45 M Wide Road

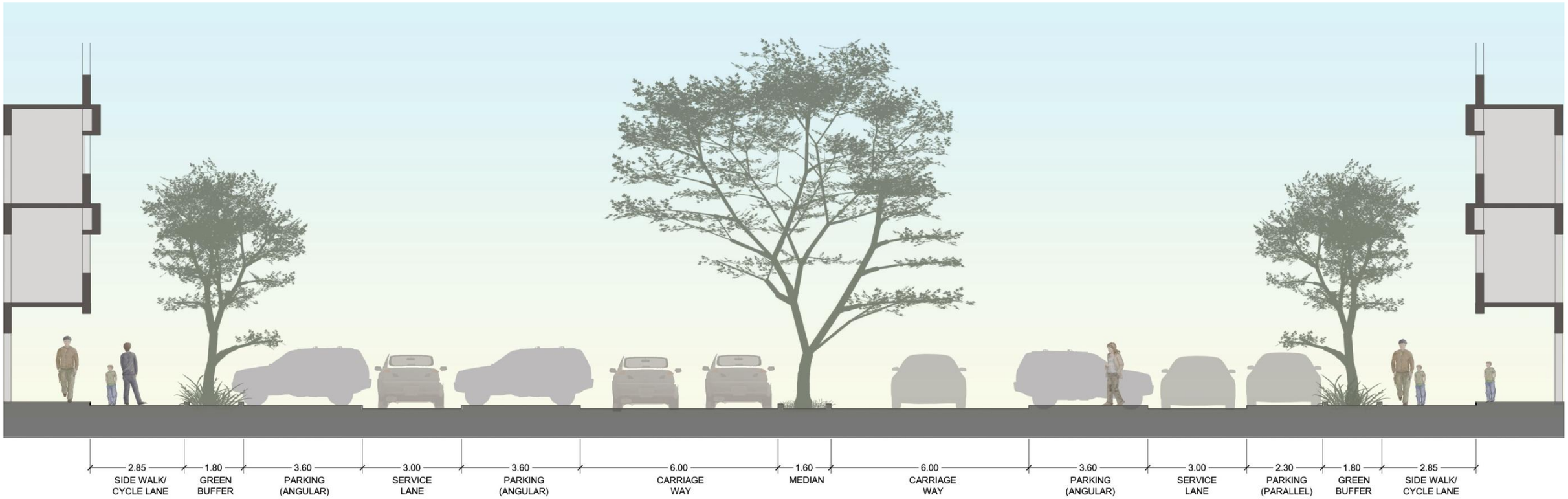
Length 100 M
Car Parking 75



BUILDING EDGE	4.20 M SIDE WALK + CYCLE LANE	1.80M GREEN BUFFER	3.75M ANGULAR PARKING	3.00M SERVICE LANE	3.75M ANGULAR PARKING	6.00M CARRIAGE WAY	1.45M CENTRAL GREEN BUFFER	6.00M CARRIAGE WAY	3.75 M ANGULAR PARKING	3.00M SERVICE LANE	2.30M PARALLEL PARKING	1.80M GREEN BUFFER	4.20 M SIDE WALK + CYCLE LANE	BUILDING EDGE

42 M Wide Road

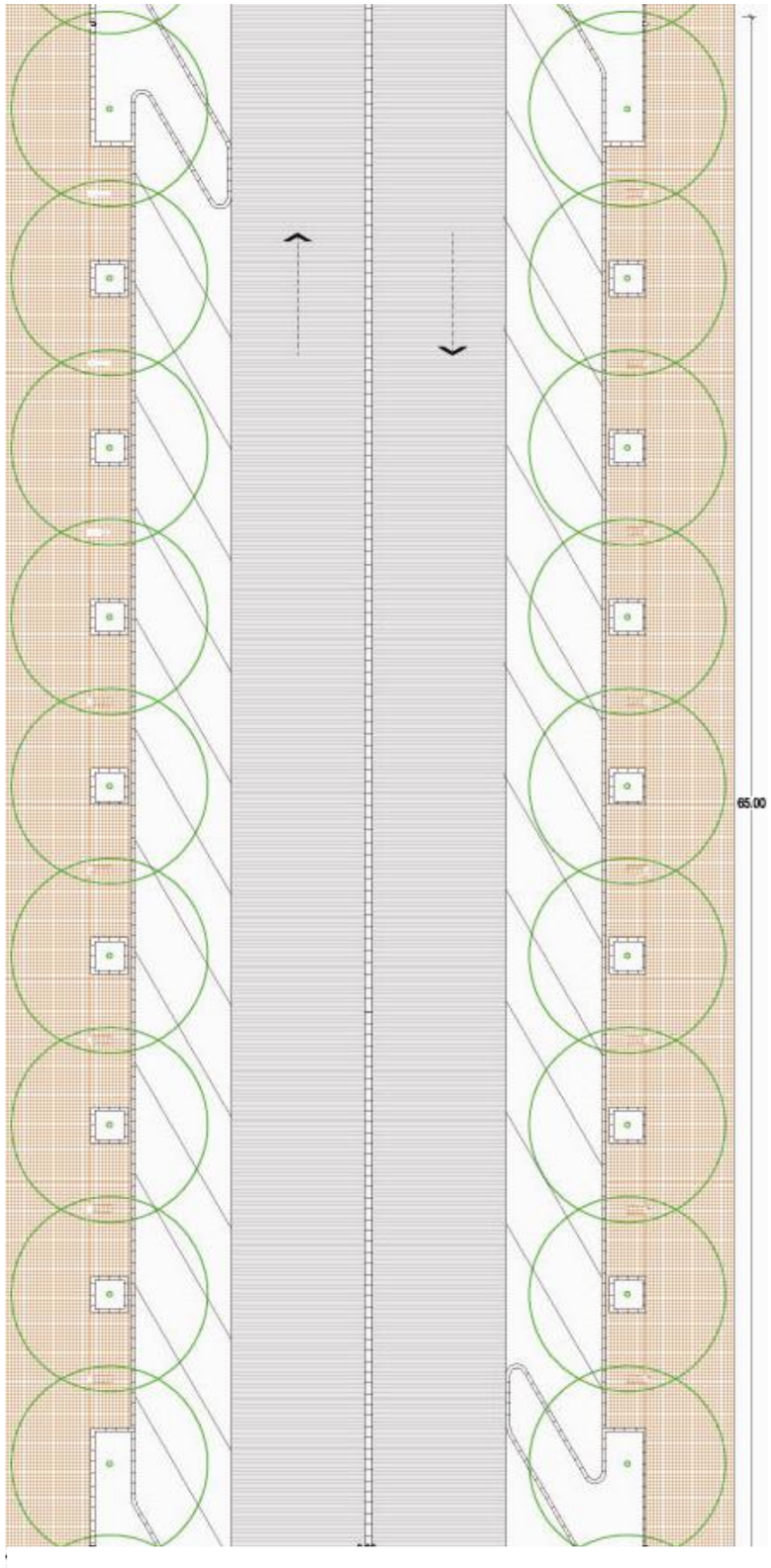
Length 100 M
Car Parking 75



Angular parking width reduced to 3.6 M
Width of side walk reduced to 2.85 M

30 M Wide Road

Length	100 M
Car Parking	58

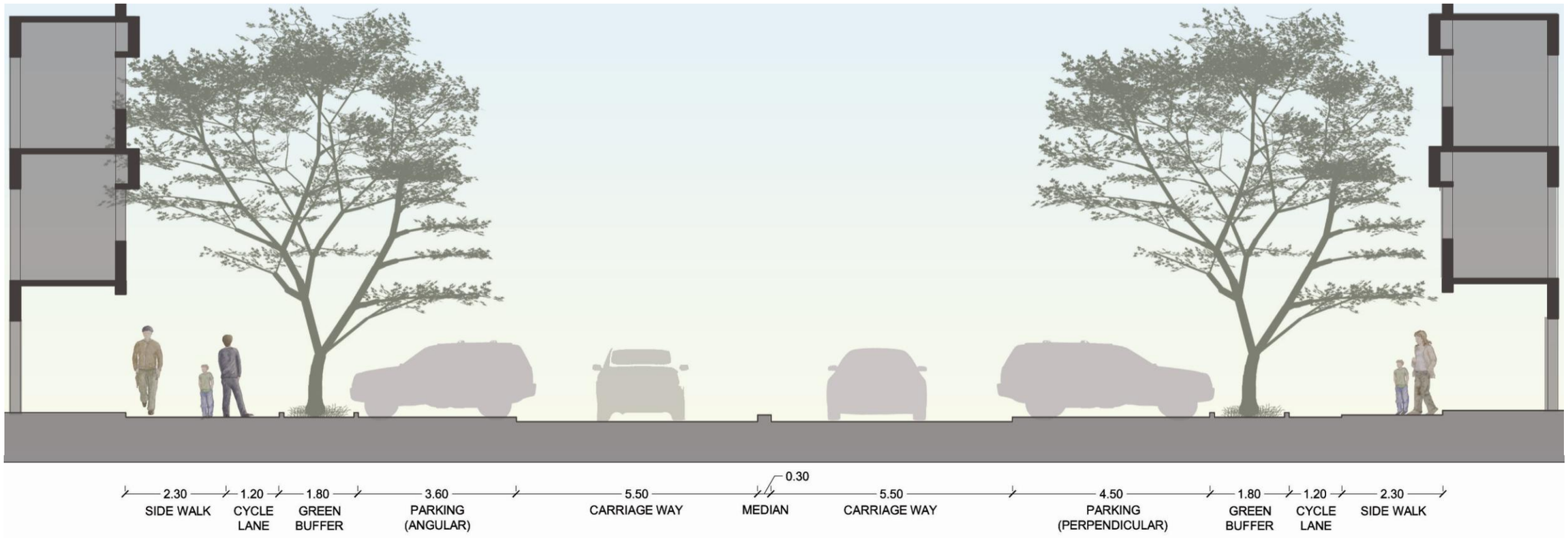




As per comments from Anvita the Angular parking reduced to 3.6 m and the angular parking on one side changed to perpendicular parking

