

You can tell more about a person by what he says about others than you can by what others say about him.  
- Leo Aikman

# GLOBUS

www.apcigroup.in

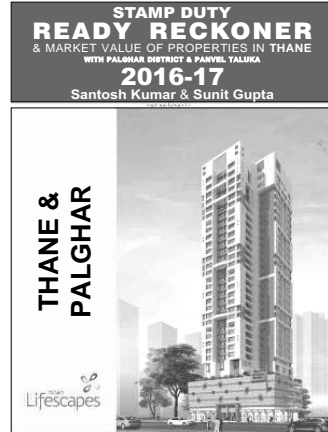
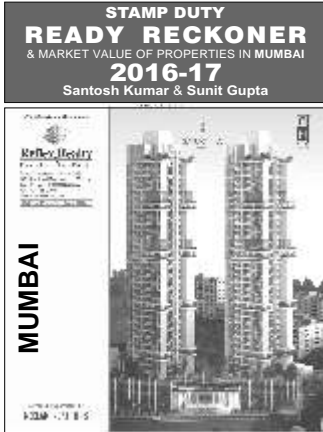
No one can make you feel inferior without your consent.  
- Eleanor Roosevelt

Vol. No.16 Issue No.3

Mumbai, March 2017

Price Rs.2

## Ready Reckoners 2017-18 & 2001 for Mumbai expected shortly



In view of capital gain tax as on 01/04/2001 and deemed conveyance of society building, it is necessary that stamp duty liability of all documents are cleared at old market value or current valuation. Since in many cases it is beneficial to pay old stamp duty at old rates only, there is great demand for ready reckoner for the period 1980 to 2001. The publishers are revising and reprinting the same which will be released shortly, apart from 2017-18 edition for Mumbai.

### Richest 1% of Indians now own 58.4% of wealth

The richest 1% of Indians now own 58.4% of the country's wealth, according to the latest data on global wealth from Credit Suisse Group AG, the financial services company

based in Zurich. Credit Suisse has published the report every year since 2010.

The share of the top 1% is up from 53% last year. In the last two years, the share of the top 1% has increased at a cracking pace, from 49% in 2014 to 58.4% in 2016.

Does that mean the trend of the very rich getting richer is because of the Modi government? Not really. The share of the top 1% in the country's total wealth improved from 40.3% in 2010 to 49% in 2014. But the numbers do suggest that the very rich are expanding their share at a faster clip now. The richest 10% of Indians haven't done too shabbily either, increasing their share of the pie from 68.8% in 2010 to 80.7% by 2016. In sharp contrast, the bottom half of the Indian people own a mere 2.1% of the country's wealth.

Data from Credit Suisse shows that India's richest do

well for themselves whichever government is in power. In 2000, for instance, the share of the richest 1% was a comparatively low 36.8% of the country's wealth. In the last 16 years, they have increased their share from a bit more than a third to almost three-fifths of total wealth.

### Slum Dwellers may get bigger houses

The Housing Minister has proposed an increase in the size of the free dwelling units given to slum inhabitants in the city under the Slum Rehabilitation Scheme and it has also asked for one parking slot each for the families.

The Housing Minister has proposed an increase in the size of apartments allotted to rehabilitated families from Mumbai's slums to a carpet area of 323 square feet, as against the current 269 square feet. He said, "Under the Prime Minister's 'housing for all' mission, the Central government has prescribed the size of houses for the economically weaker sections as 30 square metres (323 square feet). This norm is being adopted for all projects under the Pradhan Mantri Awas Yojana, (PMAY) in the state. The same should be applied to slum rehabilitation projects as

well."

The government cannot have two different standards for housing the economically weaker sections in the state, he added. Besides an increase in the size of the tenement, he is also pushing for more parking spaces for slum dwellers that the SRA rehabilitates. "As of now, the ratio is one parking space for eight tenements. This is woefully inadequate, and the vehicles then spill over on the roads.

