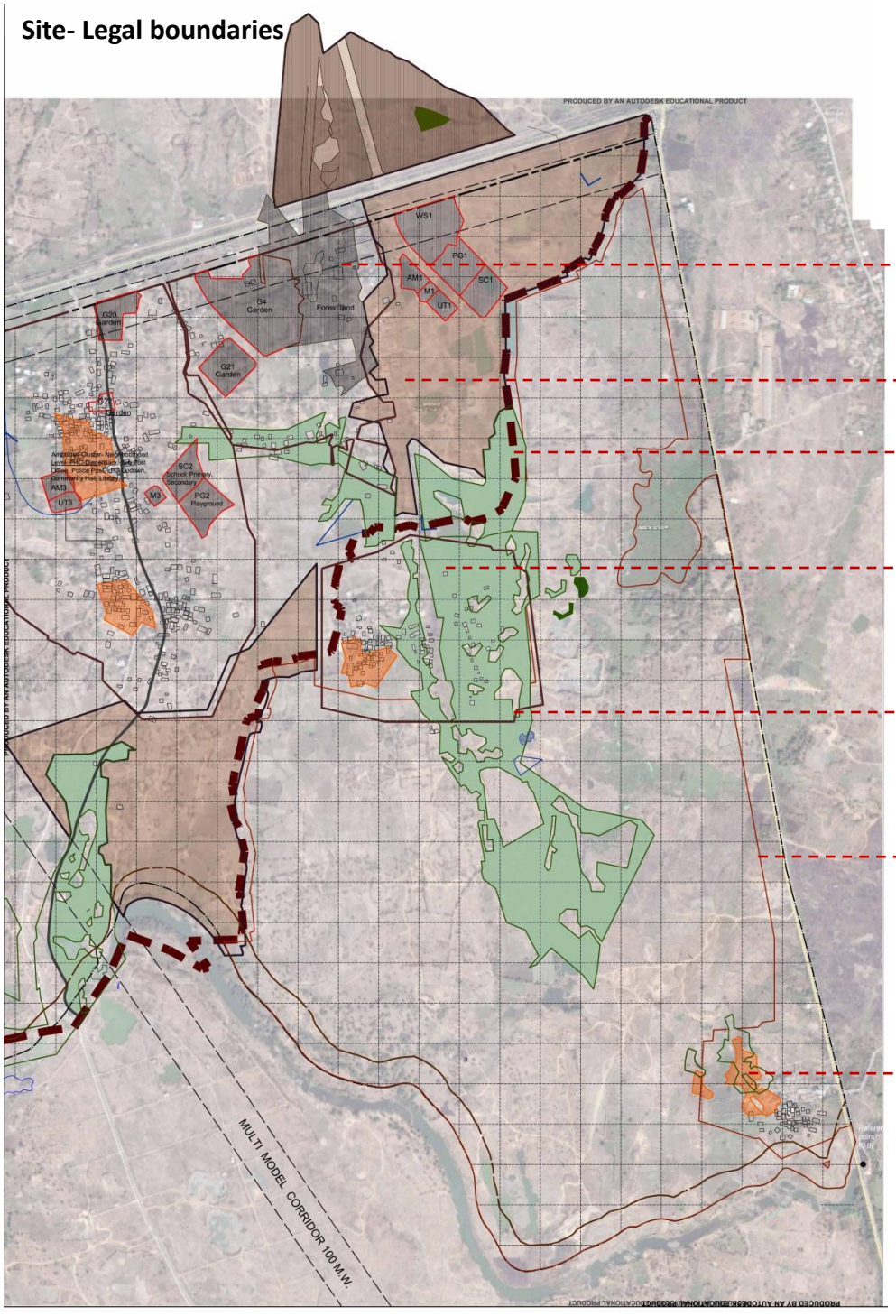
PALAVA



Site- Legal boundaries



Reservations

DP area

DP Boundary

Gauchar land

Village extension boundary

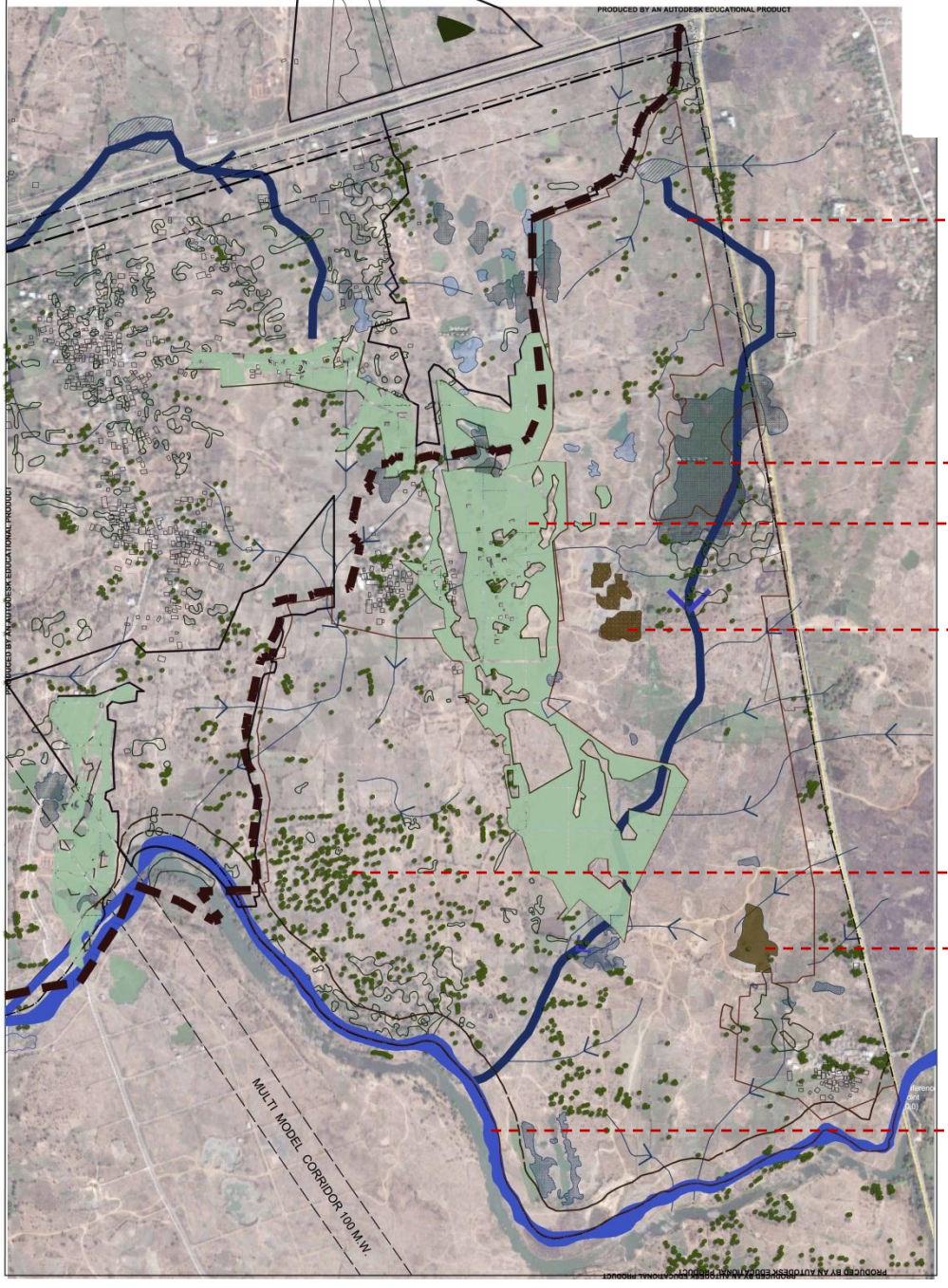
Non DP Boundary

Sarkari padit land

100 200

0 400

Site-Natural features



Natural slope for water Movement on the site

Existing lake

Existing gauchar land

Existing quarries

Existing grove of trees

Existing quarries

River

100 200

0 400

MASTER PLAN


Reservations
Offices
20 stored Housing
Town hall/ library
8 stored affordable Housing
22 stored aspirational housing
EWS
Town level green
Library
MLCPS
Water Bodies
Quarry
Roads
Gauchar
Village extension
100 200
0
400