30 M Wide Road

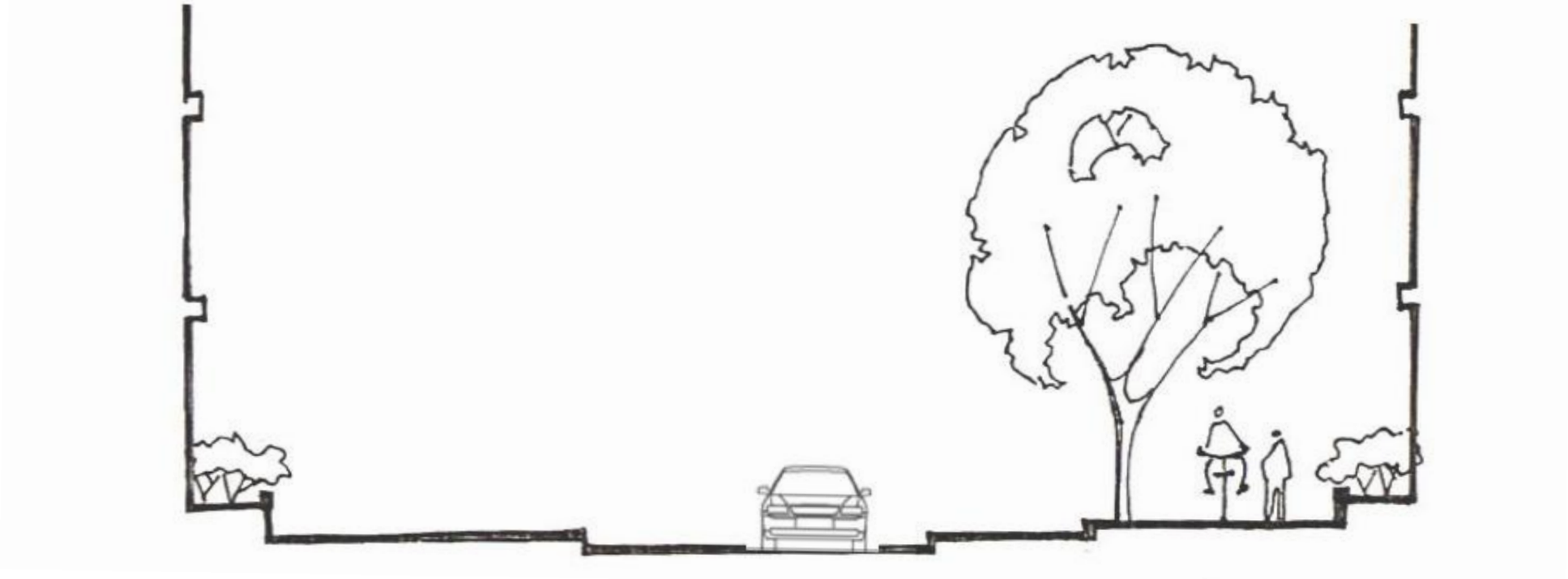
Length	100 M
Car Parking	58



ANGULAR PARKING WIDTH REDUCED TO 3.6 M

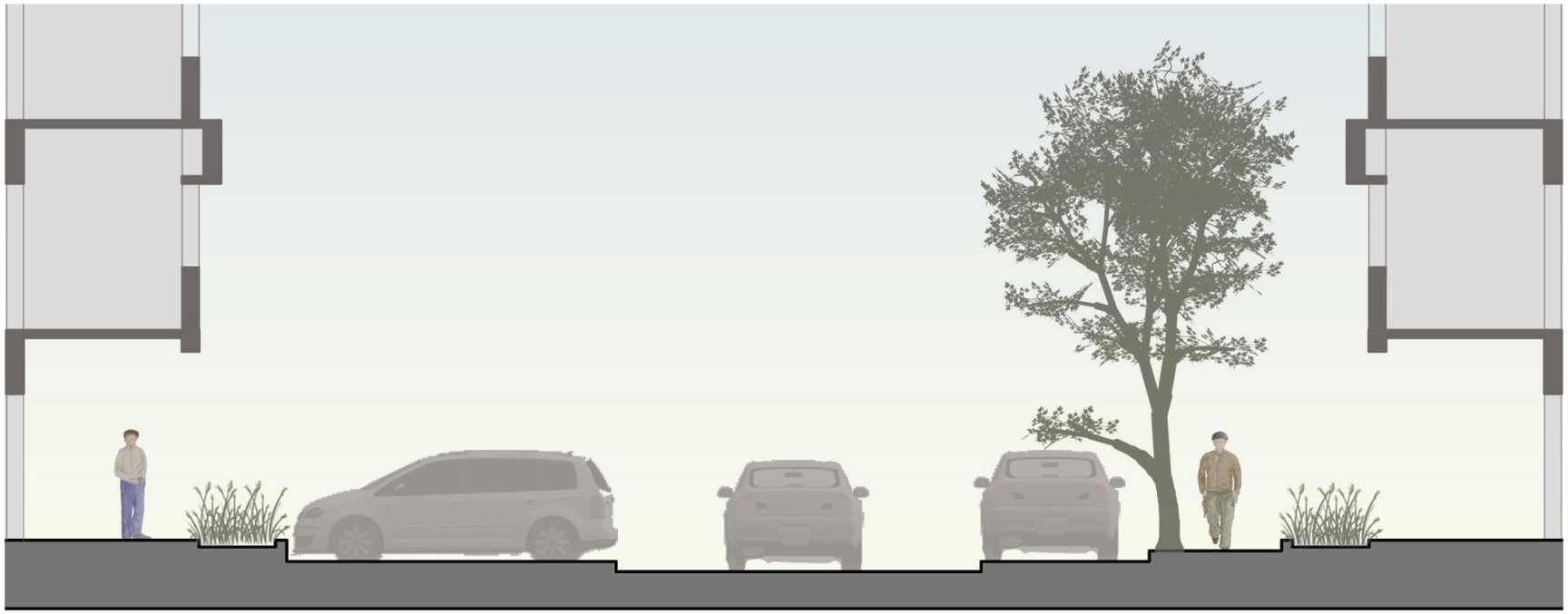
1 8M Wide Road

Length 100 M
Car Parking 53



16 M Wide Road

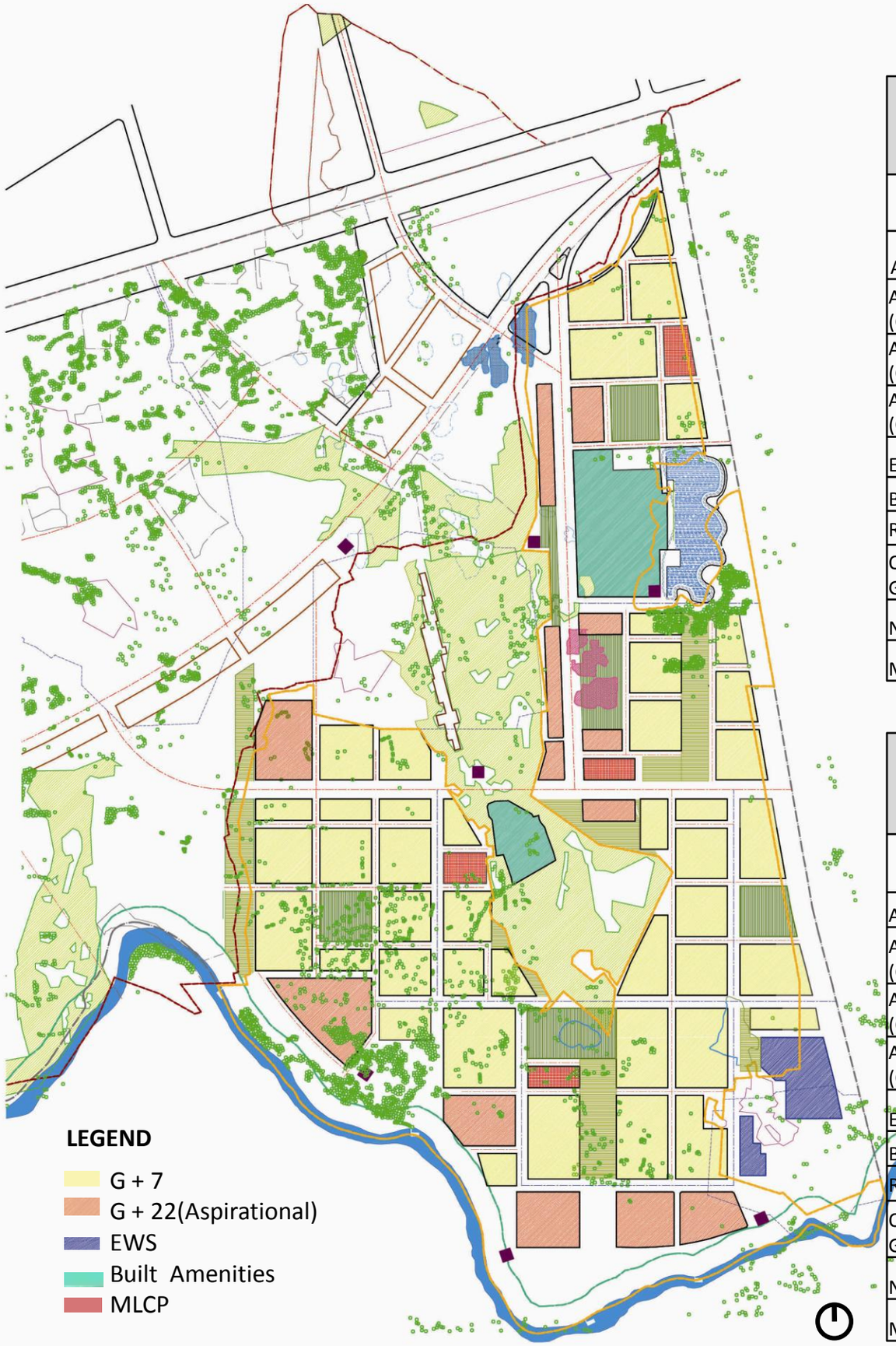
Length 100 M
Car Parking 53



WIDTH OF SIDE WALK REDUCED TO 1.80 M



	FSI -1 (Existing Condition)				
PLOT TYPOLOGY	AREA	% OF LAND	BUA/PLOT	TOTAL SALE AREA	ACHIEVED
AFFORDABLE(G+7)	457737	26.96	4.16	1904185.92	
ASPIRATIONAL (G+22)	99040	5.83	5.5	544720	
EWS	41959	2	4.16	174549.44	2623455.36
MLCP	61710	4			
BUILT AMENITY	103823	6			
ROW	570000	34			
OPEN SPACES/ GREENS	210000	12			
NG + AMENITY	152726	9			



	FSI -2 (Simple case, reducing ROW)					
PLOT TYPOLOGY	AREA	% OF LAND	BUA/PLOT	TOTAL SALE AREA	ACHIEVED	TARGET
AFFORDABLE(G+7)	577380	34	4	2309520		
AFFORDABLE (G+13)						
AFFORDABLE (G+22)						
ASPIRATIONAL (G+22)	168190	9.9	14	2354660		
EWS	34000	2	4	136000	4800180	4.9 Lkh SQ M
BUILT AMENITY	84900	5				
ROW	425950	25				
