21.10.2022

Raghukul Co. Op. Hsg. Soc. Ltd., CTS NO. 32, GUT NO. 53 Part, village Parsik, Kalwa, Thane (w)

Option IIb - Incentive on complete authorized area:

Area Statement - 1.1 FSI + 1.15 TDR + 0.50 Premium FSI + 0.50 Incentive on existing authorized area + 5% Green Incentive + (60% & 80% Ancillary area FSI) (Protection of FSI of Existing authorised area considered within maximum building potential)

Road width - 25.00 M. wide D.P. Road

Proposed usable area for members = Existing carpet area of members + 20% additional area + 500 Rs/sqft corpus

Sr. No.			Description					Area (AS PER UDCPR)	
1	a		Area of plot as per P.R Card					13659.82	Sq.m
	b		Total area of plot as per triangulation					13583.70	Sq.m
	c		Total plot area considered (e + g)					13583.70	Sq.m
2			Deduction for						
	a		Area not in possession					340.78	Sq.m
3			**Balance Area of plot considered for development (1) – (2)**					**13242.92**	Sq.m
4			Deduction for						
	a		Area Under Road					3658.99	Sq.m
	b		Area under reservation (as per sanctioned plan)					104.50	sq.m
5	a		**Net Plot Area (3 – 4a-4b)**					**9479.43**	**sq.m**
				SUBPLOT A	**SUBPLOT B**	**SUBPLOT C**	**SUBPLOT D**	**TOTAL**	
	b		**Area of Subplot**	2515.38	2921.52	3160.07	882.46	**9479.43**	sq.m
				27%	31%	33%	9%	100%	
6			Permissible FSI	1.1	1.1	1.1	1.1	1.1	
7	a		**Permissible Built up Area** (5 x 6) = 9479.43 x 1.1 = 10427.37	2766.918	3213.672	3476.077	970.706	10427.373	sq.m
	b		**Exising Authorised Built Up Area**	3267.58	3504.97	4423.34	970.37	12166.26	sq.m
	c		**Area Considered for proposal**	3267.58	3504.97	4423.34	970.37	12166.26	sq.m
8			**ADD FOR**						
	a		0.50 Incentive on 7(b) = 0.50 X 7(b)	1633.79	1752.485	2211.67	485.185	6083.13	sq.m
	b		Additional FSI on payment of premium = 0.50 x (3)	1757.01	2040.71	2207.33	616.41	6621.46	sq.m
	c		Max. Permissible TDR/ DR 1.15 on (3)	4041.13	4693.62	5076.87	1417.73	15229.36	sq.m
		i	Non Slum TDR component [70% on 8(b)]	2828.79	3285.54	3553.81	992.41	10660.55	sq.m
		ii	Slum/construction TDR component [30% on 8b]	1212.34	1408.09	1523.06	425.32	4568.81	sq.m
	d		5% Green Building Incentive on 7a	138.35	160.68	173.80	48.54	521.37	sq.m
			TOTAL(a+b+c+d)	7570.28	8647.50	9669.68	2567.86	28455.32	sq.m
9	a		**Total Entitlement of F.S.I (7 + 8)**	**10837.86**	**12152.47**	**14093.02**	**3538.23**	**40621.58**	sq.m
	b		Commercial Built up Area	311.20	834.17	851.11	130.46	2126.94	sq.m
	c		Balance Residential Built up Area	10526.66	11318.30	13241.91	3407.77	38494.64	sq.m
10	a		Commercial Ancillary Area 80% on 9b	248.96	667.33	680.89	104.37	1701.55	sq.m
	b		Residential Ancillary Area 60% on 9c	6316.00	6790.98	7945.14	2044.66	23096.78	sq.m
11			**Maximum Utilization of FSI in proposal**	**17402.82**	**19610.78**	**22719.05**	**5687.26**	**65419.91**	sq.m
				187323.93	**211090.45**	**244547.89**	**61217.64**	**704179.91**	sq.ft
12			DR Generated	276.65	321.32	347.56	97.06	1042.58	sq.m
13			TDR to be purchased						sq.m
	a		Non Slum TDR	2552.14	2964.22	3206.25	895.36	9617.97	sq.m
	b		Slum TDR	1,212.34	1,408.09	1,523.06	425.32	4,568.81	sq.m
14			**MAXIMUM UTILIZATION OF FSI**						
	a	i	Commercial Built up Area	560.16	1501.5	1532	234.828	3828.488	sq.m
				6029.56	16162.15	16490.45	2527.69	41209.84	sq.ft
		ii	Commercial Carpet Area= (14.a.i / 1.25)	4823.65	12929.72	13192.36	2022.15	32967.88	sq.ft
		iii	**Commercial RERA Carpet Area on Ground Floor = (14.a.ii /2)**	**2412**	**6465**	**6596**	**1011**	**16484**	**sq.ft**
		iv	**Commercial RERA Carpet area on First Floor =(14.a.ii /2)**	**2412**	**6465**	**6596**	**1011**	**16484**	**sqft**
	b	i	Residential Built up Area	16842.66	18109.28	21187.05	5452.43	61591.42	sq.m
				181294.37	194928.31	228057.44	58689.96	662970.07	sq.ft
		ii	Residential Carpet Area (14.b.i/1.45)	125030.60	134433.32	157280.99	40475.83	457220.74	sq.ft
		iii	Total Carpet area (including C.B, Balconies) of existing members + 20% additional area	39600.00	43920.00	51144.00	11400.00	146064.00	sq.ft
		iv	Balance Carpet area for sale [(ii) -(iii)]	85430.60	90513.32	106136.99	29075.83	311156.74	sq.ft
		v	**Total RERA Carpet Area for sale ((iv)x 1.03)**	**87994**	**93229**	**109321**	**29948**	**320491**	**sq.ft**
15	a		Construction area (11) x 1.15	215422.52	242754.02	281230.07	70400.29	809806.90	sq.ft
			Say	**215400.00**	**242800.00**	**281200.00**	**70400.00**	**809800.00**	**sqft**
	b		Podium Construction Area	7487.48	8512.59	10218.11	0.00	26218.17	Sq.M
				80595.22	91629.51	109987.70	0.00	282212.43	Sq.ft
			Say	**80600.00**	**91650.00**	**110000.00**	**0.00**	**282250.00**	**Sq.ft**
•			Plot area to be confirmed is 13038.18 Sq.mt, Boundary conformation survey from TILR Department (Hadda Kayam) should be done before submission of plans to Thane Municipal Corporation						

