

LandWise Output Template

(All templates compiled together)

Scheme Comparison

Separator

12/19/2025

Selected Scheme	7(13) - Commercial		7(8) - IT/ITES		7(7) - EWS/LIG		6(3) - Base UDCPR	
Plot Area for FSI Calculation		**1,100.00 sq.m.**		**1,050.00 sq.m.**		**1,050.00 sq.m.**		**1,050.00 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	2.00	**2,200.00 sq.m.**	2.00	**2,100.00 sq.m.**	2.00	**2,100.00 sq.m.**	2.00	**2,100.00 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	0.30	330.00 sq.m.	0.00	0.00 sq.m.	0.30	330.00 sq.m.	0.30	330.00 sq.m.
Additions: Max Permissible as TDR	0.30	330.00 sq.m.	0.00	0.00 sq.m.	0.30	330.00 sq.m.	0.30	330.00 sq.m.
Additions: Additional FSI on Payment of Premium	0.40	440.00 sq.m.	1.00	1,100.00 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)	**3.00**	**3,300.00 sq.m.**	**3.00**	**3,200.00 sq.m.**	**2.60**	**2,760.00 sq.m.**	**2.60**	**2,760.00 sq.m.**
In-situ FSI Available	**FSI**	**Area**	**FSI**	**Area**	**FSI**	**Area**	**FSI**	**Area**
FSI against DP Road/ Setback (on Surrendered Land)	3.00	0.00 sq.m.	3.00	150.00 sq.m.	3.00	150.00 sq.m.	3.00	150.00 sq.m.
FSI against Amenity Open Space (on Surrendered Land)	3.00	0.00 sq.m.	3.00	0.00 sq.m.	3.00	0.00 sq.m.	3.00	0.00 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)	0.03	66.00 sq.m.	0.03	63.00 sq.m.	0.03	63.00 sq.m.	0.03	63.00 sq.m.
Effective Permissible BUA on Plot		**Area**		**Area**		**Area**		**Area**
Inherent FSI								
as per Zonal (Basic)/ Rehab FSI		2,200.00 sq.m.		2,100.00 sq.m.		2,100.00 sq.m.		2,100.00 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)		66.00 sq.m.		63.00 sq.m.		63.00 sq.m.		63.00 sq.m.
as per DP Road/ Setback & Amenity (Transferable as TDR)		0.00 sq.m.		0.00 sq.m.		150.00 sq.m.		150.00 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		330.00 sq.m.		0.00 sq.m.		330.00 sq.m.		330.00 sq.m.
TDR (General + Slum)		330.00 sq.m.		0.00 sq.m.		180.00 sq.m.		180.00 sq.m.
Additional Premium FSI		440.00 sq.m.		1,100.00 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)		**3,366.00 sq.m.**		**3,263.00 sq.m.**		**2,823.00 sq.m.**		**2,823.00 sq.m.**
Ancillary BUA (subject to change as per resi to com. mix)		2,692.80 sq.m.		2,610.40 sq.m.		2,258.40 sq.m.		2,258.40 sq.m.
Max Permissible Gross BUA (incl. Ancillary FSI)		**6,058.80 sq.m.**		**5,873.40 sq.m.**		**5,081.40 sq.m.**		**5,081.40 sq.m.**
(in sq.ft.)		*65,216.32 sq.ft.*		*63,220.69 sq.ft.*		*54,695.68 sq.ft.*		*54,695.68 sq.ft.*
Authority's share		**0.00 sq.m.**		**0.00 sq.m.**		**0.00 sq.m.**		**0.00 sq.m.**

