



**"HOUSING FOR ALL" CONVENTION AT NAGPUR ON 21ST AND 22ND FEBRUARY 2015**

**WORKINGS BY - NAYAN A SHAH, CEO, MAYFAIR HOUSING PVT LIMITED & VICE PRESIDENT, MCHI-CREDAI**

Mobile: 98200 21186, Email:nas@mayfairhousing.com

**Cost of additional FSI & cost of construction related Approvals of various Projects of Mayfair at current RR Rates of 2015**

Sr.	Project Name	Pre Notification				Post Notification			
		Cost of Additional FSI & Approvals (Rs in Crore)	Cost of Additional FSI & Approvals on Carpet Area	Sale Rate on Carpet Area	Cost of Additional FSI & Approvals as % of Sale Rate	Cost of Additional FSI & Approvals	Cost of Additional FSI & Approvals on Carpet Area	Sale Rate on Carpet Area	Cost of Additional FSI & Approvals as % of Sale Rate
		Rs / Crore	Rs / Sq Ft	Rs / Sq Ft	%	Rs / Crore	Rs / Sq Ft	Rs / Sq Ft	%
1	Mayfair Kumkum, Andheri West, Mumbai	14.48	5,685	30,000	19%	17.88	7,020	30,000	23%
2	Mayfair Heritage, Santacruz West, Mumbai	22.12	7,042	38,000	19%	27.15	8,642	38,000	23%
3	Mayfair Greens, Kandivali West, Mumbai	34.53	4,379	19,000	23%	46.00	5,833	19,000	31%
4	Mayfair Hill Crest, Vikhroli, Mumbai	28.13	3,251	18,000	18%	38.81	4,485	18,000	25%
5	Mayfair Boulevard, Santacruz West, Mumbai	14.62	19,072	50,000	38%	18.09	23,605	50,000	47%
6	Mayfair Mystic, Ghatkopar East, Mumbai	12.06	6,169	25,000	25%	17.55	8,978	25,000	36%
7	Mayfair Akshay, Andheri West, Mumbai	32.16	11,781	33,000	36%	42.14	15,438	33,000	47%
8	Mayfair Shyam, Borivali West, Mumbai	7.11	7,962	24,000	33%	9.97	11,176	24,000	47%
9	Mayfair Legends, Malad West, Mumbai	26.14	8,373	22,500	37%	36.14	11,577	22,500	51%
10	Mayfair Sanskruti, Jogeshwari West, Mumbai	12.51	6,466	22,000	29%	17.45	9,021	22,000	41%



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MAYFAIR KUMKUM, S V ROAD, ANDHERI WEST, MUMBAI

K-WEST WARD, VILLAGE/ZONE NO 39/199

**Cost of additional FSI & cost of construction related Approvals**

Sr.	Particulars	Area (sq.mt)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Increase (Rs lacs)	% Rise
	<b>Plot Size (Sq Meters)</b>	<b>1,066.00</b>	<b>Pre Notification</b>				<b>Post Notification</b>					
1	FSI Cost (0.33 FSI) - RRR of 2008 & 2015	350.00	39,600	14,220	50	195	98,600	60.0%	207	813	157	316%
2	FSI Cost (0.67 TDR) - Rs per Sq Feet	565.70	3,500		213	837	6,500		396	1,554	183	86%
3	MCGM - Fungible FSI premium	711.49	98,600	60.0%	421	1,653	98,600	60.0%	421	1,653	-	
4	MCGM - Staircase Premium	544.61	98,600	25.0%	134	527	98,600	25.0%	134	527	-	
5	MCGM - Internal Staircase Premium	56.73	98,600	100.0%	56	220	98,600	100.0%	56	220	-	
6	MCGM - Open Space Deficiency chargeable @ 100% on Fungible FSI	1,109.68	98,600	25.0%	328	1,289	98,600	25.0%	328	1,289	-	
7	MCGM - Open Space Deficiency chargeable @ 10% on 0.33FSI + Slum TDR	1,202.15	98,600	2.5%	36	140	98,600	2.5%	36	140	-	
8	MCGM - Development Charges	2,839.19	98,600	2.5%	70	275	98,600	2.5%	70	275	-	
9	MCGM - Various other Charges & Fees	2,839.19	98,600	5.0%	140	550	98,600	5.0%	140	550	-	
	<b>Total TDR &amp; Premiums Cost (Rs / Lacs)</b>				<b>1,448</b>	<b>5,685</b>			<b>1,788</b>	<b>7,020</b>	<b>340</b>	<b>23%</b>

