

- ii) I.O.D. deposit @ Rs.1/= per Sq.ft.
- iii) Debris removal deposit @ Rs.2/= per Sq.ft.
- iv) Development Charges @ Rs.5% of Stamp Duty Ready Reckoner Rate.
(1% on Plot area, 4% on Proposed Residential area, 8% on Proposed Commercial area)
- 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 (2021-2022) the construction cost per Sq.mt. is Rs.30,250/- In the instant case there is existing Layout road. On South side, ownership of area admeasuring 1166.9 Sq.mt. belongs 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 the building constructed on rear side by Late Shri. Ramesh Malhotra i.e. Sangeeta Tower.

14. Existing carpet area of all flats + shops works out to ^{8472.40} Sq.mt. Assuming existing BUA works out to $8472.40/0.85 = 9967.53$ 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 and now additional set-back compensatory FSI.

15. As per working in clause No.09 here in above, Total permissible area = 31,235.62 sq.mt.

16. We had discussions with Managing Committee Members on multiple occasions:-

It is proposed to construct total 5 Wings. In phase-I, Wing B will be constructed in existing RG of society abutting existing building no 2. After construction of Wing B, existing members of building no 2 will be relocated in Wing B and thereafter Wing C will be constructed after demolishing existing building no 2 and so on rest of the development will follow. Approach will 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. Construction work will be awarded to competent contractor after inviting tenders. Payment of contractor will be managed by offering free sale flats in Barter trade in proposed Wing B and Wing C or by availing Bank loan.

Development Cost of the project :-

i)	Net Area of plot as per CTS PRC	10,322.00 Sq.mt.
i)a	Net Area of plot as per Survey/ triangulation	9,787.24 Sq.mt
ii)	Less 5% amenity area to be handed over to MCGM=(-)	532.24 Sq.mt.
iii)	Balance area for Development	9255.00 Sq.mt.
iv)	Total Permissible FSI built up area 9255.00×3.375	31235.62 Sq.mt.

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