

	Total F.S.I. Permissible	2.50	23137.50 sq.mt.
iv)	Permissible 35% Fungible BUA on proposed area.	0.35	8098.12 sq.mt.
	Total permissible F.S.I.	3.375	31235.62 sq.mt.

10. As per D.C.P.R.2034, Fungible compensatory BUA permissible is 35% of total floor area on payment of premium @50% of SDRR. Rehabilitation compensatory permissible Fungible area is without charging premium. 35% of existing built up area exclusive of existing balconies and existing staircase area for rehabilitation of existing occupants is permissible without charging premium.

As per provisions of Regulation 33(7)(B) of DCPR-2034 for rehabilitation of each member, 15% of existing BUA as per O.C.C plan or 10.00 Sq.mt. per tenement whichever is higher is permissible without payment of premium for residential tenements. In the instant case, there are 150 residential tenements. Therefore permissible area is $150.0 \times 10 = 1500.0$ Sq.mt. Government premium .F.S.I. is permissible without payment of premium.

11. Other features permissible free of F.S.I.:-

- i) 2'-0" wide service slab in toilet duct for maintenance of plumbing works.
 - ii) Podium for parking on 1st floor and or upper floors.
 - iii) Staircase, lift, lift lobby area is permissible free of FSI on payment of premium @ 25% of SDRR.
 - iv) 20.00 Sq.mts Office room for Society
 - v) Servant Toilet at mid landing on all the floors.
 - vi) Staircase Cabin.
 - vii) Lift M/C. Room.
 - viii) Watchman Cabin – 3.00 Sq.Mt. Near Gate.
 - ix) Entrance Lobby in Stilt area with maximum height up to 7.50 m.
 - x) Electric ducts, Fire ducts, Electric Meter room, Diesel generator set room area is permissible free of FSI.
 - xi) R.C.C. Platform outside the building to each room at not less than 0.6 m. above floor level of the room and 0.45 m. wide and 1.5 m. in length is allowed free of F.S.I.
 - xii) Basement area for parking only
 - xiii) Fitness centre – 2% of total proposed area free of F.S.I.
12. 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 is Rs.3,52,100/- Sq.mt.
13. In B.M.C. for approval of building plans you will have to pay following amounts :
- i) Scrutiny fee for approval of plans @ Rs.95/- per Sq.Mt. of proposed area of residential building. For building with Shops the rate will be double.