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BHARTI PARK A,B,C,D,E,F,G,J K S.NO 109 VILLAGE BHAYANDAR
CALCULATIONS CONSIDERING FULL RESIDENTIAL FLOORS DEVELOPMENT
AS PER MBMC NEW UDCPR PROPOSED
CALCULATION BASED ON DATA PROVIDED.

		01-08-2026
A	**AREA STATEMENT FOR PLOT**	
SR.NO	**ASSUMPTION**	Area (SQ.MT)
1	GROSS PLOT AREA AS PER 7/12 EXTRACT OR CONVEYANCE (INSQ.MTRS)	**6520.60**
2	NET PLOT AREA (BALANCE AREA) (IN SQ.MTRS)	
3	R.R RATE OF OPEN LAND (IN SQ.MT)	40800
4	EXISTING RESIDENTIAL CARPET AREA AS PER DATA PROVIDED	
5	TOTAL FSI CONSUMED AS PER DATA PROVIDED	1.06
6	TOTAL NO OF EXISTING RESIDENTIAL FLATS	
7	TOTAL NO OF EXISTING SHOPS	
8	D.P ROAD WIDTH	15 M Wide DP Road
9	APPROXIMATE HEIGHT	
10	D.P.Remarks	R-ZONE

SR.NO	DESCRIPTION	AREA IN SQ.MT	AREA IN SQ.FT	AMOUNT
A	**AREA CALCULATION**			
1	TOTAL PLOT AREA AS PER CONVEYANCE	6,520.60	70,188	
2	AREA UNDER DP ROAD	-	-	
3	GARDEN AREA	-		
4	NET PLOT AREA		-	
	Residential - FSI for Devlopment Scheme for 18 MT Wide Road as per New UDCPR		-	
A	BASIC F.S.I (6520.60 X 1.10)	7,172.66	77,207	
B	PREMIUM F.S.I (6520.60 X 0.5)	3,260.30	35,094	
C	TDR F.S.I (6520.60 X 0.90)	5,868.54	63,169	
D	INCENTIVE FSI (____ X 15 SQ.MT)	-	-	
E	**TOTAL PERMISSIBLE AREA (A+B+C)**	**16,301.50**	**1,75,469**	
F	COMMERCIAL AREA 0 sq.mt X 80%	-	-	
G	RESIDENTIAL AREA 16301.50 sq.mt X 60%	9,780.90	1,05,282	
H	**TOTAL PERMISSIBLE AREA INCLUDING ANCILLARY**	**26,082.40**	**2,80,751**	
I	DEDUCTIONS 20% FOR STAIRCASE/LIFT/PASSAGE	5,216.48	56,150	
1	**TOTAL PERMISSIBLE BALANCE AREA IN CARPET AREA (H-I)**	**20,865.92**	**2,24,601**	
2	TOTAL CURRENT CARPET AREA OF EXISTING MEMBERS	6,943.90	74,744	
3	ADD 30% ADDITIONAL CARPET AREA AS PER REDEVELOPMENT PROPOSAL (6943.90 X 30%)	2,083.17	22,423	
4	TOTAL NEW AREA FOR EXISTING MEMBERS (11+12)	9,027.07	97,167	
5	**BALANCE CARPET AREA FOR SALE AREA MOFA**	11,838.85	1,27,433	
6	**CARPET AREA FOR SALE AS PER RERA**	12,430.79	1,33,805	
B	**SALES STATEMENT**	**AREA IN SQ.MT**	**AREA IN SQ.FT**	**IN CR**
1	SALE STATEMENT COMMERCIAL	372.92	4,014	
2	COMMERCIAL CARPET AREA AT GROUND FLOOR WITH LOFT @40000 ON RERA CARPET	186.46	2,007.08	-

