# Phase 2 _Concept Plan Alternatives

27.2.2018

Consultancy Services for

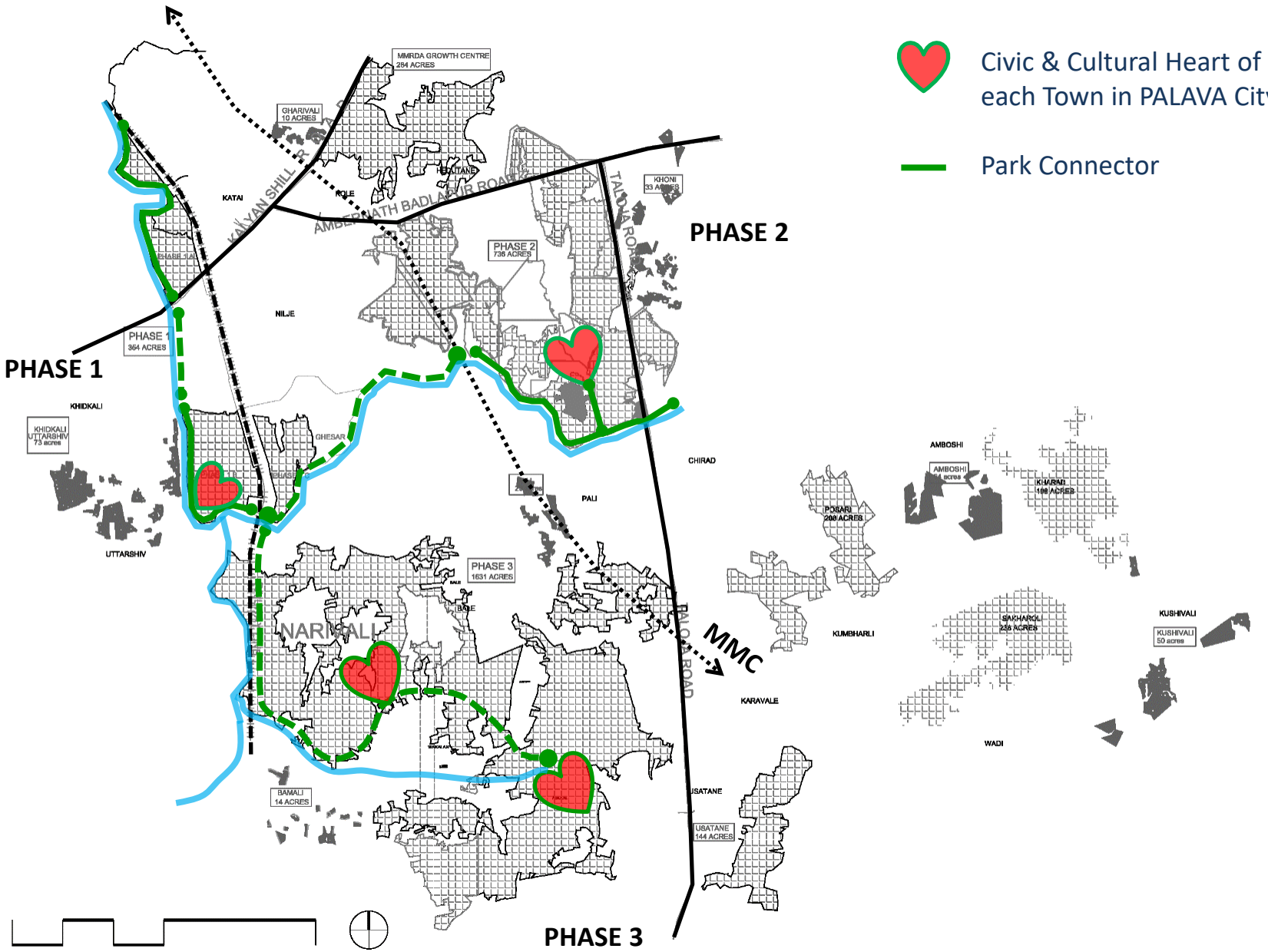
# PALAVA CITY MASTER PLAN

# 1. Phase 2 Structure Plan

# PLACE MAKING @ PALAVA



# PLACE MAKING @ PALAVA



# THE HEART_ City Level Amenities

- Gauchar Land
- River & Water bodies
- Amenities
- Open Space/ Park

- SC School & Play Ground
- HE Higher Education
- HP Community Healthcare Facilities
- M Community Market
- TH Public Assembly Facilities - Town hall
- C Club



