

01. Entrance plaza
02. Transport hub
03. Fuel station
04. Market
05. Quarry Park, Library, Art gallery, Informal market
06. Lake plaza, commercial and lake view housing
07. Lake pavilion
08. 'Palav' maidan
    Linear park
    Productive landscape
    Palava art and civic plaza
    Fresh produce market
09. Urban tank
10. Flower terraces
11. Seasonal garden
12. Grassland
13. Paddy garden
14. River plaza
15. Garden terraces
16. Birds paradise
17. River pockets
18. Water gardens
19. Water pavilions
20. Grass reserves
21. Spiritual orchard
22. Forest pavilions
23. Grass reserves
24. Hotel squares
25. Fields
26. Gardens within orchards

MASTER PLAN- DEC 2011

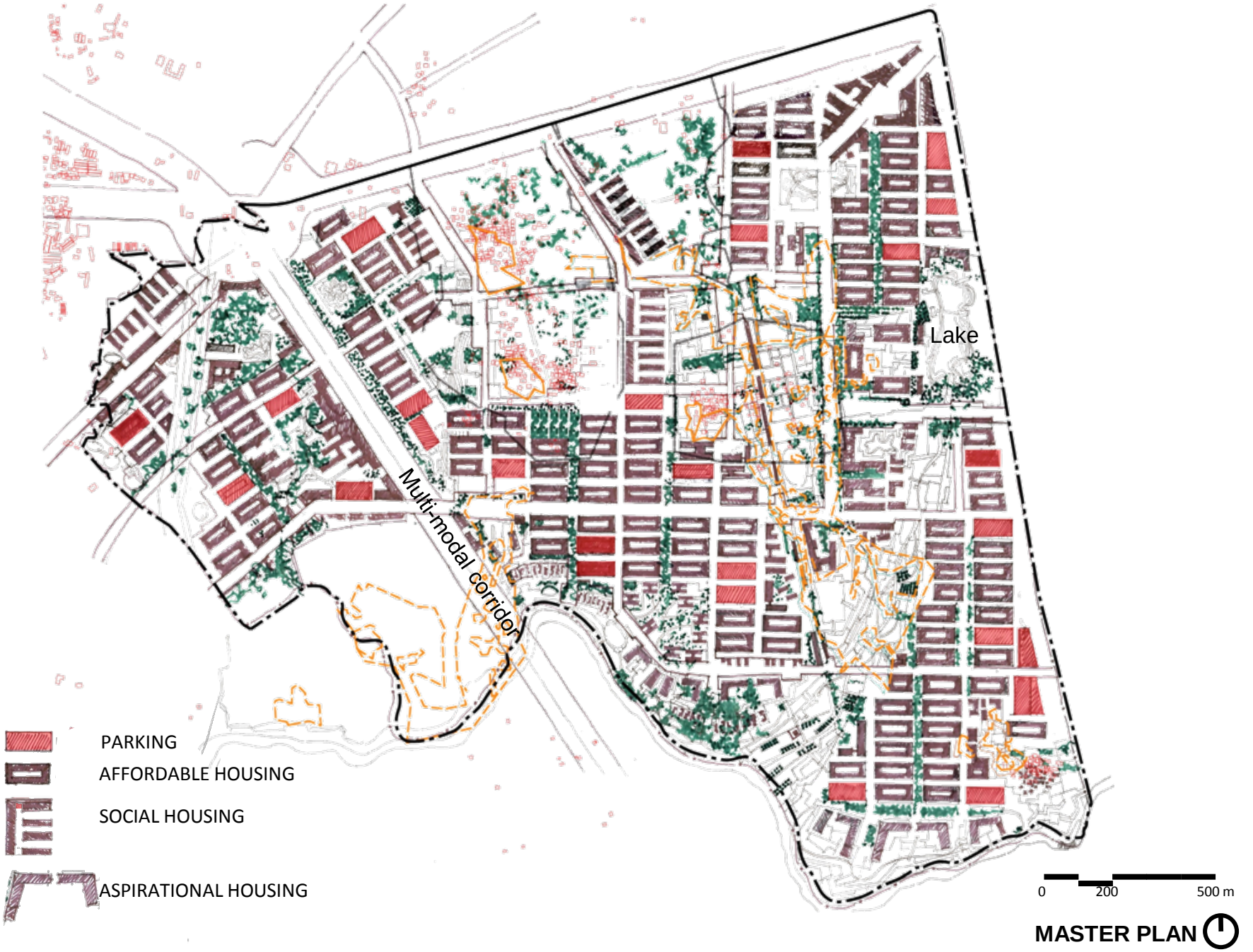


A	12842.84
B	63099.34
C	38786.98
D	46598.72
E	60732.81
F	72665.54
G	92401.42
H	108208.51
I	103617.26
J	161301.33
K	200676.46
L	70630.71
M	18085.76
N	25681.22
O	98080.34
P	59404.43
MISC A	7000
TOTAL	1239823.67
Q	12842.84
R	12842.84
S	16322.89
TOTAL	1734043.21

PLOTS IN **DP AREA** (TARGET FSI 2*A= 2486700)

PLOTS IN **NON DP AREA** (TARGET FSI 1*B= 1733400)