OPEN SPACES/ GREENS	271680	16				
NG + AMENITY	152820	6.35				
MLCP	28866	1.70				

Considering Parking along ROW , Surface Parking and MLCP

Assuming 40% of buildable plot for open surface car park with 18sqm area per car*.

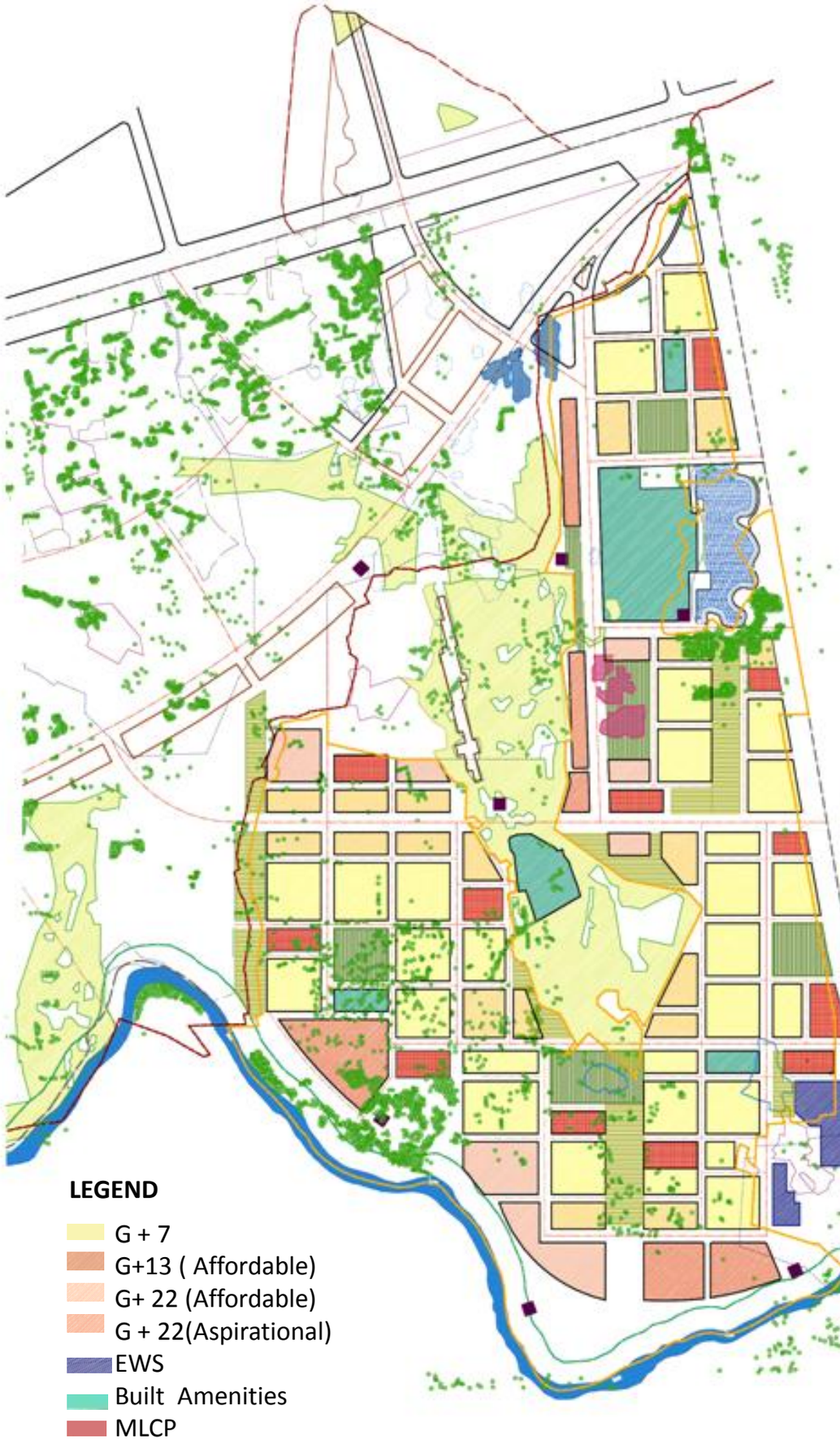
Assuming MLCP with six levels and footprint of 6000sqmt with 25sqm per car the number of cars in one MLCP=1440nos.

CAR PARK ON ROW	10824
CAR PARK ON SURFACE	17000
NUMBER OF MLCP'S	17

	FSI -1.6 (Simple case, reducing ROW)					
PLOT TYPOLOGY	AREA	% OF LAND	BUA/PLOT	TOTAL SALE AREA	ACHIEVED	TARGET
AFFORDABLE(G+7)	577380	34	4.6	2655948		
AFFORDABLE (G+13)						
AFFORDABLE (G+22)						
ASPIRATIONAL (G+22)	168190	9.9	8	1345520		
EWS	34000	2	4.6	156400	4157868	4433644
BUILT AMENITY	84900	5				
ROW	425950	25				
OPEN SPACES/ GREENS	271680	16				
NG + AMENITY	152820	6.35				
MLCP	28866	1.70				

CAR PARK ON ROW	10824
CAR PARK ON SURFACE	17000
NUMBER OF MLCP'S	14.7

The number of MLCP in the Master plan along side are less than the required number.



