

LandWise Output Template

(All templates compiled together)

Scheme Comparison

Separator

Test_MIDC **6/11/2026**

Selected Scheme	**6(9) - Fintech**		**6(6) - IT/ITES**		**6(5) - EWS/LIG**		**5(5) - Base CDCPR**	
Plot Area for FSI Calculation		**2,400.00 sq.m.**		**2,400.00 sq.m.**		**2,280.00 sq.m.**		**2,280.00 sq.m.**
Plot Area handed over under AR		**0.00 sq.m.**		**0.00 sq.m.**		**0.00 sq.m.**		**0.00 sq.m.**
FSI Statement	**FSI**	**Area**	**FSI**	**Area**	**FSI**	**Area**	**FSI**	**Area**
Zonal (Basic) FSI (on Net Plot Area)/ Rehab FSI	1.00	**2,400.00 sq.m.**	1.00	**2,400.00 sq.m.**	1.00	**2,280.00 sq.m.**	1.00	**2,280.00 sq.m.**
Additions: Incentive FSI for Rehab (if applicable)	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.
Additions: FSI on Payment of Premium	0.00	0.00 sq.m.	0.00	0.00 sq.m.	1.75	3,990.00 sq.m.	1.75	3,990.00 sq.m.
Additions: Max Permissible as TDR	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.
Additions: Additional FSI on Payment of Premium	3.00	7,200.00 sq.m.	3.00	7,200.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.
Additions: Balance FSI (incl. Authority's Share)	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.
Max Permissible FSI (excl. Ancillary & adj. for In-situ FSI)	**4.00**	**9,600.00 sq.m.**	**4.00**	**9,600.00 sq.m.**	**2.75**	**6,270.00 sq.m.**	**2.75**	**6,270.00 sq.m.**
In-situ FSI Available	**FSI**	**Area**	**FSI**	**Area**	**FSI**	**Area**	**FSI**	**Area**
FSI against DP Road/ Setback (on Surrendered Land)	2.00	200.00 sq.m.	2.00	200.00 sq.m.	2.00	200.00 sq.m.	2.00	200.00 sq.m.
FSI against Amenity Open Space (on Surrendered Land)	2.00	0.00 sq.m.	2.00	0.00 sq.m.	2.00	240.00 sq.m.	2.00	240.00 sq.m.
FSI against Const. Cost of Amenity under AR (if applicable)	2.00	0.00 sq.m.	2.00	0.00 sq.m.	2.00	0.00 sq.m.	2.00	0.00 sq.m.
Green Building Incentive FSI (if applicable on Basic FSI)	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.
Effective Permissible BUA on Plot		**Area**		**Area**		**Area**		**Area**
Inherent FSI								
as per Zonal (Basic)/ Rehab FSI		2,400.00 sq.m.		2,400.00 sq.m.		2,280.00 sq.m.		2,280.00 sq.m.
Free of Cost/ Incentive FSI								
as per Incentive FSI (if applicable)		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.
as per Green Incentive FSI (if applicable)		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.
as per DP Road/ Setback & Amenity (Transferable as TDR)		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.
as per BUA against construction of Amenity (if Applicable)		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.
Paid FSI								
Premium FSI		0.00 sq.m.		0.00 sq.m.		3,990.00 sq.m.		3,990.00 sq.m.
TDR (General + Slum)		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.
Additional Premium FSI		7,200.00 sq.m.		7,200.00 sq.m.		0.00 sq.m.		0.00 sq.m.
Scheme Specific Balance FSI								
Balance FSI (incl. Authority's Share)		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.
Total Permissible BUA (excl. Ancillary FSI)		**9,600.00 sq.m.**		**9,600.00 sq.m.**		**6,270.00 sq.m.**		**6,270.00 sq.m.**
Ancillary BUA (subject to change as per resi to com. mix)		5,760.00 sq.m.		5,760.00 sq.m.		3,762.00 sq.m.		3,762.00 sq.m.
Max Permissible Gross BUA (incl. Ancillary FSI)		**15,360.00 sq.m.**		**15,360.00 sq.m.**		**10,032.00 sq.m.**		**10,032.00 sq.m.**
(in sq.ft.)		*165,333.50 sq.ft.*		*165,333.50 sq.ft.*		*107,983.44 sq.ft.*		*107,983.44 sq.ft.*
Authority's share		**0.00 sq.m.**		**0.00 sq.m.**		**0.00 sq.m.**		**0.00 sq.m.**

