

Amount payable = $2464.06 \times 1,20,600 \times 50\%$ = Rs.14,85,82,818/-
= Rs.22,09,32,868/-
Say = **Rs.22,09,32,900/-.....(C)**

D Various Payments payable to MCGM:-

- i) Scrutiny Fee @ Rs.95.00/- per Sq.mt.
(For buildings with proposed shops rate will be double)
 - ii) IOD Deposit @ Re.1.00/- per Sq.ft.
 - iii) Debris Deposit @ Rs.2.00/- per Sq.ft.
 - iv) Development Charges @ 5% of S.D.R.R.
(1% on Plot area, 4% on Proposed Residential area, 8% on Proposed Commercial area)
 - v) Development Cess @ 4% of S.D.R.R.
 - vi) Labour Cess @ 1% of Construction Cost.
 - vii) Infrastructure Development charges payable on the TDR area to be purchased @ 5% of construction cost.
 - viii) Deficiency for welfare of Premium in Open Spaces @ 25% of SDRR.
 - ix) Staircase, Lift, Lift area premium @ 25% of SDRR.
 - x) Stamp duty on purchase of TDR @ 3%.
 - xi) Capitation fee to C.F.O. for obtaining NOC.
 - xii) Several scrutinizes fees for obtaining several remarks, civil aviation N.O.C. etc.
- Payments for all above items can be worked out only after finalization plans.
Let us assume Rs.1500/- per Sq.ft. as cost of all above items on proposed area.
Proposed F.S.I. area = 31236 sq.mt.
Cost $31236 \times 1500 \times 10.764$ = Rs.50,43,36,456/- Say Rs.50,43,36,500/-
There will be out of Pocket Expenses for several departments. Assume Rs.500/- per Sq.ft. as expenses on this account.
Amount involved $31236 \times 500 \times 10.764$ = Rs.16,81,12,152/- Say Rs.16,81,12,200/-
Total Charges/Expenses = Rs. 50,43,36,500 + Rs.16,81,12,200 = **67,24,48,700/-.....(D)**

E Construction Cost:-

Area involved for construction have been worked out hereinabove item No.18(vi).

This have been worked out to:- 1.40×31236 = 43730.00 sq.mt

i) Estimate Construction Cost @ Rs.30,250/- per Sq.mt. for most modern amenities:-
 $43730 \text{ sq.mt.} \times 30,250$ = Rs.132,28,32,500.....(i)

(ii) Add cost for Lifts, Generator etc for all towers = Rs. 5,00,00,000.....(ii)
Total Cost = Rs.137,28,32,500.....(E)
Say = **Rs.137,29,00,000/-**

F) Estimated Cost for various Professionals:-

We will need services of following Professionals

a) Architect.

Reg. No. With Council
C.I. Architecture
1812/17288

B. H. Wadhwa & Co.
ARCHITECTS & ENGINEERS
A-1, Wadhwa Bungalow, C.S.T. No.1210,
Off. 10th Road, Behind Jain Temple,
Chembur, Mumbai - 400 071.