

Architectural Concept

*18, Shiv Shakti Heights,
Raigad Chowk, Janta Colony,
Ghatkopar (East), Mumba- 400 075,
Tel. no. 022- 25012369*

SLUM RAHABILITATION AUTHORITY

Various Payment Sheet

1) Scrutiny fees of LOI:

= plot area in sqm X Rs. 0.70 per sqm.

(Stage: at time of acceptance of S.R. Scheme)

2) Revalidation fees of LOI:

= equivalent to scrutiny fees of LOI

(Every three months if IOA is not obtained)

3) Layout proposal:

A) Scrutiny fees:

= plot area in Sq.m X Rs. 1.50 per Sq.m (Minimum Rs. 4000/-)

(Stage: at time of acceptance of layout proposal)

B) Amended Layout Scrutiny fees:

= Rs. 2500/- + (Rs 1.50/- per sqm for additional area)

C) Layout Deposit:

= Plot area in sqm X Rs. 25/- per sqm.

Note: 10% of layout deposit can be recovered with Dy.Ch. E (SRA)'s approval if architect has propose phase wise development.

(SRA Circular No. 25 dated 12/11/1998)

4) Scrutiny fees for IOA of Rehab & Sale Buildings:

A) Rehab (Residential):

= Proposed BUA (in multiple of 10 sq.m) X Rs 5/- per sq.mt.

B) Rehab (Commercial):

= proposed BUA (in multiple of 10 sq.m) X Rs 10/-per Sq.mt

C) Free Sale (Residential):

= proposed BUA (in multiple of 10 sq.m) X Rs 10/-per Sq.mt

D) Free sale (Commercial):

= Proposed BUA (in multiple of 10 sq.m) X Rs 20/-per Sq.mt

E) Sale (Industrial):

= proposed BUA (in multiple of 10 sq.m) X Rs 15/-per Sq.mt

5) IOA Deposit (Rehab & Sale Building):

= proposed BUA in sq.mt X 10.764 X Rs 1/-per Sq.mt

6) Amended Plan Scrutiny fees:

= Existing approved BUA X Rs 1.50 /- per sqm + (Additional BUA X rate as per Sr. No. 3)

7) Transit Camp (Yearly Scrutiny Fees):

A) For Residential Structure:

i) First 10 sq.mt or part thereof = Rs 100 /-

ii) Further 10 sqm & part thereof = Rs 50/-

B) For Non Residential Structure :

i) First 10 sq.mt or part thereof = Rs 400/-

ii) Further 10 sqm & part thereof = Rs 200/-

Note : i) 25% of above Normal Scale of fees above if Temporary Transit camp used for Educational, Medical, Religious, or such other charitable Trust

ii) Scrutiny fees for 3 years shall be recovered in advance while granting first permission

C) Deposit for transit camp :

= Nos. of rooms in Transit Camp X Rs 500/- per room

8) Revalidation Fees:

A) Transit Camp:

i) Every year Revalidation Fees Equivalent to yearly Scrutiny Fees.

ii) Penalty for revalidation:

a) More than 3 months = Scrutiny Fees + additional 10% Scrutiny Fees.

b) 6 months to 12 months = Scrutiny Fees + additional 20% Scrutiny Fees.

B) IOA and C.C. revalidation:

A) Revalidation within one month expiry :

- i) Rehab Residential = Rs 1000/-
- ii) Rehab Commercial = Rs 2000/-
- iii) Industrial = Rs 1500/-

B) Revalidation within one month but before expiry of 3 months

- i) Rehab Residential = Rs 2000/-
- ii) Rehab Commercial = Rs 4000/-
- iii) Industrial = Rs 3000/-

C) Revalidation after 3 months expiry :

- i) Rehab Residential = Rs 2000/- +late fees @
Rs 500/- per month
- ii) Rehab Commercial = Rs 4000/- + late fees @
Rs 1000/- per month
- iii) Industrial = Rs 3000/-+ late fees @
Rs 750/- per month

9) Balcony Enclosure:

- A) Residential = Rs. 2000/- up to 5.00 Sq.mt.
= Rs. 1000 for every 2.50 sq.mt.
- B) Commercial = Rs. 4000/- up to 5.00 sq.mt
= Rs. 2000 for every 2.50 sq.mt

Note : Fees for balcony Enclosure for quest rooms in Residential hotel, lodging & boarding, ward & patient room in hospital shall be recovered as per residential rate.

(Applicable only for old cases) before 6/1/2012 if any.

