Lodha Palava-Urban Design Guidelines

06.07.2012

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A.DEFINITIONS
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1. INTRODUCTION

1.1 Project Background
1.2 Location Context
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1.1 Project Background

Palava city is a large development in Dombivali ,an eastern suburb of Mumbai undertaken by the Lodha group. Dombivali sits between the sahyadri foothills and the western seaboard of India. The site is spread over 2800 acres and sits on two parcels of land. This development called “palava “ means budding flower in Sanskrit. A suburb will be created for over 4 lakh people of Mumbai. This is a complex development-a scale that is often talked about ,but rarely implemented. While the client will undertake this large ambitious project in the next 20 years, the first phase is expected to commence in 2012.

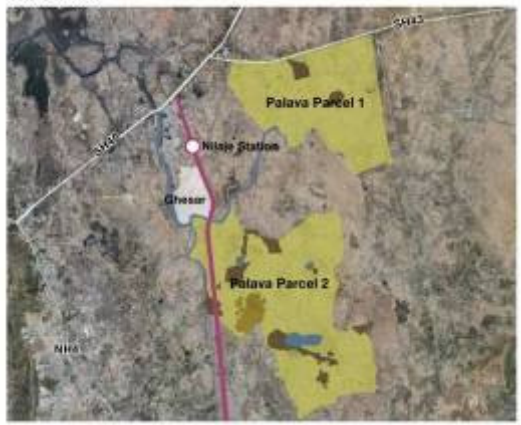
In 2010,the Lodha group commissioned Sasaki Associates to develop a master plan and Buro Happold supported them with an intense focus on infrastructure and transport solutions. This was the starting point and it set the tone for the further master planning process .
To kick start the master planning process ,the client conducted a design charatte which included people from various areas of expertise .The charatte helped the team to set a project vision.
The charatte was followed by a nine month design process which has been documented in this document along with the urban design guidelines.

Regional Context





Site Context



1.2 Location Context

- The Site is located at 19°09’ N,73°04’E,at approximately 8-29 m above mean sea level in the state of Maharashtra.
- The site is surrounded by highways on 2 sides, and is about 8-10 kms(a 20 min drive) from the proposed airport.
- It is served by the central and harbor railway stations like Dombivali and Vashi respectively.
- The driving distance to Central Mumbai is about 38-40 Kms.

1.3 Vision

The history of urban settlements in India today, paints a dismal picture with virtually all cities being ranked at the bottom. There are very few cities in India which are truly livable. Lack of poor vision, lack of standards and no real concerted development between the different arms of urban governance are some of the main factors behind the failure of urban settlements.

To give this challenge the attention it deserves, The Lodha group aspires to do the following:

•To develop a highly livable city over the next 20 years with a mix of residential, office, retail, public utility (cultural, social, recreational, educational etc).

•Create a cherished environment for the citizens to live in, work, learn and grow.

•Create world class public environment and services, including open spaces, roads & other physical infrastructural elements, technology backbone and social infrastructure.

•Establish standards and best practices for actually making this happen.

•Ensure a rich mix of diversity in the development reflecting the thoughts and variety of its inhabitants and India's rich culture.

•Ensure a high standard of execution, after delivery governance and civic upkeep.

•Ensure Palava ranks amongst the Top 50 livable places in the world(Mercer Quality of Life rankings) by 2020.


Melbourne,city view


Melbourne,city view


Vancouver,city view

1.4 Intent

•This document contains the final master plan along with urban design guideline s which have been formulated with the intention of promoting the highest standard of urban design and architecture in Palava.

•It is rooted in careful analysis of the context and characteristics which make it work and sets a basic framework for all development that will happen within Palava.

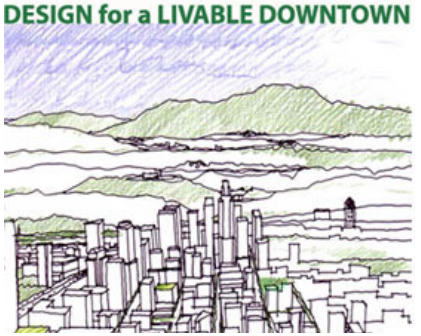
•They will provide a level playing field for all current and future development and will give a clear indication of what is likely to be acceptable within the master plan-so easing passage through the planning process

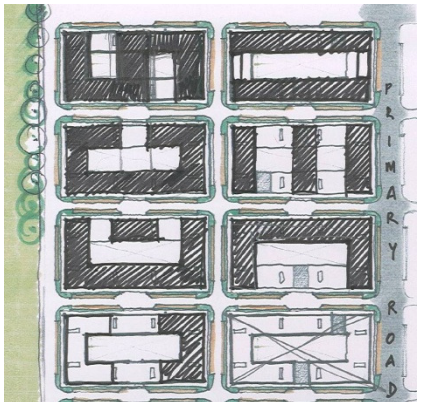
•These guidelines are targeted to architects and designers who would be responsible for designing components of the master plan may it be-Public buildings, housing typologies, Public greens, infrastructure systems, Road networks etc.

•This document will set the tone for the future development and will also state-what cannot be done in the master plan.

•It also becomes a development management tool for the city.







1.5 Team

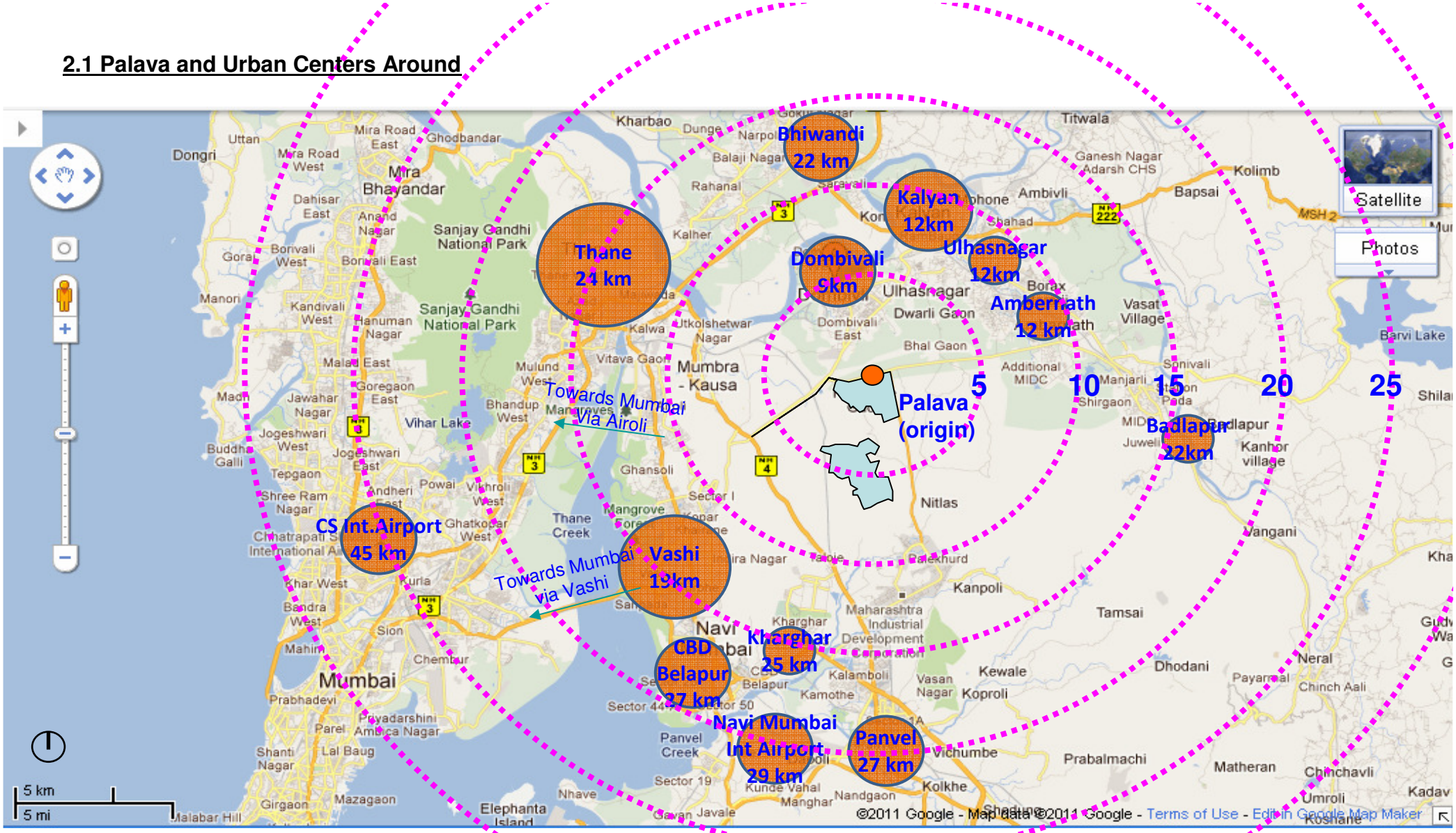
This project document is a collaborative effort led By

•M/s Prabhakar Bhagwat
•Kapadia Associates Pvt. Ltd.
•TCE
•I trans
•Future Institute

2. PALAVA AND ITS CONTEXT

2.1 Palava and Urban centers around
2.2 Palava and Beyond-Regional Context
2.3 Palava “Today” –Site Context

2.1 Palava and Urban Centers Around



Key regional destinations are as follows: Thane, Bhiwandhi, Dombivli, Kalyan, Badlapur, Panvel, Navi-Mumbai, Vashi and Mahape

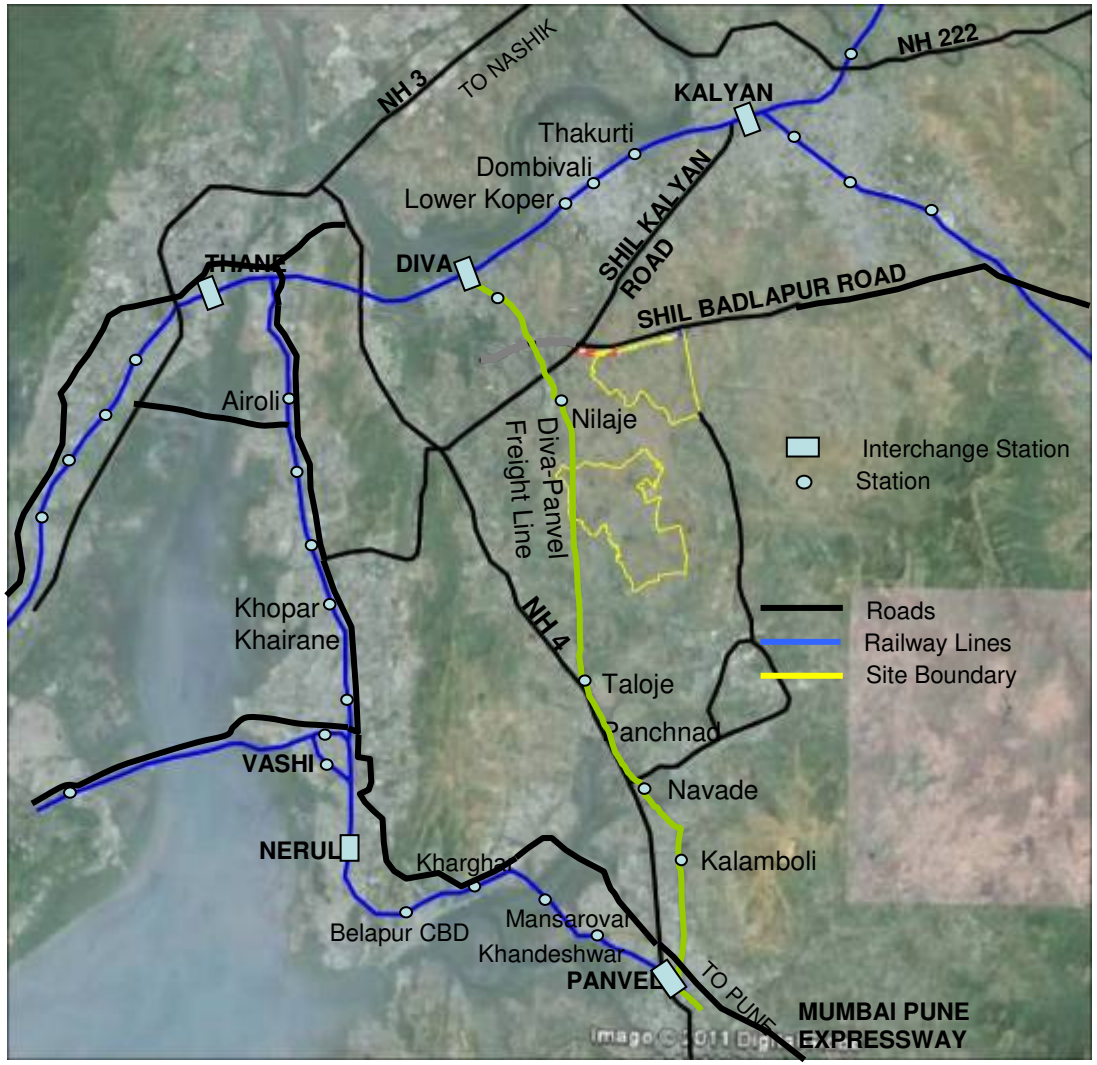
2.2 Palava and Beyond-Regional Context

Palava is part of the Thane-Dombivali-Kalyan area, which is rapidly industrializing and developing region. Increasing industrial traffic and personal car ownership already strain the existing road infrastructure, and growth is expected to continue exponentially.

Construction of the new International Airport in Navi-Mumbai will bring additional traffic to the region, requiring modern, inter-modal links between air, rail, and roads.

The Palava site will introduce an additional 420,000 residents and 165,000 new jobs to a relatively undeveloped area of the Mumbai Metropolitan Region. Success of this region will require a world-class transportation infrastructure to move this many people to and from employment centers without creating gridlock throughout the region.

A number of regional transportation plans are at various stages of development and are summarized in the adjacent figures. Many of the plans are in contradiction and in tension with each other and so a careful process of rationalization and flexibility is required to understand likelihood of future interventions, impacts on the site and opportunities to influence planning towards mutual benefits for the Palava site and wider region.



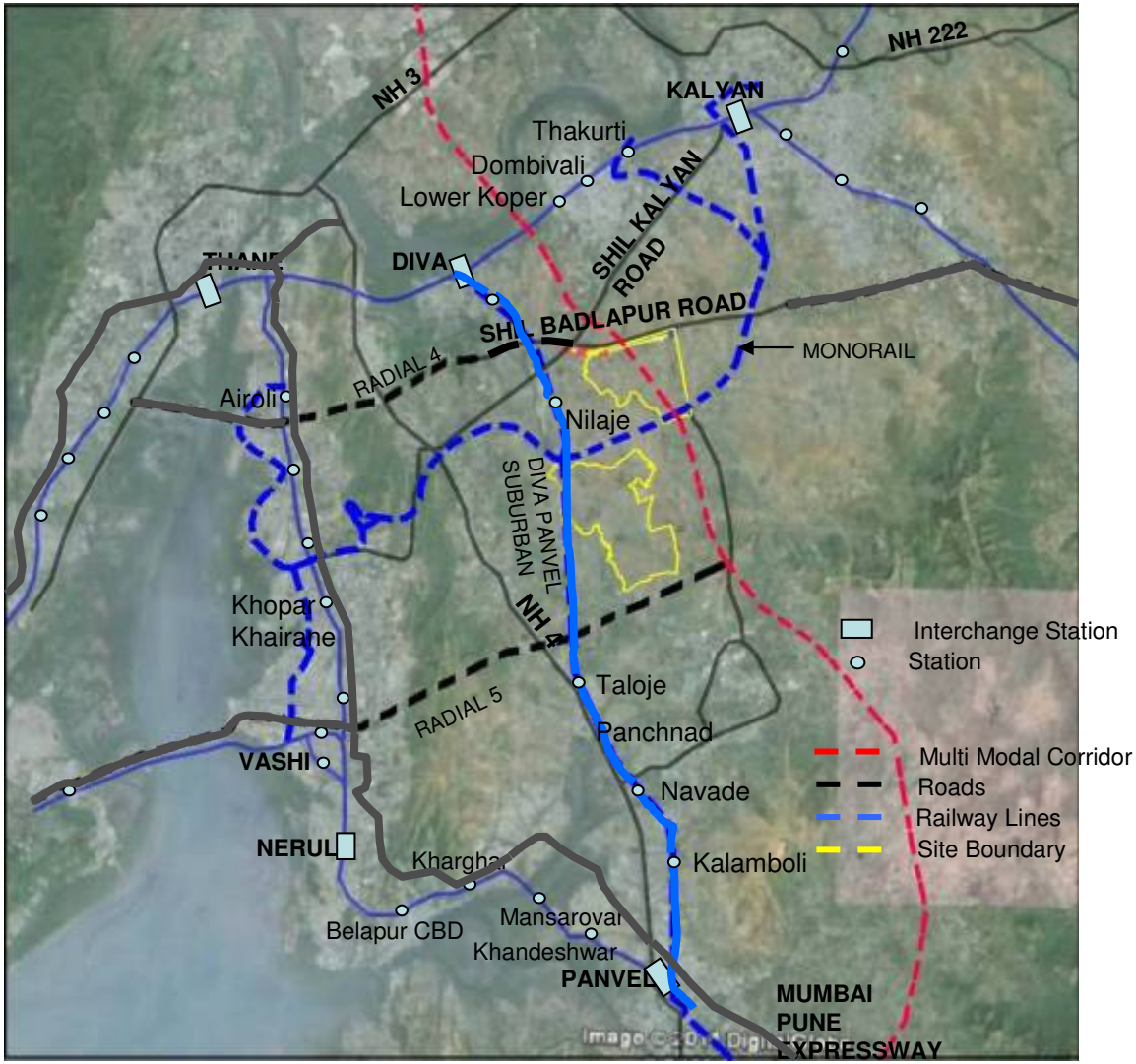
Existing road and suburban rail network is shown in the above diagram.Key regional destinations are as follows: Thane, Bhiwandhi, Dombivli, Kalyan, Badlapur, Panvel, Navi-Mumbai, Vashi and Mahape

Future Regional Transport Scenario

Analysis of the various regional transportation plans in the region yields the adjacent formulation of an integrated network on the 2030 horizon. Many items within this development plan are subject to various planning, policy, engineering and economic challenges and hurdles which will undoubtedly inform the ultimate alignments and modes. Nonetheless the general direction of development remains positive for the Palava site; fundamentally the rail components are prerequisites for the successful functioning of development in the vicinity. Key observations on the regional transportation scenario as related to the development are as follows:

- The Palava site will be well connected by road and rail if future changes happen as planned
- Nilaje Station and line upgrade is a key linkage to Diva and Panvel suburban interchanges
- Suburban rail upgrade is projected in the nearer term and favors Parcel 2

- Key short range job centers of Mahape, Kalyan, Dombivli well connected by road currently and by rail in the future
- Monorail provides key linkages SW towards Mahape, Vashi and NE towards Kalyan and may prove more attractive than cars for this journey
- Road journey time to Bhiwandhi, Vashi and Badlapur will be cut by around 10 minutes making them potential key longer-range destinations for jobs



Future Road and Railway connections

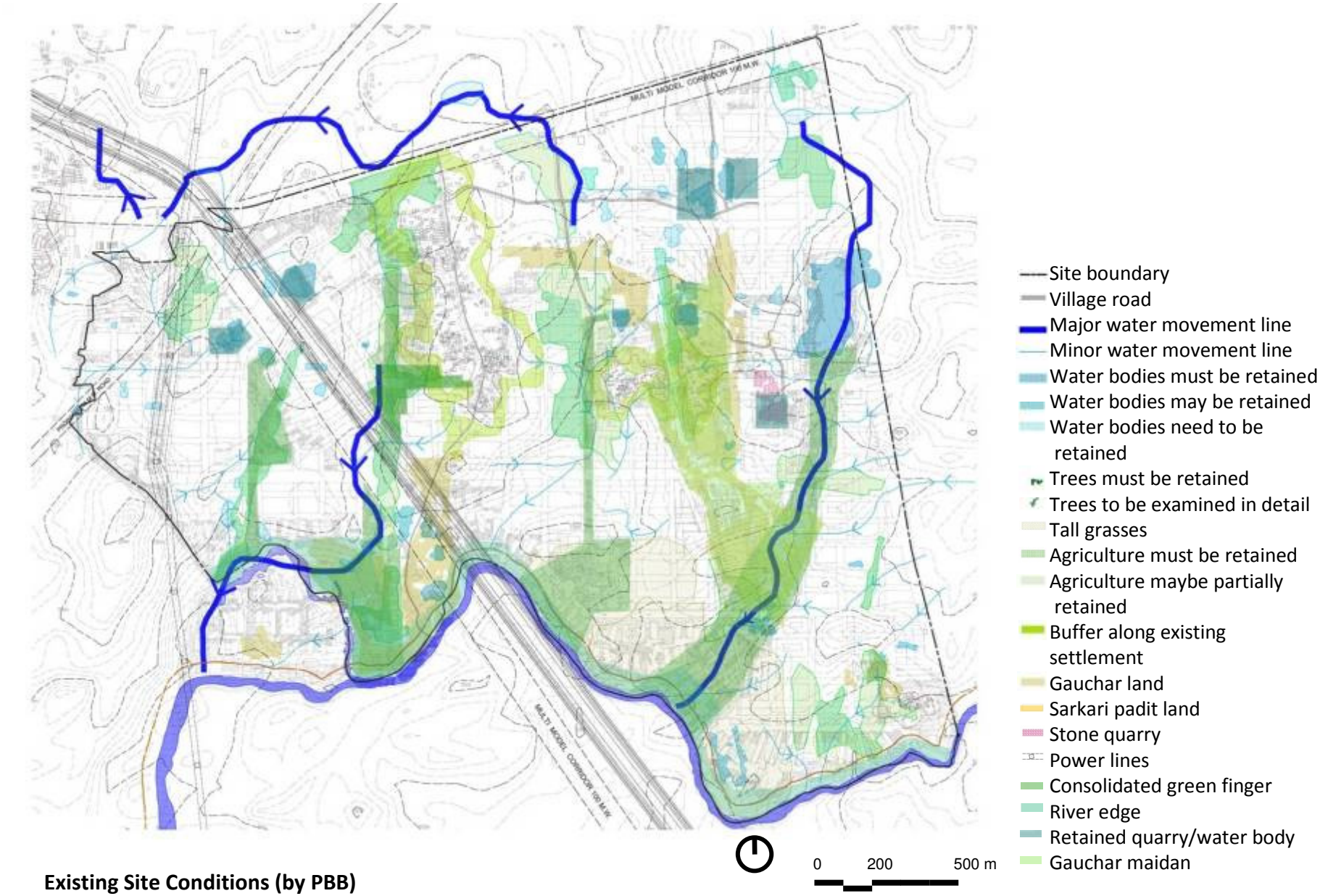
2.3 Palava "Today"-Site Context

The Palava site is located at 19º 09' N, 73º 04' E, at approx. 8-29m above mean sea level in the state of Maharashtra, India. Palava is located apporox.5km south of the town of Dombivali and 25 km north-east of downtown Mumbai.

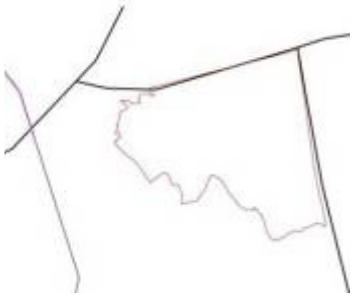
The site area is 1,170 ha (2,800 acres) across both Parcel 1 and Parcel 2.The Palava area lies between the Western Ghats and the western seaboard .The area has a monsoon climate with precipitation concentrated in the summer months. The site is located on relatively low ground. It is currently sparsely populated with a series of villages throughout. The site also has a slight topography and several water features used for agricultural and amenity purposes.

The existing villages on the site will be preserved and protected from the new development with a 100m buffer around the perimeter. The residents of the villages will be encouraged to find local employment in the new development and to share the schools and amenities of the new development.





Existing Site Conditions (by PBB)



Access Routes /Roads



Streams/Water bodies



Power Lines and Existing Pipe Lines







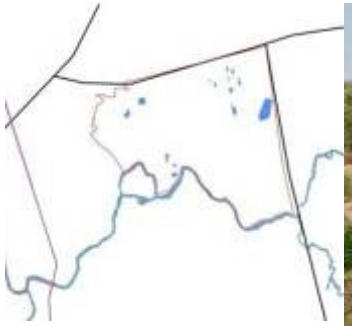








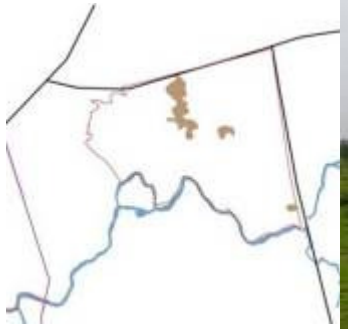
Site Photographs



Site Vegetation









Site Photographs

Villages







Quarries

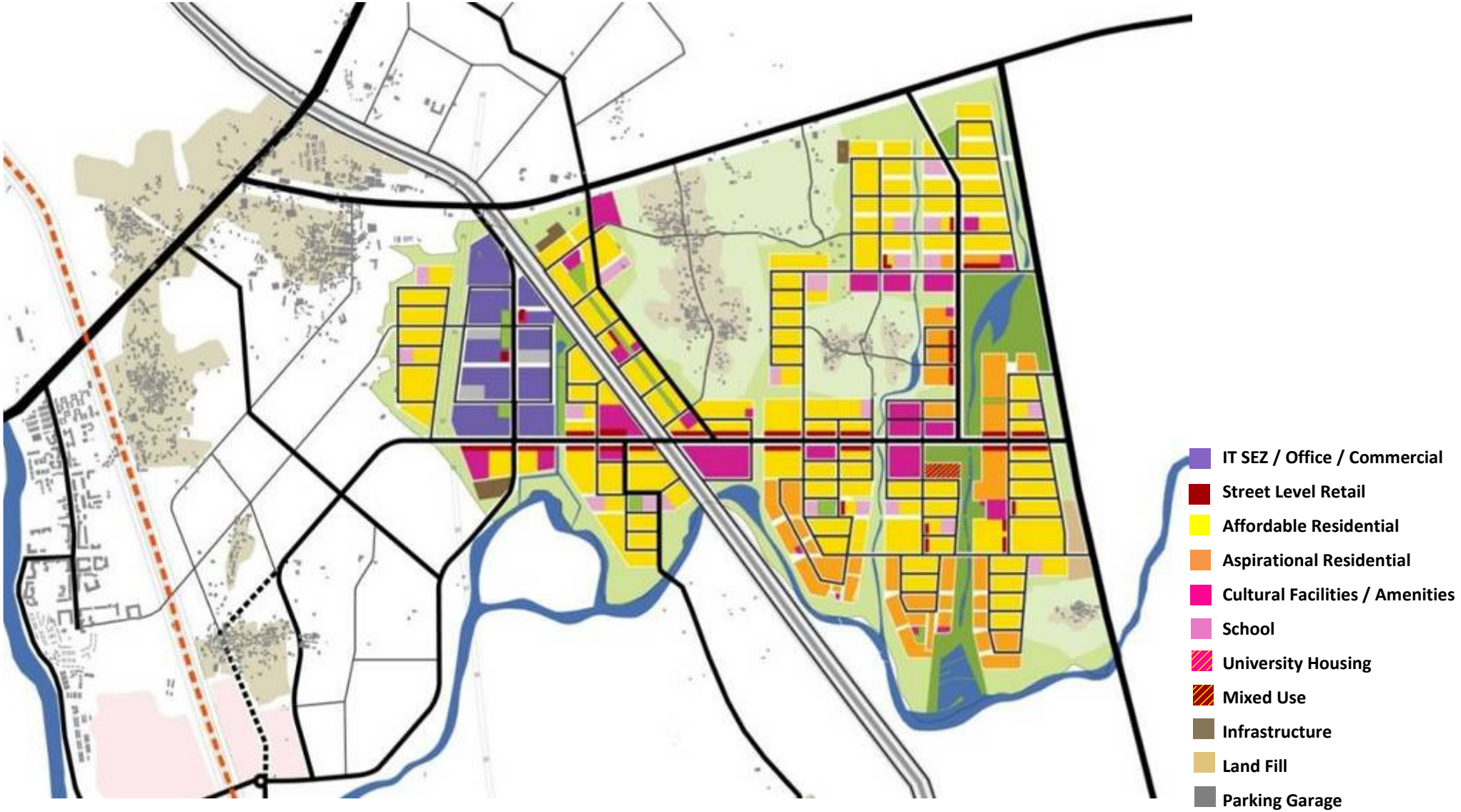






3. DESIGN EVOLUTION OF PALAVA

3.1 MASTER PLAN BY SASAKI ASSOCIATES





01 . Sasaki master plan (Figure ground)



02. Reworked master plan. (13-10-11)

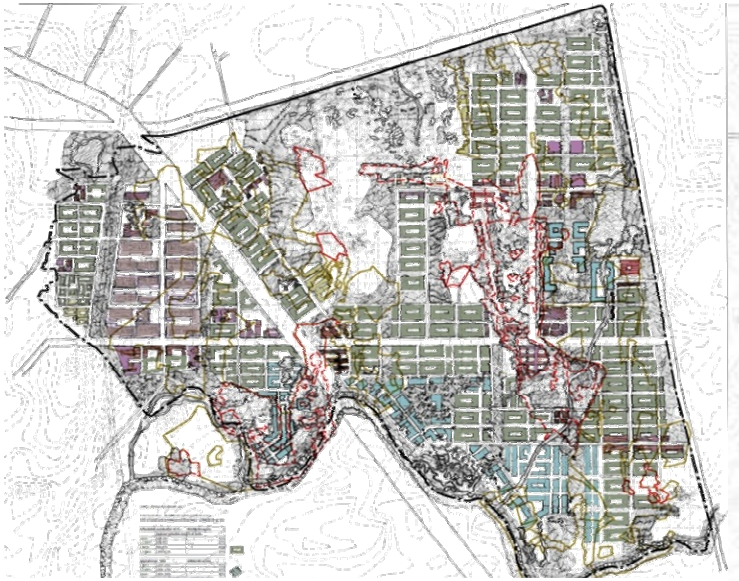


03. Modified Sasaki master plan-roads passing through *Gauchar* land, building blocks removed from *Gauchar* land. (13-10-11)



04. Modified Sasaki master plan - roads and building blocks not cutting through *Gauchar* land. (13-10-11)

Master plan options



05. Option A: Plan redrawn based on input on previous options;(02, 03, 04)



06. Option B: Plan redrawn based on input on previous options (20-10-11).



07. Master plan with landscape strategy



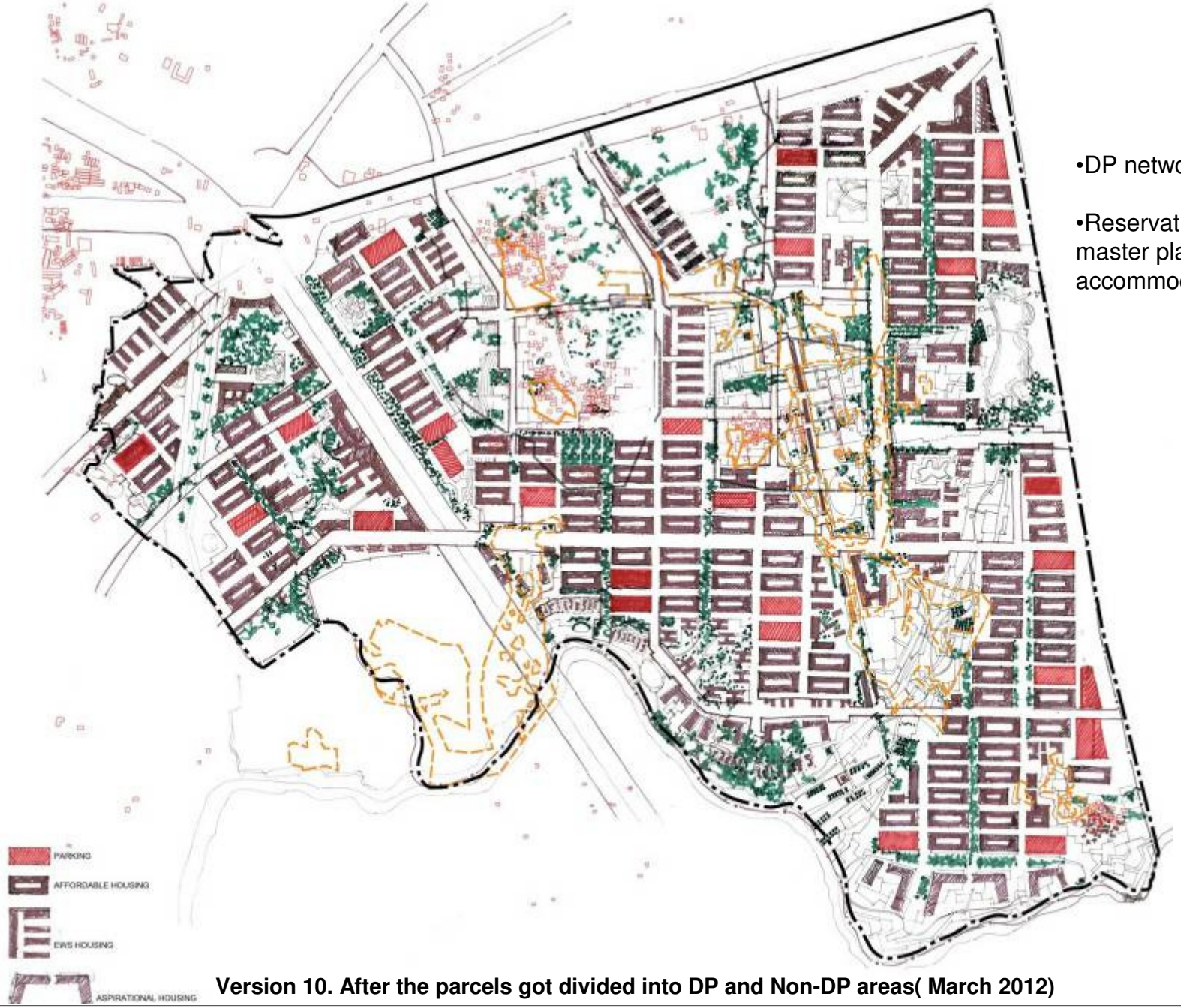
08. Master plan as discussed on 17-11-2011.

