

Test Project - Revelopment
7/3/2024

Particulars	Multiplier	Area
Plot Area (as per 7/12 extract)		3,250.00 sq.m.
Deductions: Area not in possession		0.00 sq.m.
Gross Plot Area		3,250.00 sq.m.
Deductions: Area under Road Cutting		220.00 sq.m.
Balance Plot Area		3,030.00 sq.m.
Deductions: Amenity Open Space required (on Balance Plot Area)	10%	303.00 sq.m.
Net Plot Area		2,727.00 sq.m.
RG Area - Required (on Balance Plot Area)	0%	0.00 sq.m.
FSI Statement	FSI	Area
Basic FSI (on Net Plot Area)	1.00	2,727.00 sq.m.
Additions: FSI on Payment of Premium (on Gross Plot Area)	0.50	1,625.00 sq.m.
Additions: Max Permissible as TDR (on Gross Plot Area)	0.40	1,300.00 sq.m.
Max Permissible FSI on Plot (excl. Ancillary & Green FSI)	2.00	5,652.00 sq.m.
Incentive: Green Building Incentive FSI (if applicable on Basic FSI)	0.03	81.81 sq.m.
Max Permissible BUA on Plot (excl. Ancillary FSI; incl. Green FSI)		5,733.81 sq.m.
In-situ FSI Available	FSI	Area
FSI as per Dilapidated/ Incentive for redevelopment (if applicable on Basic FSI)	0.30	818.10 sq.m.
FSI against Road Cutting & Amenity Open Space (on Surrendered Land)	2.00	1,046.00 sq.m.
Effective Permissible BUA on Plot		Area
Inherent FSI		
as per Basic FSI		2,727.00 sq.m.
Free of Cost/ Incentive FSI		
as per Dilapidated/ Incentive (if applicable)		818.10 sq.m.
as per Road Cutting & Amenity Area (Transferable to other plots as TDR)		1,046.00 sq.m.
as per Green Incentive FSI (if applicable)		81.81 sq.m.
Paid FSI		
as per Payment of Premium (Net of any additional in-situ FSI available)		1,060.90 sq.m.
as per TDR (Net of any additional in-situ FSI available)		0.00 sq.m.
Total Permissible BUA (excl. Ancillary FSI)		5,733.81 sq.m.
Ancillary BUA (subject to change as per residential to commercial mix)		3,467.61 sq.m.
Max Permissible Gross BUA (incl. Ancillary FSI)		9,201.42 sq.m.
(in sq.ft.)		99,043.17 sq.ft.