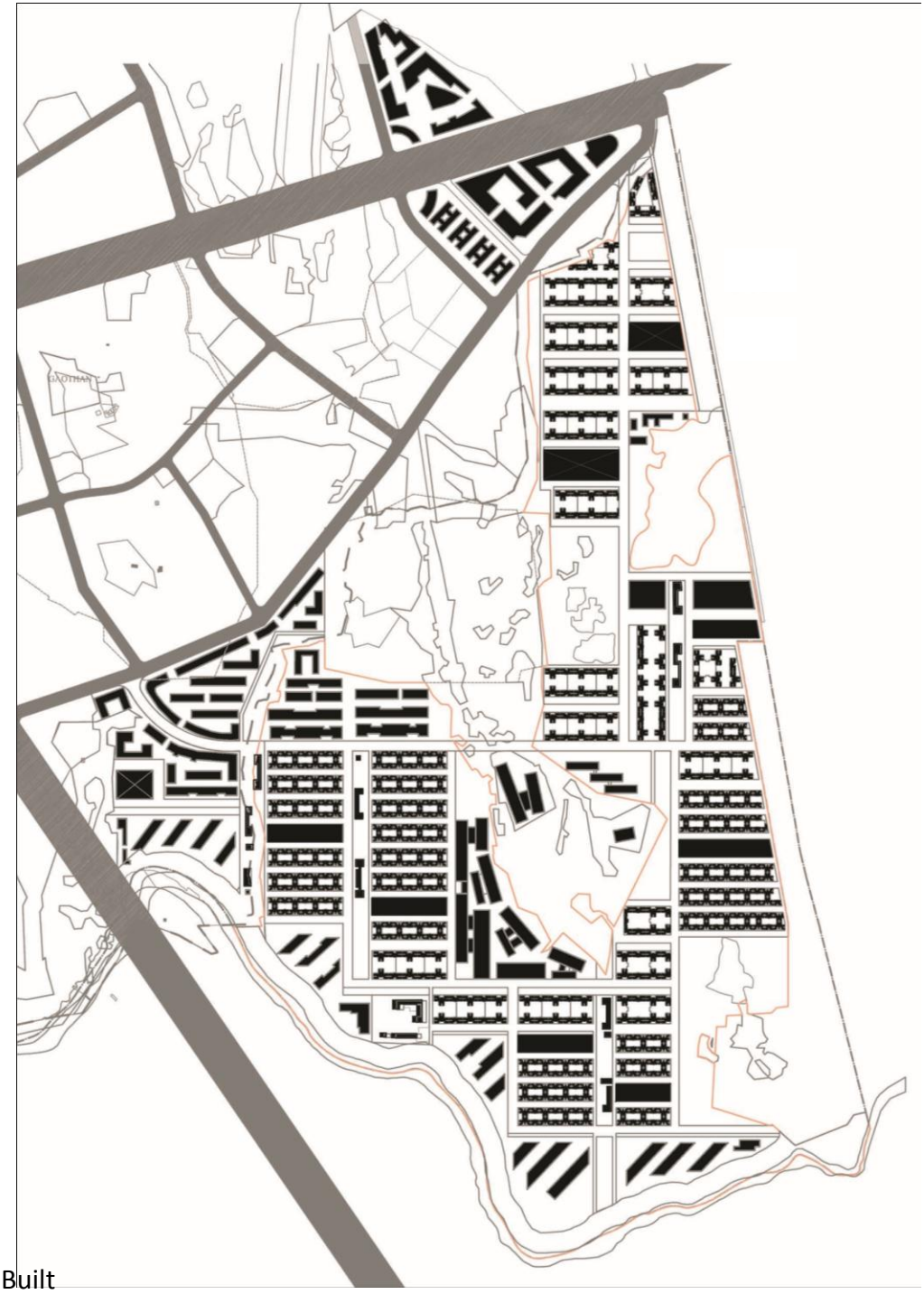
Master Plan



Greens

100 200

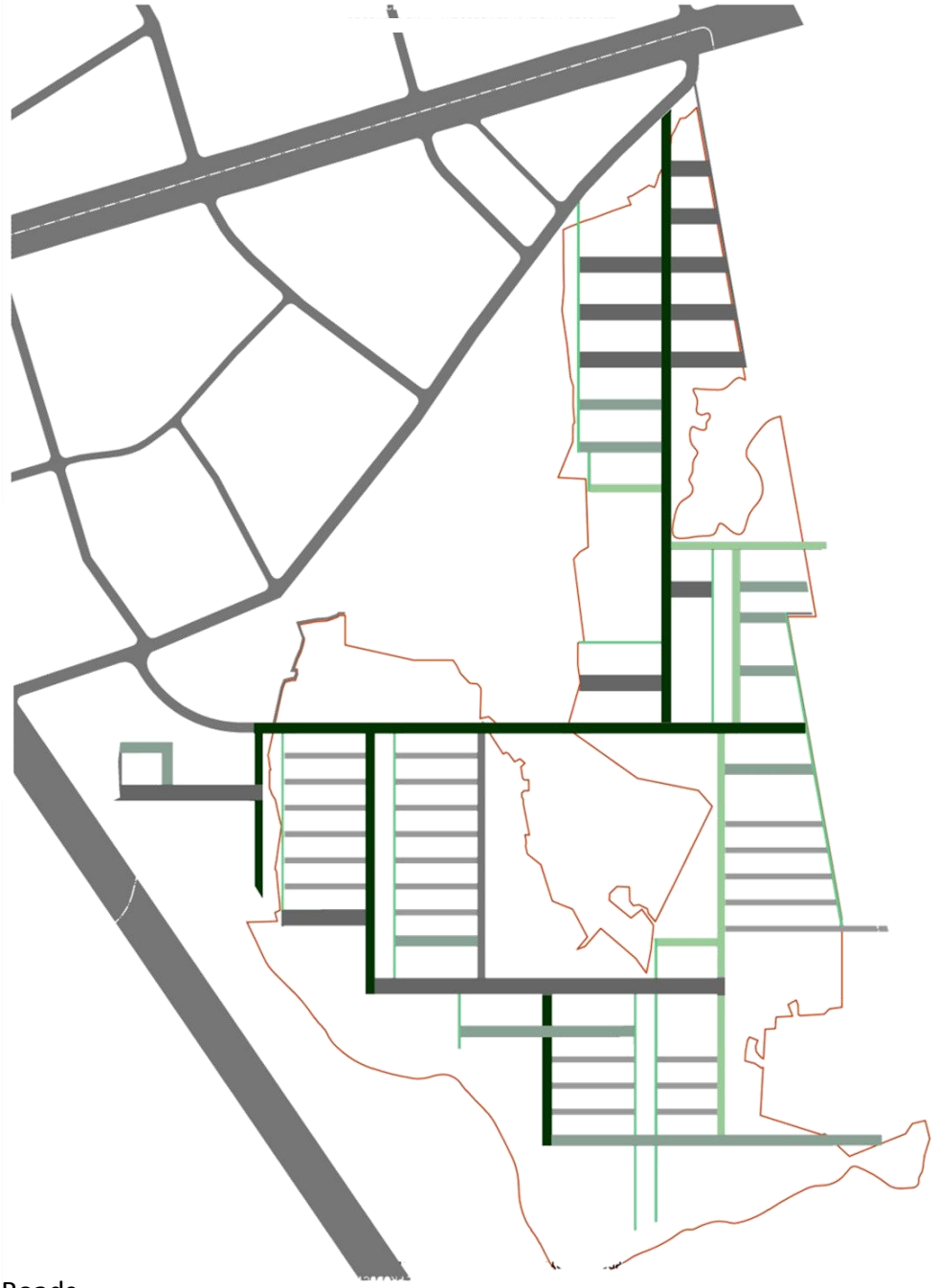
0 400



Built

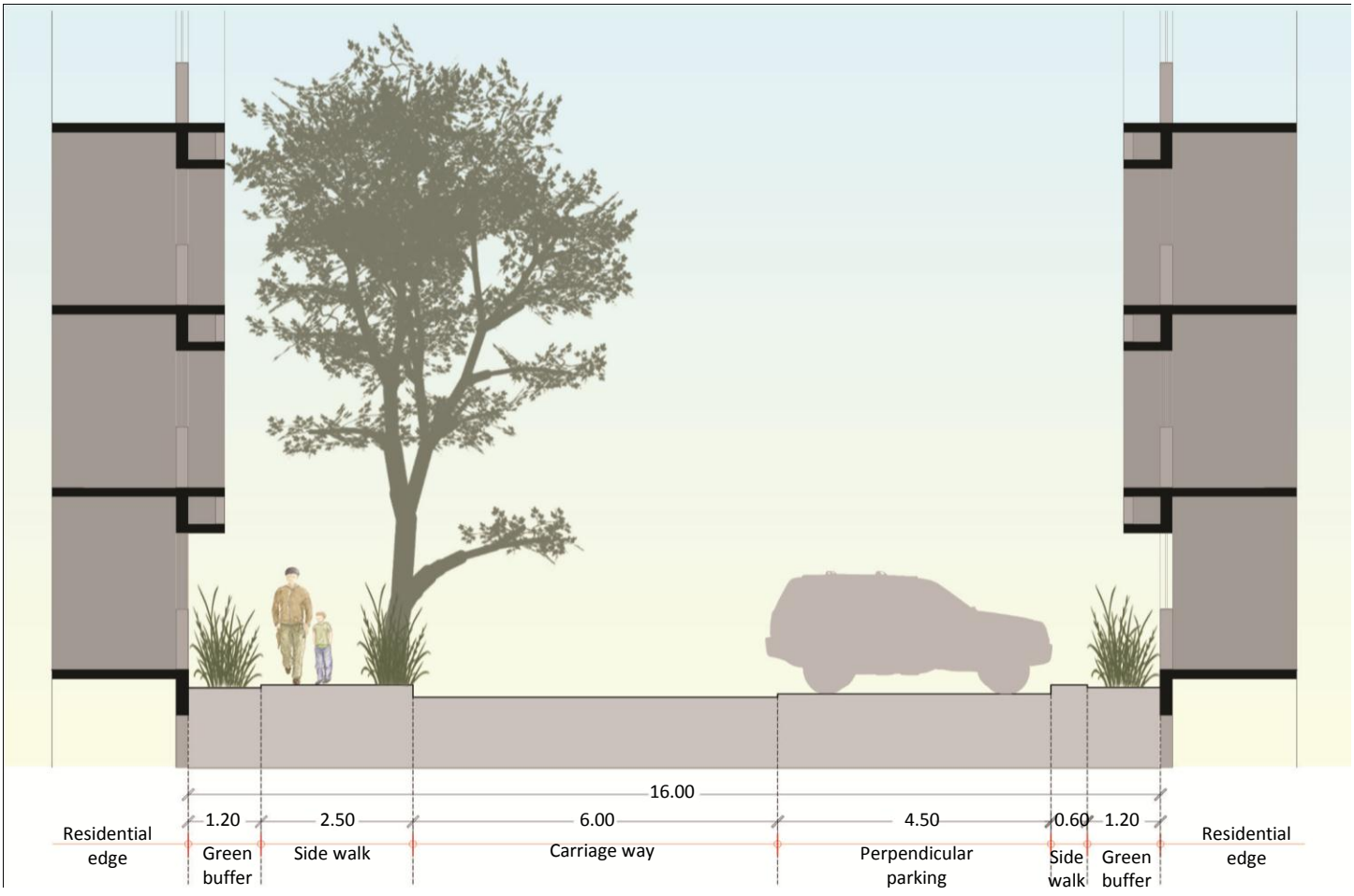
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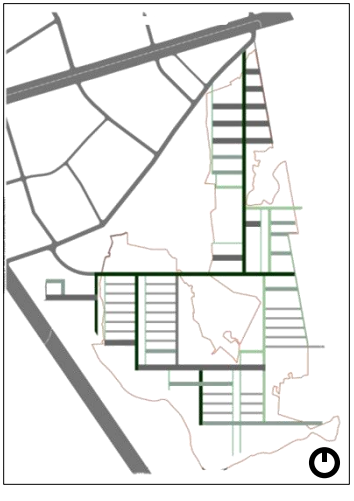
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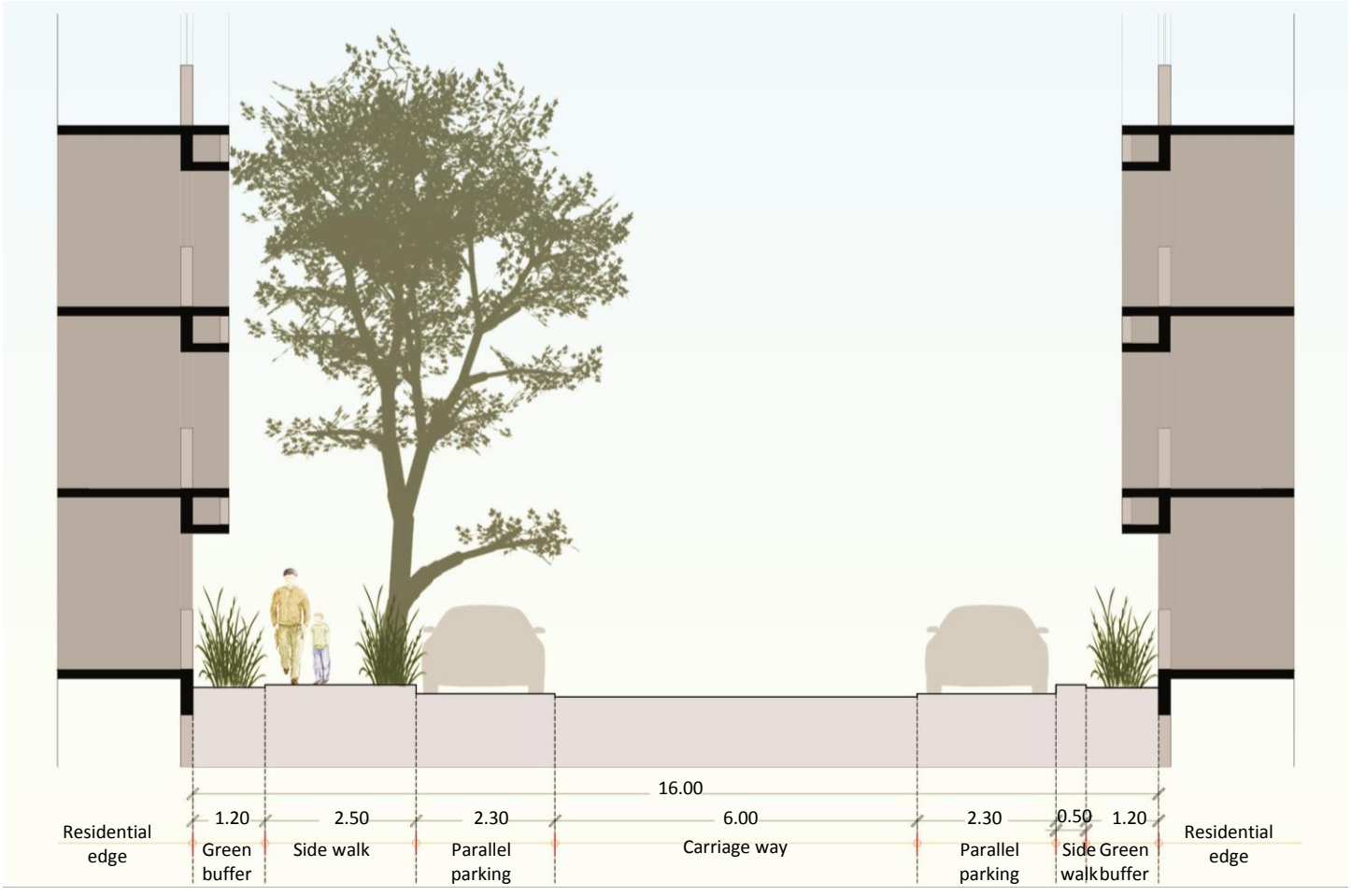
Roads