Consensus to work on 05.;option A with river edge response taken from 06.; option B(20-10-2011).



Version 09. Master plan(Dec 2011)

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



•DP network was to be followed.

•Reservations given in the DP master plan were also to be accommodated.

Version 10. After the parcels got divided into DP and Non-DP areas(March 2012)



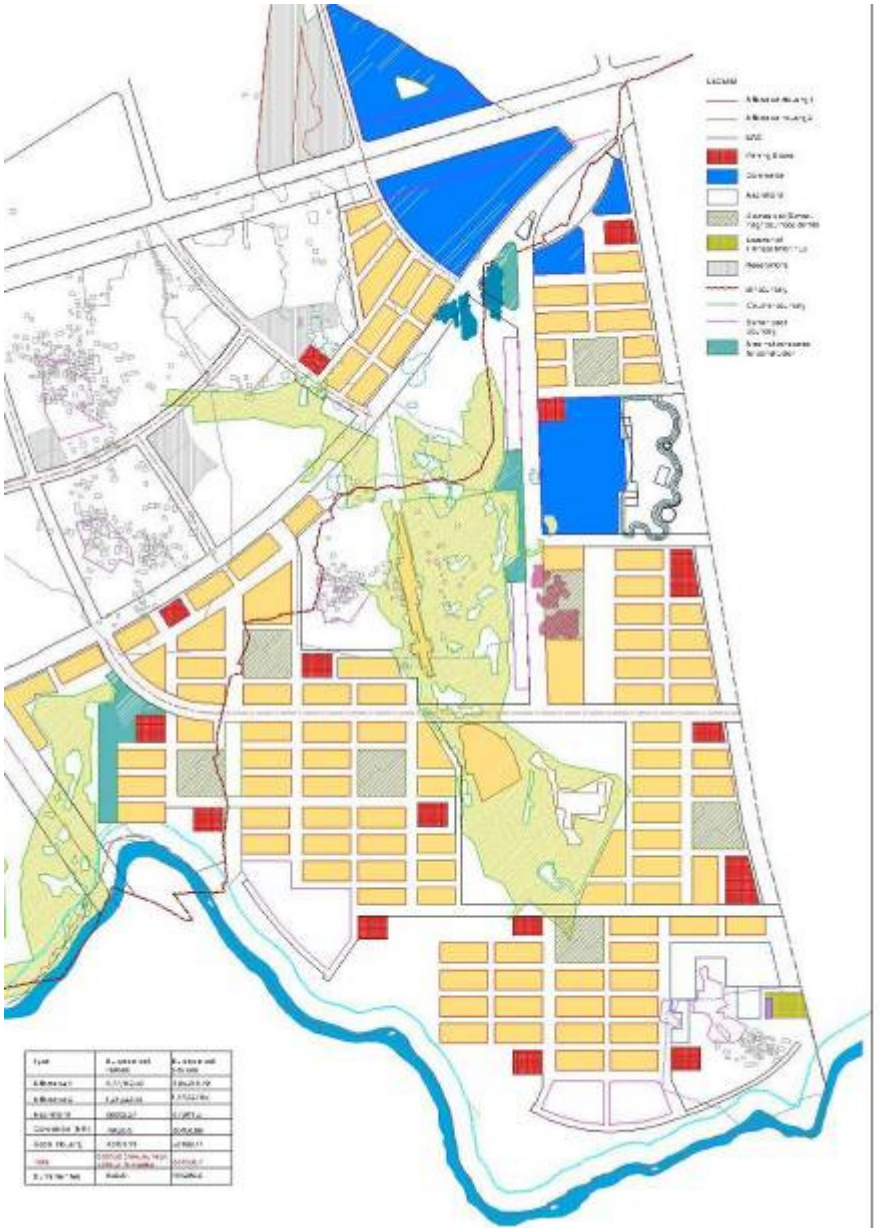
•DP and Non DP parcels were demarcated in the master plan

•Upper part of the site was added and it is proposed to be a commercial plot.

Version 11 . –April 2012



12 th stage-Area in consideration was reduced as showm



FINAL MASTER PLAN (Max ground coverage and Target FAR were decided for each plot based on each category)

4. RECAST MASTER PLAN OF PALAVA

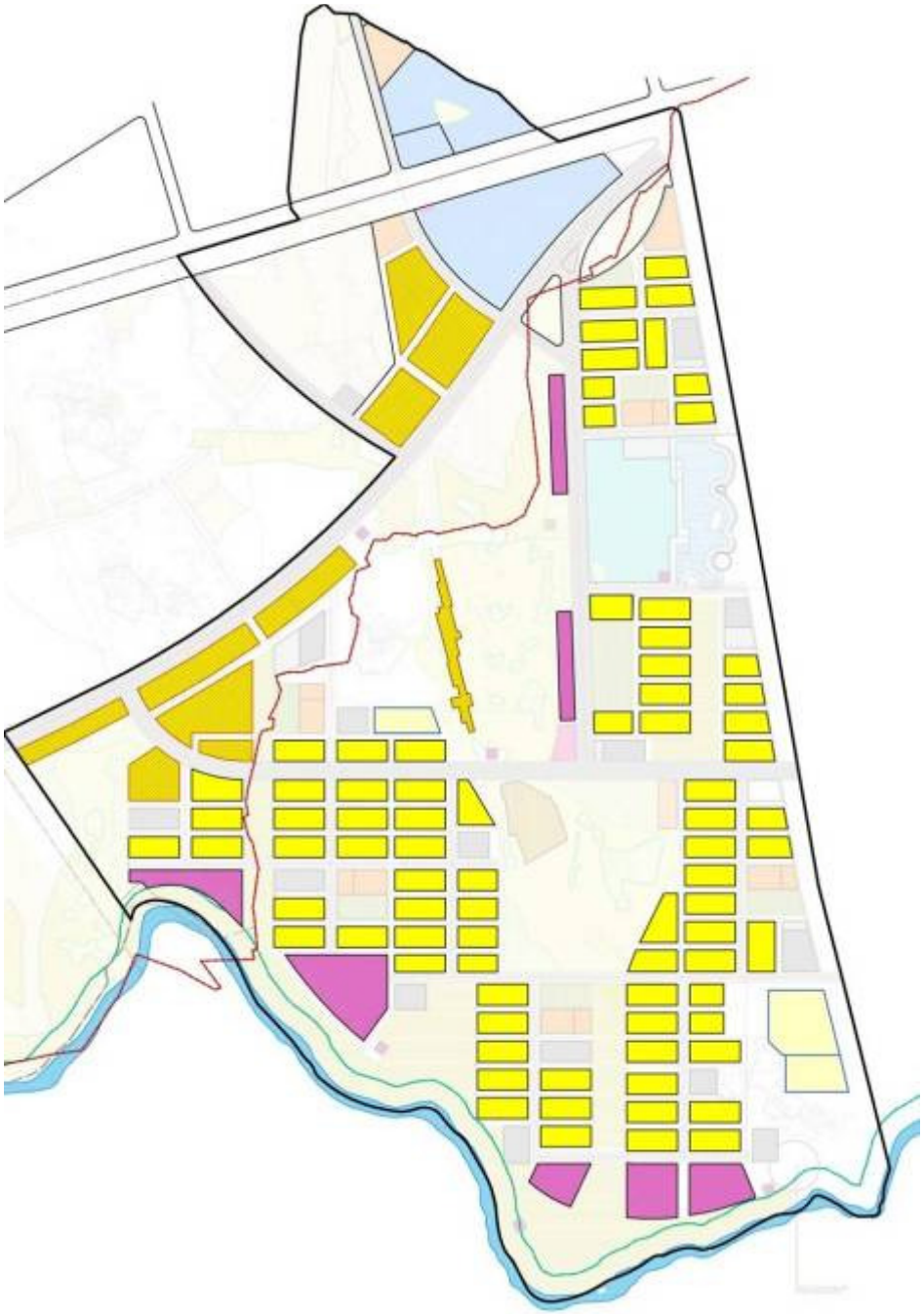
4.1 Overall land use
4.2 Housing Land Use Plan
4.3 Commercial Land Use Plan
4.4 Social Infrastructure Plan (Amenities)
4.5 Open spaces Plan
4.6 Road network Plan
4.7 Public Infrastructure Plan (Services)
4.8 Parking Strategy Plan
4.9 Target Area Calculations
4.10 Area Calculations Achieved



4.1 OVERALL MASTER PLAN

Total Plot Area: 21,66,820 SQM [535.43 Ac]

- Affordable Housing (Type 1) G+7
- Affordable Housing - (Type 2) S+19
- EWS Housing
- Aspirational Housing - S+19
- Commercial
- Neighborhood Green
- Public Green
- Developable parcel retained as Green
- Gauchar Land
- Water body
- Amenities
- Religious Space
- Club
- Town Hall
- Infrastructure
- Transport Hub
- Parking
- Fire and Police Station

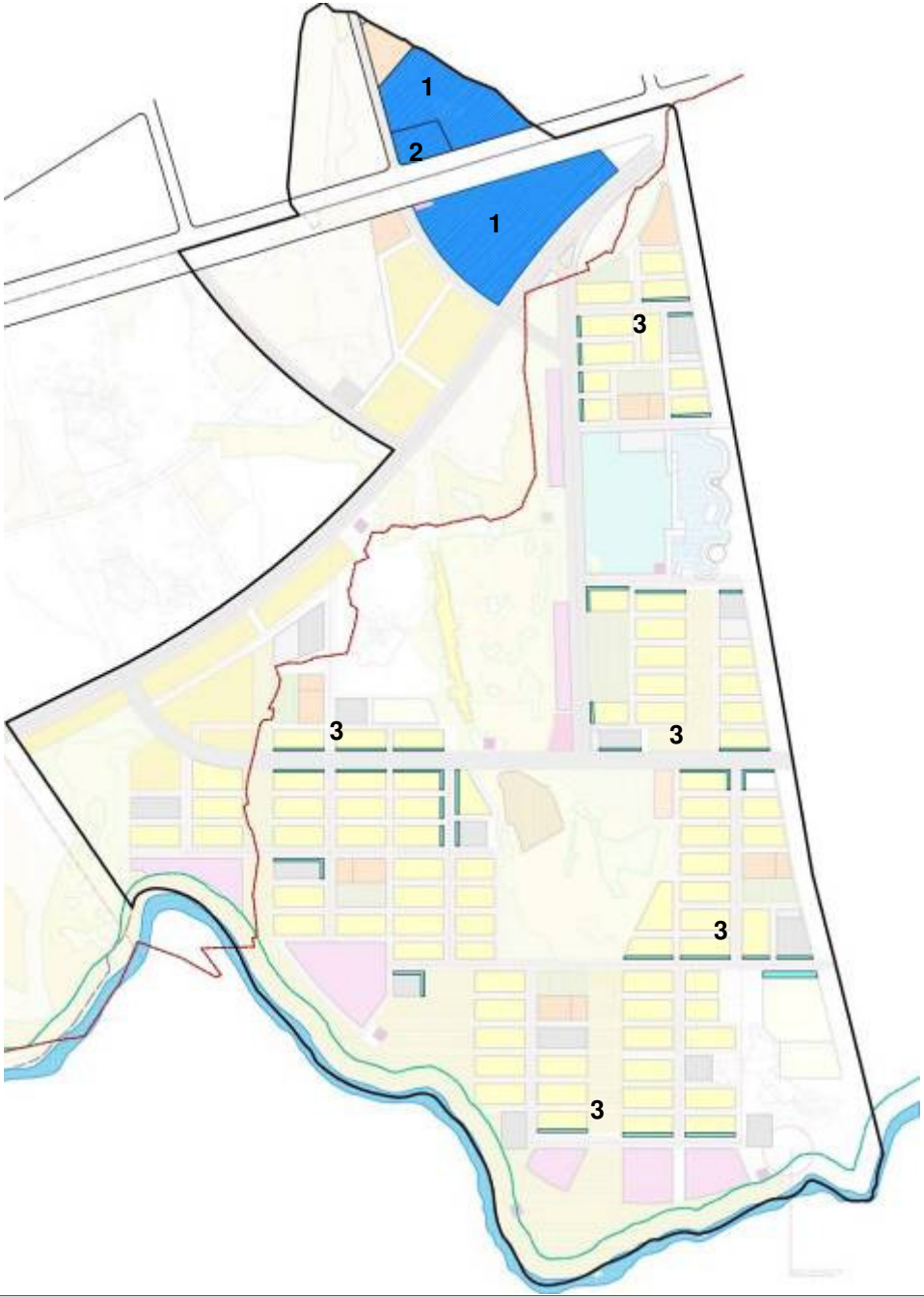


4.2 HOUSING LAND USE PLAN

Buildable Parcel: 760,203 SQM [187.84 Ac]

Saleable Area: 33,30,176 SQM [5.87 Mn SFt]

- Affordable Housing (Type 1) G+7 [18,41,236 SQM]
- Affordable Housing - (Type 2) S+19 [7,38,655 SQM]
- EWS Housing [1,91,122 SQM]
- Aspirational Housing - S+19 [5,59,163SQM]



4.3 COMMERCIAL LAND USE PLAN

1 Commercial (Offices/IT)

2 Hotel Plot

3 Convenience Retail Edge

Buildable Parcel for Commercial without Convenience Retail Edge:

144759 SQM [35.77 Ac]

Saleable Area for Commercial without Convenience Retail Edge:

417198 SQM [4.49 Mn SFt]

Commercial



4.4 SOCIAL INFRASTRUCTURE PLAN (AMENITIES)

1 Schools – 5 nos.

2 Neighborhood centers- 5 nos.

3 Religious facilities- 7 nos.

4 Town centre- 1 nos.

5 Club House- 1 nos.

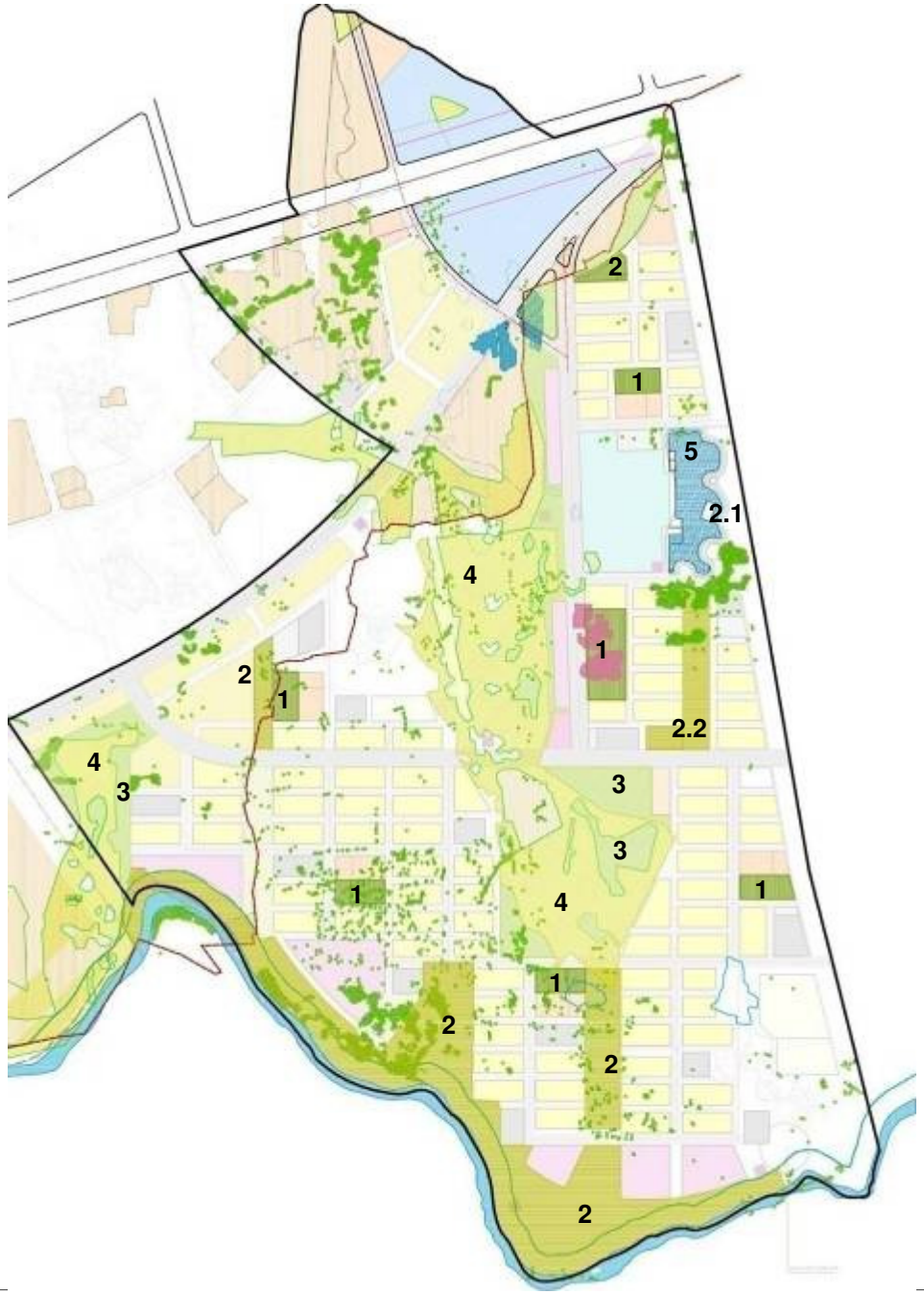
6 Hospital- 1 nos.

7 Others

Buildable Parcel: 167,749 SQM [41.45 Ac]

Saleable Area: 175,273 SQM [1.88 Mn SFt]

Amenities
Religious Space
Club
Town Hall



4.5 OPEN SPACES PLAN

1 Neighborhood Greens: 61218.16 SQM

2 Public Greens: 312877.71 SQM

2.1 Gateway park

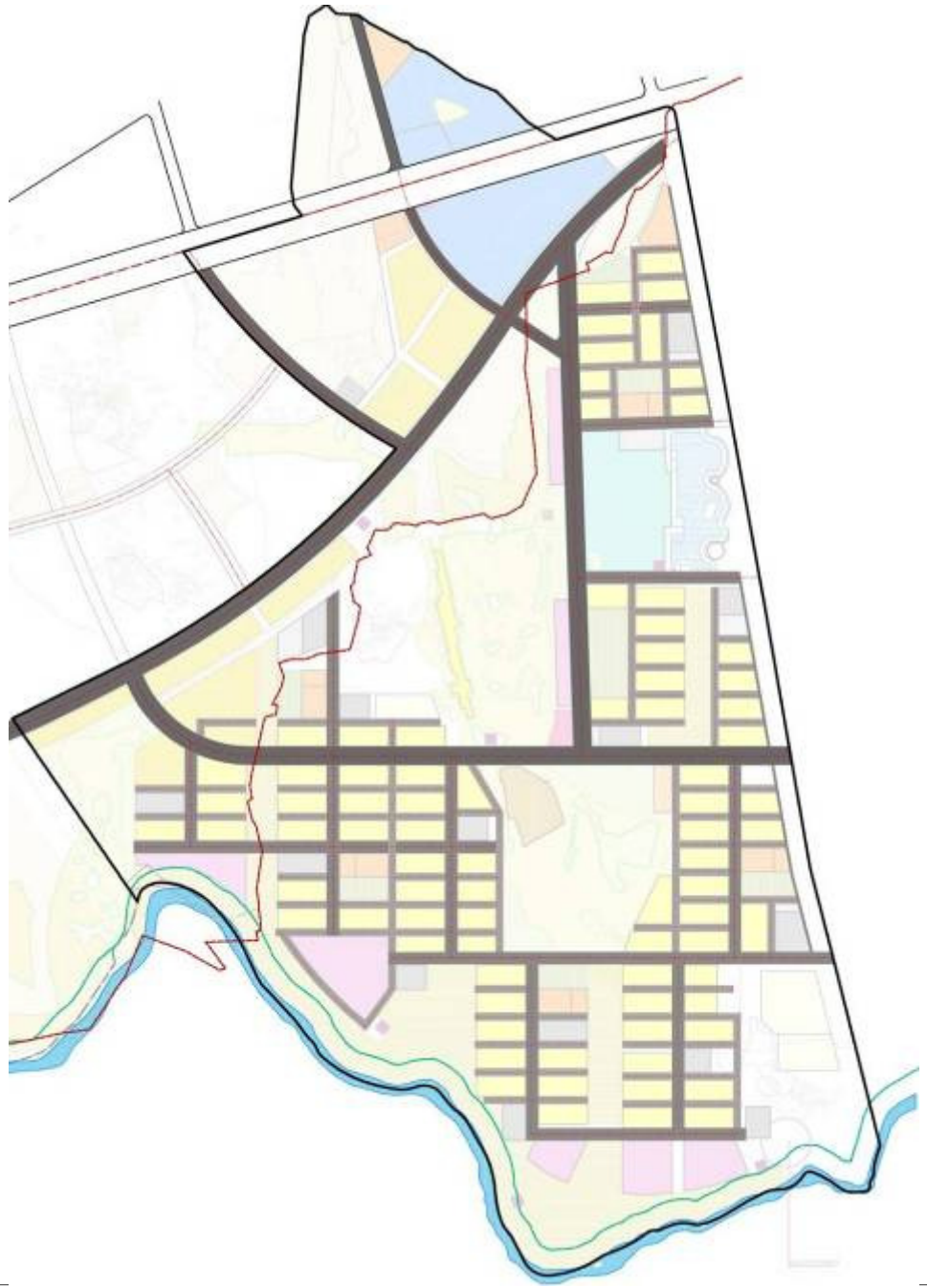
2.2 Swale Park

3 Undeveloped Land parcels: 146568.95 SQM

4 Gauchar Land: 319525 SQM

Total open space: 840,189.82 SQM [207.61 Ac]

1 Neighborhood Green
2 Public Green
3 Developable parcel retained as Green
4 Gauchar Land
5 Water body

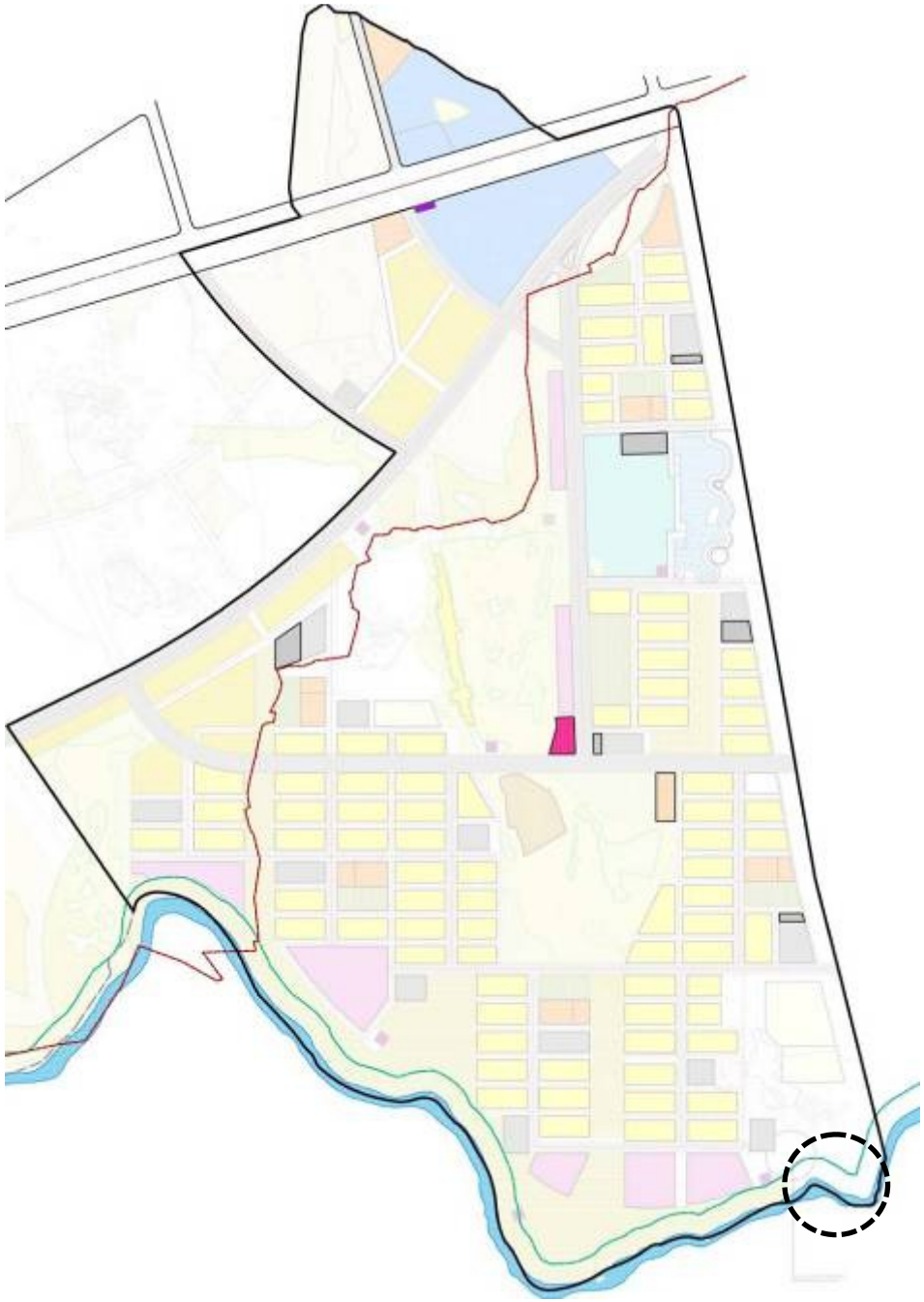


4.6 ROAD NETWORK PLAN

- Primary Roads (45m ROW)
- Secondary Roads (30m ROW)
- Tertiary Roads (18m ROW)

Total Road Area= 537,997.03 SQM [132.94 Ac]

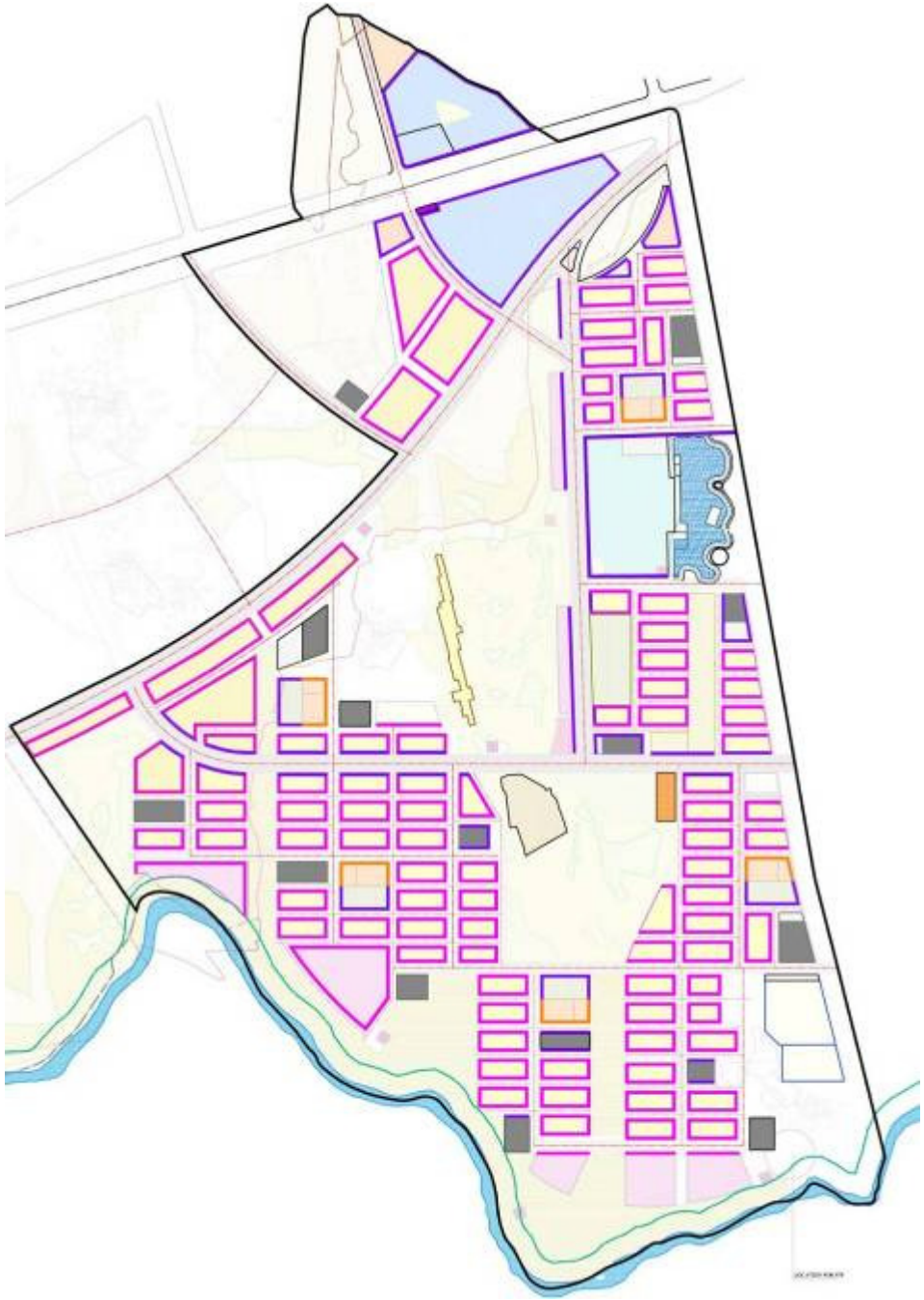
Primary Road - 45M
Secondary Road – 30M
Tertiary Road – 18M



4.7 PUBLIC INFRASTRUCTURE PLAN

1) Fire station and Police Station
2) Transport Hub
3) Hospital Plot
4) Sewage Treatment Plant area
5) Infrastructure Plots
6) Gas Station

Infrastructure
Transport Hub
Fire and Police Station



4.8 PARKING STRATEGY PLAN

Parking Nos. for Affordable Housing			
Zone No.	Surface Parking Nos.	MLCP Nos.	Total Parking nos.
1	278	2535	2813
3	165	3213	3378
4	348	3555	3903
5	501	5650	6151
6	583	5500	6083
7	0	1150	1150
9	0	2000	2000
10	0	4000	4000
11	0	900	900
Total	**1875**	**28503**	**30378**

