

New Bombay Co-Op Commercial Complex Premises Society Ltd

Comparison Chart

Name of Consultant :	Atul Patel Architects	Rajesh RC Architect	Wice Reality	Dimensions Architect P Ltd
Plot Area				
Total Applicable FSI (Current Available FSI is 9 as per table enclosed)				
Applicable F.S.I - For Project	9 FSI	9 FSI	9 FSI	9 FSI
Existing Structure Details :				
Total Carpet Area - Excluding Terraces & Loft Area = 6424.26 Sq.Mtr				
Total Built Up Area as per Final O.C of NMMC = 7937.47 Sq.Mtr				
40 % of Total Loft and Terrace Area = 915.94 Sq.Mtr				
Total Carpet Area Including 40 % of Terraces & Loft Area = 7340.20 Sq.Mtr				
Total Additional Area on 7340.20 Sq.Mtr	2617.21	3670.1004	4037.11	4037.11
Total Additional Area in %	35%	50%	55%	55%
Total Rehab Area 7240.20 Sq.Mtr + Additional Area	9957.41	11010.3012	11377.34	11377.34
Total Rehab Expected Area in %	35%	50%	55%	55%
Rent, Corpus, Deposit as per Expected Rent on Sale Area as per Rent Sheet				
Total Expected Rate with Rent & Deposit for about 4 Years				
Total Expected Corpus on Sale area @ Rs.1000/- per Sq Ft	₹ 49,00,11,459.76	₹ 49,00,11,459.76	₹ 49,00,11,459.76	₹ 49,00,11,459.76
Construction Area				
Total Construction Area(Including Loby,Staircase,Lift etc)	523819	383100	670000	422962.00
Total Parking Area (Considering Ramp/Mechanical Parking)	132311	72600	150000	112483.80
Total Sale Area	178198	183485	416428	157713.89
Total Sale Area + Rehabilitation Area for existing Members	285775	302000	670000	280179.58
Total Constructed Built Up Area - BUA	139308	455700		48794.09
Bank Guarantee Amount Considering Total Rehab Construction Cost for 4 Year	₹ 8,39,10,600.00	₹ 18,00,00,000.00	₹ 17,00,00,000.00	₹ 11,14,43,482.00
Total Cost of Construction considering following Rates				
Construction Cost for Basement/Parking @ Rs.2000/- per Sq.ft	₹ 26,46,22,176.00	₹ 14,52,00,000.00	₹ 30,00,00,000.00	₹ 22,49,67,600.00
Construction Cost for Free Sale Building @ Rs.3000/- per Sq.ft	₹ 1,17,45,24,624.00	₹ 1,14,93,00,000.00	₹ 1,50,00,00,000.00	₹ 1,26,88,86,000.00
Construction Cost for Chajja/OHT/UGT/LMR/STP/OWC/Transformer/DG Set @ -		₹ 0.00	₹ 1,60,00,000.00	₹ 3,07,60,842.53
Total Construction Cost for the Project	₹ 1,43,91,46,800.00	₹ 1,91,69,10,000.00	₹ 1,81,60,00,000.00	₹ 1,52,46,14,442.53
Cost of Robotic Parking for 550 Cars - 6 Lakhs per car (Rajesh R.C)		₹ 33,00,00,000.00		
Other Cost				
Society Additional area Registration & Stampduty Amount	₹ 45,57,000.00	₹ 0.00	₹ 4,23,33,135.46	-
GST on Society Additional Area	₹ 8,94,88,151.00	₹ 9,00,00,000.00	₹ 7,25,71,089.36	-
Development Agreement Registraton & Stampduty Amount	₹ 2,09,67,103.00	₹ 5,00,00,000.00	₹ 7,69,20,300.26	₹ 2,18,30,000.00
Professional Fees				
Developer Employed towards work of Project for 48 Months				₹ 28,80,000.00
Professional Fees (Site Preparation & Basic)	₹ 10,67,275.00	₹ 2,15,09,040.00		₹ 83,00,000.00
PMC Fees with 18 % G.S.T		₹ 4,83,95,340.00	₹ 4,28,57,600.00	₹ 1,08,38,184.79
RCC/MEP/Environment/Landscape/Geo-Technical/Legal/Liasoning & Designing with G.S.T 18	₹ 14,61,13,518.00	₹ 1,34,43,150.00	₹ 5,35,72,000.00	₹ 10,19,47,570.56
Professional Fees (Airport NOC) with 18 % G.S.T		₹ 40,000.00	₹ 57,82,000.00	₹ 25,00,000.00
Professional Fees (Sales & Brokerage) with 18 % G.S.T		₹ 11,69,16,642.00	₹ 24,98,56,800.00	₹ 5,76,00,717.10
Professional Fees (Marketing) With 18 % G.S.T	₹ 8,55,34,814.00	₹ 11,69,16,642.00	₹ 2,14,28,800.00	₹ 5,76,00,717.10
Additional Professional Fees (If Any)		₹ 0.00		₹ 0.00
Total Profeshnal Fees	₹ 23,27,15,607.00	₹ 31,72,20,814.00	₹ 37,34,97,200.00	₹ 24,16,67,189.55
Fees & Charges				
Security Fee on Gross area @ Rs.5/-	₹ 2,16,315.00	₹ 2,11,677.81	₹ 1,78,609.50	₹ 2,43,970.45