Option IIb - Incentive on complete authorized area

Project feasibility

(Proposed Carpet area = Existing Carpet area + 20% additional carpet area + 500 Rs/sqft corpus)

Sr. No.		Description	Area (Sq.m)	Rate (In Rs.)		Amount (In Rs.)	Amount (In Cr.)
1	A	Construction cost (Including GST)	809800				
			Sq ft	3200	=	2,59,13,60,000	259.14
	B	Construction cost of podium	282250				
			Sq ft	1800	=	50,80,50,000	50.81
2		Cost of Transit Accomodation*				10,26,28,000	10.26
3		T.D.R. Cost					
	(i)	Non Slum TDR (45% of RR rate in sqmt)	9618	20600	45%	8,91,58,587	8.92
	(ii)	Slum TDR (90% of RR rate in sqmt)	4569	20600	90%	8,47,05,689	8.47
4		0.5 Premium FSI charges (Premium area X Land Rate as per R.R. 2020-21) X 35%	6621	20600	35%	4,77,40,727	4.77
5		Development Charges (Approx.)	704180				
			Sq ft	400	=	28,16,71,965	28.17
6		Cost of Mechanical Parking	78	350000	=	2,71,46,598	2.71
7		Ancillary area charges	24798	20600	15%	7,66,26,851	7.66
8		All Consultants Fees (Architect + RCC + MEP & Others)	1092050				
			Sq ft	125	=	13,65,06,250	13.65
9		Environmental Clearance charges			=	1,89,60,000	1.90
10		Stamp Duty & Registration (Approx.)**			=	5,86,00,000	5.86
11		Cost of Finance (For 108.00 Cr. @ 15% per annum for 36 months)			=	48,60,00,000	48.60
12		Hardship Compensation	121720				
			Sq ft	500	=	6,08,60,000	6.09
13		GST on members existing + additional area to be borne by developer(approx)***			=	6,26,61,500	6.27
14		**Total (1 + 2 + 3 + 4 + 5 + 6 + 7 + 8 + 9 + 10 + 11+12+13)**				**4,63,26,76,167**	463.27
15		Add Contingencies (5%)				23,16,33,808	23.16
		Total Cost of Project = (14) + (15)				4,86,43,09,976	486.43
					Say	**4,86,43,00,000**	**486.43**
16		**Sale Value**					
a		For Residential	320491	15,000		4,80,73,71,585	480.74
b	i	For Commercial	16484	34,000		56,04,53,890	56.05
	ii		16484	18,000		29,67,10,883	29.67
c		For 4 Wheeler Parking	78	5,00,000		3,87,80,854	3.88
		For podium parking	513	5,00,000		25,64,37,186	25.64
		Total (A + B + C)				**5,95,97,54,399**	595.98
17		**Total Revenue**				**5,95,97,54,399**	595.98
		Total Expenditure				**4,86,43,00,000**	486.43
		Net Revenue				**1,09,54,54,399**	109.55
						23%	

59

*	Cost of Transit accommodation for plot B & C	Area	Rate	Months	Amount (In Rs.)
	For Residential Rent				
	[Existing carpet area X Rate/Sq. Ft/ Months]	79220	30	12	2,85,19,200
		79220	33	12	3,13,71,120
		79220	36	12	3,42,23,040
	b. Brokerage	79220	30		23,76,600
	c. Transport Charges Member	186	24000.00		44,64,000
	d. Interest on deposit (12% for 3 years)	186	25000.00		16,74,000
	Total (a+ b + c)				**10,26,27,960**
				SAY	**10,26,28,000**

**	Stamp duty & Registration charges	Area	Rate		
	FSI x R.R. rate / Sq.mt.	40621.58	20600.00	7%	5,85,76,314
				Say	**5,86,00,000**

***	GST on Additional area	Members Eligible area	B.U.A	Building RR rate in Sq ft	Amount in Rs	TOTAL GST 5%
		[1]	[2]= (1) X (1.20)	[3]	[4] = [2]x[3]	[4] X 5%
		146064	175276.8	7150	1,25,32,29,120	62661456
					say	6,26,61,500