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Selected Scheme		**14(4) - PMAY**
Plot Area for FSI Calculation		**1,050.00 sq.m.**
Plot Area handed over under AR		**0.00 sq.m.**
FSI Statement	**FSI**	**Area**
Zonal (Basic) FSI (on Net Plot Area)/ Rehab FSI	2.50	**2,625.00 sq.m.**
Additions: Incentive FSI for Rehab (if applicable)	0.00	0.00 sq.m.
Additions: FSI on Payment of Premium	0.10	110.00 sq.m.
Additions: Max Permissible as TDR	0.00	0.00 sq.m.
Additions: Additional FSI on Payment of Premium	0.00	0.00 sq.m.
Additions: Balance FSI (incl. Authority's Share)	0.00	0.00 sq.m.
Max Permissible FSI (excl. Ancillary & adj. for In-situ FSI)	**2.60**	**2,735.00 sq.m.**
In-situ FSI Available	**FSI**	**Area**
FSI against DP Road/ Setback (on Surrendered Land)	3.00	150.00 sq.m.
FSI against Amenity Open Space (on Surrendered Land)	3.00	0.00 sq.m.
FSI against Const. Cost of Amenity under AR (if applicable)	2.00	0.00 sq.m.
Green Building Incentive FSI (if applicable on Basic FSI)	0.03	78.75 sq.m.
Effective Permissible BUA on Plot		**Area**
Inherent FSI		
as per Zonal (Basic)/ Rehab FSI		2,625.00 sq.m.
Free of Cost/ Incentive FSI		
as per Incentive FSI (if applicable)		0.00 sq.m.
as per Green Incentive FSI (if applicable)		78.75 sq.m.
as per DP Road/ Setback & Amenity (Transferable as TDR)		0.00 sq.m.
as per BUA against construction of Amenity (if Applicable)		0.00 sq.m.
Paid FSI		
Premium FSI		110.00 sq.m.
TDR (General + Slum)		0.00 sq.m.
Additional Premium FSI		0.00 sq.m.
Scheme Specific Balance FSI		
Balance FSI (incl. Authority's Share)		0.00 sq.m.
Total Permissible BUA (excl. Ancillary FSI)		**2,813.75 sq.m.**
Ancillary BUA (subject to change as per resi to com. mix)		2,251.00 sq.m.
Max Permissible Gross BUA (incl. Ancillary FSI)		**5,064.75 sq.m.**
(in sq.ft.)		*54,516.46 sq.ft.*
Authority's share		**0.00 sq.m.**

FSI Statement

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Particulars	Multiplier	Area
Plot Area		**1,200.00 sq.m.**
Deductions: Subplot/ Land Area excluded for evaluation		100.00 sq.m.
Gross Plot Area		**1,100.00 sq.m.**
Deductions: Area under DP Road/ Setback		50.00 sq.m.
Balance Plot Area		**1,050.00 sq.m.**
Deductions: Area under Reservations		0.00 sq.m.
Deductions: Amenity Open Space required (on Balance Plot Area)		0.00 sq.m.
Net Plot Area		**1,050.00 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 - 7(13) - Commercial		**1,100.00 sq.m.**

FSI Statement (under - 7(13) - Commercial)	FSI	Area
Basic FSI (on Net Plot Area)	2.00	**2,200.00 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)	0.30	330.00 sq.m.
Additions: Max Permissible as TDR (on Gross Plot Area)	0.30	330.00 sq.m.
Additions: Additional FSI on Payment of Premium	0.40	440.00 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)	**3.00**	**3,300.00 sq.m.**
Incentive: Green Building Incentive FSI (if applicable on Basic FSI)	0.03	66.00 sq.m.
Max Permissible BUA on Plot (excl. Ancillary FSI; incl. Green FSI)		**3,366.00 sq.m.**

In-situ FSI Available	FSI	Area
FSI against DP Road/ Setback (on Surrendered Land)	3.00	150.00 sq.m.
FSI against Amenity Open Space (on Surrendered Land)	3.00	0.00 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	2,200.00 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)	66.00 sq.m.
Paid FSI	
Premium FSI (Net of any additional in-situ FSI available)	330.00 sq.m.
Slum TDR (Net of any additional in-situ FSI available)	99.00 sq.m.
General TDR (Net of any additional in-situ FSI available)	231.00 sq.m.
Additional Premium FSI (Net of any additional in-situ FSI available)	440.00 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)	**3,366.00 sq.m.**
Ancillary BUA *(subject to change as per residential to commercial mix)*	2,692.80 sq.m.
Max Permissible Gross BUA (incl. Ancillary FSI)	**6,058.80 sq.m.**
(in sq.ft.)	*65,216.32 sq.ft.*

