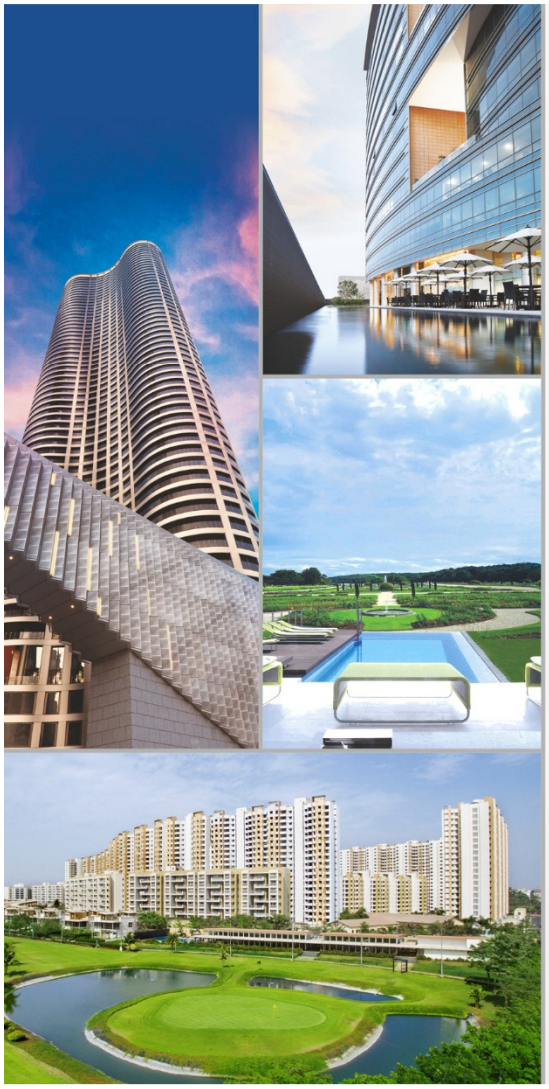


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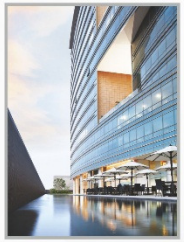
Palava -Master plan

SJ LAND USE PLAN, FSI INDICATIONS
& THOUGHTS ON VALUE CENTERS



SJ LAND USE PLAN, FSI TEST FIT & ITP COMPARISON

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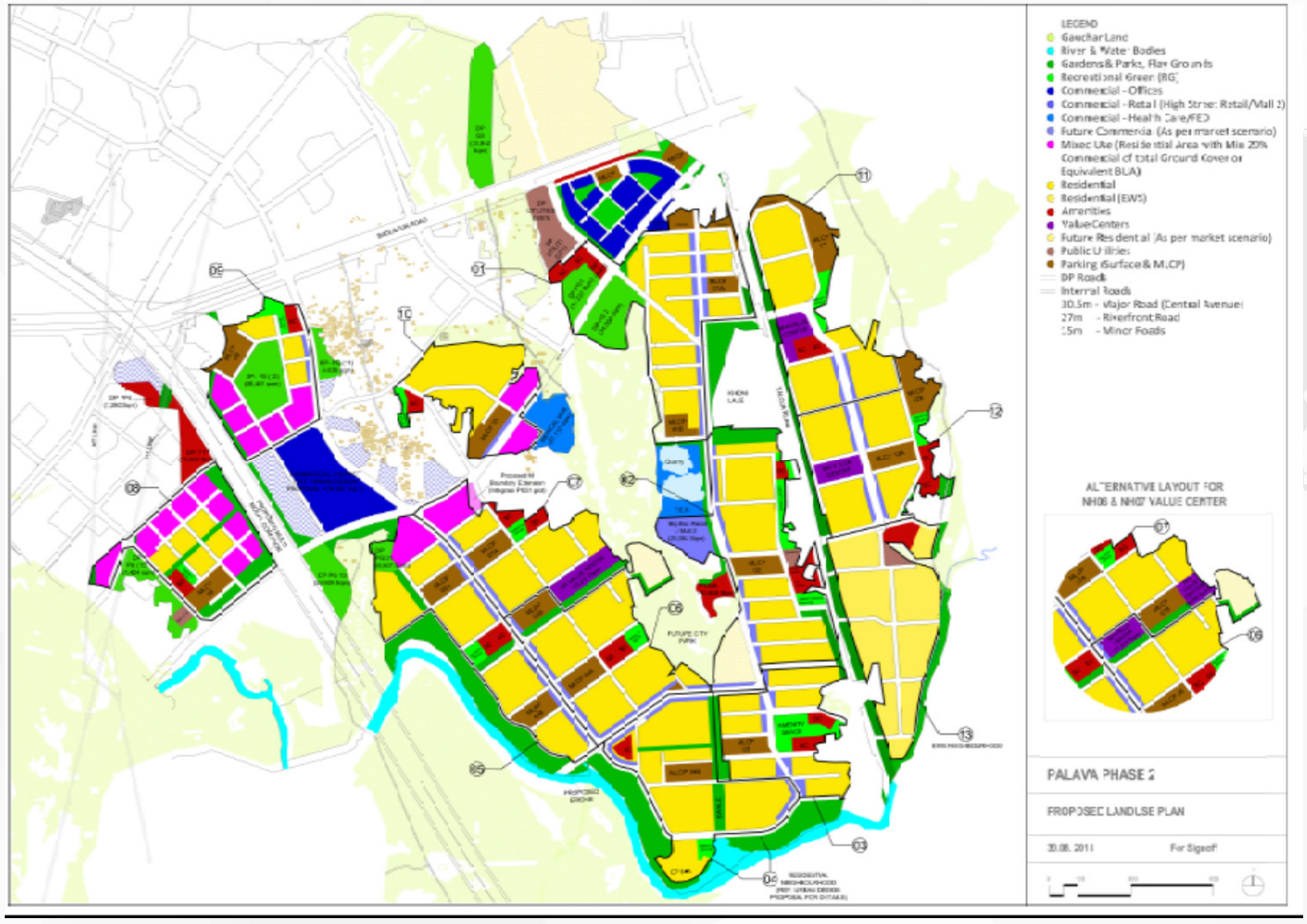




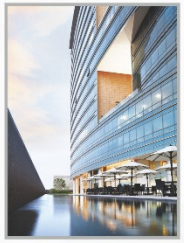


SJ LAND USE PLAN

FOR DETAILS PLEASE REFER ATTACHED PDF
FILE “SJ - Phase 2 Landuse_20180830 Layout”



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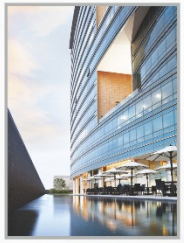
BLOCK FITMENT ON LAND USE

- FOR FSI ,GROSS WEIGHT & EFFICIENCY ANALYSIS



FOR DETAILS PLEASE REFER ATTACHED PDF
FILE " PALAVA MASTER PLAN BUILDING FIT OUT- TEST FIT"

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NEIGHBOURHOOD LEVEL ANALYSIS