# THE LIFELINE_ Park Connector

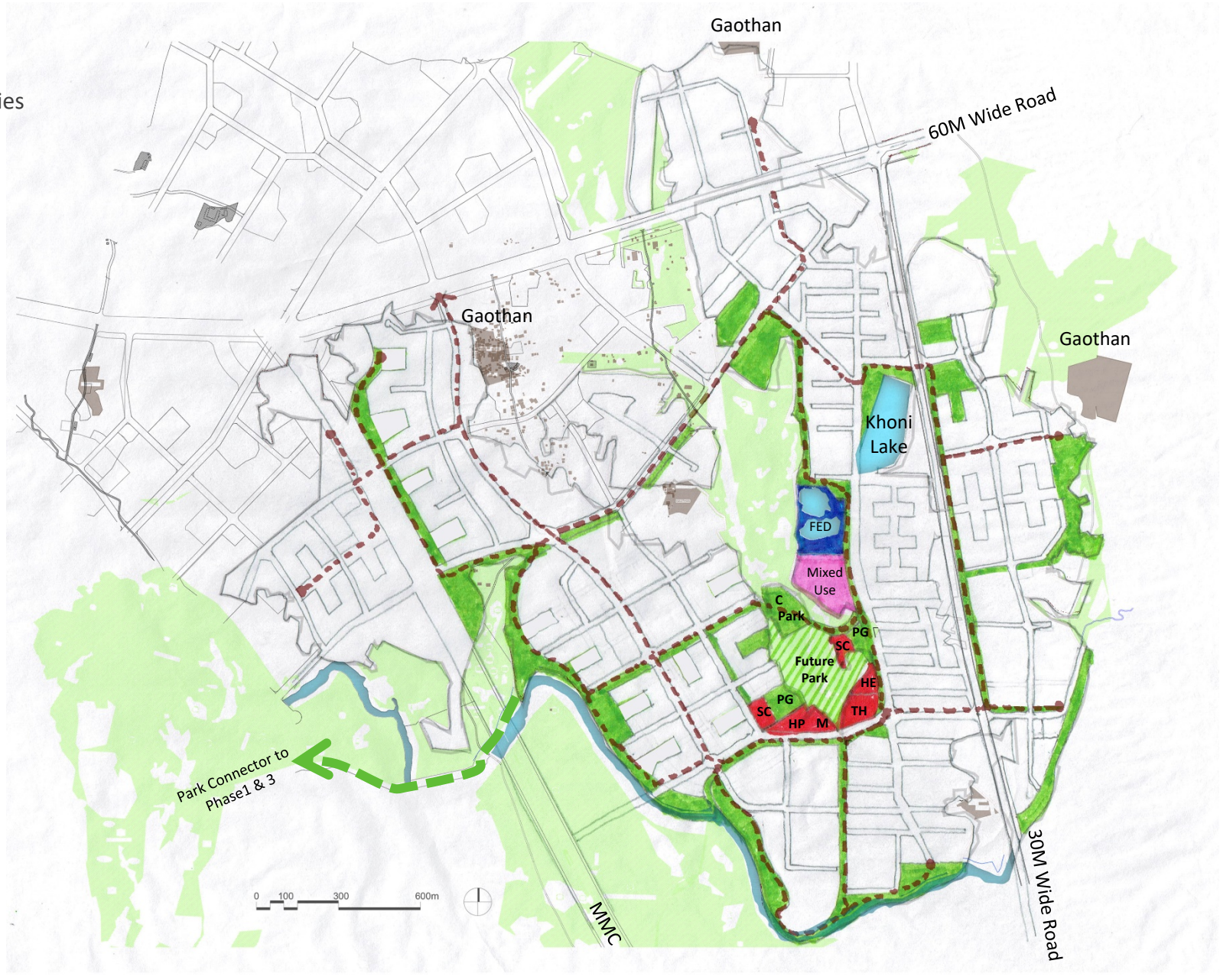
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# THE ARTERIES_ NMT Network

- Gauchar Land
- River & Water bodies
- Amenities
- Open Space/ Park
- PALAVA Bus Route
- NMT Network



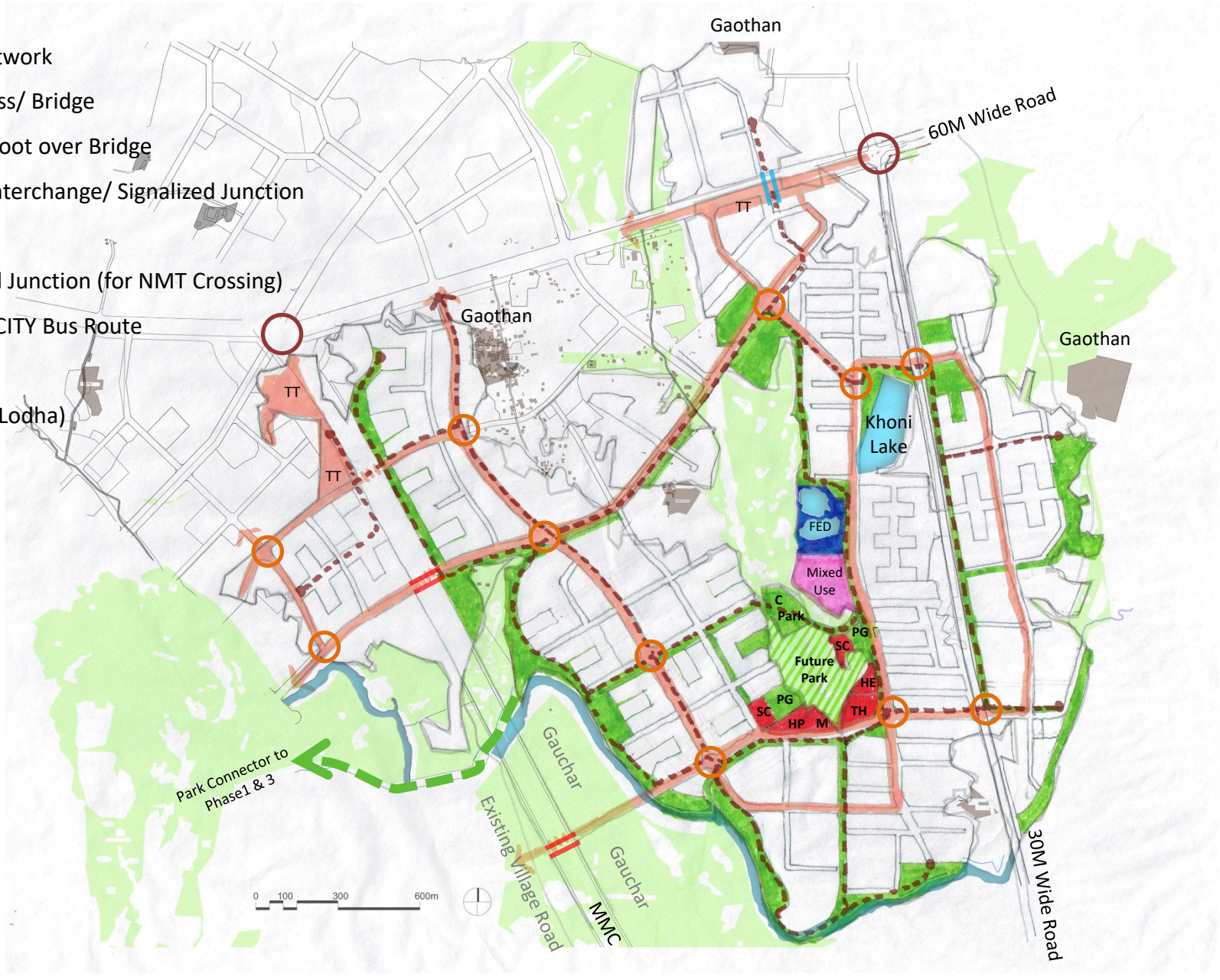
# NMT Network & Safety

- Proposed NMT Network
- Vehicular Underpass/ Bridge
- NMT Underpass/ Foot over Bridge
- Grade Separated Interchange/ Signalized Junction
- Signalized Junction
- Optional Signalized Junction (for NMT Crossing)



