

b) Thereafter we should demolish building Nos.3 & 4 and reconstruct the New building thereon. Thereafter building Nos. 1 & 2 shall be redeveloped.

c) In the initial stage, approach shall be in such a manner that none of the existing members shall be disturbed. Members will be directly shifted to new flats in new building.

d) Development Cost of the project :-

i)	Net Area of plot as per CTS PRC	10,322.00 Sq.mt.
ii)	Less 5% amenity area to be handed over to MCGM=(-)	516.10 Sq.mt.
iii)	Balance area for Development	9805.90 Sq.mt.
iv)	Total Permissible FSI built up area 9805.9 x 3.375	33094.92 Sq.mt.
v)	Non F.S.I. area comprising of stilt + staircase+ Lift & Lift Lobby + Podium + Staircase Cabin + Refuse area for fire- fighting + various miscellaneous works etc. Let us assume 40% of F.S.I. area. (At this stage proposed, it is not possible to work out exact construction area. It can be worked out after finalization of building plans) .	
vi)	Assume total construction area including Non F.S.I. as 1.40 of F.S.I. area. Hence Total estimated area for construction will works out to 1.40 x33094.92= 46332.00sq.mt	

**A Cost of Additional F.S.I.:-**

- Government Premium F.S.I. =  $9805.90 \times 0.5$  = 4903.00 Sq.mt
- Less credit as per regulation 33(7)(B) =  $150 \times 10$  = (-) 1500.00 Sq.mt

Balance are to be purchased @ 35% of S.D.R.R. 3403.00 Sq.mt

Amount payable =  $3403.00 \times 1,20,600.0 \times 35\%$  = 14,36,40,630/-.....(A)

Say = 14,36,41,000/-

**B Cost of TDR –**

Net area of plot = 9805.90 Sq.mt  
Less compensatory F.S.I. awarded towards = 1032.20 Sq.mt.  
over of Amenity plot ( $516.10 \times 2$ )  
Balance TDR to be purchased = 8773.70 Sq.mt.

- Minimum 20%- Maximum 50% Slum TDR to can used.
- Minimum 50% Minimum General TDR is required to be used.

Assume Rs.4500.0 per Sq.ft. as average rate for TDR.

Tentative Cost of TDR =  $8773.70 \times 4500.0 \times 10.764$  = Rs.42,50,29,000/-.....(B)