Cost of Land, Cost of Construction, Cost of Marketing, Sales, Finance & Overheads not considered in above

**Built Up Area (Sq Meters) 2,839**

**Built Up Area (Sq Feet) 30,561**

**Carpet Area (Sq Feet) 25,468**

**Cost of Additional FSI & Approvals**

**Cost of Additional FSI & Approvals on Carpet Area**

**Sale Rate on Carpet Area**

**Cost of Additional FSI & Approvals as % of Sale Rate**

**Pre Notification**

**14.48 Rs in Crore**

**5,685 Rs per Sq Feet**

**30,000 Rs per Sq Feet**

**19%**

**Post Notification**

**17.88 Rs in Crore**

**7,020 Rs per Sq Feet**

**30,000 Rs per Sq Feet**

**23%**



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MAYFAIR HERITAGE, BESANT ROAD, SANTACRUZ WEST, MUMBAI

H WEST WARD, VILLAGE/ZONE NO 27/160

**Cost of additional FSI & cost of construction related Approvals**

Sr.	Particulars	Area (sq.mt)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Increase (Rs lacs)	% Rise
	<b>Plot Size (Sq Meters)</b>	<b>1,305.18</b>	<b>Pre Notificate</b>			<b>Post Notification</b>						
1	FSI Cost (0.33 FSI) - RRR of 2008 & 2015	430.70	51,600	16,620	72	228	1,13,000	60.0%	292	930	220	308%
2	FSI Cost (0.67 TDR) - Rs per Sq Feet	873.88	37,674		329	1,048	69,966		611	1,946	282	86%
3	MCGM - Fungible FSI premium	892.46	1,13,000	60.0%	605	1,926	1,13,000	60.0%	605	1,926	-	
4	MCGM - Staircase Premium	706.70	1,13,000	25.0%	200	636	1,13,000	25.0%	200	636	-	
5	MCGM - Internal Staircase Premium	48.78	1,13,000	100.0%	55	175	1,13,000	100.0%	55	175	-	
6	MCGM - Open Space Deficiency chargeable @ 100% on Fungible FSI	1,555.85	1,13,000	25.0%	571	1,819	1,13,000	25.0%	571	1,819	-	
7	MCGM - Open Space Deficiency chargeable @ 10% on 0.33FSI + Slum TDR	2,274.32	1,13,000	2.5%	84	266	1,13,000	2.5%	84	266	-	
8	MCGM - Development Charges	3,502.22	1,13,000	2.5%	99	315	1,13,000	2.5%	99	315	-	
9	MCGM - Various other Charges & Fees	3,502.22	1,13,000	5.0%	198	630	1,13,000	5.0%	198	630	-	
	<b>Total TDR &amp; Premiums Cost (Rs / Lacs)</b>				<b>2,212</b>	<b>7,042</b>			<b>2,715</b>	<b>8,642</b>	<b>503</b>	<b>23%</b>

Cost of Land, Cost of Construction, Cost of Marketing, Sales, Finance & Overheads not considered in above

**Built Up Area (Sq Meters) 3,502**  
**Built Up Area (Sq Feet) 37,698**  
**Carpet Area (Sq Feet) 31,415**

	Pre Notification	Post Notification
Cost of Additional FSI & Approvals	22.12 Rs in Crore	27.15 Rs in Crore
Cost of Additional FSI & Approvals on Carpet Area	7,042 Rs per Sq Feet	8,642 Rs per Sq Feet
Sale Rate on Carpet Area	38,000 Rs per Sq Feet	38,000 Rs per Sq Feet
Cost of Additional FSI & Approvals as % of Sale Rate	19%	23%