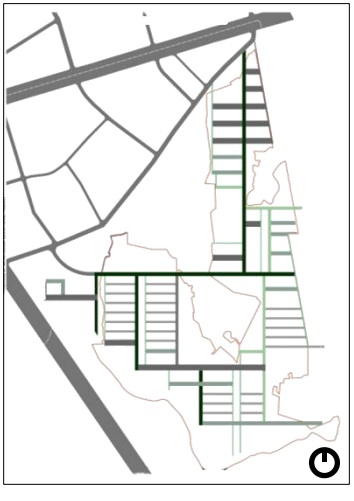
ROAD SECTION OPTIONS



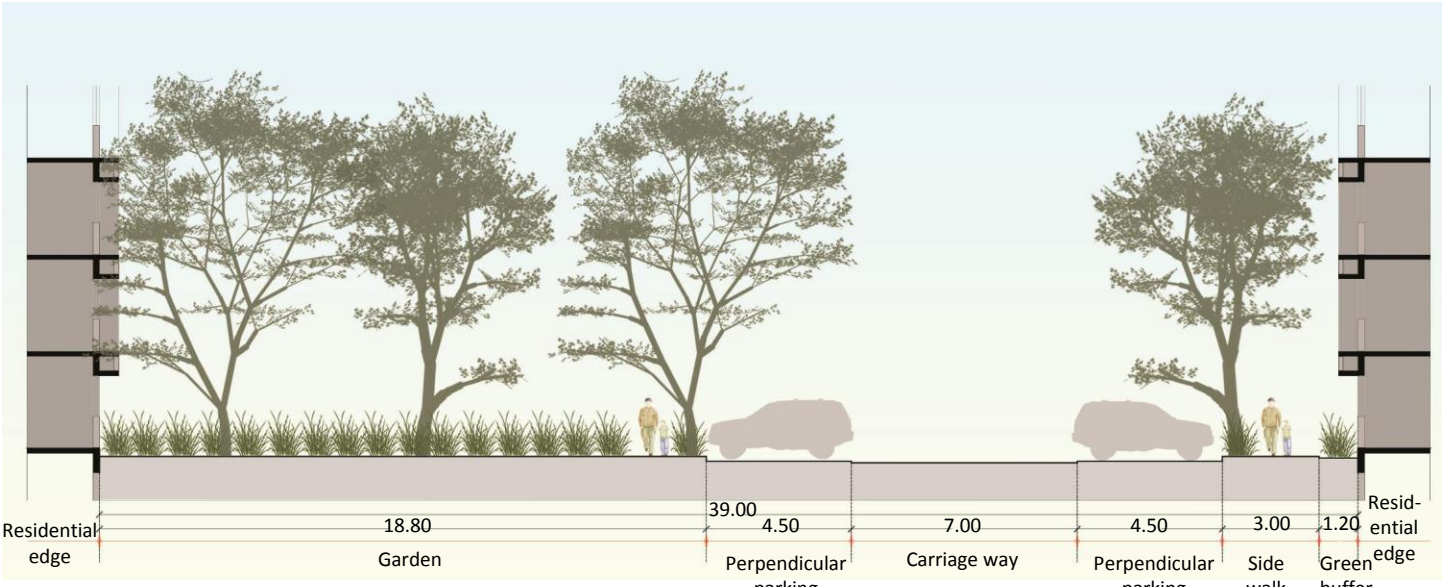


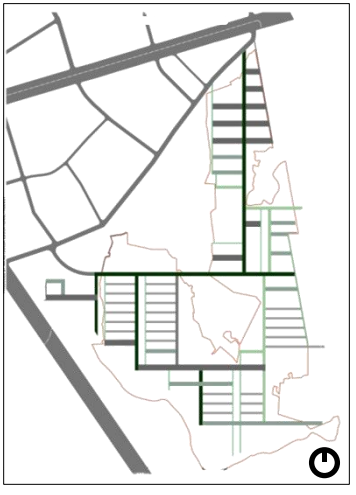
16 MTS ROAD -OPTION 1



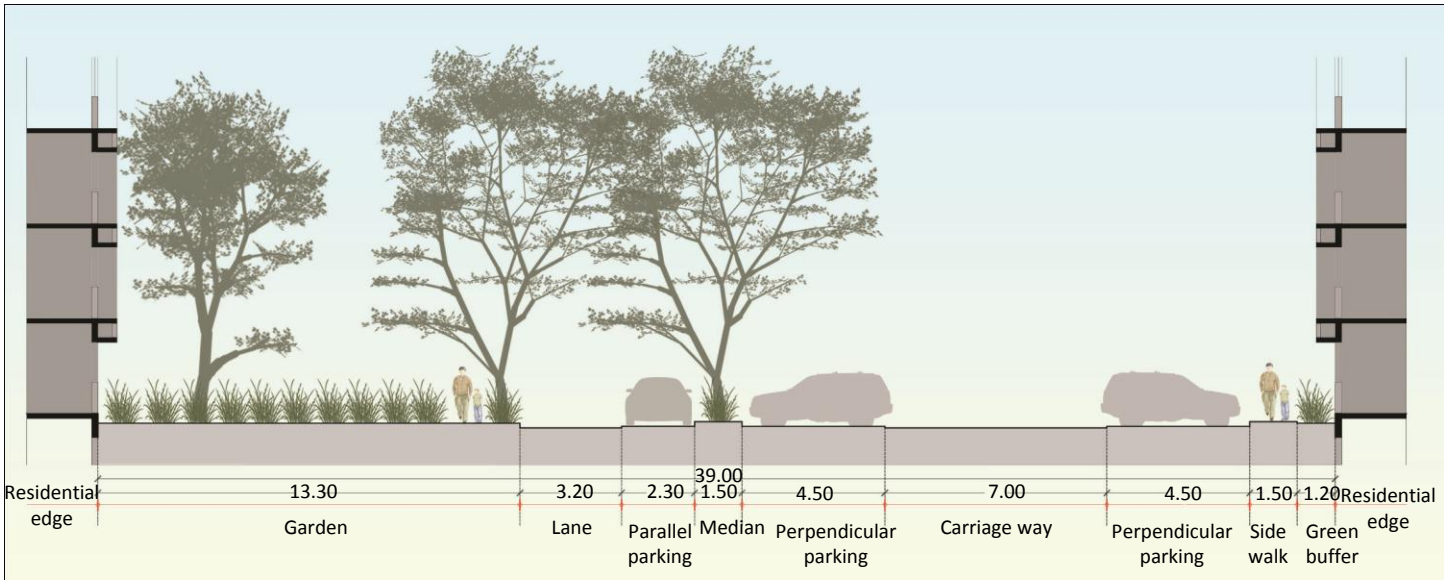


16 MTS ROAD -OPTION 2



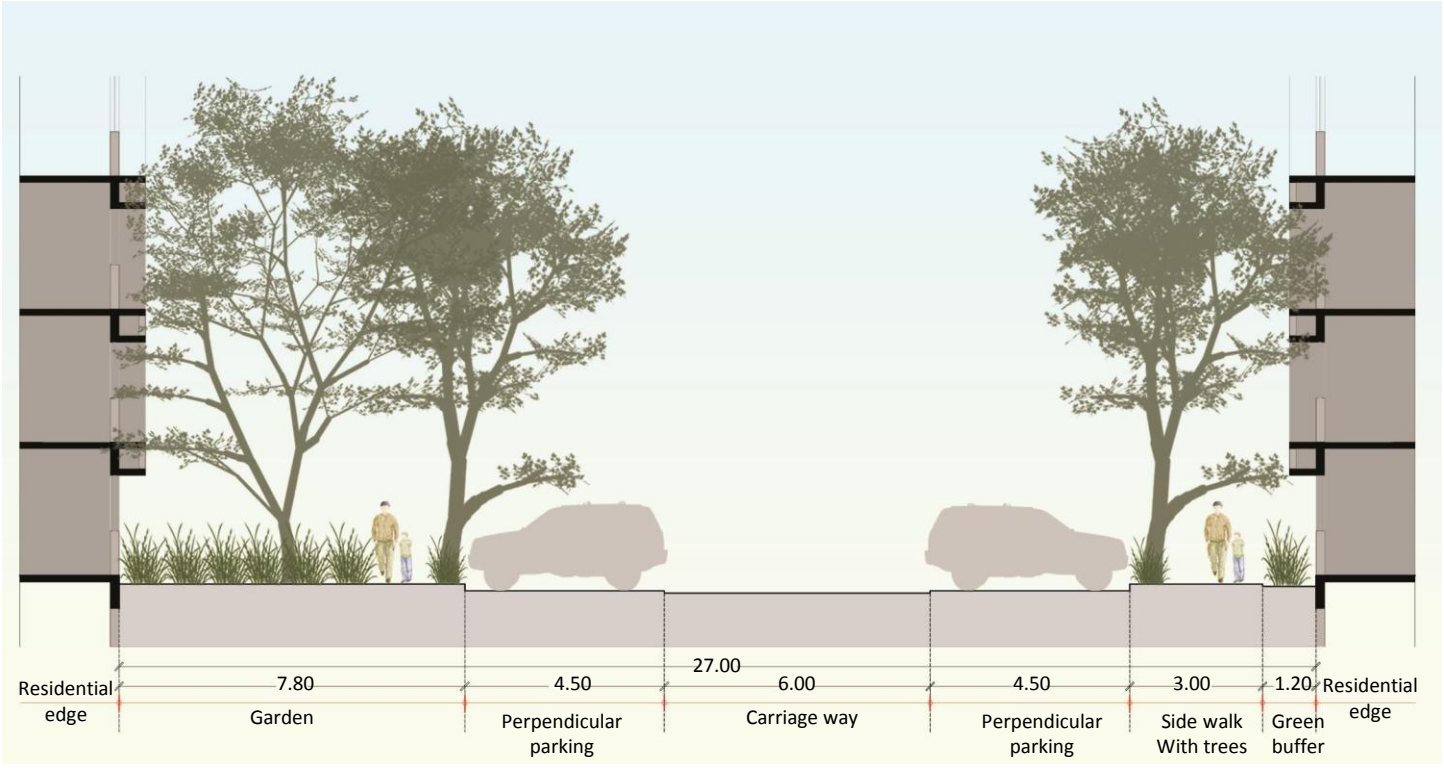


39 MTS ROAD -OPTION 1



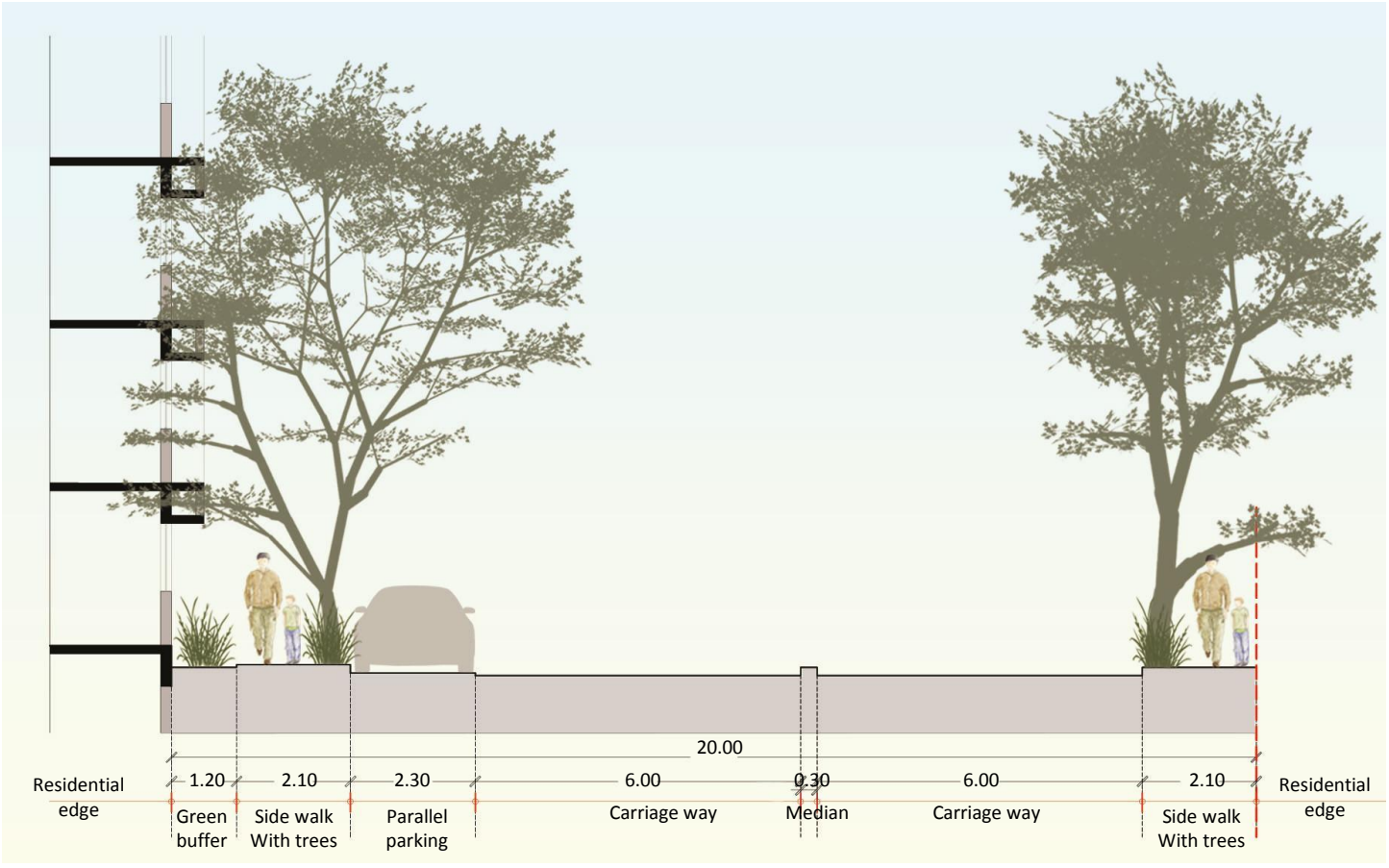


39 MTS ROAD -OPTION 2





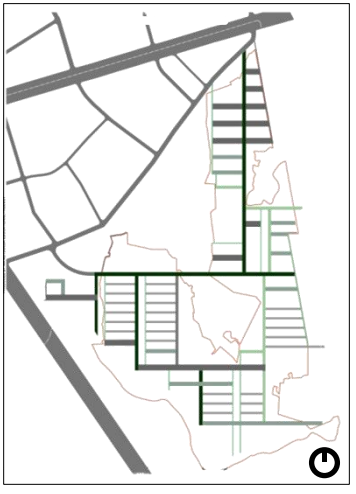
27 MTS ROAD -OPTION 1



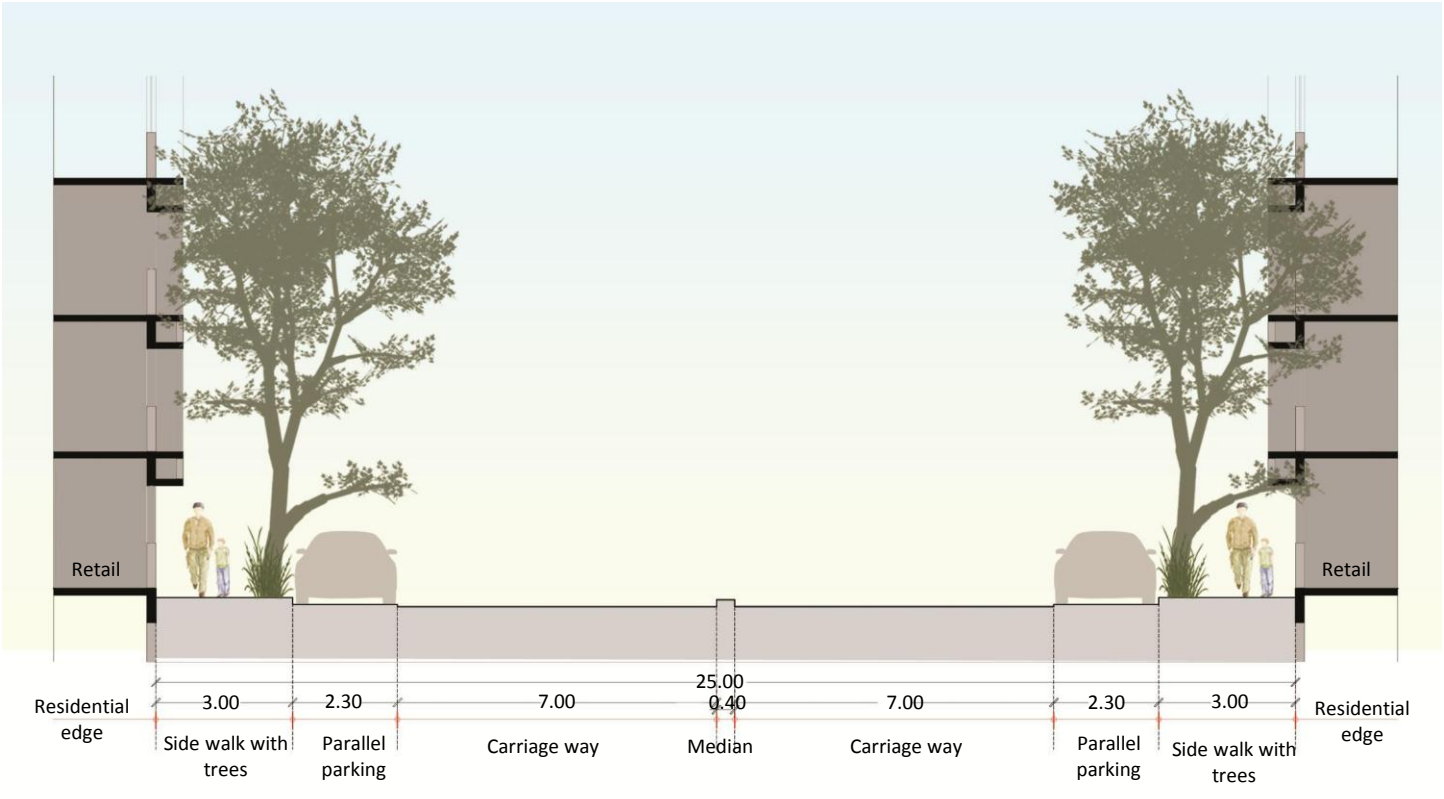


20 MTS ROAD -OPTION 1



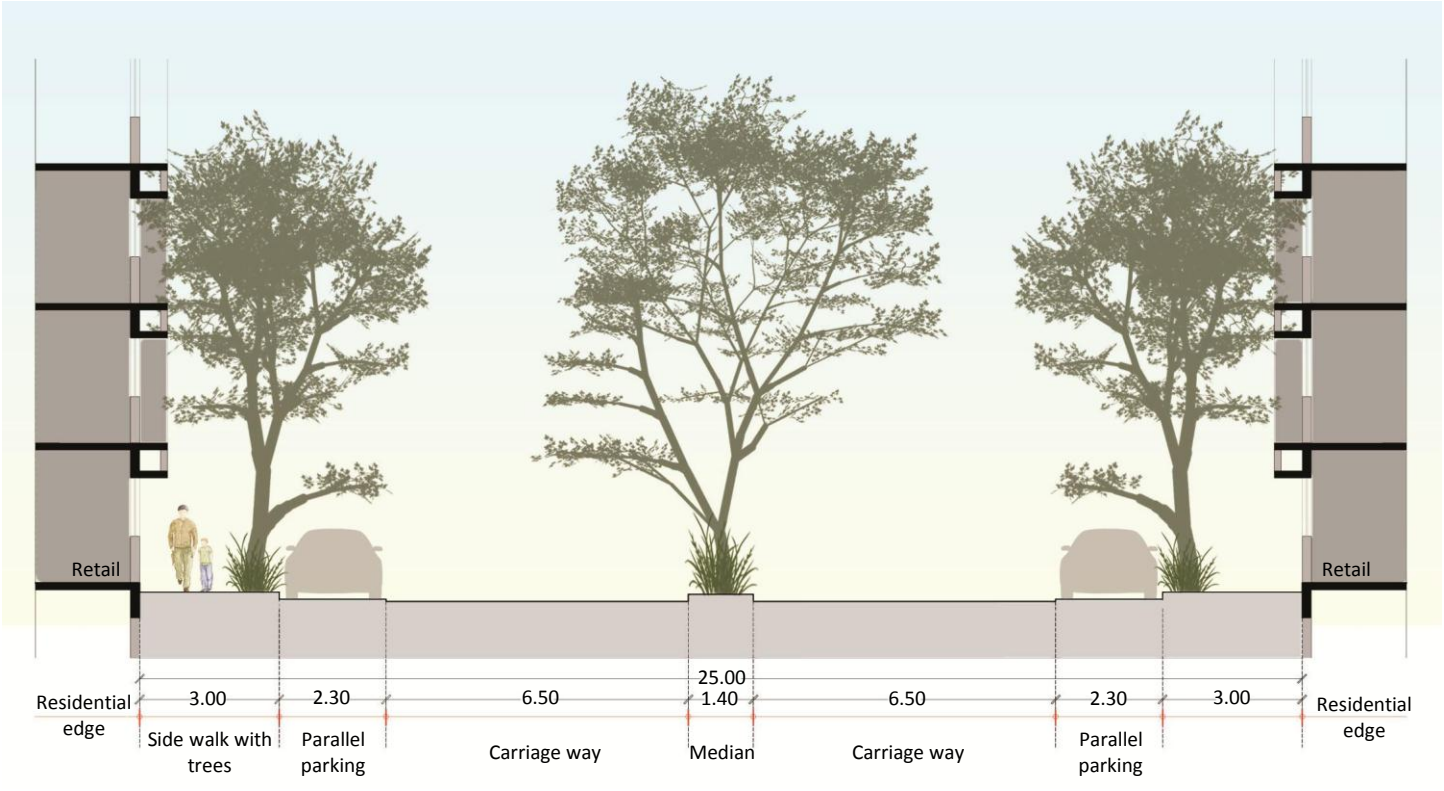


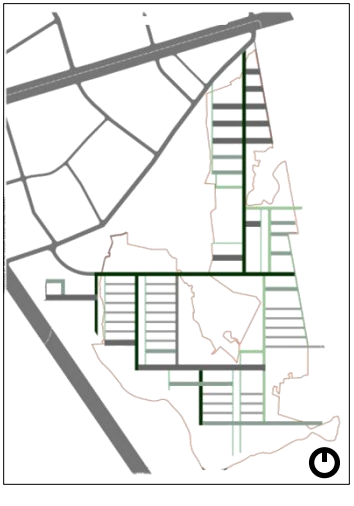
20 MTS ROAD -OPTION 2



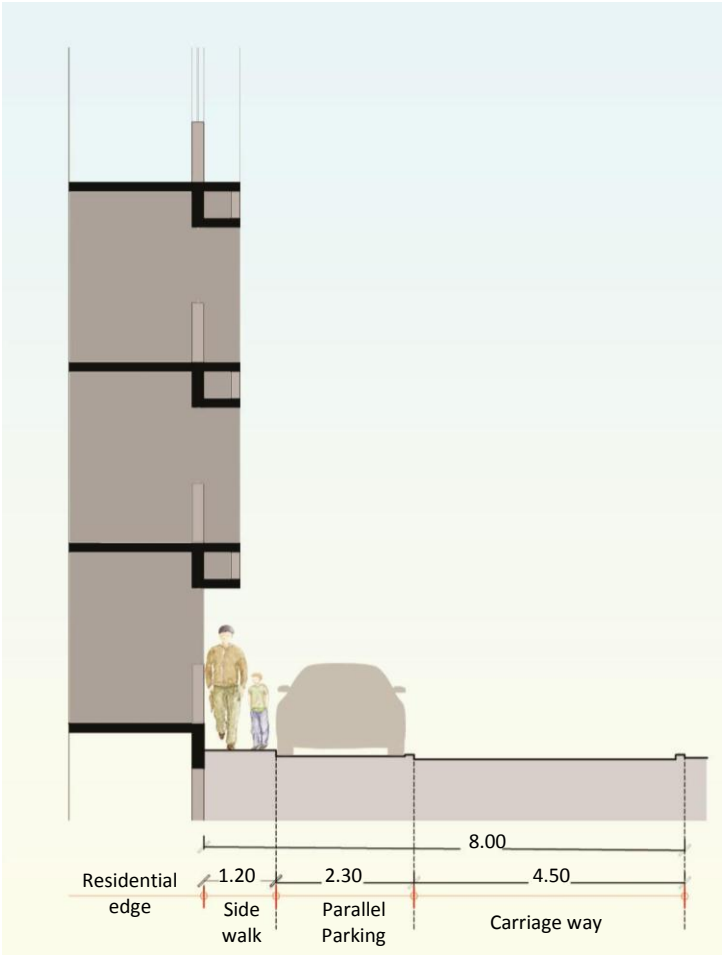


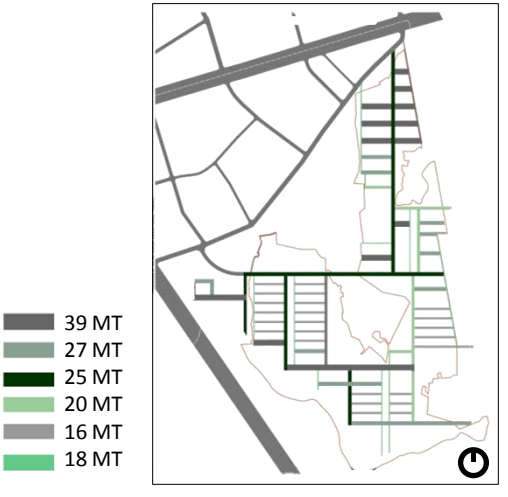
25 MTS ROAD -OPTION 1





25 MTS ROAD -OPTION 2





8 MTS ROAD -OPTION 1

AREA CALCULATIONS

Area calculations 26-12-12							
ASSUMPTIONS 06-12-2012							
Type			FSI				
Residential			1.25				
Economic Activity			0.25				
EWS			0.20				
TOTAL			1.70				
Revised Calculations with 1.7 FSI (2012-12-12)							
Palava - Phase I, Parcel I: Masterplan distribution							
Location	Gross Plot	Net Plot	FSI	Saleable Factor	Saleable Area/Net Plot	Total Saleable Area	Remarks
DP	657,375	NA	1.25	1.45	NA	1,191,492	
Non DP	1,734,044	NA		1.45	NA	3,142,955	For Residential on Gross Plot
Total	2,391,419					**4,334,447**	Total Residential
Economic Activity			0.25	1.45		866,889	
