

No.SROT/BSNA/2501/BP/Kalher-77/Fees/1940/2019

Date:

04 NOV 2019

To

✓ **Shri. Shashank Balkrishna Parab (POAH)**

Director, M/s. Morya Sportscity Infraconstruct Pvt. Ltd.
 Village-Kalher, Taluka- Bhiwandi, District- Thane.

Sub: Payment of Scrutiny Fee, Development Charge, Premium towards additional FSI & Security Deposit for the proposed Residential Building on land bearing S.No. 38 Hiss No. 2 of Village Kalher, Taluka-Bhiwandi, District – Thane

Ref: Your application for development permission dated 27/05/2019 & 26/08/2019

Sir,

With reference to above mentioned application this is to inform you that you are required to pay Scrutiny Fees, Development Charges, Premium for additional FSI above base FSI and Security Deposit to MMRDA as indicated in the following table.

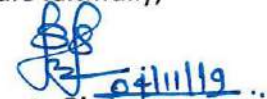
1	Scrutiny Fees (Based on the rates as per sanctioned DP published by MMRDA u/s 31(1) of MR & TP Act, 1966 for the Bhiwandi Surrounding Notified areas, the scrutiny fee is calculated as mentioned in table below)				
Sr. No.	User	Proposed BUA (Sqm)	Rates (Rs/Sqm of BUA)		Amount (in Rs)
(a)	Residential	4118.26	Rs. 60 per 30 Sq. m		Rs 8236.52/-
			Say		Rs 8237.00/-
2	Development Charge (The Govt. of Maharashtra has amended the MR & TP Act, 1966 (Maharashtra Act XXXIV of 2010) published in the extraordinary gazette by the Government on 27 th December, 2010 and has come into effect from 1 st March, 2011 vide notification No. TPS-1810/ 85 / CR 2118 / 2010 / UD-13 dated 01/03/2011.)				
Sr. No.	Description	User	BUA/ Plot Area (Sqm)	Rate (Rs/Sqm)	Amount (Rs)
(a)	Ready Reckoner Rate	Residential	4,100.00 (Plot Area)	1,330.00	-
(b)	0.5% of (a) for land development (Residential)	Residential	4,100.00 (Plot Area)	6.65	27,265.00
(c)	2 times of (b) for Commercial	N.A.	N.A.	13.3	N.A.
(d)	1.5 times of (b) for Industrial	N.A.	N.A.	9.975	N.A.

Mumbai Metropolitan Region Development Authority

Sr. No.	Description	User	BUA/ Plot Area (Sq.m)	Rate (Rs/Sqm)	Amount (Rs)
(e)	2% of (a) for construction (Residential)	Residential	4118.26 (BUA)	26.6	1,09,545.72
(f)	2 times of (e) for Commercial	N.A.	N.A.	61.2	N.A.
(g)	1.5 times of (e) for Industrial	N.A.	N.A.	45.9	N.A.
Total (b+c+d+e+f+g)					1,36,810.72/-
Say					Rs 1,36,811.00/-
3	Premium towards additional FSI above base FSI				
Sr. No.	Description	User	Additional BUA (Sq.m)	Rate (Rs/Sqm)	Amount (Rs)
(a)	Additional FSI on Payment of Premium	Residential	223.26	798	1,78,161.48
Say					Rs. 1,78,162/-
(Rate of premium for additional BUA is calculated as 60% of the ASR Value i.e. 60% of Rs. 1330/- i.e. as per sanctioned EP-218 of BSNA DCR.					
4	Any Other (Security Deposit) (As per the Sanctioned DCR, security Deposit shall be paid by the owner at the rates specified by the Planning Authority. MC vide note dt.14/03/2012 has approved recovering of security deposit at the rate of Rs. 30/- per Sq.m of built up area)				
	Description	Area (Total BUA)	Rate	Amount	
	Security Deposit	4118.26	Rs 30/- per Sqm	Rs 1,23,547.80/-	
Say					Rs 1,23,548.00/-

Therefore in view of above the total payment of **Rs. 4,46,758/-** (Rs. Four Lac Forty Six Thousand Seven Hundred & Fifty Eight Only) towards Scrutiny Fees, Development Charges, Premium for additional FSI above base FSI & Security Deposit should be made by using online system of SBI collect. The unique reference Id against which the payment shall be made is **"TCP04112019018"**. This unique reference ID is valid upto **"14/11/2019"**. Commencement Certificate (up to plinth level) will be issued on receipt of above payment.

Yours faithfully,



Deputy Planner

Sub-Regional Office, Thane

Copy to:

- Shri. Atul Anil Gharat (Consultant Engineer)**
Govardhan Complex, 1st Floor, Shop No 730-1/2/3
At-Dapode, Taluka- Bhiwandi, District- Thane
- Chief Account Officer, F & A Div., MMRDA**