

B. H. Wadhwa & Co.

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

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Date :19.02.2020

PROJECT FEASIBILITY IN CASE OF REDEVELOPMENT UNDERTAKEN BY DEVELOPER						
Sr.No	Details	Option 1	Option 2	Option 3	Option 4	Option 5
1	Plot Area as per Total station Survey	9410.88	9410.88	9410.88	9410.88	9410.88
2	Proposed BUA	30173.65	30173.65	30173.65	30173.65	30173.65
3	Permissible Carpet Area	25650.00	25650.00	25650.00	25650.00	25650.00
4	Existing Carpet Area (Sq.mt)	8472.40	8472.40	8472.40	8472.40	8472.40
5	Additional Carpet for Members (%)	30.00%	35.00%	40.00%	45.00%	50.00%
6	New Carpet area proposed for members	11015.00	11438.00	11862.00	12285.00	12709.00
7	Carpet Area available for sale (Sq.mt)	14635.00	14212.00	13788.00	13365.00	12941.00
8	Rate (Carpet Area) (Rs.)	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
9	Construction Area (Sq.mt)	42244.00	42244.00	42244.00	42244.00	42244.00
10	Construction Cost (Rs.)	131,72,93,300	131,72,93,300	131,72,93,300	131,72,93,300	131,72,93,300
11	BMC Premiums /TDR/FSI cost (Rs.)	136,74,64,500	136,74,64,500	136,74,64,500	136,74,64,500	136,74,64,500
12	Charges towards Professional Fees.	10,53,83,500	10,53,83,500	10,53,83,500	10,53,83,500	10,53,83,500
13	Provision for interest	20,00,00,000	20,00,00,000	20,00,00,000	20,00,00,000	20,00,00,000
14	Total Estimated Expenses	299,01,41,300	299,01,41,300	299,01,41,300	299,01,41,300	299,01,41,300
15	Contingencies(5%)	14,95,07,065	14,95,07,065	14,95,07,065	14,95,07,065	14,95,07,065
16	Total Estimated Project Cost	313,96,48,365	313,96,48,365	313,96,48,365	313,96,48,365	313,96,48,365
17	Total Estimated Sale Value	472,59,34,200	458,93,39,040	445,24,20,960	431,58,25,800	417,89,07,720
18	Total Estimated Profit	158,62,85,835	144,96,90,675	131,27,72,595	117,61,77,435	103,92,59,355