,390/- SqM

FSI PAYMENTS			
A	PREMIUM CHARGES FOR RESIDENTIAL	RS.in cr.	66.96
B	PREMIUM CHARGES FOR COMMERCIAL	RS.in cr.	6.62
C	FUNGIBLE PREMIUM RESIDENTIAL	RS.in cr.	36.21
D	FUNGIBLE PREMIUM COMMERCIAL	RS.in cr.	6.95
E	PREMIUM CHARGES FOR ADDITIONAL 1 FSI	RS.in cr.	43.57
F	STAIRCASE PREMIUM	RS.in cr.	6.13
TOTAL APPROX. FSI PAYMENTS		RS.in cr.	166.43

GOVERNMENT PREMIUMS:

GOVERNMENT PREMIUM PAYMENTS – A2			
A	PREMIUM/ INFRASTRUCTURE CHARGES TO MHADA	RS.in cr.	16.80
B	PREMIUM FOR RG RELOCATION @ 10% OF RR ON RG AREA OF 1865.00 SQM	RS.in cr.	1.09
C	RG CAPITALIZED LEASE RENT	RS.in cr.	0.34
D	RG ADVANCE LEASE RENT	RS.in cr.	1.31
E	SCRUTINY FEES & DEBRIS REMOVAL	RS.in cr.	0.013
F	LAYOUT APPROVAL FEES+WATER DEPOSIT	RS.in cr.	0.12
G	SCRUTINY FEES 128 RS/SQMT FOR RESI. 243 RS/SQMT FOR COMM	RS.in cr.	0.95
H	IOD DEPOSIT (10.764/SQMT)	RS.in cr.	0.07
I	DEBRIS DEPOSIT & BG	RS.in cr.	0.45
J	DEVLOPMENT CHARGES LAND COMP. (1% OF.R. R LAND)	RS.in cr.	0.73
K	DEVLOPMENT CHARGES BLDG. COMP. (4% OF R.R. LAND)	RS.in cr.	13.90
L	DEVLOPMENT CHARGES BLDG. COMP. (8% OF R.R. LAND)	RS.in cr.	3.57
M	LABOUR WELFARE CESS 30250 x 1 % x A-14	RS.in cr.	4.06
N	PREMIUM FOR OPEN SPACE DEFICIENCY	RS.in cr.	31.86
O	C.C. COMPLIANCE (CFO CAPITATION FEES & NOC, EETC NOC, MOEF NOC, HRC NOC, TREE NOC, CIVIL AVIATION NOC, SWD NOC, SWM NOC, SP & SO REMARKS, HE NOC, AEWV REMARKS, NO DUES FROM HE-SEWERAGE & AEWV, ROYALTY, PCO CHARGES ETC.)	RS.in cr.	14.46
P	LUC PREMIUM CALCULATED FOR 3 YEARS	RS.in cr.	14.20
Q	WATER & SEWERAGE CHARGES	RS.in cr.	4.94
TOTAL APPROX. GOVERNMENT PREMIUMS		RS.in cr.	108.88

CONSTRUCTION & IMPLEMENTATION COST:

CONSTRUCTION & IMPLEMENTATION CHARGES – A3			
A	AVG. CONSTRUCTION COST @ 3500/ SQFT. A-14 x 90% LOADING AREA	RS.in cr.	480.74
B	CONSULTANTS		
	DESIGN ARCHITECT		
	LIOASONING ARCHITECT		
	R.C.C., CFO, LANDSCAPE, LIST, PARKING & MEP	RS.in cr.	31.90
	FINANCIAL CONSULTANT		
	LEGAL & RERA CONSULTANT		
	PROJECT MANAGEMENT CONSULTANT, STAKE HOLDER MANAGER		
	CONSTRUCTION MANAGEMENT CONSULTANT		
C	AVERAGE RENT RESIDENTIAL @ 93 RS PER SQ.FT. FOR 48 MONTHS (BASE RENTAL RATE OF INR 80/- SQFT WITH 10% ESCALATION FOR 48 MONTHS)	RS.in cr.	38.08
D	CORPUS FUND @ 1800 PER SQ.FT.	RS.in cr.	15.36
E	STAMP DUTY	RS.in cr.	9.99
F	GST ON REHAB	RS.in cr.	12.79
G	OTHER COST (MHADA- MB)	RS.in cr.	22.12
H	OTHER COST (MHADA- SPA)	RS.in cr.	14.46
I	GST ON CONSTRUCTION & CONSULTANTS COST @ 18%	RS.in cr.	92.28
	TOTAL CONSTRUCTION & IMPLEMENTATION COST	RS.in cr.	717.72

SUMMARY OF EXPENSES:

SUMMARY OF EXPENSES		
TOTAL FSI CHARGES PAYMENTS – A1	RS.in cr.	166.43
TOTAL GOVERNMENT PREMIUM PAYMENTS – A2	RS.in cr.	108.88
TOTAL CONSTRUCTION & IMPLEMENTATION COST – A3	RS.in cr.	717.72
GRAND TOTAL (A1 + A2 + A3)	RS.in cr.	975.03
INTEREST COST@ 15 % ON 33 % OF GRAND TOTAL FOR 30 MONTHS	RS.in cr.	122.89
TOTAL COST INCLUDIG INTEREST	RS.in cr.	1115.91

RECOVERY:

RECOVERY FOR DEVELOPER		
RERA CARPET AREA FOR SALE RESIDENTIAL	IN SQ.FT.	3,93,898.62
RERA CARPET AREA FOR SALE COMMERCIAL	IN SQ.FT.	74,848.94
NO OF PARKING FOR SALE		721.00
MARKET RATE FOR RESIDENTIAL	RS.	30,000/-
MARKET RATE FOR COMMERCIAL		45,000/-
MARKET RATE FOR PARKING	RS.	7,00,000/-
APPX. RECOVERY FROM RESIDENTIAL	RS.in cr.	1181.7
APPX. RECOVERY FROM COMMERCIAL	RS.in cr.	336.82
APPX. RECOVERY FROM PARKING	RS.in cr.	50.47
RECOVERY	RS.in cr.	1568.99
NET PROFIT	RS.in cr.	453.07
PROFIT IN %		40.60%
PROJECT COST PER SQ.FT. WITH INTEREST		23,806/-
PROJECT COST PER SQ.FT. WITHOUT INTEREST		21,184/-

BENEFITS TO MEMBERS:

BENEFITS TO MEMBERS					
DESCRIPTION	NO OF FLATS	EXISTING CARPET AREA INC. BAL (SQFT)	PROPOSED MOFA CARPET AREA WITH 202.50% ADDITIONAL AREA(SQFT)	AVG. MONTHLY RENT @ INR 93/- SQFT	CORPUS @ INR 1800/- SQFT
A TYPE FLATS	80	348.32	705.35	₹ 32,394.04	₹ 6,26,981.47
B TYPE FLATS	120	478.67	969.32	₹ 44,516.78	₹ 8,61,615.14