NEIGHBOURHOOD 1

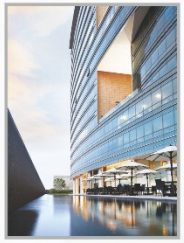
PALAVA CITY - PHASE 2 MASTER PLAN

NEIGHBOURHOOD 1							
	Sqmt		Acres	Percentage		P.G area sq.m	
LAND AREA(sqmt)	336254		83	100%		68164	
GROUND COVERAGE(sqmt)	66726		16	**20%**			
	NO OF BUILDINGS	GC(sqm)	FSI(sqmt)	FACTOR	SALEABLE/LEASABLE AREA(sqmt)	UNITS	
RESIDENTIAL- **(7543 units)**	80	35327	476881	1.42	730074	7543	
MLCP (ONLY RETAIL)	2	15824	2763				
OFFICE BUILDING	NA	NA	NA		NA		
RETAIL BLOCKS	8	4460	4460		4460		
SCHOOLS	2	5011	19465		NA		
CLUB	1	1881	2180				
SHIV TEMPLE	1	150	150				
AMENITIES - MULTIPLAY, AM1	2	2710	2710		NA		
UTILITIES - GSR, SWITING STATION	2	1363	467		NA		
			32195	0.10		289178	HABITABLE AREA @ 86%
TOTAL		**66726**	**509076**	**1.51**	**734534**	1.74	FSI ON HABITABLE
		Target FSI	**645608**	**1.92**			
		FSI shortfall	**136532**	**0.41**			

REMARKS /SUGGESTIONS

- PG RESERVATION OF 68164 SQ.M.
- FSI ON HABITABLE WITHOUT P.G. - 2.18
- FSI ON GROSS WITHOUT P.G. - 1.9

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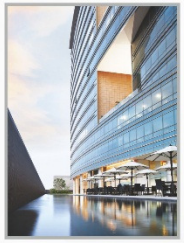
NEIGHBOURHOOD LEVEL ANALYSIS

NEIGHBOURHOOD 2

PALAVA CITY - PHASE 2 MASTER PLAN

NEIGHBOURHOOD 2							
	Sqmt		Acres	Percentage			
LAND AREA(sqmt)	230061		57	100%			
GROUND COVERAGE(sqmt)	49300		12	**21%**			
	NO OF BUILDINGS	**GC(sqm)**	**FSI(sqmt)**	**FACTOR**	**SALEABLE/LEASABLE AREA(sqmt)**	UNITS	
RESIDENTIAL- **(10877 units)**		38637	454975	1.98	686659	10877	
MLCP (only retail)	1	9712	913				
OFFICE BUILDING		NA	NA		NA		
RETAIL BLOCKS	6	5507	5507		5507		
SCHOOL	1	1800	9500		NA		
CLUB	1	1050	2100		NA		
PRAYER HALL	1	280	280				
POLICE STATION	1	210	726				
FIRE STATION AND QUARTERS	1 EACH	526	1354				
GURUDWARA	1	335	335				
UTILITIES - SWITCHING STATION, GREY WATER TREATMENT PLANT	2	955	955		NA		
		10663	21670	0.09		197852	HABITABLE AREA @ 86%
TOTAL		**49300**	**476645**	**2.07**	**692166**	2.38	FSI ON HABITABLE
		Target FSI	**441717**	**1.92**			
		FSI excess	**-34928**	**-0.15**			

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NEIGHBOURHOOD LEVEL ANALYSIS

NEIGHBOURHOOD 3

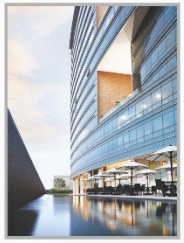
PALAVA CITY - PHASE 2 MASTER PLAN

NEIGHBOURHOOD 3							
	Sqmt		Acres	Percentage			
LAND AREA(sqmt)	174091		43	100%			
GROUND COVERAGE(sqmt)	36338		9	**21%**			
	NO OF BUILDINGS	**GC(sqm)**	**FSI(sqmt)**	**FACTOR**	**SALEABLE/LEASABLE AREA(sqmt)**	UNITS	
RESIDENTIAL- **(6767 units)**		23337	303085	1.74	445404	6767	
MLCP (ONLY RETAIL)	1	10067	2700				
OFFICE BUILDING		NA	NA		NA		
RETAIL BLOCKS	10	5526	5526		5526		
SCHOOL 1	1	2630	9500		NA		
SCHOOL 2	1	2630	9500				
CLUB	1	1951	1951		NA		
JAIN TEMPLE	1	264	264				
		13001	29441	0.17		149718	HABITABLE AREA @ 86%
TOTAL		**36338**	**332526**	**1.91**	**450930**	2.21	FSI ON HABITABLE
		Target FSI	**334255**	**1.92**			
		FSI shortfall	**1729**	**0.01**			

REMARKS /SUGGESTIONS

- INEFFICIENT LAND PROFILE DUE TO VILLAGE.
- SWALE AREA - 6242 SQ.M.

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NEIGHBOURHOOD LEVEL ANALYSIS

NEIGHBOURHOOD 4

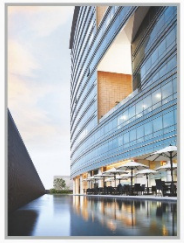
PALAVA CITY - PHASE 2 MASTER PLAN

NEIGHBOURHOOD 4							
	Sqmt		Acres	Percentage			
LAND AREA(sqmt)	240026		59	100%			
GROUND COVERAGE(sqmt)	58862		15	**25%**			
	NO OF BUILDINGS	**GC(sqm)**	**FSI(sqmt)**	**FACTOR**	**SALEABLE/LEASABLE AREA(sqmt)**	UNITS	
RESIDENTIAL - **(7541 UNITS)**		43019	424278	1.77	645114	7541	
MLCP	1	9400	0				
SCHOOL	1	1800	9000				
CLUBHOUSE	1	1050	2100				
RETAIL BLOCKS	10	3593	3593		3593		
		15843	14693	0.06		206422	HABITABLE AREA @ 86%
TOTAL		**58862**	**438971**	**1.83**	**648707**	2.12	FSI ON HABITABLE
		Target FSI	**460850**	**1.92**			
		FSI shortfall	**21879**	**0.09**			

REMARKS /SUGGESTIONS

- TWO ODD SHAPED PARCLES TO BE OPTIMISED FURTHER
- SWALE AREA 13555 SQ.M.
- FSI ON HABITABLE WITHOUT SWALE. - 2.24
- FSI ON GROSS WITHOUT SWALE - 1.94

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NEIGHBOURHOOD LEVEL ANALYSIS

NEIGHBOURHOOD 5

PALAVA CITY - PHASE 2 MASTER PLAN

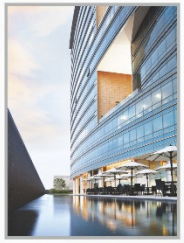
NEIGHBOURHOOD 5							
	Sqmt		Acres	Percentage			
LAND AREA(sqmt)	250129		62	100%			
GROUND COVERAGE(sqmt)	77584		19	**31%**			
	NO OF BUILDINGS	**GC(sqm)**	**FSI(sqmt)**	**FACTOR**	**SALEABLE/LEASABLE AREA(sqmt)**	UNITS	
RESIDENTIAL- **(5980 UNITS)**		37203	364972	1.46	555365	5980	
MLCP	2	21400	0				
OFFICE BUILDING		NA	NA		NA		
RETAIL BLOCKS	12	11506	11506		11506		
SCHOOL 1	1	2630	9500		NA		
SCHOOL 2	1	2630	9500				
CLUB	1	1951	1951		NA		
TEMPLE	1	264	264				
		40381	32721	0.13		215111	HABITABLE AREA @ 86%
TOTAL		**77584**	**397693**	**1.59**	**566871**	1.84	FSI ON HABITABLE
		Target FSI	**480248**	**1.92**			
		FSI shortfall	**82555**	**0.33**			

REMARKS /SUGGESTIONS

- FEW LAND PARCEL ON SOUTH TO BE OPTIMIZED
- NUMBER OF MLCP CAN BE REDUCED & ITS FRONTING TO THE RIVERFRONT TO BE AVOIDED
- NH CENTER TO BE SHIFTED TO NORTH ZONE NEXT TO DP PG31 RESERVATION TO TAKE BENEFIT OF ODD SHAPE + PG FOR SCHOOL. DISADVANTAGE IS WALKABILITY TO SCHOOL
- ROAD GRID TO BE ADJUSTED W.R.T RESI BLOCK

- W.R.T. NO OF UNITS IN NH 5 & 6 - 3 SCHOOL INSTEAD OF 4
- DP PG AREA - 8500 SQ.M
- NMT - 4190 SQ.M.