A senior housing department official said, "At the moment there's no concrete plan to change any norm under the SRA, The minister of state' has put forth a proposal. The state will decide if it wants to take it up or not."

Thank You



for overwhelming response to Ready Reckoner

2017-18

Adv.

Santosh Kumar ka **READY RECKONERS 2017-18 at your Door Step\***

(Book your copy now and get free door delivery)

**Yes!** My advance payment is enclosed herewith. Please send the following Reckoners through courier, at my risk, on it's publication at my Mumbai/Thane address.

<b>For payment by NEFT/RTGS</b>	Stamp Duty Ready Reckoner & Market Value of Properties in Mumbai 2017-18 Ed.	₹ 400
	Stamp Duty Ready Reckoner & Market Value of Properties in Thane/Palghar 2017-18 Ed.	₹ 600
	Stamp Duty Ready Reckoner & Market Value of Properties in Mumbai 1980-2001 (22 years)	₹ 600
	Stamp Duty Ready Reckoner & Market Value of Properties in Mumbai 2016-17	₹ 400

Conditions Apply\*

See details on our website  
Please send your visiting card & cheque payable at Mumbai for Rs. \_\_\_\_\_, drawn in favour of "APCI Publications" for door delivery through courier.

www.apcigroup.in

**APCI Publications**

51, Sujata Bldg., Rani Sati Marg, Malad East, Mumbai - 400097. Tel. 2883 4442. Mobile: \_\_\_\_\_

Signature

# New TDR policy to hit suburban redevelopment

The new Transfer of Development Rights (TDR) policy linking Floor Space Index (FSI) to the width of the roads will impact the redevelopment projects in the suburbs of Mumbai, say builders. Now, instead of the blanket FSI of 2 currently in force, the new rules will base the TDR on the width of the road along the project sites. Under the new policy, any project on the road along the site less than 9 metres will get no TDR benefit while all projects abutting roads over 30 metres wide will get a bonanza of 2.5 FSI.

According to one builder the move will affect the revamp of suburbs. "There are lots of buildings where the roads are narrow and our viability will be hit if the FSI is reduced," said he while adding, "This will ensure that only few projects on main roads will take off while the others will be left in a lurch."

The new proposal has 1.5 FSI for plots where the road is in the range of 9-12 metres wide, while for roads in the range of 12-18 metres, the FSI is 1.75. The move benefits plots, the adjoining road to which is in the range of 24-30 metres, where he gets a FSI of 2.25 and for all plots above 30 metres road width, builder gets 2.5 FSI.

Similar is the grouse of builder who said that the policy is tailor-made to benefit big builders. "It would be windfall of profits for builders with huge plots and corresponding bigger road width as they will get more FSI of 2.5 instead of the current 2," said he. In the suburbs, the builders get a base FSI of 1 which is equivalent to the area of the plot. He then purchases an additional 1 from the TDR lobby thus bringing the total FSI to 2. Of this, the builder uses 60% to rehabilitate the old tenants and the rest 40% is used as a sale component which he sells in the open market.

The builder said the main issue now will be the agreements executed by various residents with the builders. "Now the entire agreement would have to be reworked and this will only delay the entire revamp process," he added.

Even environmentalists have opposed the new policy saying it will only add to the chaos. "Higher FSI will result in bigger complexes and what we are seeing are huge traffic jams even on bigger roads due to this reckless construction," said a noted environmentalist.

The state government, however, defends saying that it was imperative to link the two. "We cannot allow skyscrapers to come up when the existing roads are narrow," said a senior official.

Source: Hindustan Times, Mumbai, 18/11/2016

Statement about ownership and other particulars about newspaper GLOBUS, to be published in the first issue every year after the last day of February.