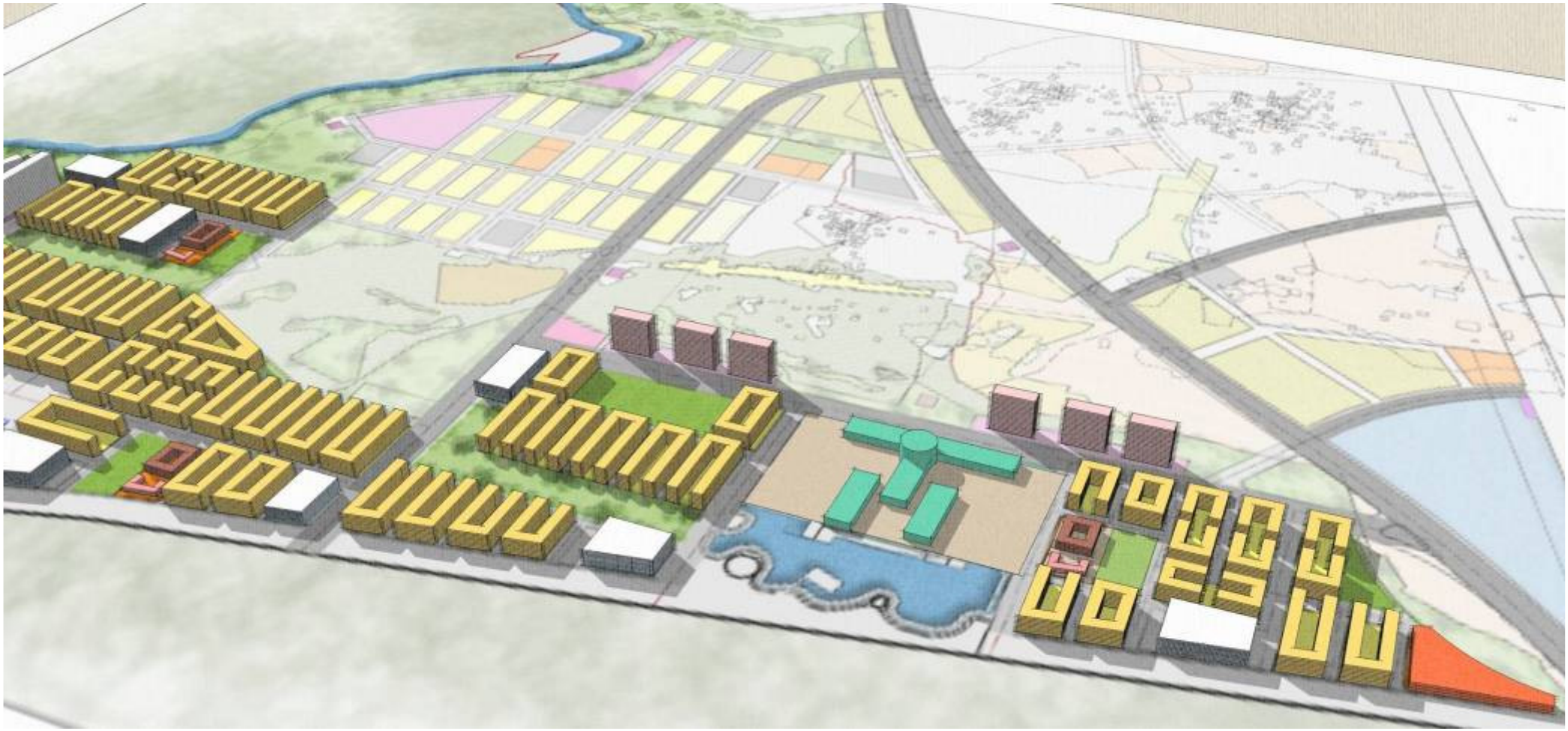
Parking- MLCP
Fire and Police Station
Residential Surface Car parking
Visitors Surface Car parking
School Surface Car parking

Illustrative View
(from river front)

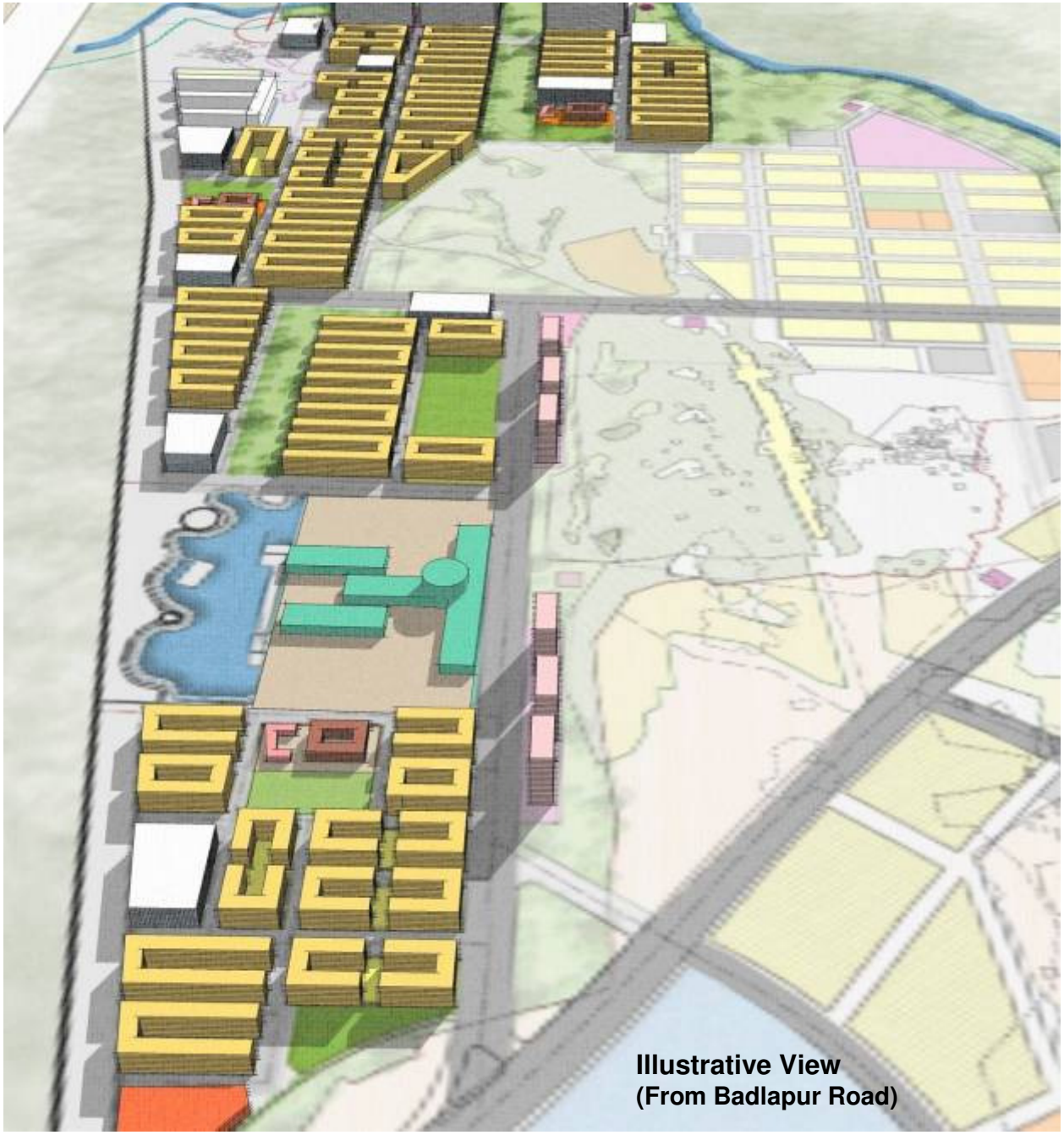




Illustrative View



Illustrative View(from Taloja Road)



Illustrative View
(From Badlapur Road)

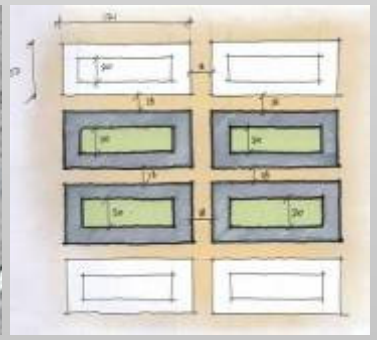
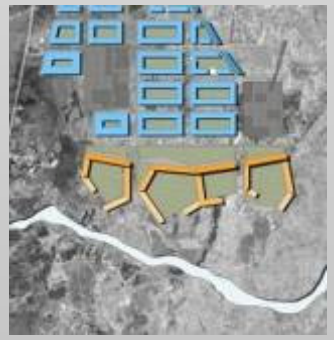
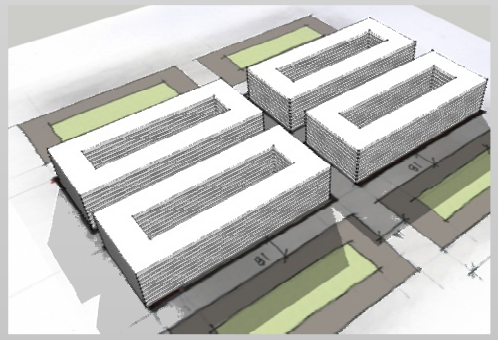
4.9 TARGET AREA CALCULATIONS

Palava - Phase I, Parcel I: Masterplan distribution				(as per Abhisheck Lodha 040512)		
sm	**Gross Plot**	**Net Plot**	**Saleable Area/Gross Plot**	**Saleable Area/Net Plot**	**Total Saleable Area**	
DP	919000	468000	NA	2.9	1,357,200	
Non DP	1698000		1.45	NA	2,462,100	
				Total	**3,819,300**	
Types	**% of Saleable Area**	**Saleable Area/Built Plot**	**Max. Ground Coverage**	**Max. Desired height**	**Buildable Plot needed**	**Target Saleable Area**
Affordable I	50%	4.00	50%	G+7/24 m	477,413	1,909,650
Affordable II	17.5%	5.50	50%	G+14/45 m	121,523	668,378
Aspirational	12.5%	5.50	25%	G+22/70 m	86,802	477,413
Commercial	8%	2.90	40%	G+7/32 m	105,360	305,544
EWS	5%	4.40	50%	G+7/24 m	43,401	190,965
Total	**93%**				**834,499**	**3,551,949**
Built Amenity	5%	2.90	NA	NA	**65,850**	190,965
Parking	0%	-	NA	G+9/24 m	#DIV/0!	
Open	0%	-	0%	NA	#DIV/0!	
	5%					
					900,349	3,742,914
	98%					
Notes						
1. It is assumed that commercial equal to 2% of BUA wil be accomodated in the parking and ground floor on primary & secondary roads						
2. Plot allocation has to be done in a manner such that the FSI of DP is used in DP and FSI of non-DP is used in non-DP.						
4.5.12						

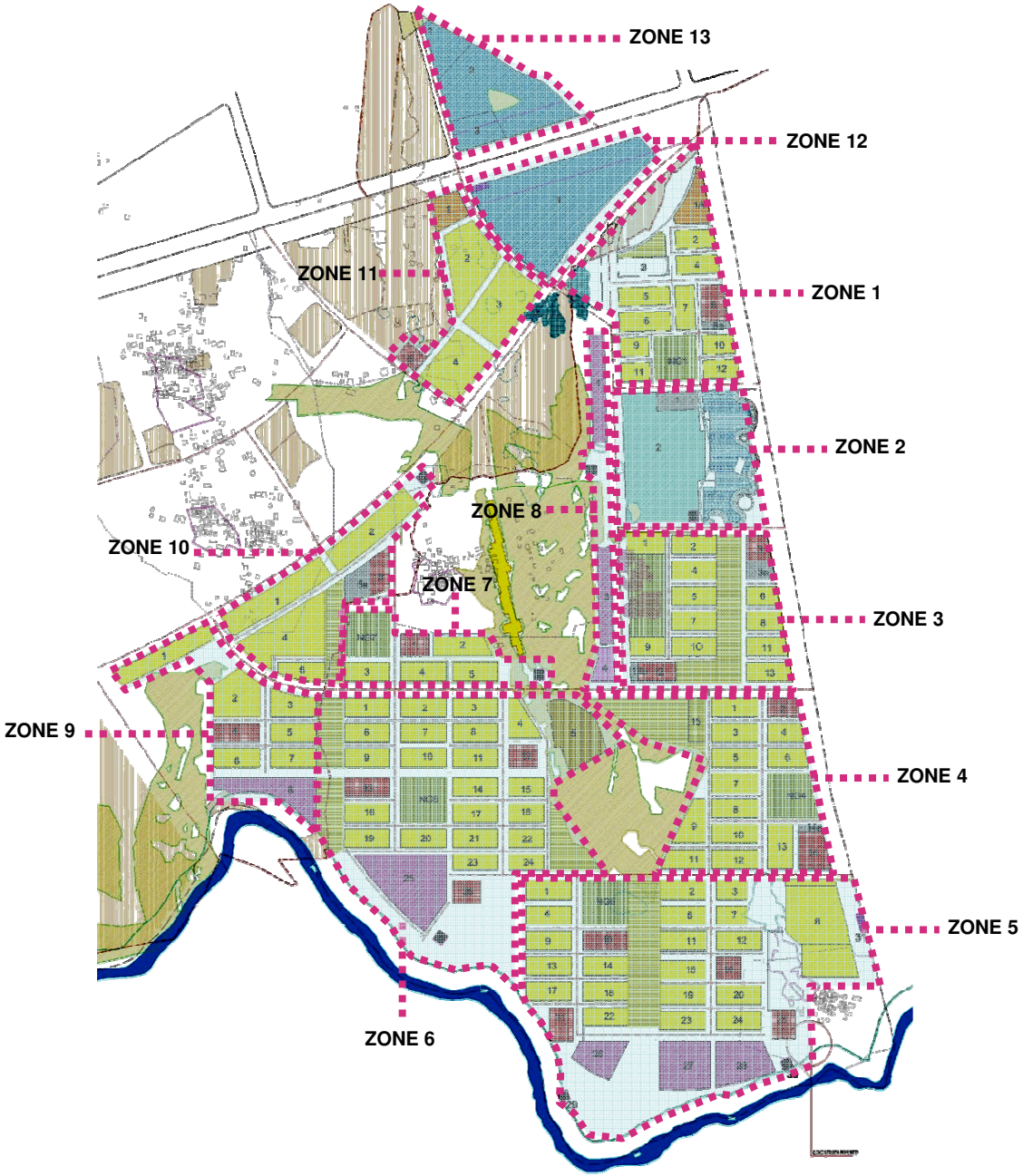
4.10 AREA CALCULATIONS (ACHIEVED)

Palava - Phase I, Parcel I: Masterplan distribution					(KAPL 290612 based on MP 260612A)		
sm	**Gross Plot**	**Net Plot**	**Saleable Area/Gross Plot**	**Saleable Area/Net Plot**			**Total Saleable Area**
DP	919,043	468,105	NA	2.9			1,357,504
Non DP	1,698,714		1.45	NA			2,463,135
				Total			**3,820,639**
Types	**% of Saleable Area**	**Saleable Area/Built Plot**	**Max. Ground Coverage**	**Max. Desired height**	**Buildable Plot**	**Achievable Built Up Area**	**Achievable Saleable Area**
Affordable I	50%	4.00	50%	G+7/24 m	466,359		1,841,236
Affordable II	17.5%	5.00	27%	S+19/60 m	147,731		738,655
Aspirational	12.5%	5.50	25%	G+22/70 m	101,666		559,163
Commercial	8%	2.90	40%	G+7/32 m	144,759		417,198
EWS	5%	4.30	50%	G+7/24 m	44,447		191,122
Total	**93%**				**904,962**		**3,747,374**
Built Amenity	5%	2.90	NA	NA	**167,749**	**175,273**	**175,273**
Parking	0%	-	NA	G+9/24 m	81,629		
Open	0%	-	0%	NA			
	5%						
	98%				**1,072,711**		**3,922,648**

5. CREATING THE URBAN FRAMEWORK


Master Plan
Zone division



Zone 1
Movement Framework



PRIMARY STREET

SECONDARY STREET

TERTIARY STREET

RETAIL

BUILD TO EDGE (RETAIL)

BUILD TO EDGE (RESIDENTIAL)

AMENITIES

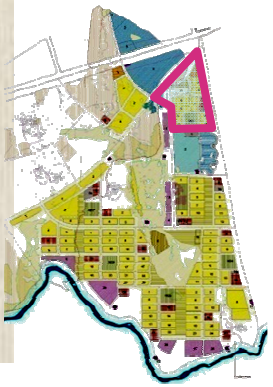
COMMUNITY CENTRES

NEIGHBOURHOOD GREEN

PUBLIC GREEN

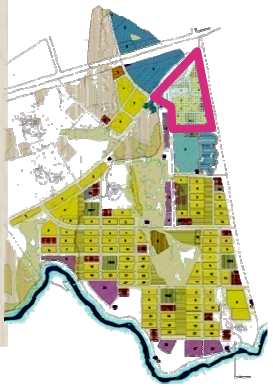
Zone 1
Illustrative View



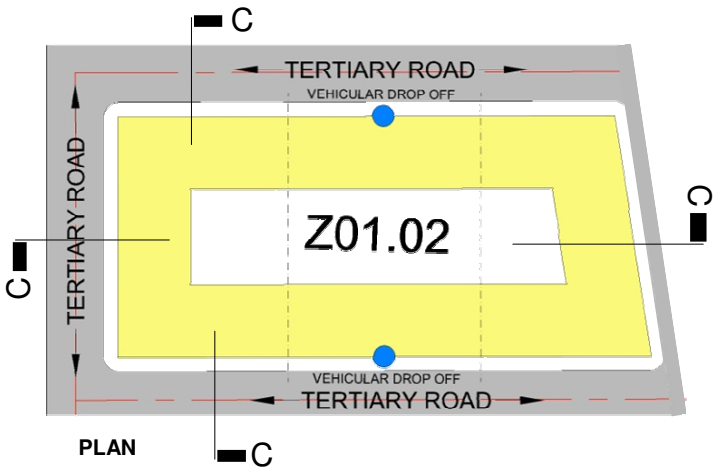


Zone 1
Illustrative View

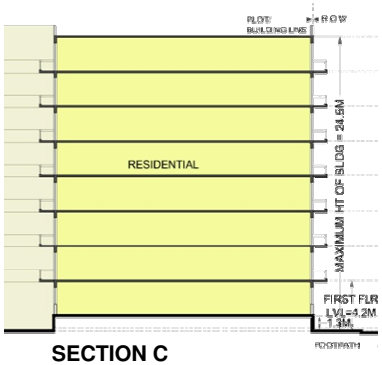




PLOT – Z01.02



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z1.02	Affordable Residential	107	50	5350	4	23540	1600 to 1800	NA	NA	24M	NA	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

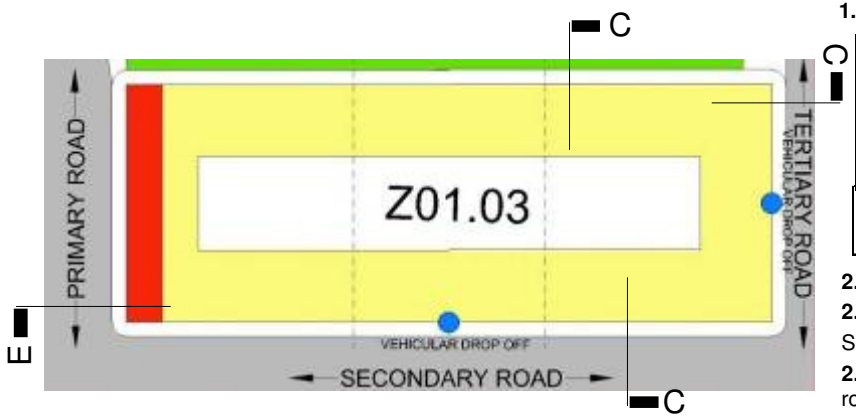
LEGEND:

RESIDENTIAL

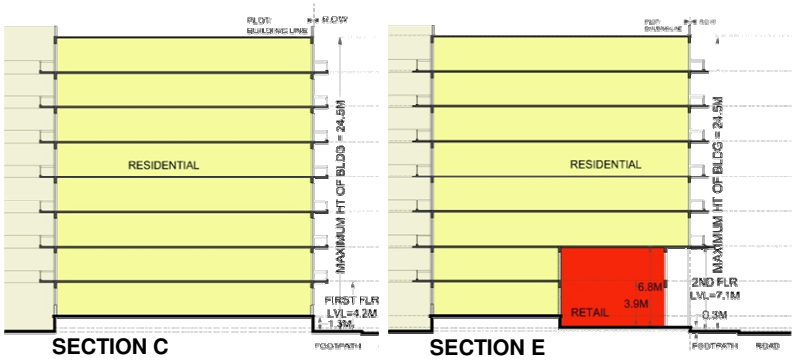
RETAIL

PLOT EDGE

VEHICULAR DROP OFF



PLAN



SECTION C SECTION E

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z1.03	Affordable Residential with Retail	135	50	6750	4	29700	1600 to 1800	70M	45M	24M	24M	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide Primary Road- 45m

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Secondary and Primary Road

3.2 First Floor- Residential along Tertiary and Secondary Road

Retail along Primary Road

3.3 Floors Above- Residential

3.4 Terrace- Congregation Area and Services

3.5 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

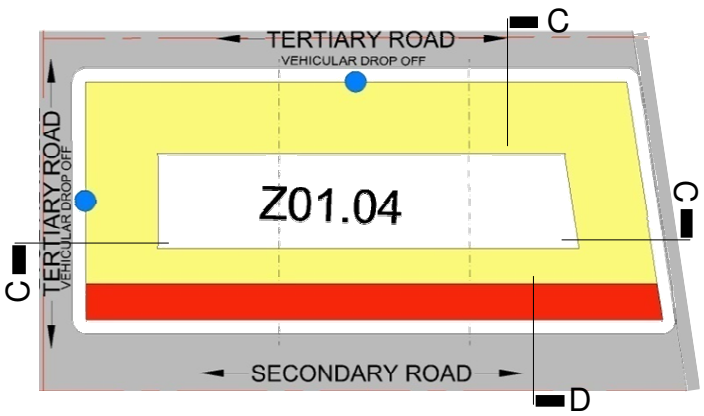
*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

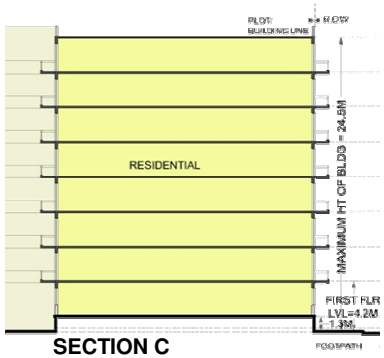
LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

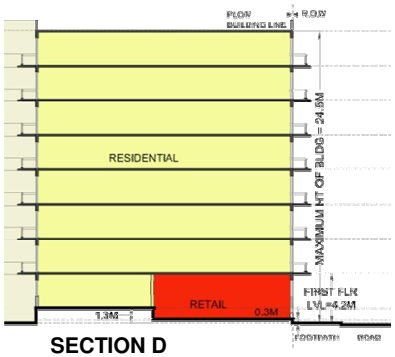
PLOT – Z01.04



PLAN



SECTION C



SECTION D

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z1.04	Affordable Residential with Retail	117	50	5850	4	25740	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road- 30m Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary and Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Secondary Road

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

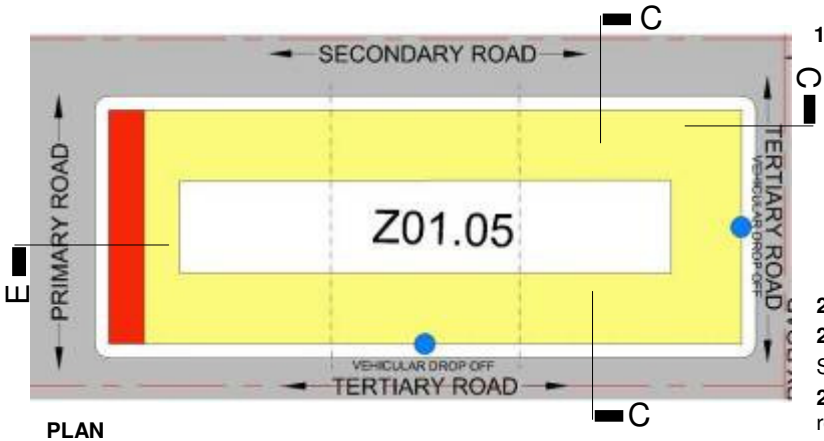
*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

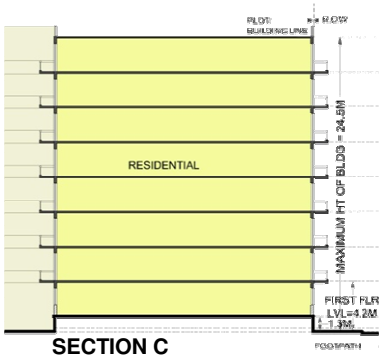
*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

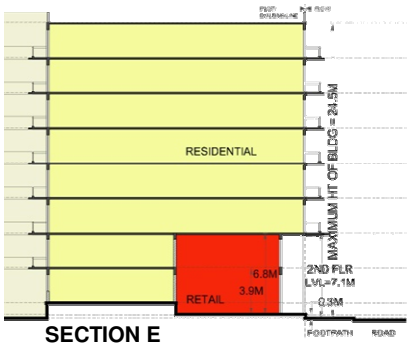
PLOT – Z01.05



PLAN



SECTION C



SECTION E

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z1.03	Affordable Residential with Retail	135	50	6750	4	29700	1600 to 1800	70M	45M	24M	24M	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide Primary Road- 45m

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary and Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary and Secondary Road, Retail along Primary Road

3.2- First Floor- Residential along Tertiary and Secondary Road, Retail along Primary Road

3.3 Floors Above- Residential

3.4 Terrace- Congregation Area and Services

3.5 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

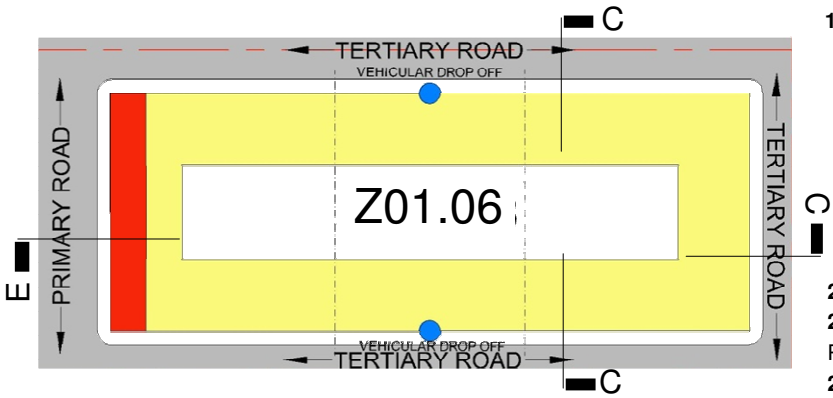
Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

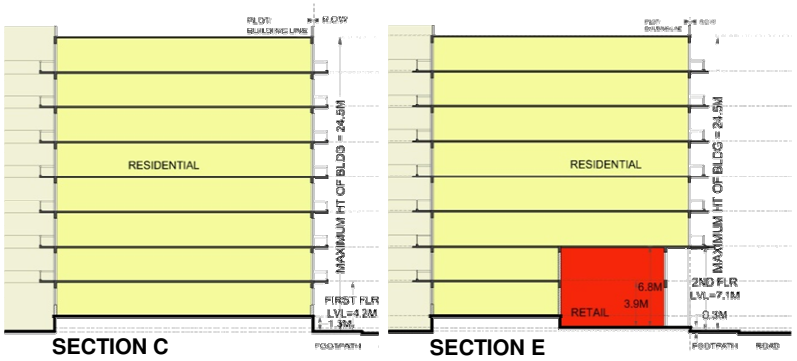
7. SPECIAL CONDITIONS

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.



PLAN



SECTION C SECTION E

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z1.08	MLCP												

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Primary Road- 45m Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Primary Road

3.2 First Floor-Residential along Tertiary Road,

Retail along Primary Road

3.3 Floors Above- Residential

3.4 Terrace- Congregation Area and Services

3.5 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

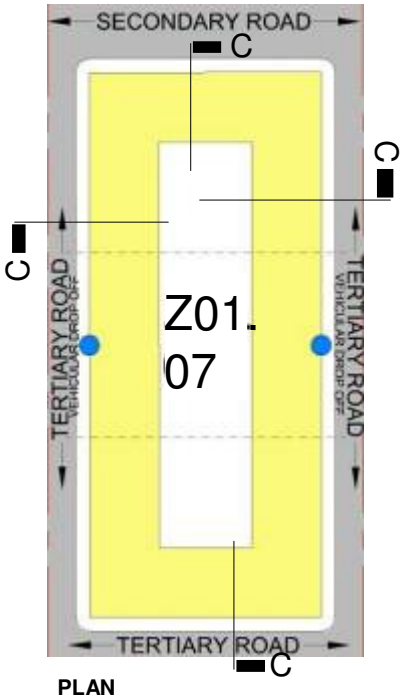
*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

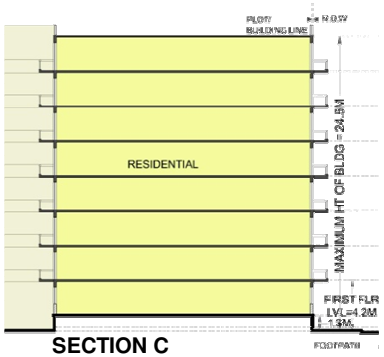
*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z01.07



PLAN



SECTION C

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z1.06	Affordable Residential	135	50	6750	4	29700	1600 to 1800	70M	NA	24M	24M	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

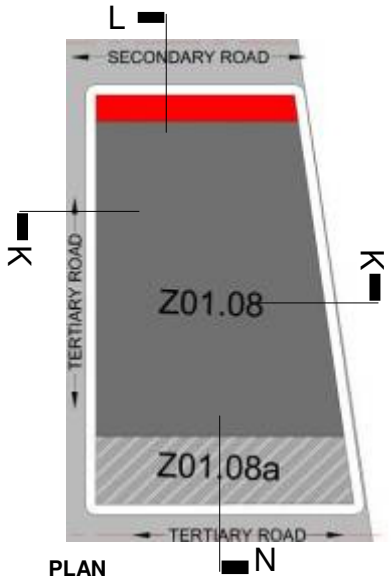
Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

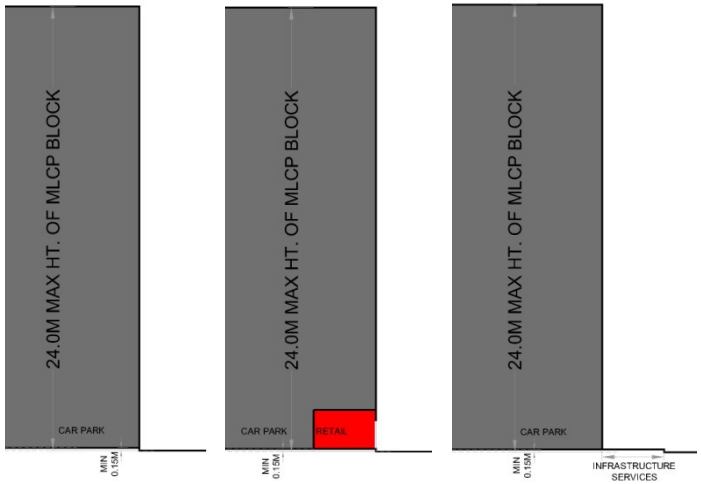
7. SPECIAL CONDITIONS

*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.



PLAN



SECTION K SECTION L SECTION N

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR ENTRY/ EXIT
MLCP

1. PHYSICAL DATA

This Plot comprises of the Multi Level Car Park and the Infrastructure Services plot.

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	BLOCK EDGE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	MINIMUM CAR PARKS	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
			(X) M	(Y) M	SQM		NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z01.08	Multi Level Car park - A	Build to edge	~65	98	6,289	100%	2,535	NA	24 M	24M	NA	NA	NA
Z01.08A	Infrastructure - i1		~72.7	~20	1,422	NA	-	NA	24 M	24M	NA	NA	NA

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance-

MLCP: Entry to & Exit from the MLCP to be on the secondary road. Entry & Exit may be separate from each other. Entry/ Exit to be located in the middle 1/3 of the plot side.

Infrastructure Plot: Entry/exit to the Infrastructure Plot may be from the tertiary road.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- Only vehicles up to 2.2m height allowed entry within the plot. Adequate arrangements (Security, signals, speed controllers) to be made at entry / exit to control vehicular traffic and avoid conflict with pedestrian traffic.

2.5 Parking- Permitted on all levels within the plot. On Street parking not permitted on the plot side having Entry/ Exit. It is to be used as service lane/ lay bye & queue during entry & exit of cars.

3. PROGRAM

MLCP

3.1 Ground Floor: Parking & Convenience Retail on ground floor along the secondary road, not more than 50% plot periphery.

Floor levels: Parking at all levels.

Terrace: Parking

Infrastructure plot

3.2 Infrastructure plot to accommodate any infrastructure services requirements for the Zone.

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended 0.15m from the highest road level amongst the adjacent roads.