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NEIGHBOURHOOD LEVEL ANALYSIS

NEIGHBOURHOOD 6

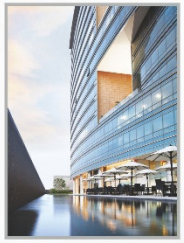
PALAVA CITY - PHASE 2 MASTER PLAN

NEIGHBOURHOOD 6							
	Sqmt		Acres	Percentage			
LAND AREA(sqmt)	233169		58	100%			
GROUND COVERAGE(sqmt)	82481		20	**35%**			
	NO OF BUILDINGS	**GC(sqm)**	**FSI(sqmt)**	**FACTOR**	**SALEABLE/LEASABLE AREA(sqmt)**	UNITS	
RESIDENTIAL- **(6734 UNITS)**		41454	425851	1.83	652261	6654	
MLCP	2	21800					
OFFICE BUILDING		NA	NA		NA		
RETAIL BLOCKS	12	11752	11752		11752		
SCHOOL	1	2630	9500		NA		
SCHOOL 2	1	2630	9500				
CLUB	1	1951	1951		NA		
TEMPLE	1	264	264				
		41027	32967	0.14		200525	HABITABLE AREA @ 86%
TOTAL		**82481**	**458818**	**1.97**	**664013**	2.28	FSI ON HABITABLE
		Target FSI	**447684**	**1.92**			
		FSI excess	**-11133**	**-0.05**			

REMARKS /SUGGESTIONS

- FUTURE RESI AREA - 19175 SQ.M
- ROAD GRID TO BE ADJUSTED W.R.T RESI BLOCK
- FSI ON HABITABLE WITHOUT FUTURE RESI. - 2.48
- FSI ON GROSS WITHOUT FUTURE RESI. - 2.14

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NEIGHBOURHOOD LEVEL ANALYSIS

NEIGHBOURHOOD 7

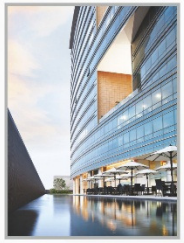
PALAVA CITY - PHASE 2 MASTER PLAN

NEIGHBOURHOOD 7							
	Sqmt		Acres	Percentage			
LAND AREA(sqmt)	188686		47	100%			
GROUND COVERAGE(sqmt)	55668		14	**30%**			
	NO OF BUILDINGS	**GC(sqm)**	**FSI(sqmt)**	**FACTOR**	**SALEABLE/LEASABLE AREA(sqmt)**	UNITS	
RESIDENTIAL- **(6180 UNITS)**		30754	292210	1.55	446737	6110	
MLCP	1	10900	0				
OFFICE BUILDING	1	NA	NA		NA		
RETAIL BLOCKS	7	6539	6539		6539		
SCHOOL	1	2630	9500		NA		
SCHOOL 2	1	2630	9500				
CLUB	1	1951	1951		NA		
TEMPLE	1	264	264				
		24914	27754	0.15		162270	HABITABLE AREA @ 86%
TOTAL		**55668**	**319964**	**1.70**	**453277**	1.96	FSI ON HABITABLE
		Target FSI	**362278**	**1.92**			
		FSI shortfall	**42314**	**0.22**			
	Target FSI on Value center @		**2.31**				

REMARKS /SUGGESTIONS

- ROAD GRID TO BE ADJUSTED W.R.T RESI BLOCK
- NH VALUE CENTER AREA - 18300 SQ.M.
- NMT - 7200 SQ.M.

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NEIGHBOURHOOD LEVEL ANALYSIS

NEIGHBOURHOOD 8

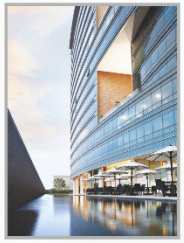
PALAVA CITY - PHASE 2 MASTER PLAN

NEIGHBOURHOOD 8							
	Sqmt		Acres	Percentage			
LAND AREA(sqmt)	264852		65	100%		58699	
GROUND COVERAGE(sqmt)	62689		15	**24%**			
	NO OF BUILDINGS	**GC(sqm)**	**FSI(sqmt)**	**FACTOR**	**SALEABLE/LEASABLE AREA(sqmt)**	UNITS	
RESIDENTIAL- **(5180 UNITS)**		29243	274450	1.04	420378	5120	
MLCP	1	12556	0				
SCHOOL	1	2618	9500				
TRANSPORT TERMINAL (ASSUMED FSI @ 0.5)	1	1956	9782				
OFFICE BUILDING (ASSUMED FSI @ 3.0 - 12 STORIED)	1	3198	39741		56773	12	
RETAIL BLOCKS	9	12163	12163		12163		
CLUB	1	690	1500				
TEMPLE	1	264	264				
		33446	72950	0.28		227773	HABITABLE AREA @ 86%
TOTAL		**62689**	**347400**	**1.31**	**489314**	1.52	FSI ON HABITABLE
		Target FSI	**508516**	**1.92**			
		FSI shortfall	**161116**	**0.61**			

REMARKS /SUGGESTIONS

- PP4 PLOT AREA- 14203 SQM
- TT1 PLOT AREA-19563 SQM
- UT4 -3509 SQM
- COMMERCIAL PLOT AREA -13247 SQM
- DP PG AREA- 21424 SQM
- FSI ON HABITABLE WITHOUT P.G., TT1, PP4, UT4 - 1.95
- FSI ON GROSS WITHOUT P.G., TT1, PP4, UT4 - 1.69

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NEIGHBOURHOOD LEVEL ANALYSIS

NEIGHBOURHOOD 9

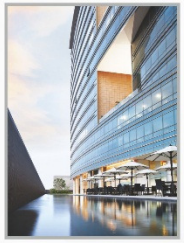
PALAVA CITY - PHASE 2 MASTER PLAN

NEIGHBOURHOOD 9							
	Sqmt		Acres	Percentage			
LAND AREA(sqmt)	139253		34	100%		47891	
GROUND COVERAGE(sqmt)	44345		11	**32%**			
	NO OF BUILDINGS	**GC(sqm)**	**FSI(sqmt)**	**FACTOR**	**SALEABLE/LEASABLE AREA(sqmt)**	UNITS	
RESIDENTIAL- **(3590 units)**		20330	191390	1.37	293067	3590	
MLCP	1	11000	0				
OFFICE BUILDING		NA	NA		NA		
SCHOOL	1	2630	9500		NA		
CLUB	1	1951	1951				
TEMPLE	1	264	264				
RETAIL BLOCKS	6	8170	8170		8170		
		24015	19885	0.14		119758	HABITABLE AREA @ 86%
TOTAL		**44345**	**211275**	**1.52**	**301236**	1.75	FSI ON HABITABLE
		Target FSI	**267366**	**1.92**			
		FSI excess	**56091**	**0.40**			

