

SUMMARY						
Particulars	OPTION - 1 33(9) - CRZ Area (sq.m.)	OPTION - 2 33(9) - NON CRZ Area (sq.m.)	OPTION - 3 33(11) Area (sq.m.)	OPTION - 4 33(12)B Combination With 30(A)+33(7)(B) - CRZ Area (sq.m.)	OPTION - 5 33(20)(B) Combination With 30(A) + 33(7)(B) - CRZ Area (sq.m.)	OPTION - 6 33(20)(B) Only - CRZ Area (sq.m.)
AREA OF PLOT- AS PER SURVEY (Excluding access road)	11815.93	11815.93	11815.93	11815.93	11815.93	11815.93
AMENITY OPEN SPACE TO HANDOVER TO MCGM (Reg. 14A)	681.59	681.59	681.59	681.59	681.59	681.59
NET PLOT AREA FOR FSI	11815.93	11815.93	11134.34	11134.34	11134.34	11134.34
PERMISSIBLE FSI	4.00 FSI ON GROSS PLOT OR REHAB + INCENTIVE	4.00 FSI ON GROSS PLOT OR REHAB + INCENTIVE	3.00 ON NET PLOT - CRZ	4.00 ON NET PLOT - CRZ	3.00 ON NET PLOT - CRZ	3.00 ON NET PLOT - CRZ
FSI as per REG. 30			1.33 FSI	2.4 FSI	2.4 FSI	1.33 FSI
Total FSI BUA (incl. fungible)	63,806.02 (4 FSI case)	70107.14 (Incentive FSI case)	45,094.06	60,124.98	45,094.06	45,094.06
Rehab FSI BUA(incl. fungible)	32070.97 (3,45,211 sq.ft.)	33384.35 (3,59,349 sq.ft.)	22412.13 (2,41,242 sq.ft.)	22412.13 (2,41,242 sq.ft.)	22412.13 (2,41,242 sq.ft.)	22412.13 (2,41,242 sq.ft.)
Balance FSI BUA for Sale (incl. fungible)	27,480.26 (2,95,797 sq.ft.)	36,722.79 (3,95,284 sq.ft.)	22681.93 (2,44,148 sq.ft.)	37712.87 (4,05,941 sq.ft.)	22681.93 (2,44,148 sq.ft.)	22681.93 (2,44,148 sq.ft.)
Balance FSI C.A for Sale (incl. fungible)	25,444.68 (2,73,886 sq.ft.)	34,002.58 (3,95,284 sq.ft.)	21001.79 (2,26,063 sq.ft.)	34919.31 (3,75,871 sq.ft.)	21001.79 (2,26,063 sq.ft.)	21001.79 (2,26,063 sq.ft.)
TOTAL PROJECT COST (IN CR)	2597 Cr.	2976 Cr.	2664 Cr.	3255 Cr.	2802 Cr.	2833 Cr.
COST PER SQ.FT OF SALE FSI (IN Rs)	Rs. 94,813	Rs. 81,286	Rs. 1,17,862	Rs. 86,598	Rs. 1,23,982	Rs. 1,25,342
Increase in C.A (permissible Maximum % by law)	Varies between 70% - 90% MOFA C.A	Varies between 70% - 100% MOFA C.A	35% - RERA C.A	35% - RERA C.A	35% - RERA C.A	35% - RERA C.A