Approval Cost Summary

Separator

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Approval Costs Summary

Particulars	Time (wt. avg)	Area (if any)	Rate (per unit)	Total Cost
I to R conversion Charges		0.00 sq.m.	0 /sq.m.	0
Collector Land: Conversion to Class-I		0.00 sq.m.	0 /sq.m.	0
Other Authority Land: Development NOC		0.00 sq.m.	0 /sq.m.	0
Environmental Clearance Cost (Lumpsum)		1	0	0
Scrutiny Fees - Layout & Building Plan		6,058.80 sq.m.	4.00 /sq.m.	24,235
Security (or IOD) Deposit		6,058.80 sq.m.	10.00 /sq.m.	60,588
Debris Removal Deposit		6,058.80 sq.m.	20.00 /sq.m.	121,176
Excavation Royalty (Est.)		1,543 brass	250.00 /brass	385,729
Premium FSI Charges		330.00 sq.m.	35,000 /sq.m.	11,550,000
Installment Scheme Interest (if availed)		1	2,182,950	2,182,950
Additional Premium FSI Charges		440.00 sq.m.	50,000 /sq.m.	22,000,000
Installment Scheme Interest (if availed)		1	4,158,000	4,158,000
Development Charges Residential				
On Plot Area		0.00 sq.m.	500 /sq.m.	0
On BUA		0.00 sq.m.	2,000 /sq.m.	0
Development Charges Commercial				
On Plot Area		1,050.00 sq.m.	1,000 /sq.m.	1,050,000
On BUA		6,058.80 sq.m.	4,000 /sq.m.	24,235,200
Ancillary FSI		2,692.80 sq.m.	10,000 /sq.m.	26,928,000
Installment Scheme Interest (if availed)		1	5,089,392	5,089,392
Additional Parking Premium (if any)		0.00 sq.m.	10,000 /sq.m.	0
Purchased Authority Share Premium		0.00 sq.m.	0 /sq.m.	0
Development Cess		1	1	0
Labour Welfare Cess		10,420.56 sq.m.	280 /sq.m.	2,912,651
Development Charges (Vital Urban Transport)		0	25,285,200	0
Infrastructure Improvement Charges - TDR		330.00 sq.m.	0 /sq.m.	0
CFO Scrutiny & Fire Service Fees		10,420.56 sq.m.		
Residential Component		0.00 sq.m.	123 /sq.m.	0
Commerical Component		10,420.56 sq.m.	246 /sq.m.	2,563,156
Electricity Supplier Charges (Existing Members)		0 tenement(s)	20,000 /member	0
Infra Development Charges (incl. Drainage)		1,100.00 sq.m.	250 /sq.m.	275,000
Pest Control Charges	3.0 yr.	10,420.56 sq.m.	33 /sq.m. /yr.	1,031,635
Land Under Construction (LUC) Tax	44 months	1,100.00 sq.m.	3,380 /sq.m. /yr.	13,632,667
Lumpsum NOC Charges (HRC, MHADA, CRZ, etc.)		1	10,000,000	10,000,000
Miscellaneous Charges		6,058.80 sq.m.	1,000 /sq.m.	6,058,800
Total Approval Costs (Excl. TDR Cost)				**13.4 Cr**
TDR Cost (Land/ Land Related Costs)				
Slum TDR		99.00 sq.m.	95,000 /sq.m.	9,405,000
General TDR		231.00 sq.m.	70,000 /sq.m.	16,170,000
Total Approval Costs (Incl. TDR Cost)				**16.0 Cr**

Financial Summary

Separator

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Area Summary (Saleable RERA Carpet)	**Total**
Residential	**0 sq.ft.**
Office	**58,695 sq.ft.**
Retail	**0 sq.ft.**
# of Parking Lots	***100 slots***
DR Generated	**0 sq.m.**

