

AVIJIT PHANI

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P.O. PANSILA, KOLKATA - 700 112.**

PROFILE PROJECTION OF A PROPOSED 'G + III STORIED FLAT'
WITH 'CAR PARKING' AT GROUND FLOOR. THE FLAT
CONTAINS COMMERTIAL AREAS (SHOP, OFFICE ETC.) AT G. F. &
1 ST. F. & OTHER FLOORS ARE FOR RESIDENTIAL FLATS ONLY.
AT HOLDING NO.- 6/6 CO - OPERATIVE COLONY, WARD NO.-9, L.R.
DAG NO.- 2574/2575, L.R. KHATIAN NO.- 3375, AT MOUZA- RAHARA,
J.L. NO.-3, TOUZI NO.- 172, P.S. - KHARDAH, UNDER KHARDAH
MUNICIPALITY.

DETAILS OF LAND :-

The land is at MOUJA - RAHARA, L.R. DAG NO.- 2574/2575, KHATIAN NO. -3375, J. L. NO.-3, WARD NO.- 9, HOLDING NO.- 6/6, AT CO- OPERATIVE COLONY

Area of land is about 9 K - 00 CH - 00 SFt. (more or less) = 601.92 Sqm

The land situated at the east side of co- op. colony road, having a front of 27.735M & depth of 22.555 M, Back side of the land is 27.735M wide.

The land has a lot numbers of facilities for commercial users as well as flat dwellers . As it is just beside the KHARDAH STATION ROAD, Transportation, loading , unloading of materials, display, show window etc. will help the commercial users, There are several BANKS , Post Office, Schools, (RAMA KRISHNA MISSION, BHABANATH INSTITUTION etc.) Police Station , Nursing Homes,(SANJIBANI ESCAGE, BALARAM HOSPITAL etc.) Hospitals, which all will add facilities to the Flat owners & Shop / Office owners.

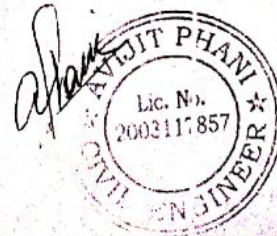
Above all the good Connectivity & Transportation facility will make a great demand of this PROJECT

As per the Site Condition A APPROVED PLAN (enclosed here) has been prepared as reference .

The Area of Each Floor is 430.92 Sqm. (4636.69 SFt.)

Here a point which is Important that the Land Owner is Willing to Erect / Execute the proposed PROJECT. Which will effect a lot in profit parentage.

It will take One year and Six months to complete



(2)

A) COST OF EXECUTION :- (For details Ref. ANNEX – A)

COST INVOLVEMENT FOR FOUNDATION-	430.92 SQM @ 9,146/ SQM	Rs 39,41,194.00
COST INVOLVEMENT FOR GR. FLOOR-	430.92 SQM @ 14,526/ SQM	Rs 62,59,544.00
COST INVOLVEMENT FOR 1 ST. FLOOR-	430.92 SQM @ 14,526/ SQM	Rs 62,59,544.00
COST INVOLVEMENT FOR 2 ND. FLOOR-	430.92 SQM @ 15,252/ SQM	Rs 65,72,521.00
COST INVOLVEMENT FOR 3 RD. FLOOR-	430.92 SQM @ 15,978/ SQM	Rs 68,85,498.00
COST INVOLVEMENT FOR ELECTRIFICATION & LIFT-	L. S.	Rs 40,58,000.00

TOTAL RS.3,39,76,301.00

B) COST OF PERMISSION / SANCTION :-

COST INVOLVEMENT FOR MUNICIPAL PERMISSION-	L. S.	RS 15,50,000.00
COST INVOLVEMENT FOR PREPARING DRAWING, etc.	L. S.	Rs 2,00,000.00
COST INVOLVEMENT FOR ELEC. GENERATOR	L. S.	Rs 4,00,000.00

TOTAL RS. 21,45,000.00

C) COST OF LAND :-

COST OF LAND NOT CONSIDERED, BECAUSE THE LAND OWNER IS IN THE JOINT VENTURE WITH DEVELOPER. IN 60:40 RATIO.

NOW THE TOTAL COST INVOLVEMENT :-

TOTAL OF A + B = RS.3,39,76,301.00 + RS. 21,45,000.00 = RS. 3,63,21,301.00

ADD @ 3 % OF RS. 3,63,21,301.00 AS CONTINGENSIS = + RS 10,83,390.00

RS.3,74,04,940.00



(3)

NOW THE SALE AMOUNT :-

As per Practice the SUPER BUILT UP Area is 25% extra than COVERED Area of FLAT & 10% extra for SHOPS & CAR SPACE (garage).

