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Indicative IRR
89.1%

Revisiting DCPR 33(11)

Residential redevelopment · Zone R · 3,000 sq.m · 30(A) scheme

V2 · non CRZ

APPROVAL COSTS FOR THE ADOPTED SCHEME

30(A)

Approval costs (excl. TDR)	TDR purchase & shifted share	Total
₹151.56 Cr	₹48.71 Cr	₹200.27 Cr

APPROVAL COSTS

ITEM	QUANTITY	RATE	COST
Scrutiny fees & deposits			
Environmental Clearance Cost (Lumpsum)	1.00	₹1,00,00,000.00	₹1,00,00,000.00
Scrutiny Fees - Layout	3,000 m²	₹13.50	₹40,500.00
Scrutiny Fees - Building Plan Residential	12,432.29 m²	₹156.00	₹19,39,437.12
Scrutiny Fees - Building Plan Commercial	324 m²	₹307.00	₹99,468.00
Scrutiny Fees - TDR Utilization	2,250 m²	₹118.00	₹2,65,500.00
IOD Deposit	1,37,307.42 ft²	₹1.00	₹1,37,307.42
Debris Removal Deposit	1,37,307.42 ft²	₹2.00	₹45,000.00
Excavation Royalty (Est.)	3,673.61 brass	₹369.00	₹13,55,563.41
Premium FSI			
Premium FSI Charges	1,250 m²	₹1,40,130.00	₹17,51,62,500.00
Installment Scheme Interest (if availed) - Premium FSI	1.00	₹2,00,99,896.88	₹2,00,99,896.88
Development charges			
Development Charges Residential - On Plot Area	2,436.5 m²	₹2,802.60	₹68,28,540.25
Development Charges Residential - On BUA	12,432.29 m²	₹11,210.40	₹13,93,70,934.85
Development Charges Commercial - On Plot Area	63.5 m²	₹5,605.20	₹3,55,919.49
Development Charges Commercial - On BUA	324 m²	₹22,420.80	₹72,64,339.20
Fungible FSI			
Fungible FSI - Free of Cost (Residential)	756 m²	₹0.00	₹0.00
Fungible FSI - Free of Cost (Commercial / Industrial)	84 m²	₹0.00	₹0.00
Fungible FSI - Paid (Residential)	1,955.43 m²	₹1,40,130.00	₹27,40,14,854.32
Installment Scheme Interest (if availed) - fungible premium	1.00	₹3,14,43,204.53	₹3,14,43,204.53
Concession premiums			
Staircase/ Lift Premium - Rehab/ Composite Component & Authority Share	1,564.17 m²	₹70,065.00	₹10,95,93,655.13
Staircase/ Lift Premium - Sale Component	2,262.72 m²	₹70,065.00	₹15,85,37,165.71
Installment Scheme Interest (if availed) - staircase & lift premium	1.00	₹3,07,68,011.69	₹3,07,68,011.69
Open Space Deficiency Premium - Other FSI Tranches	3,487.91 m²	₹73,640.71	₹25,68,52,098.28
Open Space Deficiency Premium - Slum TDR	223.88 m²	₹7,364.07	₹16,48,635.26
Open Space Deficiency Premium - Fungible FSI	1,390.73 m²	₹18,410.18	₹2,56,03,609.71
Installment Scheme Interest (if availed) - OSD premium	1.00	₹3,26,00,973.39	₹3,26,00,973.39
Cess, utilities & other charges			
Development Cess	1.00	₹1.00	₹6,61,63,559.23
Labour Welfare Cess	24,412.25 m²	₹317.63	₹77,54,062.41
Infrastructure Improvement Charges - TDR	2,250 m²	₹1,588.15	₹35,73,337.50
CFO Scrutiny & Fire Service Fees - Residential	23,792.2 m²	₹87.35	₹20,78,206.67
CFO Scrutiny & Fire Service Fees - Commercial	620.05 m²	₹262.04	₹1,62,481.49
Electricity Supplier Charges (Existing Members)	91 nos.	₹35,000.00	₹31,85,000.00
Infra Development Charges (incl. Drainage)	3,000 m²	₹800.00	₹24,00,000.00
Pest Control Charges	24,412.25 m²	₹45.00	₹32,95,653.52
Land Under Construction (LUC) Tax	3,000 m²	₹4,736.39	₹4,08,78,040.47
Miscellaneous Charges	12,756.29 m²	₹8,000.00	₹10,20,50,313.60
TDR purchase & shifted share			
Slum TDR (Land/ Land Related Cost)	450 m²	₹2,74,234.41	₹12,34,05,484.50
General TDR (Land/ Land Related Cost)	1,800 m²	₹2,02,067.46	₹36,37,21,428.00

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DCPR REFERENCES

Regulation 30(A), Table 12 — PDF pages 125–130

Regulation 15, Inclusive Housing - PDF pages 78–81

Regulation 17, Accommodation Reservation — PDF pages 82–104

Regulation 31(3), fungible compensatory area — PDF pages 133–135

Regulation 33(12)(B) — PDF pages 287–289

Regulation 27, Layout Open Space — PDF pages 119–122

Regulation 17 Note 1(d) and Note 20 — PDF pages 100–104

Regulation 32, TDR — PDF pages 135–144

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