



# PRESENTATION FOR

## ROOFTOP CHSL,

RONAK V. MEHTA

KARAN N. SHAH



## EXISTING TYPE OF FLATS



Rooftop CHSL	No of Members	Area in sq. mtr	Area in sq.ft
1	40	28	305
2	40	42	450
3	32	61	660

**RONAK V. MEHTA**

**KARAN N. SHAH**

### TOTAL FSI & CONSTRUCTION AREA CALCULATIONS

<b>PLOT AREA</b>	43,982	SQ.FT
TOTAL FSI INCLUDING FUNGIBLE FSI CONSUMED AS PER TENTATIVE PLAN	4.18	FSI
TOTAL RERA CARPET AREA OF PROJECT	1,67,495	SQ.FT
TOTAL FSI PLUS MCGM AREA WITH FUNGIBLE FSI	1,84,060	SQ.FT
<b>TOTAL CONSTRUCTION AREA</b>	<b>2,48,476</b>	<b>SQ.FT</b>

COST CALCULATIONS		
COST OF CONSTRUCTION WITH GST	105.70 CRS	RUPEES
COST OF CONSTRUCTION OF BASEMENT	15.43 CRS	RUPEES
ARCHITECT, RCC, ADV, ETC. FEES	6.34 CRS	RUPEES
PAP PURCHASE COST	24.31 CRS	RUPEES
BMC PREMIUMS, LIASONONG COST, LUC ETC	35.27 CRS	RUPEES
STAMP DUTY & REGISTRATION	2.50 CRS	RUPEES
SALES, MARKETING, BROKERAGE ON SALE	8.69 CRS	RUPEES
MISCELLANEOUS/ CONTINGENCIES EXPENSES	4.17 CRS	RUPEES
RENT TO RESIDENTIAL MEMBERS	15.70 CRS	RUPEES
BROKERAGE TO RESIDENTIAL MEMBERS	0.87 CRS	RUPEES
HARDSHIP FUND - RESIDENTIAL AND COMMERCIAL MEMBERS	6.41 CRS	RUPEES
TOTAL COST	245.56 CRS	RUPEES
GROSS SALE AMOUNT FOR RESIDENTIAL	298.46 CRS	RUPEES
GROSS PROFIT	44.20 CRS	RUPEES

PERMISSIBLE FSI & BUA CALCULATION		
PLOT AREA	38,073.8	SQMTR
PLOT AREA AS PER PHYSICAL SURVEY	4,086	SQMTR
PLOT AREA CONSIDERED	4,086	SQ.MTRS
EXISTING RESIDENTIAL CARPET AREA	51,320	SQ.FT
EXISTING COMMERCIAL CARPET AREA	0	SQ.FT
EXISTING RESIDENTIAL UNITS	112	NOS
EXISTING COMMERCIAL UNITS	0	NOS
TOTAL EXISTING CARPET AREA	51,320	SQ.FT
<b>TOTAL AREA UNDER AFFORDABLE HOUSING</b>	<b>4,086</b>	<b>SQ.MTRS</b>
<b>TOTAL CONSTRUCTION AREA FOR AFFORDABLE HOUSING</b>	<b>21,991</b>	<b>SQ.FT</b>
EXISTING BUA AS PER MCGM APPROVED PLAN	4,900	SQ.MTRS
TOTAL FSI INCLUDING FUNGIBLE FSI	1,84,060	SQ.FT

# PROJECT COST – ANALYSIS

■ SRA / MCGM APPROVAL & OTHER EXPENSES (24%)

