

MUNICIPAL CORPORATION OF GREATER MUMBAI

CHE/CITY/1354/D/337(NEW)

Proposed redevelopment of building on plot bearing C.S No. 1/688, Malabar Hill and Cumbala Hill Division, 81/A off Bhulabhai Desai Road, Bomanji Petit Marg, 'D' ward, Mumbai - 400026.

Item	Residential
Nett plot Area	183.11
Earlier BUA approved	N.A.
Now proposed BUA	478.95
BUA proposed (Resi)	478.95
BUA proposed (Comm.)	-
Earlier construction area	-
Construction area now proposed (R)	-
Construction area now proposed (C)	-
Addl. Construction area now proposed (R)	-
Addl. Construction area now proposed (C)	-
Permissible fungible Area	133.62 sq.mt.
Fungible BUA proposed	43.99 sq.mt
Land R/R rate for 2022 / 23	Rs. 3,18,870
Consumed FSI	2.085
Staircase, lift, lift lobby area (claimed free of FSI)	91.05 sq.mt

PAYMENTS

Proposed BUA Area = 478.95 Sq.mt.

1. Scrutiny fees :

Proposed BUA 478.95 X 105 /- = Rs. 50,289.75....a
Deduct earlier paid Rs. 9221.00....b
a-b = Rs. 41,068.75
Total = Rs. 41,068.75

Say = **Rs 41,100.00**

2. I.O.D. deposit :

478.95 X 10.764 X 1/- = Rs. 5,155.41 Say = **Rs. 5,155.00**

3. Debris removal deposit : (Max Rs. 45,000)

478.95 X 10.764 X 2/- = Rs. 10,310.83/- Say **Rs. 10,311.00**

4. Staircase premium :

Staircase area = 54.63 sq.mt.

Rehab area = 254.52 sq.mt....a

Permissible built up area = 388.04 Sq. Mt.

Rehab ratio (i) / (ii) x100 = 65.59 %

Since the rehab ratio is more than 50.00 % of gross permissible BUA, the building under reference is a composite building.

Being a composite building the staircase premium not applicable in this case.

5. Development charges :

A) Land component 183.11 X 3,18,870 X 1% = Rs. 5,83,882.85

B) Building Component 478.95 X 3,18,870 X 4% = Rs.61,08,911.46

A + B = Rs. 66,92,794.31

Say = **Rs. 66,92,800**

7. Open space deficiency premium :

Open space deficiency table :-

1	½ X 2.08 X 0.60	0.62
2	½ X 1.58 X 0.58	0.46

3	½ X 4.17 X 1.21	2.52
4	½ X 4.17 X 1.23	2.56
5	½ X 4.04 X 1.13	2.28
6	½ X 5.42 X 1.41	3.82
7	½ X 2.22 X 0.13	0.14
8	½ X 4.70 X 0.97	2.28
9	½ X 4.25 X 1.02	2.17
10	½ X 2.13 X 0.79	0.84
11	½ X 2.93 X 1.00	1.47
12	½ X 2.18 X 1.00	1.09
	Total	20.25
	20.25 X 8 flrs	162.00

Proposed deficiency = 162.00 sq.mt.

162.00 sq.mt. X 3,18,870/4 X 1.33 X 1.30 (Telescopic factor)

Rs.2,23,28,712.40/-

Say = **Rs. 2,23,28,712.00**

8. Labour Welfare Charges :

478.95X 30,250 X 1% = Rs. 1,44,882.37/- Say = **Rs. 1,45,000.00**

9. Fungible premium:

Proposed fungible area = 133.62 sq.mt.

Fungible Area by charging premium {133.62 – 89.08 (Rehab) } = 44.54sq.mt

Fungible proposed 43.99 sq.mt.

43.99 X 3,18,870 X 50% = Rs.70,13,545.65 Say = **Rs. 70,13,550.00**

50 % :- Rs. 35,06,775 to BMC

30 % :- Rs. 21,04,065 to State Government

20 %:- Rs. 14,02,710 to MSRDC

Architect:- Shri. Dinesh S. Padwal

S.E.(B.P.)City - V