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MAYFAIR GREENS, GAMDEVI ROAD, OFF S V ROAD, KANDIVALI WEST, MUMBAI

R SOUTH WARD, VILLAGE/ZONE NO 78/344

**Cost of additional FSI & cost of construction related Approvals**

Sr.	Particulars	Area (sq.mt)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Increase (Rs lacs)	% Rise
	<b>Plot Size (Sq Meters)</b>	<b>2,775.49</b>	<b>Pre Notificate</b>				<b>Post Notification</b>					
1	FSI Cost (0.33 FSI) - RRR of 2008 & 2015	1,260.50	22,000	9,400	118	150	57,600	60.0%	436	552	317	268%
2	FSI Cost (0.67 TDR) - Rs per Sq Feet	2,570.00	37,674		968	1,228	69,966		1,798	2,280	830	86%
3	MCGM - Fungible FSI premium	2,186.20	57,600	60.0%	756	958	57,600	60.0%	756	958	-	
4	MCGM - Staircase Premium	3,972.48	57,600	25.0%	572	725	57,600	25.0%	572	725	-	
5	MCGM - Open Space Deficiency chargeable @ 100% on Fungible FSI	3,245.35	57,600	25.0%	561	711	57,600	25.0%	561	711	-	
6	MCGM - Open Space Deficiency chargeable @ 10% on 0.33FSI + Slum TDR	5,686.26	57,600	2.5%	98	125	57,600	2.5%	98	125	-	
7	MCGM - Development Charges	8,792.19	57,600	2.5%	127	161	57,600	2.5%	127	161	-	
8	MCGM - Various other Charges & Fees	8,792.19	57,600	5.0%	253	321	57,600	5.0%	253	321	-	
	<b>Total TDR &amp; Premiums Cost (Rs / Lacs)</b>				<b>3,453</b>	<b>4,379</b>			<b>4,600</b>	<b>5,833</b>	<b>1,147</b>	<b>33%</b>

Cost of Land, Cost of Construction, Cost of Marketing, Sales, Finance & Overheads not considered in above

**Built Up Area (Sq Meters) 8,792**  
**Built Up Area (Sq Feet) 94,639**  
**Carpet Area (Sq Feet) 78,866**

	Pre Notification	Post Notification
Cost of Additional FSI & Approvals	34.53 Rs in Crore	46.00 Rs in Crore
Cost of Additional FSI & Approvals on Carpet Area	4,379 Rs per Sq Feet	5,833 Rs per Sq Feet
Sale Rate on Carpet Area	19,000 Rs per Sq Feet	19,000 Rs per Sq Feet
Cost of Additional FSI & Approvals as % of Sale Rate	23%	31%



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MAYFAIR HILL CREST, VIKHROLI, MUMBAI

N WARD, VILLAGE/ZONE NO 102/481

**Cost of additional FSI & cost of construction related Approvals**

Sr.	Particulars	Area (sq.mt)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Increase (Rs lacs)	% Rise
	<b>Plot Size (Sq Meters)</b>	<b>3,324.52</b>	<b>Pre Notificate</b>			<b>Post Notification</b>						
1	FSI Cost (0.33 FSI) - RRR of 2008 & 2015	1,253.62	25,000	10,300	129	149	60,000	60.0%	451	522	322	250%
2	FSI Cost (0.67 TDR) - Rs per Sq Feet	2,308.13	37,674		870	1,005	69,966		1,615	1,866	745	86%
3	MCGM - Fungible FSI premium	2,410.20	60,000	60.0%	868	1,003	60,000	60.0%	868	1,003	-	
4	MCGM - Staircase Premium	1,940.88	60,000	25.0%	291	336	60,000	25.0%	291	336	-	
5	MCGM - Open Space Deficiency chargeable @ 100% on Fungible FSI	1,170.40	60,000	25.0%	193	223	60,000	25.0%	193	223	-	
6	MCGM - Open Space Deficiency chargeable @ 10% on 0.33FSI + Slum TDR	1,729.60	60,000	2.5%	29	33	60,000	2.5%	29	33	-	
7	MCGM - Development Charges	9,645.91	60,000	2.5%	145	167	60,000	2.5%	145	167	-	
8	MCGM - Various other Charges & Fees	9,645.91	60,000	5.0%	289	334	60,000	5.0%	289	334	-	
	<b>Total TDR &amp; Premiums Cost (Rs / Lacs)</b>				<b>2,813</b>	<b>3,251</b>			<b>3,881</b>	<b>4,485</b>	<b>1,068</b>	<b>38%</b>

Cost of Land, Cost of Construction, Cost of Marketing, Sales, Finance & Overheads not considered in above

**Built Up Area (Sq Meters)** 9,646  
**Built Up Area (Sq Feet)** 1,03,829  
**Carpet Area (Sq Feet)** 86,524

	Pre Notification	Post Notification
<b>Cost of Additional FSI &amp; Approvals</b>	<b>28.13</b> Rs in Crore	<b>38.81</b> Rs in Crore
<b>Cost of Additional FSI &amp; Approvals on Carpet Area</b>	<b>3,251</b> Rs per Sq Feet	<b>4,485</b> Rs per Sq Feet
<b>Sale Rate on Carpet Area</b>	<b>18,000</b> Rs per Sq Feet	<b>18,000</b> Rs per Sq Feet
<b>Cost of Additional FSI &amp; Approvals as % of Sale Rate</b>	<b>18%</b>	<b>25%</b>



