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MASTER PLAN _ 519 acre

OPTION 2
- Road width increased as per liaison requirement.
- Plot area for school increased from 4 acre for 2 schools to 5.7 acre/ 23000sq.m. (which includes 2 school +1 PG + 1 clubhouse +1 temple with PG of the second school in 700 m dist.).
- width of the cluster greens increased to 25m, so that the cluster green can be considered as RG.
- Transport hub and public parking facility relocated as per the proposed DP plan.
- Garden reservations that were scattered in STP 2 are collated in one location
- along the Multi modal corridor.



Legend _Road width

-----	80M wide multi modal corridor	
-----	42.5M wide main spine	(18.5m ROW + 12m setback on both side
-----	51M wide existing DP road	(27m ROW + 12m setback on both sides)
-----	48M wide existing DP road	(24m ROW + 12m setback on both sides)
-----	54M wide existing DP road	(30m ROW + 12 m setback on both sides)
-----	48M proposed DP	(24m ROW + 12m setback on both sides)
-----	27M wide internal road	(12m carriageway)
-----	21M wide internal road	(9m carriageway)

(Note_ 12 m setback will be used for parking.)

Legend _ Building block
- 6 core block_ 17m x 30m
- 8 core block _ 17m x 42m
- Aspi Block _ 20m x 44m

Urban Grain _Option 2

Building typology	Lvls.	No. of buildings
G+16, 8 to a core block (17m x 42m)	17	12
G+12, 8 to a core block (17m x 42m)	13	269
G+12, 6 to a core block (17m x 30m)	13	58
G+21, Aspi block (20m x 44m)	24	36
Total buildings		**375**

Total FSI consumed	**23,40,959 sq.m.**
Deficit FSI	**68, 268 sq.m.**

Urban Grain _Option 3

Building typology	Lvls.	No. of buildings
G+16, 8 to a core block (17m x 42m)	17	12
G+12, 8 to a core block (17m x 42m)	14	154 (57%)
G+12, 8 to a core block (17m x 42m)	13	115 (43%)
G+12, 6 to a core block (17m x 30m)	13	58
G+21, Aspi block (20m x 44m)	24	36
Total buildings		**375**

Total FSI consumed	**24,09,461 sq.m.**
Deficit FSI	**-235 sq.m.**

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