

		Project	phase				
	Plotted				NA		
	Group housing	8.05 Acres		104.096	837.9728		
	commercial	.7 Acres		486.13444 Lac	340.2941		
3.	Internal Development Works (provide calculation as per LOI)						
	Type	Area under component (acre)	Interim rates of IDW(lacs)				
	Plotted			NA			
	Group housing	8.75	50 lac	437.50 Lac			
4.	Infrastructure Development Charges (as per LOI)				NA	AS PER AFFORDABLE POLICY	
5.	Cost of construction (apartment + commercial units)				Rs 178.67 Crs		
6.1	Cost of construction of community facilities						
	Type	Area (sqm.)	Rate (per sqm.)	Total			
	Residential						
	commercial						
	community						
	Total						
7.	Other costs						
	1.	Administrative cost			25. cr		
	2.	Marketing cost			10 cr		
	3.	Interest to financial institutions			8 cr		
	4.	Renewable			2.cr		
	5.	Taxes			15 cr		
	6.	Cess			3.80 cr		
	7.	PMC			14 Crs		
	8.	Any other			8.00 cr		
8.	Total(1+2+3+4+5+6+7)				85.8 cr		
2.	Internal development works						

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Sr. No.	Name of the facility	Estimated cost	
		For project as a whole In Lacs	For phase to be registered (if applicable)
1.	Services		-
	Internal roads and pavements	324.00	-
	Water supply system	250.00	-
	i Storm water drainage	135.00	-
	ii Electricity supply system	1850.00	-
	Sewerage system	185.00	-
	v Street lighting	20.00	-
	v Security and fire-fighting	65.00	-
	vi Play grounds and parks	50.00	-
	ii Renewable energy system	30.00	-
	Parking	81.00	-
	x STP	75.00	-
	x Underground water tank	85.00	-
	xi Rain water harvesting	30.00	-
	xi Electrical sub station	60.00	-
	x Construction of circulation road (such as 18m/24m/30m as per conditions of license)	60.00	-
	xvi. Sub-Total [(i) to (xv)]	3300 Lacs	
2.	Community buildings to be constructed and transferred to RWA or competent authority		
	Community centre	Rs 56 lakhs	-
	Others	NA	NA
	iii. Sub Total		
3.	Community building/ site to be sold to third party or to be retained by promoter or site to be transferred to competent authority (estimated cost to be indicated if promoter intends to construct)		
	Schools	NA	NA
	Club house	NA	NA
	Hospital and dispensary	NA	NA

For HCBS Developments Ltd,

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		Others		NA	NA		
	v.	Sub Total					
4.	Total cost of IDW (1+2+3)			3356 Lacs			
5.	Total project cost			30669.4 Lacs			
	Area in acres			8.75			
	Internal development cost per acre			383.54 Lacs /Acre			
	Internal development cost per acre as per the norms			350 Lacs /Acre			
6.	Estimate of cost of construction						
	S r . N o .	Description		For project as a whole	For phase to be registered		
	6 . 1	Total floor area in sq.mtr.		94038 sqm	-		
	6 . 2	Per sq.mtr. cost of construction		Rs 19000	-		
	6 . 3	Total cost of construction (in lacs.)		17867.22 lacs	-		
7.	Sale proceeds and returns of the project and phase if applicable						
	7.1	Total estimated sale value of units/ plots/ apartment/ sale proceeds					
			For the project as a whole		For the phase to be registered		
		Component	Average Rate	Area (sq. ft.)	Estimated sale proceeds	Area	Estimated sale proceeds
		Apartments	4000	SFT	1210 units	729160	29166.40 Lacs + 600 Lacs (balcony)
		Commercial	8000	sft		56780	4542.4 Lacs
		Community facilities	-	-	-	-	-
		Garages	100000			488	488 Lacs

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		Estimated proceeds	totalsale		34796.8 Lacs
	7.2	Total cost (as per serial no. 5)			33313.23 Lacs
8.	Return from the project (7.1-7.2)				1483.56 Lacs
9.	Financial resources of the project and phase				
	Sr. No.	Description		For project in (amount in crores)	For phase in (amount in crores)
	9.1	Equity by the promoters		87371802	
	9.2	Loan or advances			
	9.2.1	From financial institutions/banks		NA	NA
	9.2.2	From other sources		13411944	
	9.3	Others			
	9.4	Instalments from allottees before completion (sold inventory instalments)		NA	NA
		Total		100783746	

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