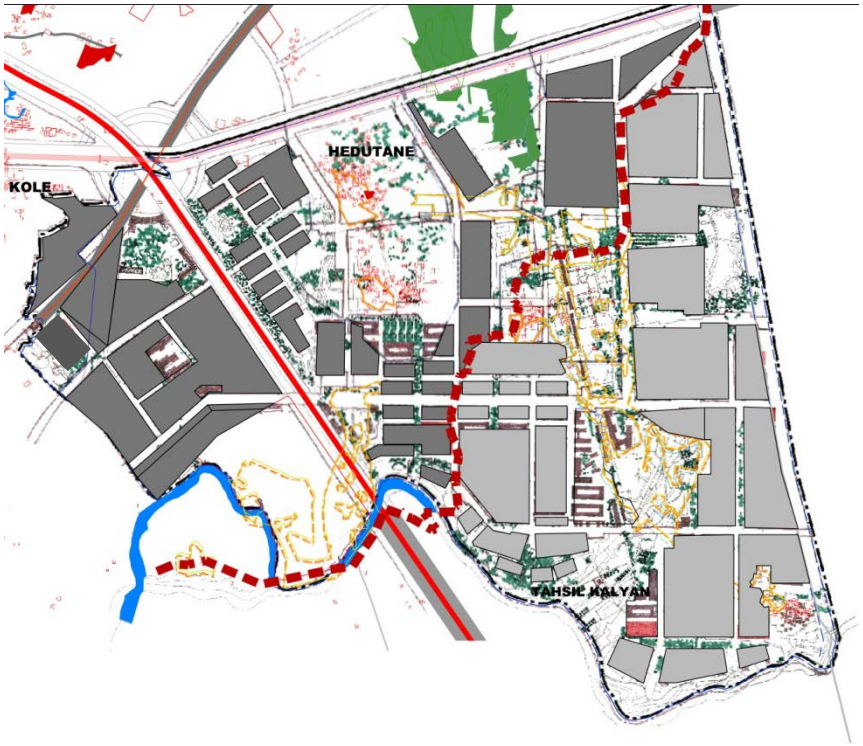
FSI COMPUTATION (RCVD FEB 2012)


Lake
Multi-modal corridor
PARKING
AFFORDABLE HOUSING
SOCIAL HOUSING
ASPIRATIONAL HOUSING
0
200
500 m
MASTER PLAN



