

Test Project - Greenfield JV
7/3/2024

Plot Area Details	Area
Gross Plot Area (in possession)	5,000.00 sq.m.
Area Under Road Cutting	95.00 sq.m.
Amenity Area - Required	490.50 sq.m.
Net Plot Area	4,414.50 sq.m.
RG Area - Required	490.50 sq.m.

FSI Potential of Plot	FSI
Basic FSI	1.10
FSI on Payment of Premium	0.30
Max Permissible as TDR	0.70
Max Permissible FSI on Plot	2.10
Green Building Incentive FSI (if applicable)	0.05

Other In-situ FSI Available	FSI
FSI as per Dilapidated/ Incentive (if applicable)	0.00
FSI against Road Cutting & Amenity Open Space	2.00

Proposed/Permissible BUA on Plot	Proposed	Permissible
as per Basic FSI	4,855.95 sq.m.	4,855.95 sq.m.
as per Dilapidated/ Incentive (if applicable)	0.00 sq.m.	0.00 sq.m.
as per Road Cutting & Amenity Area	1,171.00 sq.m.	1,171.00 sq.m.
as per Green Incentive FSI (if applicable)	242.80 sq.m.	242.80 sq.m.
as per Payment of Premium	1,500.00 sq.m.	1,500.00 sq.m.
as per TDR	2,329.00 sq.m.	2,329.00 sq.m.
Total BUA	10,098.75 sq.m.	10,098.75 sq.m.
Ancillary BUA (subject to change)	6,328.55 sq.m.	6,328.55 sq.m.
Max Gross BUA (Incl. Ancillary FSI)	16,427.30 sq.m.	16,427.30 sq.m.
(in sq.ft.)	176,821.77 sq.ft.	176,821.77 sq.ft.

Proposed Mix	Carpet Area	BUA
Residential Area	128,123.32 sq.ft.	150,733.31 sq.ft.
Retail Area	7,391.73 sq.ft.	8,696.15 sq.ft.
Office Area	14,783.46 sq.ft.	17,392.31 sq.ft.
Terrace Area	0.00 sq.ft.	0.00 sq.ft.
Total Area	150,298.51 sq.ft.	176,821.77 sq.ft.

Existing Carpet Areas	Carpet Area	Total (Incl extra Area)
Residential Area	0.00 sq.ft.	0.00 sq.ft.
Retail Area	0.00 sq.ft.	0.00 sq.ft.
Office Area	0.00 sq.ft.	0.00 sq.ft.
Terrace Area	0.00 sq.ft.	0.00 sq.ft.
Total Area	0.00 sq.ft.	0.00 sq.ft.

Area for Sale by Developer	Saleable Area	Revenue from Sale
Residential Area	166,438.32 sq.ft.	782,260,117
Retail Area	11,499.65 sq.ft.	71,297,854
Office Area	22,999.31 sq.ft.	131,096,053
Terrace Area	0.00 sq.ft.	0
Total Area/ Revenue (A)	200,937.28 sq.ft.	984,654,024

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Land/ Land Related Costs	Amount
Land Cost	0.00
Corpus Fund/ On Amount	2,500,000.00
Total Rent (for existing tenants)	0.00
Shifting Charges	0.00
TDR Cost	20,961,000.00
Total Land/ Land Related Costs	23,461,000.00

Approval Costs	Amount
I to R conversion Charges	3,750,000.00
Environmental Clearance Cost	0.00
Scrutiny Fees	32,854.59
Security Deposit	164,272.96
Premium FSI Charges	7,875,000.00
Development Charges Residential	
On Plot Area	282,238.52
On BUA	4,201,078.96
Development Charges Commercial	
on Plot area	97,697.95
On BUA	727,109.82
Ancillary FSI	9,492,822.65
Fire Premium Charges	4,271,096.94
Vital Urban Transport Project Development Charges	0.00
Labour Cess	4,928,188.78
MSEB Charges For Existing Members	0.00
Infrastructure Development Charges (IDC; incl. Drainage)	500,000.00
Miscellaneous Charges	16,427,295.93
Total Approval Costs	52,749,657.11

Construction Related Costs	Amount
Consultants Fees	3,285,459.19
Construction Cost	505,710,264.19
Mechanical Parking	10,250,000.00
Contingency	25,285,513.21
Total Project Cost	544,531,236.59

Other Costs	Amount
Stamp Duty and Registration charges	72,148,202.56
Marketing Costs	49,232,701.18
Administrative Charges	20,228,410.57
Total Other Costs	141,609,314.31

Project Cost Summary	Cost
Land/ Land Related Costs	23,461,000.00
Approval Costs	52,749,657.11
Construction Related Costs	544,531,236.59
Other Costs	141,609,314.31
Total Project Cost	762,351,208.01

Net Profit of Project **222,302,815.53**
Net Profit Margin 29%

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Area for Sale by Owner (In case of a JV)	Saleable Area	Revenue from Sale
Residential Area	47,527.61 sq.ft.	213,874,266
Retail Area	3,283.81 sq.ft.	19,702,834
Office Area	6,567.61 sq.ft.	36,121,863
Terrace Area	0.00 sq.ft.	0
Total Area	57,379.03 sq.ft.	269,698,963
<i>Land Rate/ sq.m.</i>	<i>53,940 /sq.m.</i>	
<i>Land Rate/ Guntha</i>	<i>5,457,089 /guntha</i>	