10) Staircase Premium :

- A) Rehab Building = No Premium
B) Sale Res. Building = Area X 25% of R.R.rate X 10%
C) Composite Building = Sale wing BUAX25% of R.R.rate X10%

11) Open Space Deficiency : SRA Circular No. 31.

= Deficient are for all floors X 25% R.R. rate X 10%
FSI permitted on plot

12) Premium at the rate of 25% of R.R. rate shall be recovered for

- i) Deficient area for width of access serving Sale Building.
ii) Deficient area for service duct servicing Sale Building.
iii) Deficient of inner chowk of Sale Building.

13) Basement Deposit (storage) :

= Area of basement in sq.mt X 25% R.R. rate as per user X 10%

14) Lucrative Premium :

- A) Residential Hotel = Rs 215.25/- per sq.m
B) Ice Factory, Eating house,
Printing press, Departmental stores,
Shops on G.F. in R-1 zone = Rs 50/- per sq.m
C) Cinema / Theaters Redevelopment = Rs 20/- per seat
D) Petrol pump / Service station
Repairing garage = Rs 10/- per Sq.ft
E) Floor mill = Rs 2000/- per unit
F) Storage of bottled glass = Rs 6/- Sq.ft.

15) Penalty for unauthorized Occupation :

- A) Rehab Building = Rs 50/- per Sq.mt
B) Sale Residential = Rs 100/- per Sq.mt
C) Sale Non Residential = Rs 200/- per Sq.mt.

16) Additional 25 Premium for scheme on state Govt / MCGM / MHADA land

(As per Govt. Notification No. TPB 4308/897/CR-145/08/UD-11 dated 16/4/2008, 25% premium will be recovered at the stages as mentioned in Circular No. 114 dated 19/10/2012.)

Land premium = plot area in sq.mt arrived for 3.00 FSI X 25% of R.R. rate

Stages of Recovery of premium

- | | |
|--|---------------------|
| a) before issue of LOI | = 15% total premium |
| b) Before issue of 1 st IOA of rehab building | = 40% total premium |
| c) Before issue of C.C. of Sale building | = 60% total Premium |

(A) if more than one sale building then before issue of plinth C.C. of first sale building then 50% of 60% total premium.

(B) If there are more than one sale building, will be distributed equally on every sale building and will be recovered before issue of plinth C.C. of every sale building then 50% of balance 60% total premium distributed equally on every sale building.

Guide Lines :

- If LOI is not valid while conversion of proposal as per above Govt. Notification 25% premium shall be recovered.
- If IOA is obtained or LOI revalidated in proposal 25% premium shall not be recovered while conversion of proposal as per above Govt. Notification

17) Penalty for Regularization of work carried out without approval / C.C. (sale Building)

- 1) Work carried beyond C.C. but with in the approved plans
= BUA of work carried out on site x 25% R.R. rate X 20%
- 2) Work carried beyond C.C. and within the approved plan but even after issue of stop work notice.
= BUA of work carried out on site x 25% R.R. rate X 40%
- 3) Work carried out without approval but within plot potential (including set back area)
= BUA of work carried out x 25% R.R. rate X 70%
- 4) Work carried out without approval but regularized by work of utilizing TDR or amalgamation of additional plots or additional FSI as per DCR 33(10).
= BUA of work carried out x 25% R.R. rate X 100%
- 5) U/A Change of user with or without change in FSI
= BUA of work carried out on site x 25% R.R. rate X 30%
- 6) For alteration / interior work i.e erection of cabin / Partition with in approved /authority building or Work of foundation of any type of excavation work = Rs 425 /- per Sq.m (Minimum Rs 25, 000/- to be increased 5% every two years period)

- Note:**
- 1) For non residential user penalty amount will be double of above (1) to (6)
 - 2) For Rehab / building (portion if any of composite bldg) Penalty amount will be 40% of above (1) to (6)
 - 3) Penalty for piling / plinth shall be Lumsum amount.
 - 4) While calculating the penalty, the entire area including staircase, lift, Lift Lobby, balcony, basement, service floor, stilt parking floor shall be included and taken as base for arriving penalty.

18) Penalty for Regularization of Elevation features carried out without approval / C.C.

A) if Elevation Features such as floor beds, architectural projections canopy, porches, sun breakers, R.C.C. elevation bands, pergolas, niches, etc.

= Area covered by u/a work X R.R. rate X 10%

B) IF Elevation features are beyond limit of DCR 1991.

= Area covered by u/a work X R.R. rate X 200%

19) Penalty for regularization of O.H. tank / Lift Machine room/ Staircase room

= Charges Rs. 20,000 /- per wing Lumpsum penalty.