MASTER PLAN-DP/NON DP

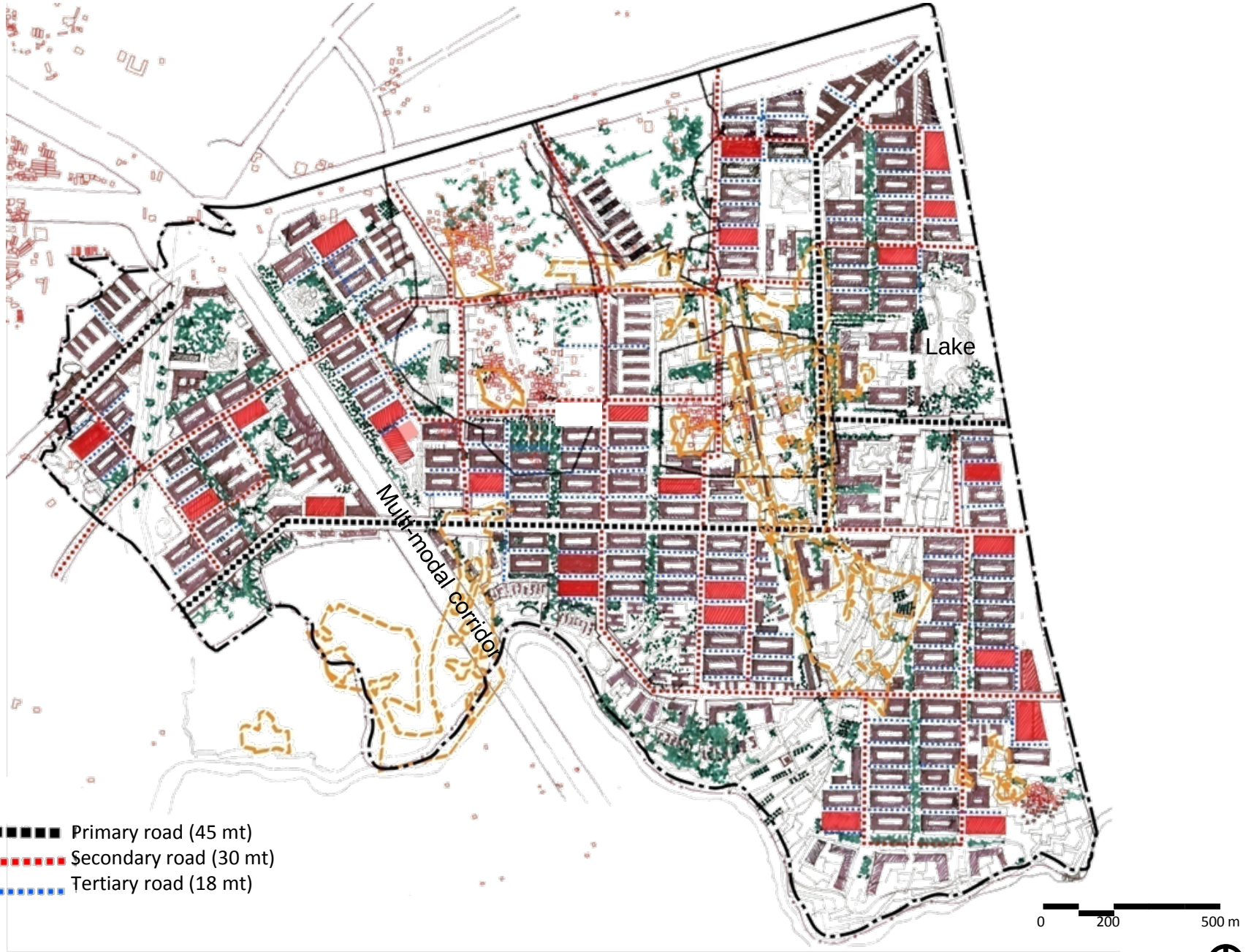


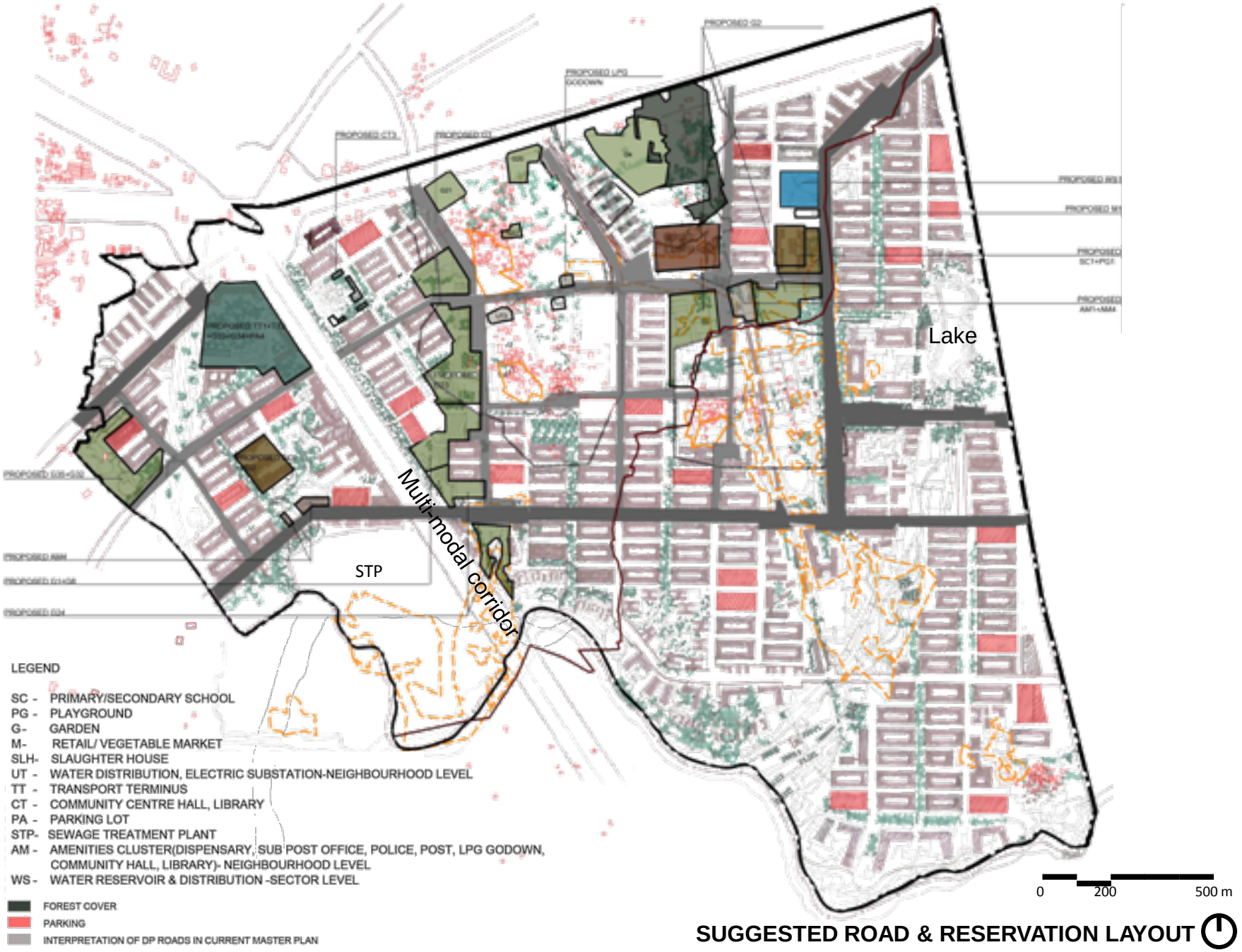


Building parcels in DP area= 307 acres
Building parcels in Non DP area= 428 acres

