Efficiency of design Guidelines

a) Unit Carpet Area – Carpet area inside the units (excluding any structure in case of residential units but including any internal structural columns in case of office units).
b) Saleable Area – Saleable areas for the units, based on the unit carpet area * applicable loading factor.
c) FSI – FSI used for building, including Fungible FSI, TDR or equivalent.
d) Floor BUA – Sum of the built-up area of all habitable floors in the building (excluding any parking, entry and service / MEP levels)
e) Building BUA – Sum of the built-up area of all floors in the building (excluding any parking-related areas).
f) FSI Efficiency – Unit Carpet Area / FSI
g) Floor Efficiency – Saleable Area / Net BUA
h) Building Efficiency – Saleable Area / Gross BUA

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

Segment	Unit Carpet Area	Max. Floor BUA	Max. Building BUA	Approx. loading (Unit Carpet to Saleable)	Approx. Saleable	Target Floor Efficiency	Target Building Efficiency	Target FSI Efficiency (MCGM/other parts of MMR)
Luxury	80	100	120	49.90%	119.9	120%	100%	92% / 100%
Hi-end	80	100	115	59.90%	127.9	128%	111%	92% / 100%
Aspirational	85	100	112.5	49.90%	127.4	127%	113%	92% / 100%
Casa	87.5	100	112.5	40.00%	122.5	123%	109%	92% / 100%
Supremus	80	100	115	59.90%	127.9	128%	111%	92% / 96%
Excelus	82.5	100	115	42.85%	117.9	118%	102%	94% / 101%
iThink	85	100	110	42.85%	121.4	121%	110%	94% / 101%
Boulevard	90	100	100	60.00%	144.0	144%	144%	92% / 92%
Experia	75	100	105	50.00%	112.5	113%	107%	94% / 94%

- In case of Luxury & Hi-end residential and Supremus office, the Net & Gross efficiency can be by up to 10% less 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 Net & Gross efficiency should be >= Target.

It is mandatory to have all 3 efficiencies (FSI, Floor, Building) calculated and agreed, prior to finalization of concept.

Notes:

1. The Floor Efficiency is an indicator of the ratio/efficiency of the core + structure to the habitable footprint.
2. The Building Efficiency is an indicator of the ratio/efficiency of the core + structure + service+ entry areas to the habitable footprint.
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 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!