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MAYFAIR BOULEVARD, MAIN AVENUE ROAD, OFF S V ROAD, SANTACRUZ WEST, MUMBAI

H WEST WARD, VILLAGE/ZONE NO 27/157

**Cost of additional FSI & cost of construction related Approvals**

Sr.	Particulars	Area (sq.mt)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Increase (Rs lacs)	% Rise
	<b>Plot Size (Sq Meters)</b>	<b>753.00</b>	<b>Pre Notificate</b>				<b>Post Notification</b>					
1	FSI Cost (0.33 FSI) - RRR of 2008 & 2015	243.00	76,000	20,900	51	663	1,60,200	60.0%	234	3,047	183	360%
2	FSI Cost (0.67 TDR) - Rs per Sq Feet	509.77	37,674		192	2,506	69,966		357	4,653	165	86%
3	MCGM - Fungible FSI premium	263.93	1,60,200	60.0%	254	3,310	1,60,200	60.0%	254	3,310	-	
4	MCGM - Staircase Premium	417.47	1,60,200	25.0%	167	2,181	1,60,200	25.0%	167	2,181	-	
5	MCGM - Internal Staircase Premium	63.84	1,60,200	100.0%	102	1,334	1,60,200	100.0%	102	1,334	-	
6	MCGM - Open Space Deficiency chargeable @ 100% on Fungible FSI	822.10	1,60,200	25.0%	395	5,155	1,60,200	25.0%	395	5,155	-	
7	MCGM - Open Space Deficiency chargeable @ 10% on 0.33FSI + Slum TDR	1,174.32	1,60,200	2.5%	56	736	1,60,200	2.5%	56	736	-	
8	MCGM - Development Charges	2,032.76	1,60,200	2.5%	81	1,062	1,60,200	2.5%	81	1,062	-	
9	MCGM - Various other Charges & Fees	2,032.76	1,60,200	5.0%	163	2,124	1,60,200	5.0%	163	2,124	-	
	<b>Total TDR &amp; Premiums Cost (Rs / Lacs)</b>				<b>1,462</b>	<b>19,072</b>			<b>1,809</b>	<b>23,605</b>	<b>347</b>	<b>24%</b>

Cost of Land, Cost of Construction, Cost of Marketing, Sales, Finance & Overheads not considered in above

<b>Built Up Area (Sq Meters)</b>	<b>2,033</b>	
<b>Built Up Area for Members (Sq Mtrs)</b>	<b>(1,178)</b>	<b>58%</b>
<b>Built Up Area for Sale (Sq Mtrs)</b>	<b>854</b>	<b>42%</b>
<b>Built Up Area for Sale (Sq Feet)</b>	<b>9,197</b>	
<b>Carpet Area (Sq Feet)</b>	<b>7,665</b>	

	<b>Pre Notification</b>		<b>Post Notification</b>	
<b>Cost of Additional FSI &amp; Approvals</b>	<b>14.62</b>	<b>Rs in Crore</b>	<b>18.09</b>	<b>Rs in Crore</b>
<b>Cost of Additional FSI &amp; Approvals on Carpet Area</b>	<b>19,072</b>	<b>Rs per Sq Feet</b>	<b>23,605</b>	<b>Rs per Sq Feet</b>
<b>Sale Rate on Carpet Area</b>	<b>50,000</b>	<b>Rs per Sq Feet</b>	<b>50,000</b>	<b>Rs per Sq Feet</b>
<b>Cost of Additional FSI &amp; Approvals as % of Sale Rate</b>	<b>38%</b>		<b>47%</b>	