Total Saleable						5,201,336	
EWS			0.2	1.45		693,512	Non Sale
Total Target						5,894,848	
Location	Saleable Target	Gr. Coverage	No. of floors	SA / Gross Plot	Approx Target Plots		
Residential	4,334,447						
Economic Activity	866,889	60%	6	3.60	240,803		
EWS	693,512	50%	8	4.00	173,378		
Total Target	5,894,848						

20 STOREY AFFORDABLE CALCULATION

TOTAL GROSS PLOT	386212.94	SQM							
Building parcels	Gross Plot area	Block size	Net Plot area	appx. ground cover	appx. ground cover (%)	Total no of plots	Saleable area (on net plot)	Total saleable area	Saleable area /gross plot
B1(A)	65890.53	185X70	12950	4868.72	37.60	3	92126	276378	4.19
B1(B)	19171.13	185X70	12950	4868.72	37.60	1	92126	92126	4.81
B1(C)	21772.81	185X70	12950	4868.72	37.60	1	92126	92126	4.23
B1(D)	20008.24	185X70	12950	4868.72	37.60	1	92126	92126	4.60
B1(E)	41509	185X70	12950	4868.72	37.60	2	92126	184252	4.44
B1(F)	20661.8	185X70	12950	4868.72	37.60	1	92126	92126	4.46
								829134	
B2 (A)	16350.81	135X70	9450	3771.33	39.91	1	67227.08	67227.08	4.11
B2 (B)	15347	135X70	9450	3771.33	39.91	1	67227.08	67227.08	4.38
								134454.16	
B3	33762.4	285x70	19950	6633.65	33.25	1	141923.84	141923.84	4.20
B4	15862.69		10622.42	3114.89	29.32	1	75567.65	75567.65	4.76
B5	15345.91	115x70	8050	3250.61	40.38	1	57267.51	57267.51	3.73
B6	35390.58		22477.27	6884.88	30.63	1	159902.78	159902.78	4.52
