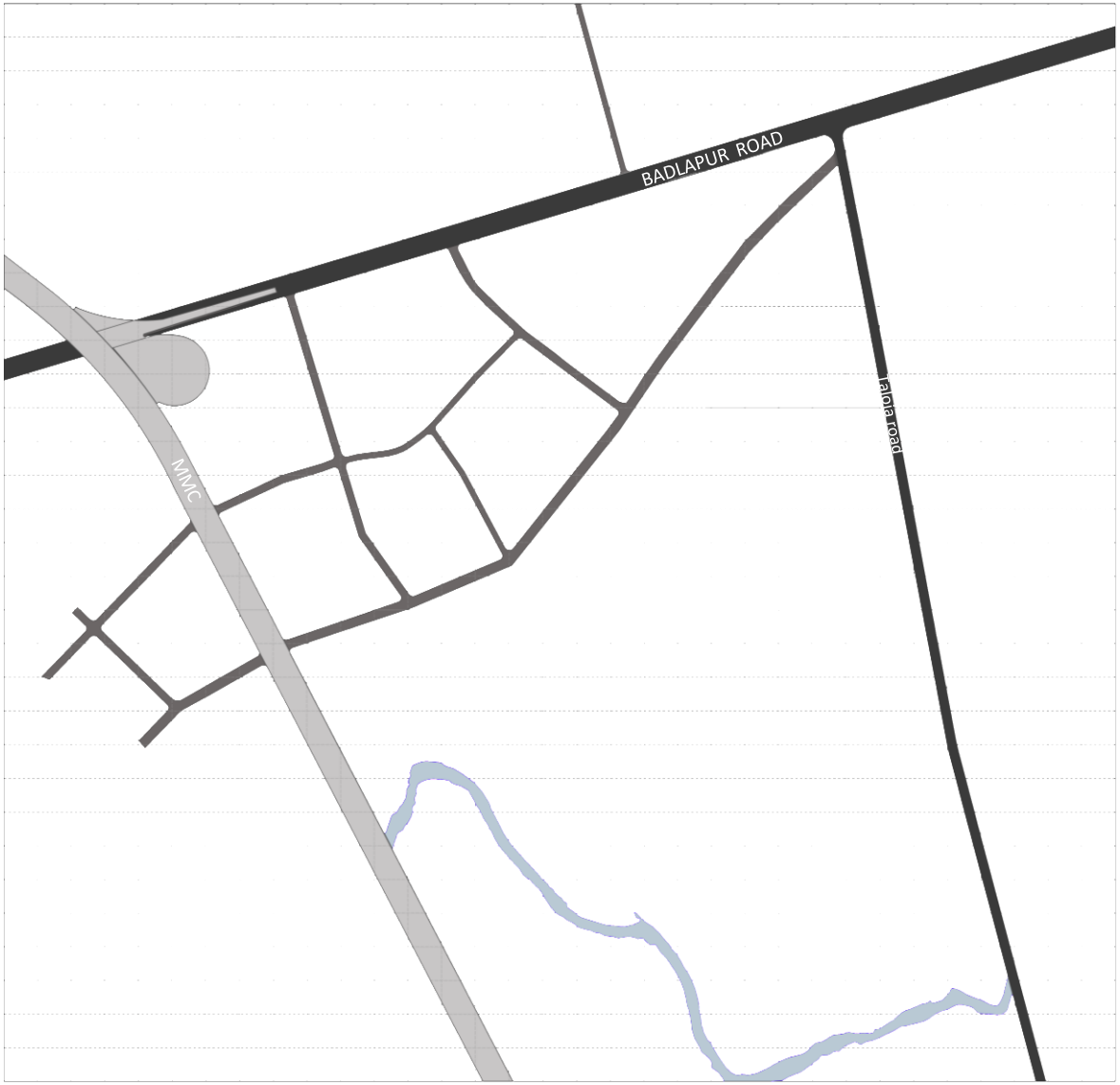
Site Access

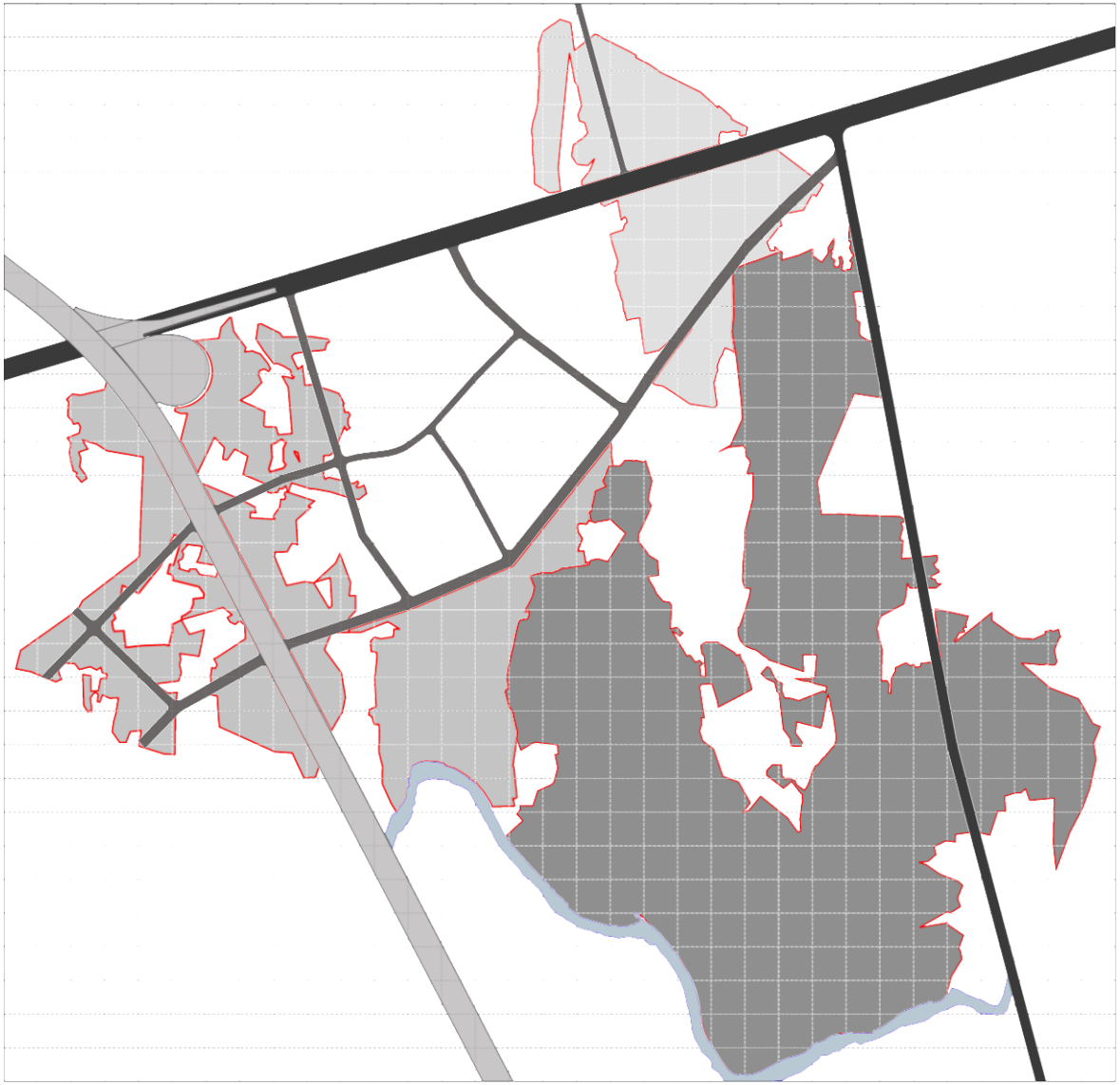


Grid _100m x 100m

Legend

- Major Access road / Primary DP roads
- Secondary DP road
- Proposed Multi nodal corridor
- River *(Desai nadi)*

STP Boundaries



Grid _100m x 100m

Legend

STP 1 (501 acre)

STP 2 (206 acre)

STP 3 (102 acre)

Total area under STP = 809 acres

Master Plan _810 acres



Legend

- Main entry from Badlapur Road
- Entry from Taloja Road
- STP boundary
- Residential Cluster
- Commercial Plot
- Amenity Plot
- Apirational Devlop. Plots
- Gauchar
- Land in possession
- Village area
- Lake
- River
- Quarry
- Green network / R.G /P.G Open space
- MLCP
- External Road Network
- Proposed Muti Modal Corridor
- EWS
- Retail
- Religious space/ places of worship

Total Area	810 acres / 327.85ha
Population	357210
Density	441 persons /acre
	1090 person / ha

Grid _100m x 100m

Current land under possession



Legend

Land under possession

*Note : Area marked based on the Overall MP drawing received from M/s. Lodha on 23-02-1016

Major Nodes



Grid _100m x 100m

Important urban nodes - marked by Significant public buildings and opportunities to create relief from the dense residential development