### FORM IV (See Rule 8)

- Name of Publication : GLOBUS
- Place of Publication : 51, Sujata, Rani Sati Marg, Malad (E), Mumbai 400097.
- Periodicity of Publication : Monthly
- Printer's Name : Sunit Kumar Gupta.  
Nationality : Indian  
Address : 51, Sujata, Rani Sati Marg, Malad (E), Mumbai 400097.
- Publisher's Name : Sunit Kumar Gupta.  
Nationality : Indian  
Address : 51, Sujata, Rani Sati Marg, Malad (E), Mumbai 400097.
- Editor's Name : Sunit Kumar Gupta.  
Nationality : Indian  
Address : 51, Sujata, Rani Sati Marg, Malad (E), Mumbai 400097.
- Name(s) and addresses of individuals who own the newspaper and partners or share holders holding more than one percent of the total capital.

I, Sunit Kumar Gupta, hereby declare that the particulars given above are true to the best of my knowledge.

Dated : 1st March, 2017 Sd/  
Place : Mumbai Sunit Kumar Gupta  
(Signature of Publisher)

**REDEVELOPMENT  
READY RECKONER**  
Santosh Kumar & Sunit Gupta



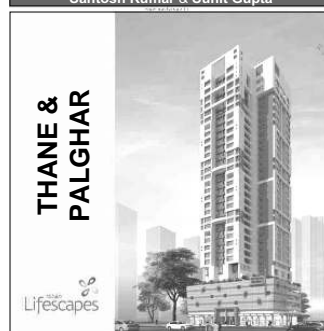
Price Rs.500

**STAMP DUTY  
READY RECKONER**  
& MARKET VALUE OF PROPERTIES IN MUMBAI  
2016-17  
Santosh Kumar & Sunit Gupta



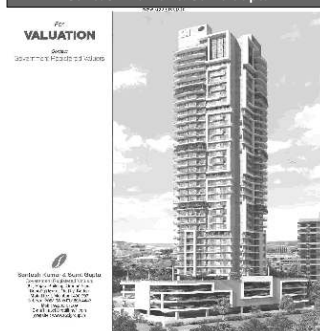
Price Rs.400

**STAMP DUTY  
READY RECKONER**  
& MARKET VALUE OF PROPERTIES IN THANE  
WITH PALGHAR DISTRICT & PAVNAR TALUKA  
2016-17  
Santosh Kumar & Sunit Gupta



Sold out

**STAMP DUTY  
READY RECKONER**  
& MARKET VALUE OF PROPERTIES IN MUMBAI  
1980 - 2000  
Santosh Kumar & Sunit Gupta



Price Rs.600

For  
**VALUATION  
Report**  
for Capital Gain Tax  
as on 1-4-1981 &  
as on 1-4-2001  
Contact  
Santosh Kumar & Sunit Gupta  
Government Registered Valuers  
51, Sujata Building, Rani Sati Marg,  
Malad East, Mumbai 400 097  
Tel : 28834442, 9920587609

www.apcigroup.in

Published on 10th of every month.  
Postal Registration No. MNW/60/2015-2017.  
Licenced to post without prepayment. WPP Licence No. MR/TECH/WPP-33/NW/2017.  
Registered with the Registrar of News Papers for India, under no. R.N.I. No. MAHENG/2002/6613.

Printed, Published & Owned by Sunit Kumar Gupta and printed at the The Architects Publishing Corporation of India, Shop No.7, Sujata Building, Rani Sati Marg, Malad East, Mumbai 400097 and published at 51, Sujata Building, Rani Sati Marg, Malad East, Mumbai 400097. Editor: Sunit Kumar Gupta.



If undelivered, please return to:  
Globus  
51, Sujata Building, Ground Floor,  
Behind Malad Sahakari Bank,  
Rani Sati Marg, Malad East,  
Mumbai 400 097. Tel: 2883 5510



To,

Registered News Paper

Posted at  
Patrika Channel  
Sorting Office,  
Mumbai 400001.  
Posting Date :  
12/13 of every  
month.