

B. H. Wadhwa & Co.

• ARCHITECTS • ENGINEERS • SURVEYOURS
R. C. C. SPECIALISTS

TEL. OFF : 2528 8185

RES. : 2528 4090

Mob.: 9820048766

A-1, WADHWA BUNGLOW,
C.T.S. NO. 1210, OFF 10TH
ROAD, BEHIND JAIN TEMPLE,
CHEMBUR, MUMBAI - 400 071.

E-mail : architectwadhwa@gmail.com

F) Estimated Cost for various Professionals:-

We will need services of following Professionals

- a) Architect.
- b) Designing Architect.
- c) R.C.C. Consultant.
- d) P.M.C.
- e) Soil Investigating Professional Agency.
- f) Advocate/Solicitors.
- g) Any other Consultant if need arises.

Assume Professional Fees for all the consultants.

@ 8% of total estimated cost of construction = 144,00,00,000/- x 8% = 11,52,00,000/-.....(F)

Total Estimated cost of Project

= (A)+(B)+(C)+(D)+(E)+(F)

= 14,36,41,000 + 42,50,29,000 + 23,97,52,000 + 71,26,13,000 + 144,00,00,000 + 11,52,00,000

= Rs. /- 307,62,35,000/- **Say 308 Crores.**

Cost per Sq.mt. = 308,00,00,000/33098=Rs.93056/- per sq.mt.= Say Rs.8646/- per sq.ft.

17. Initially, let us assume to give 50% additional carpet area and 01 car parking space for each member and construct a Tower for rehabilitation of one building and balance area for sale of small one BHK flats in garden area.

Note :- To prepare tentative proposed building plan in R.G. area, etc. Total station survey have to be carried out.

18. Total Rehabilitation area required for entire society:-

- Existing area = 8287.29 sq.mt.
- Add 50% extra = 4143.64 sq.mt.
- = 12431.00 sq.mt

Tentative Balance free sale carpet area 33098.00 x 0.85=28133.00-12431.00=**15702.00** sq.mt.

Assume selling rate for carpet area @ Rs.26,000/- per Sq.mt.

Reg. No. With Council
of Architects
CA/82/7288

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Wadhwa Bungalow, C.S.T. No.1210,