

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

- Government Premium F.S.I. = 8940.34×0.5 = 4470.17 Sq.mt
- Less credit as per regulation 33(7)(B) = 150×10 = (-) 1500.00 Sq.mt

Balance are to be purchased @ 35% of S.D.R.R. = 2970.17 Sq.mt.

Amount payable = $2970.17 \times 1,20,600.0 \times 35\%$ = 12,53,70,875.70/-.....(A)
Say = 12,53,70,900/-

B Cost of TDR –

Net area of plot = 8940.34 Sq.mt
Less compensatory F.S.I. awarded towards
over of Amenity plot (470.54×2) = 941.08 Sq.mt.
Balance TDR to be purchased = 7999.26 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 = $7999.26 \times 4500.0 \times 10.764$ = Rs.38,74,68,155.88/-.....(B)
Say = Rs.38,74,68,200/-

C Fungible Compensatory Area:-

Total Permissible Fungible Compensatory Area = 7822.80 sq.mt.
 $8940.34 \times 2.50 \times 35\%$
Existing area of all flats & shops admeasures
 $8472.40 = 35\% \times 8287.29$ = (-)2965.34 sq.mt.
Balance Fungible Area to be purchased = 4857.46 sq.mt.
Amount payable = $4857.46 \times 1,20,600.0 \times 35\%$ = Rs. 20,50,33,386.60/-.....(C)
Say = Rs. 20,50,33,400/-

D Various Payments payable to MCGM:-

- i) Scrutiny Fee @ Rs.78.00/- per Sq.mt.
- ii) IOD Deposit @ Rs.01.00/- per Sq.ft.
- iii) Debris Deposit @ Rs.02.00/- per Sq.ft.
- iv) Development Charges @ 5% of S.D.R.R.
- v) Development Cess @ 5% This is exempted for 2 Years.
- vi) Labour Cess @ 1% of Construction Cost.
- vii) Infrastructure Development charges payable on the TDR area to be purchased @ 5% of construction cost.