

COMPARISON OF AREA CALCULATION FOR CONSTRUCTION

Sl. No.	PARTICULARS	For earlier proposal (AREA IN SQM)	For revised proposal (AREA IN SQM)	REMARKS
1	Gross plot Area	225977	225977	Total Land Area under the ownership of customs department is 55.84 Acres
2	Area of the Plot (deducting CRZ Area of 4757 sqmt)	221220	221220	Land area - CRZ Area
3	Less Setback	46678	46678	Land lost for DP Road/Freeway
4	Less ROS	8500	8500	Open Land space as part of AOS
5	Less Remaining area required for 10% Amenity	8954.20	8954.20	Provision of School/Hospital as part of AOS
6	Balance Area	157087.80	157087.80	Net Plot Area
7	Permissible zonal FSI	1.33	1.33	Zonal FSI allowed for Mumbai City
8	Permissible Area	208926.774	208926.774	Net Plot Area × zonal FSI
9	Add. 2.50 Times Setback	116695	116695	Land lost for DP Road/Freeway * 2.5
10	PERMISSIBLE FSI (without payment of premium)	325621.774	325621.774	Permissible Area + 2.5 times Setback
11	PREMIUM FSI (admissible as per DCPR 2034)	364564.43	0	As per DCPR 2034, FSI upto 4 is permissible for government staff quarter and upto 5 for government office building. Premium on additional FSI is @50% of ASR.
12	FUNGIBLE AREA (on payment of premium)	241565.17	0	Fungible compensatory area is allowed upto 35% of the permissible area on payment of premium. Premium on fungible area is @ 60% of ASR.
13	STAIRCASE AREA (on payment of premium)	103970.25	0	Staircase area over and above permissible FSI is allowed on payment of premium. Premium on staircase is @50% for commercial and @25% for residence
14	TOTAL COVERED AREA Proposed to be built up	1035721.624	325621.774	

ANNEXURE - 'E2'

COMPARISON OF EARLIER AND REVISED PROPOSAL FOR STAFF RESIDENCES

TYPE OF QUARTER	Earlier proposal for construction (for CBIC, CBDT & ED)		Revised proposal for construction (for CBIC only)	
	UNITS	AREA (in sqmt.)	UNITS	AREA (in sqmt.)
II	1032	88669.44	360	30931.20
III	1376	140990.46	360	36887.04
IV	600	103680	392	67737.60
V	100	26352	36	9486.72
VI	100	30080	36	10828.8
VII	17	8105.6	9	4291.2
VIII	3	2376	2	1584
TOTAL	3228	400254	1195	161747
SOCIAL INFRASTRUCTURE		5750		2275
TOTAL COVERED AREA (IN SQMT.)		406004	164021	

ANNEXURE - 'E3'

COMPARISON OF OFFICE TOWER, SALEABLE PORTION, SCHOOL & HOSPITAL

	Earlier proposal for construction (AREA in sqmt.)	Revised proposal for construction (AREA in sqmt.)
OFFICE TOWER 'A' for CBIC	163840	53588
OFFICE TOWER 'B' for CBDT	96160	0
SALEABLE RESIDENCES	206246	108012
SALEABLE OFFICE SPACE	121472	0
SCHOOL	22000	6954
HOSPITAL	20000	2000

Total covered area : Staff Residence Space + CBIC office tower + Saleable Residence Space=
164021 + 53588 + 108012 = 325621 SQM

ANNEXURE 'A'

<https://preventiveofficer.com/wp-content/uploads/2018/09/Enclave-Plot-Map.jpg>

ANNEXURE 'B'

<https://preventiveofficer.com/wp-content/uploads/2018/11/Old-Layout.pdf>

ANNEXURE 'C'

<https://preventiveofficer.com/wp-content/uploads/2018/11/State-Letter-dtd-23.10.18.pdf>

ANNEXURE 'D'

<https://preventiveofficer.com/wp-content/uploads/2018/10/Mandatory-charges-Premiums-after-DP-final-FSI-45-project.pdf>

ANNEXURE 'E'

On the above pages table

ANNEXURE 'F'

<https://preventiveofficer.com/wp-content/uploads/2018/11/FSI-Distribution-03.11.18.pdf>