	FSI -2 (More parcels for affordable, reducing ROW)					
PLOT TYPOLOGY	AREA	% OF LAND	BUA/PLOT	TOTAL SALE AREA	ACHIEVED	TARGET
AFFORDABLE (G+7)	306000	18.50	4	1224000		
AFFORDABLE (G+13)	138000	8.13	8	1104000		
AFFORDABLE (G+22)	83740	4.95	14	1172360		
ASPIRATIONAL (G+22)	90450	5.32	14	1266300		4.9 Lkh SQ M
EWS	34000	2	4	136000	4902660	
BUILT AMENITY	96500	7				
ROW	458460	27				
OPEN SPACES/ GREENS	271680	16				
NG + AMENITY	152820	6.35				
MLCP	73014	4.30				

	FSI -1.6 (More parcels for affordable, reducing ROW)					
PLOT TYPOLOGY	AREA	% OF LAND	BUA/PLOT	TOTAL SALE AREA	ACHIEVED	TARGET
AFFORDABLE (G+7)	306000	18.50	4.6	1407600		
AFFORDABLE (G+13)	138000	8.13	5.6	772800		
AFFORDABLE (G+22)	83740	4.95	8	669920		
ASPIRATIONAL (G+22)	90450	5.32	8	723600		4433644
EWS	34000	2	4.6	88400	3662320	
BUILT AMENITY	96500	7				
ROW	458460	27				
OPEN SPACES/ GREENS	271680	16				
NG + AMENITY	152820	6.35				
MLCP	73014	4.30				

Considering Parking along ROW , Surface Parking and MLCP

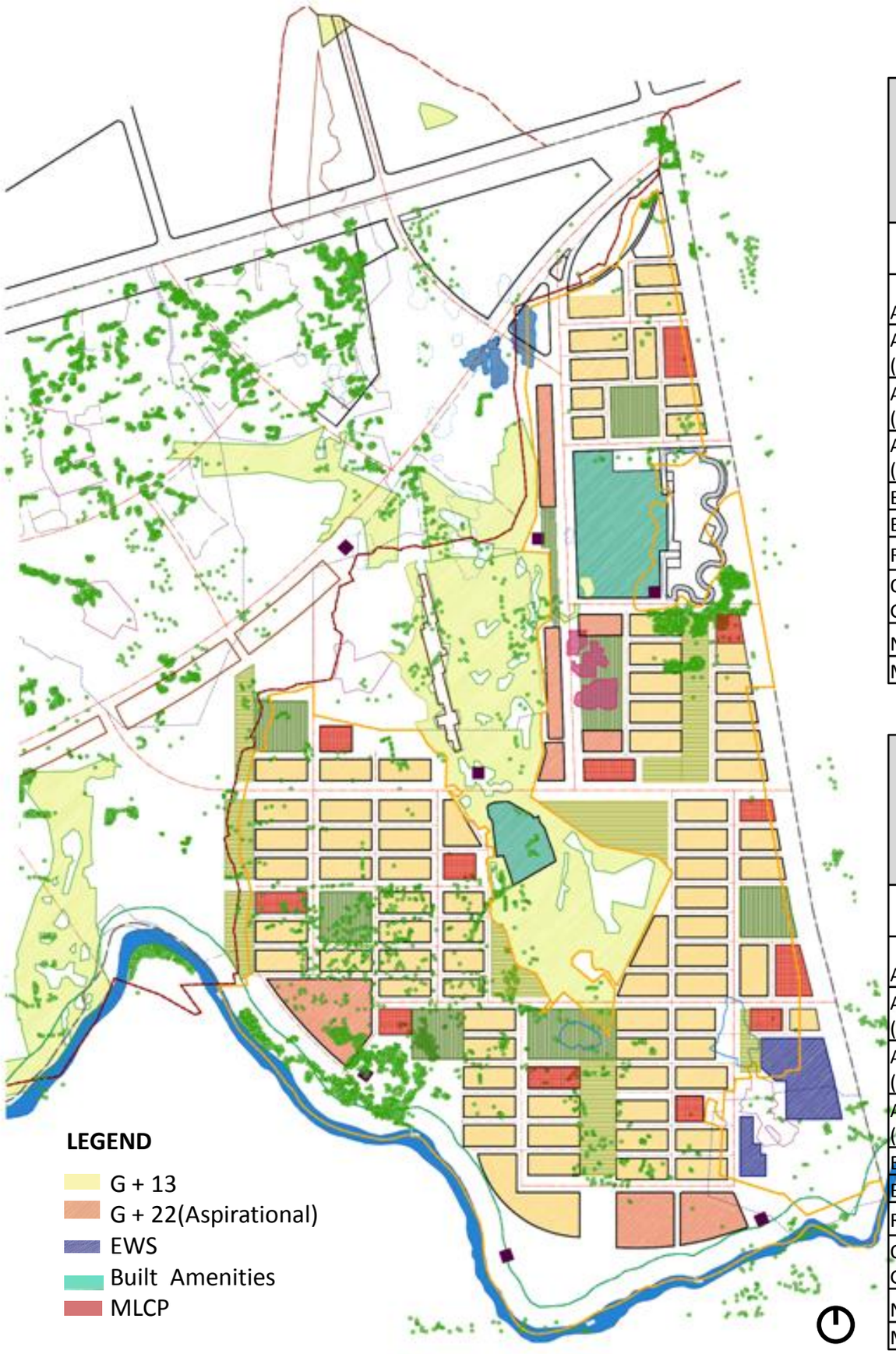
Assuming 40% of buildable plot for open surface car park with 18sqm area per car*.

Assuming MLCP with six levels and footprint of 6000sqmt with 25sqm per car the number of cars in one MLCP=1440nos.

CAR PARK ON ROW	11904
CAR PARK ON SURFACE	13756
NUMBER OF MLCP'S	18.5

CAR PARK ON ROW	11904
CAR PARK ON SURFACE	13756
NUMBER OF MLCP'S	16.2

The number of MLCP in the Master plan along side are less than the required number.



	FSI -2 (No Change in Plot Size ; Change in the Footprint And Height)					
PLOT TYPOLOGY	AREA	% OF LAND	BUA/PLOT	TOTAL SALE AREA	ACHIEVED	TARGET
AFFORDABLE(G+7)						
AFFORDABLE (G+13)	456000	26.85	8	3648000		
AFFORDABLE (G+22)						
ASPIRATIONAL (G+22)	99040	5.83	14	1386560		4.9 Lkh SQ M
EWS	34000	2	4	136000	5170560	
BUILT AMENITY	103823	5				
ROW	570000	34				
OPEN SPACES/ GREENS	210000	16				
NG + AMENITY	152820	6.35				
MLCP	67920	4				

Considering Parking along ROW , Surface Parking and MLCP

Assuming 40% of buildable plot for open surface car park with 18sqm area per car*.

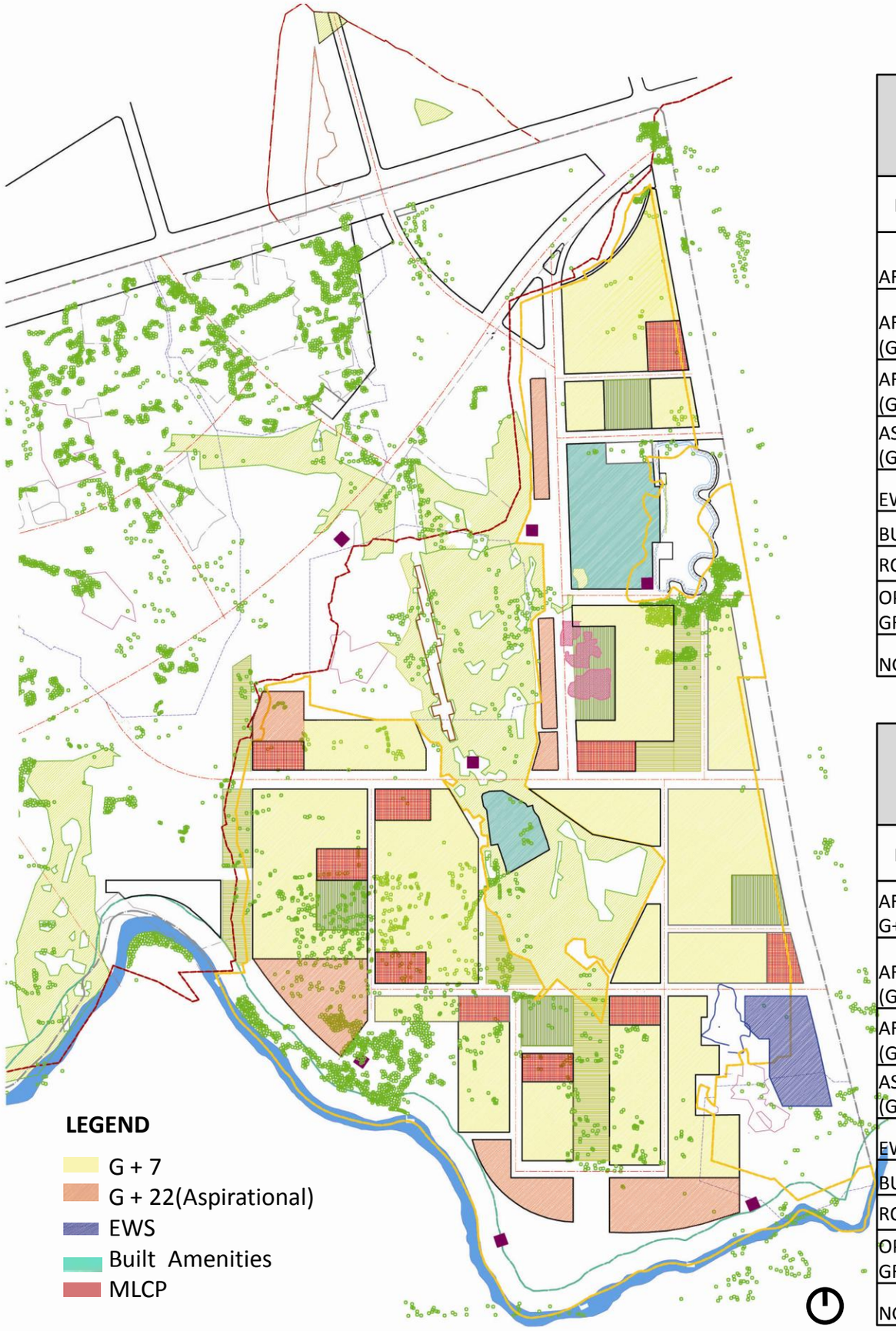
Assuming MLCP with six levels and footprint of 6000sqmt with 25sqm per car the number of cars in one MLCP=1440nos.