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MAYFAIR MYSTIC, R B MEHTA MARG, GHATKOPAR EAST, MUMBAI

N WARD, VILLAGE/ZONE NO 103/491A

**Cost of additional FSI & cost of construction related Approvals**

Sr.	Particulars	Area (sq.mt)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Increase (Rs lacs)	% Rise
	<b>Plot Size (Sq Meters)</b>	<b>1,843.70</b>	<b>Pre Notificate</b>				<b>Post Notification</b>					
1	FSI Cost (0.33 FSI) - RRR of 2008 & 2015	607.24	28,600	11,380	69	354	60,400	60.0%	220	1,126	151	218%
2	FSI Cost (0.67 TDR) - Rs per Sq Feet	1,232.87	37,674		464	2,377	69,966		863	4,414	398	86%
3	MCGM - Fungible FSI premium	687.21	60,400	60.0%	249	1,274	60,400	60.0%	249	1,274	-	
4	MCGM - Staircase Premium	773.34	60,400	25.0%	117	598	60,400	25.0%	117	598	-	
5	MCGM - Open Space Deficiency chargeable @ 100% on Fungible FSI	390.92	60,400	25.0%	71	362	60,400	25.0%	71	362	-	
6	MCGM - Open Space Deficiency chargeable @ 10% on 0.33FSI + Slum TDR	557.92	60,400	2.5%	10	52	60,400	2.5%	10	52	-	
7	MCGM - Development Charges	4,973.14	60,400	2.5%	75	384	60,400	2.5%	75	384	-	
8	MCGM - Various other Charges & Fees	4,973.14	60,400	5.0%	150	768	60,400	5.0%	150	768	-	
	<b>Total TDR &amp; Premiums Cost (Rs / Lacs)</b>				<b>1,206</b>	<b>6,169</b>			<b>1,755</b>	<b>8,978</b>	<b>549</b>	<b>46%</b>

Cost of Land, Cost of Construction, Cost of Marketing, Sales, Finance & Overheads not considered in above

<b>Built Up Area (Sq Meters)</b>	<b>4,973</b>	
<b>Built Up Area for Members (Sq Mtrs)</b>	<b>(2,794)</b>	<b>56%</b>
<b>Built Up Area for Sale (Sq Mtrs)</b>	<b>2,179</b>	<b>44%</b>
<b>Built Up Area for Sale (Sq Feet)</b>	<b>23,452</b>	
<b>Carpet Area (Sq Feet)</b>	<b>19,543</b>	

	<b>Pre Notification</b>	<b>Post Notification</b>
<b>Cost of Additional FSI &amp; Approvals</b>	<b>12.06</b> Rs in Crore	<b>17.55</b> Rs in Crore
<b>Cost of Additional FSI &amp; Approvals on Carpet Area</b>	<b>6,169</b> Rs per Sq Feet	<b>8,978</b> Rs per Sq Feet
<b>Sale Rate on Carpet Area</b>	<b>25,000</b> Rs per Sq Feet	<b>25,000</b> Rs per Sq Feet
<b>Cost of Additional FSI &amp; Approvals as % of Sale Rate</b>	<b>25%</b>	<b>36%</b>



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MAYFAIR AKSHAY, LOKHANDWALA COMPLEX, ANDHERI WEST, MUMBAI

K-WEST WARD, VILLAGE/ZONE NO 50/240

**Cost of additional FSI & cost of construction related Approvals**

Sr.	Particulars	Area (sq.mt)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Increase (Rs lacs)	% Rise
	<b>Plot Size (Sq Meters)</b>	<b>2,728.70</b>	<b>Pre Notificate</b>				<b>Post Notification</b>					
1	FSI Cost (0.33 FSI) - RRR of 2008 & 2015	900.47	46,800	15,660	141	517	1,01,600	60.0%	549	2,011	408	289%
2	FSI Cost (0.67 TDR) - Rs per Sq Feet	1,828.23	37,674		689	2,523	69,966		1,279	4,686	590	86%
3	MCGM - Fungible FSI premium	941.89	1,01,600	60.0%	574	2,103	1,01,600	60.0%	574	2,103	-	
4	MCGM - Staircase Premium	1,678.50	1,01,600	25.0%	426	1,562	1,01,600	25.0%	426	1,562	-	
5	MCGM - Open Space Deficiency chargeable @ 100% on Fungible FSI	2,366.86	1,01,600	25.0%	721	2,643	1,01,600	25.0%	721	2,643	-	
6	MCGM - Open Space Deficiency chargeable @ 10% on 0.33FSI + Slum TDR	3,381.40	1,01,600	2.5%	103	378	1,01,600	2.5%	103	378	-	
7	MCGM - Development Charges	7,367.39	1,01,600	2.5%	187	685	1,01,600	2.5%	187	685	-	
8	MCGM - Various other Charges & Fees	7,367.39	1,01,600	5.0%	374	1,371	1,01,600	5.0%	374	1,371	-	
	<b>Total TDR &amp; Premiums Cost (Rs / Lacs)</b>				<b>3,216</b>	<b>11,781</b>			<b>4,214</b>	<b>15,438</b>	<b>998</b>	<b>31%</b>

Cost of Land, Cost of Construction, Cost of Marketing, Sales, Finance & Overheads not considered in above

