

PART V- FLOOR SPACE INDEX

30. Floor Space Indices & Floor space / Built-Up Area (BUA) computation, Tenement Density and Protected Development

(A) Floor Space Indices & Floor space /BUA computation

- 1 The area of a plot shall be reckoned in FSI/BUA calculations applicable to development to be undertaken as under: -

TABLE 12

Floor Space Indices in Residential, Commercial and Industrial Zones

Sr No	Areas	Zone	Road width	Zonal (Basic)	Additio nal FSI on payme nt of Premi um	Adm issib le TDR	Permi ssibl e FSI (4+5 +6)
	1	2	3	4	5	6	7
I	Island City	Resid ential /Com merci al	Less than 9m	1.33			1.33
			9m & above but less than 12.00m	1.33	0.5	0.17	2.0
			12.00 m & above but less than 18.00m	1.33	0.62	0.45	2.4
			18.00m & above but less than 27m	1.33	0.73	0.64	2.7
			27 m and above	1.33	0.84	0.83	3.0
II	Suburbs and Extended Suburbs						
	i The area earmarked for BARC from M Ward	Resid ential /Com		0.75		-	0.75

Sr No	Areas	Zone	Road width	Zonal (Basic)	Additional FSI on payment of Premium	Admissible TDR	Permissible FSI (4+5+6)
		merc					
	ii Areas of the village of Akse, Marve and CRZ affected areas of Erangal in P/North Ward and excepting gaathan proper.	Residential /Commercial		0.5		-	0.50
	ii The remaining area in Suburbs and Extended Suburbs	Residential /Commercial	Less than 9m	1.0		-	1.0
			9m & above but less than 12.00m	1.0	0.5	0.5	2.0
			12.00 m & above but less than 18.00m	1.0	0.5	0.7	2.2
			18.00m & above but less than 27m	1.0	0.5	0.9	2.4
			27 m and above	1.0	0.5	1.0	2.5
III	Island City	Industrial		1.0			1.0
IV	Suburbs and Extended Suburbs	Industrial		1.0	0.5	0.5	1.0

Note – 1) The plots abutting public roads having existing width of minimum 6m but less than 9m which are proposed to be widened to 9.0 m or more then permissible FSI shall be as admissible for 9m road width.

2) TDR & additional FSI on payment of premium Ratio can be changed by Government from time to time keeping the total Cap as it is.