

BRIHANMUMBAI MUNICIPAL CORPORATION

PAYMENT SHEET

Sub : Proposed Redevelopment of residential building known as "AshokBharati Co-operative Housing Society Ltd." on plot bearing F.P. No.247 TPS V of Village Vile Parle located at Sir P.M. Road, Vile Parle –(East), Mumbai – 400 057.

LAND RATE 2026-2027	=	₹ 1,14,210.00
PLOT AREA	=	691.90
ROAD SETBACK	=	0.00
ENCROACHMENT AREA	=	43.25
BAL PLOT AREA	=	648.65
50% GOVT. FSI	=	324.32
INCENTIVE FSI AS PER 33(7)(B)	=	160.00
PROTECTED FSI AS PER 30 (C)	=	151.95
TDR	=	454.055
a) GENERAL TDR	=	45.24
b) SLUM TDR	=	96.87
PROPOSED BUA AS PER REG 30 Table No.12	=	1427.03
PERMISSIBLE FSI AS PER Reg.No.33(20)(B)	=	518.92
PROPOSED FSI AS PER Reg.No.33(20)(B)	=	490.88
SETBACK OVER & ABOVE	=	0.00
TOTAL PERMISSIBLE BUILT UP AREA AS PER Reg 33(20)(B)	=	1945.95
TOTAL PROPOSED BUILT UP AREA	=	1917.91
NON RESIDENTIAL BUILT UP AREA PROPOSED	=	260.54
PURELY RESIDENTIAL BUILT UP AREA PROPOSED	=	1657.37
TOTAL PERMISSIBLE FCA FOR RESIDENTIAL	=	580.08
PERMISSIBLE FCA FOR REHAB WITHOUT CHARGING PREMIUM	=	259.00
PROPOSED FCA FOR REHAB WITHOUT CHARGING PREMIUM	=	259.00
PERMISSIBLE FCA FOR AH&RR UNITS AS PER 33(20)(B)	=	85.91
PROPOSED FCA FOR AH&RR UNITS AS PER 33(20)(B)	=	0.00
FCA FOR AH&RR UNITS TO BE KEPT IN ABEYANCE AT THIS STAGE	=	85.91
PERMISSIBLE FCA FOR SALE BY CHARGING PREMIUM	=	235.17
PROPOSED FCA FOR SALE BY CHARGING PREMIUM	=	234.70
TOTAL PROPOSED FUNGIBLE AREA RESIDENTIAL	=	493.70
TOTAL PERMISSIBLE FCA FOR NON RESIDENTIAL	=	91.19
PERMISSIBLE NON RESIDENTIAL FCA FOR REHAB WITHOUT CHARGING PREMIUM	=	6.70
PROPOSED NON RESIDENTIAL FCA FOR REHAB WITHOUT CHARGING PREMIUM	=	6.70
PROPOSED NON RESIDENTIAL FCA FOR SALE BY CHARGING PREMIUM	=	84.49
TOTAL PROPOSED NON RESIDENTIAL FUNGIBLE AREA	=	91.19
TOTAL BUA AREA PROPOSED	=	2502.80
TOTAL PROPOSED RESIDENTIAL BUILT UP AREA	=	2151.07
TOTAL PROPOSED COMMERCIAL BUILT UP AREA	=	351.73
NON FSI AREA	=	746.87
TOTAL CONSTRUCTION AREA AT THIS STAGE	=	3249.67
LAST APPROVED DETAILS		
LAST APPROVED BUA	=	648.65
BALANCE BUA UNDER SCRUTINY AT THIS STAGE	=	1854.15
RESIDENTIAL	=	1508.50
COMMERCIAL	=	345.65

PROPORTIONATE CALCULATION	BUA	Percentage	Plot area
RESIDENTIAL	2151.07	85.95	557.49
COMMERCIAL	351.73	14.05	91.16
TOTAL	2502.80	100.00	648.65

