Efficiency of design Guidelines

a) Unit Carpet Area – Total Carpet area inside all the units on the relevant floor. Calculation on RERA basis
b) Unit Passage Area – Sum of the (not practically usable) passage areas inside all the units (on the floor / building) as relevant
c) Saleable Area – Saleable areas for the units, based on the unit carpet area * applicable loading factor.
d) FSI – FSI used for building, including enclosed balcony, wardrobe, Fungible FSI, TDR or equivalent. Excludes lift, lift lobby, staircase and ET.
e) Floor BUA – BUA of a given floor (excluding any parking, entry and service / MEP levels)
f) Building BUA – Sum of the built-up area of all floors in the building (excluding any parking-related areas).
g) FSI Efficiency (FE) – ΣUnit Carpet Area / FSI (building level)
h) Typical Floor Inefficiency (TFI) –Floor BUA / ΣUnit Carpet Area (typical floor)
i) Building Inefficiency (BI) –Building BUA / ΣUnit Carpet Area (building level)
j) Passage Inefficiency (PI) – ΣUnit Passage Carpet Area / ΣUnit Carpet Area (typical floor)

(for norms regarding the calculation of the any BUA, please refer to the applicable 'Gross Weight calculation basis')

Segment	Target FSI Efficiency (FE)*	Typical Floor Inefficiency (TFI)	Building Inefficiency (BI)	Passage Inefficiency (PI)
Luxury	T: >97% Min: 94%	T: <135% Max: 145%	Max: TFI + 5%	T: <3%, M: 6%
Hi-end	T: >94% Min: 91%	T: <135% Max: 145%	Max: TFI + 5%	T: <3%, M: 6%
Aspirational	T: >94% Min: 91%	T: <135% Max: 145%	Max: TFI + 5%	T: <3%, M: 6%
Casa	T: >94% Min: 91%	T: <135% Max: 145%	Max: TFI + 5%	T: <3%, M: 6%
Crown	T: > 90% Min: 87%	T: <140% Max: 150%	Max: TFI + 5%	T: <1%, M: 3%
Supremus	T: >96% Min: 93%	127%	Max: TFI + 5%	NA
Excelus	T: >98% Min: 95%	117%	Max: TFI + 5%	NA
iThink	T: >98% Min: 95%	120%	Max: TFI + 5%	NA
Signet	T: >90% Min: 87%	T: <135% Max: 145%	Max: TFI + 5%	NA
Experia	T: >96% Min: 93%	112%	Max: TFI+1%	NA

* Assuming Mumbai norms (applicable on FSI + Fungible FSI) and staircases, lift shafts and select parts of passages free of FSI; In case of UDCR in Maharashtra, reduce 15% for the targets (applicable on FSI + Anciliary FSI) since only lift & MEP shafts are excluded from FSI.

- In case of Luxury & Hi-end residential and Supremus office, the Floor and Building inefficiency can be by upto 10% higher than the stated target, if the increased cost of

construction of the incremental core/service/entry area can be justified by increase in saleable area from the same base FSI.

- In all other segments, the actual Floor and Building inefficiency should be <= Target.

It is mandatory to have all 4 (in)efficiencies (FSI, Floor, Building, Passage) calculated and agreed, prior to finalization of concept.

Notes:

1. The Floor inefficiency is an indicator of the surplus built-up area on the said floor, compared to what counts towards unit carpet.
2. The Building inefficiency is an indicator of the surplus built-up area in the building, compared to what counts towards unit carpet.
3. The FSI efficiency is an indicator to how much structure + space outside the unit is counted towards FSI.
4. (Floor BUA - Unit Carpet Area) indicates the area available for core and structure (other than structural elements within the unit away from its external face) on habitable floors. The goal is to ensure that almost 100% FSI is used toward unit carpet area.
5. (Building BUA – Floor BUA – Unit Carpet Area) indicates the area available for entry and service areas.
6. Higher efficiency is better, lower inefficiency is better!
7. Every floor plan which is under design/review should have following table:

FSI (building level) (A)	ΣUnit Carpet Area (building level) (B)	ΣUnit Carpet Area (typical floor) (C)	ΣUnit Passage Area (typical floor) (D)	BUA (typical floor) (E)
Building BUA (F)	FE(B/A)	TFI (E/C)	BI (F/B)	PI (D/C)



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