Area statement as per revised FSI 1.5 &0.2 for EWS (rcvd mail by Mr. Abhisheck Lodha on 19 Nov 2012)

	Non DP plot area (sq mt)	FSI		Target saleable (sq mt)
EWS	1698714	0.2	1.45	492627.1
Other saleable area	1698714	1.5	1.45	3694703
			Total	4187330

As per Rcvd mail from Parag dated on 12th oct 2012

Total population of Palava= 2,00,000
For 4900000 total cars= 52246
So total cars for 4187330 saleable area= 43716

Master plan 20th Nov 2012



Legend

G+7

- A 150x44
- B 90x44

G+13

- C 105x56
- D 230x56
- E 165x56
- G+18
- Built amenity
- NG+Amenity
- EWS
- MLCP
- 420 acre boundary
- Town level green

Area calculation of 20th Nov 2012master plan

TYPOLOGY	A	B	C	D	E
Plot	150x44	90x44	105x56	230x56	165x56
Plot area (SqM)	6600	3960	5880	12880	9240
No of Floors	8	8	14	14	14
Total built up area as per KAPL (SqM)	29044	17727	38428	82327	57446
No of Blocks	6	2	5	2	31
Total Surface car parks	1224	192	740	632	8308
Total Built up Area (SqM)	174264	35454	192140	164654	1780826
Net Total Built Up Area (SqM)	3386587.57				

G+18 plot calculation	
Total plot area excluding road	159884.55
BUA/plot	6.5
Total built-up area	1039249.57

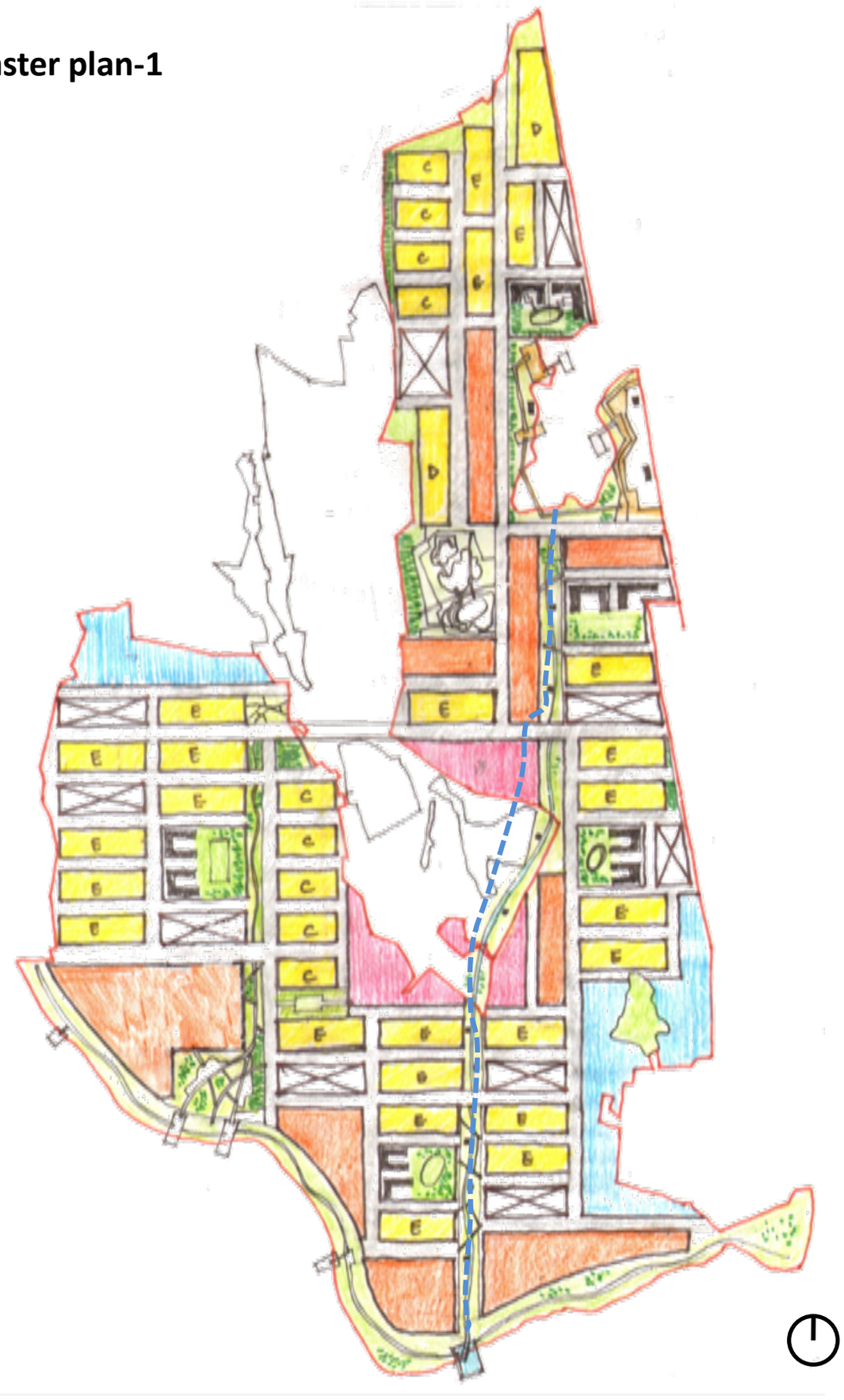
Considering 40% for parking, so total no of cars= 3553