1) SCRUTINY FEES :-

2601.02 SQ.MT.	X	₹ 307.00	=	₹ 7,98,513.14
648.65 SQ.MT.	X	₹ 77.00	=	₹ 49,946.05
LESS EXCESS PAID				₹ 2,63,445.00
TOTAL				₹ 5,85,014.19
SAY				₹ 5,85,100.00
LESS ALREADY PAID VIDE RECEIPT DATED				
26/6/2026/75839 DATED 26.06.2026				= ₹ 5,85,100.00
BALANCE PAYABLE NOW				₹ 0.00

2) IOD DEPOSIT

1854.15 SQ.MT.	X	10.764	X	₹ 1.00	=	₹ 19,958.06
SAY						₹ 20,000.00
LESS ALREADY PAID VIDE RECEIPT DATED						
26/6/2026/75839 DATED 26.06.2026						= ₹ 20,000.00
BALANCE PAYABLE NOW						₹ 0.00

3) DEBRIS REMOVAL DEPOSIT: (Maximum - Rs.45,000/-)

1854.15 SQ.MT.	X	10.764	X	₹ 2.00	=	₹ 39,916.12
MAX.						= ₹ 45,000.00
LESS ALREADY PAID						= ₹ 14,000.00
BALANCE AMOUNT						= ₹ 31,000.00
SAY						₹ 31,000.00
LESS ALREADY PAID VIDE RECEIPT DATED						
26/6/2026/75839 DATED 26.06.2026						= ₹ 31,000.00
BALANCE PAYABLE NOW						₹ 0.00

4) DEVELOPMENT CHARGES:-

Land component:						
Resi -	557.49 SQ.MT.	X	₹ 1,14,210	X	1%	= ₹ 6,36,711.84
Comm -	91.16 SQ.MT.	X	₹ 1,14,210	X	2%	= ₹ 2,08,222.66
LESS ALREADY PAID						= ₹ 7,41,000.00
SAY						₹ 1,04,000.00
Building component						
Comm:	351.73 SQ.MT.	X	₹ 1,14,210	X	8%	= ₹ 32,13,686.66
Building component Resi:	2151.07 SQ.MT.	X	₹ 1,14,210	X	4%	= ₹ 98,26,943.62
TOTAL						₹ 1,31,44,630.28
SAY						₹ 1,31,44,700.00
50% at the time of First C.C. =						₹ 65,72,350.00
50% at the time of FCC =						₹ 65,72,350.00

5) DEVELOPMENT CESS:-

Comm. bldg component @8%						
Resi. bldg component @4%						
50% Govt. FSI						= 324.32 SQ.MT.
TDR Component + Protected Area as per 30(C) + Incentive FSI as per 33(7)(B)						= 766.01 SQ.MT.
Total Balance area						= 1090.33 SQ.MT.
PROPORTIONATE RESIDENTIAL COMPONENT	937.10	x	₹ 1,14,210.00	x	4%	= ₹ 42,81,031.88
PROPORTIONATE COMMERCIAL COMPONENT	153.23	x	₹ 1,14,210.00	x	8%	= ₹ 14,00,017.70
BALANCE Rs.						₹ 56,81,100.00

#	30%	=	₹ 17,04,330.00	Before IOD
		=	₹ 17,00,700.00	Post before IOD
		=	₹ 3,709.00	BALANCE PAYABLE NOW
@	30%	=	₹ 17,04,330.00	Before Plinth CC
@	20%	=	₹ 11,36,220.00	Before FCC
@	20%	=	₹ 11,36,220.00	Before FCC

6) Labour Welfare CESS:-

3249.67 SQ.MT.	X	₹ 31,763	X	1%	=	₹ 10,32,192.68
SAY						₹ 10,32,200.00
LESS ALREADY PAID						= ₹ 2,06,100.00
BALANCE Rs.						₹ 8,26,100.00
1% Labour Welfare Cess (ADM)						= ₹ 8,261.00
SAY						₹ 8,300.00
99% Labour Welfare Tax						= ₹ 8,17,839.00
SAY						₹ 8,17,850.00

7) Staircase Premium

Zonal Basic FSI	FSI 1.00
BUA of 33(20)(B)	Zonal FSI (BUA) for which concession granted as per Reg.33(20)(B)
1269.26	648.65
490.88	250.86
38.67%	