B) Swimming pool/ Transit camp/ sub station

= Area covered by u/a work X R.R. rate X 4% Minimum Rs. 20,000/-

20) Development Charges under section 124 E of MR & TP Act 1966:

(As per Government Gazette dated 26/12/2010, to be recovered from 01/01/2011)

A) Land Component

i) In R-Zone= plot Area in Sq. m X 0.50% of R.R. Rate

ii) In C-Zone= plot Area in Sq. m X 1% of R.R. Rate

iii) In I-Zone= plot Area in Sq. m X 0.75% of R.R. Rate

B) Construction Component

i) Residential = Sale BUA in Sq. mt. X 2% of R.R. Rate

ii) Commercial = Sale BUA in Sq. mt. X 4% of R.R. Rate

iii) Industrial = Sale BUA in Sq. mt. X 3% of R.R. Rate

Stage of Recovery: before issue of C.C.

Notes:

- 1) Development charges not applicable to slum Scheme (Rehab Portion)
- 2) Development Charges against land component proportionate to sale area shall be recovered at time of grant of plinth C.C.

21) Maintenance Deposit (SRA Circular No. 7 dated 25/11/97)

= Nos of rehab Tenements including welfare, balwadi & PAP Tenements X
Rs. 20, 000/- per Tenement.

Stage of Recovery

- 1) Rs 10,000/- per rehab tenements at time of plinth C.C. of free sale bldg. proportionate to extent of free sale bldg for which plinth C.C. is applied for.
- 2) Balance Rs 10,000/- per Rehab tenement at time of full O.C. to rehab bldg. / Composite bldg.
- 3) Rs 20,000/- per t/s full o/c of rehab bldg. or approval of last 25% of sale component (Appendix IV of Regulation no. 33(10) of DCR 1991)
- 4) In case of TDR entire amount of deposit will become payable.

22) Infrastructure Charges :

= Rs 840/- per Sq.m for city

= Rs 560/- per Sq.m for suburbs

(A) For additional FSI over zonal FSI

- i) Suburbs : Rs 400/- per Sqm at time of plinth C.C. (proportionate to sale BUA)
Incase of composite bldg full charges @ Rs 400/- per sqm.
- ii) City : Rs 440/- per sqm at time of plinth C.C.(proportionate to sale BUA)
Incase of composite bldg full charges @ Rs 400/- per sqm.
- iii) Balance Rs 160/- or Rs 440/- shall be recovered at time of OCC of free sale bldg proportionate to BUA of respective free sale bldg.
- iv) In case of TDR is claim entire amt i.e. Rs. 560/- or 840/- per sqm proportionate to extent of such TDR shall become payable.

23) Labour Cess:

A) As per Govt. order / notification it is to be calculated as follows.

1% of Construction cost as R. R. rate.

24) Deferred Payment:

- i) Applicable for (a) Maintenance (b) Infrastructure Charges, (c) Development Charges
- ii) Minimum amount for Deferred Payment is 5% calculated amt or Rs one lack whichever is more.
- iii) Payment may be deferred either for three months or six months maximum at a time from due date.
- iv) Interest rate for Maintenance deposits & Infrastructural Charges are 16% per annum at simple interest rate & for Development charges it is 18% per annum at simple interest rate.
- v) Developer shall pay full interest for period of 4 months in advance & amount of deferred payment at a time of availing this facility.
- vi) Deferred payment facility will be given to developer after obtaining approval from CEO (SRA) and proposal shall be submitted to CEO (SRA) through F.C. (SRA).

25) Compensatory Floor Space Index (FSI) as per new regulation D.C.

Regulation 35(4) at 6/1/2012.

Fungible compensatory floor space index, not exceeding

- a) 35% for residential development at the rate of 60 % of stamp duty Ready Recknor rate.
- b) 20% for Industrial development at the rate of 80 % of stamp duty Ready Recknor rate.
- c) 20% for Commercial development at the rate of 100 % of stamp duty Ready Recknor rate.

26) Structural Audit fees:

As per Circular no. 138 dated 22/8/2012 an amount of Rs. 10.00 (Rupees Ten only) per Sq.ft. of Rehab Constructed area inclusive of rehab component of staircase, lift passage, stilt area etc. to be recover for the Structural Audit before applying Occupation Certificate of building.

27) Charges for Photo Identity Card:

As per Circular no. 137 dated 01/8/2012 an amount of Rs. 100 /- per Eligible Slum dwellers for Photo identity card to be recover before O.C.C. of rehabilitation building.