4.2 Maximum ground coverage to be 100%

5. INFRASTRUCTURE

Power- 1 Compact substation to be provided. May be located on the adjacent infrastructure plot. Meter room to be provided at the ground level

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

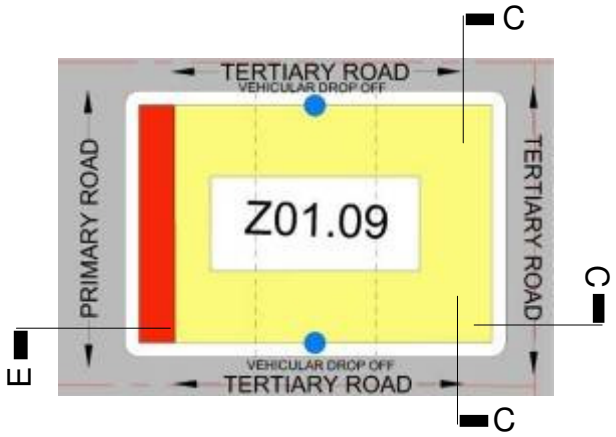
Telecom- Separate space allocation to be made at the ground level

6. PERMISSIBLE FLEXIBILITY

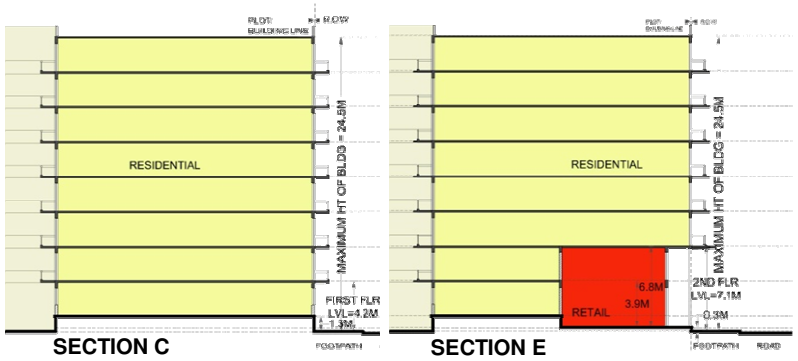
6.1 Retail would be permitted only on the ground floor along the tertiary roads at the discretion of the Municipal Council.

6.2 Other public uses may be allowed on the upper floors at the discretion of the Municipal Council

PLOT – Z01.09



PLAN



SECTION C SECTION E

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z1.09	Affordable Residential with Retail	73	50	3650	4	16060	1503 to 1700	70M	NA	24M	24M	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Primary Road- 45m Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Primary Road

3.2 First Floor-Residential along Tertiary Road,

Retail along Primary Road

3.3 Floors Above- Residential

3.4 Terrace- Congregation Area and Services

3.5 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

LEGEND:

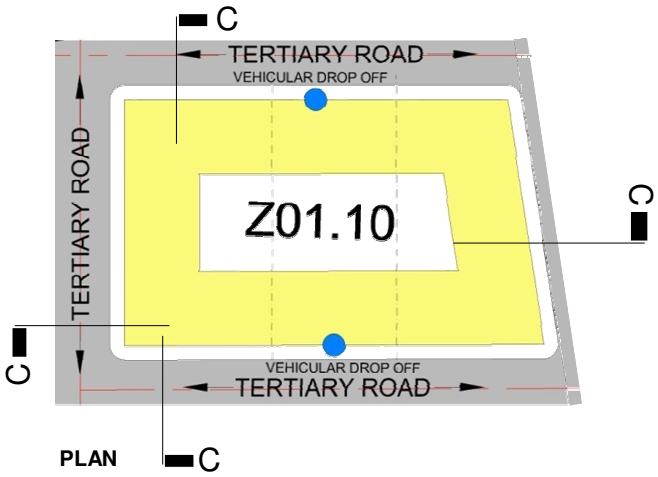
RESIDENTIAL

RETAIL

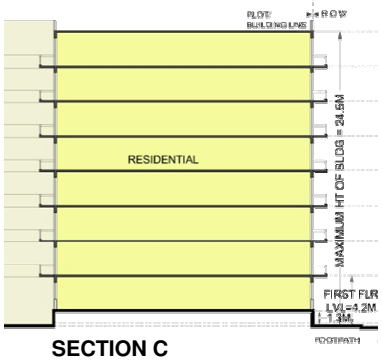
PLOT EDGE

VEHICULAR DROP OFF

PLOT – Z01.10



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z1.10	Affordable Residential	81	50	4050	4	17820	1504 to 1700	NA	NA	24M	NA	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

LEGEND:

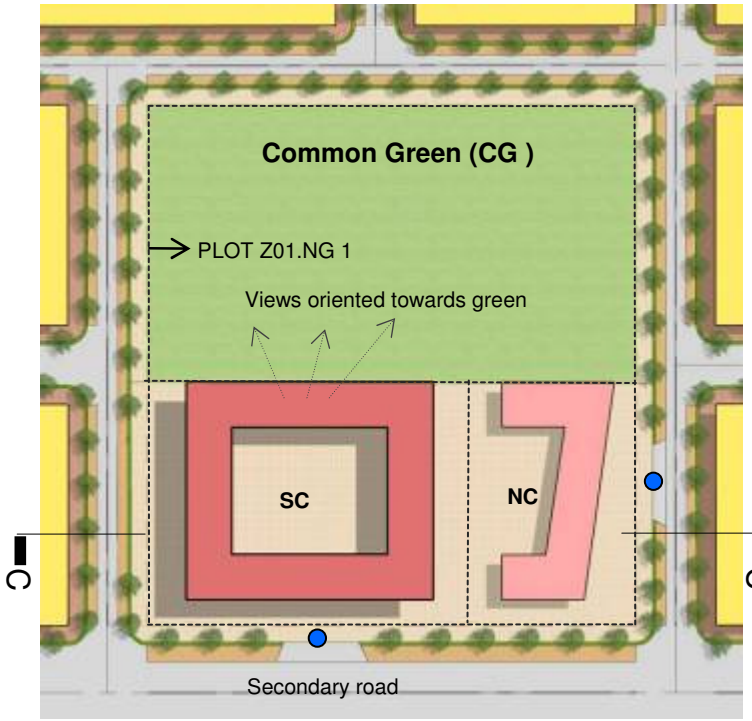
RESIDENTIAL

RETAIL

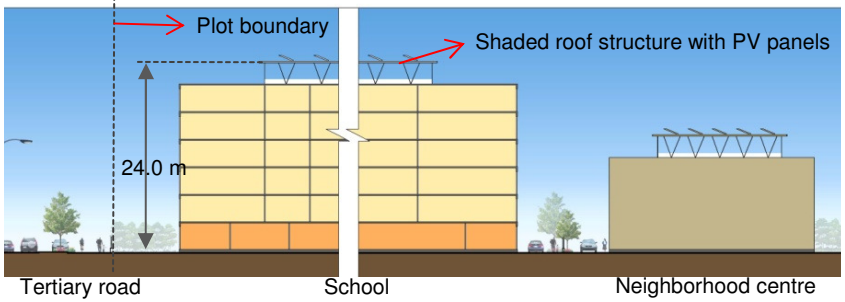
PLOT EDGE

VEHICULAR DROP OFF

PLOT – Z01.NG 1



PLAN (PLOT Z01 NG.1)



Illustrative Section

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
SCHOOL
N .CENTRE

1. PHYSICAL DATA

Plot Z.01.NG1 Neighborhood Green comprises of the School (SC) ,Neighborhood Centre (NC) and the Common Green (CG).

NEIGHBORHOOD GREENS															
PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET BUILT UP AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z1.NG1														
SC	School Plot			4049	50%	2.5	10000	5,000	NA	24 M	24M	NA	NA	NA
NC	neighborhood Centre			2024	50%	1.2	2500		NA	24 M	24M	NA	NA	NA
CG	Common green			8094	NA		NA	NA	NA	NA	NA	NA	NA	NA

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide Primary Road-45M

2.2 Entrance- Drop-offs to the school to be on the secondary road, and drop offs to the Neighborhood centre to be on the tertiary road.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted within the plot. Podiums are not permitted. Parking area marked around plot NG04 will be for users of School and Neighborhood centre.

3. PROGRAM

School (SC)

3.1 School to have preprimary, primary and secondary education program

Neighborhood centre (NC)

3.2 N.C to have Gymnasium, Party hall, Crèche ,Information centre, Administration office for the respective Zone and Indoor sports hall for Table tennis, Carom, Badminton etc.

Common Green (CG)

CG to be designed as a common recreational green which will be used by the school and the community centre.

This will have Walking, Jogging track, Provision for Multipurpose Sports such as volleyball, basketball, provision for gatherings, festival celebrations etc.

Green spaces to be developed thematically such that the entire Neighborhood green becomes an identity for the zone.

4. BUILT FORM

4.1 The school and the neighborhood centre to have visual connectivity and direct physical access to the N.Green.

School (SC)

4.2 -6 m open space to be left from the plot boundary on all sides except the side which shares a common side with the common green.

4.3 Floor to floor height to be a minimum of 3.6 M min

4.4 Terrace could be semi covered up to 60% of the roof area with a light weight structure which should include PV panels to capture solar energy.

4.5 All mechanical equipment if located on the terrace must be screened.

Neighborhood Centre (NC)

4.6 - 6 m open space to be left from the plot boundary on all sides except the side which shares a common side with the common green.

4.7 –Swimming pool to be accommodated within the Neighborhood centre plot.

4.8 – Floor to floor height to be a min of 4 m.

5. INFRASTRUCTURE

Power- 1 Compact substation to be provided. May be located on the adjacent infrastructure plot. Meter room to be provided at the ground level

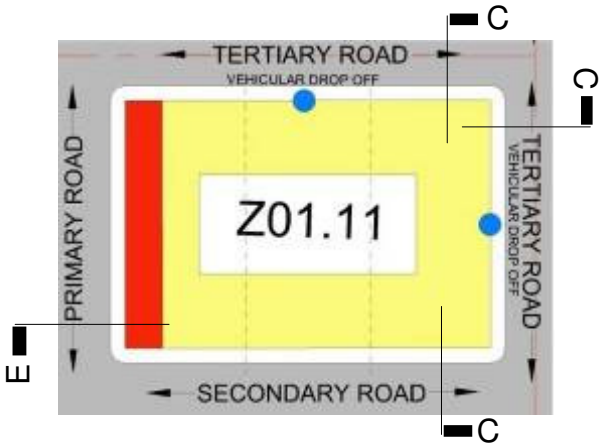
Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

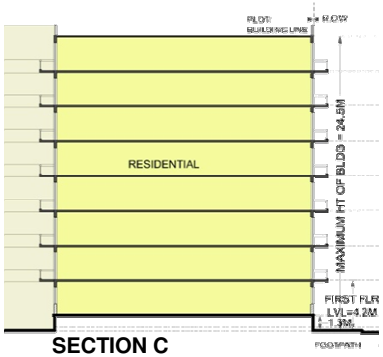
Telecom- Separate space allocation to be made at the ground level

6. PERMISSIBLE FLEXIBILITY-location of the school plot and the neighborhood centre plot is flexible within the neighborhood green.

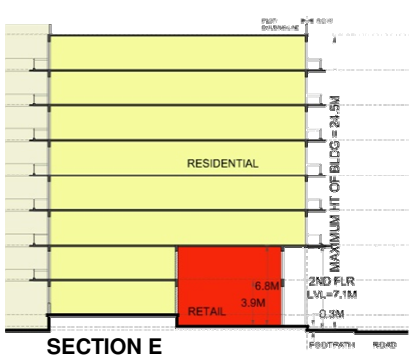
PLOT – Z01.11



PLAN



SECTION C



SECTION E

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z1.11	Affordable Residential with Retail	74	50	3700	4	16280	1505 to 1700	70M	45M	24M	24M	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Primary Road- 45m Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary and Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Primary Road

3.2 First Floor-Residential along Tertiary Road,

Retail along Primary Road

3.3 Floors Above- Residential

3.4 Terrace- Congregation Area and Services

3.5 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

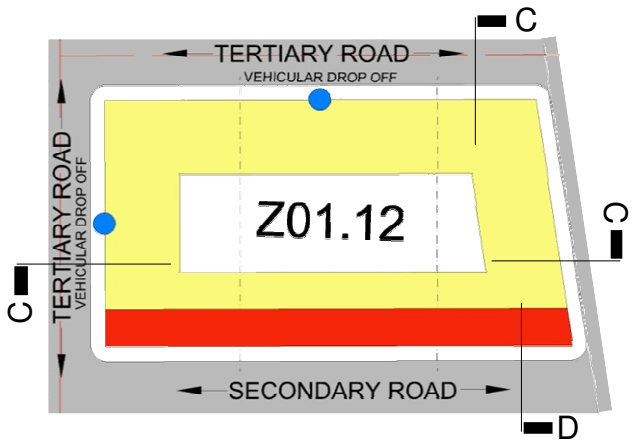
*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

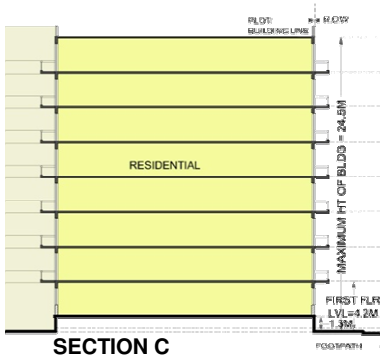
*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

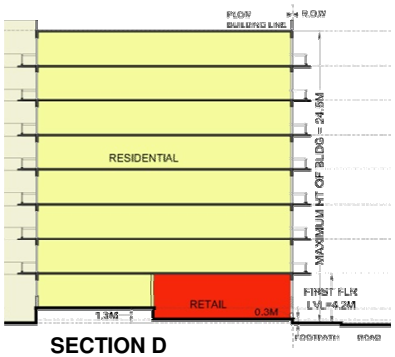
PLOT – Z01.12



PLAN



SECTION C



SECTION D

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z1.12	Affordable Residential with Retail	90	50	4500	4	19800	1506 to 1700	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road- 30m Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary and Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot. Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Primary Road

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

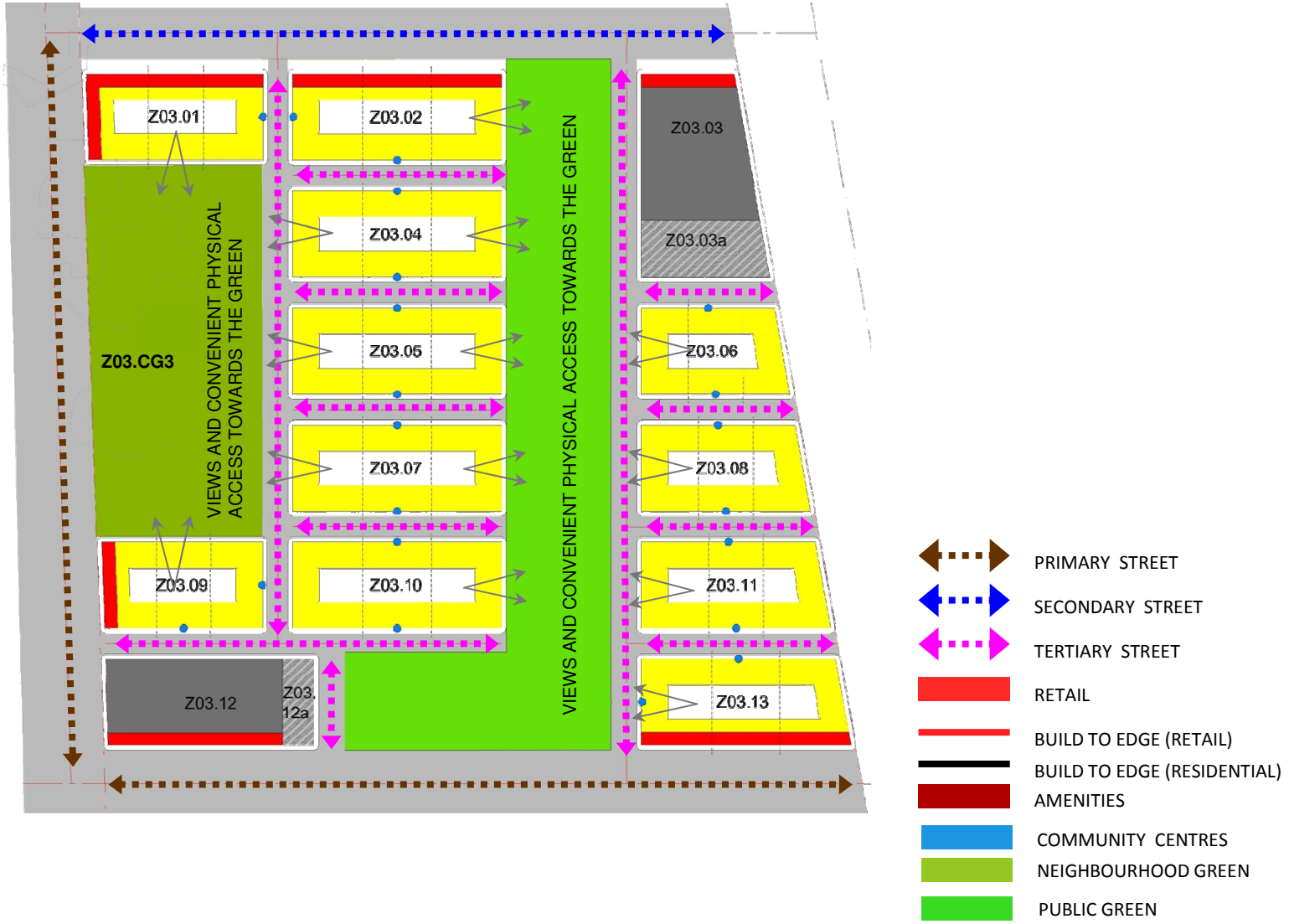
*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

*-Refer Chapter-"Definitions"

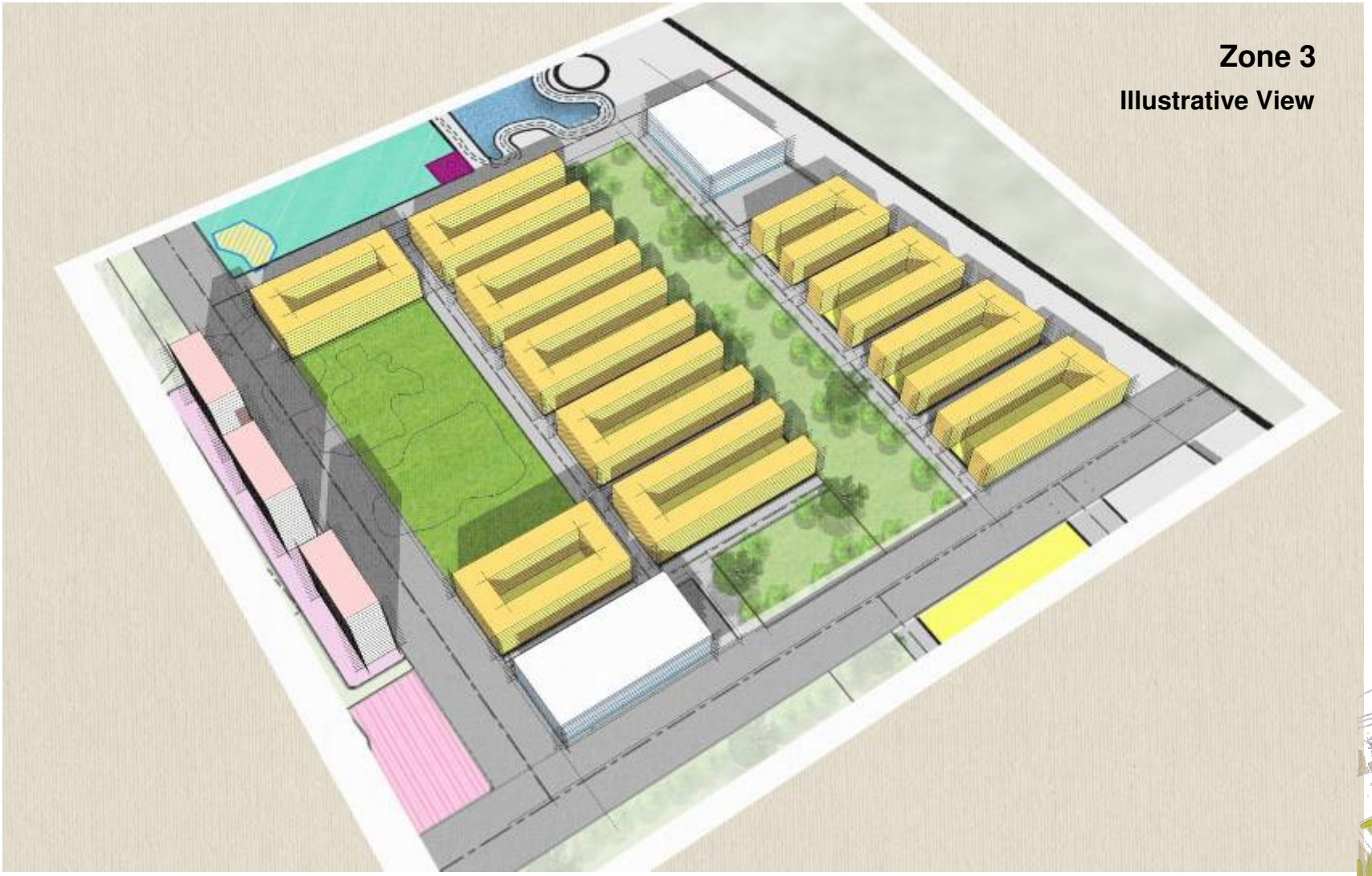
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

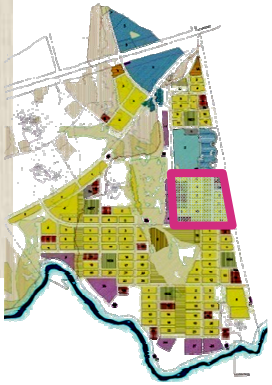
Zone 3
Movement Framework



Zone 3

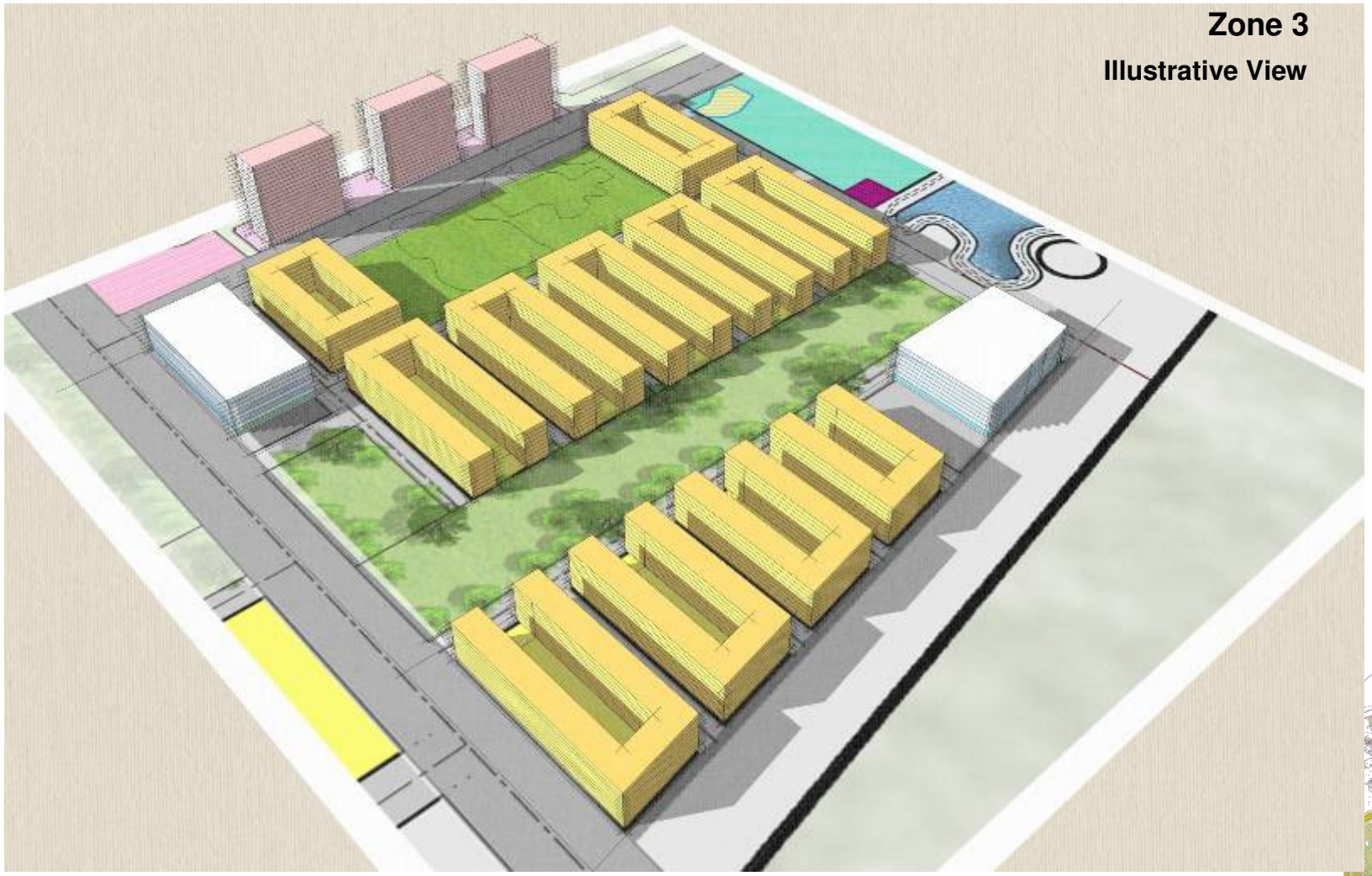
Illustrative View

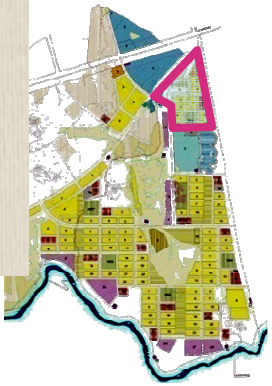




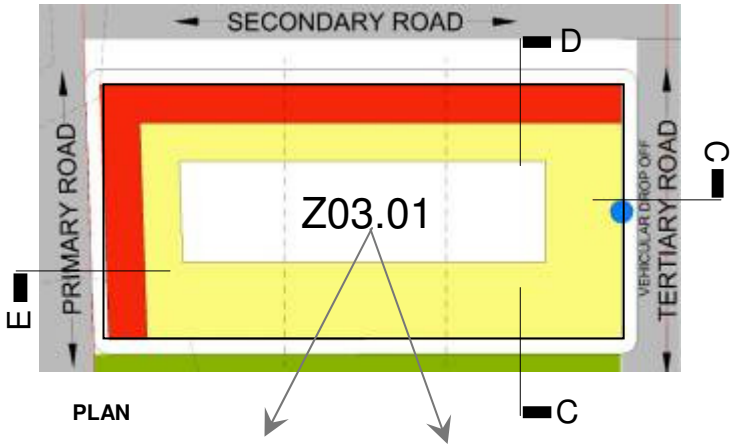
Zone 3

Illustrative View

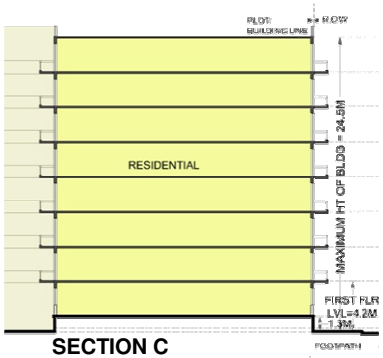




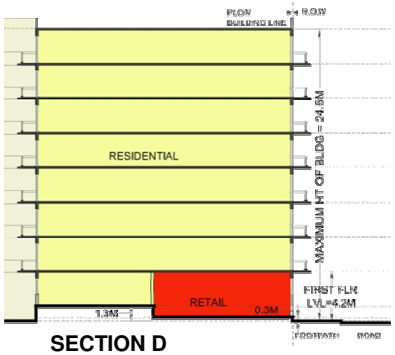
PLOT – Z03.01



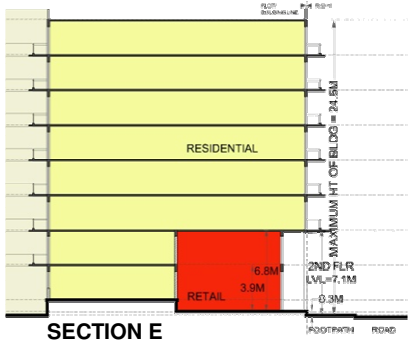
PLAN



SECTION C



SECTION D



SECTION E

LEGEND:

RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z3.01	Affordable Residential with Retail	101.5	50	5075	4	22330	1600 to 1800	70M	45M	24M	24M	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide Primary Road- 45m

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary and Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Secondary and Primary Road

3.2 First Floor- Residential along Tertiary and Secondary Road

Retail along Primary Road

3.3 Floors Above- Residential

3.4 Terrace- Congregation Area and Services

3.5 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

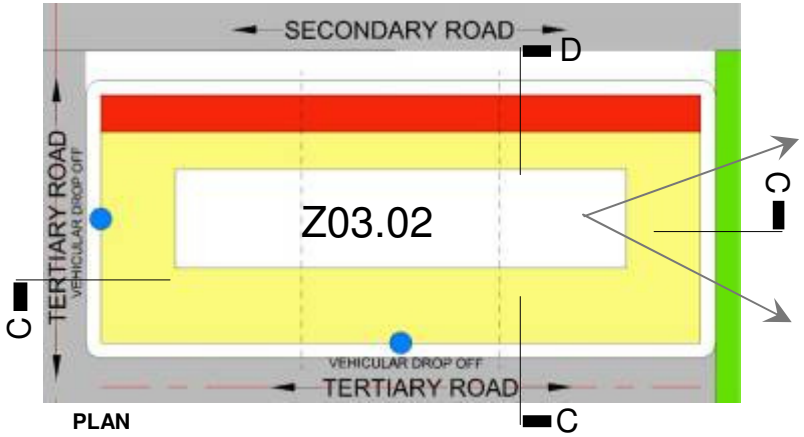
7. SPECIAL CONDITIONS

Views and convenient physical access towards the green

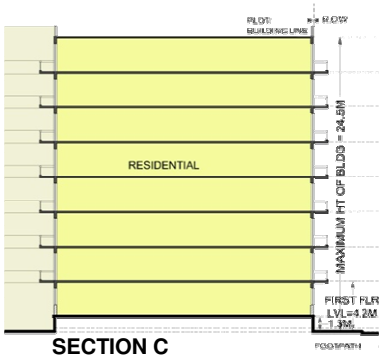
*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

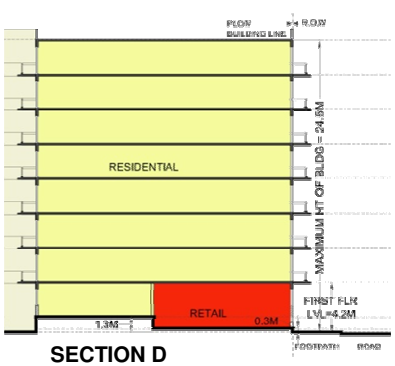
PLOT – Z03.02



PLAN



SECTION C



SECTION D

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z3.02	Affordable Residential with Retail	121	50	6050	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Secondary Road

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

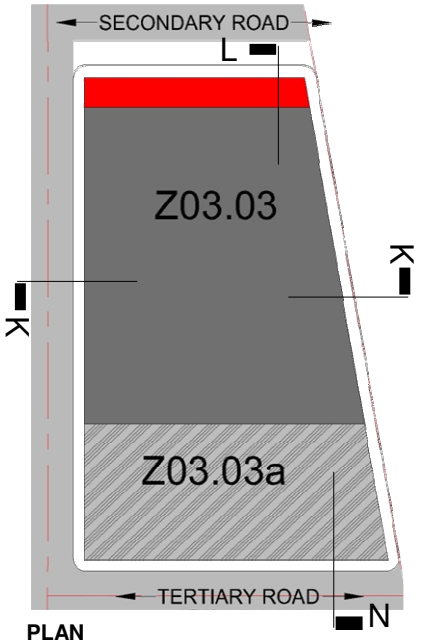
7. SPECIAL CONDITIONS

Views and convenient physical access towards the green

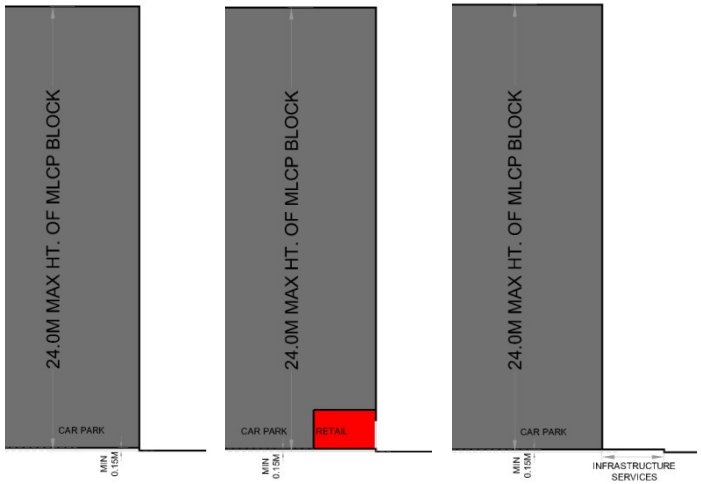
LEGEND:

RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

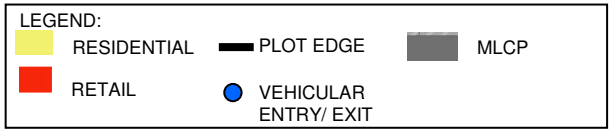
*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.