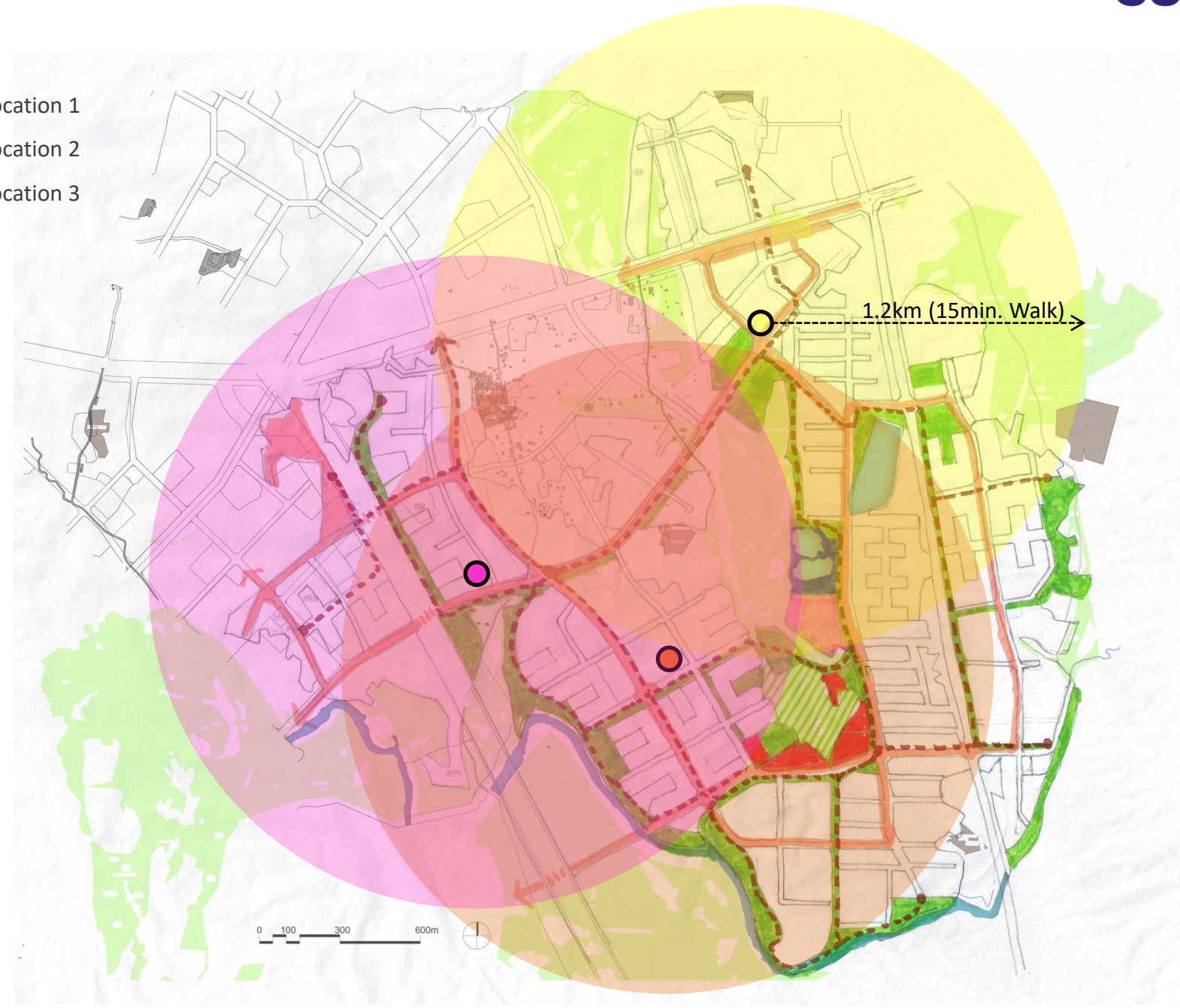
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- Proposed NMT Network
- Vehicular Underpass/ Bridge
- NMT Underpass/ Foot over Bridge
- Grade Separated Interchange/ Signalized Junction
- Signalized Junction
- Optional Signalized Junction (for NMT Crossing)
- Proposed PALAVA CITY Bus Route
- TT Transport Terminal (as per MMRDA & Lodha)



# 15 min. Walk to Work

- Potential Office Location 1
- Potential Office Location 2
- Potential Office Location 3



# 2. Phase 2 Land Use Scenarios

# Option 1 - Riverfront Hub

- Gauchar Land
- River & Water bodies
- Gardens & Parks, Play Grounds
- Commercial
- Mixed Use (30% C + 70% R. May Vary)
- Residential
- Future Use (As per market scenario)
- Amenities
- Public Utilities
- Multi Level Car Park

SC Combined School & Play Ground (PG)

HF Community Healthcare Facilities

M Community Market (2nos. Combined)

TH Public Assembly Facilities -Town hall

C Socio-Cultural Amenity- Clubhouse

NC Neighbourhood Center (Commercial & Religious Facilities)