B7	18394.75	160X70	11200	4222.76	37.70	1	79676.54	79676.54	4.33
B8	13021.9		6886.43	2701.18	39.22	1	48989.90	48989.90	3.76
B9	14890.23		8186.4	2955.92	36.11	1	58237.86	58237.86	3.91
B10	18833.16		10649.77	2955.92	27.76	1	75762.22	75762.22	4.02
	386212.94							697328.30	
TOTAL SALEABLE AREA								1660916.46	SQ M

Approximately: 53% of total target for residential excluding EWS

8 STOREY AFFORDABLE CALCULATION

Building parcels	Gross Plot area	Block size	Net Plot area	appx. ground cover	appx. ground cover (%)	Total no of plots	Saleable area (on net plot)	Total saleable area	Saleable area /gross plot
B1(A)	65890.53	185X70	12950	4868.72	37.60	3	92126	276378	4.19
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								829134	
B2 (A)	16350.81	135X70	9450	3771.33	39.91	1	67227.08	67227.08	4.11
B2 (B)	15347	135X70	9450	3771.33	39.91	1	67227.08	67227.08	4.38
								134454.16	
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B8	13021.9		6886.43	2701.18	39.22	1	48989.90	48989.90	3.76
B9	14890.23		8186.4	2955.92	36.11	1	58237.86	58237.86	3.91
B10	18833.16		10649.77	2955.92	27.76	1	75762.22	75762.22	4.02
	386212.94							697328.30	
TOTAL SALEABLE AREA								1660916.46	SQ M

Approximately: 29% of total target for residential excluding EWS

22 STOREY ASPIRATIONAL PARCEL CALCULATIONS							
	TOTAL GROSS PLOT	186703	sqm				
C	NET PARCEL AREA			154716.3	SQM		
	BUA/PLOT			4.3			