PLAN



SECTION K SECTION L SECTION N



1. PHYSICAL DATA

This Plot comprises of the Multi Level Car Park and the Infrastructure Services plot.

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	BLOCK EDGE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	MINIMUM CAR PARKS	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
			(X) M	(Y) M	SQM		NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z03.03	Multi Level Car park - B	Build to edge	~74	~97	4,800	100%	1,813	NA	24 M	24M	NA	NA	NA
Z03.03A	Infrastructure - i1		~58	~20	2,280	NA	-	NA	24 M	24M	NA	NA	NA

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance-

MLCP: Entry to & Exit from the MLCP to be on the secondary road. Entry & Exit may be separate from each other. Entry/ Exit to be located in the middle 1/3 of the plot side.

Infrastructure Plot: Entry/exit to the Infrastructure Plot may be from the tertiary road.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- Only vehicles up to 2.2m height allowed entry within the plot. Adequate arrangements (Security, signals, speed controllers) to be made at entry / exit to control vehicular traffic and avoid conflict with pedestrian traffic.

2.5 Parking- Permitted on all levels within the plot. On Street parking not permitted on the plot side having Entry/ Exit. It is to be used as service lane/ lay bye & queue during entry & exit of cars.

3. PROGRAM

MLCP

3.1 Ground Floor: Parking & Convenience Retail on ground floor along the secondary road, not more than 50% plot periphery.

Floor levels: Parking at all levels.

Terrace: Parking

Infrastructure plot

3.2 Infrastructure plot to accommodate any infrastructure services requirements for the Zone.

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended 0.15m from the highest road level amongst the adjacent roads.

4.2 Maximum ground coverage to be 100%

5. INFRASTRUCTURE

Power- 1 Compact substation to be provided. May be located on the adjacent infrastructure plot. Meter room to be provided at the ground level

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

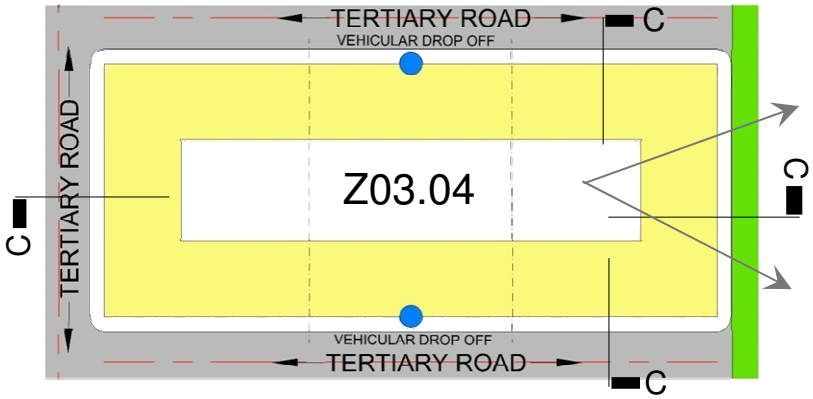
Telecom- Separate space allocation to be made at the ground level

6. PERMISSIBLE FLEXIBILITY

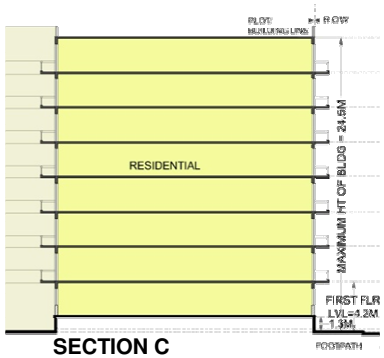
6.1 Retail would be permitted only on the ground floor along the tertiary roads at the discretion of the Municipal Council.

6.2 Other public uses may be allowed on the upper floors at the discretion of the Municipal Council

PLOT – Z03.04



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z3.04	Affordable Residential	121	50	6050	4	26620	1600 to 1800	NA	NA	24M	NA	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

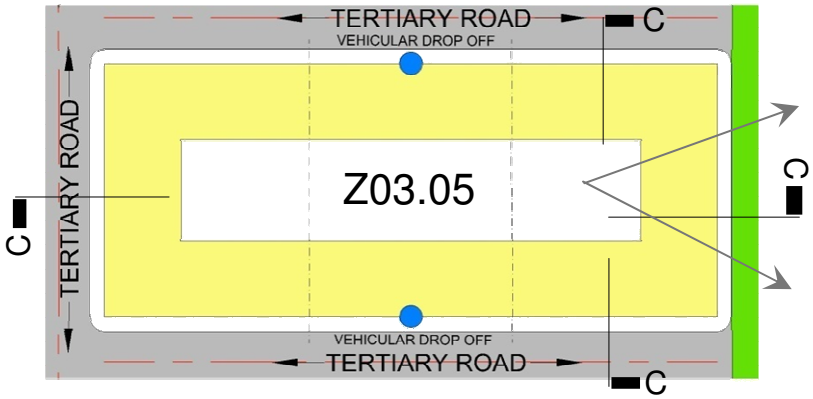
Views and convenient physical access towards the green

LEGEND:

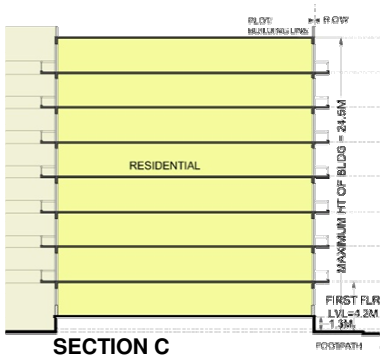
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z03.05



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z3.05	Affordable Residential	121	50	6050	4	26620	1600 to 1800	NA	NA	24M	NA	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

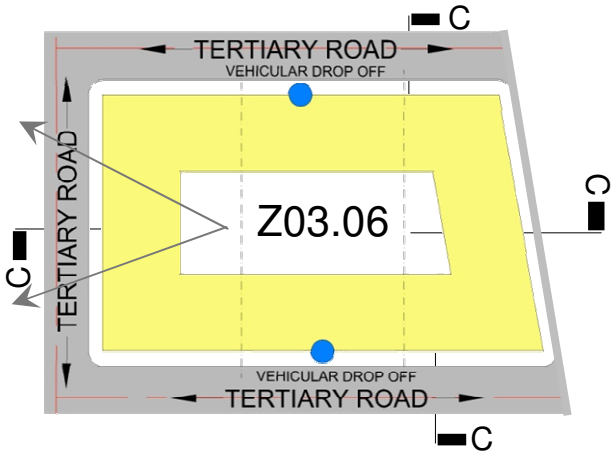
Views and convenient physical access towards the green

LEGEND:

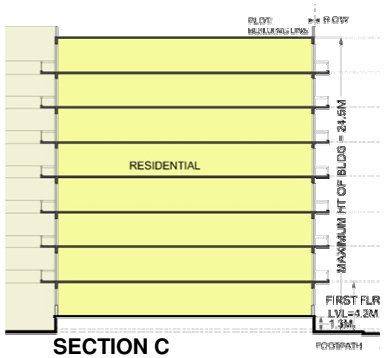
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z03.06



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z3.06	Affordable Residential	81	50	4050	4	17820	1500 to 1700	NA	NA	24M	NA	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

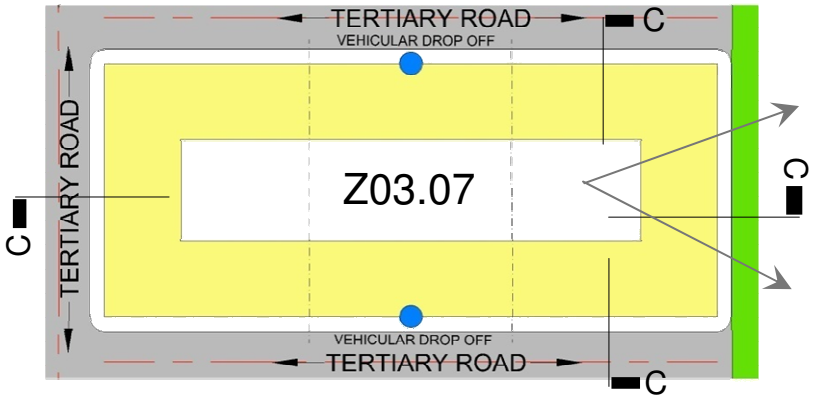
Views and convenient physical access towards the green

LEGEND:

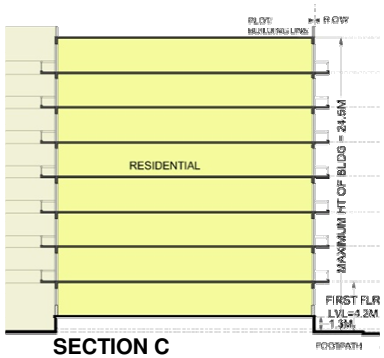
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z03.07



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z3.07	Affordable Residential	121	50	6050	4	26620	1600 to 1800	NA	NA	24M	NA	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

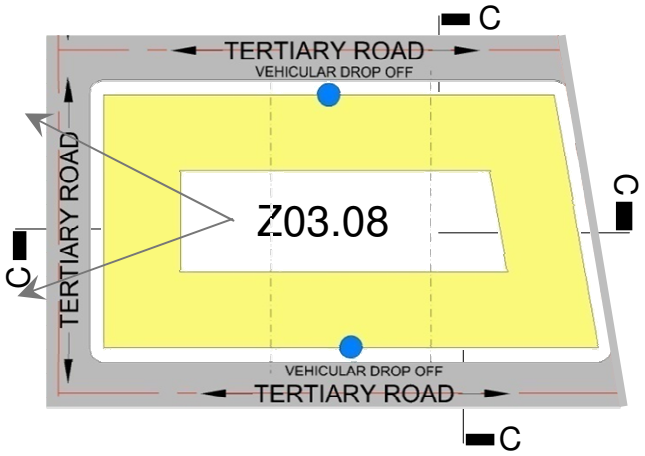
Views and convenient physical access towards the green

LEGEND:

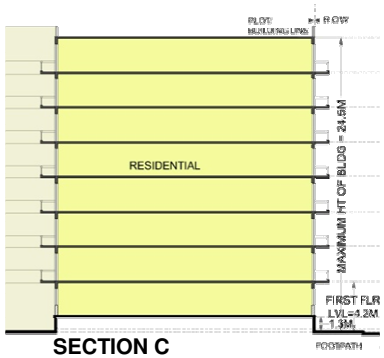
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z03.08



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z3.08	Affordable Residential	93	50	4650	4	20460	1600 to 1800	NA	NA	24M	NA	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

Views and convenient physical access towards the green

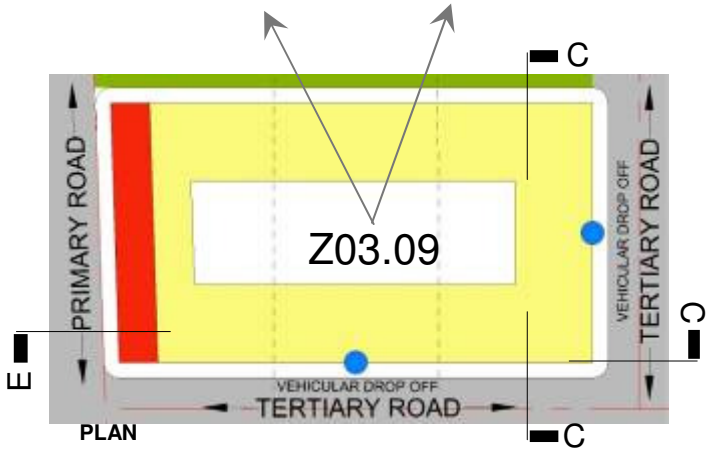
LEGEND:

RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

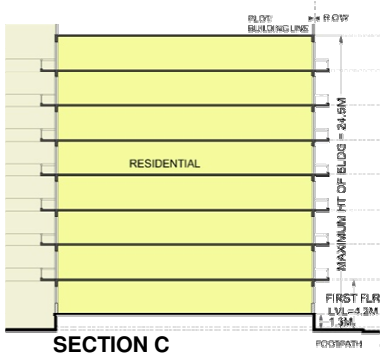
*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

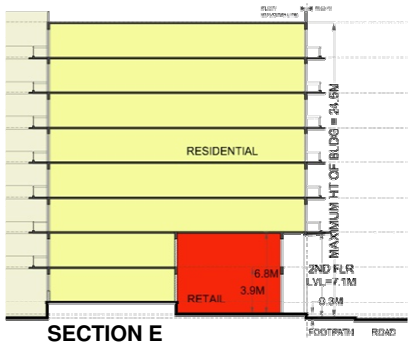
PLOT – Z03.09



PLAN



SECTION C



SECTION E

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z3.09	Affordable Residential with Retail	92	50	4600	4	20240	1503 to 1700	70M	NA	24M	24M	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Primary Road- 45m Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Primary Road

3.2 First Floor- Residential along Tertiary and Retail along Primary Road

3.3 Floors Above- Residential

3.4 Terrace- Congregation Area and Services

3.5 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

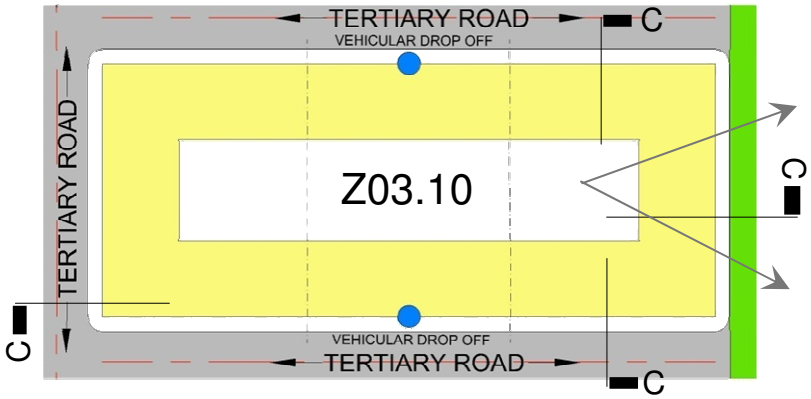
7. SPECIAL CONDITIONS

Views and convenient physical access towards the green

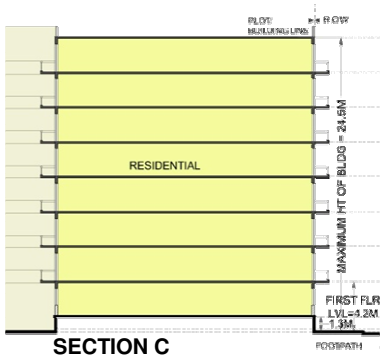
LEGEND:

RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z3.10	Affordable Residential	121	50	6050	4	26620	1600 to 1800	NA	NA	24M	NA	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

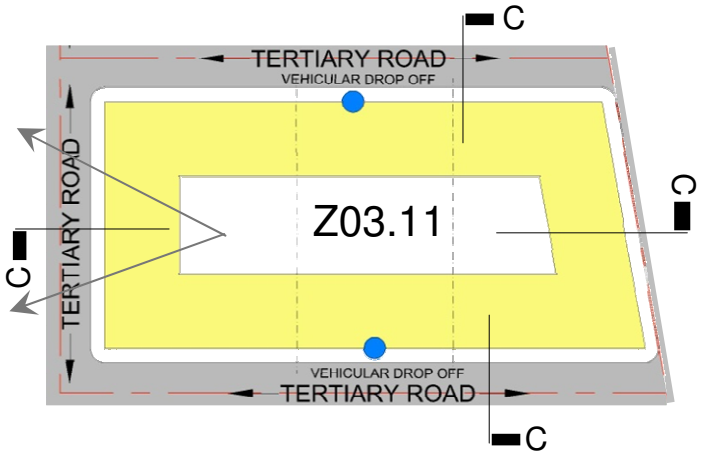
Views and convenient physical access towards the green

LEGEND:

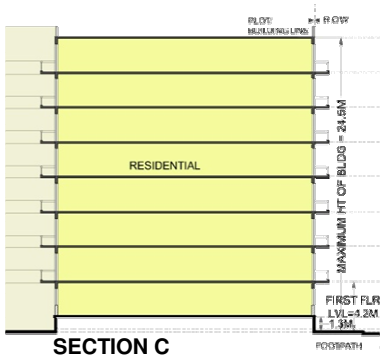
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z03.11



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z3.11	Affordable Residential	105	50	5250	4	23100	1505 to 1700	NA	NA	24M	NA	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

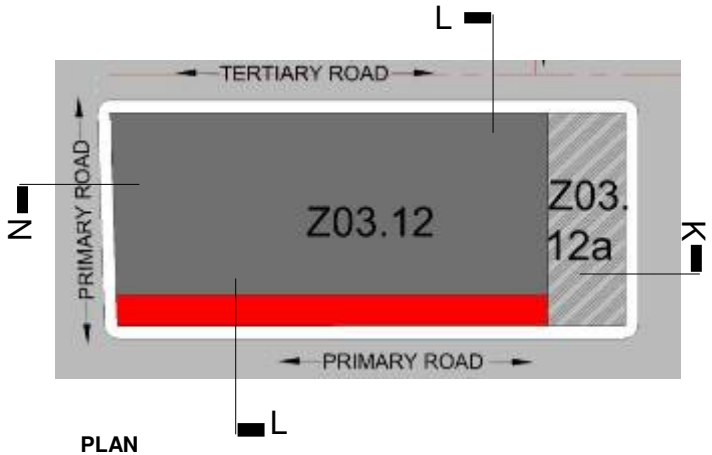
7. SPECIAL CONDITIONS

Views and convenient physical access towards the green

LEGEND:

RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

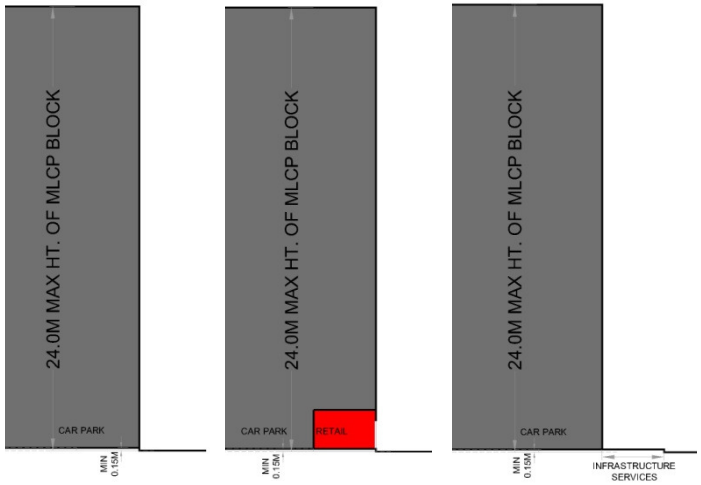


PLAN

1. PHYSICAL DATA

This Plot comprises of the Multi Level Car Park and the Infrastructure Services plot.

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	BLOCK EDGE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	MINIMUM CAR PARKS	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
			(X) M	(Y) M	SQM		NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z03.12	Multi Level Car park - C	Build to edge	~74	~97	5,100	100%	1,400	NA	24 M	24M	NA	NA	NA
Z03.12A	Infrastructure - i1		~58	~20	900	NA	-	NA	24 M	24M	NA	NA	NA



SECTION K SECTION L SECTION N

LEGEND:
RESIDENTIAL
PLOT EDGE
MLCP
RETAIL
VEHICULAR ENTRY/ EXIT

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Primary Road -30M Wide

2.2 Entrance-

MLCP: Entry to & Exit from the MLCP to be on the secondary road. Entry & Exit may be separate from each other. Entry/ Exit to be located in the middle 1/3 of the plot side.

Infrastructure Plot: Entry/exit to the Infrastructure Plot may be from the tertiary road.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- Only vehicles up to 2.2m height allowed entry within the plot. Adequate arrangements (Security, signals, speed controllers) to be made at entry / exit to control vehicular traffic and avoid conflict with pedestrian traffic.

2.5 Parking- Permitted on all levels within the plot. On Street parking not permitted on the plot side having Entry/ Exit. It is to be used as service lane/ lay bye & queue during entry & exit of cars.

3. PROGRAM

MLCP

3.1 Ground Floor: Parking & Convenience Retail on ground floor along the secondary road, not more than 50% plot periphery.

Floor levels: Parking at all levels.

Terrace: Parking

Infrastructure plot

3.2 Infrastructure plot to accommodate any infrastructure services requirements for the Zone.

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended 0.15m from the highest road level amongst the adjacent roads.

4.2 Maximum ground coverage to be 100%

5. INFRASTRUCTURE

Power- 1 Compact substation to be provided. May be located on the adjacent infrastructure plot. Meter room to be provided at the ground level

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

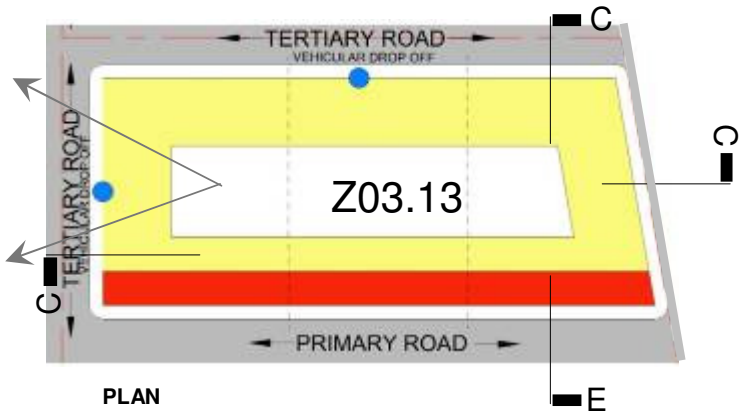
Telecom- Separate space allocation to be made at the ground level

6. PERMISSIBLE FLEXIBILITY

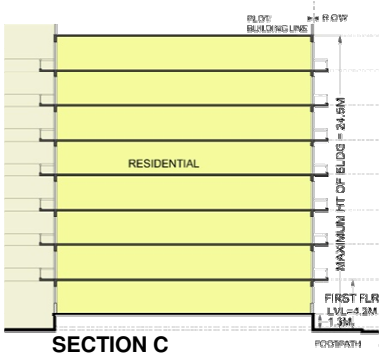
6.1 Retail would be permitted only on the ground floor along the tertiary roads at the discretion of the Municipal Council.

6.2 Other public uses may be allowed on the upper floors at the discretion of the Municipal Council

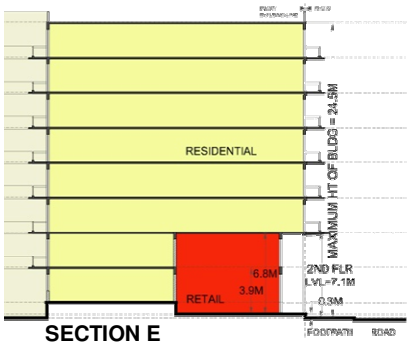
PLOT – Z03.13



PLAN



SECTION C



SECTION E

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM		SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z3.13	Affordable Residential with Retail	117	50	5850	4	25740	1505 to 1700	70M	NA	24M	24M	NA	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Primary Road- 45m Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Primary Road

3.2 First Floor- Residential along Tertiary and Retail along Primary Road

3.3 Floors Above- Residential

3.4 Terrace- Congregation Area and Services

3.5 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

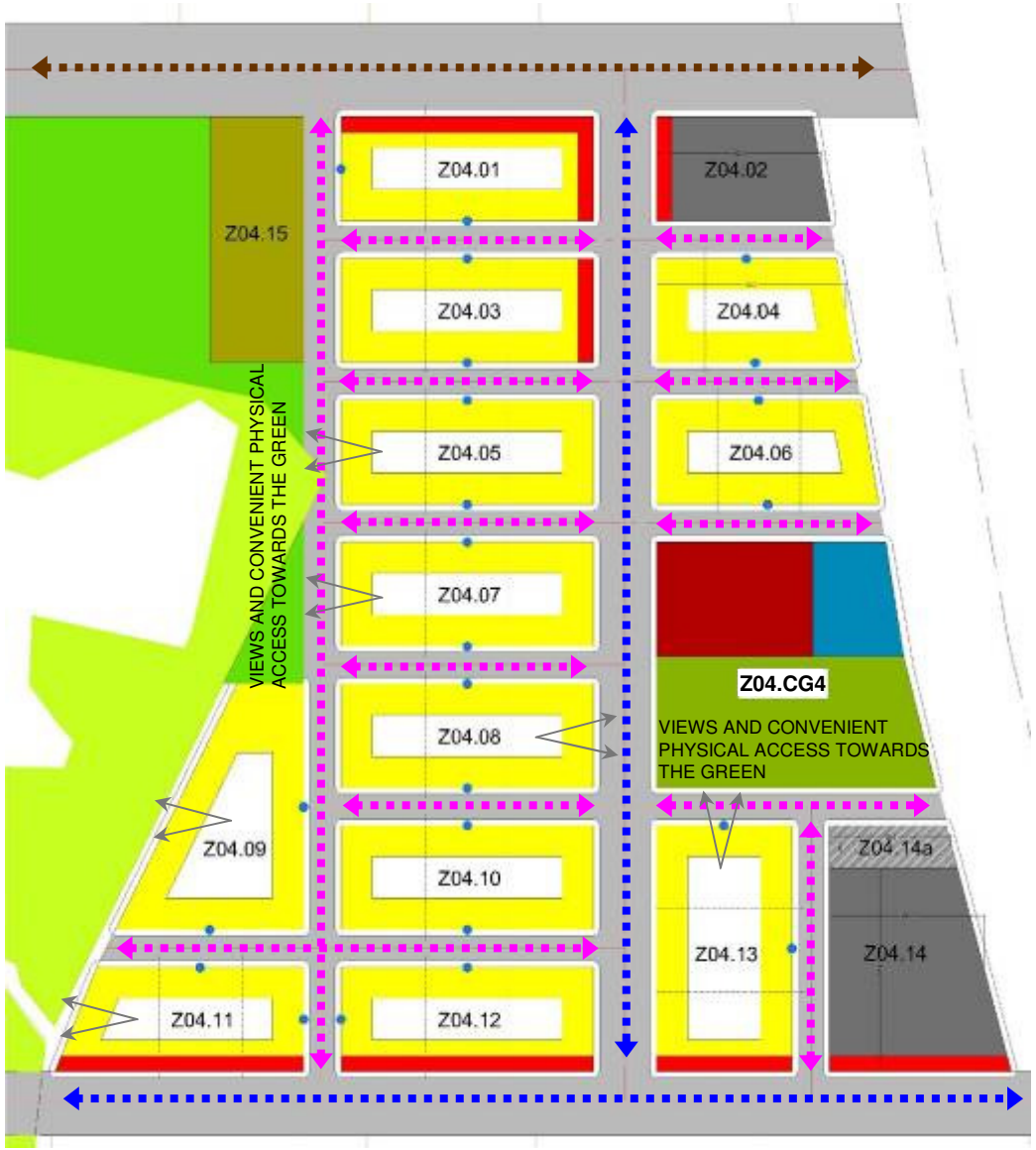
Views and convenient physical access towards the green

LEGEND:

RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

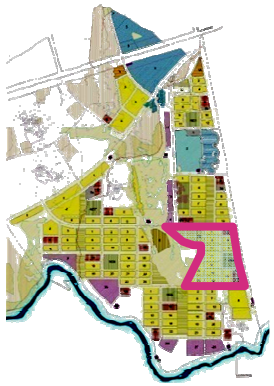
Zone 4
Movement Framework



Zone 4

Illustrative View

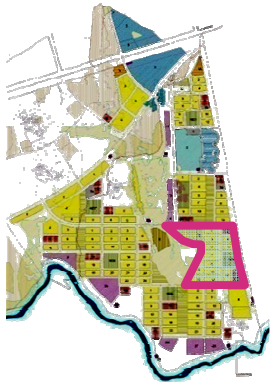




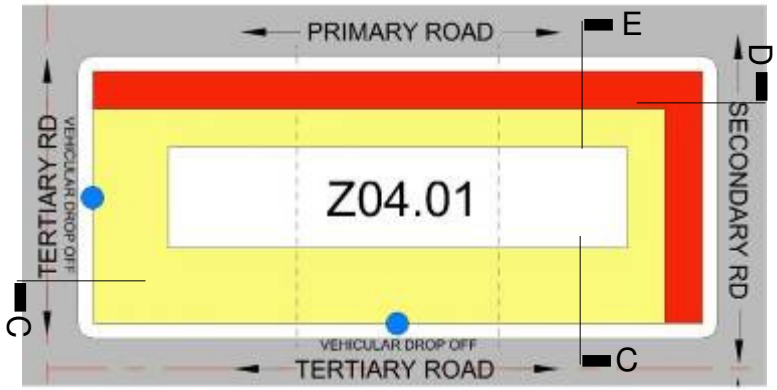
Zone 4

Illustrative View

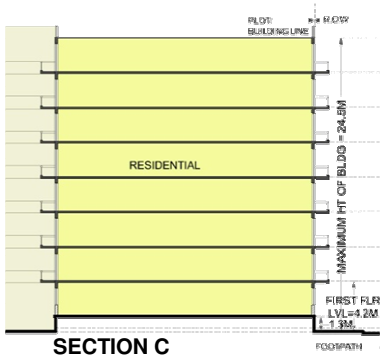




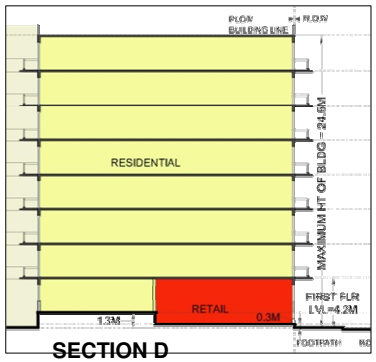
PLOT – Z04.01



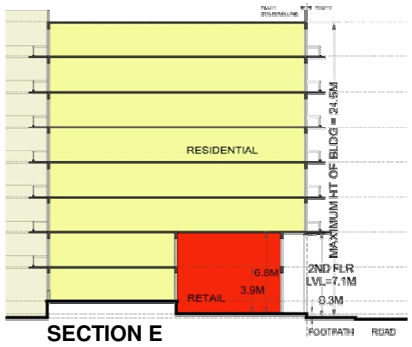
PLAN



SECTION C



SECTION D



SECTION E

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.01	Affordable Residential with Retail	121	50	6050	50%	4	26620	1600 to 1800	70M	45M	24M	24M	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide Primary Road-45M

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary and Primary Roads.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Secondary and Primary Road

3.2 First Floor- Residential along Tertiary and Secondary Road

Retail along Primary Road

3.3 Floors Above- Residential

3.4 Terrace- Congregation Area and Services

3.5 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

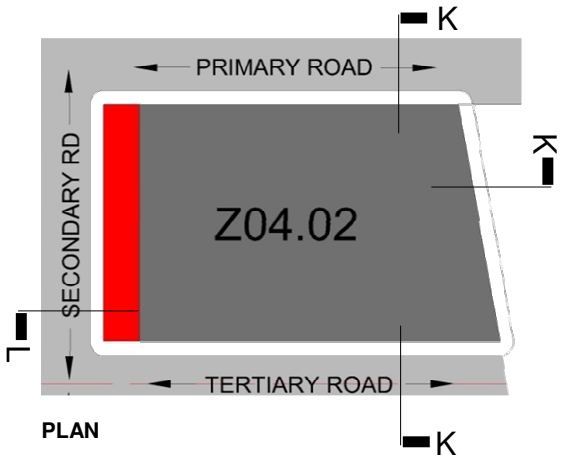
*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z04.02

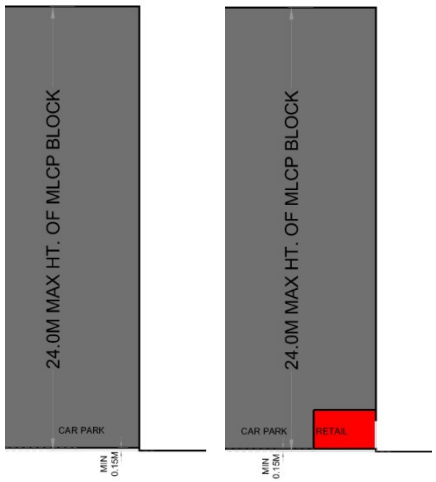


PLAN

1. PHYSICAL DATA

This Plot comprises of the Multi Level Car Park.

