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13. The stamp duty ready Reckoner rate of the property for the year 2019-20 are as follows :

- a) Value for developed land is Rs.1,20,600/- Per Sq. Mt.
- b) Value for Residential Accommodation for the year 2019-20 is Rs.1,90,700/- Per sq.mt.
- c) Value for Shops on Ground floor as per S.D.R.R. is Rs.3,52,100/-per sq.mt.

14. In B.M.C. for approval of building plans you will have to pay following amounts :

- i) Scrutiny fee for approval of plans is Rs.78/- per Sq.Mt. of proposed construction area of residential building. For building with Shops the rate will be double.
- ii) I.O.D. deposit @ Rs.1/= per Sq.ft.
- iii) Debris removal deposit @ Rs.2/= per Sq.ft.
- iv) Development Charges for BUA component @ 4% and 8% of Stamp Duty Ready Reckoner Rate for residential and Commercial Development respectively. Development charges for Land component @ 1% and 2% of Stamp Duty Ready Reckoner Rate for residential and Commercial Development respectively.
- 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.mt. is Rs.27,500/- In the instant case there is existing Layout road. On South side, Society has sold area admeasuring 1166.90 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 and also to the building constructed on rear side by Late Shri. Ramesh Malhotra

15. 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 8472.40 Sq.mt. Assuming existing BUA works out to $8472.40/0.85 = 9967.50$ 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.

16. As per working in clause No.09 Total permissible area = 30,173.65 sq.mt.