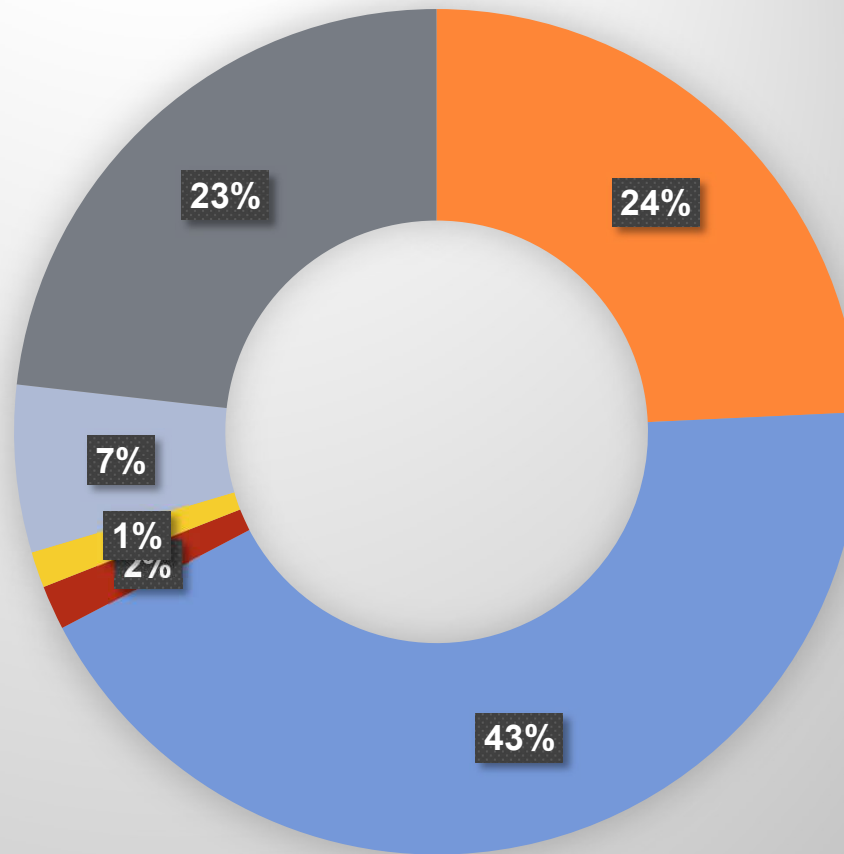
■ Construction (43%)

■ Contingencies (2%)

■ Interest (1%)

■ Transit & Corpus (7%)

■ Others (22%)



# SHORT SUMMARY

## FINANCIAL SNAPSHOT (₹ in Crores)

Total Project Cost	<b>245.56</b>
Interest Cost	<b>3.37</b>
Total Revenue	<b>298.46</b>
<b>Profit</b>	<b>44.20</b>
<b>Profit Margin</b>	<b>18%</b>

## MEMBER BENEFITS PACKAGE

Additional Area	<b>30% to 35%</b>
Monthly Transit Rent	<b>₹85/sq.ft</b>
Transit Period	<b>36 Months</b>
Corpus Fund	<b>₹1,250/sq.ft</b>
Total Transit Cost	<b>₹15.70 Cr</b>
Total Corpus Fund	<b>₹6.41 Cr</b>

## ROOFTOP ADDITIONAL AREA STATEMENT

Rooftop CHSL	No of members	Area in sq. mtr	Area in sq.ft	New Carpet Area	% INCREASE
1	40	28	305	412	35%
2	40	42	450	608	35%
3	32	61	660	891	35%

