DEVELOPMENT SCENARIOS

Total plot area (Non DP) - 1698000 SQ M (420 ACRES)

	FSI -1			FSI -2 (Simple case, reducing ROW)			FSI -2 (More parcels for affordable, reducing ROW)			FSI -2 (No Change in Plot Size ;Change in the Footprint And Height)		
PLOT TYPOLOGY	PLOT NO.	AREA	% OF LAND	PLOT NO.	AREA	% OF LAND	PLOT NO.	AREA	% OF LAND	PLOT NO.	AREA	% OF LAND
AFFORDABLE (G+7)	77	457737	26.96	45	592800	34.91	25	306000	18.02			
AFFORDABLE (G+13)							22	138000	8.13	76	456000	26.85
AFFORDABLE (G+22)							8	83740	4.95			
ASPIRATIONAL (G+22)	6	99040	5.83	15	168190	9.9	6	90450	5.32	6	99040	5.83
EWS		41959	2.47		34000	2		34000	2		34000	2
BUILT AMENITY		103823	6		101000	5.95		96500	5.68		103823	6.11
ROW		570000	34		425950	25		458460	27		570000	34
OPEN SPACES/ GREENS		210000	12		169700	10		169700	10		210000	12
NG + AMENITY		152820	9		152820	9		152820	9		152820	9

PARKING STRATEGY

Scenario I (Considering Parking along ROW and MLCP)

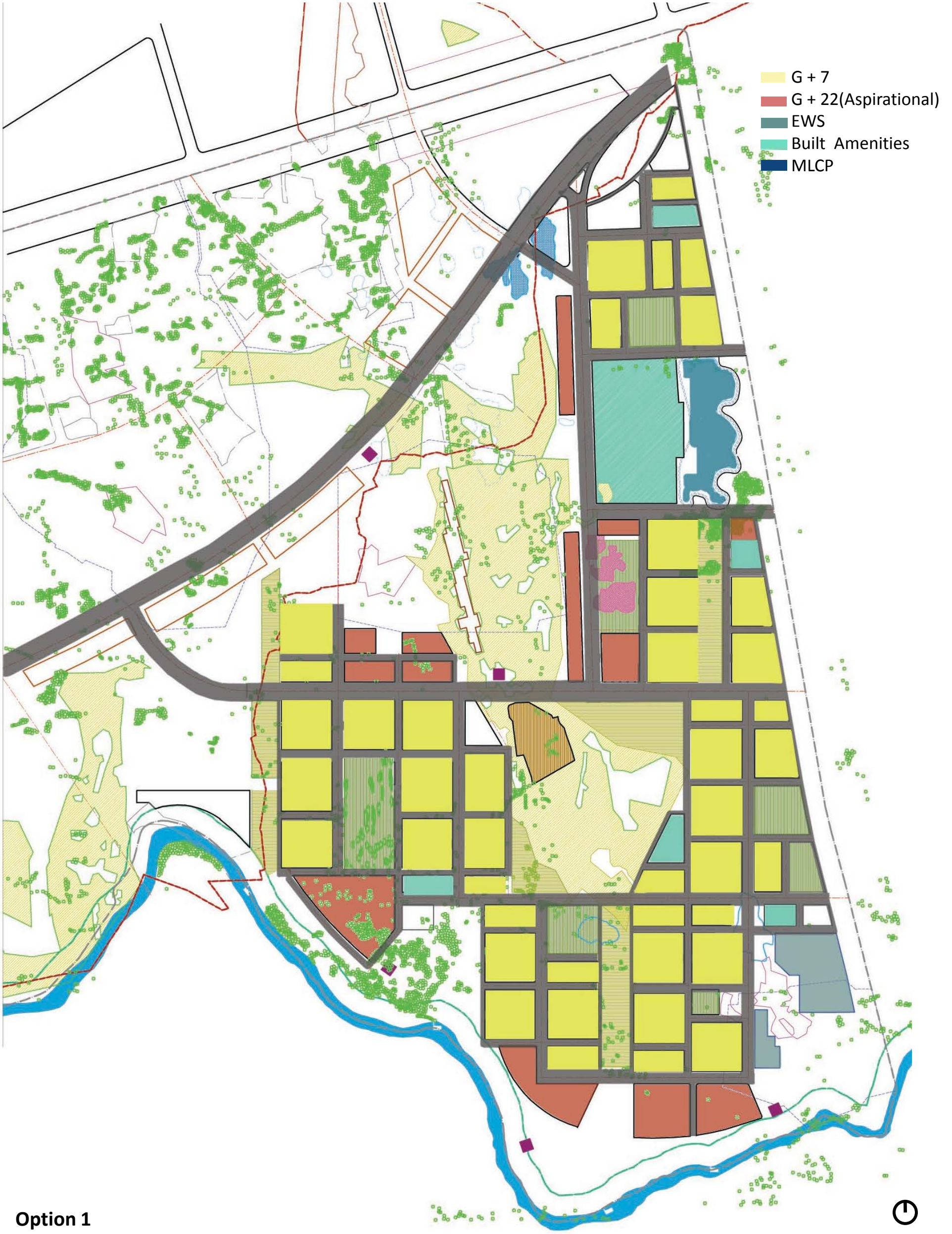
OPEN PARKING (ROAD)	LENGTH (M)	AREA (SQM)	NO. CAR PARKING	LENGTH (M)	AREA (SQM)	NO. CAR PARKING	LENGTH (M)	AREA (SQM)	NO. CAR PARKING	LENGTH (M)	AREA (SQM)	NO. CAR PARKING
45M WIDE ROAD	2450	110250	1847	2450	110250	1847	2450	110250	1847	2450	110250	1847
30 M WIDE ROAD	6096	182880	3845	3500	105000	2207	3500	105000	2207	6096	182880	3845
18 M WIDE ROAD	24625	443250	14774	10550	189900	6330	12350	222300	7410	24625	443250	14774
SLIP ROAD	4783	38264	809	2600	20800	440	2600	20800	440	4783	38264	809
TOTAL			**21275**			**10824**			**11904**			**21275**