REMARKS /SUGGESTIONS

- DP RESERVATION PG 12 & PG 11 COULD BE COMBINED & DEVELOPED AS 2ND SPORTS COMPLEX
- DP PG 12 & 11- 36491, 11400 SQ.M.
- FSI ON HABITABLE WITHOUT P.G. - 1.75
- FSI ON GROSS WITHOUT P.G. - 1.52

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NEIGHBOURHOOD LEVEL ANALYSIS

NEIGHBOURHOOD 10

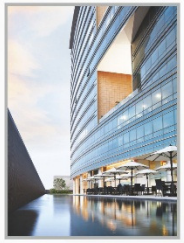
PALAVA CITY - PHASE 2 MASTER PLAN

NEIGHBOURHOOD 10							
	Sqmt		Acres	Percentage			
LAND AREA(sqmt)	174610		43	100%		27110	
GROUND COVERAGE(sqmt)	38619		10	**22%**			
	NO OF BUILDINGS	**GC(sqm)**	**FSI(sqmt)**	**FACTOR**	**SALEABLE/LEASABLE AREA(sqmt)**		
RESIDENTIAL - **(3985 UNITS)**		22241	210412	1.21	321154	UNITS	
						3985	
MLCP	1	8220	0				
OFFICE BUILDING		NA	NA		NA		
RETAIL BLOCKS	7	3313	3313		3313		
SCHOOL	1	2630	9500		NA		
CLUB	1	1951	1951		NA		
TEMPLE	1	264	264				
		16378	15028	0.09		150165	HABITABLE AREA @ 86%
TOTAL		**38619**	**225440**	**1.29**	**324467**	1.49	FSI ON HABITABLE
		Target FSI	**335251**	**1.92**			
		FSI excess	**109811**	**0.63**			
	Target FSI on Medical Hub @		**4.05**				

REMARKS /SUGGESTIONS

- ALTERNATE LAYOUT TO INCREASE FSI
- NEIGHBOURHOOD CENTER LAND PARCEL IS NOT SUFFICIENT, CLUB NEED TO BE RELOCATED. MINI CLUB AREA TBD.
- MEDICAL HUB - 27110 SQ.M.
- FSI ON HABITABLE WITHOUT MEDICAL HUB - 1.76
- FSI ON GROSS WITHOUT MEDICAL HUB - 1.53

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NEIGHBOURHOOD LEVEL ANALYSIS

NEIGHBOURHOOD 11

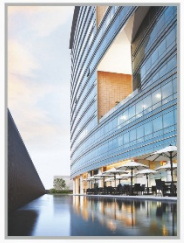
PALAVA CITY - PHASE 2 MASTER PLAN

NEIGHBOURHOOD 11							
	Sqmt		Acres	Percentage			
LAND AREA(sqmt)	237947		59	100%		13880	
GROUND COVERAGE(sqmt)	54494		13	**23%**			
	NO OF BUILDINGS	**GC(sqm)**	**FSI(sqmt)**	**FACTOR**	**SALEABLE/LEASABLE AREA(sqmt)**	UNITS	
RESIDENTIAL - **(5565 units)**		35190	330796	1.39	506457	5565	
MLCP	1	8400	0				
OFFICE BUILDING		NA	NA		NA		
RETAIL BLOCKS	2	4645	4645		4645		
SCHOOL	1	2000	9500		NA		
SCHOOL 2	1	1945	9500				
CLUB	1	2050	2050		NA		
TEMPLE	1	264	264				
		19304	25959	0.11		204634	HABITABLE AREA @ 86%
TOTAL		**54494**	**356755**	**1.50**	**511102**	1.73	FSI ON HABITABLE
		Target FSI	**456858**	**1.92**			
		FSI shortfall	**100103**	**0.42**			
	Target FSI on Value center @		**7.21**				

REMARKS /SUGGESTIONS

- OPTIMIZE BUILDING LAYOUT
- W.R.T. NO OF UNITS IN NH 11 & 12 - 3 SCHOOL INSTEAD OF 4
- RETAIL ALONG TALOJA ROAD TO BE ADDED (SETBACK FOR COMMERCIAL - 50 M)
- NH VALUE CENTER -13880 SQ.M. CAN REMOVE THE VALUE CENTER.
- FSI ON HABITABLE WITHOUT NH VALUE CENTER - 1.84
- FSI ON GROSS WITHOUT NH VALUE CENTER - 1.59

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NEIGHBOURHOOD LEVEL ANALYSIS

NEIGHBOURHOOD 12

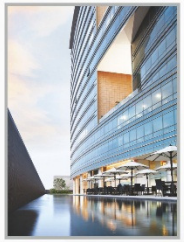
PALAVA CITY - PHASE 2 MASTER PLAN

NEIGHBOURHOOD 12							
	Sqmt		Acres	Percentage			
LAND AREA(sqmt)	281157		69	100%		12545	
GROUND COVERAGE(sqmt)	71196		18	**25%**			
	NO OF BUILDINGS	**GC(sqm)**	**FSI(sqmt)**	**FACTOR**	**SALEABLE/LEASABLE AREA(sqmt)**	UNITS	
RESIDENTIAL- **(5630 units)**		32080	302860	1.08	462684	5630	
SMALL UNIT (ASSUMED FSI @ 2.3)	AS PER LAYOUT	9894	45510	0.16	68265		
MLCP	2	12556					
OFFICE BUILDING		NA	NA		NA		
RETAIL BLOCKS	4	9191	9191		9191		
SCHOOL	1	2630	9500		NA		
SCHOOL 2	1	2630	9500				
CLUB	1	1951	1951		NA		
TEMPLE	1	264	264				
		39116	75916	0.27		241795	HABITABLE AREA @ 86%
TOTAL		**71196**	**378776**	**1.35**	**471875**	1.56	FSI ON HABITABLE
		Target FSI	**539821**	**1.92**			
		FSI shortfall	**161045**	**0.57**			
	Target FSI on Value center @		**12.84**				

REMARKS /SUGGESTIONS

- OPTIMIZE BUILDING LAYOUT OF ODD SHAPE LAND PARCEL
- INEFFICIENT LAND PARCEL DUE TO 'M' BOUNDARY PROFILE
- NEW SMALL UNIT GROSS PLOT AREA - 19787 SQM (PLANS TO BE FROZEN)
- NH VALUE CENTER -12545 SQ.M. CAN BE REMOVED / REDUCED
- FSI ON HABITABLE WITHOUT NH VALUE CENTER - 1.63
- FSI ON GROSS WITHOUT NH VALUE CENTER - 1.41

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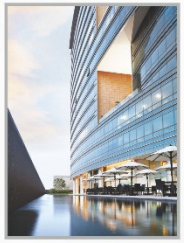
OVERALL SUMMARY

PALAVA CITY - PHASE 2 MASTER PLAN -SUMMARY

NIEGHBOURHOOD	NH1	NH2	NH3	NH4	NH5	NH6	NH7	NH8	NH9	NH10	NH11	NH12	COMMERCIAL NODE 1	TOTAL	
LAND AREA	336254	230061	174091	240026	250129	68164	188686	264852	139253	174610	237947	281157	128151	2713382	670
F.S.I CONSUMED	509076	476645	332526	438971	397693	458818	319964	347400	211275	225440	356755	378776	305842	4759180	ACRES
F.S.I FACTOR ON GROSS	1.51	2.07	1.91	1.83	1.59	1.97	1.70	1.31	1.52	1.29	1.50	1.35	2.39	1.75	
GW	734534	692166	450930	648707	566871	664013	453277	489314	301236	324467	511102	471875	333169	6641660	
GROUND COVERAGE	66726	49300	36338	58862	77584	82481	55668	62689	44345	38619	54494	71196	34781	733082	
GC %	20%	21%	21%	25%	31%	35%	30%	24%	32%	22%	23%	25%	27%	27%	
NO OF UNITS	7543	10877	6767	7541	5980	6654	6110	5120	3590	3985	5565	5630	0	75362	