Car Parking (Excluding surface parking within blocks)

Total length of Roads (28M)	16573.92
Parking along Roads	14253.5

Total surface car parking= 28000

Master plan-1



Legend

G+13

- C 105x56
- D 230x56
- E 165x56
- G+18
- Built amenity
- NG+Amenity
- EWS
- MLCP
- 420 acre boundary
- Town level green

Area calculation of master plan-1

Master plan -1

Block type	Plot dimension	Plot area	No of blocks	Built up area as per KAPL(12 nov) in sq mts	Total built up area in sq mts	Car park per block	Total no of car parks
E	165x56	9240	24	57446	1378704	268	6432
C	105x56	5880	9	38428	345852	148	1332
D	230x56	12880	2	82327	164654	316	632
Total			**35**		**1889210**		**8396**

G+18 plot calculation	
Total plot area	212105.65
BUA/plot	6.5
Total built up area	**1378686.725**

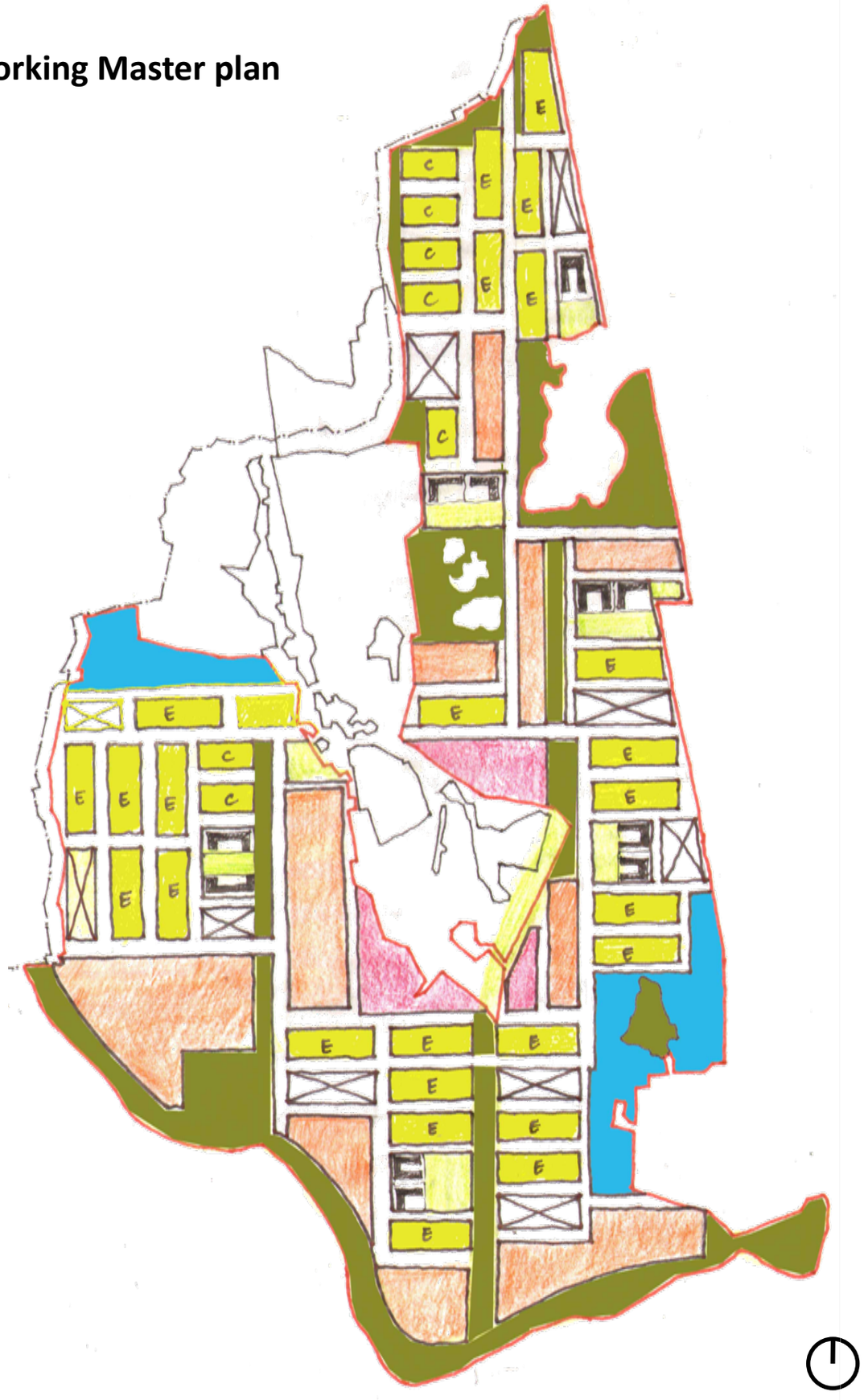
Considering 40% for parking of total plot area, so total no of car park= 4713

Net total built up area		**3267896.7**
To achieve		**3694703**

Car parking calculation

Total car park to achieve		43716
Total car park on roads		13000
Total no of car in plot		13109
No of car parking in MLCP		17607
Total MLCP required		12.227083
(Considering 1440 cars in 1 mlcp of 6000 sq mts)		

Working Master plan



Legend

G+13

- C — 105x56
- E — 165x56
