

BRIHANMUMBAI MUNICIPAL CORPORATION
NO. P-16851/2023/K/W Ward/FP

Subject: Proposed redevelopment of the existing building known as "Shanti Sadan Co-Operative Housing Society Limited" on plot bearing F.P.no. 50, TPS Vile Parle No.VI (1st variation) (final), situated at Dadabhai Road, Navpada, Vile Parle (West), Mumbai-400056 in K/West Ward.

Architect: - Shri Hemal Sanghavi of M/s IND + Architect

OWNER :- Shri. Brijesh Vallabh Italia Partner of M/s. Shree Hans Realtors LLP C.A. to Shanti Sadan Co-Op. HSG. Limited.

PARTICULARS	AREA IN SQ.MT
PLOT AREA	568.57
Set Back Area	3.64
Plot not claimed/reserved	0.00
Net plot area	564.93
0.50 Additional FSI on Payment of Premium	0.00
0.90 Admissible TDR	0.00
Incentive FSI 33(7)(B)	0.00
Twice area of Road Set Back	0.00
Permissible area as per Reg.30(C) (Protected Development)	0.00
Total Permissible BUA	564.93
Total proposed BUA	209.89
Commercial Built up area	0.00
Commercial Fungible area	0.00
Total Commercial area proposed	0.00
Residential Built up area	209.89
Residential Fungible area	0.00
Total Residential area proposed	209.89
Total Proposed BU/A incl. Fungible Compensatory Area	209.89
Total Proposed Fungible Compensatory Area	0.00
Fungible Compensatory Area Claimed W/O charging premium	0.00
Fungible Compensatory Area Claimed by charging premium -Residential	0.00
Fungible Compensatory Area Claimed W/O charging premium - Residential	0.00
Gross Bu/A	209.89
Staircase area Commercial	0.00
Staircase area Residential	0.00
Staircase Area Existing as per 33(7)(B) 182 + 294 sqft = 476.00sqft i.e. 44.23SQMT	0.00
Fitness Centre	0.00
Construction Cost	30,250.00
Ready Recknor Rate Rs.=	1,22,000.00
Gross construction area for full potential	420.00

Payment Sheet for IOD of Residential building comprising of Stilt/Ground for Pump room + Electrical meter room + Entrance lobby + Pit puzzle parking + Stack car parking + Two wheeler parking with pit depth of 4.90m. for Car parking, Fire Panel + 1st having height of 6.54 m.

1. Scrutiny Fees

Earlier Construction area

0	X	Rs.	116	=	0.00
0	X	Rs.	56.1	=	0.00
					0.00(A)

Now Proposed construction area =

420.00 - 0 = 420.00

Total Proposed Construction area - Earlier construction area

420.00	X	Rs.	116	=	48,720.00
					48,720.00(B)

TOTAL = (A)+(B)

= **48,720.00**

Earlier paid Online

= **1,75,279.00**

Balance to be paid

= **-1,26,559.00**

Say = -1,26,550.00(1)

2. IOD Deposit

Total BUA (incl FCA)

210.00	X	10.764	=	2260.4	X	1	=	2,260.44
--------	---	--------	---	--------	---	---	---	----------

TOTAL

= **2,260.44**

Earlier paid

= **0.00**

Balance to be paid

= **2,260.44**

Say = 3,000.00(2)

3. Debris Deposit

210.00	X	10.764	X	2	=	4,520.88
--------	---	--------	---	---	---	----------

Maximum Debris Deposit

45,000.00

TOTAL

= **45,000.00**

Earlier paid

= **0.00**

Balance to be paid

= **45,000.00**

Say = 45,000.00(3)

4. Staircase Premium							
Not Claimed at this stage							
5. Development Charges							
Land component for Commercial	0.00	X	1,22,000.00	X	2%	=	0.00
Land Component for Residential	564.93	X	1,22,000.00	X	1%	=	6,89,214.60
Commercial	0.00	X	1,22,000.00	X	8%	=	0.00
Residential	209.89	X	1,22,000.00	X	4%	=	10,24,263.20
Fitness Centre	0.00	X	1,22,000.00	X	4% 1.5	=	0.00
TOTAL						=	17,13,477.80
Earlier paid						=	0.00
Balance to be paid						=	17,13,477.80
						Say	= 17,14,000.00(5)
				50% MCGM		=	8,57,000.00
				50% VUTP		=	8,57,000.00
7. Labour Welfare Charges							
Total construction area for full potential	420.00	X	30,250.00	X	1%	=	1,27,050.00
TOTAL						=	1,27,050.00
Earlier paid -						=	0.00
Balance to be paid						=	1,27,050.00
						Say	= 1,27,500.00(7)
Labour Welfare Cess (ADM -1%)							1,275.00
Labour Welfare Cess (Tax/Fund - 99%)							1,26,225.00
8. Fungible Compensatory Area: (By charging premium)							
9. Open Space Deficiency Premium							
Total deficient area						=	25.76
Deficient area for FSI 1.00						=	25.76
Commercial area						=	0.00
Residential area						=	25.76
Deficient area for FSI 2.20						=	0.00
Commercial area						=	0.00
Residential area						=	0.00
Slum TDR						=	0.00
Genral TDR						=	0.00
Government FSI (0.50FSI) + incentive FSI as per reg 33(7)(B)						=	0.00
Fungible Compensatory Area						=	0.00
Total						=	0.00
100% Premium for FSI 1.00							
Commercial premium	0.00	x	1,22,000.00	/	2	=	0.00 ... (i)
Residential premium	25.76	x	1,22,000.00	/	4	=	7,85,680.00(ii)
	25.76						
Total premium for FSI 1.00						=	7,85,680.00 ..(i+ii) X
Telescopic premium		7,85,680.00	x	120.00%		=	9,42,816.00
Balance to be paid						=	0.00
						Say	= 9,43,000.00
As per circular u/no.CHE/DP/03450/DATED 26/8/2020 FOR 33(7)(B)			943000.00	x	75%	=	7,07,250.00(9)
S.E.B.P. (K/E-N)				A.E.B.P. (K/W)			