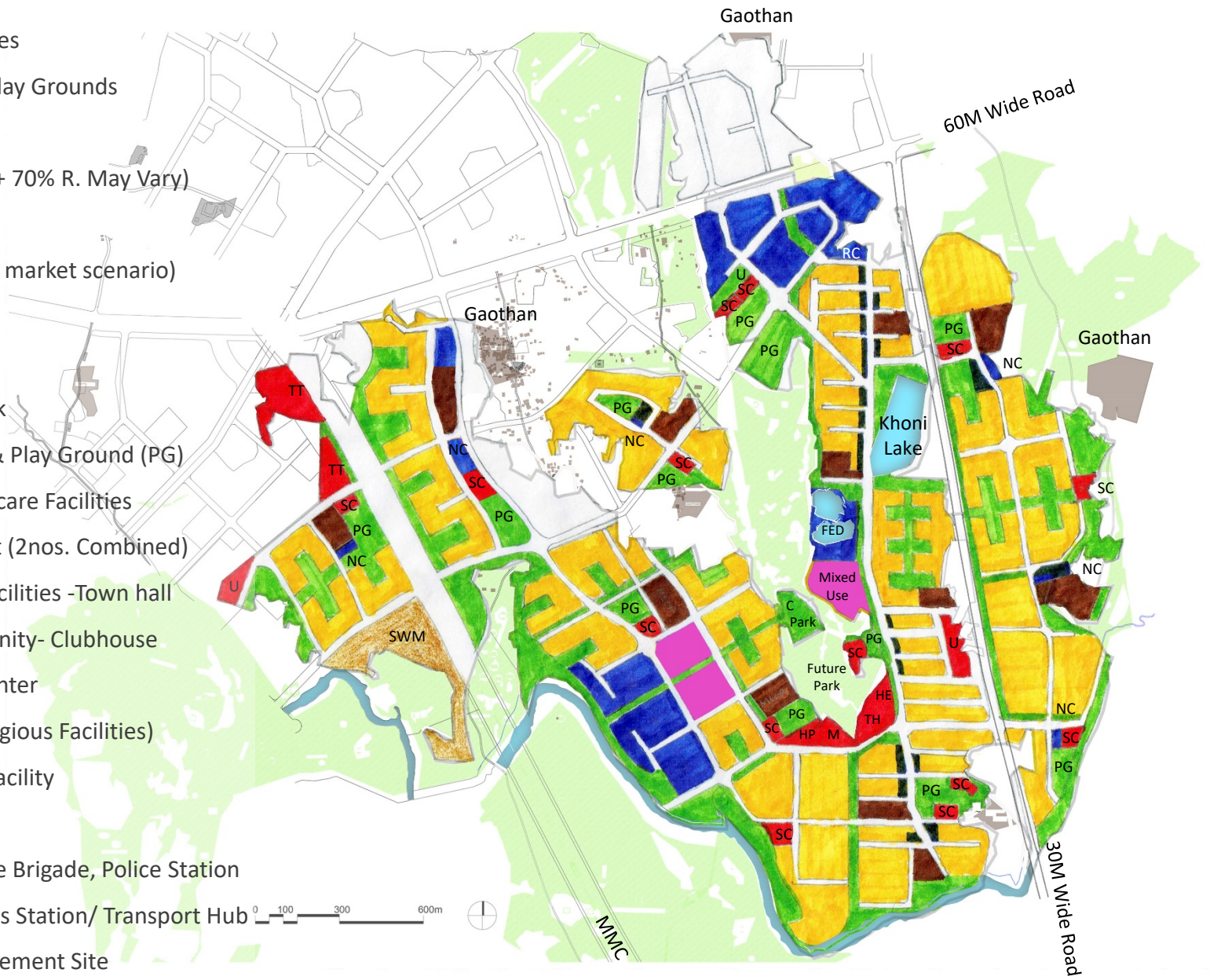
HE Higher Education Facility

RC Re-skilling Center

U Public Utilities - Fire Brigade, Police Station

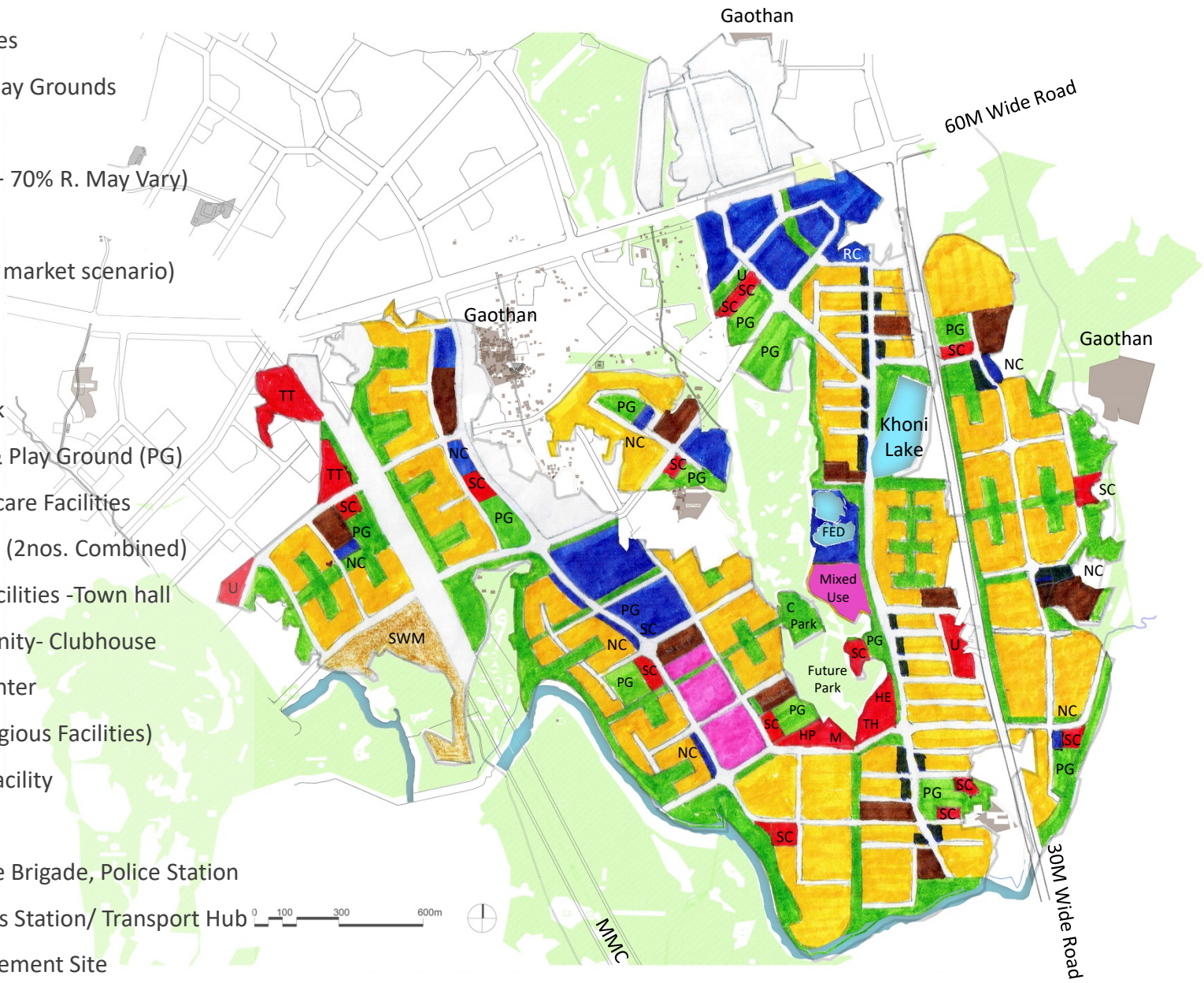
TT Public Utilities – Bus Station/ Transport Hub