<b>Built Up Area (Sq Meters)</b>	<b>7,367</b>	
<b>Built Up Area for Members (Sq Mtrs)</b>	<b>(4,324)</b>	<b>59%</b>
<b>Built Up Area for Sale (Sq Mtrs)</b>	<b>3,043</b>	<b>41%</b>
<b>Built Up Area for Sale (Sq Feet)</b>	<b>32,759</b>	
<b>Carpet Area (Sq Feet)</b>	<b>27,299</b>	

	<b>Pre Notification</b>	<b>Post Notification</b>
<b>Cost of Additional FSI &amp; Approvals</b>	<b>32.16</b> Rs in Crore	<b>42.14</b> Rs in Crore
<b>Cost of Additional FSI &amp; Approvals on Carpet Area</b>	<b>11,781</b> Rs per Sq Feet	<b>15,438</b> Rs per Sq Feet
<b>Sale Rate on Carpet Area</b>	<b>33,000</b> Rs per Sq Feet	<b>33,000</b> Rs per Sq Feet
<b>Cost of Additional FSI &amp; Approvals as % of Sale Rate</b>	<b>36%</b>	<b>47%</b>

"HOUSING FOR ALL" CONVENTION AT NAGPUR ON 21ST AND 22ND FEBRUARY 2015

WORKINGS BY - NAYAN A SHAH, CEO, MAYFAIR HOUSING PVT LIMITED & VICE PRESIDENT, MCHI-CREDAI

Mobile: 98200 21186, Email:nas@mayfairhousing.com

MAYFAIR SHYAM, SHIMPOLI, BORIVALI WEST, MUMBAI

R/C WARD, VILLAGE/ZONE NO 83/366

**Cost of additional FSI & cost of construction related Approvals**

Sr.	Particulars	Area (sq.mt)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Increase (Rs lacs)	% Rise
	<b>Plot Size (Sq Meters)</b>	<b>1,000.00</b>										
			<b>Pre Notificate</b>				<b>Post Notification</b>					
1	FSI Cost (0.33 FSI) - RRR of 2008 & 2015	330.00	15,700	7,510	25	278	48,300	60.0%	96	1,072	71	286%
2	FSI Cost (0.67 TDR) - Rs per Sq Feet	668.83	37,674		252	2,823	69,966		468	5,243	216	86%
3	MCGM - Fungible FSI premium	264.62	48,300	60.0%	77	859	48,300	60.0%	77	859	-	
4	MCGM - Staircase Premium	585.40	48,300	25.0%	71	792	48,300	25.0%	71	792	-	
5	MCGM - Open Space Deficiency chargeable @ 100% on Fungible FSI	1,217.35	48,300	25.0%	176	1,976	48,300	25.0%	176	1,976	-	
6	MCGM - Open Space Deficiency chargeable @ 10% on 0.33FSI + Slum TDR	853.50	48,300	2.5%	12	139	48,300	2.5%	12	139	-	
7	MCGM - Development Charges	2,698.42	48,300	2.5%	33	365	48,300	2.5%	33	365	-	
8	MCGM - Various other Charges & Fees	2,698.42	48,300	5.0%	65	730	48,300	5.0%	65	730	-	
	<b>Total TDR &amp; Premiums Cost (Rs / Lacs)</b>				<b>711</b>	<b>7,962</b>			<b>997</b>	<b>11,176</b>	<b>287</b>	<b>40%</b>

Cost of Land, Cost of Construction, Cost of Marketing, Sales, Finance & Overheads not considered in above

<b>Built Up Area (Sq Meters)</b>	<b>2,698</b>	
<b>Built Up Area for Members (Sq Mtrs)</b>	<b>(1,703)</b>	<b>63%</b>
<b>Built Up Area for Sale (Sq Mtrs)</b>	<b>995</b>	<b>37%</b>
<b>Built Up Area for Sale (Sq Feet)</b>	<b>10,710</b>	
<b>Carpet Area (Sq Feet)</b>	<b>8,925</b>	

	<b>Pre Notification</b>		<b>Post Notification</b>	
<b>Cost of Additional FSI &amp; Approvals</b>	<b>7.11</b>	<b>Rs in Crore</b>	<b>9.97</b>	<b>Rs in Crore</b>
<b>Cost of Additional FSI &amp; Approvals on Carpet Area</b>	<b>7,962</b>	<b>Rs per Sq Feet</b>	<b>11,176</b>	<b>Rs per Sq Feet</b>
<b>Sale Rate on Carpet Area</b>	<b>24,000</b>	<b>Rs per Sq Feet</b>	<b>24,000</b>	<b>Rs per Sq Feet</b>
<b>Cost of Additional FSI &amp; Approvals as % of Sale Rate</b>	<b>33%</b>		<b>47%</b>	