FSI CONSUMED ON 670 ACRE	**4759180**	**1.75**
TARGET FSI	**5209693**	**1.92**
FSI SHORTFALL	**450513**	**0.17**

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ITP COMPARISION

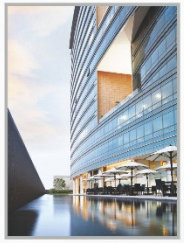
		Sqm	Acre
A	M Boundary Area	41,08,554	1,015
B	Unbuildable Area	4,51,877	112
C	Net Plot Area	36,56,677	904

FOR DETAILS PLEASE REFER ATTACHED PDF
FILE “C-IN-000155_ Stage 1_Phase 2 Masterplan_20180830 ITP LAND USE”

NO	USER TYPE	TARGET		PROPOSED LANDUSE AREAS	
		Plot Area (Sqm)	%	Plot Area (Sqm)	%
1	Habitable Areas	31,44,742	86.0%	**31,48,795**	**86.1%**
2	Amenities (Ex-school)	3,10,818	8.5%	**2,71,482**	**7.4%**
3	Parking (Ex-open parking)	2,01,117	5.5%	**2,36,400**	**6.5%**
4	Total	36,56,677	100.0%	**36,56,677**	**100.0%**

SR NO	ITP REQUIREMENTS & LAND USE DETAILS	Required %	Required Area	Land Area Provided			REMARK	USER TYPE
				%	TOTAL AREA	BREAK UP		
1&2	Gardens & Parks @ 5% + Playgrounds @ 7.5%	12.50%	5,13,569	14.20%	5,83,511	-	-	-
	-Mandatory Buffers					59,611	Includes Taloja Road & HT Line Buffer.	H
	-Proposed Greens					1,28,369	Includes Swale Park, Buffer for NH8, Parks & Green Connectors.	H
	-DP Reservations - Non Committed Parcels					1,44,833	Includes DP Reservations - G3, PG11, PG12, PG13, PG15, PG31.	A
	-DP Reservations - Committed Parcels					51,240	Includes DP Reservations - PG 1 & 2	A
	-Riverfront Greens					1,65,354	Includes NDZ Area, Proposed Riverfront Green & Parts of river inside boundary	UB
	-Khoni Lakefront Green					34,104	-	UB
3	Schools (Primary & High Schools)	1.25%	51,357	1.98%	81,165	81,165	Provided as per client's Neighbourhood policy. Excess area to be considered in No. 8	H
4	Schools Playground (Amenity Block)	3.50%	1,43,799	1.90%	78,084	78,084	Includes Neighbourhood Amenity Spaces for club, temple, Open Ground, etc.	H
5	Primary & Secondary Health Care Facilities	0.25%	10,271	1.70%	70,036	27,109	Medical Hub as per Client requirement.	H
	-Family Entertainment District					19,840	Includes FED Land Area	UB
						23,087	Includes Quarry Area	UB
6	Mutton, Fish & Vegetable Market	0.10%	4,108.55	2.80%	1,14,985	1,14,985	Considered in Neighbourhood retail. Excess area accomodates NH retail catering to about 64,000 new DUs. Remaining retail built up to be consumed in Mall 2 & Commercial Node 2.	H
7	Town Hall / Auditorium / Library	0.50%	20,542.77	0.34%	14,043	-	-	-
	-DP Reservation - Committed Parcels					3,404	Includes AM1 - considered for Town Hall .	A
	-Proposed PCMA					10,639	Parcel below Mall2 considered as PCMA.	A
8	Additional School	1.62%	66,559	0.00%	-	-	As indicated in No 3.	H
9	Pure Offices	6.28%	2,58,017	6.44%	2,64,722	-	Sector 2 Commercial Parcels, Roads, RG & Parking Areas as per CAD drawing shared by Client.	-
	Commercial - Node2					75,819		H
	Roads - Node 2					5,439		H
	Commercial - Node1					59,352		H
	Roads - Node 1					18,229		H
	RG - Node 1					20,704		H
	Parking Node 1					10,195		P
	Future Commercial					74,984	Potential to use in Future as per market scenario.	H

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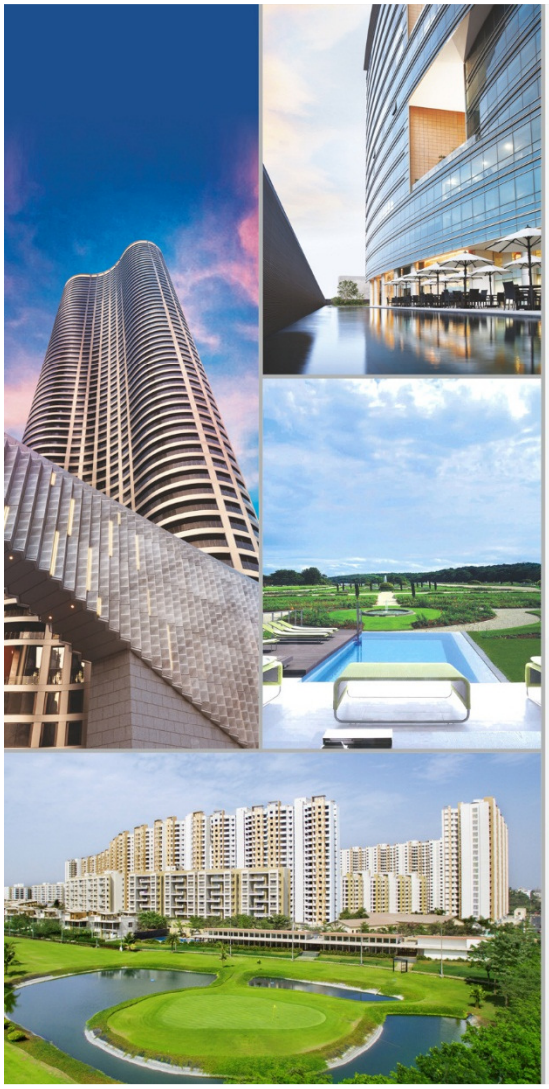




