

B. H. Wadhwa & Co.

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- viii) Deficiency for welfare of Premium in Open Spaces @ 25% of SDRR.
- ix) Staircase, Lift, Lift area premium @ 25% of SDRR.
- x) Stamp duty of purchase of TDR.
- xi) Capitation fee to C.F.O. for obtaining NOC.
- xii) Several scrutinizes fees for obtaining several remarks, civil aviation N.O.C. etc.

Payments for all above items can be worked out only after finalization plans.

Let us assume Rs.1500/- per Sq.ft. as cost of all above items on proposed area.

Proposed F.S.I. area = 30173.65 sq.mt.

Cost $30173.65 \times 1500 \times 10.764 = \text{Rs.} 48,71,97,331.04/-$ Say Rs. 48,71,97,400/-

There will be out of Pocket Expenses for several departments. Assume Rs.500/- per Sq.ft. as expenses on this account.

Amount involved $30173.65 \times 500 \times 10.764 = \text{Rs.} 16,23,94,584.30/-$ Say Rs.16,23,94,600/-

Total Charges/Expenses = Rs. 48,71,97,400 + Rs.16,23,94,600 = **64,95,92,000/-**.....(D)

Total cost of F.S.I. + TDR + Fungible area + BMC Premiums i.e. (A+B+C+D) = **Rs.136,74,64,500/-**

E Construction Cost:-

Area involved for construction have been worked out hereinabove item No.18(vi).

This have been worked out to:- $1.40 \times 30173.65 = 42243.11 \text{ sq.mt}$

i) Estimated Construction Cost @ Rs.30,000/- per Sq.mt. for most modern amenities:-
 $42243.11 \text{ sq.mt.} \times 30,000.0 = \text{Rs.} 126,72,93,300$(i)

(ii) Add cost for Lifts, Generator etc for all towers = Rs. 5,00,00,000.....(ii)

Total Cost (i) + (ii) = **Rs.131,72,93,300/-**.....(E)

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 = $131,72,93,300/- \times 8\% = \text{Rs.} 10,53,83,500/-$(F)