THE DEVELOPER WILL GET THE 60% OF TOTAL AREA WHICH IS 258.55 Sqm AREA AT GROUND FLOOR & 775.65 Sqm AT OTHER FLOORS

COST FOR SHOP/ OFFICE – 258.55 SQM +10% = 284.40 SQM @ 60,000/ SQM = Rs 1,70,64,000.00

COST FOR FLAT(1ST, 2ND, & 3RD FLOOR) 775.65 SQM +25% = 969.56 SQM @ 32,500/ SQM
= Rs 3,15,10,700.00

TOTAL SALE AMOUNT = RS. 4,85,74,700.00

FINDINGS :-

TOTAL SALE AMOUNT = RS. 4,85,74,700.00

TOTAL EXECUTION COST = RS. 3,74,04,940.00

OVER HEAD = RS. 1,11,69,760.00

NOTE :- The Project will take One year and Six months to complete.

Proposed G. A. drawing is enclosed.

Certified that the report has been prepared as per P.W.D. Schedule of Rates for the year 2017. & prevailing market rate & trend.

AVIJIT PHANI
Structural Civil Engineer
Licence No.- 2002312682

Khurdah Municipality
(AVIJIT PHANI)

Signature of Engineer
Licence No :2002312682

Date :

Signature of Borrower

'ANNEXTURE - A'

For Foundation :-

Materials	Steel	41.70 MT @ 56,000.00 = Rs 23,35,200.00
	Cement	84.0 MT @ 8,000.00 = Rs 6,72,000.00
	Stone Chips	145.00 Cum@ 2,200.00 = Rs 3,19,000.00
	Sand	125.00 Cum@ 1,900.00 = Rs 2,37,500.00
Labour Charges		= Rs 2,95,000.00
Misc. , Water & Other Charges		= Rs 82,494.00

Rs 39,41,194.00

For Ground Floor :-

Materials	Steel	53.85 MT @ 56,000.00 = Rs 30,15,600.00
	Cement	130.00 MT @ 8,000.00 = Rs 10,40,000.00
	Stone Chips	180.50 Cum@ 2,200.00 = Rs 3,97,100.00
	Sand	150.00 Cum@ 1,900.00 = Rs 2,85,000.00
	Bricks	55,000 Nos@ 10,000.00 = Rs 5,50,000.00
Labour Charges		= Rs 5,70,000.00
Misc.(i.e. Wood & Steel) , Water & Other Charges		= Rs 4,01,844.00

Rs 62,59,544.00

For 1ST Floor :-

Materials	Steel	53.85 MT @ 56,000.00 = Rs 30,15,600.00
	Cement	130.00 MT @ 8,000.00 = Rs 10,40,000.00
	Stone Chips	180.50 Cum@ 2,200.00 = Rs 3,97,100.00
	Sand	150.00 Cum@ 1,900.00 = Rs 2,85,000.00
	Bricks	55,000 Nos@ 10,000.00 = Rs 5,50,000.00
Labour Charges		= Rs 5,70,000.00
Misc.(i.e. Wood & Steel) , Water & Other Charges		= Rs 4,01,844.00

Rs 62,59,544.00

For Second Floor :-

Materials	Steel	53.85 MT @ 56,000.00 = Rs 30,15,600.00
	Cement	130.00 MT @ 8,000.00 = Rs 10,40,000.00
	Stone Chips	180.50 Cum@ 2,500.00 = Rs 4,06,125.00
	Sand	150.00 Cum@ 2,200.00 = Rs 3,30,000.00
	Bricks	60,000 Nos@ 10,000.00 = Rs 6,00,000.00
Labour Charges		= Rs 6,90,952.00
Misc.(i.e. Wood & Steel) , Water & Other Charges		= Rs 4,89,844.00

Rs 65,72,521.00

For Third Floor :-

Materials	Steel	53.85 MT @ 56,000.00 = Rs 30,15,600.00
	Cement	130.00 MT @ 8,000.00 = Rs 10,40,000.00
	Stone Chips	180.50 Cum@ 2,500.00 = Rs 4,06,125.00
	Sand	150.00 Cum@ 2,200.00 = Rs 3,30,000.00
	Bricks	90,000 Nos@ 10,000.00 = Rs 9,00,000.00
Labour Charges		= Rs 7,03,929.00
Misc.(i.e. Wood & Steel) , Water & Other Charges		= Rs 4,89,844.00

Rs 68,85,498.00

