

*B. H. Wadhwa & Co.*

• ARCHITECTS • ENGINEERS • SURVEYOURS  
R C C SPECIALISTS

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A-1, WADHWA BUNGLOW,  
C.T.S. NO. 1210, OFF 10TH  
ROAD, BEHIND JAIN TEMPLE,  
CHEMBUR, MUMBAI - 400 071

E-mail : architectwadhwa@gmail.com

**24.07.2017**

**Estimated Project Cost**

Ref. Proposed Redevelopment of existing building at Plot bearing CTS Number 310 of Deonar Village being develop by M/s.NAV DURGA CONSTRUCTION CO. C.A. to Jai Gopi Krishna CO.OP.H.S.Ltd., at CTS No 310, Opp.Lakme Building Govandi, 400088. Total area of Plot is 2188.44 m<sup>2</sup>.

- A. Jai Gopi Krishna Co.Operative Housing Society Ltd. is Owner of CTS No.310 of Village Deonar Mumbai. There were in all 3 existing old buildings. Nav Durga Construction Company and M/s. VVA Reality have been appointed as Developers by Jai Gopi Krishna CHS. There were existing 'A' & 'B' & 'C' buildings on plot bearing CTS No.310 of Village Deonar admeasuring 2188.44 Sq.M. Now the building under construction on plots bearing CTS 310 of village Deonar comprises of A & B comprising of Stilt + 7 upper Floors and C Wings comprising of Stilt + 10 upper floors + part 11th floor.

**Note :- Total plot area of the plot is 2888.00sq.mtrs. which includes Municipal Primary School reservation area of 759.56 sq.mtrs. Therefore Balance plot area (2888.00-759.56) 2128.44 sq.mtrs. is being developed by M/s. Nav Durga Construction Company A wing building comprises of Stilt + 7 upper floor, 'B' wing building comprises of Grd + Stilt + 7 upper floor & the C wing building comprises of Stilt + 10 upper floor + part 11th upper floors and the fungible F.S.I area or Balance potential will be utilized & constructed in 'C' Wing for constructing balance 11th Part floor, 12th floor & part 13th floor & Primary school building will be constructed by M/s. VVA Reality as per development permission obtained and as per IOD issued and plans for Primary School approved.**

Stage of Construction for the building comprising of 'A', 'B' & 'C' wing as on today are as per following details :

- i) A Wing : Work Completed in all respect for Stilt + 7 upper Floor;
- ii) B Wing :- Work Completed in all respect for Stilt + 7 upper Floor;
- iii) C Wing :- RCC , Masonry, Internal Plaster, External Plaster, Flooring, Plumbing, Bathroom finishing and Tiling completed.

Reg. No. With Council  
Of Architecture  
CA / 62 / 7288

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Chembur, Mumbai - 400 071.

**B:- (I) Area involved :-**

**F.S.I. area:-**

- |    |                                        |                          |
|----|----------------------------------------|--------------------------|
| 1. | Basic Plot F.S.I 1.0                   | = 2125 m <sup>2</sup>    |
| 2. | Govt. F.S.I. on payment of premium 33% | = 702 m <sup>2</sup>     |
| 3. | TDR - Utilized                         | = 1248.08 m <sup>2</sup> |
| 4. | Fungible Compensatory F.S.I.....       | = Nil m <sup>2</sup>     |