	TOTAL SALEABLE AREA			665280.09	SQ M		

	TOTAL SALEABLE AREA ACHIEVED	3235051
	TOTAL SALEABLE AREA TARGETED	3142955

* This is excluding the area of affordable housing footprint (66272.23 sq mt) mark in the drawing

			Gross plot area	Net plot area	%
D	Town hall, sports complex, library		62224.94	58055.61	14.35
	University		103027.51	84963	20.99
	EWS		87893.35	73922.16	18.27
	MLCP area		109712.93		
	Town greens		474224		
		sub total	837082.73		

	TOTAL AREA: (A+B+C+D)	**1734044.39**	**sq m**	

DP AREA CALCULATION				
Parcels in DP area	Net area			
	sq m	acres		Total BUA(sqm)
A(total area)	108980.52			
Ai-a (office/IT complex g+5)	66217.93	16.36		46468
Ai-b (office/IT complex g+5)	59239.07	14.64		
Aii(affordable housing g+7)	42762.59	10.57		101775.0
B-reservation garden, slaughter house	105255.23			
C-EWS	67986.01			
D Housing (total area)	102850.89			
Affordable housing (20 storeys)	49237.69	12.17		211722.067
Aspirational housing (22 storeys)	42367.24	10.47		182179.132
E (Reservations)	77442.5	19.14		
EWS	67986.01	16.80		

	TOTAL SALEABLE AREA ACHIEVED		495676.2	sq m
	TOTAL SALEABLE AREA TARGETED		1191492	sq m
		DEFICIT	695815.84	sq m

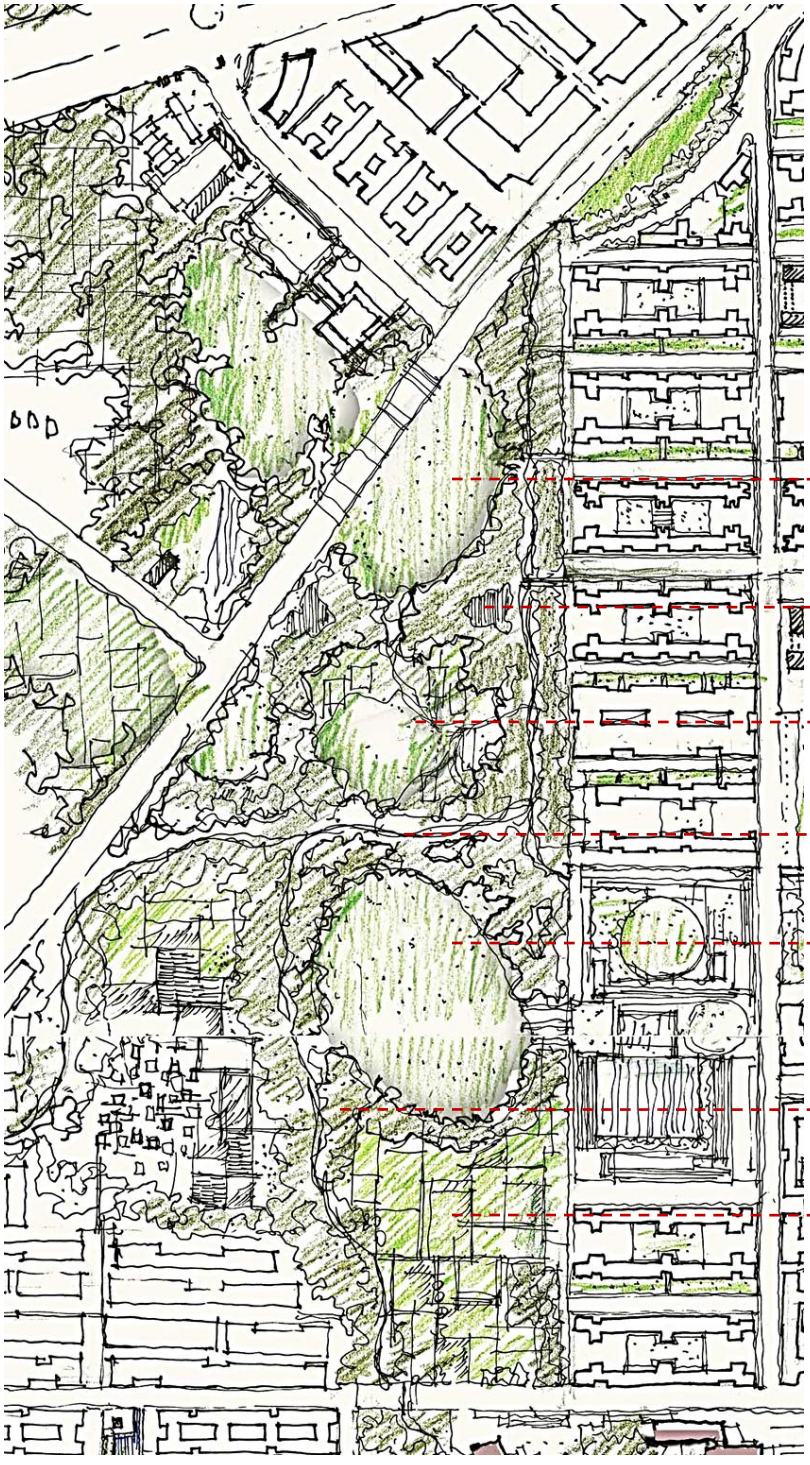


Landscape Master Plan

100 200

0 400


Informal market place
Club/ community center
Religious center
School
Lake side promenade
Steps
Deck
Dense Plantation
Woodland with trails