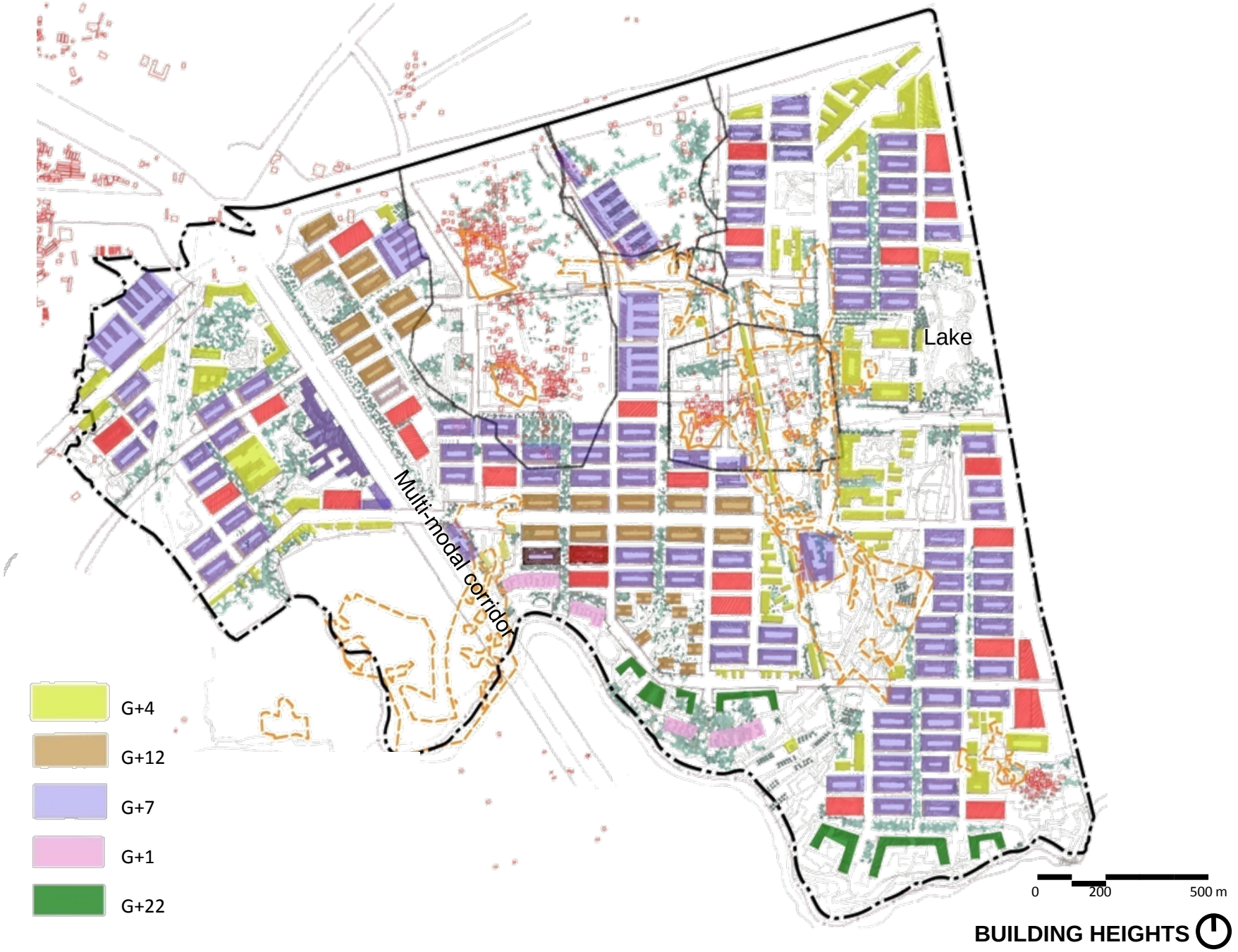
Building parcels in DP area= 243 acres
(Deducting all the reservations, Primary road,secondary roads)
Building parcel in Non DP area= 290 acres
(deducting all the Secondary roads, Primary roads, CRZ line)

PARCEL COMPARISON


Lake
Multi-modal corridor
Primary road (45 mt)
Secondary road (30 mt)
Tertiary road (18 mt)
0
200
500 m
ROAD NETWORK