10	Fire Brigade Station	0.15%	6,163	0.13%	5,275	5,275	As per Client committed plan.	A
11	Sewage Treatment Plant	0.20%	8,217	0.00%	-	-	Located within MLCP Plot. No separate land allocation.	A
12	Cremation Ground	0.10%	4,109	0.00%	-	-	As per Client confirmation	A
13	Burial Ground	0.10%	4,109	0.00%	-	-		A
14	Bus Station / Transport Hub	0.15%	6,163	0.48%	19,563	19,563	DP reservation TT1 considered.	A
15	Police Station	0.05%	2,054	0.07%	3,030	3,030	As per Client committed plan.	A
16	Public Utilities	0.10%	4,109	0.82%	33,498	-	-	-
	-DP Reservations - Committed Parcels					26,790	Includes WS1 & UT1.	A
	-DP Reservations - Non Committed Parcels					3,509	Includes UT4.	A
	-Committed Utility					3,199	Includes Committed Substation in NH 2.	A
17	Public Parking			0.28%	11,645	-	-	-
	-DP Reservations - Non Committed Parcels					7,279	DP reservation PP4 (Part)	P
	-Committed Amenity Parcel					4,366	Short term Bus Bay of Commercial Node 1 Considered.	P
18	D.P. Roads.	15%	6,16,283	11.25%	4,62,367	4,62,367	-	H
19	**Total (1 to 18)**	42%	**17,19,430**	**42.40%**	**17,41,924**	**17,41,924**	-	-
20	Residential Area	55%	22,44,116	52.50%	21,57,137	-	-	-
	-Residential Parcels					11,34,002	-	H
	-Roads					3,81,489	-	H
	-Driveways					12,701	For NMT Continuity in NH1.	H
	-Future Use					2,15,384	-	H
	-Mixed Use					1,53,358	-	H
	-Neighbourhood Value Centers					45,643	-	H
	-Residential Parking					2,14,560	-	P
21	Addional EWS @12% of Land Area	3.5%	1,45,008	5.10%	2,09,492	-	-	-
	-EWS Parcels					1,70,052	-	UB
	-Roads					25,997	-	UB
	-Schools					8,423	-	UB
	-Utility area					5,021	-	UB
21	**TOTAL**	**100.00%**	**41,08,554**	**100.00%**	**41,08,554**	**38,99,062**	-	-

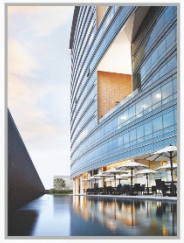
H: Habitable Area
A: Amenity Area
P: Parking
UB: Unbuildable Areas (Left out of Summary Table)

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VALUE CENTERS

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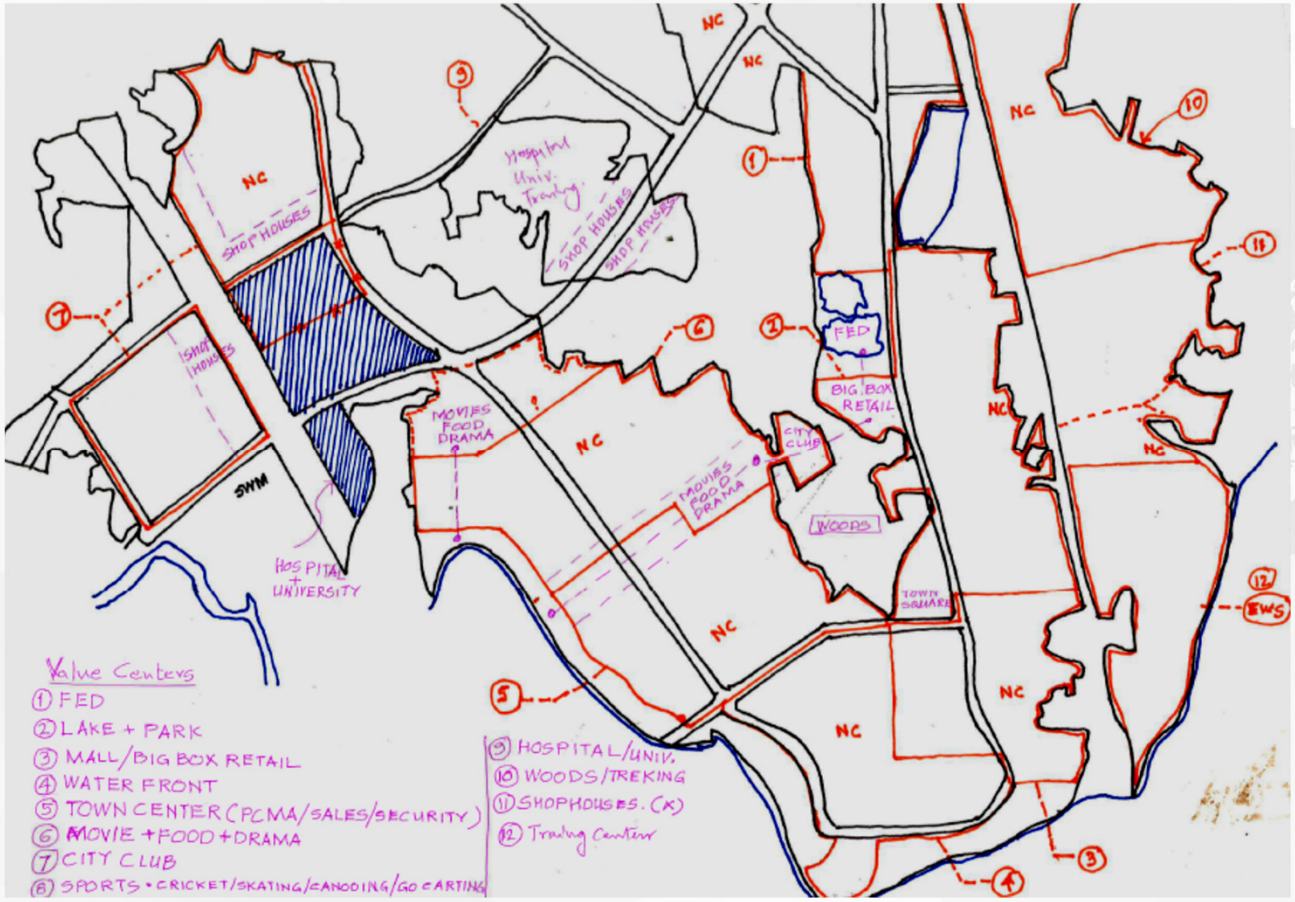




