Illustration explaining allotment criteria

Annexure-A

Nature of Project	Plotted Residential Development for 50 acres in Hyper Potential Zone					Total
Land Contribution by Land owner			1 Acre	5 Acres	44 Acres	
Undeveloped Land Value	Rs per acre		1,50,00,000	3,00,00,000	2,00,00,000	1,04,50,00,000
Internal Development Costs	Rs per acre	65,00,000				32,50,00,000
EDC	Rs per acre	1,04,09,600				52,04,80,000
IDC	Rs per acre	20,00,000				10,00,00,000
Interim Support for 3 years	Rs per acre annum	3,00,000				1,50,00,000
Administrative Charges	Rs per acre	28,81,440				14,40,72,000
Stamp duty on Undeveloped Land Value and other statutory duties	Rs	8.00%	12,00,000	1,20,00,000	7,04,00,000	8,36,00,000
Total cost of the Project	Rs per acre	4,46,63,040				2,23,31,52,000
% Land Cost: Total Cost		46.79%				46.79%
Actual Saleable area		55.00%				1,10,000
Residential (49%)	Sq. m.	98,000				
Commercial (4%)	Sq. m.	8,000				
Institutional (2%)	Sq. m.	4,000				
Equivalent Saleable Area (R1:C2.5:I0.5)	Sq. m.					1,20,000
Equivalent Saleable Area (%)		60%				
Actual Saleable Area to be given to Land Owner	Sq. m.		806	8,060	47,287	56,154
Actual Saleable Area available to the Development Organization	Sq. m.					53,846

Note:-

i. Total Cost of the Project = Undeveloped Land Value + Internal Development Costs + EDC + IDC + Interim Support for 3 years + Administrative Charges + Stamp duty on Undeveloped Land Value and other statutory duties

ii. Equivalent Saleable Area for project of Residential Purpose = Actual Area for Residential Purposes + 2.5 x Area Actually Identified for Commercial Purposes + 0.5 x Area Actually Identified for Institutional Purposes

Formula

$$\text{Actual Saleable Area to be given to Land Owner} = \frac{\text{Undeveloped Land offered by Land owner} \times \text{Value of Undeveloped Land offered by Land Owner} \times \text{Equivalent Saleable Area}}{\text{Total Cost of the Project}}$$