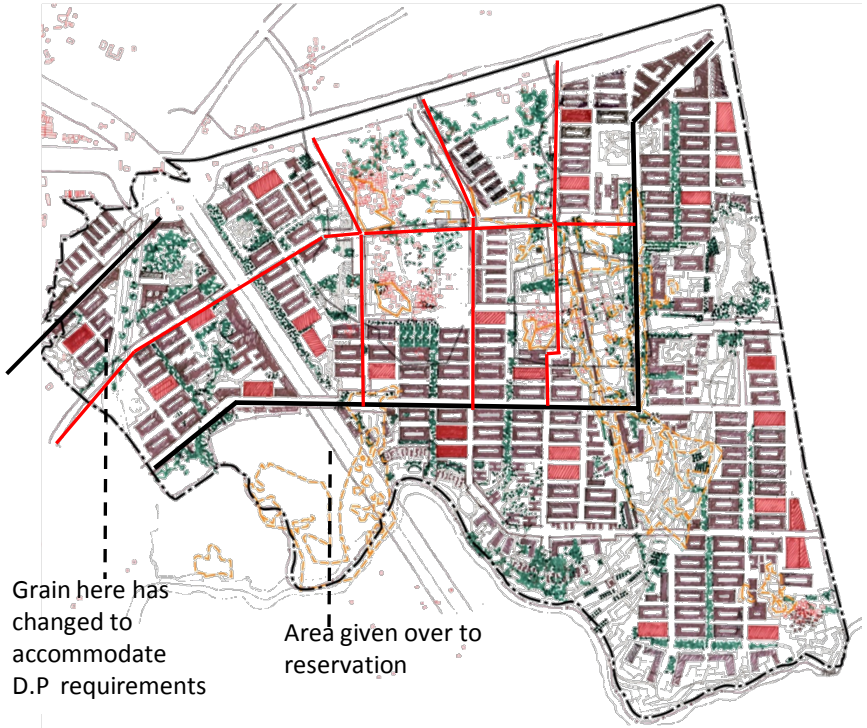


SUGGESTED ROAD & RESERVATION LAYOUT


Lake
Multi-modal corridor
G+4
G+12
G+7
G+1
G+22
0
200
500 m
BUILDING HEIGHTS



Master plan: 7th December 2011



Revised Master plan: 21st March 2012

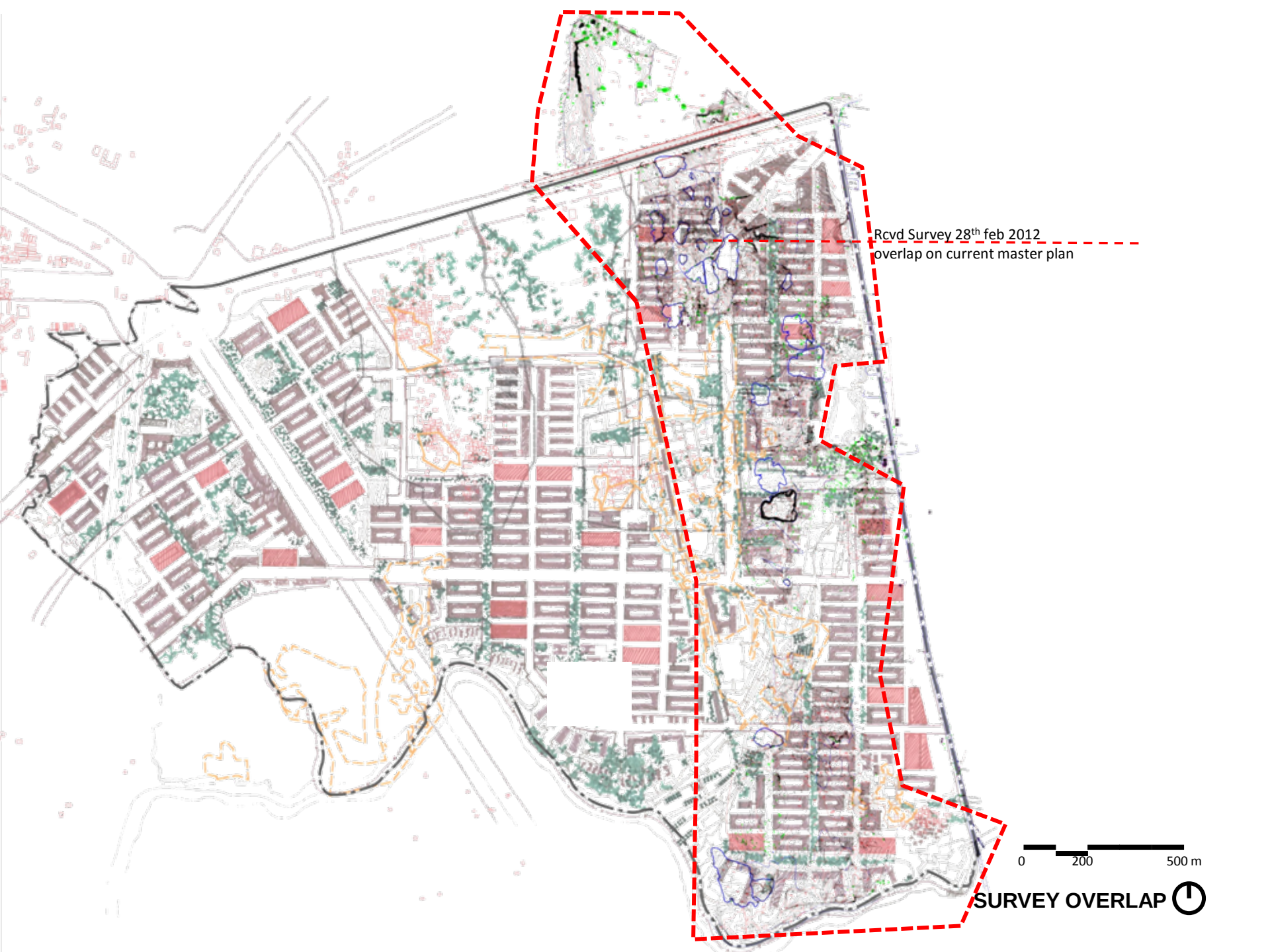
Block size:	(120x60) mts
Road network:	Road on all four sides of a block
Primary road	44.6 mts
Seconday road	24.6 mts
Tertiary road	21.6 mts

Block size:	(121.5x50.5) mts
Road network:	Minimum access to blocks from two sides, D.P plan incorporated
Primary road	45 mts
Seconday road	30 mts
Tertiary road	18 mts

Reservations according to D.P plan incorporated

Area on west of multimodal corridor has changed to accommodate D.P requirements as marked.

COMPARISON OF OLD AND NEW MASTER PLAN


Rcvd Survey 28th feb 2012
overlap on current master plan
0
200
500 m
SURVEY OVERLAP

AREA CALCULATION FOR PALAVA 16-03-12

Contents	DP Area	Non DP Area	
	Area in sq mts	Area in sq mts	
Affordable housing (G+7)+(G+12)	1386000	1775612	For G+7 ref- Rcvd mail 13th Jan - Mr. Abhisheck Lodha
			G+12 Assumed ref- Rcvd mail 28th Feb - Mr. Parag
Aspirational housing (G+22)		772,250	G+22 Assumed ref- Rcvd mail 28th feb - Mr. Parag
Villas (G+1)	24,568	26,427	G+1 Assumed
EWS Housing (G+7)	498520		For G+7 ref- Rcvd mail 13th Jan - Mr. Abhisheck Lodha
Amenities (Common facilities)	65727	286428	For G+4 ref
Commercial (G+4)	75577	199389	Rcvd mail 13th Jan - Mr. Abhisheck Lodha
Transport hub (G+4)	53904	78524	
Hospital (G+4)	26,900	20754	
School (G+4)	87047	85367	
Religious (Ground)	588	247	
Offices (G+7)	259261	144205	For G+7 ref- Rcvd mail 13th Jan - Mr. Abhisheck Lodha
Parking	686336	633096	
Total(Excluding parking)	**2,478,092**	**3,389,203**	
Target FSI as per Master plan	**2,486,700**	**1,733,400**	Rcvd mail 24th Feb - Mr. Parag