Test_MIDC **6/11/2026**

Selected Scheme			**12(7) - PMAY**		**6(10) - Commercial**
Plot Area for FSI Calculation			**2,280.00 sq.m.**		**2,280.00 sq.m.**
Plot Area handed over under AR			**0.00 sq.m.**		**0.00 sq.m.**
FSI Statement	**FSI**	**Area**	**FSI**	**Area**
Zonal (Basic) FSI (on Net Plot Area)/ Rehab FSI	2.75	**6,270.00 sq.m.**	1.00	**2,280.00 sq.m.**
Additions: Incentive FSI for Rehab (if applicable)	0.00	0.00 sq.m.	0.00	0.00 sq.m.
Additions: FSI on Payment of Premium	0.00	0.00 sq.m.	1.75	3,990.00 sq.m.
Additions: Max Permissible as TDR	0.00	0.00 sq.m.	0.00	0.00 sq.m.
Additions: Additional FSI on Payment of Premium	0.00	0.00 sq.m.	2.25	5,130.00 sq.m.
Additions: Balance FSI (incl. Authority's Share)	0.00	0.00 sq.m.	0.00	0.00 sq.m.
Max Permissible FSI (excl. Ancillary & adj. for In-situ FSI)	**2.75**	**6,270.00 sq.m.**	**5.00**	**11,400.00 sq.m.**
In-situ FSI Available	**FSI**	**Area**	**FSI**	**Area**
FSI against DP Road/ Setback (on Surrendered Land)	2.00	200.00 sq.m.	2.00	0.00 sq.m.
FSI against Amenity Open Space (on Surrendered Land)	2.00	240.00 sq.m.	2.00	240.00 sq.m.
FSI against Const. Cost of Amenity under AR (if applicable)	2.00	0.00 sq.m.	2.00	0.00 sq.m.
Green Building Incentive FSI (if applicable on Basic FSI)	0.00	0.00 sq.m.	0.00	0.00 sq.m.
Effective Permissible BUA on Plot		**Area**		**Area**
Inherent FSI				
as per Zonal (Basic)/ Rehab FSI		6,270.00 sq.m.		2,280.00 sq.m.
Free of Cost/ Incentive FSI				
as per Incentive FSI (if applicable)		0.00 sq.m.		0.00 sq.m.
as per Green Incentive FSI (if applicable)		0.00 sq.m.		0.00 sq.m.
as per DP Road/ Setback & Amenity (Transferable as TDR)		0.00 sq.m.		0.00 sq.m.
as per BUA against construction of Amenity (if Applicable)		0.00 sq.m.		0.00 sq.m.
Paid FSI				
Premium FSI		0.00 sq.m.		3,990.00 sq.m.
TDR (General + Slum)		0.00 sq.m.		0.00 sq.m.
Additional Premium FSI		0.00 sq.m.		5,130.00 sq.m.
Scheme Specific Balance FSI				
Balance FSI (incl. Authority's Share)		0.00 sq.m.		0.00 sq.m.
Total Permissible BUA (excl. Ancillary FSI)		**6,270.00 sq.m.**		**11,400.00 sq.m.**
Ancillary BUA (subject to change as per resi to com. mix)		3,762.00 sq.m.		6,840.00 sq.m.
Max Permissible Gross BUA (incl. Ancillary FSI)		**10,032.00 sq.m.**		**18,240.00 sq.m.**
(in sq.ft.)		*107,983.44 sq.ft.*		*196,333.54 sq.ft.*
Authority's share		**0.00 sq.m.**		**0.00 sq.m.**