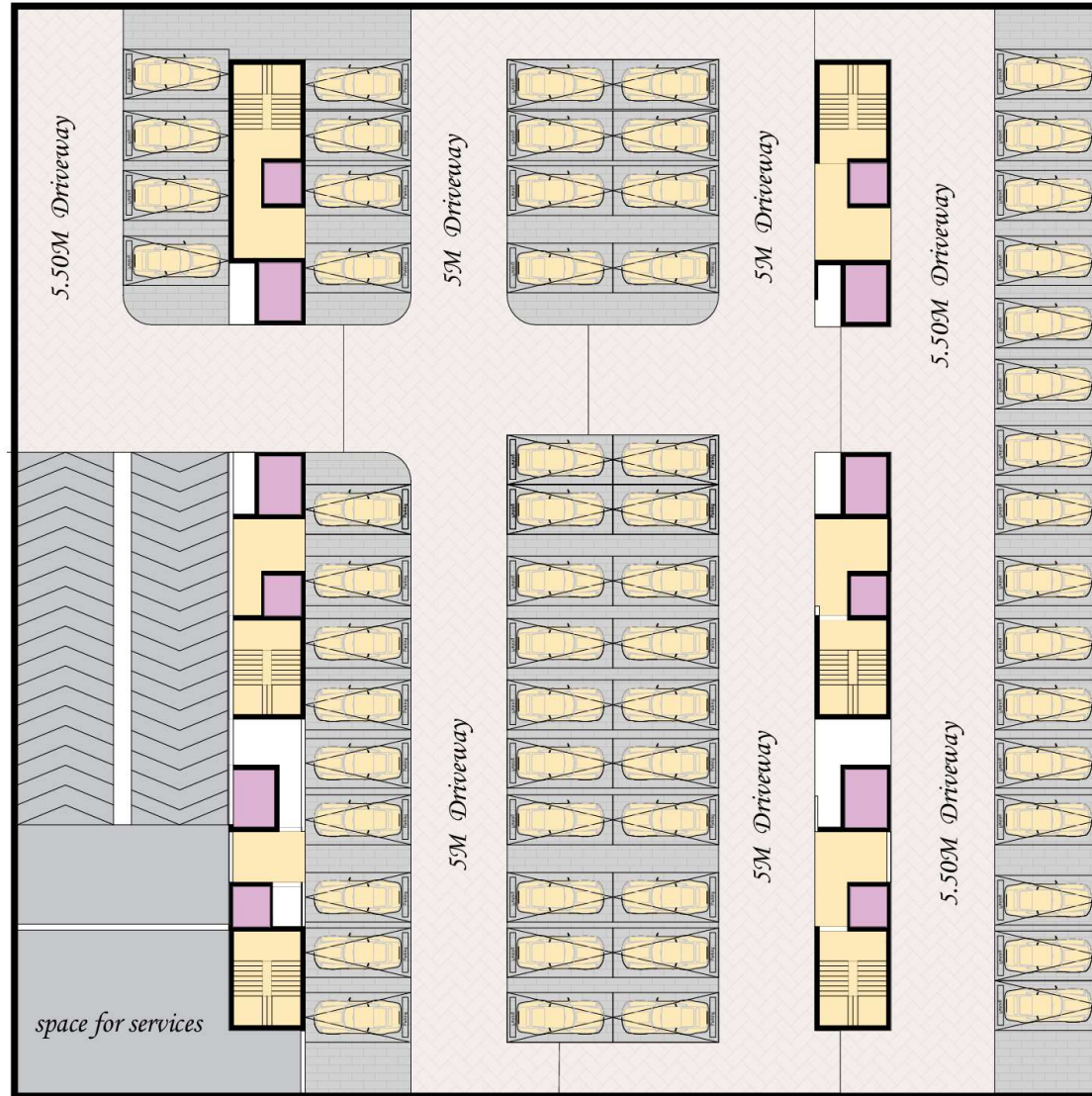
## ROOFTOP CHSL - RENT

Rooftop CHSL	No of members	Area in sq.ft	Rent (Rs. 85/-)	Rent per month
1	40	305	85/-	25,925/-
2	40	450	85/-	38,250/-
3	32	660	85/-	56,100/-

## ROOFTOP CHSL - CORPUS

Rooftop CHSL	No of members	Area in sq.ft	Corpus (Rs. 1,250/-)	Corpus
1	40	305	1,250/-	3,81,250
2	40	450	1,250/-	5,62,500
3	32	660	1,250/-	8,25,000