Grand total (Excluding parking)	**5,867,295**

AREA CALCULATION

Assumption	FSI	Built Up area	Saleable Area=Built Up area		
	A	1.4 x A	1.4 x A		

Parcel no	Landuse	Building footprint (Sq m)	No. of floors	Total Built-up area (Sq m)		FSI consumed	
Parcels under DP area							
E1	EWS	7169	8	57352		40965.7	
E2		7169	8	57352		40965.7	
E3		7169	8	57352		40965.7	
E4		7169	8	57352		40965.7	
E5		7169	8	57352		40965.7	
E6		7169	8	57352		40965.7	
E7		7169	8	57352		40965.7	
TOTAL				401464		286760	
A1	AFFORDABLE HOUSING	3500	8	28000		20000.0	
A2		2625	8	21000		15000.0	
A3		3500	8	28000		20000.0	
A4		3500	8	28000		20000.0	
A5		3500	8	28000		20000.0	
A6		2625	8	21000		15000.0	
A7		3500	8	28000		20000.0	
A8		3500	8	28000		20000.0	
A9		3500	8	28000		20000.0	
A10		3500	8	28000		20000.0	
A11		3500	8	28000		20000.0	
A12		3500	8	28000		20000.0	
A13		3500	8	28000		20000.0	
A14		3500	8	28000		20000.0	
A15		3500	8	28000		20000.0	
A16		3500	8	28000		20000.0	
A17		3500	8	28000		20000.0	
A18		3500	8	28000		20000.0	
A19		3500	8	28000		20000.0	
A20		3500	8	28000		20000.0	
A21		3500	8	28000		20000.0	
A22		3500	8	28000		20000.0	
A23		3500	8	28000		20000.0	
A26		3500	13	45500		32500.0	
A27		3500	13	45500		32500.0	
A28		3500	13	45500		32500.0	
A29		3500	13	45500		32500.0	
A30		3500	13	45500		32500.0	
A31		3500	13	45500		32500.0	
A32		3500	13	45500		32500.0	
A33		3500	13	45500		32500.0	
A34		3500	13	45500		32500.0	
A35		3500	13	45500		32500.0	
A36		3500	13	45500		32500.0	

AREA CALCULATION-FROM PARAG, 19-03-12

A37		3500	13	45500		32500.0	
A41		3500	13	45500		32500.0	
A42		3500	13	45500		32500.0	
A46		3500	8	28000		20000.0	
A56		3500	8	28000		20000.0	
A57		3500	8	28000		20000.0	
A58		3500	8	28000		20000.0	
A59		3500	8	28000		20000.0	
A60		3500	8	28000		20000.0	
A61		3500	8	28000		20000.0	
A62		3500	8	28000		20000.0	
A116		3553	8	28424		20302.9	
TOTAL				1519424		1085302.9	
V1	VILLAS	250	2	500		357.1	
V2		250	2	500		357.1	
V3		250	2	500		357.1	
V4		250	2	500		357.1	
V5		250	2	500		357.1	
V6		250	2	500		357.1	
V7		250	2	500		357.1	
V8		250	2	500		357.1	
V9		250	2	500		357.1	
V10		250	2	500		357.1	
V11		250	2	500		357.1	
V12		250	2	500		357.1	
V13		250	2	500		357.1	
V14		250	2	500		357.1	
V15		250	2	500		357.1	
V16		250	2	500		357.1	
TOTAL				8000		5714.3	
O2		4622	8	36976		26411.4	
O3		3272	8	26176		18697.1	
TOTAL				63152		45108.6	
C1	COMMERCIAL	3125	5	15625		11160.7	
C2		3072	5	15360		10971.4	
C3		2343	5	11715		8367.9	
C4		1152	5	5760		4114.3	
C5		434	5	2170		1550.0	
C6		899	5	4495		3210.7	
C7		231	5	1155		825.0	
C8		2383	5	11915		8510.7	
C9		986	5	4930		3521.4	
C10		1132	5	5660		4042.9	
C11		2292	5	11460		8185.7	
C12		7602	5	38010		27150.0	
C13		3999	5	19995		14282.1	
C14		4504	5	22520		16085.7	
C15		1860	5	9300		6642.9	
TOTAL				180070		128621.4	
S1	SCHOOL	10892	5	54460		38900.0	
S2		2389	5	11945		8532.1	
TOTAL				66405		47432.1	

AREA CALCULATION-FROM PARAG, 19-03-12

H1	HOSPITAL	5380	5	26900		19214.3	
TOTAL				26900		19214.3	
TH1	TRANSPORT HUB	4835	5	24175		17267.9	
TH2		2386	5	11930		8521.4	
TH3		3559	5	17795		12710.7	
TOTAL				53900		38500.0	
R1	RELIGIOUS	427	1	427		305.0	
TOTAL				427		305.0	
AM1	AMENITIES (COMMON)	775	5	3875		2767.9	
AM2		3374	5	16870		12050.0	
AM3		3322	5	16610		11864.3	
AM4		824	5	4120		2942.9	
AM5		1430	5	7150		5107.1	
AM6		1127	5	5635		4025.0	
TOTAL				54260		38757.1	
P1	PARKING	6135.75	8	49086		35061.4	
P2		6135.75	8	49086		35061.4	
P3		6135.75	8	49086		35061.4	
P4		6135.75	8	49086		35061.4	
P5		6135.75	8	49086		35061.4	
P6		6135.75	8	49086		35061.4	
P7		6135.75	8	49086		35061.4	
P8		6135.75	8	49086		35061.4	
P9		6135.75	8	49086		35061.4	
P10		6135.75	8	49086		35061.4	
P11		6135.75	8	49086		35061.4	
P12		6135.75	8	49086		35061.4	
P16		6135.75	8	49086		35061.4	
P17		6135.75	8	49086		35061.4	
TOTAL				687204		490860.0	
TOTAL AREA UNDER DP AREA	(EXCLUDING PARKING)			2374002		1695715.714	2486700
						achieved	Target
Area Under Non DP area							
A24	AFFORDABLE HOUSING	3500	8	28000		20000.0	
A25		3500	8	28000		20000.0	
A38		3500	13	45500		32500.0	
A39		3500	13	45500		32500.0	
A40		3500	13	45500		32500.0	
A43		3500	13	45500		32500.0	
A44		3500	13	45500		32500.0	
A45		3500	13	45500		32500.0	
A47		3500	8	28000		20000.0	
A48		3500	8	28000		20000.0	
A49		3500	8	28000		20000.0	
A50		3500	8	28000		20000.0	
A51		3500	8	28000		20000.0	
A52		3500	8	28000		20000.0	
A53		3500	8	28000		20000.0	
A54		3500	8	28000		20000.0	
A55		3500	8	28000		20000.0	
A64		3500	8	28000		20000.0	
A65		3500	8	28000		20000.0	
A66		3500	8	28000		20000.0	
A67		2625	8	21000		15000.0	
A68		3500	8	28000		20000.0	
A69		3500	8	28000		20000.0	