FSI Statement

Separator

Test_MIDC **6/11/2026**

Particulars	Multiplier	Area
Plot Area		**2,500.00 sq.m.**
Deductions: Subplot/ Land Area excluded for evaluation		0.00 sq.m.
Gross Plot Area		**2,500.00 sq.m.**
Deductions: Area under DP Road/ Setback		100.00 sq.m.
Balance Plot Area		**2,400.00 sq.m.**
Deductions: Area under Reservations		0.00 sq.m.
Deductions: Amenity Open Space required (on Balance Plot Area)		120.00 sq.m.
Net Plot Area		**2,280.00 sq.m.**
RG Area - Required (on Balance Plot Area)	0%	0.00 sq.m.
Inclusive Housing (Free of FSI) - Required (on Net Plot Area)	0%	0.00 sq.m.
Additional Scheme specific Amenity Open Space surrendered to Authority (if any)		0.00 sq.m.
Plot Area for FSI Calculation under - 5(5) - Base CDCPR		**2,280.00 sq.m.**

FSI Statement (under - 5(5) - Base CDCPR)	FSI	Area
Basic FSI (on Net Plot Area)	1.00	**2,280.00 sq.m.**
Additions: Incentive FSI for redevelopment (if applicable on Rehab FSI)	0.00	0.00 sq.m.
Additions: FSI on Payment of Premium (on Gross Plot Area)	1.75	3,990.00 sq.m.
Additions: Max Permissible as TDR (on Gross Plot Area)	0.00	0.00 sq.m.
Additions: Additional FSI on Payment of Premium	0.00	0.00 sq.m.
Additions: Scheme Specific Balance FSI (incl. Authority's Share)	0.00	0.00 sq.m.
Max Permissible FSI on Plot (excl. Ancillary & Green FSI)	**2.75**	**6,270.00 sq.m.**
Incentive: Green Building Incentive FSI (if applicable on Basic FSI)	0.00	0.00 sq.m.
Max Permissible BUA on Plot (excl. Ancillary FSI; incl. Green FSI)		**6,270.00 sq.m.**

In-situ FSI Available	FSI	Area
FSI against DP Road/ Setback (on Surrendered Land)	2.00	200.00 sq.m.
FSI against Amenity Open Space (on Surrendered Land)	2.00	240.00 sq.m.
FSI against Const. Cost of Amenity under AR (if applicable)	2.00	0.00 sq.m.

Effective Permissible BUA on Plot	Area
Inherent FSI	
Basic/ Rehab FSI	2,280.00 sq.m.
Free of Cost/ Incentive FSI	
Incentive FSI (if applicable)	0.00 sq.m.
against DP Road/ Setback & Amenity Area (Transferable to other plots as TDR)	0.00 sq.m.
against BUA against construction of Amenity (if Applicable)	0.00 sq.m.
as per Green Incentive FSI (if applicable)	0.00 sq.m.
Paid FSI	
Premium FSI (Net of any additional in-situ FSI available)	3,990.00 sq.m.
Slum TDR (Net of any additional in-situ FSI available)	0.00 sq.m.
General TDR (Net of any additional in-situ FSI available)	0.00 sq.m.
Additional Premium FSI (Net of any additional in-situ FSI available)	0.00 sq.m.
Paid FSI	
Free of Cost FSI (if applicable)	0.00 sq.m.
Authority's Share - on plot (if applicable)	0.00 sq.m.
Total Permissible BUA (excl. Ancillary FSI)	**6,270.00 sq.m.**
Ancillary BUA *(subject to change as per residential to commercial mix)*	3,762.00 sq.m.
Max Permissible Gross BUA (incl. Ancillary FSI)	**10,032.00 sq.m.**
(in sq.ft.)	*107,983.44 sq.ft.*

