

REDEVELOPMENT OF SHREE ASHIRWAD SOCIETY, KOTHRUD, PUNE SUMMARY REPORT			
1	Name of Society	SHREE ASHIRWAD Society	Remarks
2	Address	S.No. 9/3/A/1, S.No. 9/3/4A Part and S.No. 9/3/3A Part, Kothrud Pune	
3	Plot area	2800	as per 7/12 extract
		2800	copy of conveyance deed dated 30th June 1983
		NA	0
	AREA CONSIDERED FOR CALCULATIONS	2800	SQM.
		30139.20	Stringent of above sft
4	No. of existing flats	36 flats	
5	Existing building	2 buildings of Type C- Gr+2 floors 1 buildings of Type D- Gr+2 floors	
6	RR rate for 2020-21		
	Open land	40900	Rs/sqm
	Residential tenement	101840	Rs/sqm
7	Redevelopment brief	To offer all 3 buildings of the society in the plot to prospective developer for redevelopment, the redevelopment area under offer to be distributed prorata based on existing carpet area of individual tenement	
8	Plot area considered for redevelopment	2800	sqm
		30139.20	sft
9	Width of existing access road	South side- 7.5 metre +/-	
10	Width of road as per latest approved DP 2017	South side- as per existing	
11	ULC Status	The existing development is based on exemption order u/s 20 of the ULC act for EWS units construction . As per State Govt. notification dated 01.08.2019, it will be required to obtain permission for redevelopment by paying premium at 2.5% of Ready recknor value of land area under section 20 order. In the instant case, the society holding is only an undivided part of the total layout. Accordingly, for redevelopment of the same, it will be required to seek permission to pay premium restricted to landholding conveyed to the society without considering the total land area under the original Section 20 exemption order.	
12	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES- UDCPR (Dec 2020)	For plot fronting on less than 9m road Basic FSI= 1.1, Additional TDR= nil, Additional Premium FSI= nil Ancillary FSI=60% All habitable builtup areas are accounted towards FSI	
12	TOD POLICY	Transit Oriented development policy, wherein additional FSI is proposed to be permitted on plots in TOD zone, to permit extra density along the Metro corridor/stations	
13	TOD POLICY in the context of proposed redevelopment of societies	The PLOT under consideration, with respect to closest Metro line ie the Vanaaz-Ramwadi line on Karve road is not within 500m of any Metro Station and hence IS NOT UNDER TOD ZONE	

14	SPECIFIC ISSUES IF ANY	<p>1) The society land holding is an "UNDIVIDED PART" of a larger layout and thus shares common amenities such as internal road and open space with other societies in the same layout. In fact, the land area conveyed to the society includes part of the 25ft internal road for which, title rights though conveyed to the society, the easentary rights of access are shared to other societies within the said layout. Furthermore the land holding for title rights have been conveyed to the society is distributed across 3 nos. of 7/12 extracts ie 3 separate pothissas. In two of the pothissas namely S.No. 9/3/4A and S.No. 9/3/3A the society has "undivided share". Therefore, the Mojni will be required for "Easementary boundary" ie "Hadd kayam mojini" which should include the extent of 25ft internal which is part of the property on the southside.</p> <p>2) The Sale deed dated 30.06.1983 refers to Competition (Occupancy) Certificate issued by PMC under no. 121 dated 11.05.1981 and No. 2945 dated 07.10.1981 and no. 1129 dated 06.03.1982.</p> <p>3) It is understood that there is ENCROACHMENT and pending LITIGATION in respect of the common open space in the layout, which may be an issue for statutory approvals.</p>	
15	DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCULATIONS AS PER UDCPR (dec 2020) and corresponding FEASIBILITY STUDY	As per enclosed herewith	
16	ASSUMING PRORATA DISTRIBUTION OF AREA AMONG EXISTING MEMBERS, RANGE OF ANTICIPATED OFFER OF % ABOVE EXISTING CARPET	30.72 TO 26.49	in % Detail working as per Calculations, based on assumptions, may vary
17	ANTICIPATED NATURE OF REDEVELOPMENT BUILDING	Stilt parking floor with upto 7 floors of residential flats above parking. (max. building height = 24m, including Stilt parking) This scenario, may vary as per other design and financial considerations of the developer, which please note.	
18	GENERAL DEFINITIONS OF TERMS	<p>"Premium/Paid FSI" means the FSI that may be available on payment of premium</p> <p>"Security deposit" which is to be kept with society for the period of construction from the date of agreement. It is refunded to the builder without any interest. 50% after completion of the project and 50% after defects liability period which is generally 2 years.</p> <p>"Bank guarantee" is % of construction cost which is to be kept in a bank on the society's name by the builder. As the work progresses bank guarantee is partially released.</p> <p>"Corpus fund" is individually decided by the builder and society members. Which is a convenient charges for each member for their future expenses</p>	
19	BROAD LEVEL MODIFIED CONSIDERATIONS FOR REVISED FEASIBILITY STUDY	<p>Area calculations and statutory approval costs revised as per UDCPR considerations</p> <p>Modifications in GST impact considerations and interest cost considerations</p> <p>Modifications in sale rate assumptions,(previously considered Rs 10000 per sft. In revised study considered as Rs 9000 reduction in anticipated sale rate is considered as anticipated increase in overall BUA quantum due to UDCPR may lead to rate reduction in realty market rates)</p>	


