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 = 137,29,00,000/- x 8% = **10,98,32,000/-**...............(F)

**Total Estimated cost of Project**

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

= 13,95,19,200 + 24,66,69,100 + 22,09,32,900 + 67,24,48,700 + 137,29,00,000 + 10,98,32,000

= Rs. 2,76,23,01,900/- **Say 276 Crores.**

Cost per Sq.mt. = 2760000000/31236 = Rs. 88,360/- per sq.mt.= Say Rs. 8,209/- per sq.ft.

17. We have proposed to give 70% 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 flats in garden area.

18. Total Rehabilitation area required for entire society:-

- Existing area                          =        8472.40 sq.mt.
- Add 70% extra                        =        5930.68 sq.mt.
                                               =        14403.08 sq.mt

Tentative Balance free sale carpet area  31236 x 0.85 = 26550.60 - 14403.08 = **12147.52** sq.mt.
Assume selling rate for carpet area @ Rs.26,000/- per Sq.mt.

| | | | |
|---|---|---|---|
| Sale price = 12462.21 x 10.764 x 26000 | = | Rs.339,96,53,537/- |
| | Say | = | Rs.**339,96,53,600/-** |
| Less expenses for project | | = | Rs.276,00,00,000/- |
| | | | -------------------------------- |
| Balance Amount | | = | Rs.63,96,53,600/-  Say 64 Crores |

This will take care of corpus amount, Assessment taxes during construction period, Interest etc.

Thanking You
Yours Faithfully

(B.H.Wadhwa)
Architect & Engineer