

The Impact of Saiban Proposed Cross Subsidy on Land Costs

	Scheme – 4	Scheme – 5	Scheme – 8
Total land cost	Rs 34,363,600	Rs 34,363,600	Rs 34,363,600
Land cost per square yard of sellable area (per square yard)	814	753.3	789.5
Land cost for commercial area	Rs 1,250,304	Rs 1,032,021	Rs 1,471,770
Land cost for commercial area plus 20%	Rs 1,500,365 (20% = Rs 250,061)	Rs 1,238,425 (20% = Rs 206,404)	Rs 1,766,124 (20% = Rs 294,354)
Land cost for larger plots	Rs 8,140,000	Nil	Nil
Land cost for larger plots plus 20%	Rs 9,768,000 (20% = Rs 1,628,000)	Nil	Nil
Land cost for small plots minus	Rs 24,967,008	Rs 33,333,525	Rs 32,892,149
• Commercial area subsidy	Rs 24,716,947	Rs 33,307,121	Rs 32,597,795
• Large plot subsidy	Rs 23,339,000	Rs 00,000,000	Rs 00,000,000
• Both commercial and large plot	Rs 23,088,497	Rs 33,307,121	Rs 32,597,795
Number of small plots	426	590	740