CAR PARK ON ROW	21275
CAR PARK ON SURFACE	12313
NUMBER OF MLCP'S	13

	FSI -1.6 (No Change in Plot Size ; Change in the Footprint And Height)					
PLOT TYPOLOGY	AREA	% OF LAND	BUA/PLOT	TOTAL SALE AREA	ACHIEVED	TARGET
AFFORDABLE(G+7)						
AFFORDABLE (G+13)	456000	26.85	5.6	2553600		
AFFORDABLE (G+22)						
ASPIRATIONAL (G+22)	99040	5.83	8	792320		4433644
EWS	34000	2	4.6	88400	3434320	
BUILT AMENITY	103823	5				
ROW	570000	34				
OPEN SPACES/ GREENS	210000	16				
NG + AMENITY	152820	6.35				
MLCP	67920	4				

CAR PARK ON ROW	21275
CAR PARK ON SURFACE	12313
NUMBER OF MLCP'S	10.70

The number of MLCP in the Master plan along side are less than the required number.



	FSI -2 (Buildable 70%)					
PLOT TYPOLOGY	AREA	% OF LAND	BUA/PLOT	TOTAL SALE AREA	ACHIEVED	TARGET
AFFORDABLE (G+7)	781080	46	4	3124320		
AFFORDABLE (G+13)						
AFFORDABLE (G+22)						
ASPIRATIONAL (G+22)	169800	10	14	2377200		4.9 Lkh SQ M
EWS	34000	2	4	136000	5501520	
BUILT AMENITY	103823	6.11				
ROW	169800	10				
OPEN SPACES/ GREENS	152820	9				
NG + AMENITY	101880	6				

Considering Parking along ROW , Surface Parking and MLCP

Assuming 40% of buildable plot for open surface car park with 18sqm area per car*.

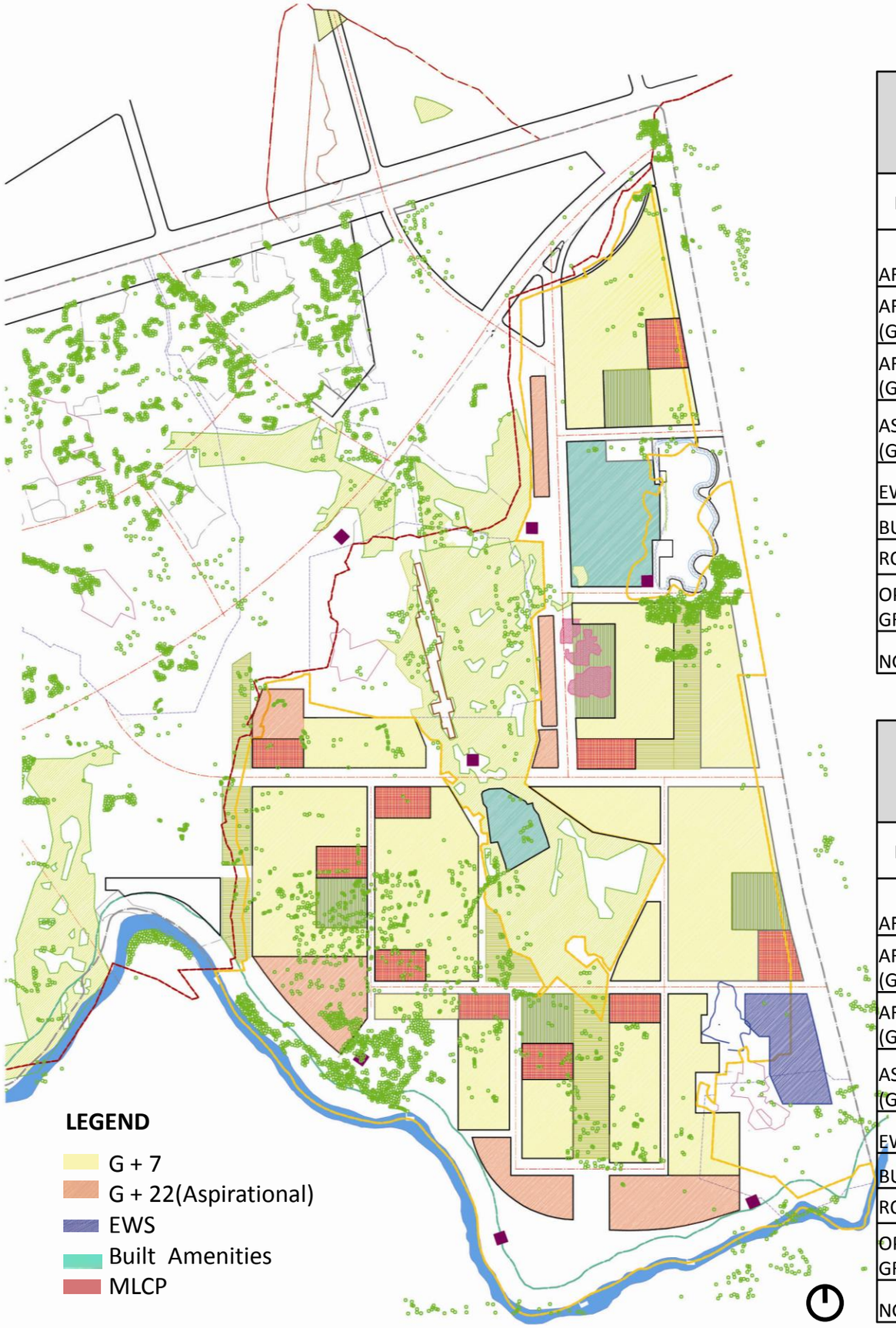
Assuming MLCP with six levels and footprint of 6000sqmt with 25sqm per car the number of cars in one MLCP=1440nos.

CAR PARK ON ROW	3099
CAR PARK ON SURFACE	21152
NUMBER OF MLCP'S	19.5

	FSI -2 (Buildable 70%)					
PLOT TYPOLOGY	AREA	% OF LAND	BUA/PLOT	TOTAL SALE AREA	ACHIEVED	TARGET
AFFORDABLE (G+7)	781080	46	4.6	3620568		
AFFORDABLE (G+13)			5.6			
AFFORDABLE (G+22)			8			
ASPIRATIONAL (G+22)	169800	10	8	1358400		
EWS	34000	2	4.6	88400	5067368	4433644
BUILT AMENITY	103823	6.11				
ROW	169800	10				
OPEN SPACES/ GREENS	152820	9				
NG + AMENITY	101880	6				

CAR PARK ON ROW	3099
CAR PARK ON SURFACE	21152
NUMBER OF MLCP'S	17

The number of MLCP in the Master plan along side are less than the required number.



	FSI -2 (Buildable 60%)					
PLOT TYPOLOGY	AREA	% OF LAND	BUA/PLOT	TOTAL SALE AREA	ACHIEVED	TARGET
AFFORDABLE(G+7)	781080	46	4	3124320		
AFFORDABLE (G+13)	169800	10	8	1358400		
AFFORDABLE (G+22)						
ASPIRATIONAL (G+22)						
EWS	34000	2	4	136000	4618720	4.9 Lkh SQ M
BUILT AMENITY	103823	6.11				
ROW	135840	8				
OPEN SPACES/ GREENS	135840	8				
NG + AMENITY	50940	3				

Considering Parking along ROW , Surface Parking and MLCP

Assuming 40% of buildable plot for open surface car park with 18sqm area per car*.