If the Entire Scheme under Reg.33(20)(B) (1917.91-648.65)
For Combination of Reg. 30 + 33(20)(B)

% of Zonal Basic FSI for Which concessions in premium to be granted as per reg 33(20)(B)

Total Staircase / lift/ lift lobby area

Less : Earlier Approved Area

Staircase area proposed now

Zonal Basic BUA

Prorata zonal Basic FSI Under Reg 33(20)(B)

Prorata zonal Basic FSI Under Reg 30(A)

423.10
0.00
423.10
648.65
250.86
397.79

FSI Proposed	Proposed BUA	% Dist	Stair Area	Staircase/ Lift/Lift lobby rate	R/R Rate	Amount
Zonal Basic FSI - Reg. 33(20)(B)	250.86	13.08	55.34	2.50%	₹ 1,14,210.00	₹ 1,88,013.47
Zonal Basic FSI - non- Reg. 33(20)(B) i.e. Reg.30(A)	397.79	20.74	87.75	25%	₹ 1,14,210.00	₹ 25,05,592.49
Additional FSI 50%	324.32	16.91	71.55	25%	₹ 1,14,210.00	₹ 20,42,832.10
Slum TDR	96.87	5.05	21.37	25%	₹ 1,14,210.00	₹ 6,10,166.33
General TDR	357.19	18.62	78.80	25%	₹ 1,14,210.00	₹ 22,49,874.19
Road Setback	0.00	0.00	0.00	25%	₹ 1,14,210.00	₹ 0.00
AH/ R & R BUA - Reg. 33(20)(B)	245.44	12.80	54.15	2.50%	₹ 1,14,210.00	₹ 1,54,598.15
Sale BUA- Reg. 33(20)(B)	245.44	12.80	54.15	2.50%	₹ 1,14,210.00	₹ 1,54,598.15
Total BUA Proposed	1917.91	100%	423.10			₹ 78,75,674.88
					Say	₹ 78,75,700.00
INSTALLMENT AVAILABLE FOR AMOUNT						₹ 79,35,800.00
HENCE EXCESS AMOUNT						₹ 60,125.12

8) **ADDITIONAL 50% F.S.I. PREMIUM:**
As per Reg. no. 30 Table-12 of DCPR-2034

Total add. FSI claimed	=	324.32	SQ.MT.	
Less already claimed add. FSI	=	0	SQ.MT.	
Balance add. FSI	=	324.32	SQ.MT.	
324.32 SQ.MT.	X ₹ 1,14,210	X 50%		₹ 1,85,20,293.60
SAY	=			₹ 1,85,20,300.00

a) B.M.C.	50%	=	₹ 92,60,150.00	INSTALLMENT AVAIL FOR
b) GOVT. OF MAHARASTRA	25%	=	₹ 46,30,075.00	PAID VIDE RECEIPT MH006726205202627P DATED 20.07.2026
c) MAHARASTRA STATE ROAD	25%	=	₹ 46,30,075.00	PAID VIDE RECEIPT 26/6/2026/75840 DATED 26.06.2026

9) **TDR Infrastructure Charges:-**

Proposed area	=	142.11	Proposed Tdr (Slum + General)	
142.11 x	₹ 31,763	x 5%		₹ 2,25,692.00
SAY	=			₹ 2,25,700.00
LESS ALREADY PAID VIDE RECEIPT DATED 26/6/2026/75839 DATED 26.06.2026	=			₹ 2,25,700.00
BALANCE PAYABLE NOW	=			₹ 0.00

10) **Premium for Fungible area**

Fungible area	RESIDENTIAL	COMMERCIAL	Total
Total area	493.70	91.19	584.89
without charging	259.00	6.70	265.70
Area for premium	234.70	84.49	319.19
LESS INSTALLMENT AVAILABLE FOR PREMIUM	236.28	82.91	319.19
Balance fung for prm.	-1.58	1.58	0.00