SWM Solid Waste Management Site



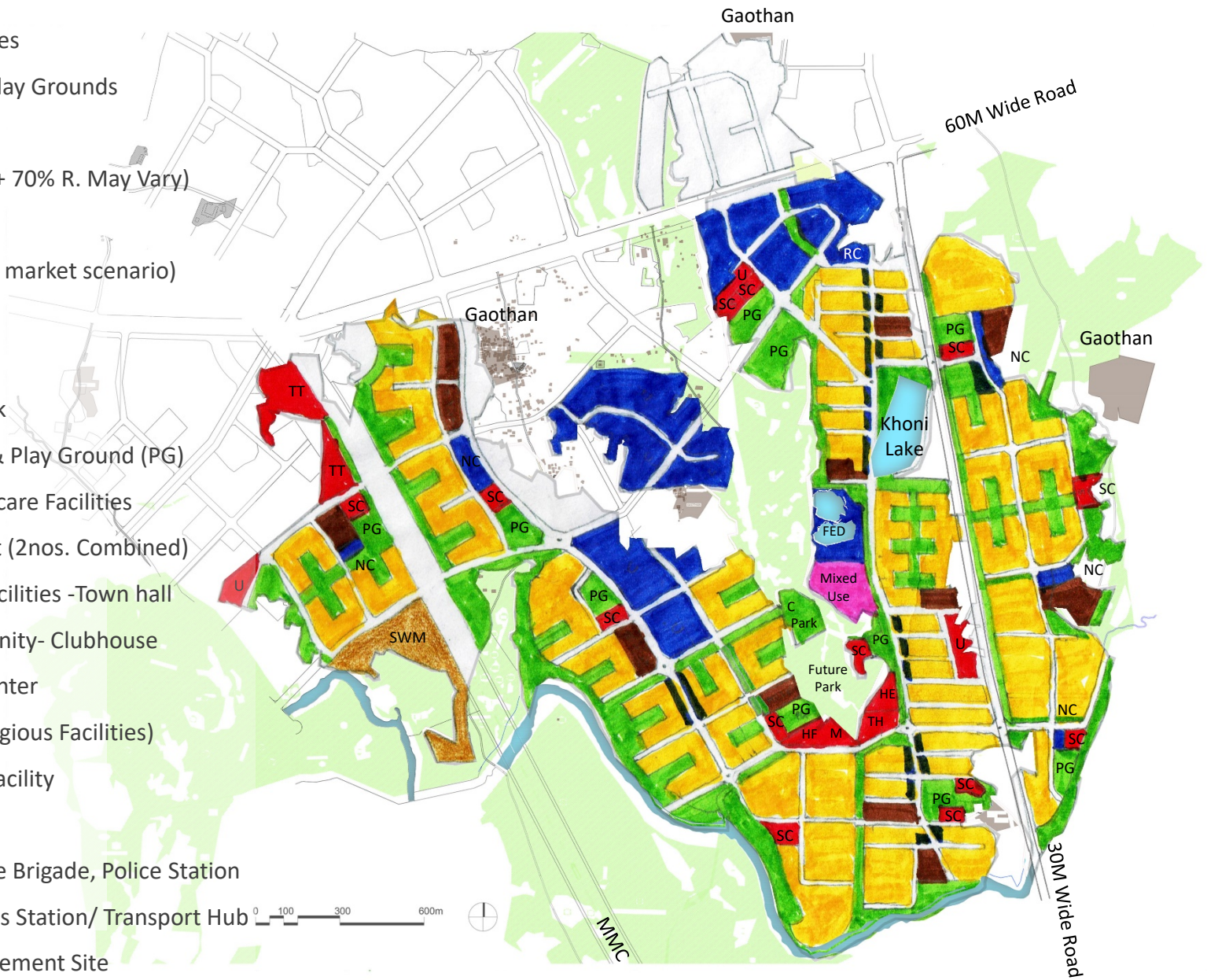
# Option 2 - Commercial Boulevard

- Gauchar Land
- River & Water bodies
- Gardens & Parks, Play Grounds
- Commercial
- Mixed Use (30% C + 70% R. May Vary)
- Residential
- Future Use (As per market scenario)
- Amenities