	NO. OF CARS	AREA (SQM)	NO.OF MLCP (6000SQ M EACH PLOT)	NO. OF CARS	AREA (SQM)	NO.OF MLCP (6000SQ M EACH PLOT)	NO. OF CARS	AREA (SQM)	NO.OF MLCP (6000SQ M EACH PLOT)	NO. OF CARS	AREA (SQM)	NO.OF MLCP (6000SQ M EACH PLOT)
MLCP (5 LVL.)	9827	245675	8.2	41422	1035550	34.5	40342	1008550	33.6	30971	774275	25.8

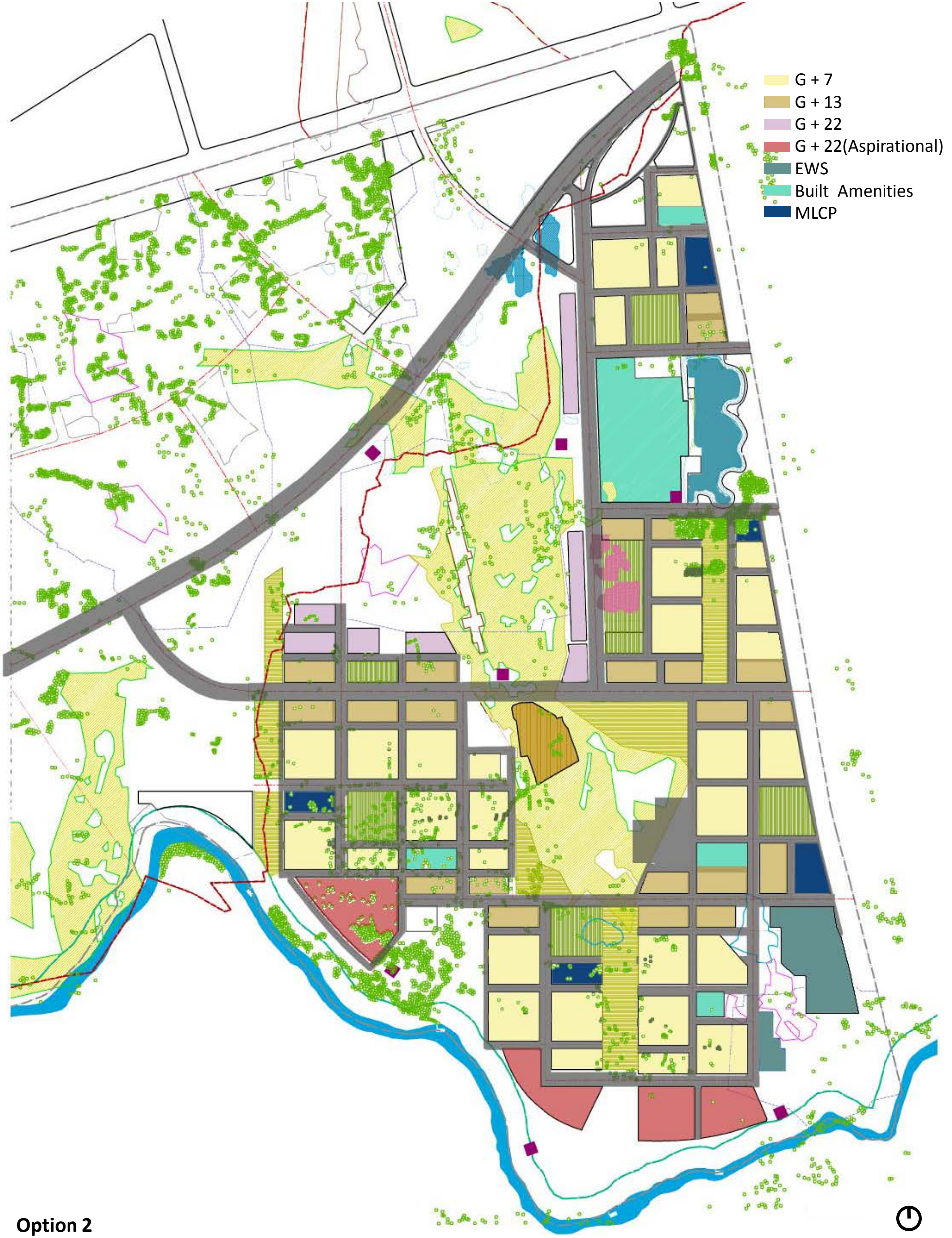
Scenario II (Considering Parking along ROW , Surface Parking and MLCP)

Assuming area for Surface car parking to be 35% of each Plot area.

CAR PARK ON ROW	10824		CAR PARK ON ROW	11904		CAR PARK ON ROW	21275	
CAR PARK ON SURFACE	42314		CAR PARK ON SURFACE	34382		CAR PARK ON SURFACE	30852	
CAR PARK IN MLCP	_		CAR PARK IN MLCP	5960	5 MLCP	CAR PARK IN MLCP	119	



Option 1



Option 2



Option 3