Open space

Woodland

Clearing within dense plantation

Trails within the gauchar

Maidan

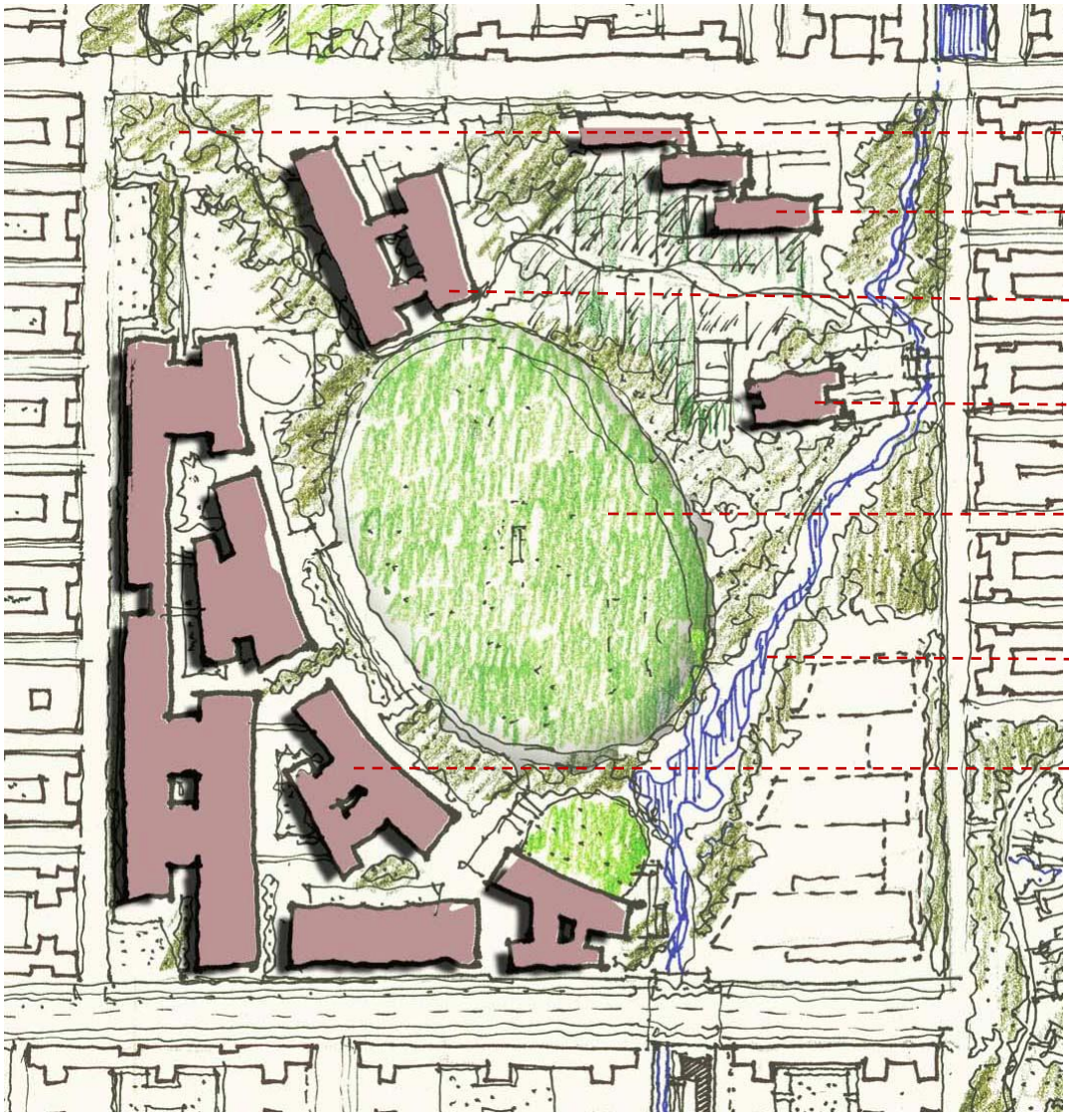
Orchards

Fields/
Pasture lands




Plaza
River
Cultural centers
Promenade with cafes







Area Calculation

Parcel Area: 21 acres (84987 sq.mts

Future expansion: 2.5 acres (10117.5)

55% ground coverage: 42000sq.mts app.

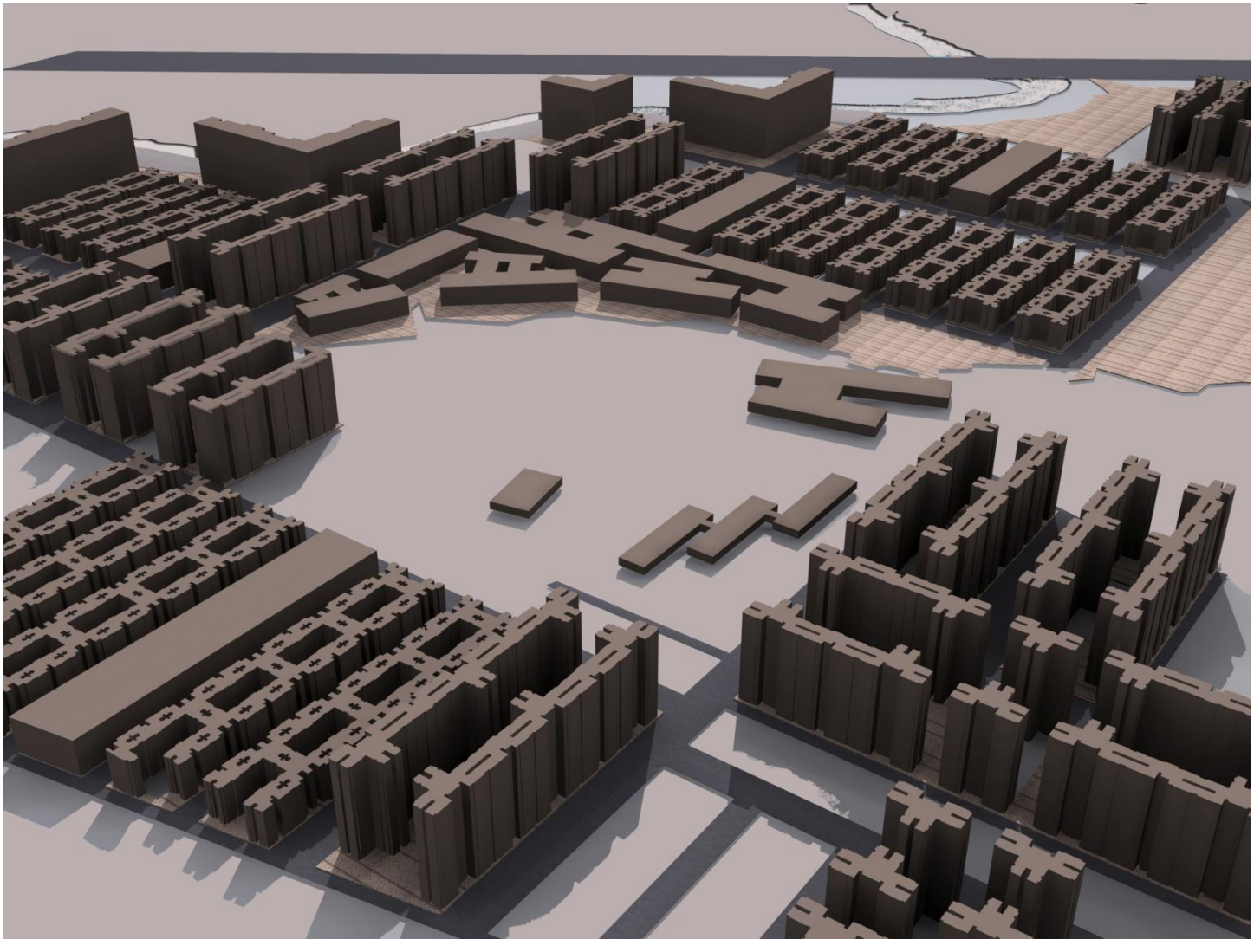


ETH, Zurich
Area Calculation
Area: 52 acres (210555 sq. mts)
35% ground coverage: 73694.25 sq. mts

