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Recd Dt: - 18/06/24

SLUM REHABILITATION AUTHORITY

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

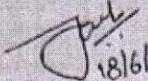
Subject	Proposed S.R. Scheme u/s 33(11) of DCPR 2034, on non-slum plot bearing CTS No.195/191, Plot No.193 of Village Ghatkopar, Taluka-Kurla, Garodia Nagar, at Ajay Ahuja Road, Ghatkopar (E), in 'N' ward of MCGM, Mumbai - 400077.
Architect	Sheetal Nikhare of M/s S. S. Associates.
Developer	M/s. RDK Constructions
Proposal No.	N/PVT/0116/20230606

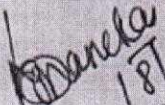
1. MRTTP Charges	
a) Land component	= Plot Area X 1% of R.R. Rate
	= 836.01 X 1% X 79850
	= Rs. 6,67,553.98/- -----(A)
b) Construction component	
1) BUA residential	= Sale BUA X 4% of land rate
	= 4382.20 X 4% of 79850
	= Rs. 1,39,96,746.80/- -----(B)
BUA Commercial	= Sale BUA X 8% of land rate
	= 129.35 X 8% of 79850
	= Rs. 8,26,287.80/- -----(C)
Total (A to C)	= Rs. 1,54,90,587.58
Say	= Rs. 1,54,90,600/-

Instalment Rs.77,39,300/- already paid at the time of plinth C.C.
Balance to be paid before further C.C. - Rs.77,51,300/-

2. Staircase premium:	
	= staircase area X 25% of R.R. Rate X 10%
	= 1169.14 X 25% 79850 X 10%
	= Rs. 23,33,895.73/-
Say	= Rs. 23,34,000/-
3. Open space deficiency fees	
	= deficient area X 2.5% of R.R. Rate
	= 4508 X 2.5% 79850
	= Rs. 89,99,095/-
Say	= Rs. 89,99,100/-
4. Amended IOA Scrutiny Fees:	
	= Existing Approved BUA X Rs. 1.50/- per sq.mt.
	= 4509.67 X Rs. 1.50/- per sq.mt.
	= Rs. 6764.51/-
SALE (Residential)	= Proposed BUA X 10/- per sq.mt.
	= 1.88 X 20/-
	= Rs. 37.60/-
Total	= Rs. 6802.11
Say	= Rs. 6810/-

6. **Fungible payment**
= R.R. of 2024-2025 as per zone no. 102/484 is Rs.79850/-
=Fungible area claimed (Resi. = 1.88 sq.mt.)
=Premium for Fungible BUA = $1.88 \times 79850 \times 50\% = \text{Rs.}75,059/-$
Say = Rs.75,100/-


18/6/24
S.E. (SRA) - N Ward
Brihanmumbai


18/6/24
A.E. (SRA) -33.11
Brihanmumbai

A.O (SRA)

Please accept above payment