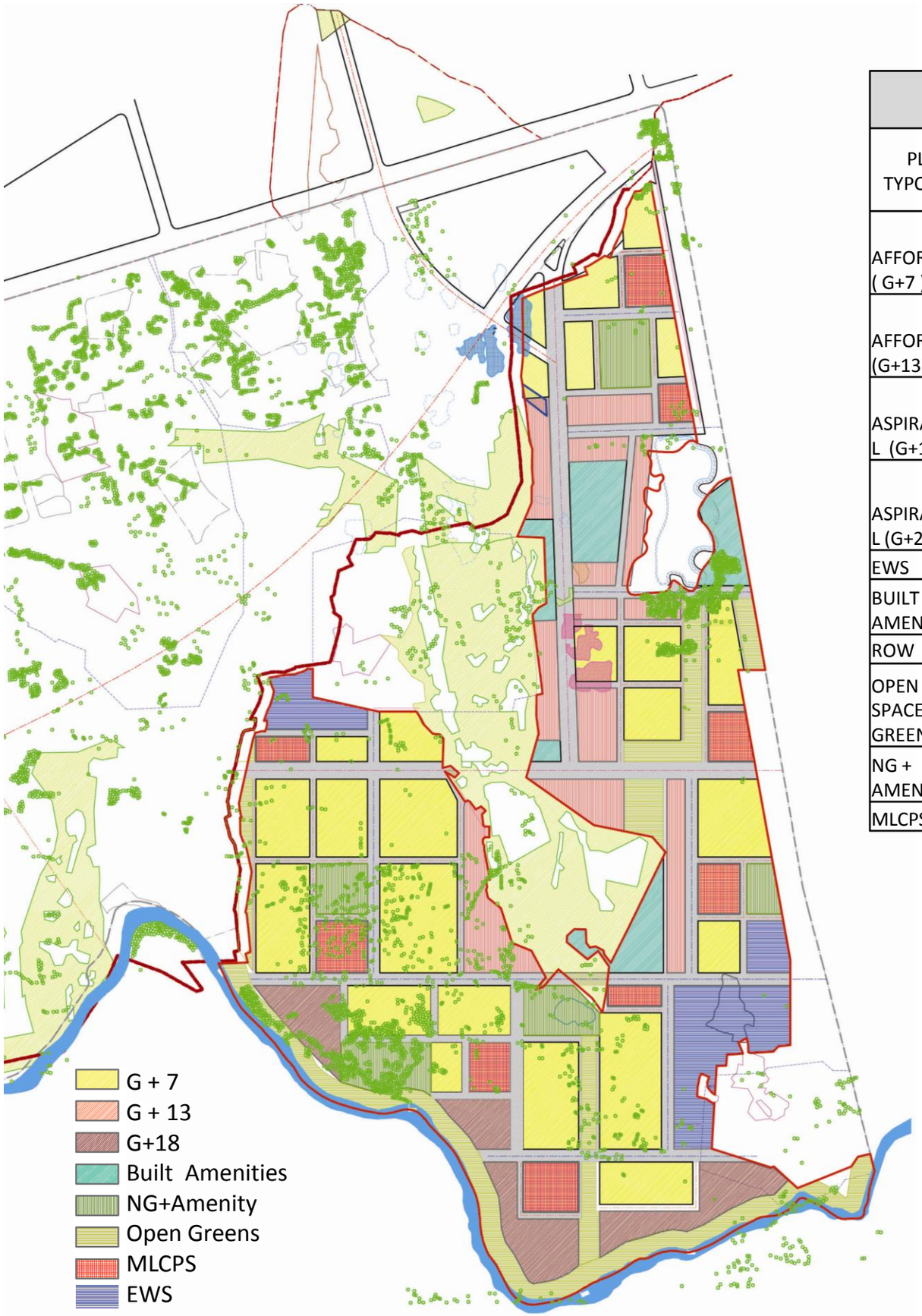
Assuming MLCP with six levels and footprint of 6000sqmt with 25sqm per car the number of cars in one MLCP=1440nos.

CAR PARK ON ROW	2835
CAR PARK ON SURFACE	21152
NUMBER OF MLCP'S	19.5

	FSI -1.6 (Buildable 60%)					
PLOT TYPOLOGY	AREA	% OF LAND	BUA/PLOT	TOTAL SALE AREA	ACHIEVED	TARGET
AFFORDABLE(G+7)	781080	46	4.6	3592968		
AFFORDABLE (G+13)	169800	10	5.6	950880		
AFFORDABLE (G+22)						
ASPIRATIONAL (G+22)						
EWS	34000	2	4.6	88400	4632248	4433644
BUILT AMENITY	103823	6.11				
ROW	135840	8				
OPEN SPACES/ GREENS	135840	8				
NG + AMENITY	50940	3				

CAR PARK ON ROW	2835
CAR PARK ON SURFACE	21152
NUMBER OF MLCP'S	17.4

The number of MLCP in the Master plan along side are less than the required number.



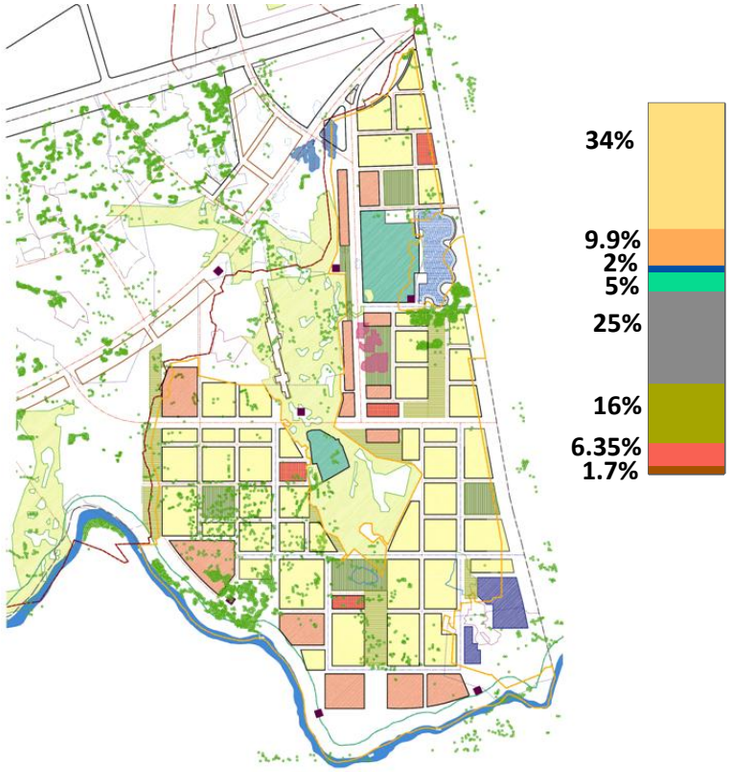
	FSI -1.6 (Buildable 60%)					
PLOT TYPOLOGY	AREA	% OF LAND	BUA/PLOT	TOTAL SALE AREA	ACHIEVED	TARGET
AFFORDABLE (G+7)	504774.5	30	4.6	2321962.78		
AFFORDABLE (G+13)	170040	10	5.6	952224		
ASPIRATIONAL (G+18)	105787.6	6	6.5	687619.3045		
ASPIRATIONAL (G+22)						
EWS	99278.28	6	4.6	456680.0742	4418486.16	4433644
BUILT AMENITY	84573.13	5		84573.1265		
ROW	371920.7	22		371920.7		
OPEN SPACES/ GREENS	177398.2	10.5				
NG + AMENITY	84078.9	5				
MLCPS	100862.7	6				

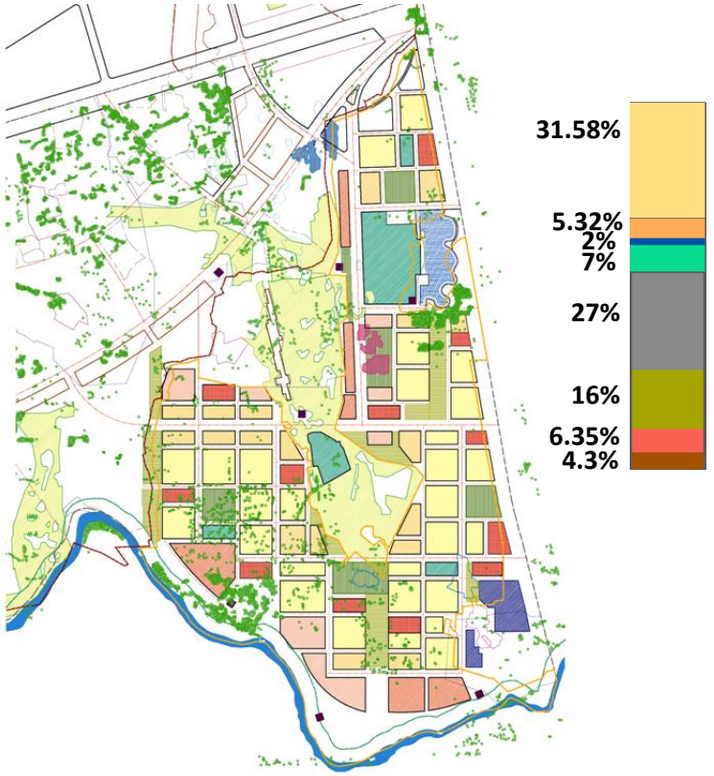
Considering Parking along ROW , Surface Parking and MLCP

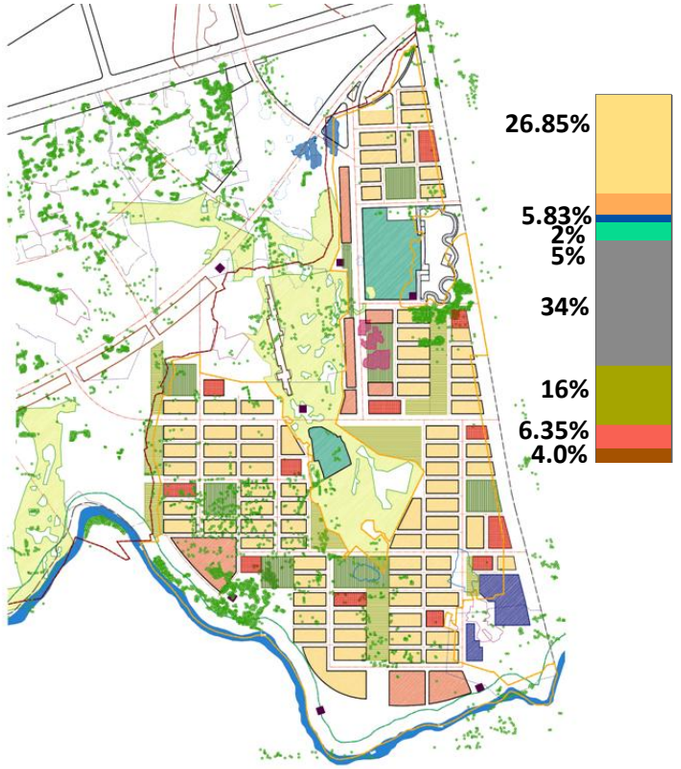
Assuming 40% of buildable plot for open surface car park with 18sqm area per car*.