- Public Utilities
- Multi Level Car Park
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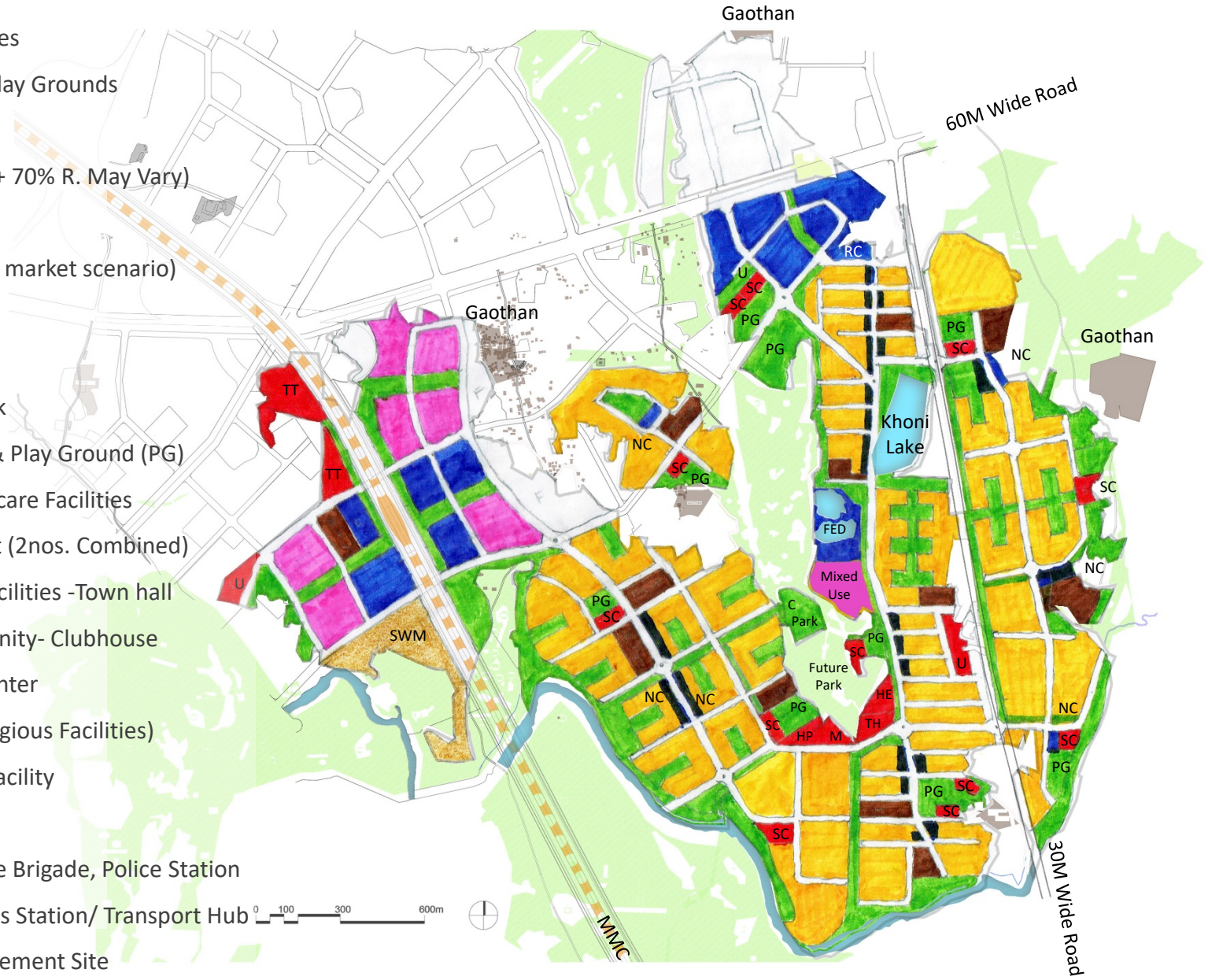
# Option 3 - Networked Nodes

- Gauchar Land
- River & Water bodies
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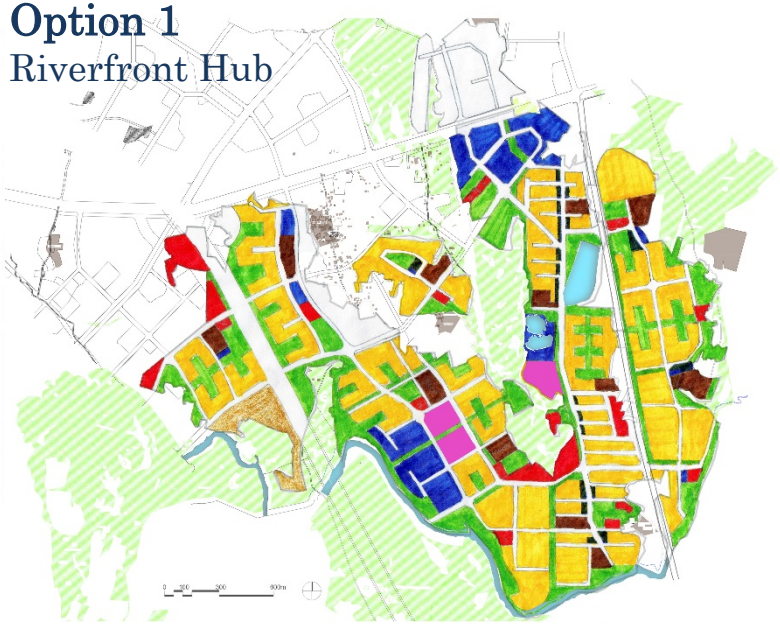