- G+18
- Built amenity
- NG+Amenity
- EWS
- MLCP
- 420 acre boundary
- Town level green

Area calculation of Working master plan

Working master plan

Block type	Plot dimension	Plot area	No of blocks	Built up area as per KAPL(12 nov) in sq mts	Total built up area in sq mts	Car park per block	Total no of car parks
E	165x56	9240	25	57446	1436150	268	6700
C	105x56	5880	8	38428	307424	148	1184
Total			**33**		**1743574**		**7884**

G+18 plot calculation	
Total plot area	273922.79
BUA/plot	6.5
Total built up area	**1780498.135**

Considering 40% for parking of total plot area, so total no of car park= 6055

Net total built up area		**3621529.8**
To achieve		**3694703**

Car parking calculation

Total car park to achieve		43716
Total car park on roads		13000
Total no of car in plot		13939
No of car parking in MLCP		16777
Total MLCP required		11.650694
(Considering 1440 cars in 1 mlcp of 6000 sq mts)		

Total plot area (sqm)	**1698714**	**100%**
TYPOLOGIES	**Total plot area**	**%**
Total G+13 & G+18	566956.3	**33%**
NG+ amenties	90665.19	**5%**
Built amenties	57363.98	**3%**
EWS	105253	**6%**
MLCP	90980.32	**5%**
ROW	441500.67	**26%**
Total green area	341904.13	**20%**
Swale/river green/quarries		

M/s Prabhakar B. Bhagwat
November 2012