

v)	Non F.S.I. area comprising of stilt + staircase+ Lift & Lift Lobby + Podium + Staircase Cabin + Refuse area for fire- fighting + various miscellaneous works etc. Let us assume 40% of F.S.I. area.
vi)	Assume total construction area including Non F.S.I. as 1.40 of F.S.I. area. Hence Total estimated area for construction will work out to $1.40 \times 31235.62 = 43729.86 \text{ sq.mt}$

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

- Government Premium F.S.I. =  $9255.00 \times 0.5 = 4627.50 \text{ Sq.mt}$   
Area to be purchased @ 50% of S.D.R.R. =  $4627.50 \text{ Sq.mt}$   
Amount payable =  $4627.50 \times 1,20,600.0 \times 25\% = 13,95,19,125/-$   
(50% Discount in premium upto 31/12/2021)  
Say = **13,95,19,200/-.....(A)**

**B Cost of TDR –**

- Net area of plot =  $9255.00 \text{ Sq.mt}$   
Less compensatory F.S.I. awarded towards  
over of Amenity plot ( $532.24 \times 2$ ) =  $1064.48 \text{ Sq.mt.}$   
2 times setback area to handed over to MCGM =  $2680.00 \text{ Sq.mt.}$   
Incentive FSI as per Reg.33(7)(B) =  $1500.00 \text{ Sq.mt.}$   
Balance TDR to be purchased =  $4010.52 \text{ Sq.mt.}$
- Minimum 20%- Maximum 50% Slum TDR to can used.
- Minimum 50% Minimum General TDR is required to be used.  
( 51% of land rate =  $1,20,600.00 \times 51\% = \text{Rs. } 61506.00 \text{ per sq.mt.} = \text{Rs.} 5714/- \text{ per sq.ft.}$ )  
Assume Rs.5714.0 per Sq.ft. as average rate for TDR.  
Tentative Cost of TDR =  $4010.52 \times 5714 \times 10.764 = \text{Rs. } 24,66,69,022/-$   
Say = **Rs.24,66,69,100/-.....(B)**

**C Fungible Compensatory Area:-**

- Total Permissible Fungible Compensatory Area =  $8098.13 \text{ sq.mt.}$   
 $9255 \times 2.50 \times 35\%$   
Existing BUA of all the existing buildings as per  
approved plans admeasures  $9241.70 \text{ sq.mt.}$   
35% of Existing area =  $35\% \times 9241.17 = (-) 3234.40 \text{ sq.mt.}$   
Balance Fungible Area to be purchased =  $4863.73 \text{ sq.mt.}$   
Fungible area to be purchased for  
Wing B and Wing C before 31/12/2021.) =  $2399.67 \text{ Sq.mts.}$   
Amount Payable =  $2399.67 \times 1,20,600 \times 25\% = \text{Rs.} 7,23,50,050/-$   
(50% Discount in premium upto 31/12/2021)  
Fungible area to be purchased for  
Wing A, C and E =  $(4863.73 - 2399.67) = 2464.06 \text{ Sq.mts.}$

Local Planning Council