"HOUSING FOR ALL" CONVENTION AT NAGPUR ON 21ST AND 22ND FEBRUARY 2015

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MAYFAIR LEGENDS, EVERSHERE NAGAR, MALAD WEST, MUMBAI

P/N WARD, VILLAGE/ZONE NO 70/326

**Cost of additional FSI & cost of construction related Approvals**

Sr.	Particulars	Area (sq.mt)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Increase (Rs lacs)	% Rise
	<b>Plot Size (Sq Meters)</b>	<b>3,360.30</b>	<b>Pre Notificate</b>				<b>Post Notification</b>					
1	FSI Cost (0.33 FSI) - RRR of 2008 & 2015	1,108.90	17,700	8,110	90	288	54,600	60.0%	363	1,164	273	304%
2	FSI Cost (0.67 TDR) - Rs per Sq Feet	2,251.40	37,674		848	2,717	69,966		1,575	5,045	727	86%
3	MCGM - Fungible FSI premium	1,131.30	54,600	60.0%	371	1,187	54,600	60.0%	371	1,187	-	
4	MCGM - Staircase Premium	1,366.99	54,600	25.0%	187	598	54,600	25.0%	187	598	-	
5	MCGM - Open Space Deficiency chargeable @ 100% on Fungible FSI	3,684.59	54,600	25.0%	654	2,094	54,600	25.0%	654	2,094	-	
6	MCGM - Open Space Deficiency chargeable @ 10% on 0.33FSI + Slum TDR	5,350.19	54,600	2.5%	95	304	54,600	2.5%	95	304	-	
7	MCGM - Development Charges	9,034.78	54,600	2.5%	123	395	54,600	2.5%	123	395	-	
8	MCGM - Various other Charges & Fees	9,034.78	54,600	5.0%	247	790	54,600	5.0%	247	790	-	
	<b>Total TDR &amp; Premiums Cost (Rs / Lacs)</b>				<b>2,614</b>	<b>8,373</b>			<b>3,614</b>	<b>11,577</b>	<b>1,000</b>	<b>38%</b>

Cost of Land, Cost of Construction, Cost of Marketing, Sales, Finance & Overheads not considered in above

<b>Built Up Area (Sq Meters)</b>	<b>9,035</b>	
<b>Built Up Area for Members (Sq Mtrs)</b>	<b>(5,554)</b>	<b>61%</b>
<b>Built Up Area for Sale (Sq Mtrs)</b>	<b>3,481</b>	<b>39%</b>
<b>Built Up Area for Sale (Sq Feet)</b>	<b>37,465</b>	
<b>Carpet Area (Sq Feet)</b>	<b>31,221</b>	

	<b>Pre Notification</b>	<b>Post Notification</b>
<b>Cost of Additional FSI &amp; Approvals</b>	<b>26.14</b> Rs in Crore	<b>36.14</b> Rs in Crore
<b>Cost of Additional FSI &amp; Approvals on Carpet Area</b>	<b>8,373</b> Rs per Sq Feet	<b>11,577</b> Rs per Sq Feet
<b>Sale Rate on Carpet Area</b>	<b>22,500</b> Rs per Sq Feet	<b>22,500</b> Rs per Sq Feet
<b>Cost of Additional FSI &amp; Approvals as % of Sale Rate</b>	<b>37%</b>	<b>51%</b>