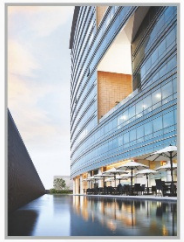


OVERVIEW OF VALUE CENTERS

EARLY THOUGHTS



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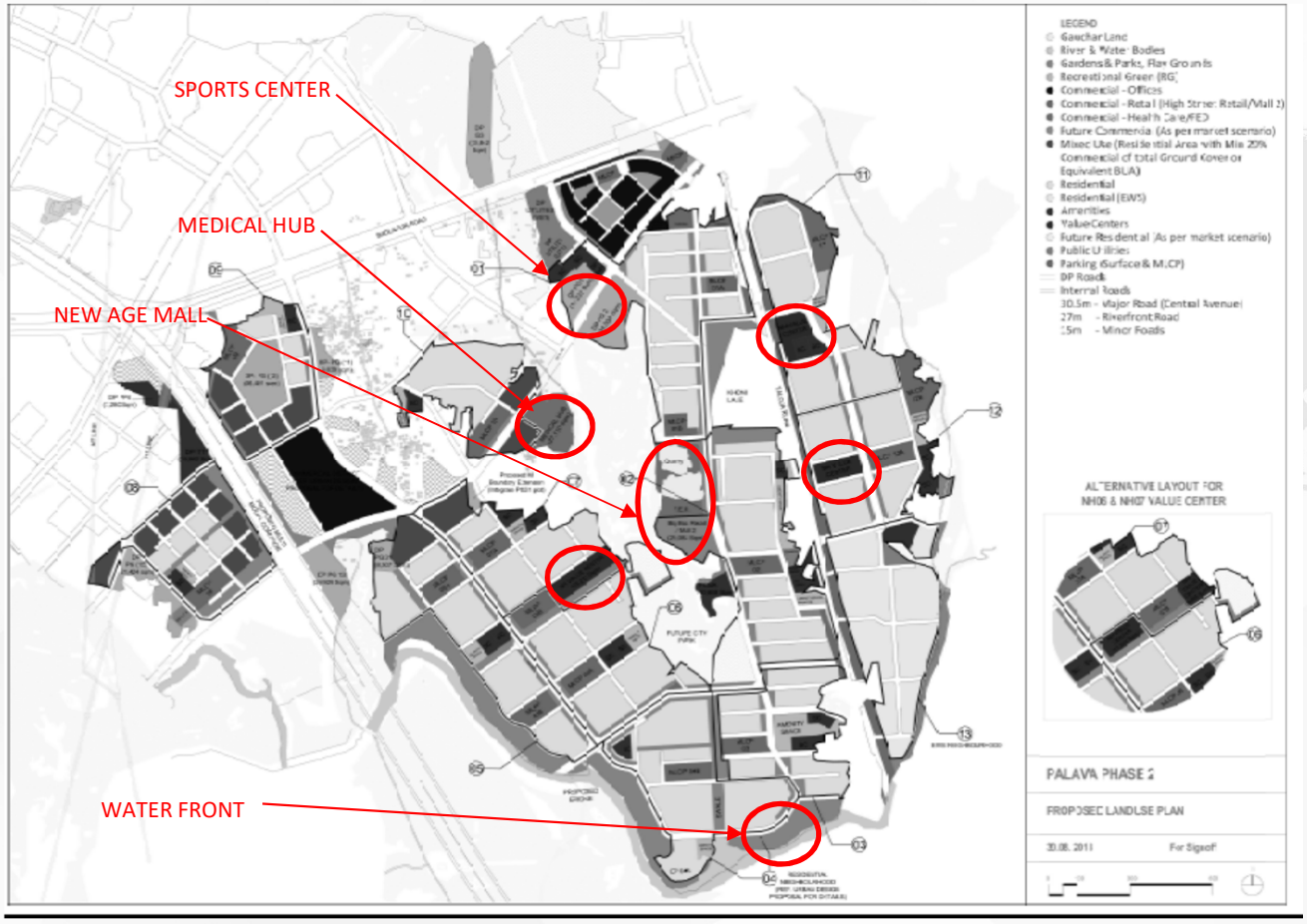




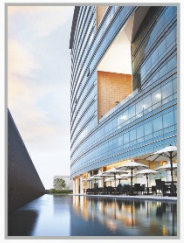




VALUE CENTERS IN CURRENT PLAN



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BIG BOX RETAIL





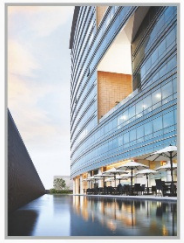






PICS: WEST VVALENCEA BOULAVARD, SANTA CRARITA
http://visitsantaclarita.com/things-to-do/shopping/westfield-valencia-town-center/

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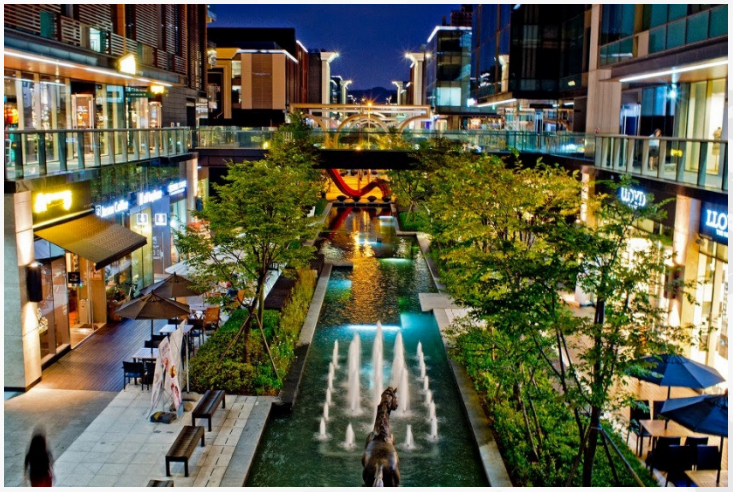








BIG BOX RETAIL





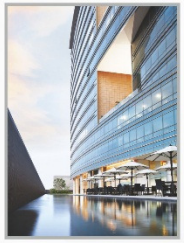






PICS: NC CUBE CANAL WALK, Songdo, Incheon

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CITY SQUARE

EVERY CITY HAS A SQUARE AS ITS ADMINISTRATIVE NODE
OUR PCMA + SALES CENTER CAN BE LOCATED HERE

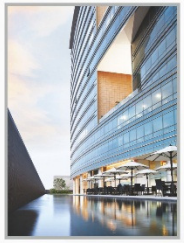






PICS: Central Plaza Chiang Rai
http://www.landezine.com/index.php/2012/11/central-plaza-chiang-rai-by-shma-company-limited/

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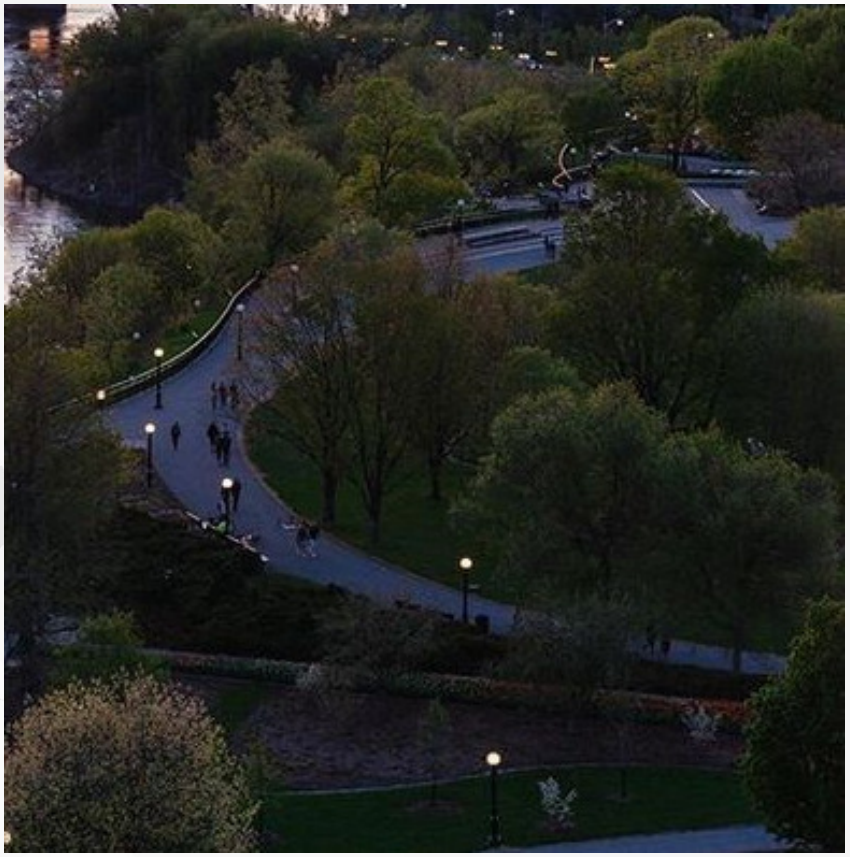




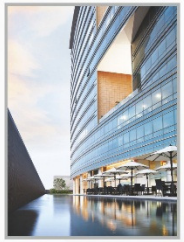
WOODS & PATHWAYS ACROSS GAUCHAR

THE FIRST 25 ACRES OF GAUCHAR DEVELOPED AS FOREST TO BE USED AS NATURE WALK , MEDITAION & PATHS LEADING TO ADJOINING VALUE CENTERS





