

- iv) Development Charges @ Rs.5% of Stamp Duty Ready Reckoner Rate.
- v) For Claiming Staircase, lift, lift lobby area free of F.S.I. premium @ 25% of Stamp Duty Ready Reckoner rate for residential building .
- vi) Premium for condonation of deficiency in open spaces @ 25% of Stamp Duty Ready Reckoner.
- vii) 5% of construction cost on TDR area to be utilized as Infra structure Improvement charges.
- viii) Labour Cess @ 1% of total cost of construction.
- ix) As per Stamp Duty Ready Reckoner the construction cost per Sq.m. is Rs.27,500/- In the instant case there is existing Layout road. On South side, Society has sold area admeasuring 1166.9 Sq.mt. to M/s. Friends Of India Department of Atomic Energy. They have constructed Nurses Quarters. Society has granted Right of Way through their existing Layout Road for the Nurses Quarters building constructed.

14. Names of Members, their Flat Nos. and their carpet is as per Table enclosed with report:- (Xerox copies Attached).

Existing carpet area of all flats + shops works out to 8287.29 Sq.m. Assuming existing BUA works out to  $8287.29/0.85 = 9749.75$  Sq.mt.

From above data it can be seen that existing building has consumed almost basic permissible F.S.I. The balance permissible potential of the property left out is for utilization 0.50 Additional Government premium F.S.I. + 1.00 T.D.R + 35% Additional fungible Compensatory area on proposed area.

15. As per working in clause No.09 Total permissible area = 34,837.42sq.mt.

16. We had discussions with Managing Committee Members of the Society on 01.12.2019.

From discussions it is felt that Self Redevelopment proposal by Society will be most ideal and economical in present market scenario. We have given below our working for self-development. At present to sell the flats in the building is quite difficult. We do not get good sale rate for the flats. The flats are generally purchased by actual consumers. Customers prefer to purchase flats after completion of the building and on obtaining occupation certificate. At completion stage, they save GST. They have no waiting period. Any developer now a days assume there will be no booking or sell of flats in proposed building under construction and he has to invest full money for construction and completion of the building. Developer will work out his estimate considering huge investment for the entire period of construction. With all these reasons generally quotation are not to mark and development proposal to societies does not appear to be workable. Under the circumstances self development will be most ideal way to proceed. We are giving hereunder working of development of the proposal for self-development.

- a) In this initial stage , we shall plan to construct one Tower of Stilt + Podium + 13 upper floors in existing R.G (Garden) near office of the Society.