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	BLOCK EDGE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	MINIMUM CAR PARKS	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
			(X) M	(Y) M	SQM		NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z04.2	Multi Level Car park - D	Build to edge	~74	~97	3,950	100%	1,180	NA	24 M	24M	NA	NA	NA



SECTION K **SECTION L**

LEGEND:
RESIDENTIAL
PLOT EDGE
MLCP
RETAIL
VEHICULAR ENTRY/ EXIT

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide, Primary Road -45M Wide

2.2 Entrance-

MLCP: Entry to & Exit from the MLCP to be on the secondary road. Entry & Exit may be separate from each other. Entry/ Exit to be located in the middle 1/3 of the plot side.

Infrastructure Plot: Entry/exit to the Infrastructure Plot may be from the tertiary road.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- Only vehicles up to 2.2m height allowed entry within the plot. Adequate arrangements (Security, signals, speed controllers) to be made at entry / exit to control vehicular traffic and avoid conflict with pedestrian traffic.

2.5 Parking- Permitted on all levels within the plot. On Street parking not permitted on the plot side having Entry/ Exit. It is to be used as service lane/ lay bye & queue during entry & exit of cars.

3. PROGRAM

MLCP

3.1 Ground Floor: Parking & Convenience Retail on ground floor along the secondary road, not more than 50% plot periphery.

Floor levels: Parking at all levels.

Terrace: Parking

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended 0.15m from the highest road level amongst the adjacent roads.

4.2 Maximum ground coverage to be 100%

5. INFRASTRUCTURE

Power- 1 Compact substation to be provided. May be located on the adjacent infrastructure plot. Meter room to be provided at the ground level

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

6. PERMISSIBLE FLEXIBILITY

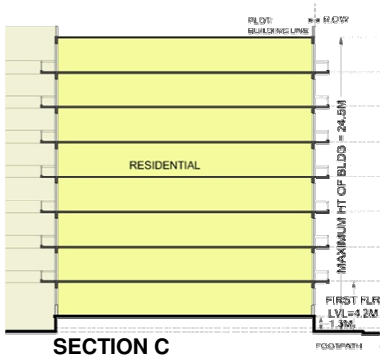
6.1 Retail would be permitted only on the ground floor along the tertiary roads at the discretion of the Municipal Council.

6.2 Other public uses may be allowed on the upper floors at the discretion of the Municipal Council

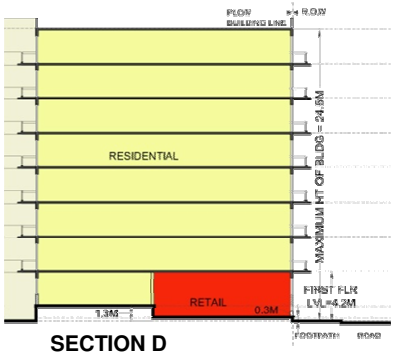
PLOT – Z04.03



PLAN



SECTION C



SECTION D

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.03	Affordable Residential with Retail	121	50	6050	50%	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Secondary Road

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

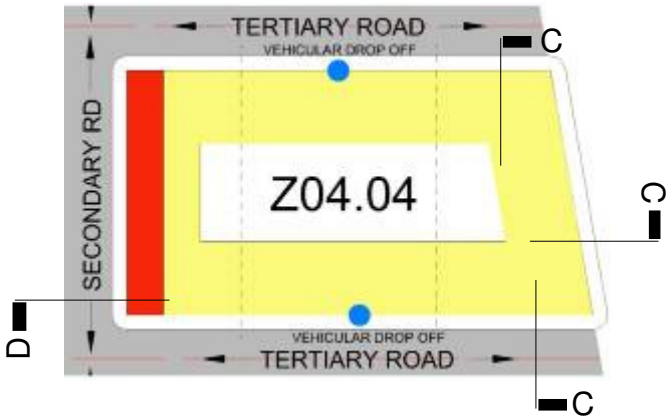
*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

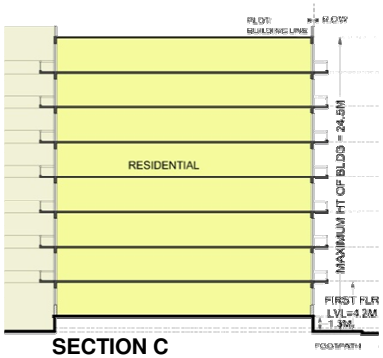
LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

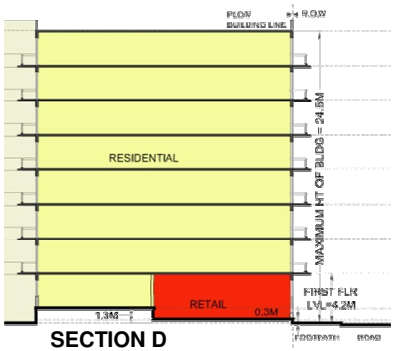
PLOT – Z04.04



PLAN



SECTION C



SECTION D

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.04	Affordable Residential with Retail	91	50	4550	50%	4	20020	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Secondary Road

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

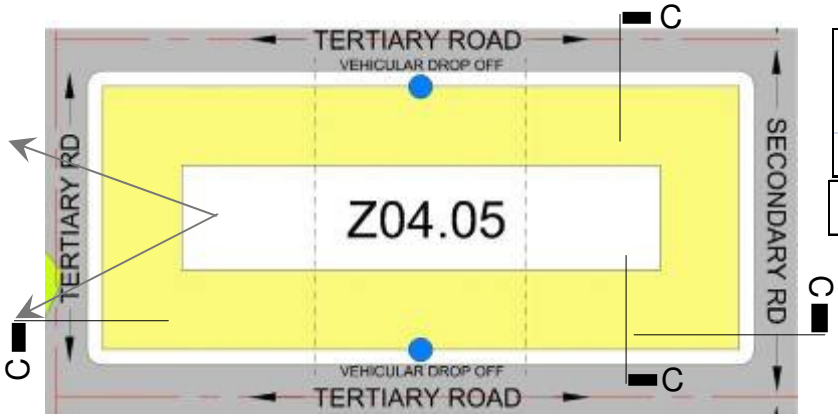
*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

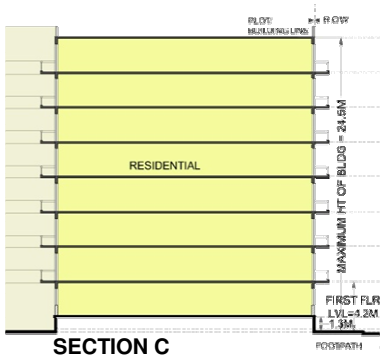
LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z04.05



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.05	Affordable Residential	121	50	6050	50%	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

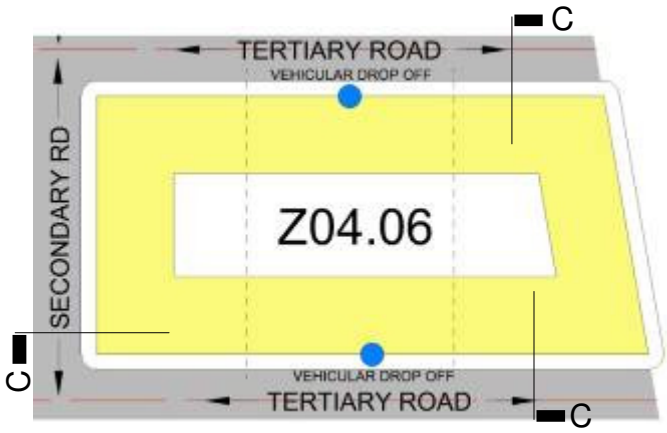
Views and convenient physical access towards the green

LEGEND:

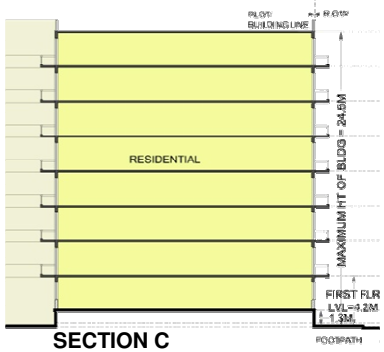
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z04.06



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.06	Affordable Residential	102.5	50	5125	50%	4	22550	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

LEGEND:

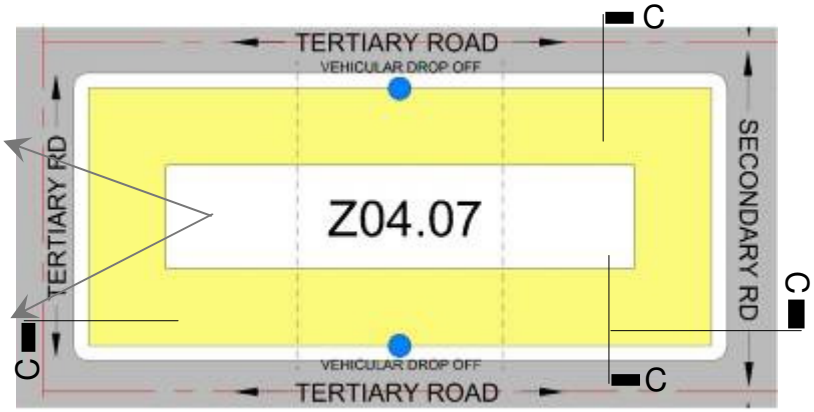
RESIDENTIAL

RETAIL

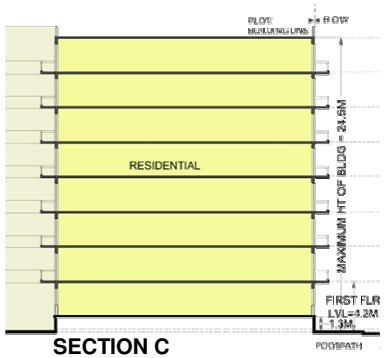
PLOT EDGE

VEHICULAR DROP OFF

PLOT – Z04.07



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.07	Affordable Residential	121	50	6050	50%	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

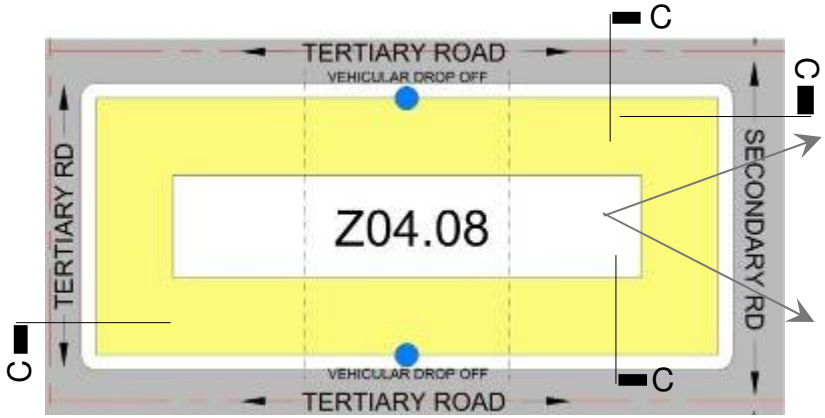
Views and convenient physical access towards the green

LEGEND:

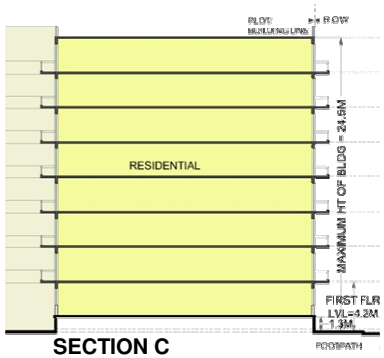
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z04.08



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.08	Affordable Residential	121	50	6050	50%	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

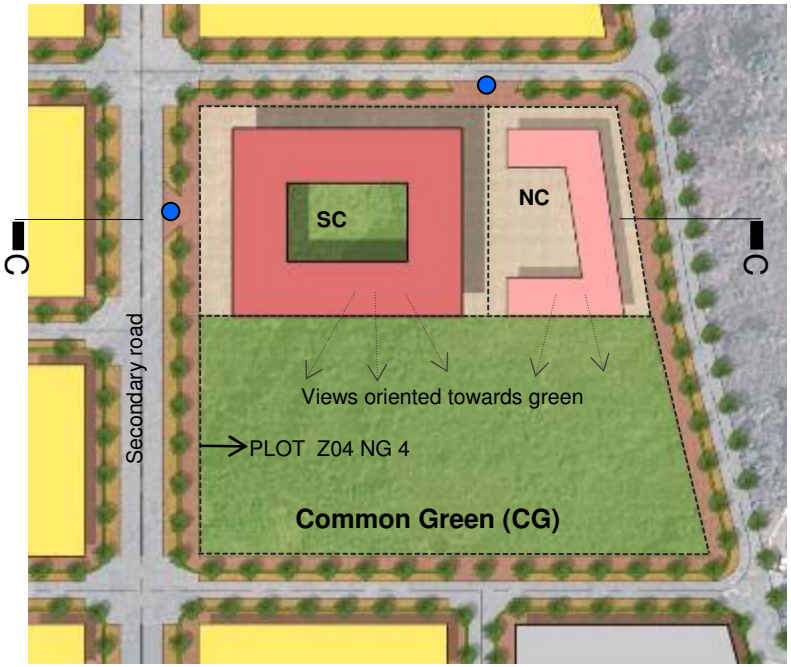
Views and convenient physical access towards the green

LEGEND:

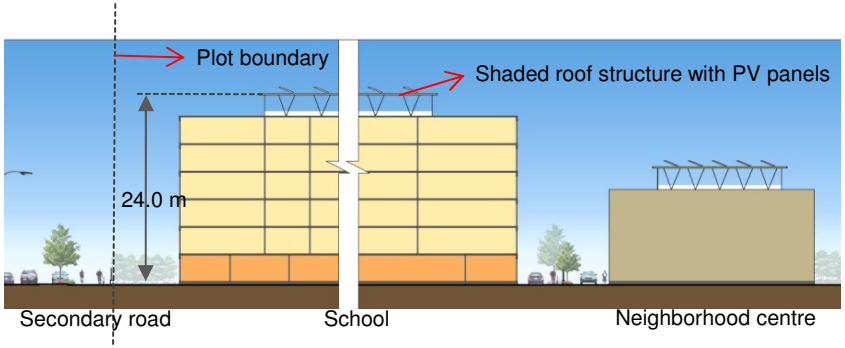
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

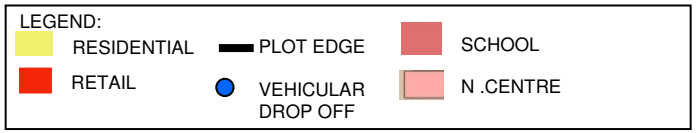
PLOT – Z04.NG 4



PLAN (PLOT Z04.NG.4)



Illustrative Section



1. PHYSICAL DATA

Plot Z.04.NG4 Neighbourhood Green comprises of the School (SC) ,Neighborhood Centre (NC) and the Common Green (CG).

NEIGHBORHOOD GREENS														
PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET BUILT UP AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.NG4														
SC	School Plot			4049	50%	2.5	10000	5,000	NA	24 M	24M	NA	NA	NA
NC	Neighborhood Centre			2024	50%	1.2	2500		NA	24 M	24M	NA	NA	NA
CG	Common green			8094	NA		NA	NA	NA	NA	NA	NA	NA	NA

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide Primary Road-45M

2.2 Entrance- Drop-offs to the school to be on the secondary road, and drop offs to the Neighborhood centre to be on the tertiary road.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted within the plot. Podiums are not permitted. Parking area marked around plot NG04 will be for users of School and Neighborhood centre.

3. PROGRAM

School (SC)

3.1 School to have preprimary, primary and secondary education program

Neighborhood centre (NC)

3.2 N.C to have Gymnasium, Party hall, Crèche ,Information centre, Administration office for the respective Zone and Indoor sports hall for Table tennis, Carom, Badminton etc.

Common Green (CG)

CG to be designed as a common recreational green which will be used by the school and the community centre.

This will have Walking, Jogging track, Provision for Multipurpose Sports such as volleyball, basketball, provision for gatherings, festival celebrations etc.

Green spaces to be developed thematically such that the entire Neighborhood green becomes an identity for the zone.

4. BUILT FORM

4.1 The school and the neighborhood centre to have visual connectivity and direct physical access to the N.Green.

School (SC)

4.2 -6 m open space to be left from the plot boundary on all sides except the side which shares a common side with the common green.

4.3 Floor to floor height to be a minimum of 3.6 M min

4.4 Terrace could be semi covered up to 60% of the roof area with a light weight structure which should include PV panels to capture solar energy.

4.5 All mechanical equipment if located on the terrace must be screened.

Neighborhood Centre (NC)

4.6 - 6 m open space to be left from the plot boundary on all sides except the side which shares a common side with the common green.

4.7 –Swimming pool to be accommodated within the Neighborhood centre plot.

4.8 – Floor to floor height to be a min of 4 m.

5. INFRASTRUCTURE

Power- 1 Compact substation to be provided. May be located on the adjacent infrastructure plot. Meter room to be provided at the ground level

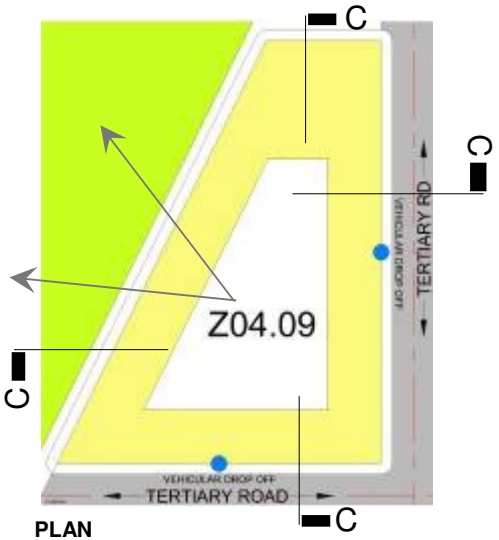
Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

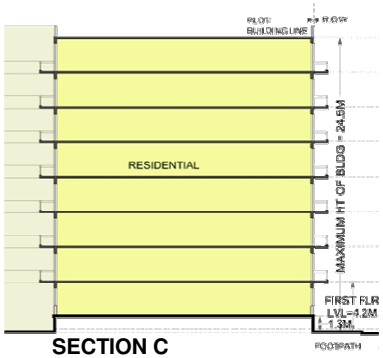
Telecom- Separate space allocation to be made at the ground level

6. PERMISSIBLE FLEXIBILITY-location of the school plot and the neighborhood centre plot is flexible within the neighborhood green.

PLOT – Z04.09



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.09	Affordable Residential	61	115	7015	50%	4	30866	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

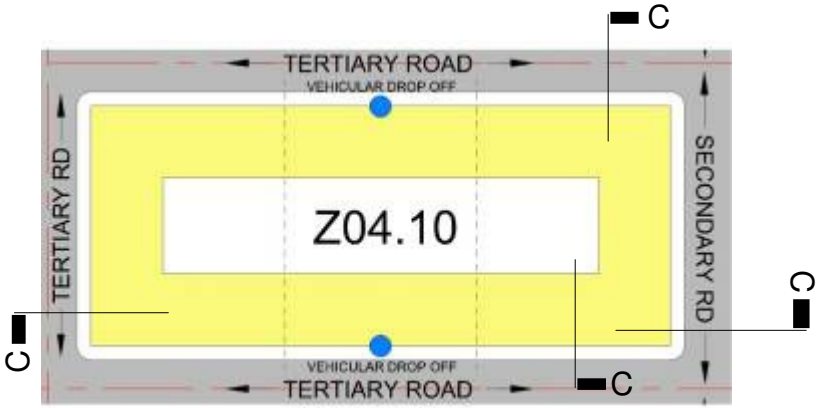
Views and convenient physical access towards the green

LEGEND:

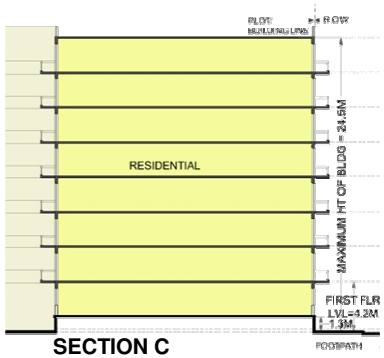
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z04.10



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.10	Affordable Residential	121	50	6050	50%	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

LEGEND:

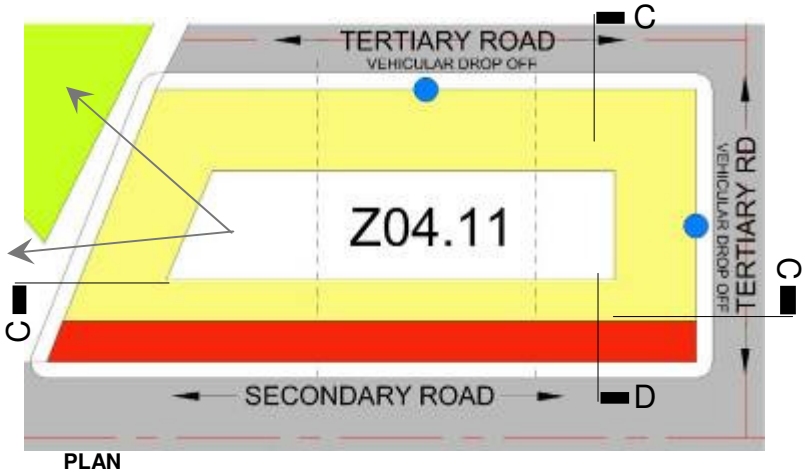
RESIDENTIAL

RETAIL

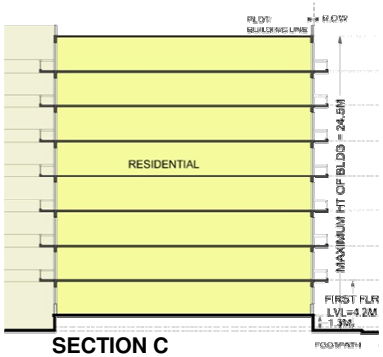
PLOT EDGE

VEHICULAR DROP OFF

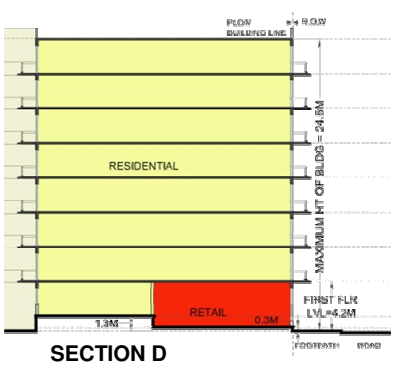
PLOT – Z04. 11



PLAN



SECTION C



SECTION D

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.11	Affordable Residential with Retail	109	50	5450	50%	4	23980	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads and on green space edge.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Secondary Road

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

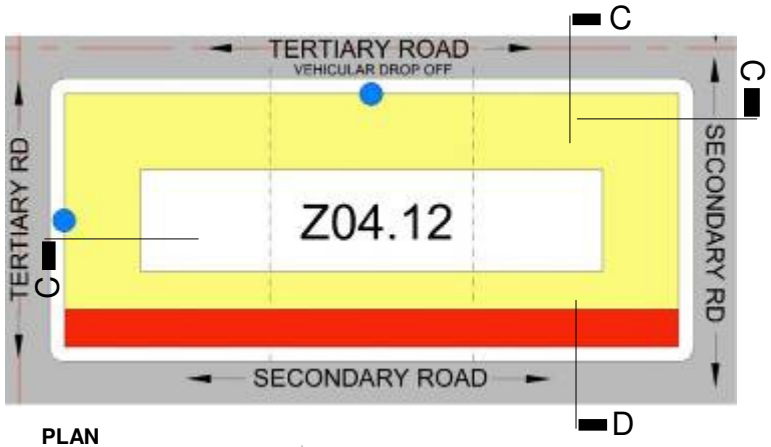
Views and convenient physical access towards the green

LEGEND:

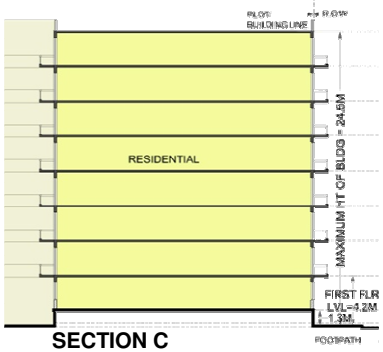
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

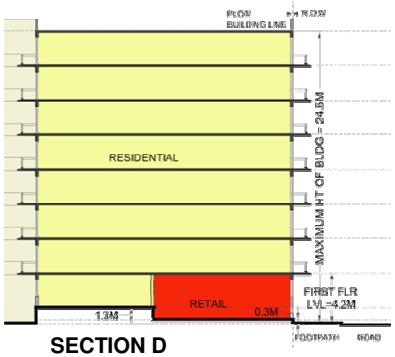
PLOT – Z04.12



PLAN



SECTION C



SECTION D

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.12	Affordable Residential with Retail	121	50	6050	50%	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Secondary Road

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

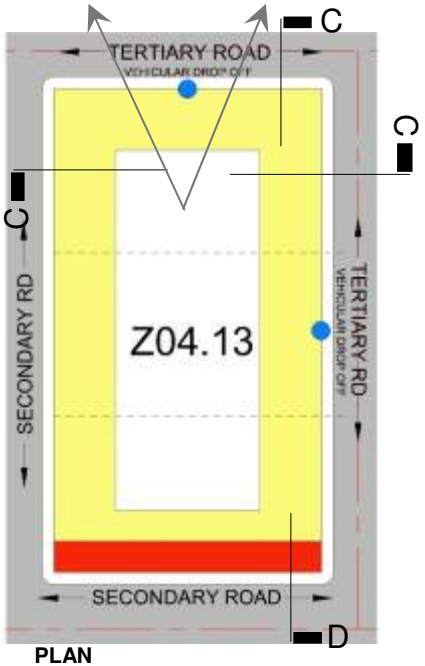
*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

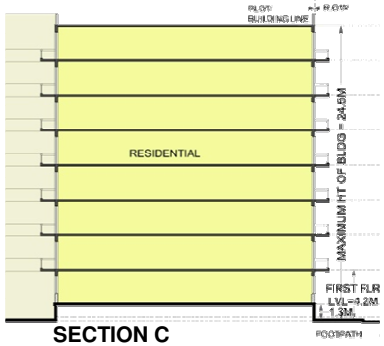
*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

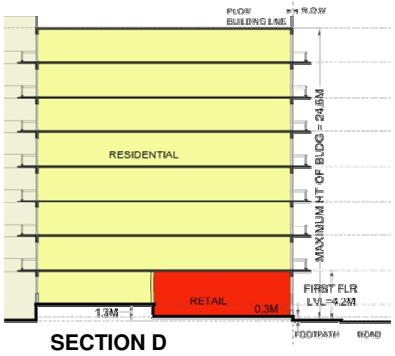
PLOT – Z04.13



PLAN



SECTION C



SECTION D

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z4.13	Affordable Residential with Retail	65	118	7670	50%	4	33748	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Secondary Road

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

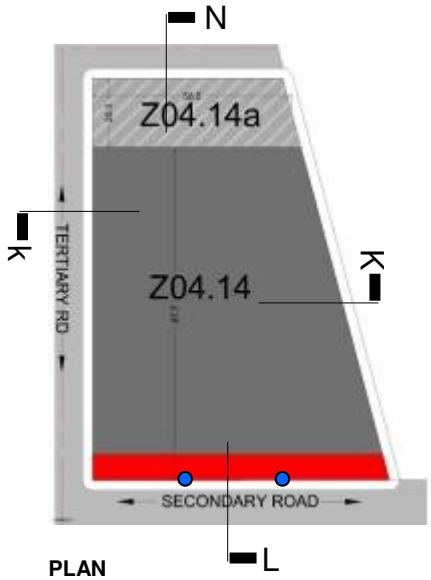
7. SPECIAL CONDITIONS

Views and convenient physical access towards the green

LEGEND:

RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

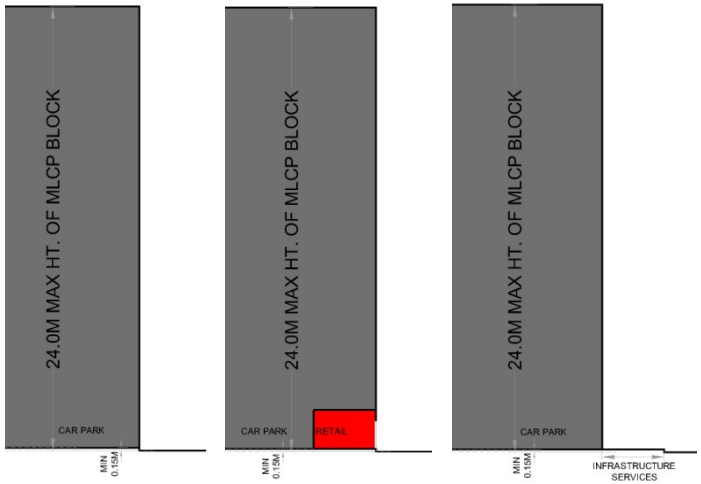


PLAN

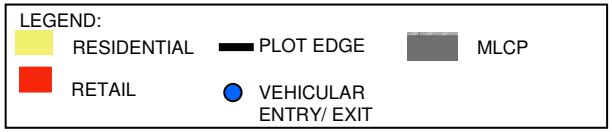
1. PHYSICAL DATA

This Plot comprises of the Multi Level Car Park and the Infrastructure Services plot.

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	BLOCK EDGE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	MINIMUM CAR PARKS	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
			(X) M	(Y) M	SQM		NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z04.14	Multi Level Car park - E	Build to edge	~74	~97	7,398	100%	2,375	NA	24 M	24M	NA	NA	NA
Z04.14A	Infrastructure - i4		~58	~20	1,186	NA	-	NA	24 M	24M	NA	NA	NA



SECTION K SECTION L SECTION N



2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance-

MLCP: Entry to & Exit from the MLCP to be on the secondary road. Entry & Exit may be separate from each other. Entry/ Exit to be located in the middle 1/3 of the plot side.

Infrastructure Plot: Entry/exit to the Infrastructure Plot may be from the tertiary road.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- Only vehicles up to 2.2m height allowed entry within the plot. Adequate arrangements (Security, signals, speed controllers) to be made at entry / exit to control vehicular traffic and avoid conflict with pedestrian traffic.

2.5 Parking- Permitted on all levels within the plot. On Street parking not permitted on the plot side having Entry/ Exit. It is to be used as service lane/ lay bye & queue during entry & exit of cars.

3. PROGRAM

MLCP

3.1 Ground Floor: Parking & Convenience Retail on ground floor along the secondary road, not more than 50% plot periphery.

Floor levels: Parking at all levels.

Terrace: Parking

Infrastructure plot

3.2 Infrastructure plot to accommodate any infrastructure services requirements for the Zone.

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended 0.15m from the highest road level amongst the adjacent roads.