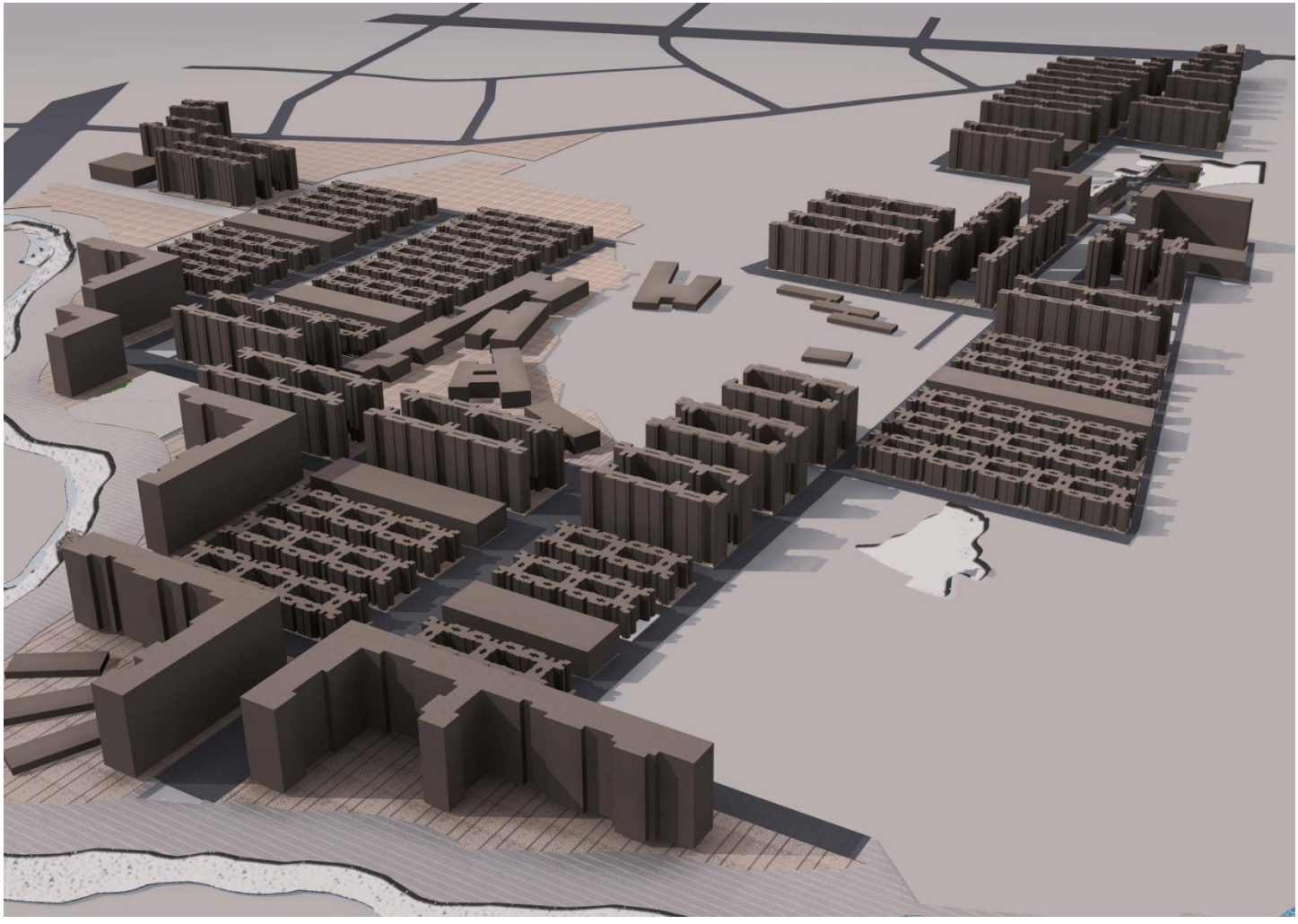




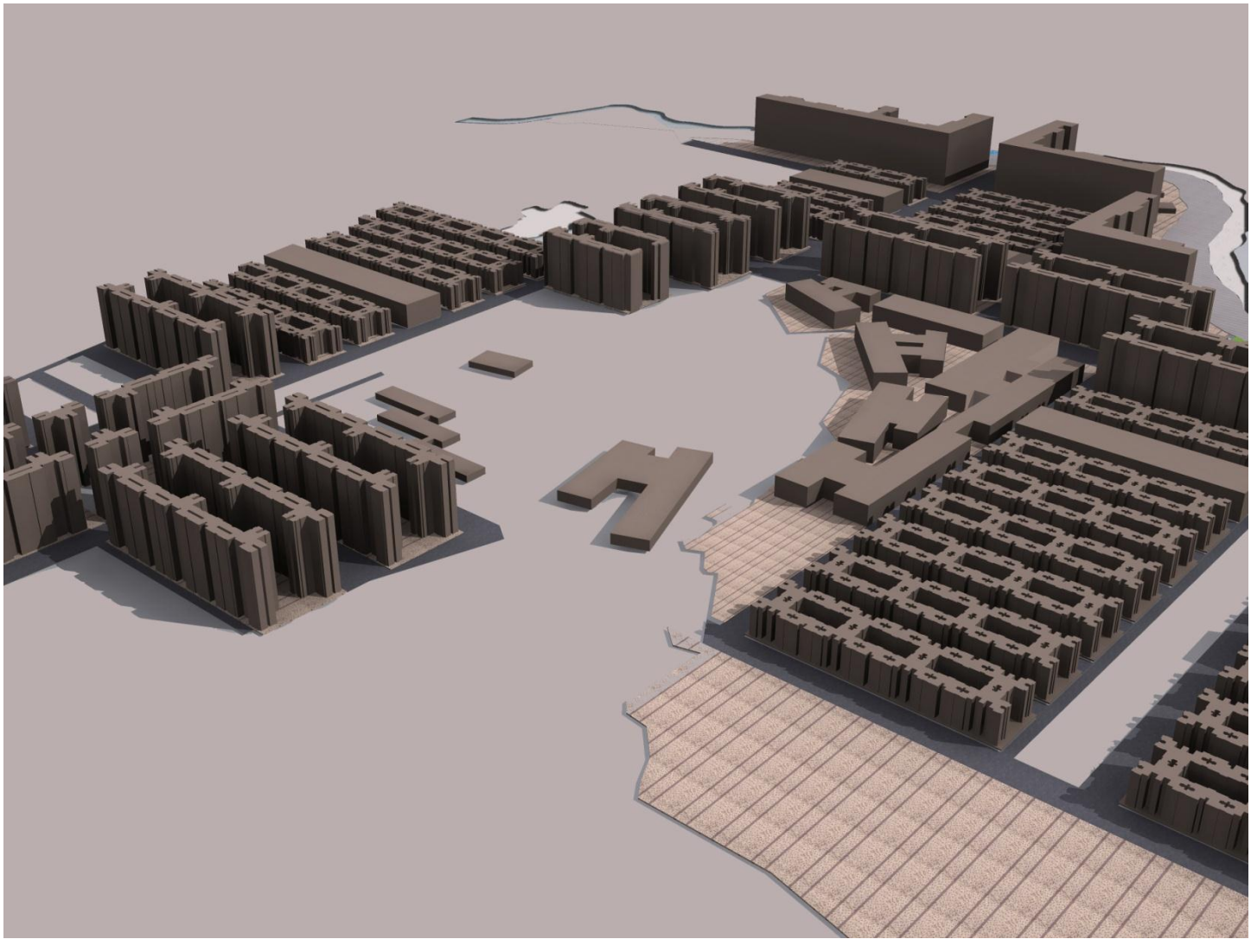
VIEWS



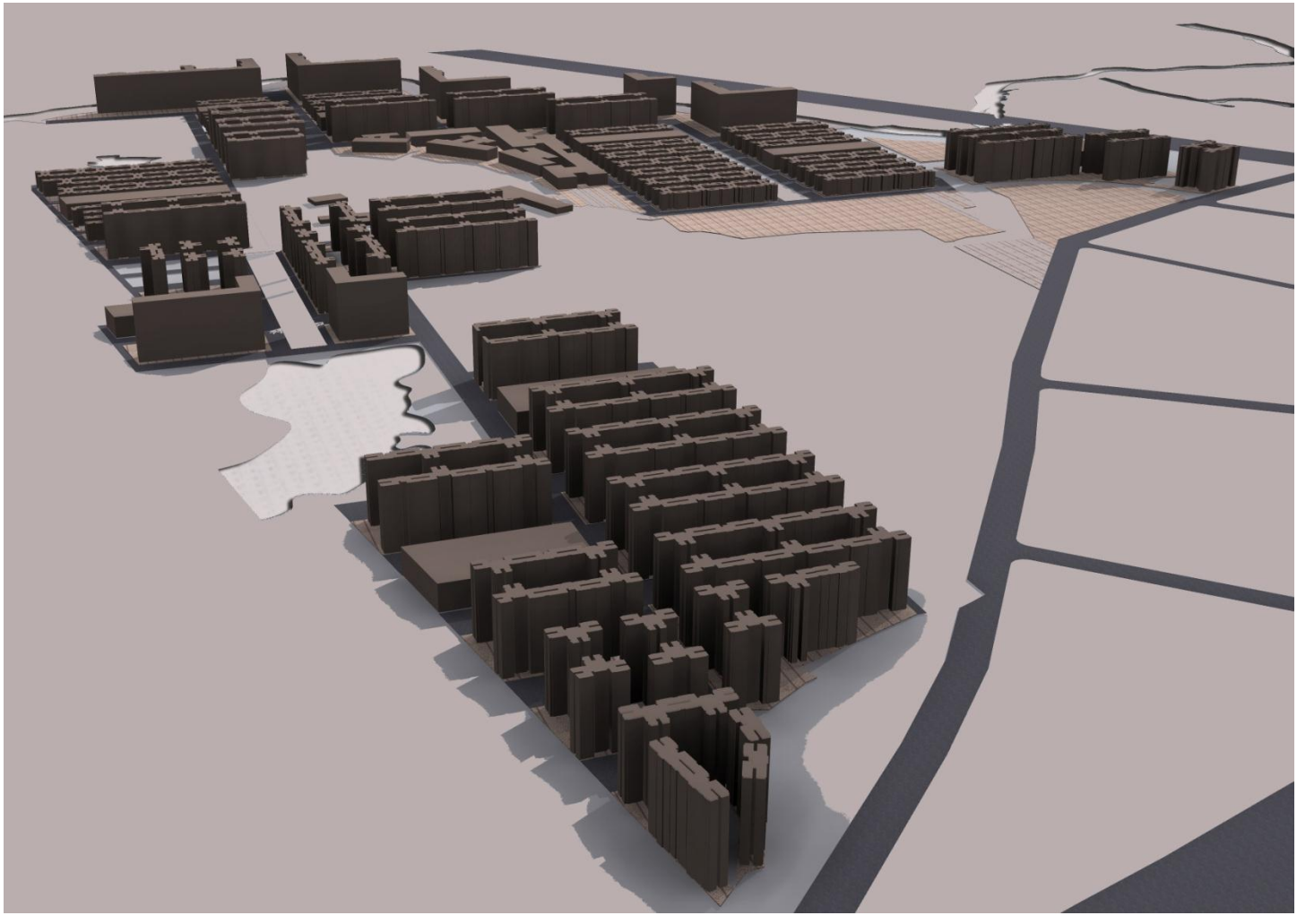


















26th December 2011