SITE LOCATION IN DP 2017



Sr. No	Sheet No.	Modification No.	Proposals of Draft Development Plan published under Section 26 of the MR & TP Act, 1966
1	2	3	4
67	8	SMR-67	Existing North-South road from Karve Putala to reservation P-40 Kothrud. is widen to 30m. as shown on Plan.


Proposals of Draft Development Plan submitted under Section 30 of the MR & TP Act, 1966	Modifications made by the Government while sanctioning the Draft Development Plan under Section 31 of the MR & TP Act, 1966
5	6
(M1.156) Widening of existing North-South road from Karve Putala to reservation P-40 Kothrud, be deleted as shown on Plan.	Widening of existing North-South road from Karve Putala to reservation P-40 Kothrud, is deleted as per Plan u/s 30.

RR 2020-21



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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वाजारमूल्य दर पत्रक

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Year 20202021 **Language** English

Annual Statement of Rates

Selected District: पुणे
 Select Taluka: हवेली
 Select Village: कोथरुड

Search By: Survey No Location

Enter Survey No: 675

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
21/368-कर्वेरोडच्या दक्षिणेस कास्ट केमिकल ते डहाणुकर कॉलनीपर्यंतचा परिसर	40900	101840	110080	133060	0	चौ. मीटर	सि.टी.एस. नंबर

B**SHREE ASHIRVAD- Carpet area Calculations- As per copies of Building plans provided**

Building C					
Flat nos	Room/ space	Length	Breadth	Area	Bal. area
		ft	ft	sft	sft
1,2,3,4,5,6,7,8 ,9,10	Living	10	13	130	
	Bed	12	10	120	
	kitchen	12	8	96	
	WC	3	4	12	
	Bath	4	4.5	18	
	Living Balcony	9	3.75		33.75
	Bed balcony	8.5	3.75		31.88
	Paasage to bath	3.5	3	10.5	
	Main door jamb	3	0.75	2.25	
	Living to balcony door jamb	3	0.75	2.25	
	Kitchen to balcony door jamb	3	0.75	2.25	
	Bed door jamb	3	0.33	0.99	
	Kitchen door jamb	3	0.33	0.99	
	WC door	2.5	0.33	0.825	
	Bath door'	2.5	0.33	0.825	
		total			396.88
					463.00

Building D					
Flat nos	Room/ space	Length	Breadth	Area	Bal. area
		ft	ft	sft	sft
1,2,3,4,5,6,7,8 ,9,10,11,12	Living	10	15	150	
	Bed	13	10	130	
	bed	10.5	10.5	110.25	
	kitchen	8	11.5	92	
	WC	3	4	12	
	Bath	4	4.5	18	
	Living Balcony	9.5	3.75		35.63
	Bed balcony	9.5	3.75		35.63
	Passage to bath	11.66	3	34.98	
	Cupburd area	8	1.5	12	
	Main door jamb	3	0.75	2.25	
	Living to balcony door jamb	3	0.75	2.25	
	bed to balcony door jamb	3	0.75	2.25	
	Bed door jamb	3	0.33	0.99	
	Bed door jamb	3	0.33	0.99	
	Kitchen door jamb	3	0.33	0.99	
	WC door	2.5	0.33	0.825	
	Bath door'	2.5	0.33	0.825	
	total			570.60	71.25
					642.00