AREA CALCULATION-FROM PARAG, 19-03-12

A70		3500	8	28000		20000.0	
A71		3500	8	28000		20000.0	
A72		3500	8	28000		20000.0	
A73		3500	8	28000		20000.0	
A74		3500	8	28000		20000.0	
A75		3500	8	28000		20000.0	
A76		3500	8	28000		20000.0	
A77		3500	8	28000		20000.0	
A78		2625	8	21000		15000.0	
A79		3500	8	28000		20000.0	
A80		3500	8	28000		20000.0	
A81		3500	8	28000		20000.0	
A82		3500	8	28000		20000.0	
A83		3500	8	28000		20000.0	
A84		2625	8	21000		15000.0	
A85		3500	8	28000		20000.0	
A86		2625	8	21000		15000.0	
A87		3500	8	28000		20000.0	
A88		3500	8	28000		20000.0	
A89		3500	8	28000		20000.0	
A90		3500	8	28000		20000.0	
A91		3500	8	28000		20000.0	
A92		3500	8	28000		20000.0	
A93		2625	8	21000		15000.0	
A94		3500	8	28000		20000.0	
A95		3500	8	28000		20000.0	
A96		3500	8	28000		20000.0	
A97		3500	8	28000		20000.0	
A98		3500	8	28000		20000.0	
A99		3500	8	28000		20000.0	
A100		3500	8	28000		20000.0	
A101		2625	8	21000		15000.0	
A102		3500	8	28000		20000.0	
A103		3500	8	28000		20000.0	
A104		3500	8	28000		20000.0	
A105		3500	8	28000		20000.0	
A106		3500	8	28000		20000.0	
A107		1100	13	14300		10214.3	
A108		1100	13	14300		10214.3	
A109		1100	13	14300		10214.3	
A110		1100	13	14300		10214.3	
A111		1100	13	14300		10214.3	
A112		1100	13	14300		10214.3	
A113		1100	13	14300		10214.3	
A114		1100	13	14300		10214.3	
A115		1100	13	14300		10214.3	
TOTAL				1871700		1336928.6	
AS1	ASPIRATIONAL HOUSING	1936	23	44528		31805.7	
AS2		1507	23	34661		24757.9	
AS3		1598	23	36754		26252.9	
AS4		2263	23	52049		37177.9	
AS5		2561	23	58903		42073.6	
AS6		2617	23	60191		42993.6	
AS7		2191	23	50393		35995.0	
AS8		4340	23	99820		71300.0	
AS9		4341	23	99843		71316.4	
AS10		4163	23	95749		68392.1	
AS11		4436	23	102028		72877.1	
TOTAL				734919		524942.1	
V17	VILLAS	250	2	500		357.1	
V18		250	2	500		357.1	
V19		250	2	500		357.1	
V20		250	2	500		357.1	
V21		250	2	500		357.1	
V22		250	2	500		357.1	
V23		250	2	500		357.1	
V24		250	2	500		357.1	

