Shilp associates
Architectural Algorithm

	CALCULATION AS PER DCPR 33-5 2034	FROM JAN 2022		
		SHARING	PREMIUM	PREMIUM
			1 FSI IN SHARING	1 FSI IN PREMIUM
A	**CHART SHOWING PROJECT DETAIL**			
1	PLOT AREA	4047.70	4047.70	4047.70
2	ROAD WIDTH	36.60	36.60	36.60
3	EXISTING CARPET AREA RESIDENTIAL	1637.58	1637.58	1637.58
4	EXISTING CARPET AREA COMMERCIAL	0.00	0.00	0.00
5	TOTAL EXISTING CARPET AREA	1637.58	1637.58	1637.58
6	EXISTING BUA RESIDENTIAL	1964.90	1964.90	1964.90
7	EXISTING BUA COMMERCIAL	0.00	0.00	0.00
8	TOTAL EXISTING BUA	1964.90	1964.90	1964.90
9	NO. OF EXISTING TENEMENTS RESIDENTIAL	98.00	98.00	98.00
10	NO OF EXISTING TENTEMENTS COMMERCIAL	0.00	0.00	0.00
11	NO.OF BUILDING / NO OF BARRACKS	10.00	10.00	10.00
12	BUILDING CATEGORY AS PER EXISTING CARPET AREA	LIG	LIG	LIG
13	ADDITIONAL BUA FOR MHADA	1.00	1.00	1.00
B	**RATIO SHOWING INCENTIVE & SHARING**			
1	READY RECKONER RATE (2022-23) PAGE No.____ ZONE 50/242	75170.00	75170.00	75170.00
2	READY RECKONER RATE (2019-20) PAGE No.____ ZONE ___/___	NA	NA	NA
3	READY RECKONER RATE CONSIDERED FOR MHADA & FUNGIBLE PREMIUM	75170.00	75170.00	75170.00
4	READY RECKONER CONSTRUCTION RATE (2021-22)	30250.00	30250.00	30250.00
5	READY RECKONER CONSTRUCTION RATE (2019-20)	NA	NA	NA
6	READY RECKONER CONSTRUCTION RATE CONSIDERED FOR RATIO	30250.00	30250.00	30250.00
7	RATIO	2.48	2.48	2.48
8	INCENTIVE ON REHAB	60%	0.00	0.00
9	MHADA PERCENTAGE OF SHARING ON BALANCE AREA	60%	0.00	0.00
10	DEVELOPERS PERCENTAGE OF SHARING ON BALANCE AREA	40%	0.00	0.00
11	PREMIUM TO MHADA IN %	0%	45.00%	45.00%
12	PREMIUM FOR ADDITIONAL 1 FSI		0.00	60.00%
C	**TOTAL BUA CALCULATIONS**			
1	PLOT AREA	4047.70	4047.70	4047.70
2	PERMISSIBLE F.S.I.	3.00	3.00	3.00
3	TOTAL PERMISSIBLE BUA	12143.10	12143.10	12143.10
4	NO OF TENT.	98.00	98.00	98.00
5	PRORATA	63.00	63.00	63.00
6	PERMISSIBLE PRORATA BUA	6174.00	6174.00	6174.00
7	TOTAL B.U.A. PERMISSIBLE AS PER 33-5	18317.10	18317.10	18317.10
8	ADDITIONAL FSI AS PER PLOT MORE THAN 4000 & ROAD 18.00 MT	1.00	1.00	1.00
