

FSI CALCULATION SHEET (CUSTOMS ENCLAVE WADALA PLOT)

Sr.No.	PARTICULARS	AREA IN SQM	REMARKS
1	Area of the Plot	221220	
2	Less Setback	46678	Land lost for DP Road/Freeway
3	Less ROS	8500	Open Land space in school/hospital area
4	Less Remaining area required for 10% Amenity	8954.20	Land Area of built up School/Hospital
5	Balance Area	157087.80	

Sr.No.	PARTICULARS	Commercial			Residential			GRAND TOTAL	REMARKS
a.	Balance Area	41352.00			115735.80			157087.80	same as balance area above
b.	Permissible zonal FSI	1.33			1.33				
c.	Permissible Area	54998.16			153928.61			208926.77	Balance area * Zonal FSI (a*b)
d.	Add. 2.50 Times Setback	46678.00			70017.00			116695.00	Land lost i.e. 46678 * 2.5 and that is divided into commercial and residential area in ratio of 1:1.5
e.	Premium FSI Factor	(5-(1.33+.754))			(4-(1.33+.735))				.754 comes from 46678/61835 and .735 comes from 70017/95252.80
		2.915			1.93				
f.	Premium FSI	120546.05			223941.25			344487.29	Balance area * Premium FSI Factor (a*e)
g.	Total Permissible FSI	222222.21			447886.86			670109.07	Permissible Area+Setback+Premium FSI (c+d+f)
		1/3 SALE	2/3 SELF USE	TOTAL	1/3 SALE	2/3 SELF USE	TOTAL	GRAND TOTAL	
g.		74074.07	148148.14	222222.21	149295.62	298591.2423	447886.86	670109.07	Total permissible FSI
h.	35% Fungible Compensatory Area	25925.92	51851.85	77777.77	52253.47	104506.93	156760.40	234538.17	Total Fungible FSI
i.	Total Permissible Area	99999.99	199999.98	299999.98	201549.09	403098.18	604647.27	904647.24	Total permissible Area