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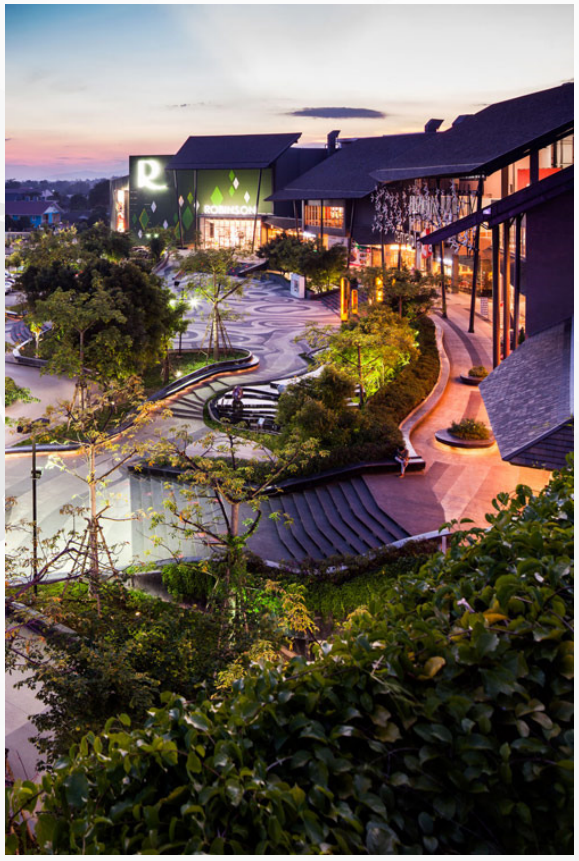
MOVIES FOOD & DRAMA

VALUE CENTER OF NEIGHBOURHOOD 7 AS MOVIES & FOOD HUB.
CONNECTED TO NEW AGE MALL THROUGH THE WOODS PASSING ALONG THE CITY CLUB



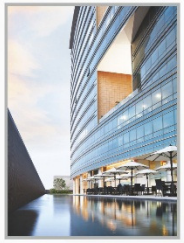






PICS: Central Plaza Chiang Rai & Cinema masters
http://www.landezine.com/index.php/2012/11/central-plaza-chiang-rai-by-shma-company-limited/

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MOVIES FOOD & DRAMA



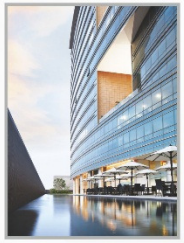






PICS: Central Plaza Chiang Rai
http://www.landezine.com/index.php/2012/11/central-plaza-chiang-rai-by-shma-company-limited/

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SPORTS CENTER 2

PG RESERVATIONS IN NEIGHBOURHOOD 9 OF 47891 SQ.MT. CAN BE DEVELOPED AS SPORTS CENTER SUPLIMENTING EXISTING SPORTS CENTER.

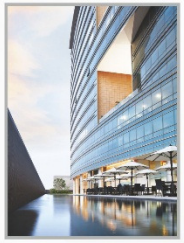






PICS: Sip sports center, Suzhou
http://aasarchitecture.com/2015/10/start-construction-of-sip-sports-center-in-suzhou-by-gmp-architekten.html

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MEDIA & ANIMATION HUB

NOT A VALUE CENTER BUT AND OPTION FOR
APPROX 3 ACER COMMERCIAL PARCEL NEAR MULTI MODAL NODE

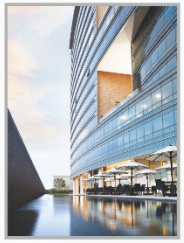






PICS: Seoul Animation Center International Design Competition
http://www.spacea.com/kor/html/news/news_detail.asp?idx=301

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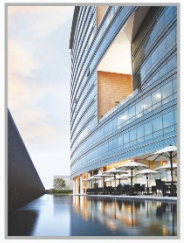


LEISURE DAY FOR RESIDENTS & VISITORS

1. STARTING THE DAY WITH A TOUR OF WETLAND PARK, NIC & BREAKFAST IN LAKESIDE CAFE.
2. SHOPPING & ENTERTAINMENT RIDES IN FED/ NEW AGE MALL.
3. WALK THROUGH THE WOODS PASSING BY THE CITY CLUB TO MOVIE FOODS & DRAMA.
4. LUNCH & MOVIE IN THE MOVIE ZONE.
5. STROLL THROUGH THE SWALE/NMT TO WATERFRONT.
6. KIDS CAN PLAY, PET ANIMALS OR SEE THE BOTANICAL GREEN HOUSE.
7. WATER PLAY PLAZA FOR KIDS & CAFÉ + ART EXPERIENCE FOR THE PARENTS.
8. PROCEED TO HOME HAVING SPENT QUALITY TIME WITH FAMILY.



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GUIDED TOUR FOR CUSTOMERS

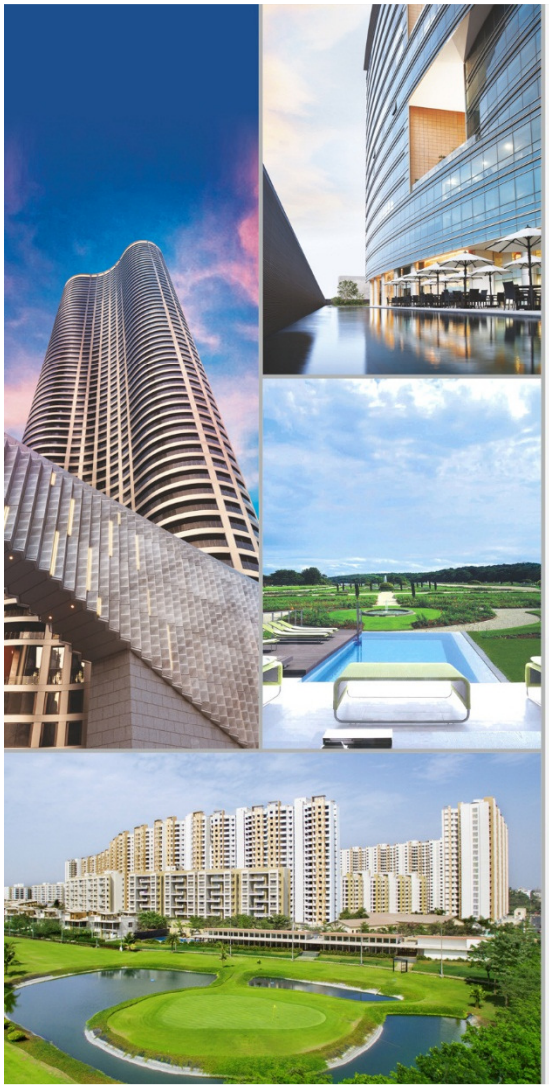
A. REACH TOWN CENTER SALES OFFICE VIA CENTRAL AVENUE HAVING A GLIMPSE OF THE CITY- WORK DISTRICT, SCHOOLS, CLUB HIGHSTREET, NEW AGE MALL & WETLAND PARK, RESIDENTIAL DEVELOPMENT.

B. GUIDED TOUR – STARTING ON CENTRAL AVENUE TO:

1. WATERFRONT PLAZA, CAFÉ, ARTIST ZONE
2. PROCCED TOWARDS PLAY SPACES, GATHERING ISLAND & BOTANICAL DISPLAY
3. THROUGH THE SWALE AND THROUGH THE WOODS
4. BACK TO THE SALES OFFICE TO CONCLUDE THE PURCHASE.



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Thank you

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