4.2 Maximum ground coverage to be 100%

5. INFRASTRUCTURE

Power- 1 Compact substation to be provided. May be located on the adjacent infrastructure plot. Meter room to be provided at the ground level

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

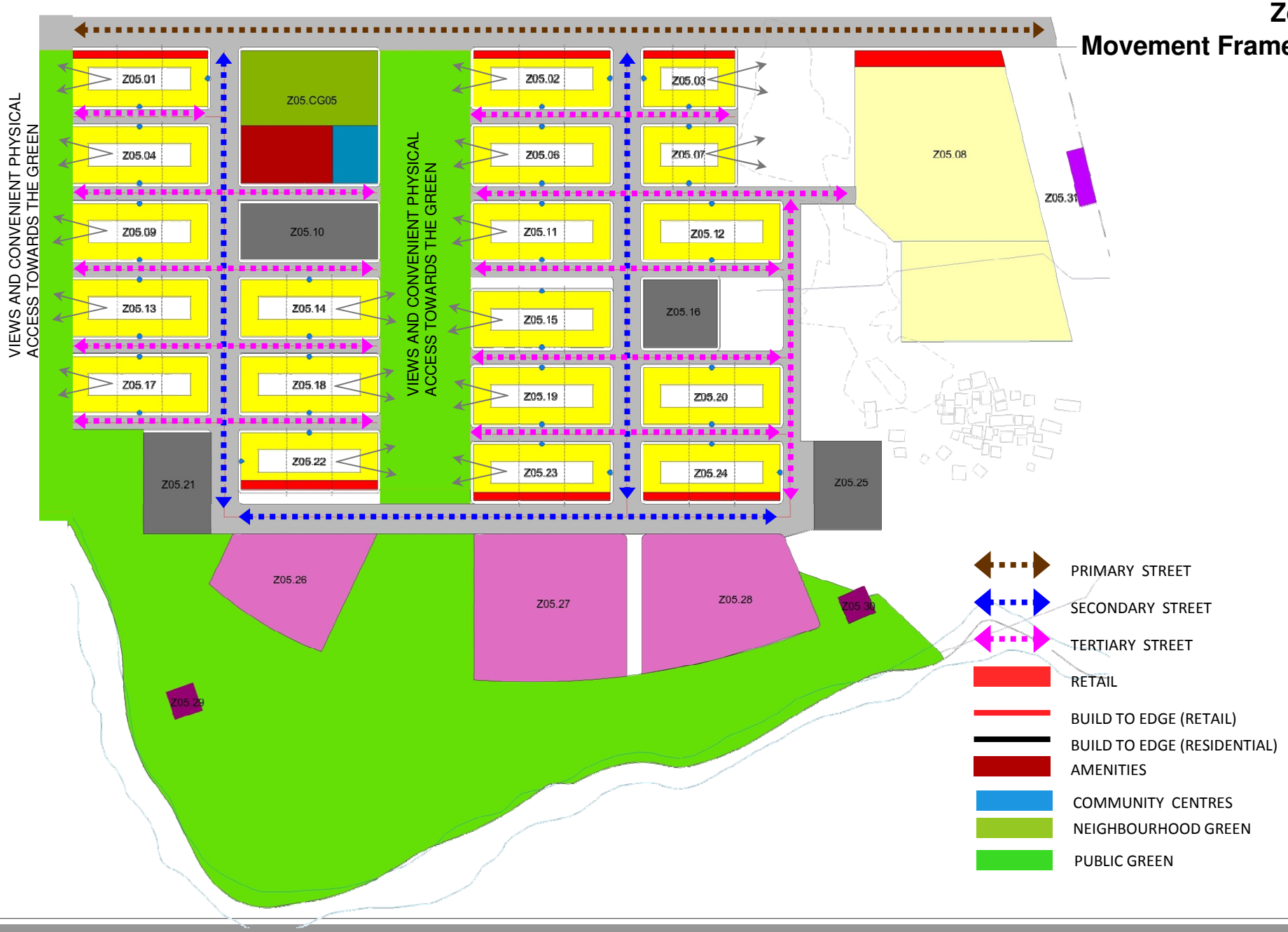
Telecom- Separate space allocation to be made at the ground level

6. PERMISSIBLE FLEXIBILITY

6.1 Retail would be permitted only on the ground floor along the tertiary roads at the discretion of the Municipal Council.

6.2 Other public uses may be allowed on the upper floors at the discretion of the Municipal Council

Zone 5
Movement Framework



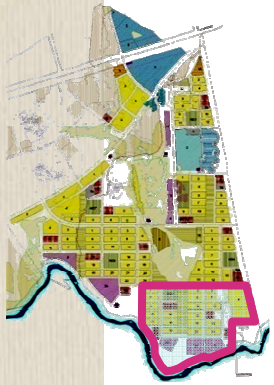
Zone 5
Illustrative View



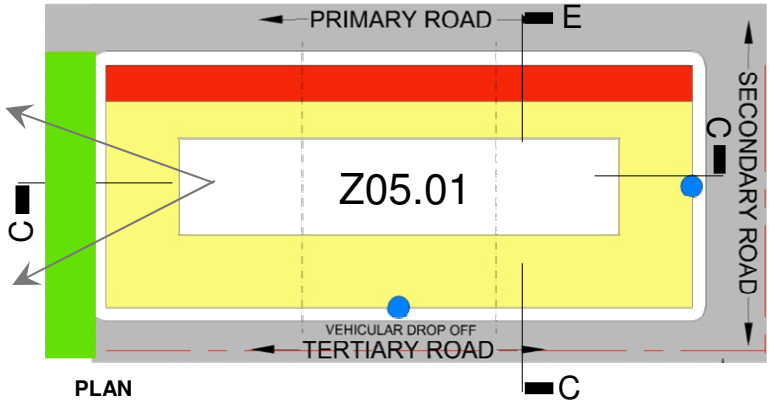


Zone 5
Illustrative View

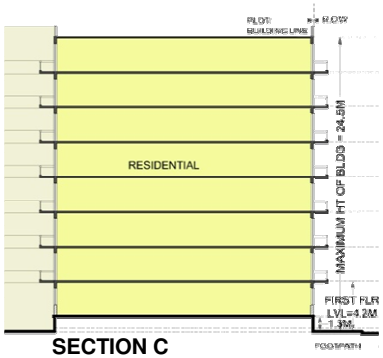




PLOT – Z05.01



PLAN



SECTION C

SECTION E

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.01	Affordable Residential with Retail	121	50	6050	50%	4	26620	1600 to 1800	70M	45M	24M	24M	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road-30M Wide, Primary Road- 45m

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary and Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road and Secondary Road, Retail along Primary Road

3.2 First Floor- Residential along Tertiary ans Secondary Road, Retail along Primary Road

3.3 Floors Above- Residential

3.4 Terrace- Congregation Area and Services

3.5 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

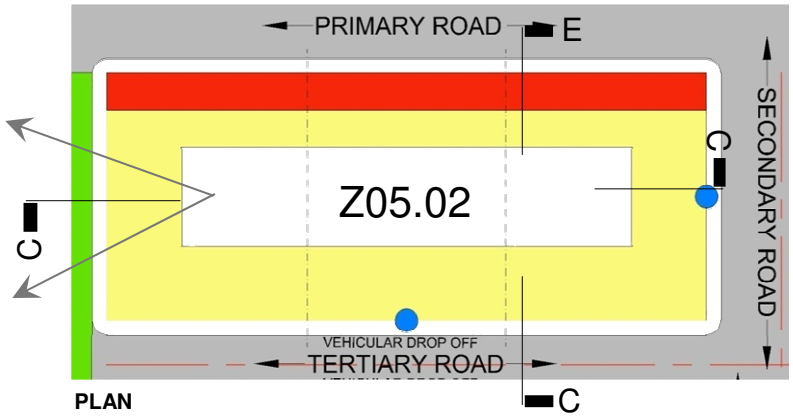
Views and convenient physical access towards the green

LEGEND:

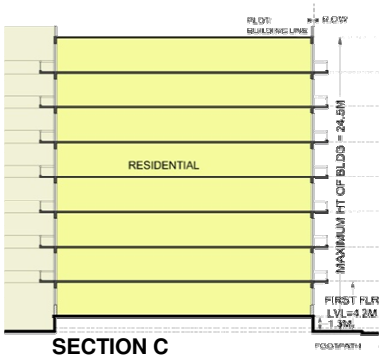
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z05.02



PLAN



SECTION C

SECTION E

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.02	Affordable Residential with Retail	121	50	6050	50%	4	26620	1600 to 1800	70M	45M	24M	24M	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road-30M Wide, Primary Road- 45m

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary and Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road and Secondary Road, Retail along Primary Road

3.2 First Floor- Residential along Tertiary and Secondary Road, Retail along Primary Road

3.3 Floors Above- Residential

3.4 Terrace- Congregation Area and Services

3.5 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

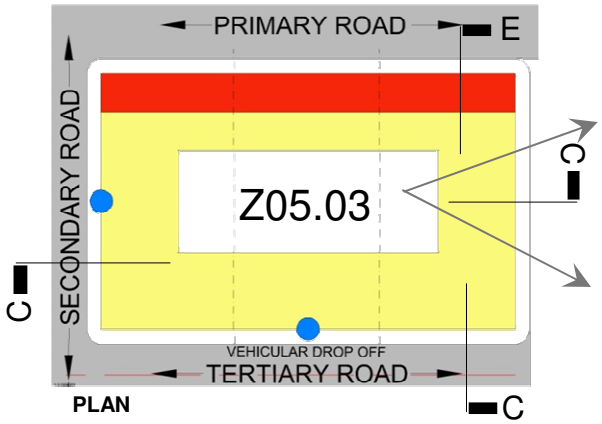
Views and convenient physical access towards the green

LEGEND:

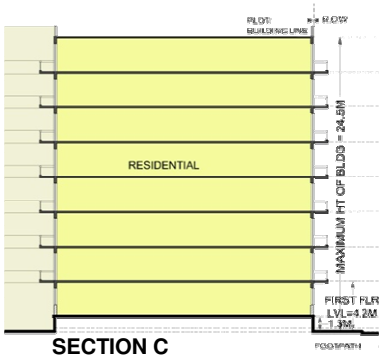
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

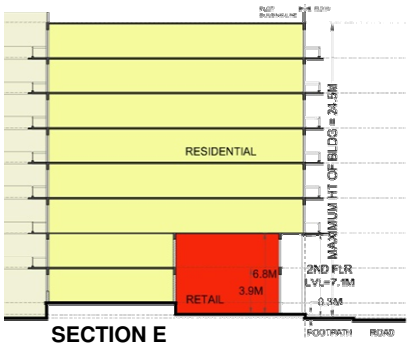
PLOT – Z05.03



PLAN



SECTION C



SECTION E

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.02	Affordable Residential with Retail	121	50	6050	50%	4	26620	1600 to 1800	70M	45M	24M	24M	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Primary Road- 45m

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary and Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Primary Road

3.2 First Floor- Residential along Tertiary, Retail along Primary Road

3.3 Floors Above- Residential

3.4 Terrace- Congregation Area and Services

3.5 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

Views and convenient physical access towards the green

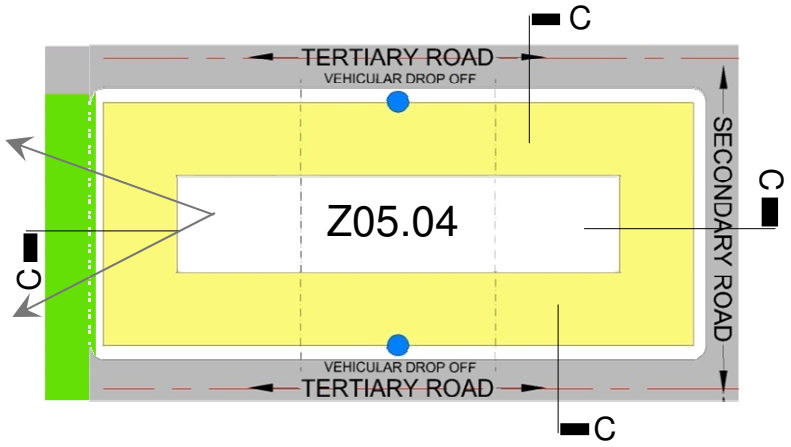
LEGEND:

RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

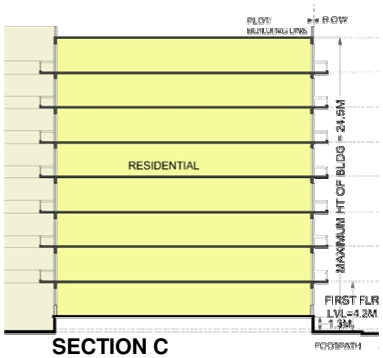
*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z05.04



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.04	Affordable Residential	121	50	6050	50%	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

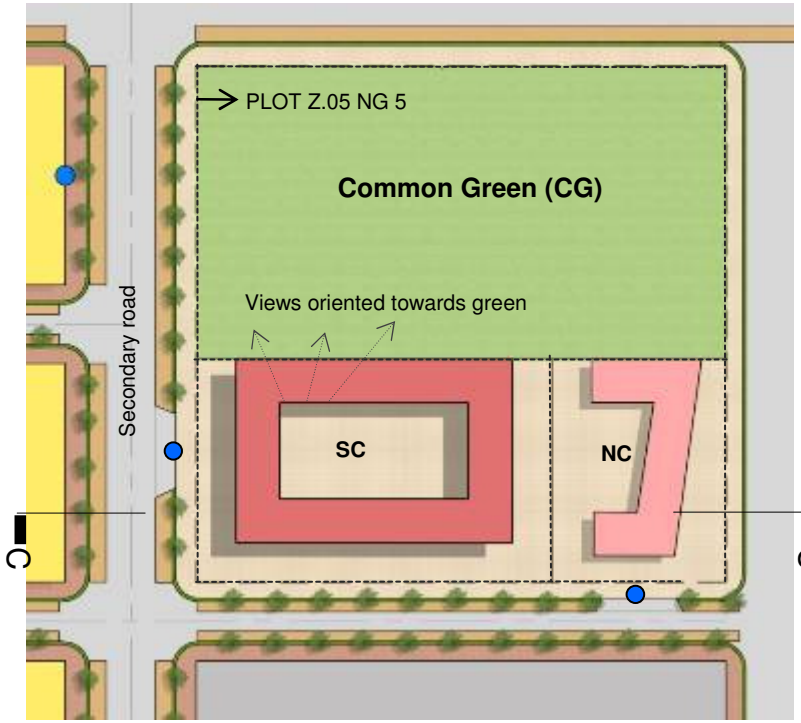
Views and convenient physical access towards the green

LEGEND:

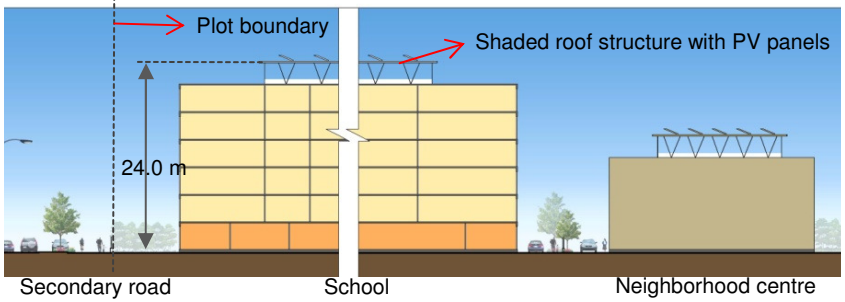
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

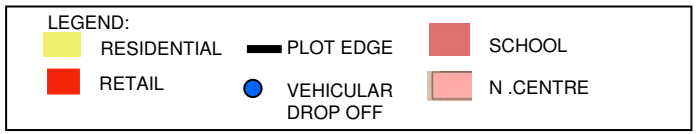
PLOT – Z05.NG 5



PLAN (PLOT Z05 .NG 5)



Illustrative Section



1. PHYSICAL DATA

Plot Z.05 NG5 (Neighborhood Green)comprises of the School (SC) ,Neighborhood Centre (NC) and the Common Green (CG).

NEIGHBORHOOD GREENS														
PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET BUILT UP AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.NG5														
SC	School Plot			4049	50%	2.5	10000	5,000	NA	24 M	24M	NA	NA	NA
NC	neighborhood Centre			2024	50%	1.2	2500		NA	24 M	24M	NA	NA	NA
CG	Common green			8094	NA		NA	NA	NA	NA	NA	NA	NA	NA

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide Primary Road-45M

2.2 Entrance- Drop-offs to the school to be on the secondary road, and drop offs to the Neighborhood centre to be on the tertiary road.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted within the plot. Podiums are not permitted. Parking area marked around plot NG04 will be for users of School and Neighborhood centre.

3. PROGRAM

School (SC)

3.1 School to have preprimary, primary and secondary education program

Neighborhood centre (NC)

3.2 N.C to have Gymnasium, Party hall, Crèche ,Information centre, Administration office for the respective Zone and Indoor sports hall for Table tennis, Carom, Badminton etc.

Common Green (CG)

CG to be designed as a common recreational green which will be used by the school and the community centre.

This will have Walking, Jogging track, Provision for Multipurpose Sports such as volleyball, basketball, provision for gatherings, festival celebrations etc.

Green spaces to be developed thematically such that the entire Neighborhood green becomes an identity for the zone.

4. BUILT FORM

4.1 The school and the neighborhood centre to have visual connectivity and direct physical access to the N.Green.

School (SC)

4.2 -6 m open space to be left from the plot boundary on all sides except the side which shares a common side with the common green.

4.3 Floor to floor height to be a minimum of 3.6 M min

4.4 Terrace could be semi covered up to 60% of the roof area with a light weight structure which should include PV panels to capture solar energy.

4.5 All mechanical equipment if located on the terrace must be screened.

Neighborhood Centre (NC)

4.6 - 6 m open space to be left from the plot boundary on all sides except the side which shares a common side with the common green.

4.7 –Swimming pool to be accommodated within the Neighborhood centre plot.

4.8 – Floor to floor height to be a min of 4 m.

5. INFRASTRUCTURE

Power- 1 Compact substation to be provided. May be located on the adjacent infrastructure plot. Meter room to be provided at the ground level

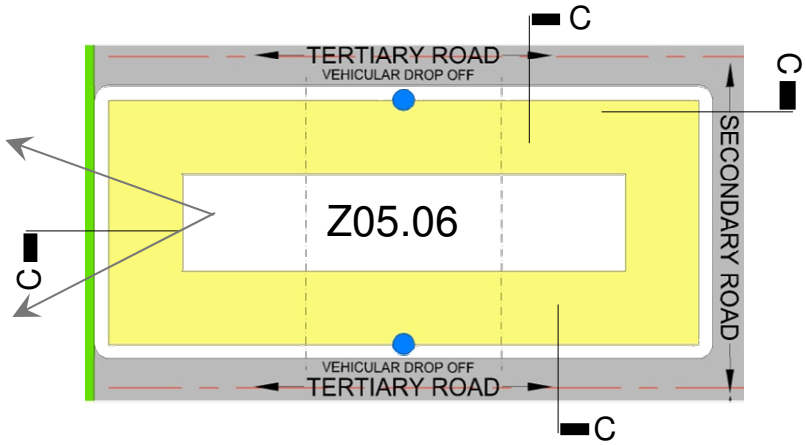
Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

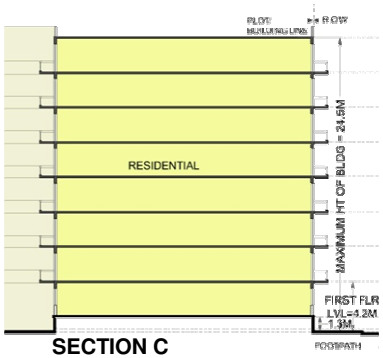
Telecom- Separate space allocation to be made at the ground level

6. PERMISSIBLE FLEXIBILITY-location of the school plot and the neighborhood centre plot is flexible within the neighborhood green.

PLOT – Z05.06



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.06	Affordable Residential	121	50	6050	50%	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

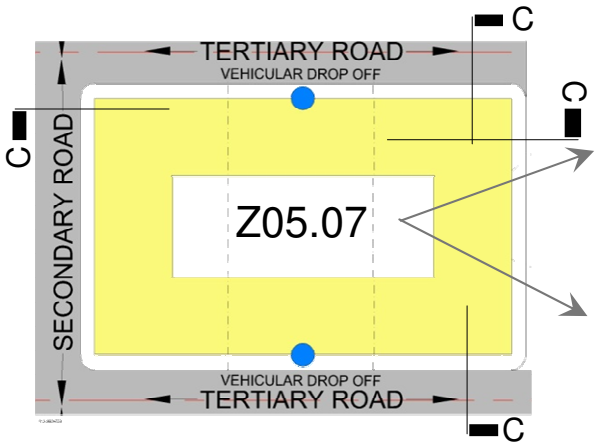
Views and convenient physical access towards the green

LEGEND:

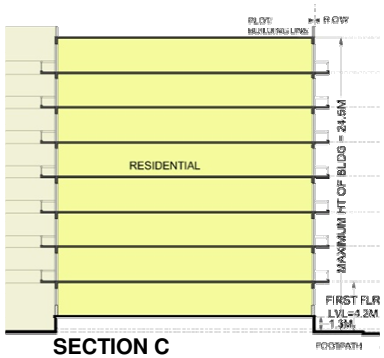
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z05.07



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.07	Affordable Residential	81	50	4050	50%	4	17820	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

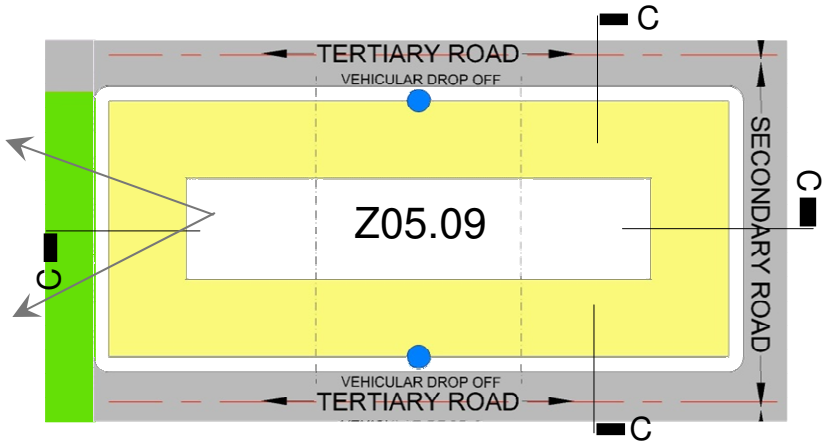
Views and convenient physical access towards the green

LEGEND:

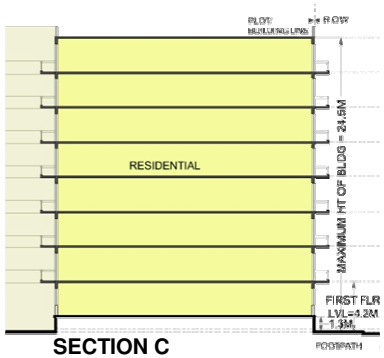
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z05.09



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.09	Affordable Residential	121	50	6050	50%	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

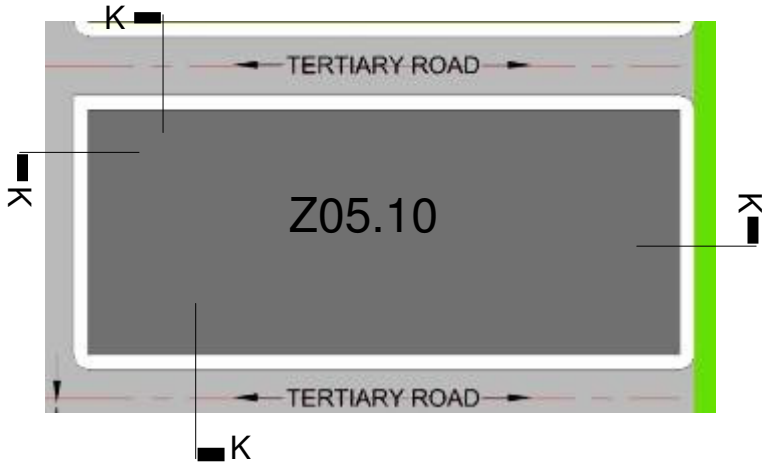
7. SPECIAL CONDITIONS

Views and convenient physical access towards the green

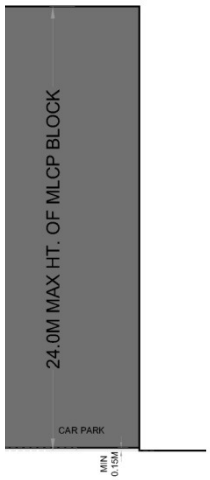
LEGEND:

RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.



PLAN



SECTION K

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR ENTRY/ EXIT
MLCP

1. PHYSICAL DATA

This Plot comprises of the Multi Level Car Park.

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	BLOCK EDGE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	MINIMUM CAR PARKS	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
			(X) M	(Y) M	SQM		NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z05.10	Multi Level Car park - H	Build to edge	50	121	6,050	100%	2,000	NA	24 M	24M	NA	NA	NA

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance-

MLCP: Entry to & Exit from the MLCP to be on the secondary road. Entry & Exit may be separate from each other. Entry/ Exit to be located in the middle 1/3 of the plot side.

Infrastructure Plot: Entry/exit to the Infrastructure Plot may be from the tertiary road.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- Only vehicles up to 2.2m height allowed entry within the plot. Adequate arrangements (Security, signals, speed controllers) to be made at entry / exit to control vehicular traffic and avoid conflict with pedestrian traffic.

2.5 Parking- Permitted on all levels within the plot. On Street parking not permitted on the plot side having Entry/ Exit. It is to be used as service lane/ lay bye & queue during entry & exit of cars.

3. PROGRAM

MLCP

3.1 Ground Floor: Parking & Convenience Retail on ground floor along the secondary road, not more than 50% plot periphery.

Floor levels: Parking at all levels.

Terrace: Parking

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended 0.15m from the highest road level amongst the adjacent roads.

4.2 Maximum ground coverage to be 100%

5. INFRASTRUCTURE

Power- 1 Compact substation to be provided. May be located on the adjacent infrastructure plot. Meter room to be provided at the ground level

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

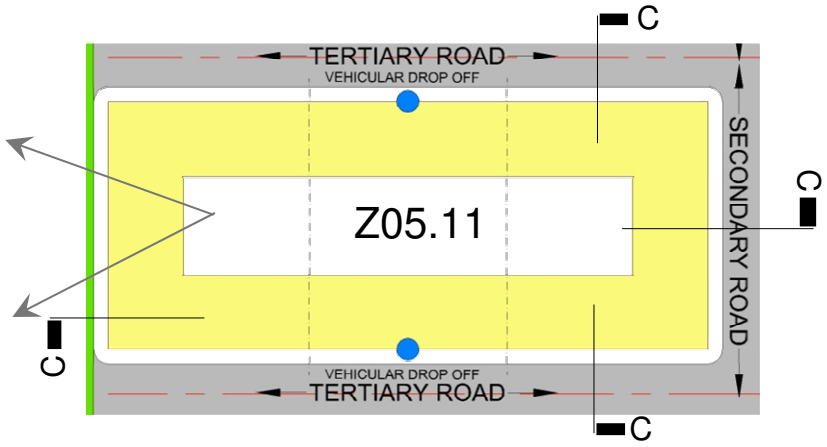
Telecom- Separate space allocation to be made at the ground level

6. PERMISSIBLE FLEXIBILITY

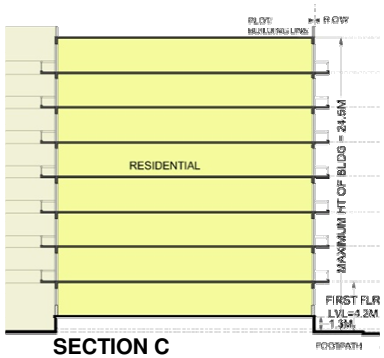
6.1 Retail would be permitted only on the ground floor along the tertiary roads at the discretion of the Municipal Council.

6.2 Other public uses may be allowed on the upper floors at the discretion of the Municipal Council

PLOT – Z05.11



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.11	Affordable Residential	121	50	6050	50%	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

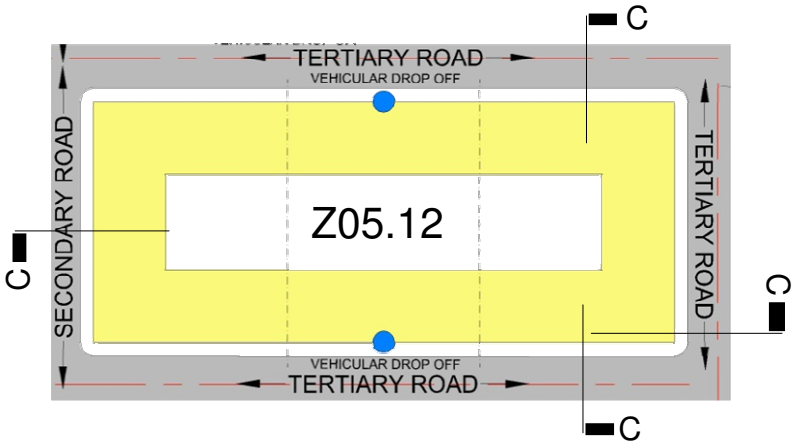
Views and convenient physical access towards the green

LEGEND:

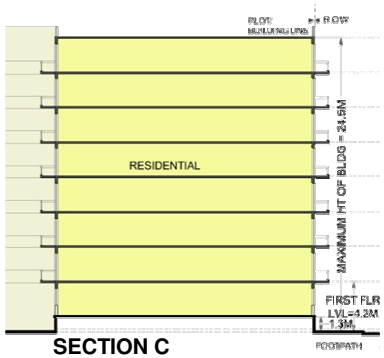
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z05.12



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.12	Affordable Residential	121	50	6050	50%	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

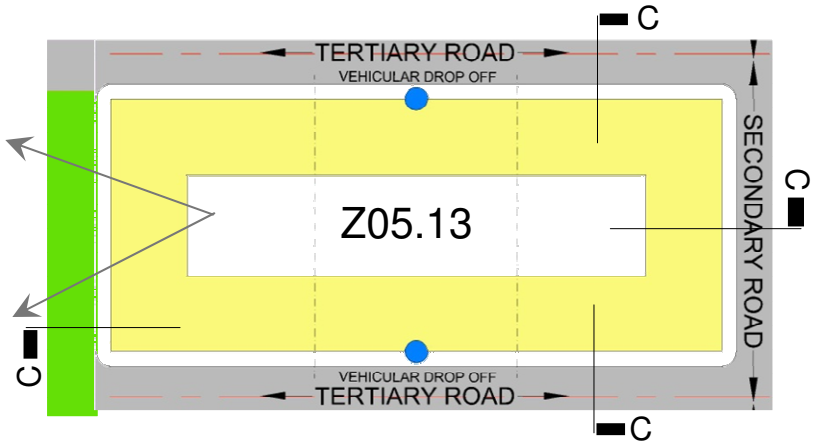
*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

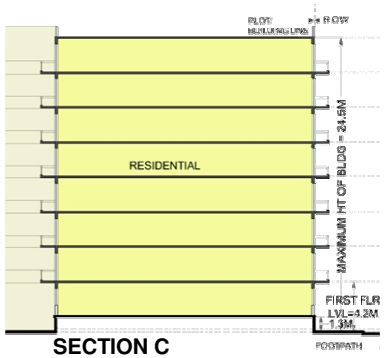
LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z05.13



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.13	Affordable Residential	121	50	6050	50%	4	26620	1600 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

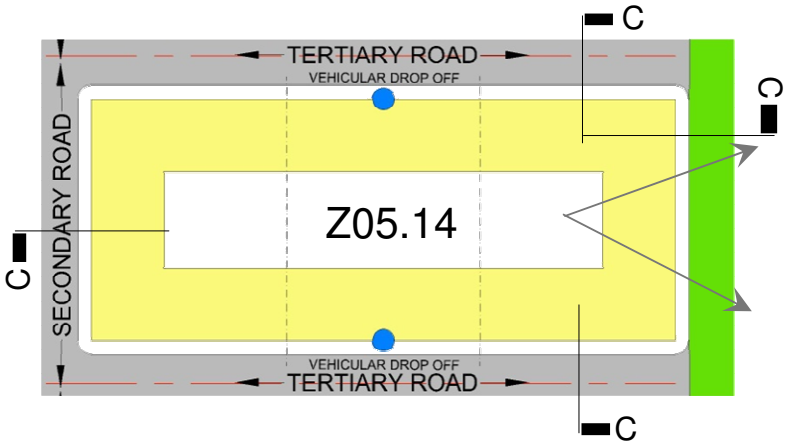
Views and convenient physical access towards the green

LEGEND:

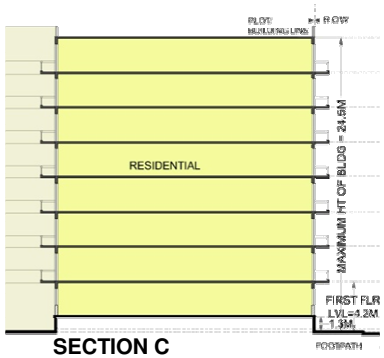
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z05.14



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.14	Affordable Residential	121	50	6050	50%	4	32670	1601 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

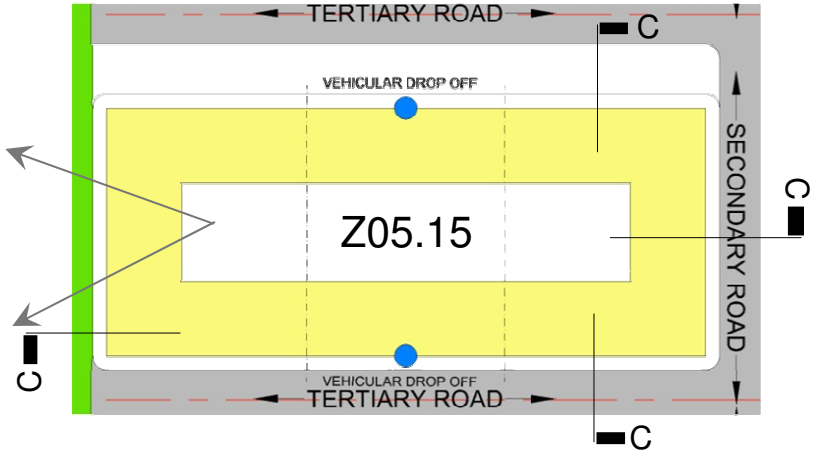
Views and convenient physical access towards the green

LEGEND:

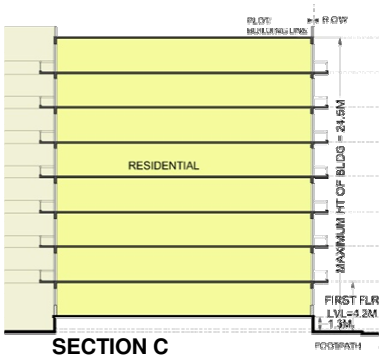
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z05.15



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.15	Affordable Residential	121	50	6050	50%	4	38720	1602 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

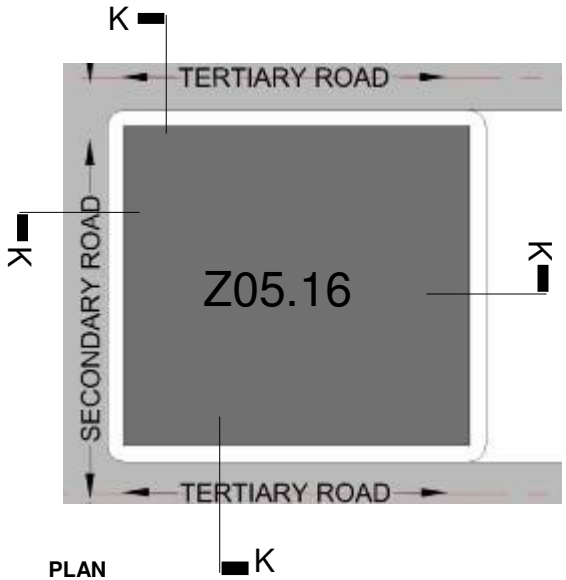
7. SPECIAL CONDITIONS

Views and convenient physical access towards the green

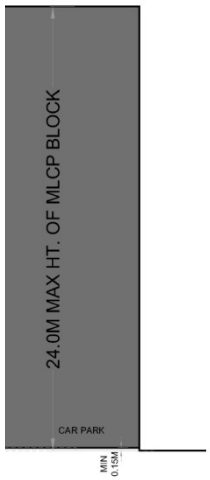
LEGEND:

RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.



