

## PART V- FLOOR SPACE INDEX

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

## (A) Floor Space Indices &amp; 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)	Additional FSI on payment of Premium	Admissible TDR	Permissible FSI (4+5+6)
	1	2	3	4	5	6	7
I	Island City	Residential/ Commercial	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

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Sr No	Areas	Zone	Road width	Zonal (Basic)	Additional FSI on payment of Premium	Admissible TDR	Permissible FSI (4+5+6)
II	Suburbs and Extended Suburbs						
i	The area earmarked for BARC from M Ward	Residential/ Commercial		0.75	-	-	0.75
ii	Areas of the village of Akse, Marve and CRZ affected areas of Erangal in P/North Ward excepting gaathan proper.	Residential/ Commercial		0.5	-	-	0.50
iii	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	-	-	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 change by Government from time to time keeping the total Cap as it is.