"HOUSING FOR ALL" CONVENTION AT NAGPUR ON 21ST AND 22ND FEBRUARY 2015

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MAYFAIR SANSKRUTI, PATEL INDUSTRIAL ESTATE, JOGESHWARI WEST, MUMBAI

K WEST WARD, VILLAGE/ZONE NO 51/245

**Cost of additional FSI & cost of construction related Approvals**

Sr.	Particulars	Area (sq.mt)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Rate/Sq Mt/Ft	% of RR rate	Amount (Rs lacs)	Amount (Rs /sq ft)	Increase (Rs lacs)	% Rise
	<b>Plot Size (Sq Meters)</b>	<b>1,919.21</b>	<b>Pre Notificate</b>				<b>Post Notification</b>					
1	FSI Cost (0.33 FSI) - RRR of 2008 & 2015	633.34	17,600	8,080	51	265	50,000	60.0%	190	982	139	271%
2	FSI Cost (0.67 TDR) - Rs per Sq Feet	1,100.58	37,674		415	2,144	69,966		770	3,981	355	86%
3	MCGM - Fungible FSI premium	671.52	50,000	60.0%	201	1,041	50,000	60.0%	201	1,041	-	
4	MCGM - Staircase Premium	680.77	50,000	25.0%	85	440	50,000	25.0%	85	440	-	
5	MCGM - Open Space Deficiency chargeable @ 100% on Fungible FSI	1,820.72	50,000	25.0%	273	1,412	50,000	25.0%	273	1,412	-	
6	MCGM - Open Space Deficiency chargeable @ 10% on 0.33FSI + Slum TDR	2,065.47	50,000	2.5%	31	160	50,000	2.5%	31	160	-	
7	MCGM - Development Charges	5,181.59	50,000	2.5%	65	335	50,000	2.5%	65	335	-	
8	MCGM - Various other Charges & Fees	5,181.59	50,000	5.0%	130	670	50,000	5.0%	130	670	-	
	<b>Total TDR &amp; Premiums Cost (Rs / Lacs)</b>				<b>1,251</b>	<b>6,466</b>			<b>1,745</b>	<b>9,021</b>	<b>494</b>	<b>40%</b>

Cost of Land, Cost of Construction, Cost of Marketing, Sales, Finance & Overheads not considered in above

<b>Built Up Area (Sq Meters)</b>	<b>5,182</b>	
<b>Built Up Area for Members (Sq Mtrs)</b>	<b>(3,025)</b>	<b>58%</b>
<b>Built Up Area for Sale (Sq Mtrs)</b>	<b>2,156</b>	<b>42%</b>
<b>Built Up Area for Sale (Sq Feet)</b>	<b>23,212</b>	
<b>Carpet Area (Sq Feet)</b>	<b>19,343</b>	

	<b>Pre Notification</b>		<b>Post Notification</b>	
<b>Cost of Additional FSI &amp; Approvals</b>	<b>12.51</b>	<b>Rs in Crore</b>	<b>17.45</b>	<b>Rs in Crore</b>
<b>Cost of Additional FSI &amp; Approvals on Carpet Area</b>	<b>6,466</b>	<b>Rs per Sq Feet</b>	<b>9,021</b>	<b>Rs per Sq Feet</b>
<b>Sale Rate on Carpet Area</b>	<b>22,000</b>	<b>Rs per Sq Feet</b>	<b>22,000</b>	<b>Rs per Sq Feet</b>
<b>Cost of Additional FSI &amp; Approvals as % of Sale Rate</b>	<b>29%</b>		<b>41%</b>	



**"HOUSING FOR ALL" CONVENTION AT NAGPUR ON 21ST AND 22ND FEBRUARY 2015**

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**List of Various payments to MCGM & Other departments**

Fees for Scrutiny					
1	Scrutiny Fees for IOD	5	Scrutiny fee for SWD Remarks	9	Scrutiny Fees for M&E NOC
2	Scrutiny Fees for Layout approval	6	Scrutiny Fees for CFO NOC	10	Scrutiny fees for SWD Remarks
3	Scrutiny Fees for Parking Layout approval	7	Amended Scrutiny Fees	11	Scrutiny fees for Railway NOC
4	Scrutiny Fees for HE NOC	8	Tree Cutting - Processing fees		

Fees for Remarks					
1	Survey Remarks	4	D.P. Remarks fees	7	D.P. Demarcation
2	CFO Capitation Fees	5	R.L. Remarks	8	R.L. Demarcation
3	Site Elevation Remarks Fees	6	T.P. Remarks		

Other Fees & Charges					
1	Premium for DG Set Room	9	Premium for 0.33% addition FSI	17	Water Connection Charges
2	Premium for Steps in open space	10	Development Charges	18	TDR utilisation charges
3	IOD/CC Revalidation Fees	11	Deficiny in car Parking	19	LUC Tax
4	Royalty Charges	12	CFO Capitaion fees	20	Assessmet Tax
5	Carriage entrance fees	13	PCO Charges	21	NA Conversion Tax
6	Staircase Premium	14	HE NOC	22	Road Opening Charges
7	Balcony Enclosure Charges	15	Carriage way supervision charges		
8	Premium for Fungible FSI	16	Labour welfare fund		

Various Deposits					
1	IOD deposit	3	Debris Removal Deposit	5	Various Regularisation Charges
2	Basement Deposit	4	Tree Cuting Deposit	6	Dewatering Deposit