# Option 4 - Multimodal Hub

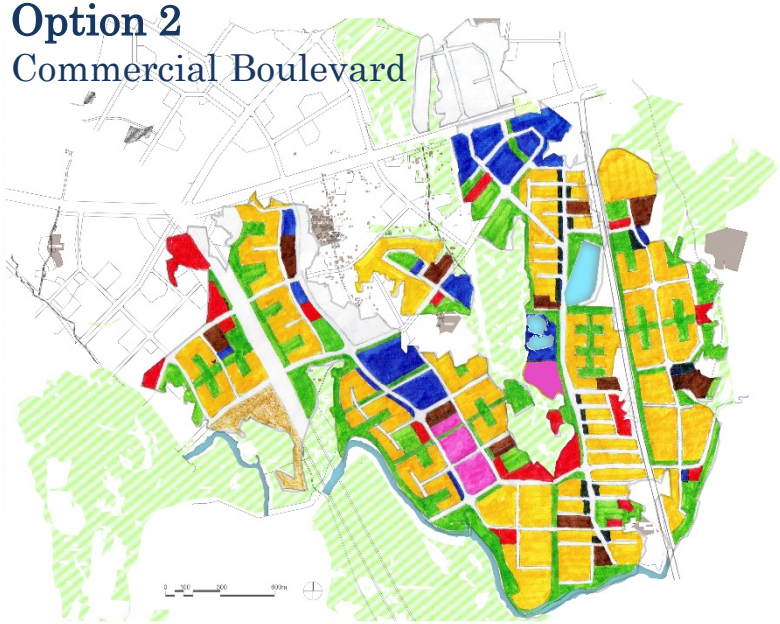
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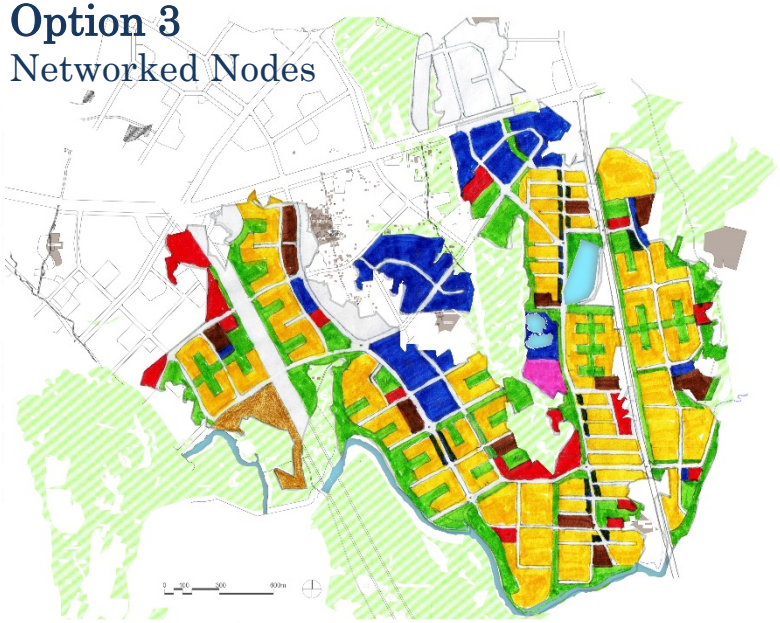
## Option 1
Riverfront Hub



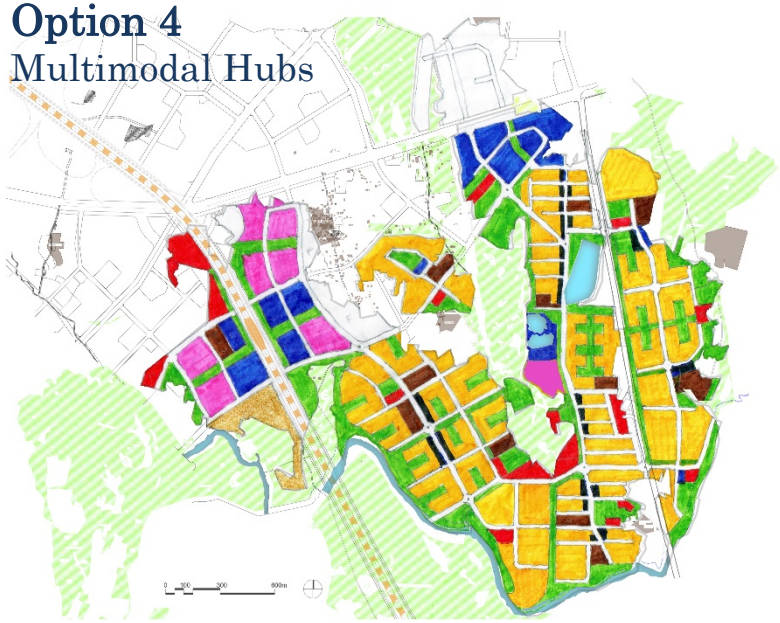
## Option 2
Commercial Boulevard



## Option 3
Networked Nodes



## Option 4
Multimodal Hubs



# 4. Way Forward

# Next Actions

| Stages of Work | Feb | | March | | | | April | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | w3 | w4 | w1 | w2 | w3 | w4 | w1 | w2 | w3 | w4 |
| STAGE 1: Phase 2 Detailed Master Planning | | A | | | | | | | | |
| STAGE 2: Phase 2 Startup parcel Urban Design | | | B | | | | | | | |
| STAGE 3: Concept Plan for +4000 acres | C | | | | | | | | | D |

*D: Final Report Submission*

*Key dependencies*

*A: Preferred Concept Option for Phase 2 to be selected*

*B: Urban Design Site to be selected*

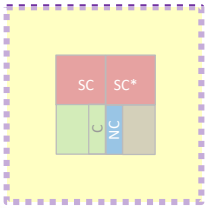
*C: Economic Strategy Validation Report to be finalised.*

# 5. Appendix

# 1. Self sufficient Neighbourhoods



- **SC** Combined School & Play Ground (PG)
- **HF** Community Healthcare Facilities
- **M** Community Market (2nos. Combined)
- **TH** Public Assembly Facilities -Town hall
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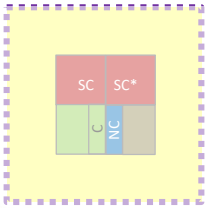

Typical Neighborhood: 4000-8000* units

# 2. Neighbourhood Level Walkability to Schools

Option 3: Networked Nodes

SJ

- **SC** Combined School & Play Ground (PG)
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Typical Neighborhood: 4000-8000* units



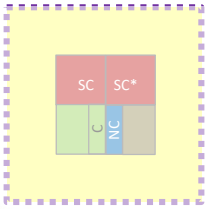

5min Walking Radius (400m)