Legend

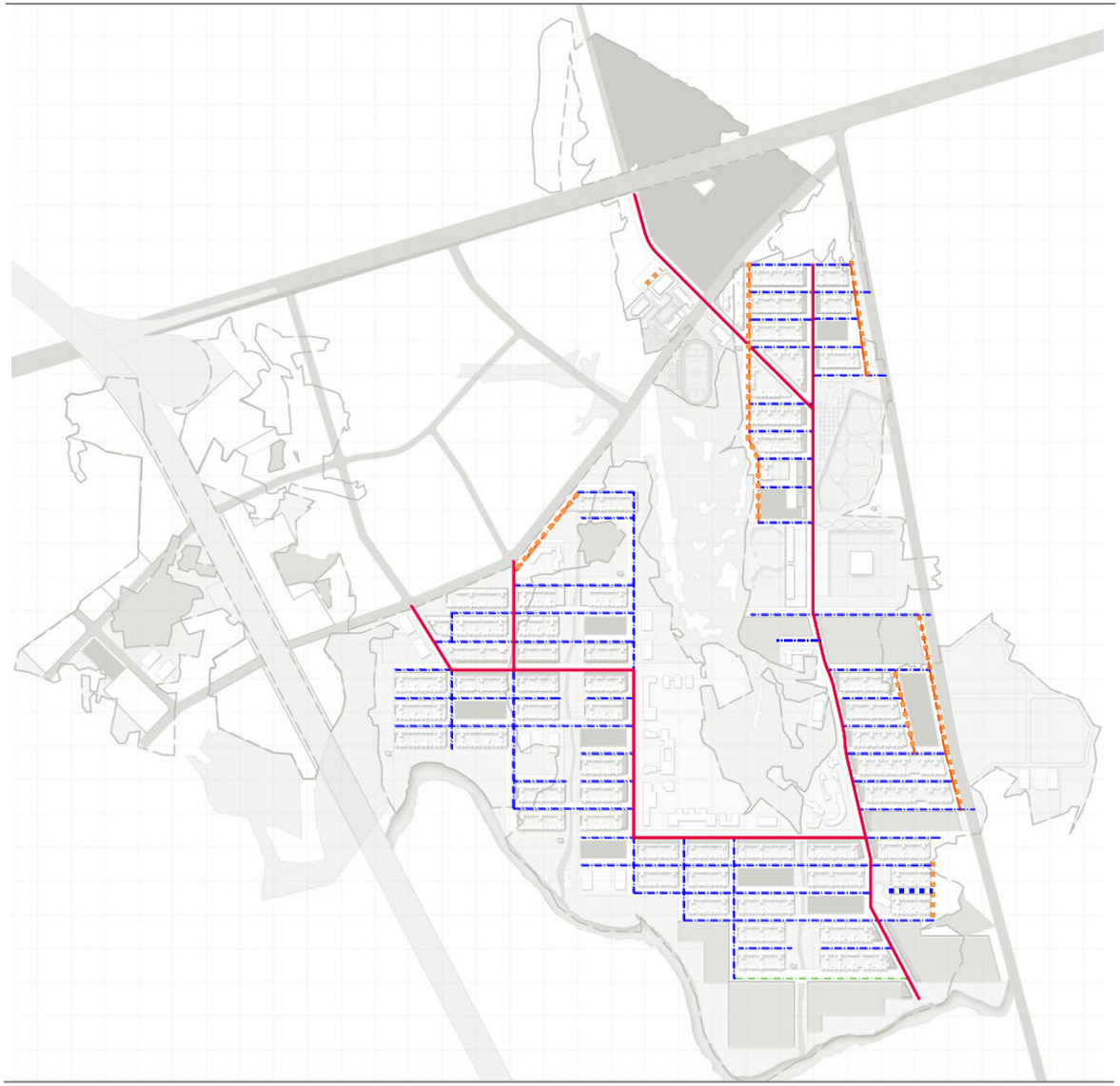
Primary Nodes

Urban Marker and Transport Hub
Sports Centre
Lake front
Public plaza _ PCAC
City Hall
University
Hospital
Spine Road Termination Plaza's
Fire station

Secondary Nodes

School
Club
Religious spaces
Market

Road Network



Legend

- Main Spine (30.5m wide)

Secondary roads

- Lateral roads (24, 27m wide)
- Lateral road (40m wide)
- Slip roads

Grid _100m x 100m

Residential , Commercial and Retail



Grid _100m x 100m

Legend

Residential

a. Casa Residences **(**462 nos.)

b. Aspirational plots

c. Future Expansion _ Residential or commercial plots depending on the market demand

(If residential _ 108 nos. casa residential buildings to be accommodated in these plots as per FSI)

Retail

Commercial (sector 1 and 2)

Casa Residences Clusters

A Type : 121.50 X 54.915
138.80 X 54.915
167.90 X 54.915

B Type : 155.00 X 54.915

Section _ Proposed MMC



30 M
MRT Corridor

14 M
Carriage way

5M 7M 3.5 M 2M
Walkway +Service road + Parking + 2 Wheeler lane + walkway

Open space network



Legend

- City level green
- Sector green
- Cluster level green
- Buffer
- Forest

Grid _100m x 100m

Open space network _ Area Statement



Grid _100m x 100m

Legend

1. Usable Green	Area (sq.m)
1A. Public open space	
• City level	282388
• Sector level	136743
• Buffers	89253
• PCAC	63734
1B. Private open space	
• Cluster level	247180
• School PG	87238
TOTAL	**90,65,36**
Open space / person	2.5

2. Other Open space	
Gauchar	512747
Forest	85570
Desai riverbed	94477
Khoni lake	45845
Road	659337
TOTAL	**13,97,976**
Open space / person	6.5

Proposed MLCP



Legend

MLCP (13 levels)

MLCP_Parking Requirement:

For STP 1 and 2 (Residential)

- Total GC required 86334 sq.m.
- Total car parking required 40084 nos.