Security Deposit on Gross area @ Rs.15/-	₹ 6,48,946.00	₹ 6,35,033.44	₹ 5,35,828.50	₹ 7,31,911.35
Debris Charges on Plot Area 3969.100 @ Rs.20/-	₹ 79,382.00	₹ 79,382.00	₹ 79,382.00	₹ 79,382.00
Mosquito on Plot Area 3969.100 @ Rs.20/-	₹ 79,382.00	₹ 79,382.00	₹ 79,382.00	₹ 79,382.00
Narural Terrace - Built Up Area (BUA) @ Rs.250/-	-	₹ 0.00	₹ 2,28,982.50	₹ 0.00
Tree Plantation - for every 100 Sq.Mtr @ Rs.500/-	₹ 20,000.00	₹ 20,000.00	₹ 20,000.00	₹ 20,000.00
Commercial Plot Area @ 1 % of Ready Rackoner Rate Rs.50,900/-	₹ 20,20,271.90	₹ 20,20,271.90	₹ 20,20,271.00	₹ 20,20,271.90
Commercial BUA - Built Up Area @ 4 % of Ready Rackoner Rate Rs.50,900/-	₹ 7,27,29,788.00	₹ 7,27,29,788.40	₹ 7,27,29,788.40	₹ 7,27,29,788.40
L Cess - Aprox BUA X L.Cess @ 1 % of Ready Rackoner Rate aprox Rs.50,900/-	₹ 1,20,92,466.00	₹ 1,18,33,213.21	₹ 1,73,97,965.44	₹ 1,36,38,436.10
Other Charges - Fee (If Any)	-			₹ 0.00
Gross Total	₹ 3,31,39,08,011.90	₹ 54,48,29,562.77		₹ 8,95,43,142.20
Add - Metro Cess		₹ 7,47,50,060.30	₹ 4,44,45,981.80	₹ 8,95,43,142.20
Mescellaneous Expences - Gross BUA X Rs.1450/-	₹ 7,05,33,800.00	₹ 6,13,86,566.33	₹ 5,17,96,755.00	₹ 7,07,51,430.50
Fire Service Fee- Gross BUA X Rs.100/-	₹ 1,44,93,135.00	₹ 1,18,33,213.21	₹ 35,72,190.00	₹ 48,79,409.00
Infrastructure Charges - BUA - Plot Area X Ready Rackoner Rate X 10 %	₹ 2,02,027.00	₹ 0.00	₹ 16,16,21,752.00	₹ 1,01,01,359.50
Other Applicable Premium & Charges (if any)	₹ 12,79,593.00	₹ 0.00		
Total	₹ 8,65,08,555.00	₹ 69,27,99,402.61	₹ 35,47,06,888.14	₹ 26,48,18,483.39
Authourity Charges				
Development Charges + Statutory Fees & Deposit to NMMC		₹ 0.00	₹ 4,44,45,981.80	₹ 26,37,47,049.41
Premium FSI @ 35 % of land Ready Rackoner Rate Rs.50,900/-	₹ 10,60,64,275.00	₹ 14,14,19,033.00	₹ 2,47,48,307.75	₹ 14,14,19,033.00
Premium on Ancillary F.S.I @ 10 % of land Ready Rackoner Rate Rs.50,900/-	₹ 8,08,10,876.00	₹ 8,08,10,876.00	₹ 8,08,10,876.00	₹ 8,08,10,876.00
Premium on C.B.D F.S.I	₹ 20,20,27,190.00	₹ 15,15,20,392.50		₹ 15,15,20,392.50
G.S.T. on Ancillary & Premium F.S.I.	-		₹ 5,90,92,953.00	₹ 6,72,75,054.27
Miscellaneous Charges on Premium FSI	₹ 1,90,51,680.00	₹ 3,57,21,900.00	₹ 2,47,48,330.78	₹ 2,77,83,700.00
Miscellaneous Charges on Ancillary FSI	-	₹ 0.00	₹ 80,81,087.60	₹ 4,76,29,200.00
Interest on Bank Guarantee of Rehab Construction Cost for 4 Years	₹ 4,02,77,088.00	₹ 9,36,00,000.00	₹ 6,80,00,000.00	₹ 33,43,304.46
Interest on Total Cost of Project for 1.5 Years & 12 %	₹ 39,69,100.00	₹ 19,50,00,000.00	₹ 17,80,86,496.69	₹ 17,99,92,179.67
	₹ 24,40,71,145.00	₹ 6,84,00,000.00		₹ 0.00
Other Applicable Charges (If Any)				
Total Cost of Project	₹ 4,58,66,99,380.66	₹ 3,85,11,93,063.87	₹ 5,43,27,77,660.33	₹ 3,61,79,07,882.55
Sale :				
Sale Area Sq.Ft (To be calculated as per plans & Nomes of CIDCO & NMMC with Proper working Calculation to be given)	201125.00	183485.00	208214.00	157713.89
Sale Area Sq.Ft @ Rs.30,000/- Sale Rate per Sq.Ft (Carpet Area) - Market Sale	₹ 6,03,37,50,000.00	₹ 4,95,40,95,000.00	₹ 6,24,64,20,000.00	₹ 4,73,14,16,700.00
No of Parking for Market Sale	393	256	450	300.00
No of Parking for Market Sale @ Rs.10,00,000/- per parking Sale Rate	₹ 39,30,00,000.00	₹ 25,60,00,000.00	₹ 45,00,00,000.00	₹ 30,00,00,000.00
Refundable Security depoist	₹ 0.00	₹ 1,84,37,340.00	₹ 1,79,12,160.00	₹ 0.00
Any Other Income (If Any)		₹ 18,00,00,000.00		
Total Sale Amount	₹ 6,42,67,50,000.00	₹ 5,40,85,32,340.00	₹ 6,71,43,32,610.00	₹ 5,03,14,16,700.00
Profit - Total Sale less Total Project Cost	₹ 1,84,00,50,619.34	₹ 1,36,23,39,276.13	₹ 1,28,15,54,949.67	₹ 1,41,35,08,817.45
Net Profit % Before Tax	28.63%	35.37%	19.09	39%