Approval Cost Summary

Separator

Test_MIDC (under - 5(5) - Base CDCPR) **6/11/2026**

Approval Costs Summary

Particulars	Time (wt. avg)	Area (if any)	Rate (per unit)	Total Cost
I to R conversion Charges		2,500.00 sq.m.	2,000 /sq.m.	5,000,000
Collector Land: Conversion to Class-I		0.00 sq.m.	0 /sq.m.	0
Other Authority Land: Development NOC		7,752.00 sq.m.	10,000 /sq.m.	77,520,000
Environmental Clearance Cost (Lumpsum)		1	0	0
Scrutiny Fees - Layout & Building Plan		10,032.00 sq.m.	10.00 /sq.m.	100,320
Security (or IOD) Deposit		10,032.00 sq.m.	10.00 /sq.m.	100,320
Debris Removal Deposit		10,032.00 sq.m.	20.00 /sq.m.	200,640
Excavation Royalty (Est.)		322 brass	250.00 /brass	80,537
Premium FSI Charges		3,990.00 sq.m.	14,000 /sq.m.	55,860,000
Installment Scheme Interest (if availed)		1	0	0
Additional Premium FSI Charges		0.00 sq.m.	0 /sq.m.	0
Installment Scheme Interest (if availed)		1	0	0
Development Charges Residential				
On Plot Area		2,280.00 sq.m.	200 /sq.m.	456,000
On BUA		10,032.00 sq.m.	800 /sq.m.	8,025,600
Development Charges Commercial				
On Plot Area		0.00 sq.m.	400 /sq.m.	0
On BUA		0.00 sq.m.	1,600 /sq.m.	0
Ancillary FSI		3,762.00 sq.m.	4,000 /sq.m.	15,048,000
Installment Scheme Interest (if availed)		1	0	0
Additional Parking Premium (if any)		0.00 sq.m.	4,000 /sq.m.	0
Purchased Authority Share Premium		0.00 sq.m.	0 /sq.m.	0
Development Cess		1	1	0
Labour Welfare Cess		16,133.40 sq.m.	280 /sq.m.	4,509,447
Development Charges (Vital Urban Transport)		1	8,481,600	8,481,600
Infrastructure Improvement Charges - TDR		0.00 sq.m.	0 /sq.m.	0
CFO Scrutiny & Fire Service Fees		16,133.40 sq.m.		
Residential Component		16,133.40 sq.m.	154 /sq.m.	2,480,196
Commerical Component		0.00 sq.m.	307 /sq.m.	0
Electricity Supplier Charges (Existing Members)		0 tenement(s)	20,000 /member	0
Infra Development Charges (incl. Drainage)		2,500.00 sq.m.	250 /sq.m.	625,000
Pest Control Charges	3.0 yr.	16,133.40 sq.m.	33 /sq.m. /yr.	1,597,207
Land Under Construction (LUC) Tax	38 months	2,500.00 sq.m.	676 /sq.m. /yr.	5,351,667
Lumpsum NOC Charges (HRC, MHADA, CRZ, etc.)		1	0	0
Miscellaneous Charges		10,032.00 sq.m.	800 /sq.m.	8,025,600
Total Approval Costs (Excl. TDR Cost)				**193,462,132**
TDR Cost (Land/ Land Related Costs)				
Slum TDR		0.00 sq.m.	38,000 /sq.m.	0
General TDR		0.00 sq.m.	28,000 /sq.m.	0
Total Approval Costs (Incl. TDR Cost)				**193,462,132**

Financial Summary

Separator

Test_MIDC (under - 5(5) - Base CDCPR) **6/11/2026**

Area Summary (Saleable RERA Carpet)	**Total**
Residential	**64,790 sq.ft.**
Office	**0 sq.ft.**
Retail	**0 sq.ft.**
# of Parking Lots	***94 slots***
DR Generated	**352 sq.m.**