C		AS PER CONVEYANCE DEED						AS PER CARPET AREAS EVALUATED FROM COPIES OF FLOOR PLANS PROVIDED BY SOCIETY FOR REF.			CARPET AREA CONSIDERED FOR FEASIBILITY				
Sr.	Flr	Flat No.	Name of Owner		Area		terrace	garden	total	CARPET		TERRACE	GARDEN	SCENARIO 01	SCENARIO 02
			sq.m	sft	sq.m	sq.m	sq.m	sq.m	sft	sft	sft	sft	Percent		
Building C- 2 NOS													30.72	26.49	
1		C-1	Mrs. Charulata Pramod Kamat		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
2		C-2	Mr. Gangadhar Yogaji Somawanshi		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
3		C-3	Mr. Vasudeo Nagesh Chanapattan		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
4		C-4	Mrs. Shilpa Nitin Patankar Mrs. Anuradha balawant Abhyankar		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
5		C-5	Mr. Maruti Mahadeo Borkar		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
6		C-6	Mr. Balkrishna Shankar Joshi Mrs. Shalini Balkrishna Joshi		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
7		C-7	Mr. Vijay Digambar Inamdar		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
8		C-8	Mrs. Asha Vijay Inamdar Mr. Bipin Vijay Inamdar		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
9		C-9	Mr. Ashok Ramdas Waghulade		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
10		C-10	Mr. Ashok Ramdas Waghulade Mrs. Rajani Ashok Waghulade		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
11		C-11	Mr. Madhukar Shankar Avachat		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
12		C-12	Mrs. Rajashree Shrirang Phanasalakar		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
13		C-13	Mrs. Shobha Damodar Gokhale		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
14		C-14	Mrs. Usha Ramchandra Datar		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
15		C-15	Mrs. Vijaya Arun Hawaldar		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
16		C-16	Mr. Satish Sadashiv Ranade		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
17		C-17	Mr. Ravindra Shrikrishna Bivalkar		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
18		C-18	Mrs. Smita Vijay Kulkarni		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
19		C-19	Mrs. Nanda Satish Devadikar		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
20		C-20	Mrs. Neela Prakash Umrani		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
21		C-21	Mr. Dattatray Vidyaranya Joshi		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
22		C-22	Mrs. Smita Vilas Salunke		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
23		C-23	Mr. Shrinivas Lakshman Kulkarni		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
24		C-24	Mr. Dattatray Eknath Wakchoure Patil		43.66	470.00	0	0	43.66	463.00	0.00	0.00	470.00	614.37	594.50
			TOTAL		1047.94	11280.00	0.00	0.00	1047.94	11112.00	0.00	0.00	11280.00	14744.83	14267.90

	Flat	Name of Owner	Area	terrace	garden	total	CARPET	TERRACE	GARDEN	FEASIBILITY	SCENARIO 01	SCENARIO 02	
Building D- 1 nos													
25	D-1	Mr. Kanhaeyalal Amichand Khadelwal	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	836.59	809.53
26	D-2	Mrs. Swati Prashant Padalkar Mr. Prashant Dwarakanath Padalkar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	836.59	809.53
27	D-3	Mrs. Usha Ramesh Palkar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	836.59	809.53
28	D-4	Mr. Dattatray Sarjerao Shelar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	836.59	809.53
29	D-5	Mrs. Pushpa Manohar Soni	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	836.59	809.53
30	D-6	Mr. Seturam Venkatesh Potdar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	836.59	809.53
31	D-7	Mrs. Kalpana Pradeep Wadhvekar Mr. Pradeep Vishnu Wadhvekar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	836.59	809.53
32	D-8	Mrs. Kamalini Bhalchandra Savkar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	836.59	809.53
33	D-9	Mr. Avinash Vasudeo Dharurkar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	836.59	809.53
34	D-10	Mr. Chandrakant Digambarrao Tamboli	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	836.59	809.53
35	D-11	Mrs. Varsha Deepak Bandi Mr. Deepak Gendamal Bandi	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	836.59	809.53
36	D-12	Mr. Lakshmikant Vishnupant Rashingakar	59.46	640.00	0	0	59.46	642.00	0.00	0.00	640.00	836.59	809.53
		TOTAL	713.49	7680.00	0.00	0.00	713.49	7704.00	0.00	0.00	7680.00	10039.03	9714.31

