

Laxmikrupa Co-op Hsg Soc.

Sr.No	Add: Plot No.	Date :	14.05.2024	Unit
Plot Area Details				Sqmtr
1	Plot Area In Sqmtr.			585.20
2	Area Under Road			0.00
3	Amenity Area			0.00
4	RG Area			0.00
5	Net Plot Area			585.20
	Road Width			12 m. and above but below 15 m.
FSI Potential Of Plot				
6	Basic FSI			1.00
7	FSI On Payment Of Premium			0.50
8	FSI As Per Dilapidated			0.30
9	FSI Against Road Cutting			0.00
10	FSI Max Permissible As TDR			0.65
11	Max Permissible FSI			2.25
Potential Of Plot In Sqmtr				Sqmtr
12	Allowed BUA As per Basic FSI			585.20
13	Allowed BUA As Per Payment Of Premium			292.60
14	Allowed BUA As Per Dilapidated			175.56
15	Allowed BUA As Per Road Cutting and Amenity Handover			0.00
16	Allowed BUA As per TDR			380.38
17	Maximum Permissible Built Up Area In Sqmtr			1,316.70
18	Allowed Max Gross Built-Up Area Including Ancillary Area In Sqmtr			2106.72
For New Construction		Type of Development		Redevelopment
19	Proposed BUA As per Basic FSI			585.20
20	Proposed BUA As Per Payment Of Premium			292.60
21	Proposed BUA As Per Dilapidated			175.56
22	Proposed BUA As Per Road Cutting			0.00
23	Proposed BUA As per TDR			46.88
24	Proposed Maximum Built Up Area In Sqmtr			1,100.24
25	Proposed Max Gross Built-Up Area Including Ancillary Area In Sqmtr			1760.38
26	Approx Sale Area in Sqft			29,850.70
27	Approx Carpet Area Residential In Sqft			15,298.00
28	Approx Carpet Area Commercial In Sqft			2,151.52
29	Approx Carpet Area Office In Sqft			0.00
30	Approx Carpet Area Terrace In Sqft			0.00
31	Existing Residential Area In Sqft			4,280.00
32	Existing Commercial Carpet Area In Sqft			1,904.00
33	Existing Office Carpet Area In Sqft			0.00
34	Existing Terrace Carpet Area In Sqft			0.00
35	Extra Carpet Area To Existing Residential Unit	23%		984.40
36	Extra Carpet Area To Existing Commercial Area	13%		247.52
37	Extra Carpet Area To Existing Office Area	0%		0.00
38	Extra Carpet area To Existing Terrace Area	25%		0.00

39	Amount Generated To Developer After Residential Sale Of Balance Area			
	Saleable Area in Sqft			16,756.11
	Rate Rs/Sqft			7,800.00
A	Total			13,06,97,673.60
40	Amount Generated To Developer After Commercial Sale			
	Saleable area in Sqft			-0.00
	Rate Rs/Sqft			0.00
B	Total			0.00
41	Amount Generated To Developer After Office Sale			
	Saleable area in Sqft			0.00
	Rate Rs/Sqft			0.00
C	Total			0.00
	Total Amount Generated After Sale			₹ 13,06,97,673.60
Project cost / Expenditure				
				INR
1	Premium Charges For Municipal Corporation (35% of RR)			₹ 25,60,250.00
2	Scrutiny Fees			₹ 8,801.92
3	Security Deposit			₹ 17,603.84
4	Development Charges Residential			
4.1	On Plot Area			₹ 61,446.00
4.2	On BUA			₹ 7,39,361.28
5	Development Charges Commercial			
5.1	on Plot area			₹ 23,408.00
5.2	On BUA			₹ 1,40,830.72
6	Ancillary Area			₹ 16,50,360.00
7	Vital Urban Transport Project Development Charges			₹ 9,65,046.00
8	Labour Cess			₹ 5,28,115.20
9	Stamp Duty and registration charges			₹ 22,00,800.34
10	Rent For	30	Months	
	Type Of Unit	No	Rent /Month	
10.1	Row House	0	INR 0.00	₹ -
10.2	3BHK , Duplex	0	INR 0.00	₹ -
10.3	2BHK	0	INR 0.00	₹ -
10.4	1BHK	8	INR 15,000.00	₹ 36,00,000.00
10.5	1BHK + Terrace	0	INR 0.00	₹ -
10.7	SHOP	6	INR 18,000.00	₹ 32,40,000.00
	Total Rent			₹ 68,40,000.00
11	Construction Cost			₹ 6,16,13,440.00
12	Corpus Fund			₹ -
13	Miscellaneous Charges			₹ 26,40,576.00
14	Fire Premium Charges			₹ 4,40,096.00
15	MSEB Charges For Existing Members	No	14	₹ 1,40,000.00
16	Mechanical Parking	No	11.00	₹ 27,50,000.00
17	Shifting Charges	No	14.00	₹ 1,40,000.00
18	Contingency			
19	TDR Cost			₹ 25,78,400.00
20	Consultants Fees			₹ 13,20,288.00
21	Marketing Charges			₹ 65,34,883.68
22	Administrative Charges			₹ 24,64,537.60
B	Total			₹ 9,63,58,244.58
	Net Profit of Project (A - B)			₹ 3,43,39,429.02

Profit

36%