Financial Summary

Revenue Summary	**Total**
Residential	97.2 Cr
Office	0.0 Cr
Retail	0.0 Cr
Parking	4.7 Cr
DR Sale (if any)	0.7 Cr
Total Revenue	**102.6 Cr**

Total Cost to Developer Summary	**Total**
Land/ Land Related Costs	4.0 Cr
Approval Costs	19.4 Cr
Construction Related Costs	56.4 Cr
Project Hard Costs	**79.8 Cr**
Project Hard Costs/ sq.ft. RERA Carpet	*12,319 /sq.ft.*
Gross Profit	**22.8 Cr**
Gross Profit Margin - on revenue	*22%*
Sales & Marketing	2.9 Cr
Loan Related Costs	8.9 Cr
Total Cost to Developer	**91.6 Cr**
Total Cost to Developer/ sq.ft. RERA Carpet	*14,138 /sq.ft.*
Net Profit of Project	**11.0 Cr**
Net Profit Margin	*11%*

Min Investment Pre-construction	**Total**
Land/ Land Related Costs	3.2 Cr
Approval Costs	0.0 Cr
Developer's Fees	0.7 Cr
Min Investment Pre-construction (excl. Interest)	**3.9 Cr**

Test_MIDC (under - 5(5) - Base CDCPR) **6/11/2026**

Detailed Project Cost Summary	Total
Land/ Land Related Costs	
Land Cost	20,000,000
On Amount (if any)	0
Corpus Fund	0
Total Rent (for existing tenants)	0
Shifting Charges	0
Stamp Duty and Registration charges	11,903,056
GST on Rehab/ JV Area (based on first sale)	8,098,758
TDR Cost	0
Other Land Related Costs (Lumpsum)	0
Total Land/ Land Related Costs	**4.0 Cr**
Approval Costs	
I to R conversion Charges	5,000,000
Collector Land: Conversion to Class-I	0
Other Authority Land: Development NOC	77,520,000
Environmental Clearance Cost	0
Scrutiny Fees - Layout & Building Plan	100,320
Security (or IOD) Deposit	100,320
Debris Removal Deposit	200,640
Excavation Royalty (Est.)	80,537
Premium FSI Charges	55,860,000
Additional Premium FSI Charges	0
Development Charges - On Plot	456,000
Development Charges - On BUA	8,025,600
Ancillary FSI	15,048,000
Additional Parking Premium (if any)	0
Premium for Purchased Authority Share	0
Development Cess	0
Labour Welfare Cess	4,509,447
Development Charges (Vital Urban Transport)	8,481,600
Infrastructure Improvement Charges - TDR	0
CFO Scrutiny & Fire Service Fees	2,480,196
Electricity Supplier Charges	0
Infra Development Charges (incl. Drainage)	625,000
Pest Control Charges	1,597,207
Land Under Construction (LUC) Tax	5,653,789
Lumpsum NOC Charges (HRC, MHADA, CRZ, etc.)	0
Miscellaneous Charges	8,025,600
Total Approval Costs	**19.4 Cr**
Construction Related Costs	
Consultants Fees	17,365,830
Construction Cost	520,974,913
Mechanical Parking	0
Construction Cost for Built Reservation (if any)	0
Construction Cost for Inclusive Housing (if any)	0
Contingency	26,048,746
Total Construction Related Costs	**56.4 Cr**
Total Project Costs	**79.8 Cr**

Test_MIDC (under - 5(5) - Base CDCPR) **6/11/2026**

Other Development Costs to Developer	Total
Sales & Marketing	
Marketing Costs	9,718,510
Brokerage Costs - Residential	19,437,020
Brokerage Costs - Office	0
Brokerage Costs - Retail	0
Total Sales & Marketing	**2.9 Cr**
Developer's Fees & Loan Related Costs	
Administrative Charges	20,838,997
Interest Cost (Debt)	67,852,007
Total Developer's Fees & Loan Related Costs	**8.9 Cr**
Total Development Cost to Developer	**91.6 Cr**