

MMC CALCULATION AS PER HSG. SOC. ACT

Set of Procedures to be applied while determining the Maintenance Charges
of Housing Society (As per the New Bye Laws No 67)

A. Area wise Contribution

Sinking Fund	Bye Law - 69(a) (5) & 13(c)
Repair Fund	Bye Law - 69(a) (5) & 13(c)
Property Tax	Bye Law - 69(a) (1)
Building Insurance	Bye Law - 69(a) (11)
Lease Rent	Bye Law - 69(a) (12)
N. A Tax	Bye Law - 69(a) (13)

B. Equal Contribution

1	Water Charges	Bye Law - 69(a) (2)
2	Electricity Charges (For all Common Area)	Bye Law - 69(a) (6) & 68 (12)
3	Lift Charges - Lift Maintenance	Bye Law - 69(a) (11)
4	Service Charges	Bye Law - 69(a) (6) & 68

Includes:- Watchman Salary, Sweeper Salary, Conveyance, Printing & Stationery, Meeting Expenses, Accounting Charges, Audit Fees, Repair & Maintenance, Educational Fund, Garden Expenses etc.

C. Additional Charges

Parking Charges	Bye Law - 69(a) (7)
Non Occupancy Charges	Bye Law - 43 (2) (iii) (c)

D. Penalty Charges

Late Fine	
Interest on Arrears	Bye Law - 72

A AREAS WISE CONTRIBUTION

Sinking Fund (Determine the Construction cost Let us assume @ 600 /- per Sq. Ft.) **Bye Law - 69(a) (5) & 13(c)**

$$\frac{\text{Individual Flat Area} \times \text{Construction Cost} \times 0.25\%}{12 \text{ Months}} = \text{Member Monthly Sinking Fund Contribution}$$

EXAMPLE : Individual Member Flat Area = 580 Sq. Ft.

$$\frac{580 \text{ Sq. Ft} \times \text{Rs.}600/- \times 0.25\%}{12 \text{ Months}} = \text{Rs.}72.50 \text{ Per Month}$$

REPAIR FUND

Bye Law - 69(a) (5) & 13(c)

(Determine the Construction cost Let us assume @ 600 /- per Sq. Ft.)

$$\frac{\text{Individual Flat Area} \times \text{Construction Cost} \times 0.75\%}{12 \text{ Months}} = \text{Member Monthly Repair Fund Contribution}$$

EXAMPLE : Individual Member Flat Area = 580 Sq. Ft.

$$\frac{580 \text{ Sq. Ft.} \times \text{Rs.} 600/- \times 0.75\%}{12 \text{ Months}} = \text{Rs.}217.50 \text{ Per Month}$$

Property Tax

Bye Law - 69(a) (1)

$$\frac{\frac{\text{Yearly Property Tax Bill Amount}}{\text{All Members Sum Total Sq. Ft. Area}} \times \text{Individual Flat Area}}{12 \text{ Months}} = \text{Member Monthly Property Tax Contribution}$$

Example :- Individual Member Flat Area = 580 Sq. Ft.

Yearly Property Bill Amount = 1,000,000/- AND All Members Sq. Ft. Area = 36,000 Sq. Ft.

$$\frac{\frac{\text{Rs.}1,000,000/-}{36,000 \text{ Sq. Ft}} \times 580 \text{ Sq. Ft.}}{12 \text{ Months}} = \text{Rs.} 135/- \text{ Per Month}$$

Building Insurance Charges

Bye Law - 69(a) (11)

Yearly Premium Amount to be taken instead of Yearly Property Tax Amount.

B EQUAL CONTRIBUTION

Water Charges - Rs 160/- per Month Per Member (As per TMC Rate w.e.f April 2005)

Bye Law - 69(a) (2)

Electricity Charges - Stair Case + Water Pump + Lift Electricity Charges + Other common Areas
Lighting etc. **Bye Law - 69(a) (6) & 68 (12)**

Total Last 12 Months MSEB Bill Amount .
Total Nos. of Flats

12 Months

=

Member's Per Month
Electricity Charges

Lift Charges

Bye Law - 69(a) (11)

Yearly Lift Service Contract Amount .
Total Nos. of Flats

12 Months

=

Member's Per Month
Lift Charges

Service Charges :-

Bye Law - 69(a) (6) & 68

Yearly Service Charges .
Total Nos. of Flats

12 Months

=

Member's Per Month
Service Charges