MAHAKALI ROAD



ROOFTOP CHSL  
ANDHERI WEST

*Basement Floor*

MAHAKALI ROAD



ROOFTOP CHSL  
ANDHERI WEST

Ground Floor

MAHAKALI ROAD



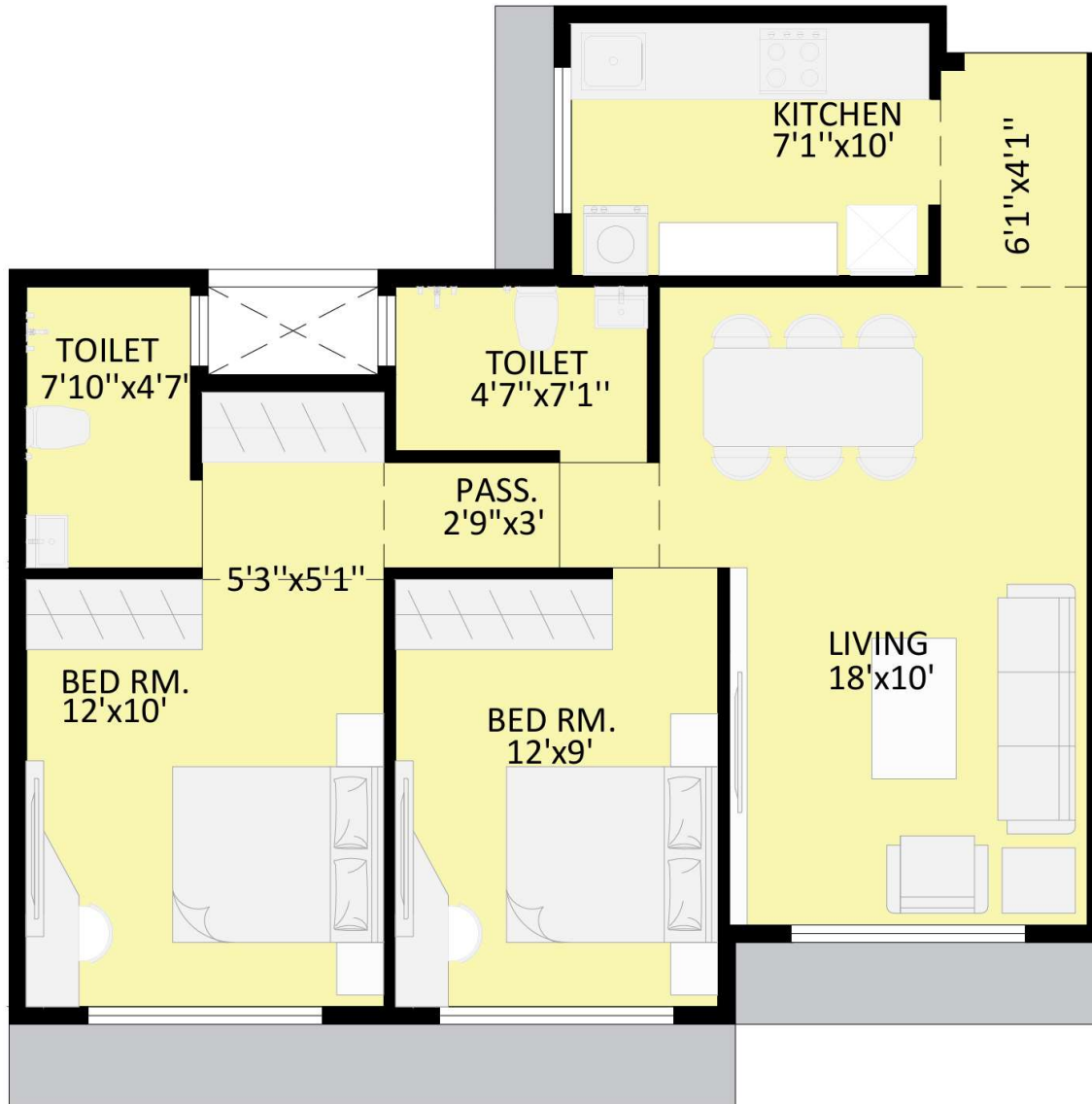
*Conceptual Layout*