**Total = 4074.89 m<sup>2</sup>.....(I)**

**(II) Non F.S.I. area:-**

**1. Stilt area :**

A wing 79.46 sq.mtr X 60% = 47.68

B wing 99.69 sq.mtr X 60% = 59.81

C wing 294.21 sq.mtr X 60% = 176.53

= 284.02 m<sup>2</sup>

**2. Staircase, Lift, Lift lobby area:**

i) A Wing Stilt +1st to 7th floor to + 7th floor  
to terrace floor

= 163.00 m<sup>2</sup>

ii) B Wing Stilt +1st to 7th +7th terrace

= 150.46 m<sup>2</sup>

iii) C Wing Stilt +1st to 10th +10th to 11th

= 709.52 m<sup>2</sup>

**3. Refuge area**

= 59.81 m<sup>2</sup>

**4. Staircase cabins :**

Wing A = 15.22 m<sup>2</sup>

Wing B = 13.86 m<sup>2</sup>

Wing C = 30.15 m<sup>2</sup>

= 59.23 m<sup>2</sup>

**TOTAL 1426.04 m<sup>2</sup> .....(II)**

**TOTAL (I) + (II) 4074.89 + 1426.04 = 5500.93 m<sup>2</sup>**

|    |                                                                  |                                                                                                           |
|----|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1. | Name of Owner Developers                                         | M/s. Nav Durga Construction Co.                                                                           |
| 2. | Address                                                          | Big Splash,<br>234-236, Sector -17,<br>Navi Mumbai - 400 703.                                             |
| 3. | Telephone                                                        | 022-25555444.                                                                                             |
| 4. | Mobile                                                           | 9819064028                                                                                                |
| 5. | PAN CARD                                                         | AADFN0867H                                                                                                |
| 6. | Site Address                                                     | Plot CTS No310 Deonar Village, Opp Lakme<br>Building Govandi Station Road , Govandi,<br>Mumbai - 400 089. |
| 7. | CTS Nos.                                                         | 310 Deonar Village.                                                                                       |
| 8. | Co.ordinates of Site for proposed Building Site are as follows : |                                                                                                           |

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|            | Longitude | Latitude  |
|------------|-----------|-----------|
| North Side | 72.913382 | 19.049182 |
| South UTM  | 72.913333 | 19.048675 |
| East Side  | 72.913494 | 19.048837 |
| West side  | 72.913119 | 19.049030 |

| DMS LONG                                    |                                                                                                                                                                                                                                                               |                                                                                                          |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| 9.1                                         | F.S.I. area claimed on plot area : F.S.I.                                                                                                                                                                                                                     | 2125 m <sup>2</sup>                                                                                      |
|                                             | TDR Claimed                                                                                                                                                                                                                                                   | 1248.08 m <sup>2</sup>                                                                                   |
| 11.                                         | Additional 0.33 F.S.I. Purchased from Government & M.C.G.M. on payment of premium 0.33%                                                                                                                                                                       | 702 m <sup>2</sup>                                                                                       |
| 12.                                         | Fungible Compensatory FSI Claimed on payment of Premium                                                                                                                                                                                                       | NIL                                                                                                      |
|                                             | <b>Total</b>                                                                                                                                                                                                                                                  | <b>4074.89 m<sup>2</sup> .....(I)</b>                                                                    |
| NON F.S.I. area involved for construction:- |                                                                                                                                                                                                                                                               |                                                                                                          |
| i)                                          | F.S.I. Staircase, Lift, Lift Lobby on payment of Premium for habitable floor & without premium for non habitable floors<br>i. A - Wing - 163.0<br>ii. B - Wing - 150.46 = 1022.98<br>iii. C - Wing - 709.52                                                   | (WING A+B+C)<br><br>1022.98 m <sup>2</sup>                                                               |
| ii)                                         | Staircase Cabin A,B and C wings                                                                                                                                                                                                                               | 59.23                                                                                                    |
| iii)                                        | Stilt area on ground floor A, B & C wing (60%)                                                                                                                                                                                                                | 284.02                                                                                                   |
| iv)                                         | Refuse area                                                                                                                                                                                                                                                   | 59.81                                                                                                    |
|                                             | <b>Total</b>                                                                                                                                                                                                                                                  | <b>1426.04</b>                                                                                           |
|                                             | <b>Total FSI area &amp; Non FSI area = 4074.89 + 1426.04 = 5500.93 m<sup>2</sup></b>                                                                                                                                                                          |                                                                                                          |
| 14                                          | Construction cost :- The Construction work as done from the year 2010 to 2016 part by part the area of construction in the year 15-16 was Rs. 25,000/- per sq.mtrs average of construction for period 2011-2015 was 15,000/-<br>(4074.89 + 1426.04 = 5500.93) | Average as per S.D.R.R. for construction cost for the year 2011-16 is Rs. 25,000/- + 15,000/- = 20,000/- |
| 15                                          | Hence Estimated cost of Construction for the building works out (5,500.93 x 20,000/-)                                                                                                                                                                         | Rs. 11,00,18,600/-                                                                                       |

The estimated cost of construction for A & B & C at Rs. 11,00,18,600/- (Rs. Eleven Crore Eighteen Hundred & Six Hundred Only.)

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(B.H.Wadhwa )  
Architect & Engineer B.E Civil  
Reg.No.CA/82/7288

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