For STP 3

- Total GC required 12273 sq.m.
- Total car parking required 5698 nos.

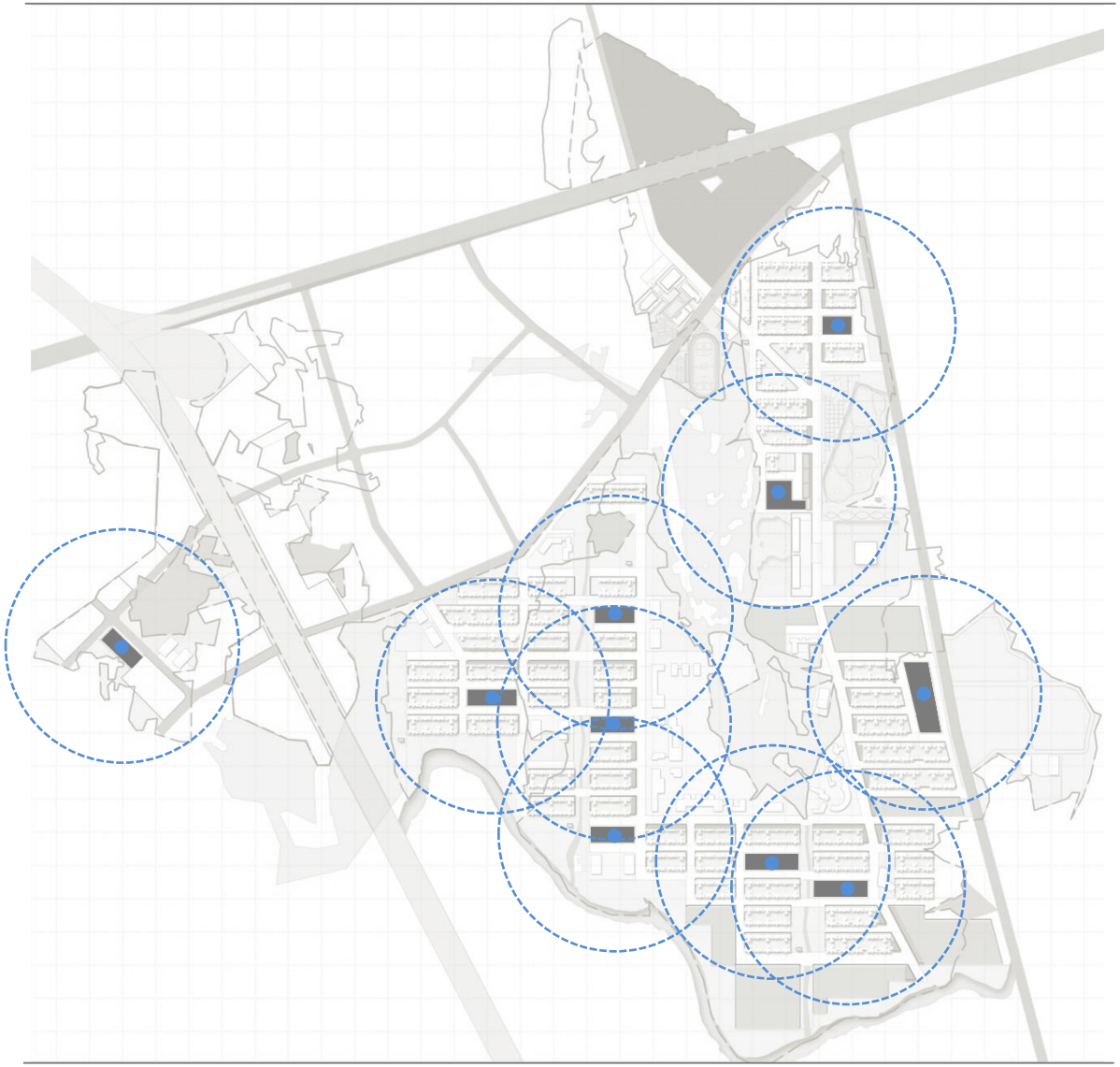
MLCP_Parking Proposed:

For STP 1 and 2

- Total GC required 87580 sq.m.
- Total car parking required **40662 nos.**

*NOTE : Area/ Car = 28sq mts (Based on the case of North MLLCP)

