

C Fungible Compensatory Area:-

Total Permissible Fungible Compensatory Area	=	8580.16 sq.mt.
9805.90 x 2.50 x 35%		
Existing area of all flats & shops admeasures		
8287.29. 35% of Existing area = 35% x 8287.29	=	(-)2900.55sq.mt.
Balance Fungible Area to be purchased	=	5679.61 sq.mt.
Amount payable = 5679.61 x 1,20,600.0 x 35%	=	Rs. 23,97,52,800/-.....(C)

D Various Payments payable to MCGM:-

i) Scrutiny Fee	@ Rs.70.70/- per Sq.mt.
ii) IOD Deposit	@ Re.1.00/- per Sq.ft.
iii) Debris Deposit	@ Rs.2.00/- per Sq.ft.
iv) Development Charges	@ 5% of S.D.R.R.
v) Development Cess	@ 5% This is exempted for 2 Years.
vi) LabourCess	@ 1% of Construction Cost.
vii) Infrastructure Development charges payable on the TDR area to be purchased @ 5% of construction cost.	
viii) Deficiency for welfare of Premium in Open Spaces @ 25% of SDRR.	
ix) Staircase, Lift, Lift area premium @ 25% of SDRR.	
x) Stamp duty of purchase of TDR.	
xi) Capitation fee to C.FO. for obtaining NOC.	
xii) Several scrutinizes fees for obtaining several remarks, civil aviation N.O.C. etc.	
Payments for all above items can be worked out only after finalization plans.	
Let us assume Rs.1500/- per Sq.ft. as cost of all above items on proposed area.	
Proposed F.S.I. area = 33098.00 sq.mt.	
Cost 33098 x 1500 x 10.764 = Rs.53,44,80,000/-	
There will be out of Pocket Expenses for several departments. Assume Rs.500/- per Sq.ft. as expenses on this account.	
Amount involved 33098.0 x 500 x 10.764 = Rs.17,81,33,000/-	
Total Charges/Expenses = Rs. 53,44,80,000 + Rs.17,81,33,000 =	71,26,13,000/-.....(D)

E Construction Cost:-

Area involved for construction have been worked out hereinabove item No.18(vi).

This have been worked out to:-1.40 x 33094.92 = 46332.00 sq.mt

i) Estimate Construction Cost @ Rs.30,000/- per Sq.mt. for most modern amenities:-
46332.00 sq.mt. x 30,000.0 = Rs.138,99,60,000.....(i)

(ii) Add cost for Lifts, Generator etc for all towers = Rs. 5,00,00,000.....(ii)

Total Cost = Rs.143,99,60,000.....(E)
Say = Rs.144,00,00,000/-