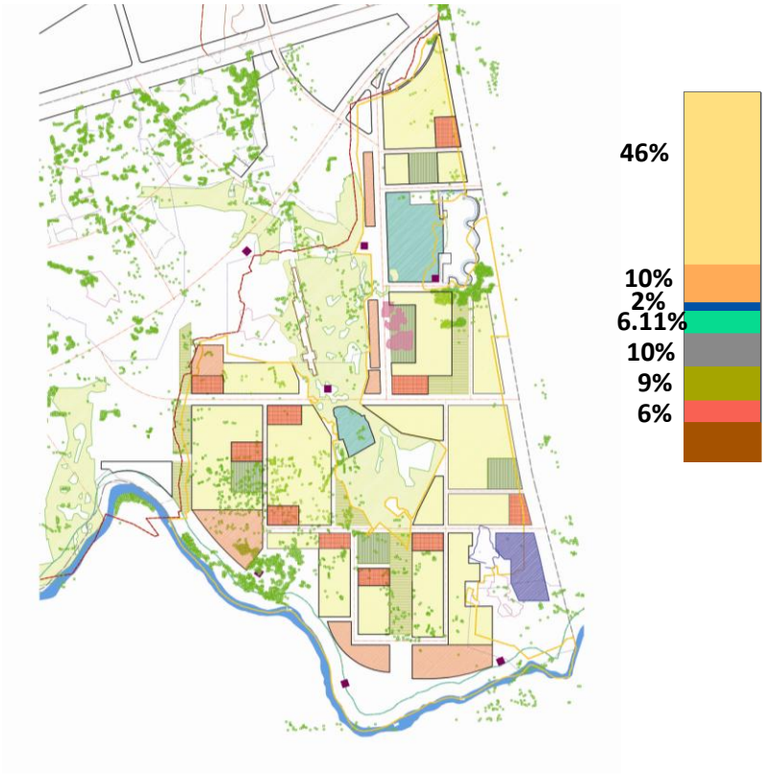
Assuming MLCP with six levels and footprint of 6000sqmt with 25sqm per car the number of cars in one MLCP=1440nos.

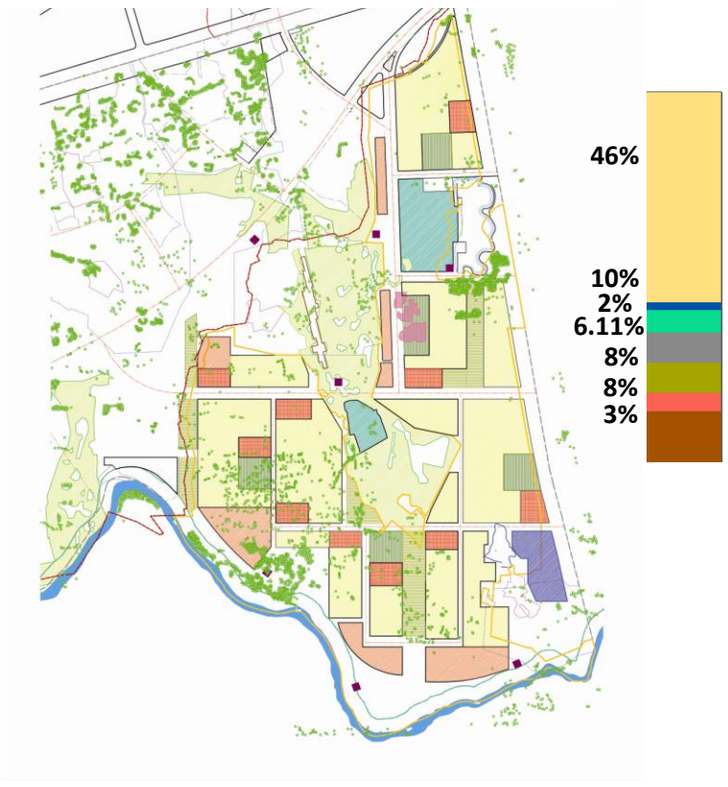
CAR PARK ON ROW	8325
CAR PARK ON SURFACE	17346.7
NUMBER OF MLCP'S	15.6

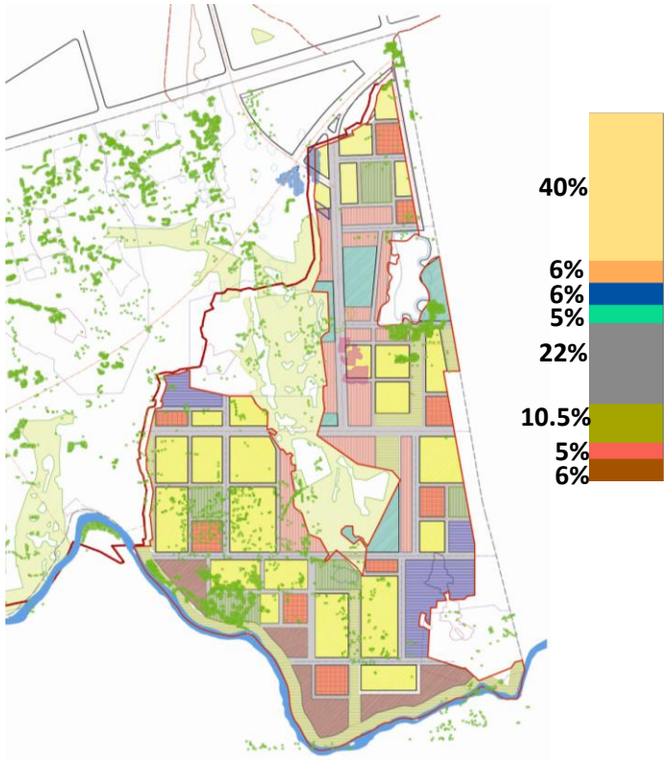












AFFORDABLE ASPIRATIONAL EWS AMENITY R.O.W OPEN GREENS NG+AMENITY MLCPS

CASA RIO

SITE AREA	**635306 SQ M**	
BUILDING FOOTPRINT	80277 SQ M	12.65 %
ROADS	68007 SQ M	10.70 %
SURFACE PARKING/DRIVEWAYS IN INDIVIDUAL SECTORS	282367 SQ M	44.45%
LANDSCAPE	146438 SQ M	23.05%
NG + AMENITIES	58268 SQ M	9.15 %

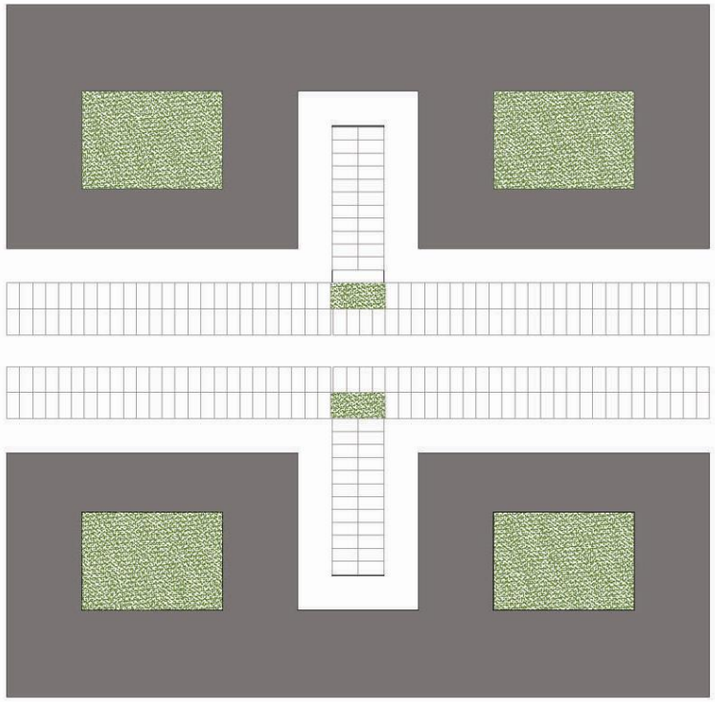
PARKING NOS.

