

K.THOMAS & ASSOCIATES		
TENTATIVE PRELIMINARY WORKING FEASIBILITY REPORT		
SR.NO	PROJECT DETAILS	
1	SOCIETY NAME	RISHAB CHS, VASHI
2	PLOT NO.	1
3	TOTAL PLOT AREA (IN SQ.M)	1,121.00
4	SECTOR	9A
5	NODE	VASHI
6	RESIDENTIAL UNITS	13
7	COMMERCIAL UNITS	17
8	EXISTING ROAD WIDTH	14.00 M WIDE
10	PROPOSED ROAD WIDTH	18.00 M WIDE
12	READY RECKONER RATE	₹ 54,800.00

PLOT ANALYSIS				
SR.NO	PARTICULAR	FACTORS	AREA (IN SQ.M)	AREA (IN SQ.FT)
A	PLOT ANALYSIS / DP & UDCPR 2021			
A.1	PLOT AREA AS PER 7/12		1121	12066.3319
A.2	ROAD WIDEING		66.74	718.1224
A.3	NET PLOT AREA		1,054.26	11343.8376
B	PERMISSIBLE FSI:			
B.1	BASIC FSI	1.1	1233.1	13268.156
B.2	PREMIUM	0.5	560.5	6030.98
B.3	TDR (as per Road Width)	0.9	1008.9	10855.764
B.4	TOTAL (BASIC + PREMIUM + TDR)	2.5	2802.5	30154.9
B.5	ANCILLARY (80% FOR COMMERCIAL)	840.75	672.6	
B.6	ANCILLARY (60% OF RESIDENTIAL)	1961.75	1177.05	12665.058
	PERMISSIBLE BUILT UP AREA	2805	4652.15	48661.49

EXISTING TENENT DETAILS					
SR.NO	TYPE	TYPE OF EXISTING FLATS	NO OF UNITS	EXISTING CARPET AREA (SQ.M)	EXISTING CARPET AREA (SQ.FT)
1	FLATS	1BHK	13	36.245	390.00
		TOTAL	12	471.185	5069.95
1	SHOP TYPE 1	SHOP-1 TO SHOP-5	5	28.45	306.12
2	SHOP TYPE 2	SHOP-6	1	24.97	268.68
3	SHOP TYPE 3	SHOP-7	1	58.7	631.61
4	SHOP TYPE 4	SHOP-8 TO SHOP-14	7	20.52	220.80
5	SHOP TYPE 5	SHOP-15	1	15.43	166.00
6	SHOP TYPE 6	SHOP-16	1	11.06	119.00
7	SHOP TYPE 7	SHOP-17	1	22.96	247.00
		TOTAL	17	419.00	4508.47


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SR.NO.	OWNERS RENT AND CORPUS FUND	
1	453	
1.1	COMMERCIAL	17
1.2	RESIDENTIAL	13
2	AVERAGE RENT PER MONTH CONSIDERED	
2.1	COMMERCIAL	₹ 60,000.00
2.2	RESIDENTIAL	₹ 30,000.00
3	SHIFTING CHARGES	₹ 25,000.00
4	TOTAL COST OF RENT	₹ 2,39,40,000.00
5	TOTAL SHIFTING CHARGES	₹ 7,50,000.00
6	TOTAL RENT COMPONENT (RENT FOR 36 MONTHS + SHIFTING CHARGES)	₹ 2,46,90,000.00
7	CORPUS FUND	₹ 3,00,00,000.00


MUNICIPAL CHARGES AND OTHER STATUTORY CHARGES		
1	OFFICIAL CHARGES	₹ 42,07,301.00
	PREMIUM FSI	₹ 3,01,01,092.00
2	ANCILLARY F.S.I CHARGES (10% OF READY RECKNER PER SQ.M)	₹ 1,01,36,082.00
3	TOTAL OFFICIAL CHARGES	₹ 4,44,44,475.00
4	STATUTORY LIASONING CHARGES	₹ 1,40,71,250.00

CONSULTANCY CHARGES			
1	7.00% OF CONSTRUCTION COST (P.M.C, ARCHITECTURAL,STRUCTURAL,LIASONING,LEGAL, MEP,FIRE CONSULTANT,LIFT CONSULTANT)	7.00%	₹ 1,00,00,000.00
TOTAL CONSULTANCY CHARGES			₹ 1,00,00,000.00