Walkability_MLCP

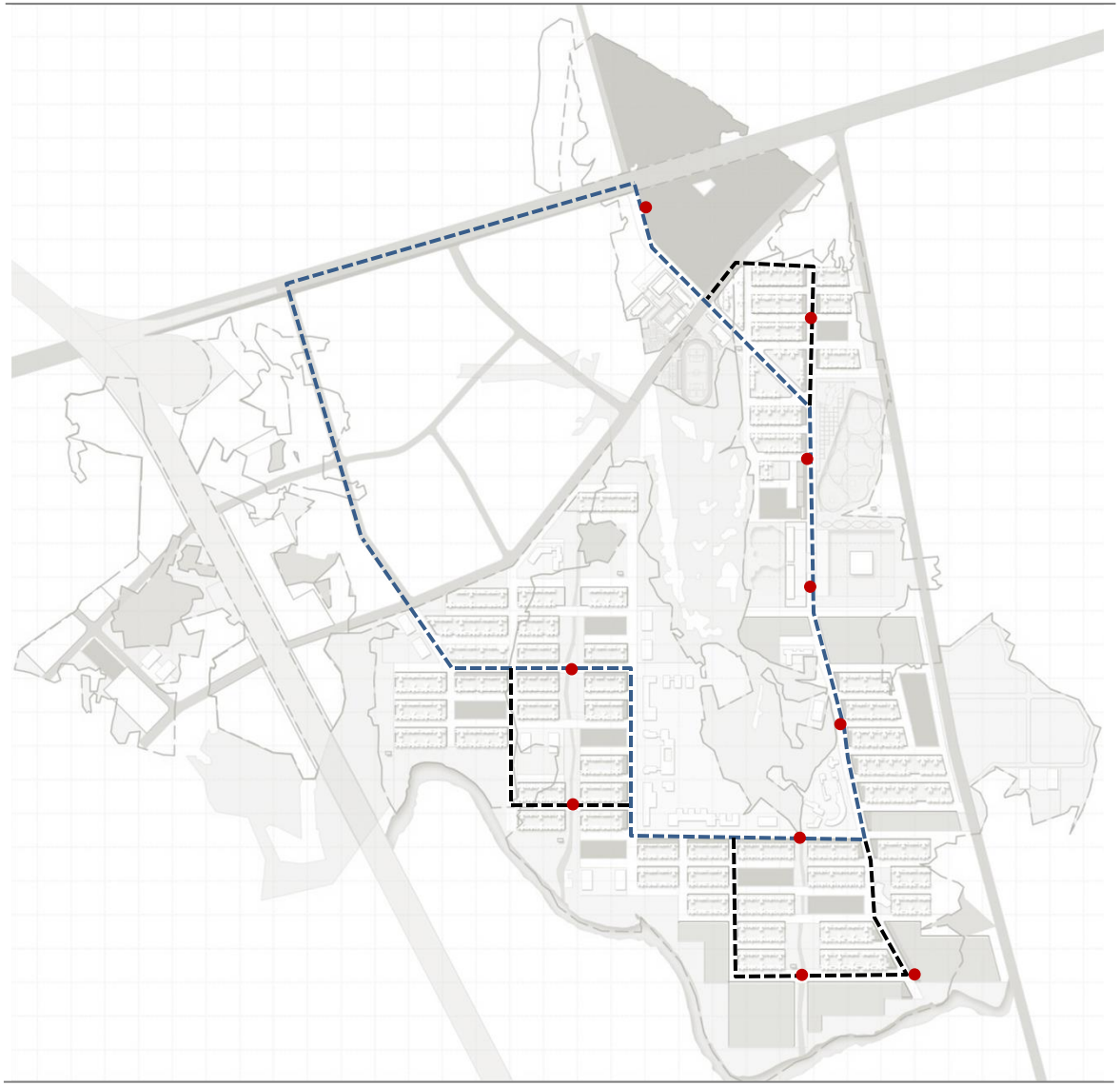


Grid _100m x 100m

Legend

MLCP plot _for residential(09 nos.)
05 mins, 350m walkability radius

Bus Route



Grid _100m x 100m

Legend

Primary Bus Route

Secondary Bus Route

Bus Stops

05 mins, 350m walkability radius

Amenities

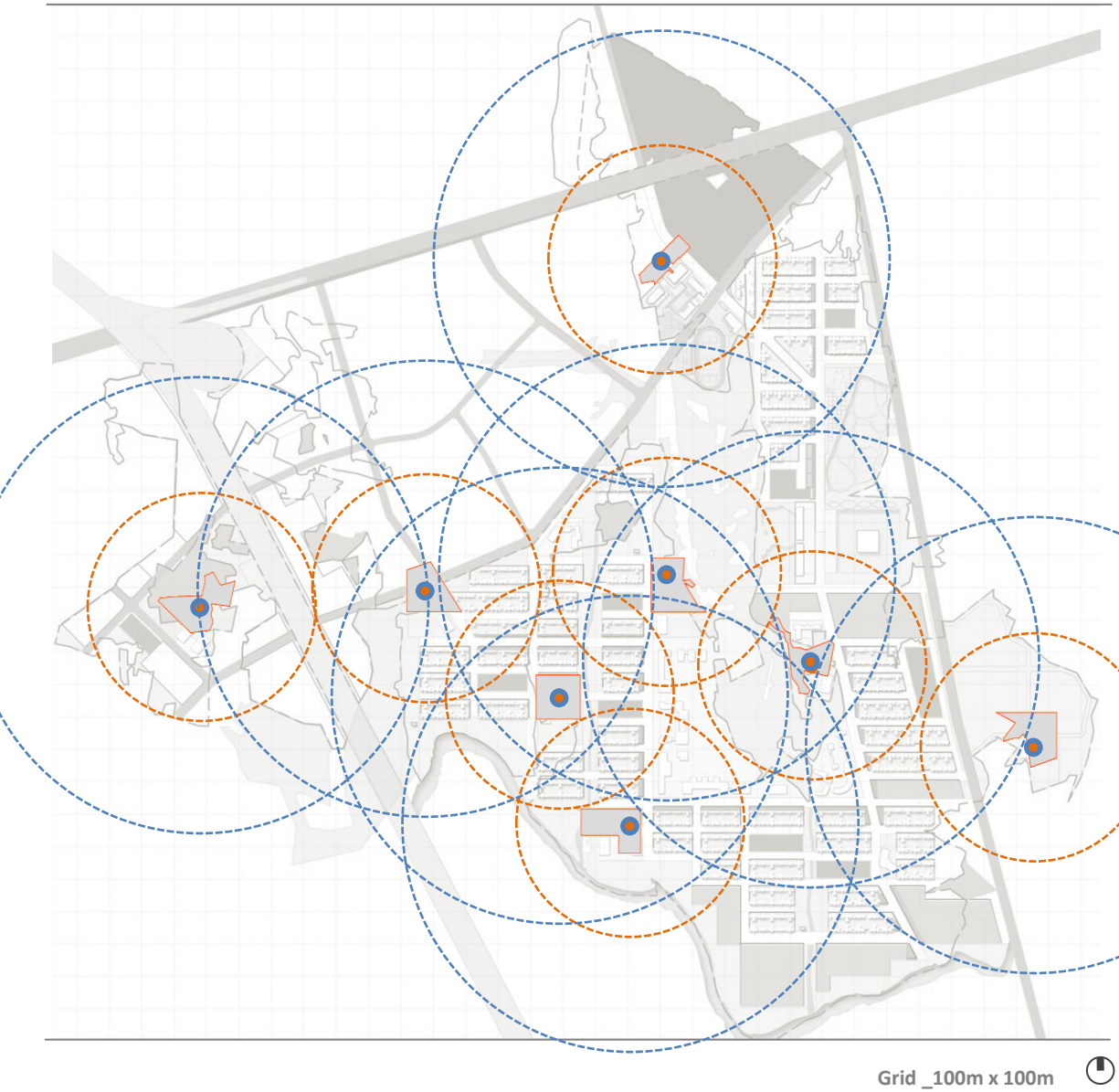


Grid _100m x 100m

Legend

	Plot area (sq.m)
Schools (15 nos.) (1.5 acre for building + 2.5 acre for school PG + Clubs (8 nos.)	155565
University	146230
Medical facilities	35402
Police Station+	2023
City Hall+	12238
Old age Home	5100
Small Medical facilities	
Fire Station	5100
PCAC / Music School	87360
Nature interpretation center	
Sports Center	
Transport Hub	
Market	1520 sq.m.