R.O.W	777 CARS
STILTS	2828 CARS
SURFACE	5593 CARS



SURFACE PARKING OPTIONS ASSUMING PLOT SOZE 120 x 122

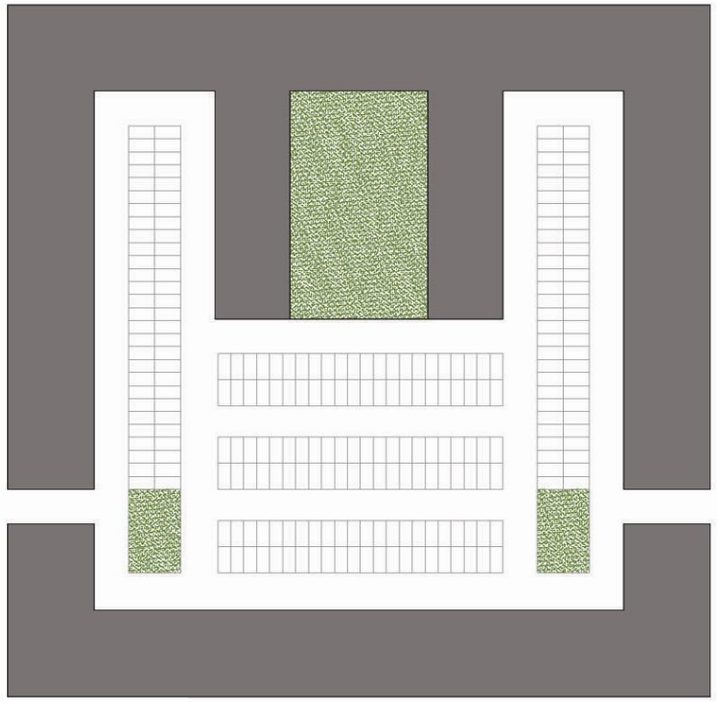
OPTION 1



GROUND COVERAGE: 7498 SQ.MTS 256 CARS

OPEN GREEN: 1766 SQ. MTS

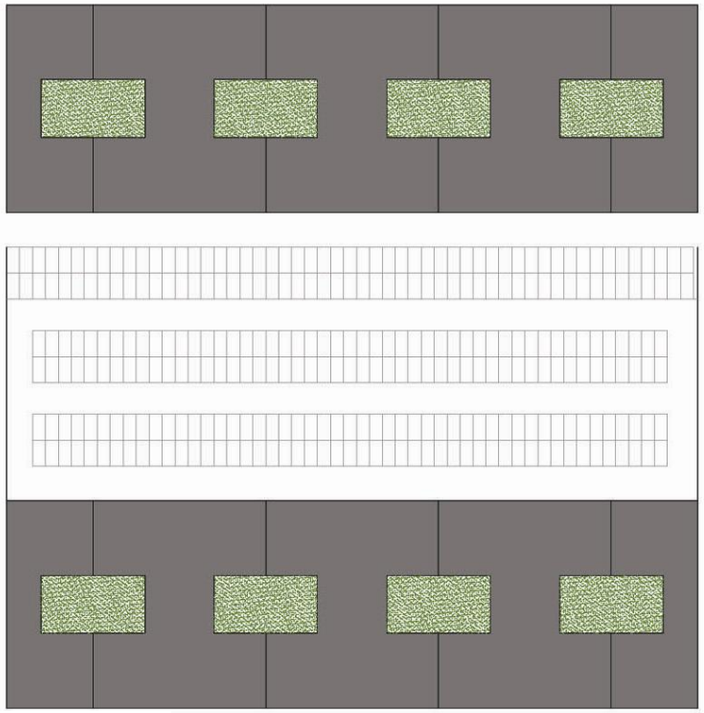
OPTION 2



GROUND COVERAGE: 7202 SQ. MTS 242 CARS

OPEN GREEN: 1209 SQ. MTS

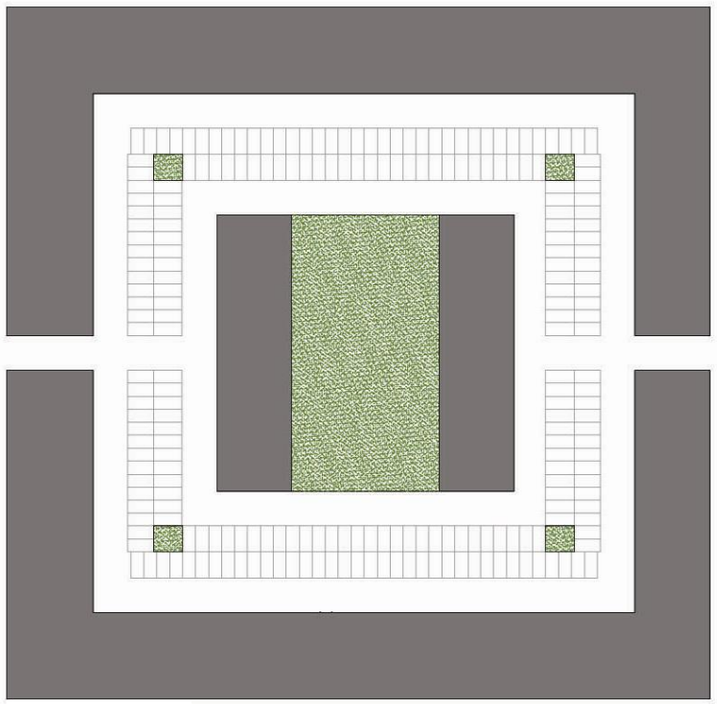
OPTION 3



GROUND COVERAGE: 7200 SQ. MTS 304 CARS

OPEN GREEN: 1449 SQ. MTS

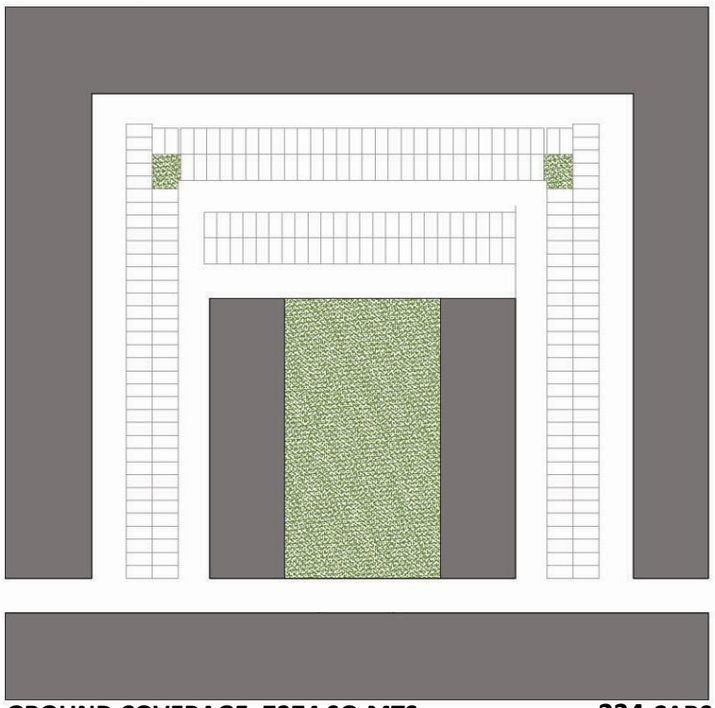
OPTION 4



GROUND COVERAGE: 7261 SQ.MTS 236 CARS

OPEN GREEN: 1317 SQ. MTS

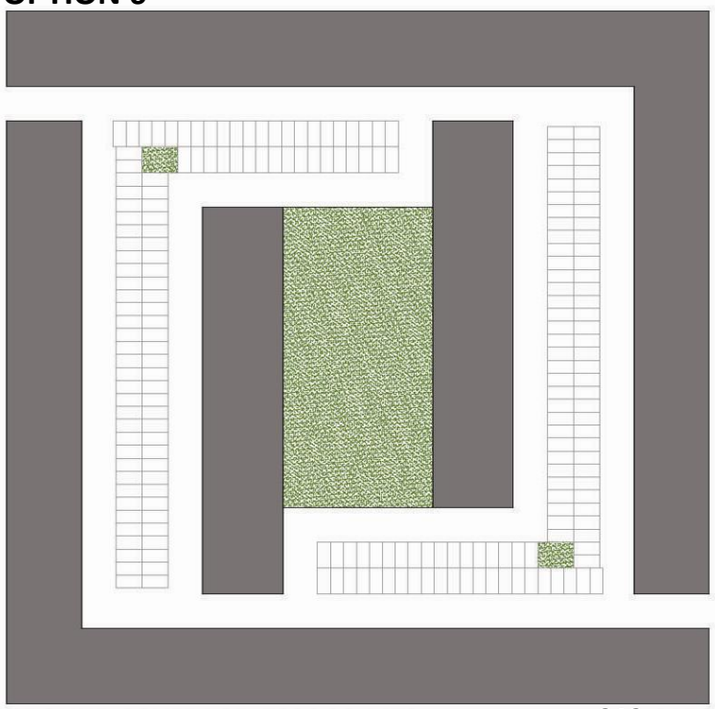
OPTION 5



GROUND COVERAGE: 7274 SQ.MTS 234 CARS

OPEN GREEN: 1371SQ. MTS

OPTION 6



GROUND COVERAGE: 7336 SQ.MTS 212 CARS

OPEN GREEN: 1408SQ. MTS

PARKING COMPARISON BETWEEN SURFACE PARIKING ON R.O.W AND ON PLOTS

	Area (SQ M)	Car Parking
Road side parking (42 mt road)	4200	75
Road side parking (30 mt road)	4200	81.2
Road side parking (16 mt road)	4200	139.1
Surface parking on plot parcels	4200	233

M/s Prabhakar B. Bhagwat
November 2012