3	COMMERCIAL CARPET AREA AT FIRST FLOOR @30000 ON RERA CARPET	186.46	2,007.08	6,02,12,273
4	TOTAL INCOME FROM SALE COMMERCIAL		4,014.15	6,02,12,273
5	**TOTAL INCOME FROM SALE COMMERCIAL**			6,02,12,273
				6.02
6	**SALE STATEMENT RESIDENTIAL**			
	CONSIDERING A SALE RATE ON CARPET AS PER BELOW		**IN RS**	**IN CR**
	10% SOLD AT AVERAGE @ 15500		20,11,75,893	20.12
	25% SOLD AT AVERAGE @ 16000		51,91,63,596	51.92
	25% SOLD AT AVERAGE @ 16500		53,53,87,458	53.54
	40% SOLD AT AVERAGE @ 17000		88,25,78,113	88.26
7	**TOTAL INCOME FROM SALE RESIDENTIAL @ 16475**		**2,13,83,05,060**	**213.83**
8	INCOME FROM PARKING AVERAGE @7.0 LAC PER CAR X 85 CARS		5,95,00,000	5.95
9	**TOTAL INCOME FROM SALE (COMMERICAL + RESI + PARKING)**		**2,25,80,17,333**	**225.80**
	SAY 225.80 CR			
	EXPENSES		**IN RS**	**IN CR**
A	**CONSTRUCTION COST**			
1	COST OF CONSTRUCTION @ 2700 RS/SQ.FT		75,80,27,575	75.80
	(2,80,751 SQ.FT)			
2	18% GST ON COST OF CONSTRUCTION		13,64,44,963	13.64
	TOTAL CONSTRUCTION COST @3186		**89,44,72,538**	**89.45**
B	**COST OF TO BE PURCHASED AREAS**			
1	COST OF TDR -PRIVATE			
	0.90 TDR TO BE PURCHASED (5868.54 SQ.MT X 10.764 X 1700)		10,73,87,240	10.74
	of UDCPR and the ward of origin)			
2	STAMPDUTY ON TDR @ 5%		53,69,362	0.54
3	GST ON TDR @ 5%		53,69,362	0.54
4	COST OF GOVERNMENT TOWARDS 0.5 PREMIUM FSI (3260.30 SQ.MT X 0.35 X 40800)		4,65,57,084	4.66
5	COST OF ANCILLARY FSI AREA PREMIUM RESIDENTIAL (9780.90 SQ.MT X 10% X 40800)		3,99,06,072	3.99
6	(____SQ.MT X 10% X 40800)		-	-
	TOTAL		20,45,89,120	20.46
C	**MBMC CHARGES AND PREMIUMS**			
C.1	**SCRUTINY FEES**			
A	PLOT AREA-(6520.60 X 2)		13,041	0.00130
B	RESIDENTIAL AREA-(26082.40 X 2)		52,165	0.00522
C	COMMERCIAL AREA-(____X 5)		-	-
	TOTAL		**65,206**	0.00652
C.2	**DEVELOPMENT CHARGES LAND**			
A	PLOT AREA-(6520.60 X 40800 X 0.5%)		13,30,202	0.13
B	RESIDENTIAL AREA-(26082.40 X 40800 X 2%)		2,12,83,238	2.13
C	COMMERCIAL AREA-(_____ X 40800 X 4%)		-	-
D	LABOR TAX-(26082.40 SQ.MT X 40800 X 1%)		1,06,41,619	1.06
E	SURAKSHA AMANAT(**REFUNDABLE SECURITY DEPOSIT** ON BUILT UP AREA)-(26082.40 SQ.MT X 20)		5,21,648	0.05

F	DEVELOPMENT CHARGES FOR BUILDING B.U.A (26082.40 X 15)		3,91,236	0.04
G	MALMATTA TAXPROPERTY FUND (26082.40 SQ.MT X 210) REFUNDABLE		54,77,304	0.55
H	METRO CESS		2,26,13,441	2.26
	TOTAL		**6,22,58,689**	6.23
C.3	**MBMC OTHER EXPENSES**			
A	LUC CHARGES (6520.60 x 40800 x 5%)		1,33,02,024	1.33
B	FIRE CAPITATION FEES (200 X 26082.40 SQ.MT)		52,16,480	0.52
C	LIASONING ,DESIGN RCC AND MEP CONSULTANCY FEES (26082.40 X 10.764 X 80)		2,24,60,076	2.25
	TOTAL		**4,09,78,580**	2.77
C.4	**MISCLENIOUS EXPENSES**			
A	MISCLENIOUS EXPENSES CC		4,77,27,662	4.77
B	OTHER EXPENSE (TLR, SURVEY, ETC)		2,00,00,000	2.00
C	BROKERAGE(4%)		9,03,20,693	9.03
D	MISCLENIOUS EXPENSE OC		4,77,27,662	4.77
E	PMC/LEGAL COST FROM DEVELOPER TO SOCIETY (2.0% OF TOTAL COST OF THE CONSTRUCTION)		1,78,89,451	1.79
	TOTAL		**22,36,65,468**	22.37
	TOTAL C.1+C.2+C.3+C.4		**32,69,67,943**	32.70
C.5	**SOCIETY BENEFITS (RENT+CORPUS +SHIFTING)**			
A	RENT FOR FLATS @50 RS/SQ.FT FOR 39 MONTHS		14,18,37,267	14.18
B	RENT FOR SHOPS @150 RS/SQ.FT FOR 12 MONTHS		36,12,744	0.36
C	CORPUS FUND (500)		3,73,72,070	3.74
D	TO & FRO SHIFTING CHARGES PER MEMBER		39,37,914	0.39
	TOTAL		**18,67,59,995**	18.68
	TOTAL C.1+C.2+C.3+C.4+C.5		**51,37,27,938**	51.37
	TOTAL EXPENSES		1,61,27,89,596	161.28
	REALISATION IN HAND		64,52,27,737	**64.52**
				40.01%