





Multi Purpose Hall	3	2,390	7,170	1.38	9,859			0.22%	1,400	13,802,250	0.25%	-	-	0.00%	-	-	-	-
Museum	1	2,624	2,624	1.10	2,886	2	2	0.08%	1,000	2,886,400	0.05%	-	-	0.00%	-	-	-	-
Play Ground	1	2,004	2,004	1.10	2,204	2	2	0.06%	800	1,763,520	0.03%	-	-	0.00%	-	-	-	-
Police Station ( Security )	1	2,624	2,624	1.10	2,886	2	2	0.08%	800	2,309,120	0.04%	-	-	0.00%	-	-	-	-
Police Unit	-	-	-	0.00	-			0.00%	800	-	0.00%	-	-	0.00%	-	-	-	-
Post Office	1	3,113	3,113	1.10	3,424	2	2	0.09%	350	1,198,505	0.02%	-	-	0.00%	-	-	-	-
Property Management	1	2,090	2,090	1.10	2,299	2	2	0.06%	450	1,034,550	0.02%	-	-	0.00%	-	-	-	-
Sailors Club	2	3,415	6,830	1.10	7,513	2	2	0.21%	600	4,507,800	0.08%	-	-	0.00%	-	-	-	-
Secondary School	2	1,585	3,169	1.10	3,486	2	2	0.10%	900	3,137,310	0.06%	1,600	5,577,440	0.03%	-	-	-	-
Social Unit	-	-	-	0.00	-			0.00%	350	-	0.00%	-	-	0.00%	-	-	-	-
Specialized Clinic	-	-	-	0.00	-			0.00%	2,000	-	0.00%	3,000	-	0.00%	-	-	-	-
University	-	-	-	0.00	-			0.00%	1,800	-	0.00%	2,800	-	0.00%	-	-	-	-
Utilities and Support	1	4,452	4,452	1.10	4,897	2	2	0.13%	700	3,428,040	0.06%	-	-	0.00%	-	-	-	-
VIP Cedar Lounge	1	3,534	3,534	1.65	5,831	3	3	0.11%	1,500	8,746,650	0.16%	-	-	0.00%	-	-	-	-
Yacht Repair	1	6,198	6,198	1.10	6,818	2	2	0.19%	1,000	6,817,800	0.12%	-	-	0.00%	-	-	-	-
Youth Center	1	2,343	2,343	1.10	2,577	2	2	0.07%	1,400	3,608,220	0.06%	2,800	7,216,440	0.04%	-	-	-	-
<b>Total</b>	37	1,978	112,483	1.25	141,062	2.20	2.20	3.41%	1,201	216,499,305	3.87%	1,034	217,405,375	1.34%	-	-	-	-
	total	average	total		total	average	average	total	average	total	total	average	total	total	total	average	total	total

**Total Construction and Infrastructure Costs**

Description	Number of plots	Average plot area m2	Total plot area	FAR	GFA	floors from	floors to	Land Use %	Cost / m2	Construction Cost	Sale Share %	Selling / m2	Total Sales	Sale Share %	Population	# Of Units Factor / m2	# Of Units	Average Unit Selling Price
<b>Total</b>	721	15,056	3,303,082	1.17	3,855,098	3.17	3.20	100.00%	1,092	5,591,132,100	100.00%	1,849	16,174,750,784	100.00%	69,916	247	20,478	1,158,157
	total	average	total		total	average	average	total	average	total	total	average	total	total	total	average	total	total

**Land Reclamation Cost**

Description	FAR	GFA	Cost / m2	Land Reclamation Cost
Sand To form The Island	55	181,669,510		780,175,810
Rock For Breakwater	4	13,212,328		578,039,350
<b>Total</b>				1,358,215,160

**Total Hard Costs**

Description	Number of plots	Average plot area m2	Total plot area	FAR	GFA	floors from	floors to	Land Use %	Cost / m2	Construction Cost	Sale Share %	Selling / m2	Total Sales	Sale Share %	Population	# Of Units Factor / m2	# Of Units	Average Unit Selling Price
<b>Grand Total</b>	721	15,056	3,303,082	1.17	3,855,098	3.17	3.20	100.00%	1,092	6,949,347,260	100.00%	1,849	16,174,750,784	100.00%	69,916	247	20,478	1,158,157

% hard costs of toala costs	<b>85.15%</b>
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SOFT COST

Description	% of Cost	Amount	% of Sales	Amount	Lump Sum	Total	% of Cost
	%	Amount	%	Amount	Amount	Amount	%

GFA

Design	2.500%	173,733,681	0.000%	-	0	173,733,681	14.34%
Supervision	2.000%	138,986,945	0.000%	-	0	138,986,945	11.47%
Project Management	1.250%	86,866,841	0.000%	-	0	86,866,841	7.17%
Legal Cost	0.025%	1,737,337	0.000%	-	0	1,737,337	0.14%
Marketing Cost	0.000%	-	1.500%	242,621,262	0	242,621,262	20.02%
Sales Cost	0.000%	-	2.500%	404,368,770	0	404,368,770	33.37%
Gov. Fees	0.850%	59,069,452	0.000%	-	0	59,069,452	4.88%
Miscellaneous	1.500%	104,240,209	0.000%	-	0	104,240,209	8.60%

Total Soft Costs

Description	% of Cost	Amount	% of Sales	Amount	Lump Sum	Total	Total
Grand Total		564,634,465		646,990,031		1,211,624,496	100%

% Soft costs of toala costs	<b>14.85%</b>
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Total Soft & Hard Costs

Description	Amount	% of Total Revenues
Soft & Hard Costs	<b>8,160,971,756</b>	50.46%

Total Revenues

Description	Amount	% of Total Revenues
Revenues	<b>16,174,750,784</b>	100.00%

Profit & Loss

Description	Amount	% of Total Revenues
Gross Profit	<b>8,013,779,027</b>	49.54%

Capital work Required

Description	Total Amount	Total Required %	Total Capital Required	Initial Required %	Initial Capital Required
Soft Cost	1,211,624,496	30.00%	363,487,349	35.00%	127,220,572
Land Reclamation Cost	1,358,215,160	70.00%	950,750,612	35.00%	332,762,714
Infrastructure & Services Costs	645,979,935	35.00%	226,092,977	30.00%	67,827,893
<b>Total</b>	<b>3,215,819,591</b>		<b>1,540,330,938</b>		<b>527,811,179</b>
	% of Total Costs		% of Total Costs		% of Total Costs
	<b>39.40%</b>		<b>18.87%</b>		<b>6.47%</b>

<b>3,215,819,591</b>	<b>1,540,330,938</b>	<b>527,811,179</b>
% of Total Revenues	% of Total Revenues	% of Total Revenues
<b>19.88%</b>	<b>9.52%</b>	<b>3.26%</b>