

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 works out to 1.40 x 31235.62 = 43729.86 sq.mt

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

- Government Premium F.S.I. = 9255.00 x 0.5 = 4627.50 Sq.mt
- Area to be purchased @ 50% of S.D.R.R. = 4627.50 Sq.mt
- Amount payable = 4627.50 x 1,20,600.0 x 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 Sq.mt
- Less compensatory F.S.I. awarded towards over of Amenity plot (532.24 x 2) = 1064.48 Sq.mt.
- 2 times setback area to handed over to MCGM = 2680.00 Sq.mt.
- Incentive FSI as per Reg.33(7)(B) = 1500.00 Sq.mt.
- Balance TDR to be purchased = 4010.52 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 X 51% = Rs. 61506.00 per sq.mt. = Rs.5714/- per sq.ft)  
Assume Rs.5714.0 per Sq.ft. as average rate for TDR.
- Tentative Cost of TDR = 4010.52 x 5714 x 10.764 = Rs. 24,66,69,022/-
- Say = **Rs.24,66,69,100/-.....(B)**

**C Fungible Compensatory Area:-**

- Total Permissible Fungible Compensatory Area = 8098.13 sq.mt.
- 9255 x 2.50 x 35%
- Existing BUA of all the existing buildings as per approved plans admeasures 9241.70 sq.mt.
- 35% of Existing area = 35% x 9241.17 = (-)3234.40 sq.mt.
- Balance Fungible Area to be purchased = 4863.73 sq.mt.
- Fungible area to be purchased for Wing B and Wing C before 31/12/2021.) = 2399.67 Sq.mts.
- Amount Payable = 2399.67 x 1,20,600 x 25% = Rs.07,23,50,050/-  
(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 Sq.mts.

Local Council

Ward Council

*B. H. Wadhwa & Co.*  
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