9	ADDITIONAL BUA AS PER PLOT MORE THAN 4000 & ROAD 18.00 MT	4047.70	4047.70	4047.70
10	TOTAL PERMISSIBLE BUA	22364.80	22364.80	22364.80
11	LESS COMMERCIAL BUA	2500.00	2500.00	2500.00
12	BALANCE AREA FOR RESIDENTIAL	19864.80	19864.80	19864.80
13	ADDITIONAL 35 % FUNGIBLE AS PER DCR 31 FOR RESIDENTIAL	6952.68	6952.68	6952.68
14	ADDITIONAL 35% FUNGIBLE AS PER DCR 31 FOR COMMERCIAL	875.00	875.00	875.00
15	TOTAL PERMISSIBLE BUA INCLUDING FUNGIBLE	30192.48	30192.48	30192.48
16	TOTAL FSI PERMISSIBLE INCLUDING FUNGIBLE	7.46	7.46	7.46
D	**CHART SHOWING REHAB, DEVELOPERS INCENTIVE & SHARING AREA AS PER 33-5**			
1	TOTAL PERMISSIBLE AREA AS PER 33-5	18317.10	18317.10	18317.10
2	REHAB BASIC ENTITLEMENT A TYPE	35.00	35.00	35.00
3	REHAB ADDITIONAL ENTITLEMENT AS PER TABLE A	15%	15%	15%
4	REHAB ADDITIONAL ENTITLEMENT AS PER TABLE A	2.51	2.51	2.51
5	TOTAL REHAB AREA PER TENAMENT ENTITLEMENT	37.51	37.51	37.51
6	TOTAL REHAB AREA AS PER ENTITLEMENT RESIDENTIAL	4410.76	4410.76	4410.76
7	TOTAL REHAB AREA AS PER ENTITLEMENT COMMERCIAL	0.00	0.00	0.00
8	TOTAL REHAB AREA ENTITLEMENT RESIDENTIAL + COMMERCIAL	4410.76	4410.76	4410.76
9	INCENTIVE ON REHAB	2646.46	0.00	0.00
10	REHAB + INCENTIVE	7057.22	4410.76	4410.76
11	BALANCE AREA FOR SHARING IN SHARING POLICY & BALANCE AREA FOR SALE IN PREMIUM POLICY	11259.88	13906.34	13906.34
12	MHADA SHARE	6755.93	0.00	0.00
13	DEVELOPERS SHARE	4503.95	13906.34	13906.34
14	ADDITIONAL MHADA'S SHARE	1214.31	1214.31	0.00
15	ADDITIONAL DEVELOPER'S SHARE	2833.39	2833.39	4047.70
16	TOTAL AREA FOR MHADA	7970.24	1214.31	0.00
17	TOTAL AREA FOR DEVELOPER	9983.80	16739.73	17954.04
E	**CHART SHOWING FUNGIBLE AREA FOR REHAB, DEVELOPERS & MHADA**			
1	TOTAL PERMISSIBLE FUNGIBLE BUA RESI.	7827.68	7827.68	7827.68
2	TOTAL FREE FUNGIBLE TO REHAB RESIDENTIAL	687.72	687.72	687.72
3	TOTAL FREE FUNGIBLE TO REHAB COMMERCIAL	0.00	0.00	0.00
4	TOTAL FREE FUNGIBLE TO MHADA	2789.58	425.01	0.00
5	TOTAL PAID FUNGIBLE TO DEVELOPER COMMERCIAL	875.00	875.00	875.00
6	TOTAL PAID FUNGIBLE TO DEVELOPER RESIDENTIAL	3475.38	5839.96	6264.97

