

1	Total land area	139932	As per basic information from society - need to reconfirm
2	FSI	4.80	considering frontage of 30 m wide road
3	Total permissible FSI	671674	Land Area × FSI = 139,932 × 4.8 = 671674
4	Approximate sharing of FSI with society	0.40	The percentage the developer will offer to society - assumption - will confirm after financial feasibility
5	FSI sharing of the society	268669	40% of 671,674 = 268669
6	Proportionate construction area of the society part	429871	cost of construction is on construction area.*
7	cost of construction	3500	Market standards
8	Total project cost of society members	1504548864	
9	fee % proposed by consultant	1.5	
10	Appr. Fees payable to PMC	22568233	Total fees payable to the consultant for the PMC services excluding taxes

* construction area

The construction area includes the buildings including terraces and projects - parking with basements and podium - MEP services - infrastructure amenities like club house and others - site development areas.

Other factors like plot area, permissible FSI, percentage to offer to society by the developer and construction areas are design and feasibility dependant and so the above calculations are tentative to make society understand the methodology to work out consultant fees.