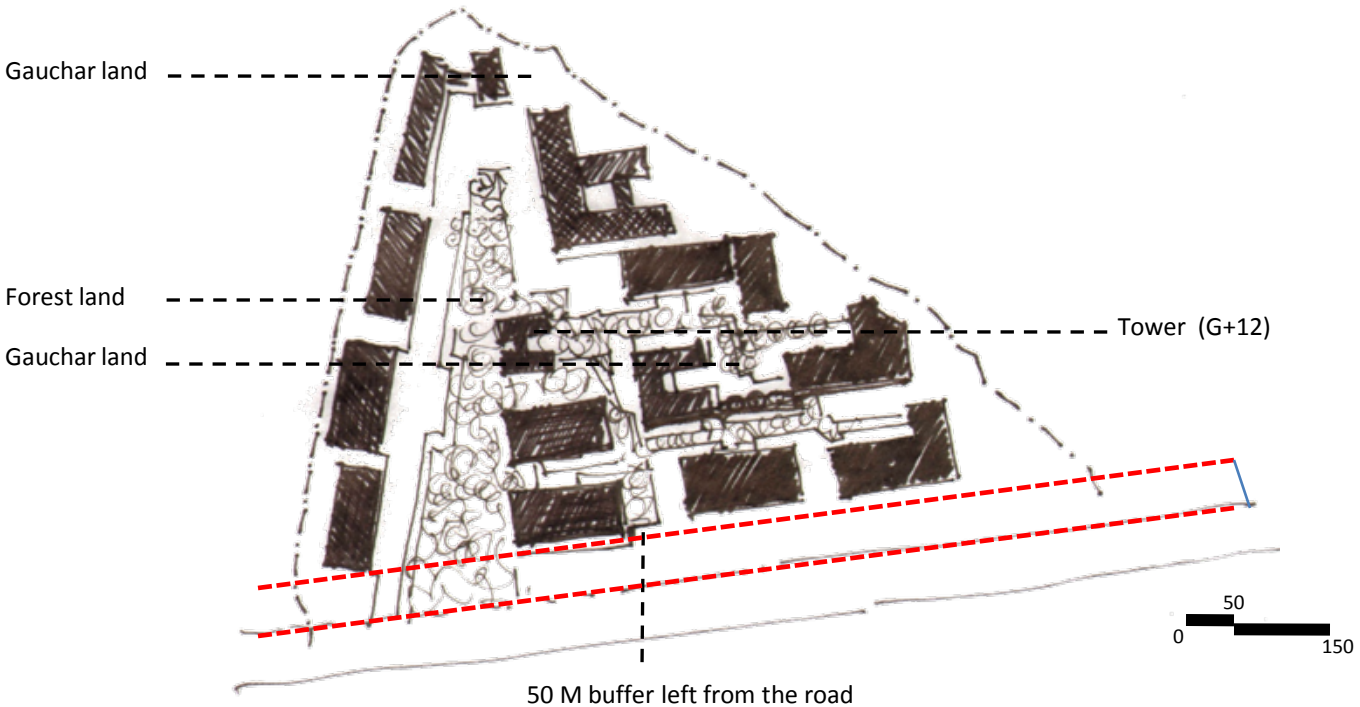
AREA CALCULATION-FROM PARAG, 19-03-12

V25		250	2	500		357.1	
V26		250	2	500		357.1	
V27		250	2	500		357.1	
V28		250	2	500		357.1	
TOTAL				6000		4285.7	
O4	OFFICES	5334	8	42672		30480.0	
O5		2751	8	22008		15720.0	
O6		3174	8	25392		18137.1	
O7		6990	8	55920		39942.9	
TOTAL				145992		104280.0	
C16	COMMERCIAL	1876	5	9380		6700.0	
C17		2467	5	12335		8810.7	
C18		1150	5	5750		4107.1	
C19		1838	5	9190		6564.3	
C20		759	5	3795		2710.7	
C21		567	5	2835		2025.0	
C22		1915	5	9575		6839.3	
C23		739	5	3695		2639.3	
C24		3604	5	18020		12871.4	
C25		1744	5	8720		6228.6	
C26		4519	5	22595		16139.3	
C27		5602	5	28010		20007.1	
C28		1995	5	9975		7125.0	
TOTAL				143875		102767.9	
S3	SCHOOL	6522	5	32610		23292.9	
S4		10321	5	51605		36860.7	
TOTAL				84215		60153.6	
H2	HOSPITAL	4151	5	20755		14825.0	
TOTAL				20755		14825.0	
TH4	TRANSPORT HUB	8553	5	42765		30546.4	
TH5		7152	5	35760		25542.9	
TOTAL				78525		56089.3	
R2	RELIGIOUS	243	1	243		173.6	
TOTAL				243		173.6	
AM7	AMENITIES (COMMON)	2155	5	10775		7696.4	
AM8		3781	5	18905		13503.6	
AM9		2081	5	10405		7432.1	
AM10		5216	5	26080		18628.6	
AM11		1473	5	7365		5260.7	
AM12		5216	5	26080		18628.6	
AM13		5216	5	26080		18628.6	
AM14		1366	5	6830		4878.6	
AM15		10147	5	50735		36239.3	
AM16		1081	5	5405		3860.7	
AM17		835	5	4175		2982.1	
AM18		999	5	4995		3567.9	
AM19		834	5	4170		2978.6	
AM20		936	5	4680		3342.9	
AM21		5010	5	25050		17892.9	
AM22		1279	5	6395		4567.9	
AM23		3979	5	19895		14210.7	
AM24		975	5	4875		3482.1	
AM25		2855	5	14275		10196.4	
AM26		2469	5	12345		8817.9	
TOTAL				289515		206796.4	

AREA CALCULATION-FROM PARAG, 19-03-12

P13	PARKING	6135.75	8	49086		35061.4	
P14		6135.75	8	49086		35061.4	
P15		6135.75	8	49086		35061.4	
P18		7999	8	63992		45708.6	
P19		4951	8	39608		28291.4	
P20		6135.75	8	49086		35061.4	
P21		6135.75	8	49086		35061.4	
P22		6135.75	8	49086		35061.4	
P23		6135.75	8	49086		35061.4	
P24		6135.75	8	49086		35061.4	
P25		6135.75	8	49086		35061.4	
P26		6135.75	8	49086		35061.4	
P27		6767	8	54136		38668.6	
P28		10159	8	81272		58051.4	
P29		6135.75	8	49086		35061.4	
P30		6135.75	8	49086		35061.4	
TOTAL				828040		591457.1	
TOTAL AREA UNDER NON-DP AREA	(EXCLUDING PARKING)			3375739		2411242.143	1733400
						achieved	Target
GRAND TOTAL				5749741			

AREA CALCULATION-FROM PARAG, 19-03-12



Total land available: 1,67,685 sq. mts/41.4 acres
BUA to be achieved: 4,69,518 sq. mts/116.1 acres
(FSI considered – 2)

BUA achieved: 4,68,000 sq. mts/115.6 acres
All building height considered is G + 8; except tower in center (G+12)

COMMERCIAL PARCEL ON NORTHERN PART OF SITE

