

**SLUM REHABILITATION AUTHORITY**

No.: N/PVT/0116/20230606/AP

<b>Subject</b>	: Proposed Redevelopment scheme under Reg. 33(11) of DCPR 2034 on non-slum land bearing CTS No.195/191, Plot No.193 of Village Ghatkopar, Taluka-Kurla, Garodia Nagar, at Ajay Ahuja Road, Ghatkopar (E), in 'N' ward of MCGM, Mumbai - 400077.
<b>Architect</b>	: Smt. Sheetal P. Nikhare of M/s S. S. Associates.
<b>Developer</b>	: M/s. RDK Constructions.
<b>Proposal no.</b>	N/PVT/0116/20230606

**1) IOA Scrutiny Fees:**

SALE (Residential)  
= Proposed BUA X 10/- per sq.mt.  
= 4382.20 X 10/-  
= Rs.43822/-

SALE (commercial)  
= Proposed BUA X 20/- per sq.mt.  
= 127.47 X 20/-  
= Rs.2549.40/-

Total - Rs.46,371.40/-

**Say - Rs.46,500/-**

**2) IOA Deposit**

Proposed BUA in sq.mt. X 10.764 X Rs.1/- per sq.ft.  
= 4509.67 X 10.764 X Rs.1/-  
Rs.48,542.09/-

**Say = Rs.49,000/-**

**3) Fungible payment**

= R.R. of 2023-2024 as per zone no. 102/484 is Rs.79850/-  
=Fungible area claimed (Resi. = 656.17 sq.mt.)  
=Fungible area claimed (Comm. = 44.61 sq.mt.)  
=Premium for Fungible BUA = 656.17 X 79850 X 50% =  
= Rs.2,61,97,587.25/-  
=Premium for Fungible BUA = 44.61 X 79850 X 60% =  
= Rs.21,37,265.10/-

Total - Rs.2,83,34,852.35

**Say = Rs.2,83,35,000/- X 33% = Rs.93,50,550/-**

**4) Unearned income premium payment**

=R.R. of 2023-2024 as per zone no. 102/484 is Rs.170980/- N ward  
=R.R. of 2023-2024 as per zone no. 98/440 is Rs.145070/- MW ward

= Transfer Sale BUA area - 952.14 sq.mt.  
= 952.14 X 25910 X 40% = Rs.98,67,978.96 X 50% = Rs.49,33,989.48/-

**Say = Rs.49,34,000/- X 25% = Rs.12,33,500/-**

**5) Legal Charges** – plot area – 836.01 sq.mt.  
**Rs.2,50,000/-**

**6) Website Charges -Rs.5000/-**

**S.E.(SRA)-N ward    A.E.(SRA)-N ward**

A.O. (SRA)  
Accept above payment

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**LOI SCRUTINY FEES**

Total plot area 836.01 Sq. Mt. X Rs. 0.70/- = Rs.585.20/-

**Say - Rs.600/-**

**S.E.(SRA)-N ward    A.E.(SRA)-N ward**

A.O. (SRA)

Accept above payment