18960.00

18816.00

25401.6

18960.00

D POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS			
	CTS No.	675	
	S.No.	S.No. 9/3/A/1, S.No. 9/3/4A Part and S.No. 9/3/3A Part	
1	GROSS PLOT AREA		
a	as per previously approved plan	NA	DPO no. 2210 dated 03.10.1983
b	as per PRC	NA	
c	as per conveyance deed	2800	dated 26.08.2013
d	as per actual site survey	NA	
	STRINGENT OF THE ABOVE	2800.00	stringent of the 4
2	GROSS PLOT AREA CONSIDERED	2800.00	sqm
3	Gross plot area considered for calculations	2800.00	=2)
4	Road widening	0.00	existing int. road unchanged
5	DP reservations	0.00	
6	Balance plot	2800.00	3)-4)-5)
7	Amenity space	0.00	not reqd.
8	Open space	0.00	already provided in layout
9	Net plot	2800.00	6)-7)
10a	Permissible FSI potential	1.10	
10b		3080.00	9)x10)
11a	Ancillary FSI	0.60	
11b		1848.00	
12	TOTAL FSI including ancillary	4928.00	
13	Gross SBUA with say 10% loading	5420.80	17) x 1.1 sqm
		58349.49	sft
19	Gross SBUA feasible	58349.49	may vary. Can be ascertained only after detail design
20		5420.80	sqm
	Corresponding		
21	(RERA)Carpet including Balcony/terrace etc.	4015.41	20)/1.35
	FSI Composition		
22	Basic FSI utilised	3080.00	= 10b
23	Max. TDR utilised	0.00	
a	Generated insitu	0.00	
b	Externally purchased	0.00	
24	Ancillary FSI utilised	1848.00	=11b
		4928.00	22)+23)+24)
E FINANCIAL FEASIBILITY CALCULATIONS			
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	3524.00	Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	2056.24	lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	15%	20% as per assumption, may vary
4		308.44	411.25 lakhs of Rs
5	Min. sale value to be recovered by dev.	2364.67	2467.48 2)+4) lakhs of Rs
6	Average rate of residential sale	9500	9500 Rs per sft (previously considered Rs 10000 per sft. In revised study, reduction in anticipated sale rate is considered as increased overall BUA quantum due to UDCPR may lead to rate reduction in realty market rates)
7	Min. salable stock for developer	24891.28	25973.51 5) x 100000/6) sft
	Balance stock for Rehabilitation		
8	Rehab stock (SBUA) for rehab. of existing	33458.21	32375.98 A20)-B7) sft
9	Rehab stock- Effective carpet area	24783.86	23982.21 8)/1.35 sft
10	Rehab Existing carpet area	18960.00	18960.00 As per carpet area calcs.
11	Rehab stock- Effective carpet area in excess of existing	5823.86	5022.21 9)-10) sft
12	Effective Rehab carpet area in excess of existng as a percentage above existing	30.72	26.49 percent

F PMC STATUTORY FEES CALCULATIONS (TENTATIVE)					
ASR VALUES 2019-20					
	OPEN LAND	40900	Rs		
	CON. COST	26620	/sq.m	PLOT	
	Item	Rate Rs/sq.m	% appl.	Area sq.m	Amount in Rs
1	Land development charges	40900	1.0%	2800	1145200
			for residential		
2	Development charges	40900	4%	3080	5038880
			residential	total FSI	
3	Ancillary FSI cost	40900	15%	1848	11337480
			UDCPR		
4	Rada-Roda	10	100%	4928.00	49280
				Approx. total const.	
5	Rada-Roda anamat			approx. lumsum	20000
6	Upkaar	26620	1.0%	4928.00	1311834
			for resid.	total const.	
7	LBT				0
8	Waterline development charges	3640	100%	0	0
				1/4th perimeter (approx)	
9	Road Development charges	3459	100%	0.00	0
10	Infrastructure charges for TDR loading	26620	0%	0.00	0
				total comp. FSI/TDR utilised	
11a	Fire premium (0 to 36 metres)	45	100%	3080	138600
11b	Fire premium (above 36 upto 60 metres) - 0 floors		100%	0.00	0
11c	Fire premium (60 to 80 metres) - 0 flrs		100%	0	0
11d	Fire premium (80 to 100 metres) - 0 flrs		100%	0	0
12	Fire service charges (min. Rs 25000)	4	100%	3080	25000
13	TOTAL				19066274
14	5% Cont.				953314
15	AMT. with Contingency				20019587
16	Approx. cost per sft of SBUA			58349.49	343.00