Walkability_School



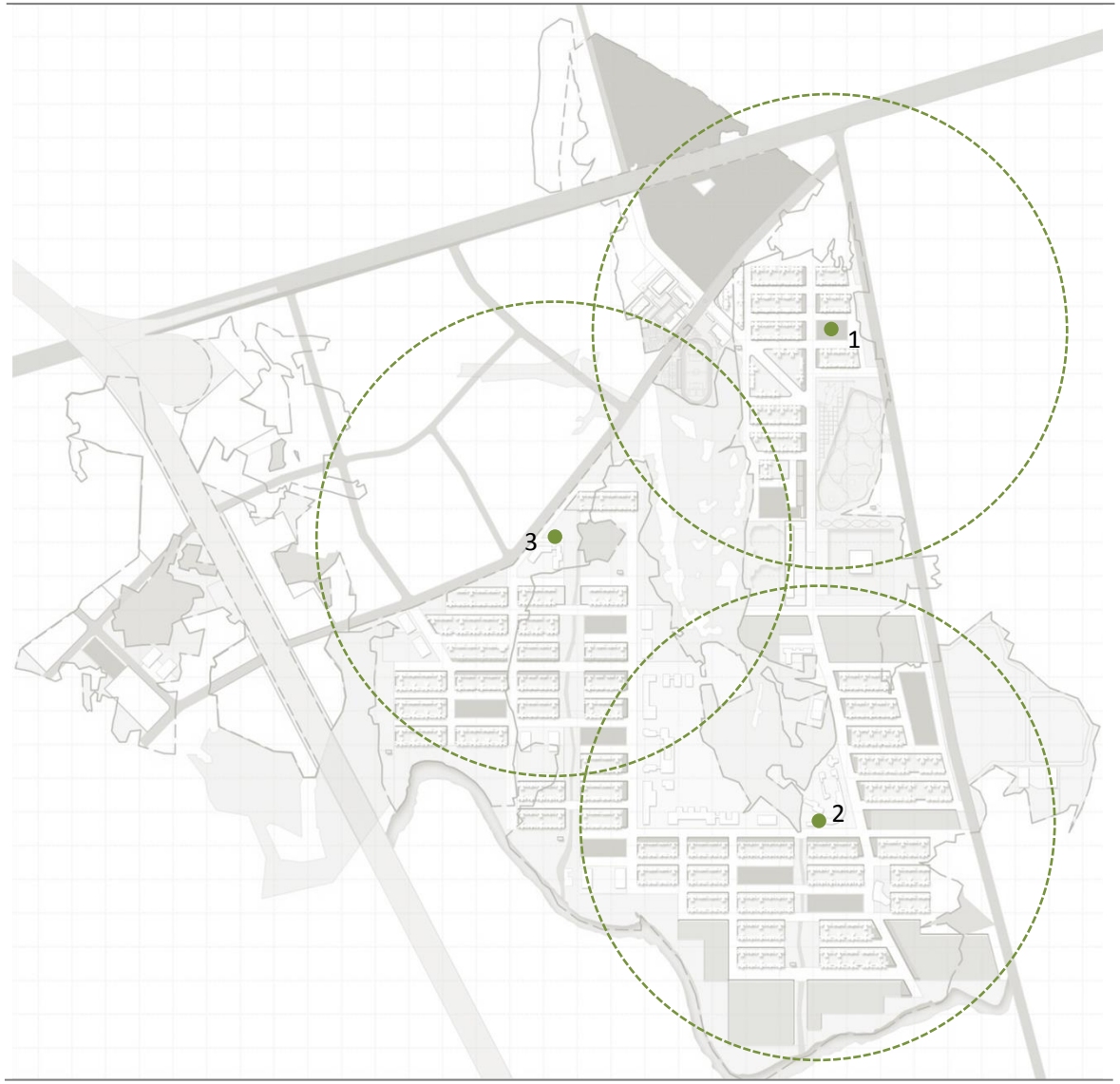
Legend

School plot_ (08 nos.)
05 mins, 350m walkability radius

10 mins, 700m walkability radius

Grid _100m x 100m

Walkability_ Hospital



Legend

Hospital / Health care facilities (2 nos.)
10 mins, 700 walkability radius

1. North MLCP : 930 Sq mts (BUA)

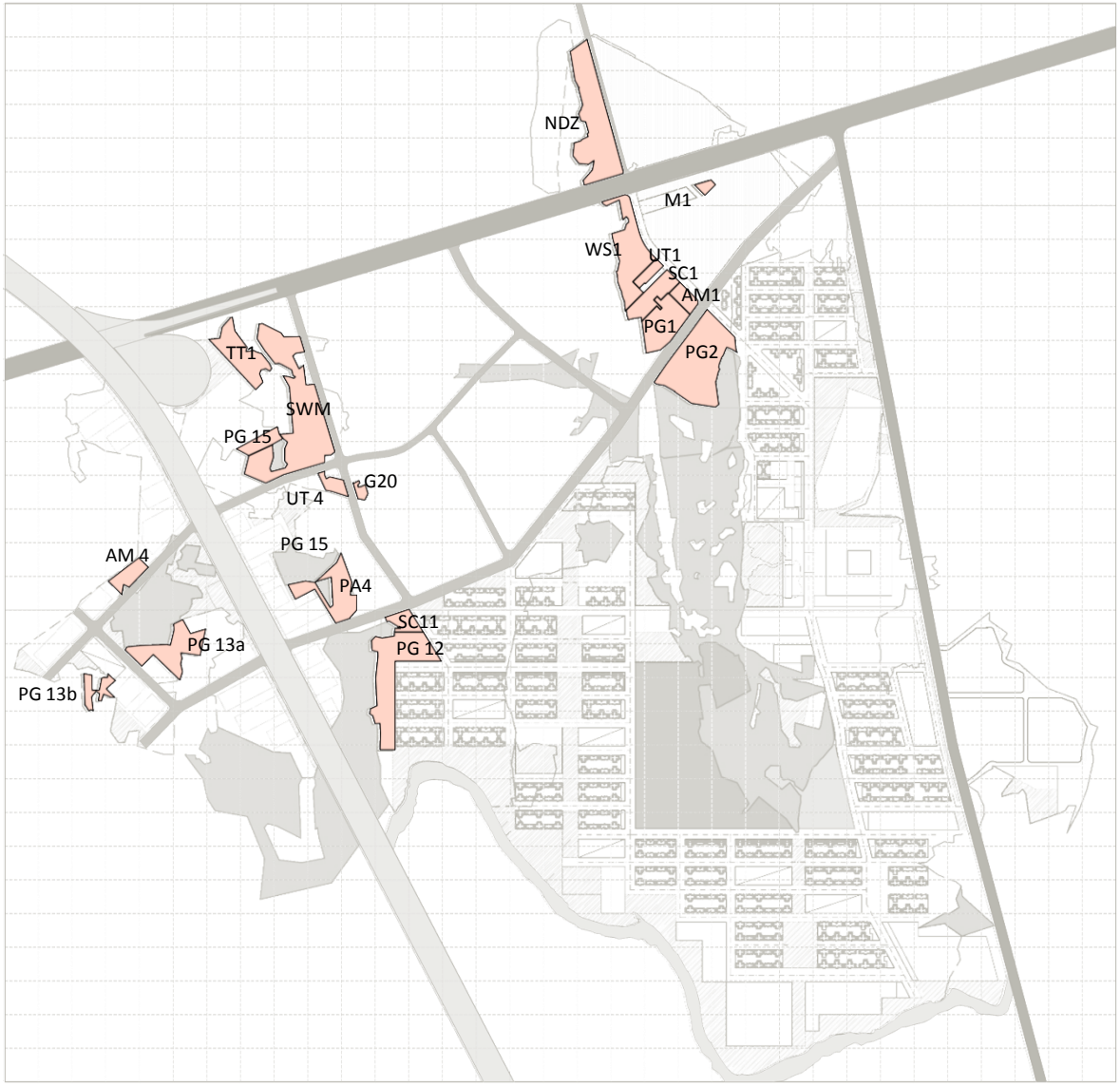
2. Health care unit : 8090 Sq mts
3. Hospital : 15485 Sq mts