Financial Summary

Revenue Summary	**Total**
Residential	0.0 Cr
Office	117.4 Cr
Retail	0.0 Cr
Parking	0.0 Cr
DR Sale (if any)	0.0 Cr
Total Revenue	**117.4 Cr**

Total Cost to Developer Summary	**Total**
Land/ Land Related Costs	8.4 Cr
Approval Costs	13.5 Cr
Construction Related Costs	54.9 Cr
Project Hard Costs	**76.8 Cr**
Project Hard Costs/ sq.ft. RERA Carpet	*13,089 /sq.ft.*
Gross Profit	**40.6 Cr**
Gross Profit Margin - on revenue	*35%*
Sales & Marketing	4.7 Cr
Loan Related Costs	10.4 Cr
Total Cost to Developer	**91.9 Cr**
Total Cost to Developer/ sq.ft. RERA Carpet	*15,656 /sq.ft.*
Net Profit of Project	**25.5 Cr**
Net Profit Margin	*22%*

Min Investment Pre-construction	**Total**
Land/ Land Related Costs	5.9 Cr
Approval Costs	0.0 Cr
Developer's Fees	0.6 Cr
Min Investment Pre-construction (excl. Interest)	**6.5 Cr**

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Detailed Project Cost Summary	Total
Land/ Land Related Costs	
Land Cost	10,000,000
On Amount (if any)	10,000,000
Corpus Fund	0
Total Rent (for existing tenants)	0
Shifting Charges	0
Stamp Duty and Registration charges	28,733,547
GST on Rehab/ JV Area (based on first sale)	0
TDR Cost	25,575,000
Other Land Related Costs (Lumpsum)	10,000,000
Total Land/ Land Related Costs	**8.4 Cr**
Approval Costs	
I to R conversion Charges	0
Collector Land: Conversion to Class-I	0
Other Authority Land: Development NOC	0
Environmental Clearance Cost	0
Scrutiny Fees - Layout & Building Plan	24,235
Security (or IOD) Deposit	60,588
Debris Removal Deposit	121,176
Excavation Royalty (Est.)	385,729
Premium FSI Charges	13,732,950
Additional Premium FSI Charges	26,158,000
Development Charges - On Plot	1,050,000
Development Charges - On BUA	24,235,200
Ancillary FSI	32,017,392
Additional Parking Premium (if any)	0
Premium for Purchased Authority Share	0
Development Cess	0
Labour Welfare Cess	2,330,141
Development Charges (Vital Urban Transport)	0
Infrastructure Improvement Charges - TDR	0
CFO Scrutiny & Fire Service Fees	2,563,156
Electricity Supplier Charges	0
Infra Development Charges (incl. Drainage)	275,000
Pest Control Charges	1,031,635
Land Under Construction (LUC) Tax	14,590,362
Lumpsum NOC Charges (HRC, MHADA, CRZ, etc.)	10,000,000
Miscellaneous Charges	6,058,800
Total Approval Costs	**13.5 Cr**
Construction Related Costs	
Consultants Fees	16,824,880
Construction Cost	504,746,396
Mechanical Parking	2,500,000
Construction Cost for Built Reservation (if any)	0
Construction Cost for Inclusive Housing (if any)	0
Contingency	25,237,320
Total Construction Related Costs	**54.9 Cr**
Total Project Costs	**76.8 Cr**

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Other Development Costs to Developer	Total
Sales & Marketing	
Marketing Costs	11,738,937
Brokerage Costs - Residential	0
Brokerage Costs - Office	35,216,811
Brokerage Costs - Retail	0
Total Sales & Marketing	**4.7 Cr**
Developer's Fees & Loan Related Costs	
Administrative Charges	20,189,856
Interest Cost (Debt)	83,539,711
Total Developer's Fees & Loan Related Costs	**10.4 Cr**
Total Development Cost to Developer	**91.9 Cr**