RESIDENTIAL 1.58 SQ.MT. X ₹ 1,14,210 X 50% = ₹ 90,225.90
HENCE EXCESS PAID FOR RESIDENTIAL = ₹ 90,225.90

COMMERCIAL 1.58 SQ.MT. X ₹ 1,14,210 X 60% = ₹ 1,08,202.55
SAY = ₹ 1,08,300.00
DEDUCTING EXCESS PAID FOR RESIDENTIAL = ₹ 90,225.90
BALANCE APAYABLE NOW = ₹ 18,074.10
SAY = ₹ 18,100.00

a) B.M.C	50%	=	₹ 9,050.00
b) GOVT. (DY. DIRECTORE OF TOWN PLANNING)	30%	=	₹ 5,430.00
c) MAHARASTRA STATE ROAD DEVEL. CORP	20%	=	₹ 3,620.00

11) **Deficiency in Open Space Premium - RESIDENTIAL**

	Zonal Basic FSI	FSI 1.00
	BUA of 33(20)(B)	Zonal FSI (BUA) for which concession granted as per Reg.33(20)(B)
If the Entire Scheme under Reg.33(20)(B) (1917.91-648.65)	1269.26	648.65
For Combination of Reg. 30 + 33(20)(B)	490.88	250.86
% of Zonal Basic FSI for Which concessions in premium to be granted as per reg 33(20)(B)	38.67%	

Zonal Basic BUA	648.65
Prorata zonal Basic FSI Under Reg 33(20)(B)	250.86
Prorata zonal Basic FSI Under Reg 30(A)	397.79

Land RR Rate	₹ 1,14,210.00
Max % Deficiency	60.94%
Telescopic Deficiency Factor for 41(5)	1.10
Telescopic Deficiency Factor for 41(2)	1.20
Deficient area for FSI 1 as per 41(5)	11.21
Deficient area on all floors as per Reg. 41 (5)	147.51
Deficient area for FSI 1 as per 41(2)	62.84
Deficient area on all floors as per Reg. 41 (2)	1240.34
Deficient area on all floors as per Reg. 41 (2) excluding FSI 1	1094.85

FSI ONE	Proposed BUA 41(5)	Proposed BUA 41(2)	Total BUA	% Premium	% Area distribution 41(5)	% Area distribution 41(2)	Def. Area 41(5)	Def. Area 41(2)	Premium 41(5)	Premium 41(2)
	A	B	C(A+B)	D	E=(A/Total of C)	F=(B/Total of C)	G=(E X i)	H = (F X iii)	I = G x D x R/R Rate x Telescopic Rate	J = H x D x R/R Rate x Telescopic Rate
Zonal Basic FSI - 33(20)(B)	250.86	0.00	250.86	2.5%	38.67%	0.00%	4.34	0	₹ 13,616.55	0
Zonal Basic FSI - non- 33(20)(B)	0.00	397.79	397.79	25%	0.00%	61.33%	0.00	38.54	0	₹ 13,20,391.25
Total	250.86	397.79	648.65		38.67%	61.33%	4.34	38.54	₹ 13,616.55	₹ 13,20,391.25
									SAY	₹ 13,34,100.00

FSI 2.40 + fungible	Proposed BUA 41(5)	Proposed BUA 41(2)	Total BUA	% Premium	% Area distribution 41(5)	% Area distribution 41(2)	Def. Area 41(5)	Def. Area 41(2)	Premium 41(5)	Premium 41(2)
	A	B	C(A+B)	D	E=(A/Total of C)	F=(B/Total of C)	G=(E X ii)	H = (F X iv)	I = G x D x R/R Rate x Telescopic Rate	J = H x D x R/R Rate x Telescopic Rate
Additional FSI 50%	0.00	324.32	324.32	25%	0	17.49%	0	191.51	0	₹ 65,61,590.29
Slum TDR	0.00	96.87	96.87	2.5%	0	5.22%	0	57.20	0	₹ 1,95,985.83
General TDR	0.00	357.19	357.19	25%	0	19.26%	0	210.92	0	₹ 72,26,610.86
Road Setback	0.00	0.00	0.00	25%	0	0.00%	0	0.00	0	0.00
AH/ R & R BUA - 33(20)(B)	245.44	0.00	245.44	2.5%	13.24%	0.00%	19.53	0.00	₹ 61,328.03	0.00
Sale BUA- 33(20)(B)	245.44	0.00	245.44	2.5%	13.24%	0.00%	19.53	0.00	₹ 61,328.03	0.00
Fungible on Sale BUA under Reg. 33(20)(B) (with premium) and prorata zonal Basic FSI 33(20)(B) utilised fungible at this stage	173.71	0.00	173.71	0.625%	9.37%	0.00%	13.82	0.00	10850.95	0.00
Fungible on BUA (with premium) - non- 33(20)(B)	0.00	411.18	411.18	6.25%	0	22.18%	0.00	242.80	0	₹ 20,79,748.37
Fungible on AH/ R & R BUA to be handed over to BMC (without premium) - 35%	0.00	0.00	0.00	0.625%	0.00%	0.00%	0.00	0.00	0.00	0.00
Total	664.59	1189.56	1854.15		35.84%	64.16%	52.87	702.42	₹ 1,33,507.01	₹ 1,60,63,935.35
									₹ 1,75,31,542.36	
									Say	₹ 1,75,31,600.00