(Committed Schools are excluded from map)

# 3. Neighbourhood Level Walkability to NC



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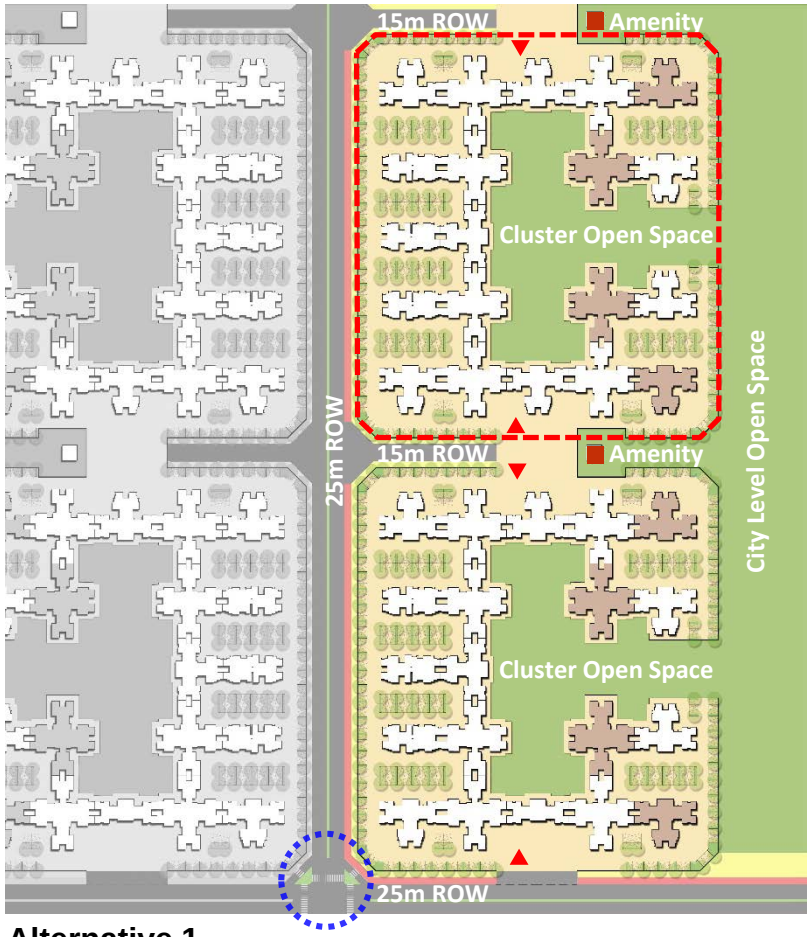

Typical Neighborhood: 4000-8000* units



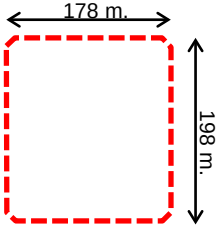

5min Walking Radius (400m)

- Committed NC are excluded from map
- Sector 7 NC to be located as shown

# Adopted Super Block Alternatives



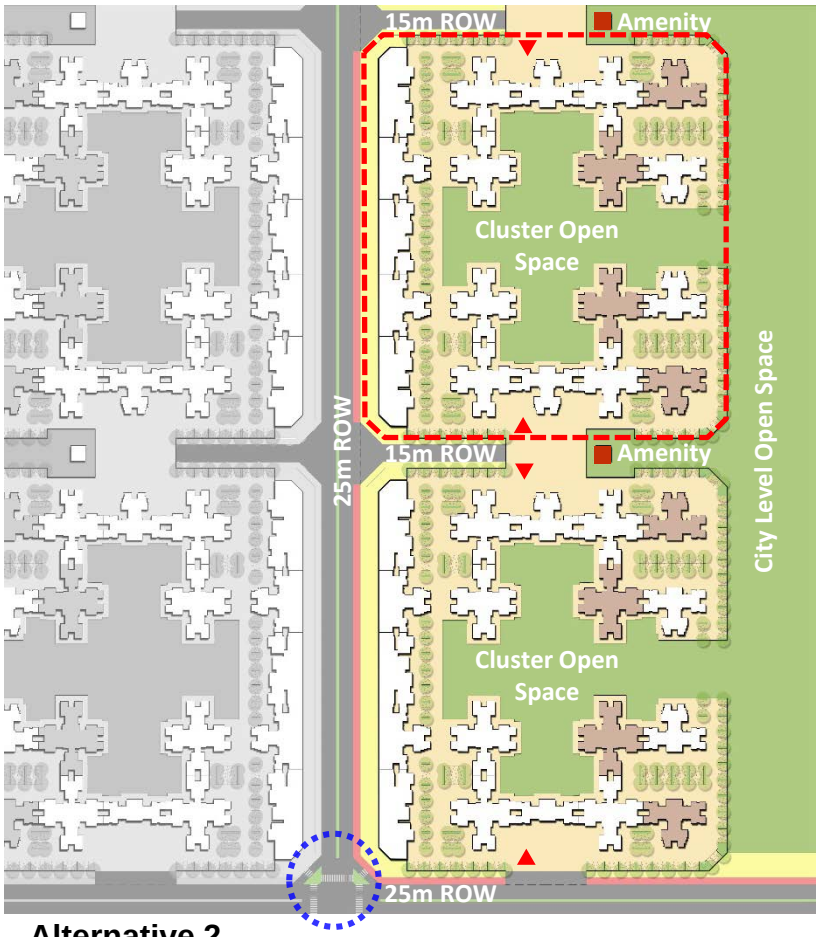

**Alternative 1**




**Urban Block**

Size: 178 m. x 198 m.

Area: 34885.29 sqm.




**Alternative 2**

| | Alternative 1 | Alternative 2 |
|---|---|---|
| **Number of units per floor** | 128/ 130 | 128/ 130 |
| **Car Parking** | 372 | 264 |
| **Ground Coverage** | 25% | 27% |
| **Open Space** | 20% | 23% |
| **Ground floor Commercial/ Stilt Parking area** | 0 sqm. | 2915 sqm. |