

## MMC CALCULATION AS PER HSG. SOC. ACT

Set of Procedures to be applied while determining the Maintenance Charges  
of Housing Society (As per the New Bye Laws No 67)

### A. Area wise Contribution

Sinking Fund	Bye Law - 69(a) (5) & 13(c)
Repair Fund	Bye Law - 69(a) (5) & 13(c)
Property Tax	Bye Law - 69(a) (1)
Building Insurance	Bye Law - 69(a) (11)
Lease Rent	Bye Law - 69(a) (12)
N. A Tax	Bye Law - 69(a) (13)

### B. Equal Contribution

- |   |   |                               |
|---|---|-------------------------------|
| 1 | Water Charges                             | Bye Law - 69(a) (2)           |
| 2 | Electricity Charges (For all Common Area) | Bye Law - 69(a) (6) & 68 (12) |
| 3 | Lift Charges - Lift Maintenance           | Bye Law - 69(a) (11)          |
| 4 | Service Charges                           | Bye Law - 69(a) (6) & 68      |
- Includes:- Watchman Salary, Sweeper Salary, Conveyance, Printing & Stationery, Meeting Expenses, Accounting Charges, Audit Fees, Repair & Maintenance, Educational Fund, Garden Expenses etc.

### C. Additional Charges

Parking Charges	Bye Law - 69(a) (7)
Non Occupancy Charges	Bye Law - 43 (2) (iii) (c)

### D. Penalty Charges

Late Fine	
Interest on Arrears	Bye Law - 72

## A AREAS WISE CONTRIBUTION

**Sinking Fund** (Determine the Construction cost Let us assume @ 600 /- per Sq. Ft.) **Bye Law - 69(a) (5) & 13(c)**

$$\frac{\text{Individual Flat Area} \times \text{Construction Cost} \times 0.25\%}{12 \text{ Months}} = \text{Member Monthly Sinking Fund Contribution}$$

**EXAMPLE :** Individual Member Flat Area = 580 Sq. Ft.

$$\frac{580 \text{ Sq. Ft} \times \text{Rs.}600/- \times 0.25\%}{12 \text{ Months}} = \text{Rs.}72.50 \text{ Per Month}$$

## REPAIR FUND

Bye Law - 69(a) (5) & 13(c)

(Determine the Construction cost Let us assume @ 600 /- per Sq. Ft.)

$$\frac{\text{Individual Flat Area} \times \text{Construction Cost} \times 0.75\%}{12 \text{ Months}} = \text{Member Monthly Repair Fund Contribution}$$

**EXAMPLE :** Individual Member Flat Area = 580 Sq. Ft.

$$\frac{580 \text{ Sq. Ft.} \times \text{Rs.} 600/- \times 0.75\%}{12 \text{ Months}} = \text{Rs.}217.50 \text{ Per Month}$$

## Property Tax

Bye Law - 69(a) (1)

$$\frac{\frac{\text{Yearly Property Tax Bill Amount}}{\text{All Members Sum Total Sq. Ft. Area}} \times \text{Individual Flat Area}}{12 \text{ Months}} = \text{Member Monthly Property Tax Contribution}$$

**Example :-** Individual Member Flat Area = 580 Sq. Ft.

Yearly Property Bill Amount = 1,000,000/- AND All Members Sq. Ft. Area = 36,000 Sq. Ft.

$$\frac{\frac{\text{Rs.}1,000,000/-}{36,000 \text{ Sq. Ft}} \times 580 \text{ Sq. Ft.}}{12 \text{ Months}} = \text{Rs.} 135/- \text{ Per Month}$$

**Building Insurance Charges**

**Bye Law - 69(a) (11)**

Yearly Premium Amount to be taken instead of Yearly Property Tax Amount.

**B EQUAL CONTRIBUTION**

**Water Charges** - Rs 160/- per Month Per Member ( As per TMC Rate w.e.f April 2005)

**Bye Law - 69(a) (2)**

**Electricity Charges** - Stair Case + Water Pump + Lift Electricity Charges + Other common Areas Lighting etc. **Bye Law - 69(a) (6 ) & 68 (12)**

Total Last 12 Months MSEB Bill Amount .  
Total Nos. of Flats

\_\_\_\_\_

12 Months

=

Member's Per Month  
Electricity Charges

**Lift Charges**

**Bye Law - 69(a) (11)**

Yearly Lift Service Contract Amount .  
Total Nos. of Flats

\_\_\_\_\_

12 Months

=

Member's Per Month  
Lift Charges

**Service Charges :-**

**Bye Law - 69(a) (6 ) & 68**

Yearly Service Charges .  
Total Nos. of Flats

\_\_\_\_\_

12 Months

=

Member's Per Month  
Service Charges