SALEABLE AREA DETAILS		
1	CARPET AREA WITH DEVELOPER (IN SQ.FT)	18,039.00
3	TOTAL SALEABLE AREA	18,039.00
	CONSIDERING PER SQ.FT RATE	₹ 35,000.00
4	TOTAL SALEABLE COST	₹ 63,13,65,000.00

SUMMARY		
EXPENDITURE		
1	CONSTRUCTION COST	₹ 22,89,26,250.00
2	RENT & SHIFTING COMPONENT	₹ 2,46,90,000.00
3	CORPUS FUND	₹ 3,00,00,000.00
4	OFFICIAL MUNICIPAL CHARGES	₹ 4,44,44,475.00
5	STATUTORY LIASONING CHARGES	₹ 1,40,71,250.00
6	CONSULTANCY FEES	₹ 1,00,00,000.00
7	LOBBY INTERIORS	₹ 1,00,00,000.00
8	MISCELLENOUS	₹ 3,00,00,000.00
TOTAL EXPENDITURE		₹ 39,21,31,975.00

PROFITABILITY		
1	TOTAL EXPENDITURE	₹ 39,21,31,975.00
2	TOTAL SALEABLE COST	₹ 63,13,65,000.00
TOTAL PROFIT		₹ 23,92,33,025.00


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PROPOSED DETAILS FOR REHAB BUILDING					
SR.NO	TYPE	TYPE OF PROPOSED FLATS	NO OF UNITS	PROPOSED CARPET AREA (SQ.M)	PROPOSED CARPET AREA (SQ.FT)
1	FLATS	2BHK	13	66.64	717.05
2	FLATS	SHOP 14 TO 2BHK FLAT	1	66.64	717.05
TOTAL			14	932.96	10042.29
1	SHOPS	SHOP-1 (BASEMENT + GROUND + FIRST)	1	52.49	564.79
2	SHOPS	SHOP-2 (BASEMENT + GROUND + FIRST)	1	52.49	564.79
3	SHOPS	SHOP-3 (BASEMENT + GROUND + FIRST)	1	52.49	564.79
4	SHOPS	SHOP-4 (BASEMENT + GROUND + FIRST)	1	52.49	564.79
5	SHOPS	SHOP-5&6 SHEETAL BAR (BASEMENT + GROUND + FIRST)	2	93.27	1003.59
6	SHOPS	SHOP-7 (BASEMENT + GROUND + FIRST)	1	108.2	1164.23
7	SHOPS	SHOP-8 (BASEMENT + GROUND + FIRST)	1	37.62	404.79
8	SHOPS	SHOP-9&10 MEDICAL (BASEMENT + GROUND + FIRST)	2	66.42	714.68
9	SHOPS	SHOP-11 (BASEMENT + GROUND + FIRST)	1	37.62	404.79
10	SHOPS	SHOP-12 & SHOP 13 SANTOSH VADAPAV (BASEMENT + GROUND + FIRST)	2	66.42	714.68
11	SHOPS	SHOP-15 (BASEMENT + GROUND + FIRST)	1	28.54	307.09
12	SHOPS	SHOP-16 (BASEMENT + GROUND + FIRST)	1	20.46	220.15
13	SHOPS	SHOP-17 (BASEMENT + GROUND + FIRST)	1	42.47	456.98
TOTAL			16	937.09	10083.09

CONSTRUCTION COST DETAILS				
SR.NO	FLOOR	NO. OF FLOORS	AREA PER FLOOR (IN SQ.FT)	TOTAL AREA (IN SQ.FT)
1	BASEMENT	1	3455	3455
2	GROUND FLOOR	1	3455	3455
3	FIRST FLOOR	1	3455	3455
4	SERVICE FLOOR	1	2296	2296
5	RESIDENTIAL FLOORS	18	2296	41328
6	RECREATIONAL FLOOR	1	2296	2296
3	TOTAL			56285.00
4	CONSTRUCTION COST PER SQ.FT		₹ 3,250.00	
5	TOTAL CONSTRUCTION COST		₹ 18,29,26,250.00	
6	LIFT COST :			
7	COST OF 1 LIFT	₹	50,00,000.00	
8	TOTAL NO OF LIFTS		2	
9	TOTAL COST OF LIFT	₹	1,00,00,000.00	
10	FIRE SERVICES COST		₹ 1,20,00,000.00	
11	TOWER CAR PARKING		₹ 2,40,00,000.00	
	TOTAL BUILDING CONSTRUCTION COST		₹	22,89,26,250.00


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