

Proposed development of property bearing C.S. No. 146 (Matunga) Customs Enclave plot, Wadala, Mumbai.

Payment schedule for Buildings of Government. (Net Plot area)

CLAUSE AS PER DCPR 2034

Staircase Premium for Residential sale building	43255	46000	25	%	4974,32,500	DCPR 33(3)A 4 (i) (ii)
Staircase Premium for Commercial sale building	24098	46000	50	%	5542,54,000	DCPR 33(3)A 4 (i) (ii)
Staircase Premium for Residential SELF USE (X)	86511	46000	25	%	9948,76,500	DCPR 33(3)A 4 (i) (ii)
Staircase Premium for Commercial SELF USE (Y)	48196	46000	50	%	11085,08,000	DCPR 33(3)A 4 (i) (ii)
Deficiency Premium @ 2.5% of Ready Reckoner (max. open space has been provided)	-				0	DCPR 33(3)A 4 (iii)
Scrutiny fee (on construction area including podium) Residential	850534	-	33	Rs	28067622	
Scrutiny fee (on construction area including podium) Commercial	559493	-	66	Rs	36926538	
IOD Deposits	831732	10.76	1	Rs Sq.ft.	8949436.32	
Debris removal	831732	10.76	2	Rs Sq.ft.	17898872.64	
Development charges for BUA	831732	46000	2	%	765193440	
Development charges for land	221220	46000	1	%	101761200	
Additional Development charges for metro cess	831732	46000	2	%	765193440	
Labour welfare	831732	27500	1	%	228726300	
Development cess	549681	46000	7	%	1769972820	DCPR 33(3)A 3 & DCPR 30(7)
Fungible FSI	241565	46000	60	%	6667194000	
TOTAL (A)					135449,54,669	
Premium for additional FSI for Commercial, Residential as decided by Govt. from time to time. Clause DCPR 2034 33(3) & 33(3)(A) (180256.45 + 184307.98)	364564.43	46000	50	%	8384981890	DCPR 33(3) & DCPR 33(3)A
Premium for additional FSI for School, Hospital as decided by Govt. from time to time. Clause DCPR 2034 33(2)	28098	46000	10	%	129250800	DCR 33 (2)
TOTAL					220591,87,359	

NOTE: SUBJECT TO FINAL APPROVAL FROM MCGM