Deficiency in Open Space Premium - COMMERCIAL

	Zonal Basic FSI	FSI 1.00
	BUA of 33(20)(B)	Zonal FSI (BUA) for which concession granted as per Reg.33(20)(B)
If the Entire Scheme under Reg.33(20)(B) (1917.91-648.65)	1269.26	648.65

Land RR Rate	₹ 1,14,210.00	
Max % Deficiency	60.94%	
Telescopic Deficiency Factor for 41(5)	1.10	
Telescopic Deficiency Factor for 41(2)	1.20	
Deficient area for FSI 1 as per 41(5)	0.00	I
Deficient area on all floors as per Reg. 41 (5)	0.00	II
Deficient area for FSI 1 as per 41(2)	82.65	III
Deficient area on all floors as per Reg. 41 (2)	82.65	III
Deficient area on all floors as per Reg. 41 (2) excluding FSI 1	0.00	IV

FSI 2.40 + fungible (COMMERCIAL)	Proposed BUA 41(5)	Proposed BUA 41(2)	Total BUA	% Premium	% Area distribution 41(5)	% Area distribution 41(2)	Def. Area 41(5)	Def. Area 41(2)	Premium 41(5)	Premium 41(2)
	A	B	C(A+B)	D	E=(A/Total of C)	F=B/Total of C)	G=[E X I]	H = (F X Iv)	I = G x D x R/R Rate x Telescopical Rate	J = H x D x R/R Rate x Telescopical Rate
Additional FSI 50%	0.00	324.32	324.32	50%	0	17.49%	0	0.00	0	₹ 0.00
Stum TDR	0.00	96.87	96.87	5.0%	0	5.22%	0	0.00	0	₹ 0.00
General TDR	0.00	357.19	357.19	50%	0	19.26%	0	0.00	0	₹ 0.00
Road Setback	0.00	0.00	0.00	25%	0	0.00%	0	0.00	0	₹ 0.00
AH/ R & R BUA - 33(20)(B)	245.44	0.00	245.44	5.0%	13.24%	0.00%	0.00	0.00	₹ 0.00	0.00
Sale BUA- 33(20)(B)	245.44	0.00	245.44	5.0%	13.24%	0.00%	0.00	0.00	₹ 0.00	0.00
Fungible on Sale BUA under Reg. 33(20)(B) (with premium) and prorate zonal Basic FSI 33(20)(B) utilised fungible at this stage	173.71	0.00	173.71	1.250%	9.37%	0.00%	0.00	0.00	0.00	0.00
Fungible on BUA (with premium) - non- 33(20)(B)	0.00	411.19	411.19	12.50%	0	22.18%	0.00	0.00	0	₹ 0.00
Fungible on AH/ R & R BUA to be handed over to BMC (without premium) - 35%	0.00	0.00	0.00	1.250%	0.00%	0.00%	0.00	0.00	0.00	0.00
Total	664.59	1189.57	1854.15		35.84%	64.16%	0.00	0.00	₹ 0.00	₹ 0.00
									₹ 34,73,300.00	
	Say								₹ 34,73,300.00	

4,33,769.58

A.E. (B.P.) K/E