Based on assumptions. Subject to variation

G DEVELOPMENT COST (Tentative Estimate)				
	Open land-RR Rate for 2020-21	40900	Rs/sqm	
	Construction- RR rate for 2020-21	26620	Rs/sqm	
		2473.06	Rs/sft	
	Residential-RR rate for 2020-21	101840	Rs/sqm	
		9461.17	Rs/sft	
		Area in sft	Rate in Rs per sft/nos	Amount in lacs of Rs
1a	Construction cost on total salable area (Rehab+freesale)	58349.49	2000	1166.99
1b	Mechanical parking (only for freesale)	25.00	140000	35.00
		approx. 36nos of REHAB flats & +/- 25 nos of FREESALE units		
2a	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)	58349.49	343.00	200.14
2b	ULC premium (2.5% of RR value of land)	2800.00	1022.50	28.63
3	TDR cost	0.00	0	0.00
4	Rent and relocation charges @ Rs ___ PER SFT OF EXISTING CARPET AREA for 24 months	18960.00	20	91.01
5	Relocation cost (@ ___ Rs per flat)	36.00	15000	5.40
6	Monetary Compensation to existing members	18960.00	Not considered, if required the society should specify	0.00
7	Maintenance cost /Corpus fund @ Rs 2.0 lakhs per existing flat	26.00	200000	52.00
8a	Parking compensation		Not considered, if required the society should specify	0.00
8b	Terrace/Garden compensation		Not considered, if required the society should specify	0.00
9	Tentative valuation of GST impact			
	Basic Values and assumptions			
a	Total (builtup)area of project @ carpet x 1.1	4416.95	sqm	
b	Approx. (builtup)Area allocated for Rehab (Only For calculation purposes evaluated @ extra 30% over existing carpet)	2518.84		
c	Approx. (builtup) area for freesale	1898.11	sqm	
d	Assumption of Approx. (builtup)area of unsold freesale units at the time of completion	379.62	sqm assumed 20% of total freesale	
1	Value of "non- affordable" unsold (freesale) units	386.61	lacs of Rs. value of all units will be in excess of Rs 45 lacs, hence all units will be in "non-affordable" category	
2	Value of "affordable" unsold (freesale) units	0.00		
e	Approx. sale rate	101840.00	Rs/sqm assuming rate of 1st freesale transaction=RR rate	
f	Approx. valuation of entire project	4498.22	lacs of Rs	

10	GST IMPACT			
A	On "transfer of development rights by society to developer"			
1	Monetary compensation to society in the form of corpus (proportionate to area of unsold units at completion/1st possession)	4.47	18%	0.80
2	Non-monetary compensation in the form of units given to existing society members			
2a	1st evaluation: @ 18% of value of unsold units at completion/1st possession	386.61	18%	
			69.59	
2b	2nd evaluation: 5% of value of non-affordable tenements (proportionate to area of unsold units at completion/1st possession)	386.61	5%	
			19.33	
	Lesser of 2a) and 2b) to be considered			19.33
B	Supply of "construction service" by developer to society			
	5% of value of non-affordable rehab tenements	2565.19	5%	128.26
C	Transactions between developer and existing member of society			
1	On rental & relocation remuneration- assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00	18%	0.00
2	On Individual member remuneration-assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00	18%	0.00
	TOTAL APPROX. GST IMPACT			148.39
11	Bank guarantee	20000000.00	2%	4.00
12	Tentative valuation for stamp duty impact			
a	Construction cost of rehab as per RR	2518.84	2473.06	62.29
b	Rental and relocation remuneration			96.41
c	Corpus remuneration			52.00
				210.70
13	Stampduty @		7%	14.75
14	Admin, marketing, consultants and other miscellaneous costs	58349.49	100	58.35
				1804.66
15	Interest cost @ 12%			
a	on 50% of item 1a for 2 years	583.49		148.44
b	on 50% of item 2& 3 for 2 years	114.38		29.10
c	on 50% of items 4&5 for 2 years	48.20		12.26
d	on 50% of item 11 for 2 years	7.37		1.88
				191.68
	GRAND TOTAL			1996.34
	Rate per sft of salable area	58349.49	3421.35	
	Add 3% contingency		102.64	
			3523.99	
	say		3524.00	