Required Plot area for STP 1 + 2 + 3
= 35402 Sq Mts

Proposed plot area
= 23575 Sq mts + 930 sqmts (BUA)

* Note Received From M/s. Lodha : North MLCP will have clinics and health care facilities

Reservations



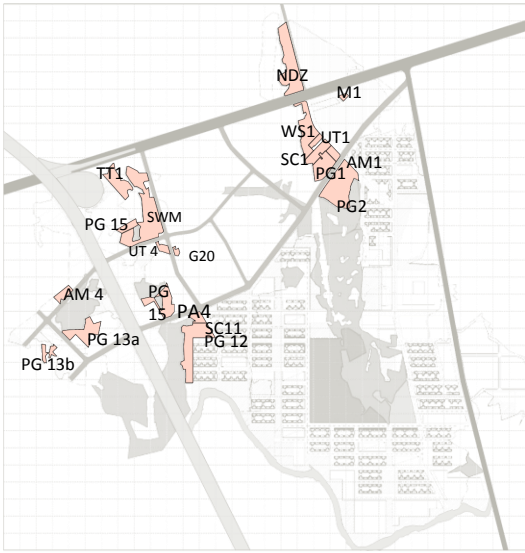
Grid _100m x 100m

Legend

Reservations		Plot area (sq.m.)
Water Services	WS1	20847
Amenity	AM1	4030
Utility	UT1	3770
Market	M1	1505
Solid waste management	SWM	47626
Transport terminal	TT	14970
School	SC11	4528
Parking area	PA4	14829
Amenity	AM4	4563
Utility	UT4	3006
Garden	G20	1441
Playground	PG12	28554
Playground	PG13	22976
Playground	PG15	4168

Reservations

Reservations	Code	Plot area (sq.m.)	Location	Criteria's considered
Water Services	WS1	20847	STP 3	Accessible from Badlapur road
Amenity	AM1	4030	STP 3	Part of the sports center
Utility	UT1	3770	STP 3	
Playground	PG1	15803	STP 3	Along the school Plot
Playground	PG2	21515	STP 3	Along the Club house and sports center
Market	M1	1505	STP 3	
Solid waste management	SWM	47626	STP 2	Away from the residential development accessible from DP Road
Transport terminal	TT	14970	STP 2	Accessible from DP Road
School	SC11	4528	STP 2	Within walkable distance of the development
Parking area	PA4	14829	STP 2	Accessible from DP Road
Amenity	AM4	4563	STP 2	
Utility	UT4	3006	STP 2	
Garden	G20	1441	STP 2	
Playground	PG12	28554	STP 2	Along the school plot
Playground	PG13	22976	STP 2	Along the school plot
Playground	PG15	4168	STP 2	Buffer along SWM



Key Plan

Master Plan _ 810 Acres Key considerations

- *All the entrances to the development are aligned to the proposed DP road network*

- *Important urban nodes are marked by significant public buildings.*

- *A green buffer is maintained along the Multi modal corridor and the land parcel abutting it is considered for future development _ mix-use/ commercial/ residential depending on market demand.*

- *The area of the University plot is maximized (36 acres)*

- *The size of the cluster grid is limited by the long length factor.*

- *School plots are located near PG reservation to maximize the open space required for school amenities.*

- *Club house to be part of the PG reservations (10% of the plot area as BUA)*

- *Existing crematoriums – one near Sector 10 and other inside the Gauchar considered . No additional land allocated.*



April 2016