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F	**CALCULATIONS SHOWING AREAS INCLUDING 35 % FUNGIBLE**			
A	TOTAL FOR REHAB INCLUDING FUNGIBLE (RESIDENTIAL) 58 x 650 x 1.15 /10.764	4027.78	4027.78	4027.78
B	TOTAL FOR REHAB INCLUDING FUNGIBLE (COMMERCIAL) 40 x 650 x 1.10 /10.764	2657.00	2657.00	2657.00
C	TOTAL AREA FOR MHADA INCLUDING FUNGIBLE	10759.82	1639.32	0.00
D	TOTAL AREA FOR DEVELOPER INCLUDING FUNGIBLE (RESIDENTIAL)	12029.88	21150.38	22789.70
E	TOTAL AREA FOR DEVELOPER INCLUDING FUNGIBLE (COMMERCIAL)	718.00	718.00	718.00
F	TOTAL AREA INCLUDING FUNGIBLE	30192.48	30192.48	30192.48
G	**COST CALCULATIONS**			
1	MHADA PAYMENTS (MUMBAI BOARD)			
A	PREMIUM/ INFRASTUCTURE CHARGES TO MHADA	10.73	10.73	10.73
B	SCRUTINY FEES & DEBRIS REMOVAL	0.013	0.01	0.013
C	LAYOUT APPROVAL FEES+WATER DEPOSIT	0.11	0.11	0.11
D	PREMIUM CHARGES FOR RESIDENTIAL	0.00	55.31	55.31
E	PREMIUM CHARGES FOR COMMERCIAL	0.00	4.23	4.23
F	PREMIUM CHARGES FOR ADDITIONAL FSI	0.00	0.00	18.26
	TOTAL MHADA PAYMENTS	10.86	70.40	88.65
2	MHADA PAYMENTS (S.P.A.)			
A	SCRUTINY FEES 90 RS/SQMT FOR RESIDENTIAL	0.24	0.24	0.24
B	SCRUTINY FEES 172 RS/SQMT FOR COMMERCIAL	0.06	0.00	0.00
C	IOD DEPOSIT (10.764/SQMT)	0.03	0.03	0.03
D	DEBRIS DEPOSIT	0.00	0.00	0.00
E	LABOUR WELFARE CESS	0.91	0.91	0.91
F	STAIRCASE PREMIUM (6.25%)	2.84	2.84	2.84
G	DEVELOPMENT CHARGES LAND COMP. 1%	0.30	0.30	0.30
H	DEVELOPMENT CHARGES BLDG. COMP. 4% (RESIDENTIAL)	9.08	9.08	9.08
I	DEVELOPMENT CHARGES BLDG. COMP. 8% (COMMERCIAL)	2.03	2.03	2.03
J	FUNGIBLE PREMIUM RESIDENTIAL	13.06	21.95	23.55
K	FUNGIBLE PREMIUM COMMERCIAL	3.95	3.95	3.95
L	PREMIUM FOR OPEN SPACE DEFICIENCY @ 6.25 R.R.	18.44	18.44	18.44
M	C.C. COMPLIANCE	6.50	6.50	6.50
N	LUC CHARGES FOR 3 YEARS	8.22	8.22	8.22
O	WATER CHARGES	2.24	2.24	2.24
	TOTAL MCGM PAYMENTS	67.91	76.74	78.33
3	PROJECT PAYMENTS			
A	AVG. CONSTRUCTION COST @ 32000 PER SQ.MT. 80% AREA MORE FOR REHAB & SALE	111.93	164.47	173.91
B	AVG. CONSTRUCTION COST @ 30250 PER SQ.MT. 80% AREA MORE FOR MHADA	58.59	8.93	0.00
C	CONSULTANT & PMC COST	13.59	13.59	13.59
D	STAMP DUTY	4.84	6.17	5.71
E	MHADA OTHER COST (M.B.)	5.37	9.01	10.98
F	MHADA OTHER COST (S.P.A.)	6.50	6.50	6.50
G	GST ON REHAB	6.94	6.94	6.94
H	GST ON CONSTRUCTION & PROFESSIONAL FEES	33.14	33.66	33.75
	TOTAL PROJECT PAYMENTS	240.90	249.25	251.37
4	TENANTS PAYMENT			
A	TRANSIT COST @ 35000 PER TENT. FOR 36 MONTHS	12.35	12.35	12.35
C	CORPUS FUND @ 1000000 PER TENT.	9.80	9.80	9.80
	TOTAL TENEMENT PAYMENTS	22.15	22.15	22.15
	GRAND TOTAL	341.81	418.53	440.51
5	INTEREST COST 33% INVESTMENT ON TOTAL COST @18 % INT. FOR 3 YEARS	60.91	74.58	78.50
	TOTAL EXPENSES	402.72	493.12	519.00
H	**CALCULATION OF MHADA FLATS**			
A	HOUSING STOCK FOR MHADA	10759.82	1639.32	0.00
B	NOS. OF FLATS AS PER 54 SQM. BUILT-UP AREA	199.26	30.36	0.00
I	**RECOVERY OF DEVELOPERS**			
1	RERA CARPET AREA FOR SALE RESIDENTIAL	117717.88	206966.12	223007.60
2	RERA CARPET AREA FOR SALE COMMERCIAL	7025.91	7025.91	7025.91
3	PARKING FOR SALE	196.00	345.00	372.00
4	MARKET RATE SAY FOR CARPET AREA PER SQ.FT. RESIDENTIAL	32000.00	32000.00	32000.00
5	MARKET RATE SAY FOR CARPET AREA PER SQ.FT. COMMERCIAL	37000.00	37000.00	37000.00
6	MARKET RATE FOR PARKING SALE	500000.00	500000.00	500000.00
7	RECOVERY FROM CARPET SALE RESIDENTIAL	376.70	662.29	713.62
8	RECOVERY FROM CARPET SALE COMMERCIAL	26.00	26.00	26.00
9	RECOVERY FROM PARKING	9.80	17.25	18.60
10	TOTAL RECOVERY	412.49	705.54	758.22
11	TENTATIVE NET PROFIT	9.77	212.42	239.22
12	PROFIT PERCENTAGE	2.43	43.08	46.09