ROOFTOP CHSL ANDHERI WEST



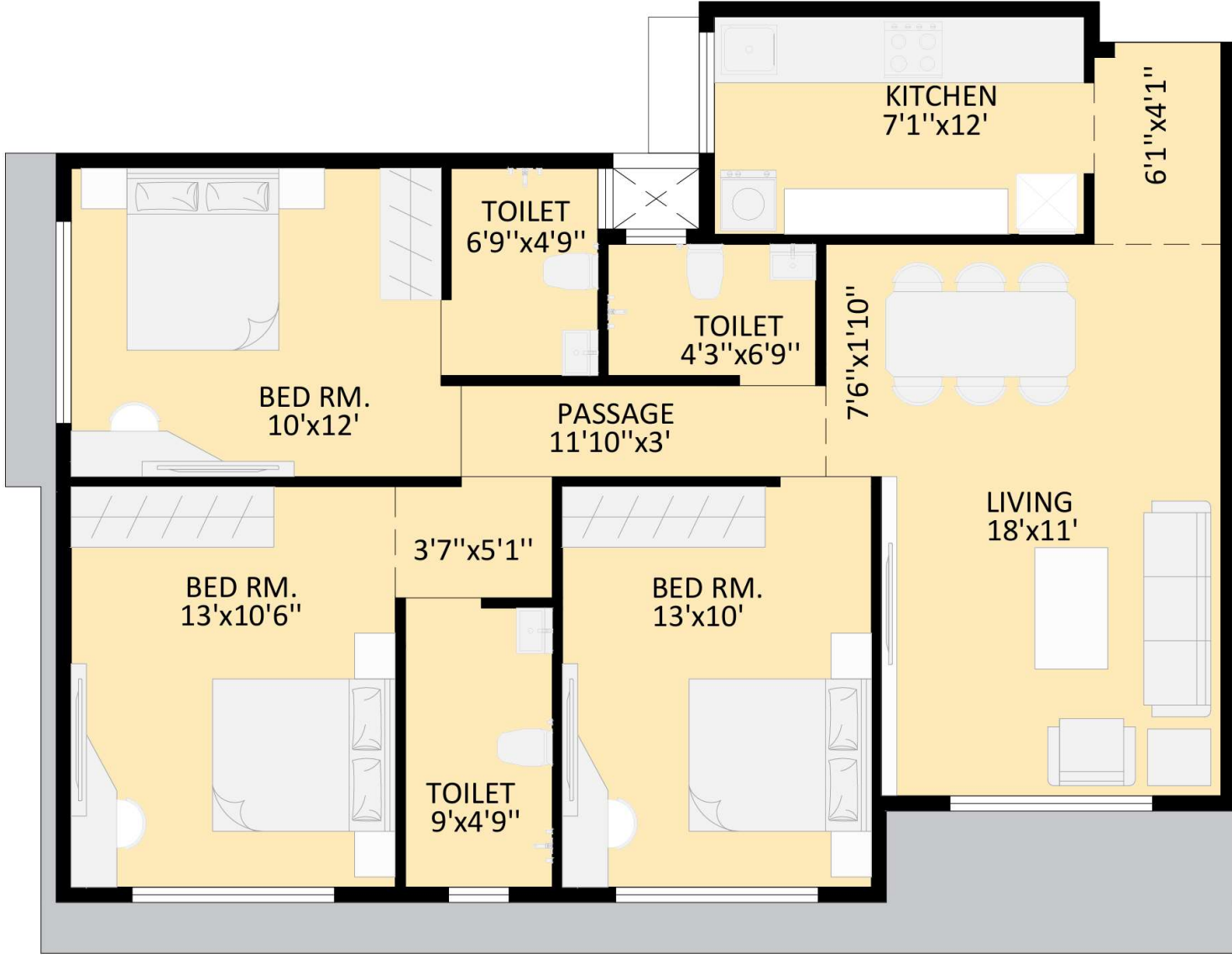
ROOFTOP CHSL  
ANDHERI WEST

*1 BHK  
Module*



**ROOFTOP CHSL**  
ANDHERI WEST

*2BHK  
Module*



**ROOFTOP CHSL**  
 ANDHERI WEST

*3BHK  
 Module*