PLAN



SECTION K

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR ENTRY/ EXIT
MLCP

PLOT – Z05.16

1. PHYSICAL DATA

This Plot comprises of the Multi Level Car Park.

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	BLOCK EDGE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	MINIMUM CAR PARKS	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
			(X) M	(Y) M	SQM		NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z05.16	Multi Level Car park - F	Build to edge	70	60	3,900	100%	1,650	NA	24 M	24M	NA	NA	NA

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance-

MLCP: Entry to & Exit from the MLCP to be on the secondary road. Entry & Exit may be separate from each other. Entry/ Exit to be located in the middle 1/3 of the plot side.

Infrastructure Plot: Entry/exit to the Infrastructure Plot may be from the tertiary road.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- Only vehicles up to 2.2m height allowed entry within the plot. Adequate arrangements (Security, signals, speed controllers) to be made at entry / exit to control vehicular traffic and avoid conflict with pedestrian traffic.

2.5 Parking- Permitted on all levels within the plot. On Street parking not permitted on the plot side having Entry/ Exit. It is to be used as service lane/ lay bye & queue during entry & exit of cars.

3. PROGRAM

MLCP

3.1 Ground Floor: Parking & Convenience Retail on ground floor along the secondary road, not more than 50% plot periphery.

Floor levels: Parking at all levels.

Terrace: Parking

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended 0.15m from the highest road level amongst the adjacent roads.

4.2 Maximum ground coverage to be 100%

5. INFRASTRUCTURE

Power- 1 Compact substation to be provided. May be located on the adjacent infrastructure plot. Meter room to be provided at the ground level

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

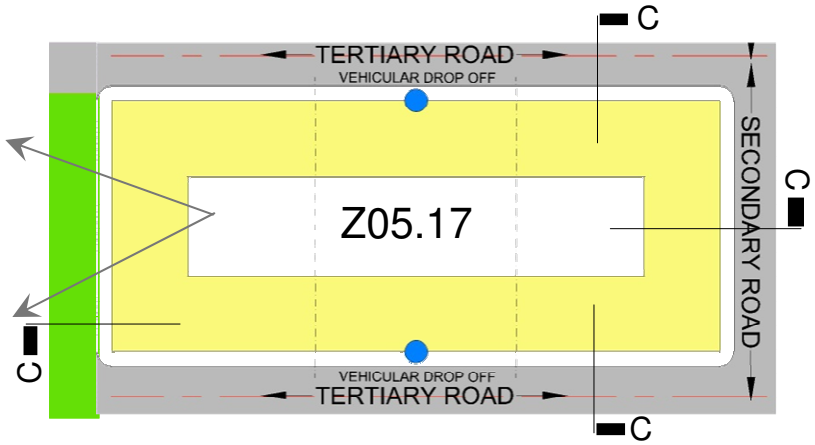
Telecom- Separate space allocation to be made at the ground level

6. PERMISSIBLE FLEXIBILITY

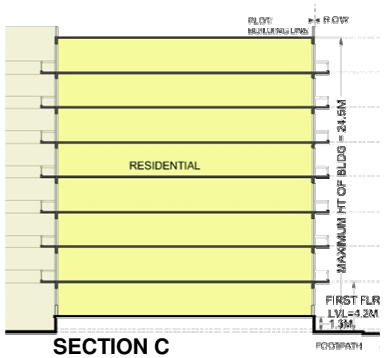
6.1 Retail would be permitted only on the ground floor along the tertiary roads at the discretion of the Municipal Council.

6.2 Other public uses may be allowed on the upper floors at the discretion of the Municipal Council

PLOT – Z05.17



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.17	Affordable Residential	121	50	6050	50%	4	38720	1602 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

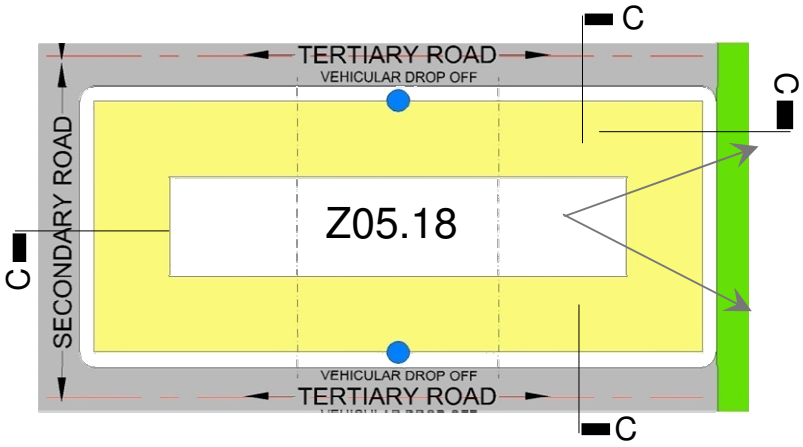
Views and convenient physical access towards the green

LEGEND:

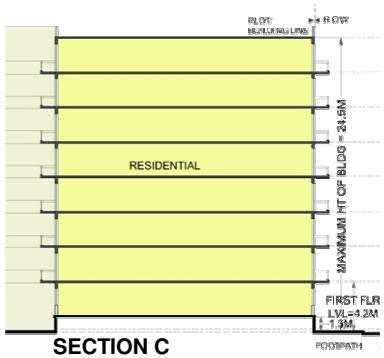
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z05.18



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.18	Affordable Residential	121	50	6050	50%	4	44770	1603 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

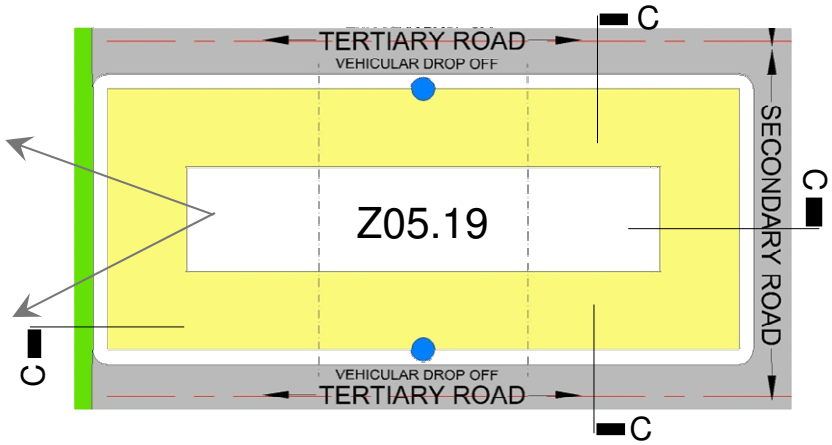
Views and convenient physical access towards the green

LEGEND:

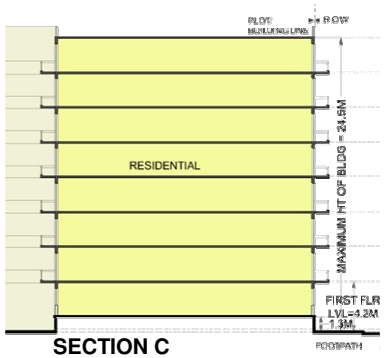
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z05.19



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.19	Affordable Residential	121	50	6050	50%	4	50820	1604 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

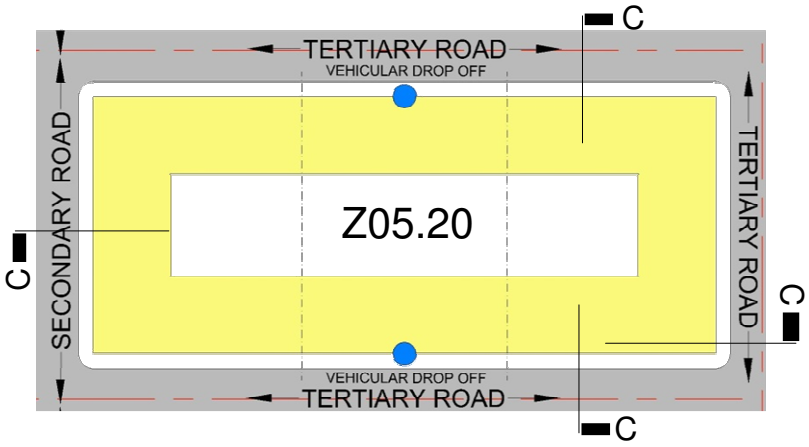
Views and convenient physical access towards the green

LEGEND:

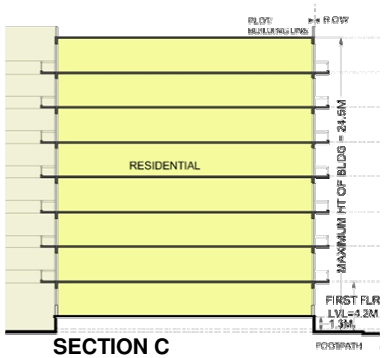
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

PLOT – Z05.20



PLAN



SECTION C

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.20	Affordable Residential	121	50	6050	50%	4	56870	1605 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide, Secondary Road- 30M Wide

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

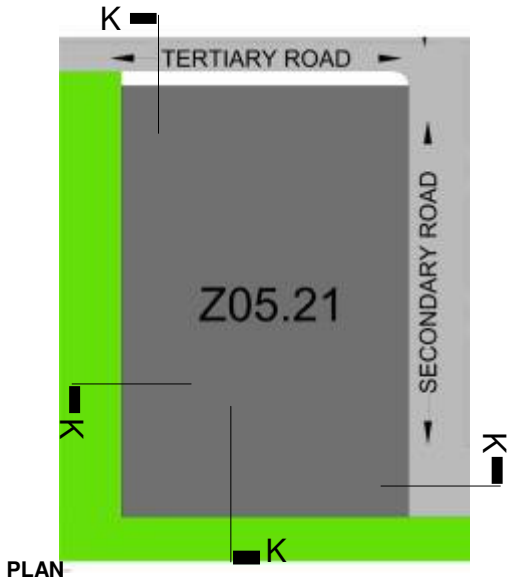
Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

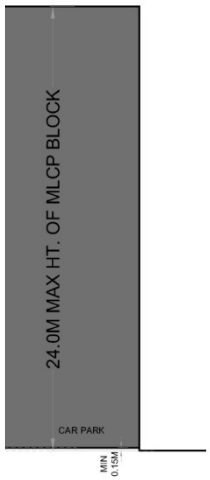
7. SPECIAL CONDITIONS

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.



PLAN



SECTION K

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR ENTRY/ EXIT
MLCP

PLOT – Z05.21

1. PHYSICAL DATA

This Plot comprises of the Multi Level Car Park.

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	BLOCK EDGE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	MINIMUM CAR PARKS	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
			(X) M	(Y) M	SQM		NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z05.21	Multi Level Car park - P	Build to edge	60	70	5,400	100%	1,650	NA	24 M	24M	NA	NA	NA

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance-

MLCP: Entry to & Exit from the MLCP to be on the secondary road. Entry & Exit may be separate from each other. Entry/ Exit to be located in the middle 1/3 of the plot side.

Infrastructure Plot: Entry/exit to the Infrastructure Plot may be from the tertiary road.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- Only vehicles up to 2.2m height allowed entry within the plot. Adequate arrangements (Security, signals, speed controllers) to be made at entry / exit to control vehicular traffic and avoid conflict with pedestrian traffic.

2.5 Parking- Permitted on all levels within the plot. On Street parking not permitted on the plot side having Entry/ Exit. It is to be used as service lane/ lay bye & queue during entry & exit of cars.

3. PROGRAM

MLCP

3.1 Ground Floor: Parking & Convenience Retail on ground floor along the secondary road, not more than 50% plot periphery.

Floor levels: Parking at all levels.

Terrace: Parking

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended 0.15m from the highest road level amongst the adjacent roads.

4.2 Maximum ground coverage to be 100%

5. INFRASTRUCTURE

Power- 1 Compact substation to be provided. May be located on the adjacent infrastructure plot. Meter room to be provided at the ground level

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

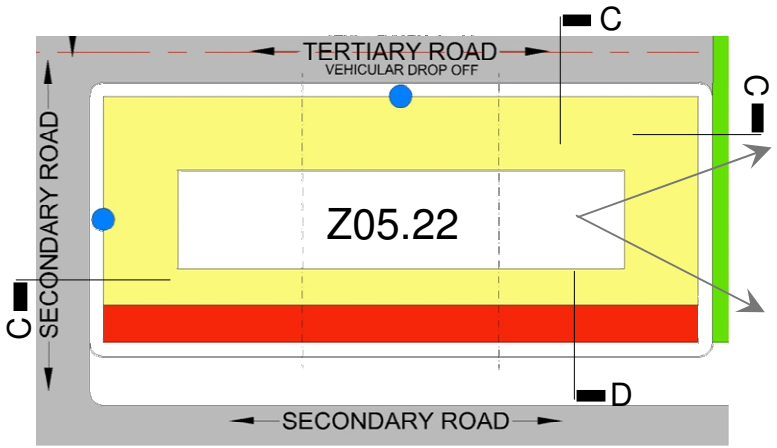
Telecom- Separate space allocation to be made at the ground level

6. PERMISSIBLE FLEXIBILITY

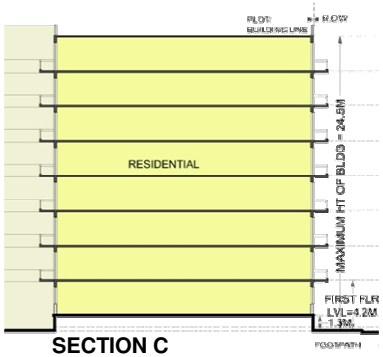
6.1 Retail would be permitted only on the ground floor along the tertiary roads at the discretion of the Municipal Council.

6.2 Other public uses may be allowed on the upper floors at the discretion of the Municipal Council

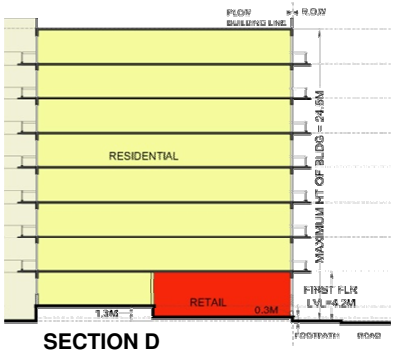
PLOT – Z05.22



PLAN



SECTION C



SECTION D

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.22	Affordable Residential with Retail	121	50	6050	50%	4	38720	1602 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road- 30m

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary and Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road, Retail along Secondary Road

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

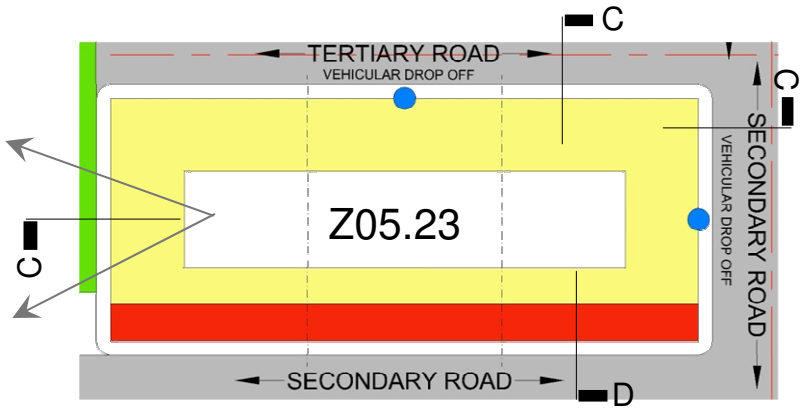
Views and convenient physical access towards the green

LEGEND:

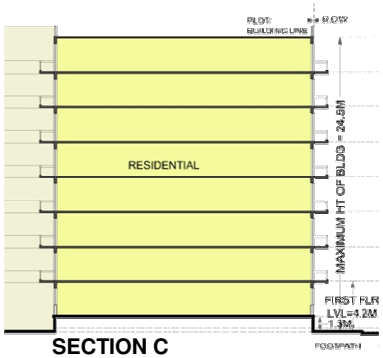
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

*-Refer Chapter-"Definitions"
In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

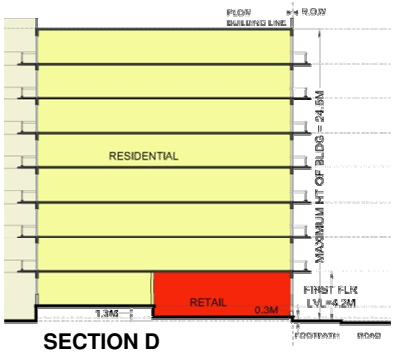
PLOT – Z05.23



PLAN



SECTION C



SECTION D

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z5.23	Affordable Residential with Retail	121	50	6050	50%	4	44770	1603 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road- 30m

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary and Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road, Retail along Secondary Road

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

Views and convenient physical access towards the green

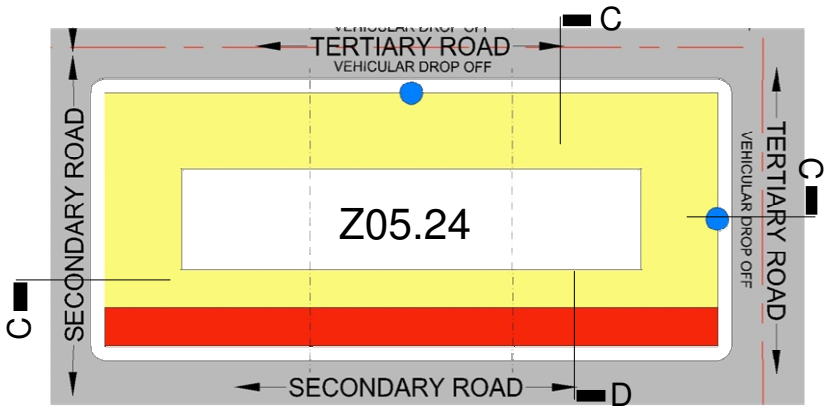
LEGEND:

RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR DROP OFF
VIEWS AND CONVENIENT PHYSICAL ACCESS TOWARDS THE GREEN

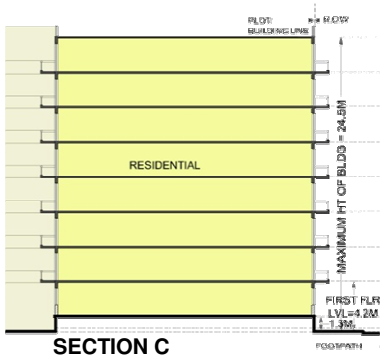
*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.

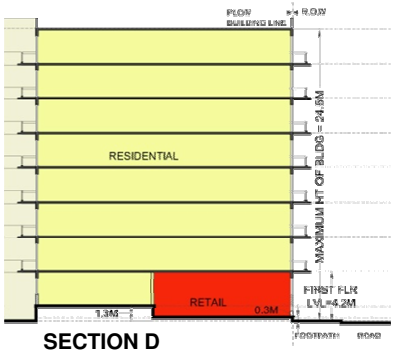
PLOT – Z05.24



PLAN



SECTION C



SECTION D

1. PHYSICAL DATA

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	FAR	TARGET SALEABLE AREA	APPROX. POPULATION	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
		(X) M	(Y) M	SQM			SQM	NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
25.24	Affordable Residential with Retail	121	50	6050	50%	4	50820	1604 to 1800	NA	45M	24M	NA	24M	18M

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road- 30m

2.2 Entrance- Drop-offs on lowest hierarchy of the adjacent roads. The Lay-bys should be created for the Drop offs to be within the middle one-third of the plot length.

No drop offs on Primary and Secondary Roads

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- No Vehicular entry allowed within the plot.

Except for Emergency vehicles like Fire Brigade, Ambulance, Police.

2.5 Parking- Not permitted

Podiums/ Stilt Areas not permitted.

Basements not permitted.

Allotted parking will be provided in closest MLCP

3. PROGRAM

3.1 Ground Floor- Residential along Tertiary Road,

Retail along Secondary Road

3.2 Floors Above- Residential

3.3 Terrace- Congregation Area and Services

3.4 Court- Recreational

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended- Residential -1.30m from the highest road level amongst the adjacent roads.

4.3 Maximum ground coverage to be 50%

4.4 First Floor Level- 4.20m from Surrounding Ground Level

4.5 Second Floor Level- 7.10m from Surrounding Ground Level

5. PERMISSIBLE FLEXIBILITY

5.1 Retail would be permitted only on the ground floor at the discretion of the Municipal Council. It will be allowed on the highest hierarchy of the roads adjacent to the plot.

6. INFRASTRUCTURE

Power- 1 Compact substation to be provided. Meter room/s to be provided on the ground floor

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

*Refer Chapter on "Public Infrastructure and Services" for further details.

7. SPECIAL CONDITIONS

LEGEND:

RESIDENTIAL

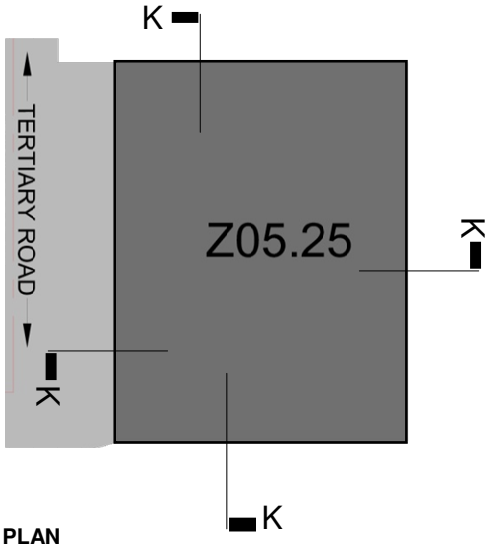
RETAIL

PLOT EDGE

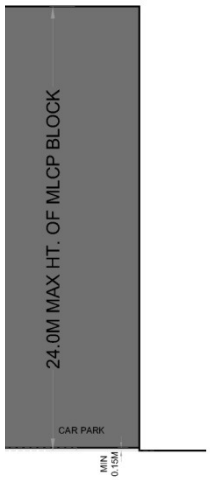
VEHICULAR DROP OFF

*-Refer Chapter-"Definitions"

In addition to the above ,MMRDA and NBC Guidelines has to be adhered to.



PLAN



SECTION K

LEGEND:
RESIDENTIAL
RETAIL
PLOT EDGE
VEHICULAR ENTRY/ EXIT
MLCP

1. PHYSICAL DATA

This Plot comprises of the Multi Level Car Park.

PLOT NO.	PLOT DESCRIPTION / BUILDING USE	BLOCK EDGE	PLOT DIMENSIONS		PLOT AREA	MAXIMUM GROUND COVERAGE	MINIMUM CAR PARKS	MAXMIUM BUILDING HEIGHT(FROM PLOT LEVEL)			MINIMIUM BUILDING HEIGHT(FROM PLOT LEVEL)		
			(X) M	(Y) M	SQM		NOS	PRI. RD	SEC. RD	TER. RD	PRI. RD	SEC. RD	TER. RD
Z05.25	Multi Level Car park - G	Build to edge	60	70	4,700	100%	1,650	NA	24 M	24M	NA	NA	NA

2. CIRCULATION

2.1 Adjacent Roads- Tertiary Road -18M Wide

Secondary Road -30M Wide

2.2 Entrance-

MLCP: Entry to & Exit from the MLCP to be on the secondary road. Entry & Exit may be separate from each other. Entry/ Exit to be located in the middle 1/3 of the plot side.

Infrastructure Plot: Entry/exit to the Infrastructure Plot may be from the tertiary road.

2.3 Physically Challenged: All entrances/ drop offs to accommodate ramps at 1:16.33 for the physically challenged.

2.4 Vehicular Traffic- Only vehicles up to 2.2m height allowed entry within the plot. Adequate arrangements (Security, signals, speed controllers) to be made at entry / exit to control vehicular traffic and avoid conflict with pedestrian traffic.

2.5 Parking- Permitted on all levels within the plot. On Street parking not permitted on the plot side having Entry/ Exit. It is to be used as service lane/ lay bye & queue during entry & exit of cars.

3. PROGRAM

MLCP

3.1 Ground Floor: Parking & Convenience Retail on ground floor along the secondary road, not more than 50% plot periphery.

Floor levels: Parking at all levels.

Terrace: Parking

4. BUILT FORM

4.1 Built to Edge- Building Edge Greater than or equal to 70% of total length of Plot Edge.

Any voids and recesses to be less than 30% of total length of Plot Edge.

No compound wall on Plot Edge.

4.2 Plinth Height - Recommended 0.15m from the highest road level amongst the adjacent roads.

4.2 Maximum ground coverage to be 100%

5. INFRASTRUCTURE

Power- 1 Compact substation to be provided. May be located on the adjacent infrastructure plot. Meter room to be provided at the ground level

Water- Provision for Underground Tank/s & Overhead Tank/s for self sufficiency of the block

Gas- Provision for gas meter / maintenance space as per operator's requirement.

Telecom- Separate space allocation to be made at the ground level

6. PERMISSIBLE FLEXIBILITY

6.1 Retail would be permitted only on the ground floor along the tertiary roads at the discretion of the Municipal Council.

6.2 Other public uses may be allowed on the upper floors at the discretion of the Municipal Council

6. HOUSING TYPOLOGIES

6.1 Affordable Housing Typology
6.2 Aspirational Housing Typology
6.3 Social Housing Typology

7. STREET NETWORKS

7.1 STREET SECTIONS
7.2 SIGNAGES AND MARKINGS
7.3 STREET FURNITURE
7.4 SERVICES

7. STREET NETWORKS

The road network consists of three types of roads

- Primary
- Secondary
- Tertiary

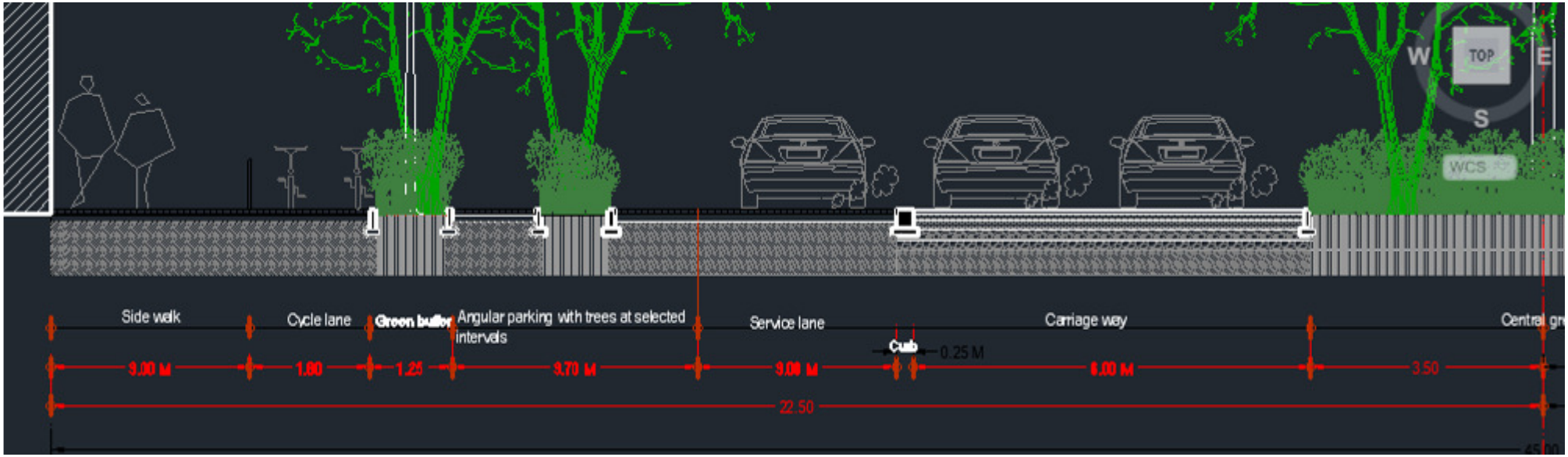
Primary roads: the links on which the traffic is expected to be maximum, this are the links collecting/ distributing the most of palava traffic from/to the secondary and tertiary streets.

Secondary roads: connecting all the MLCPS with the primary roads.

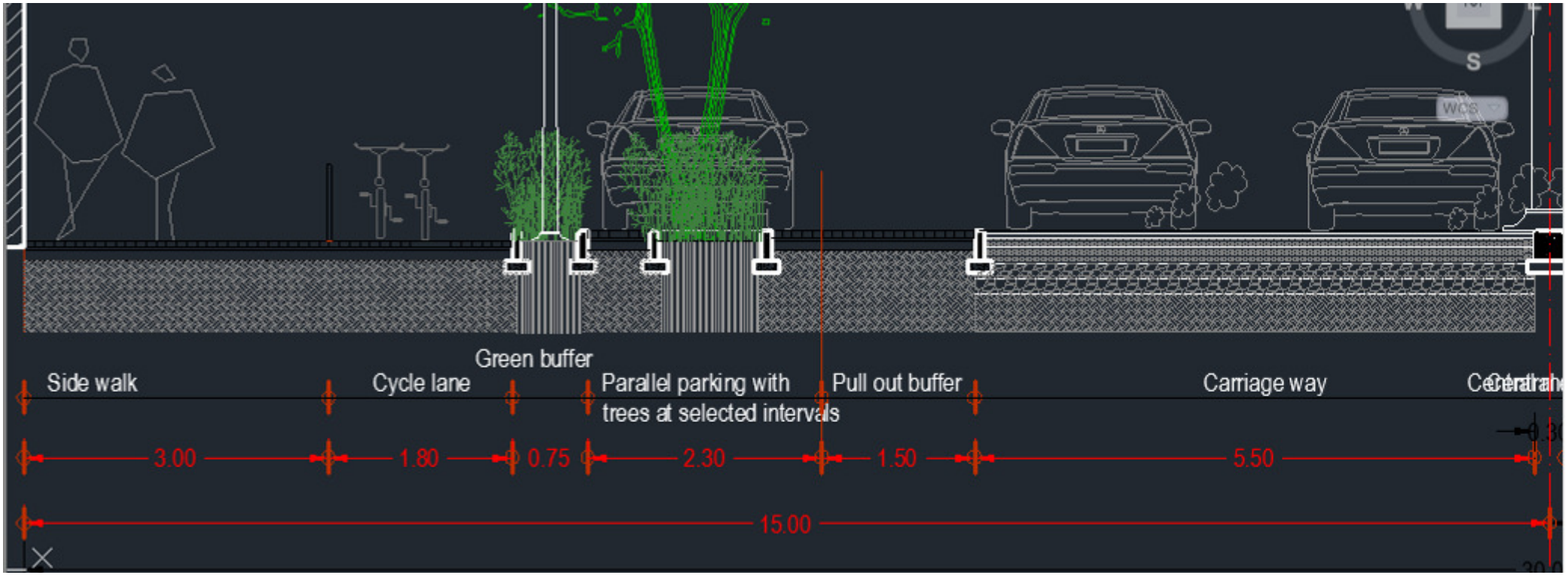
Tertiary roads: connecting blocks with the primary and secondary roads.

Primary road: To catch up the demand for horizon year 45 m ROW is proposed on primary roads, The size allocation of each lane in one direction is listed below.

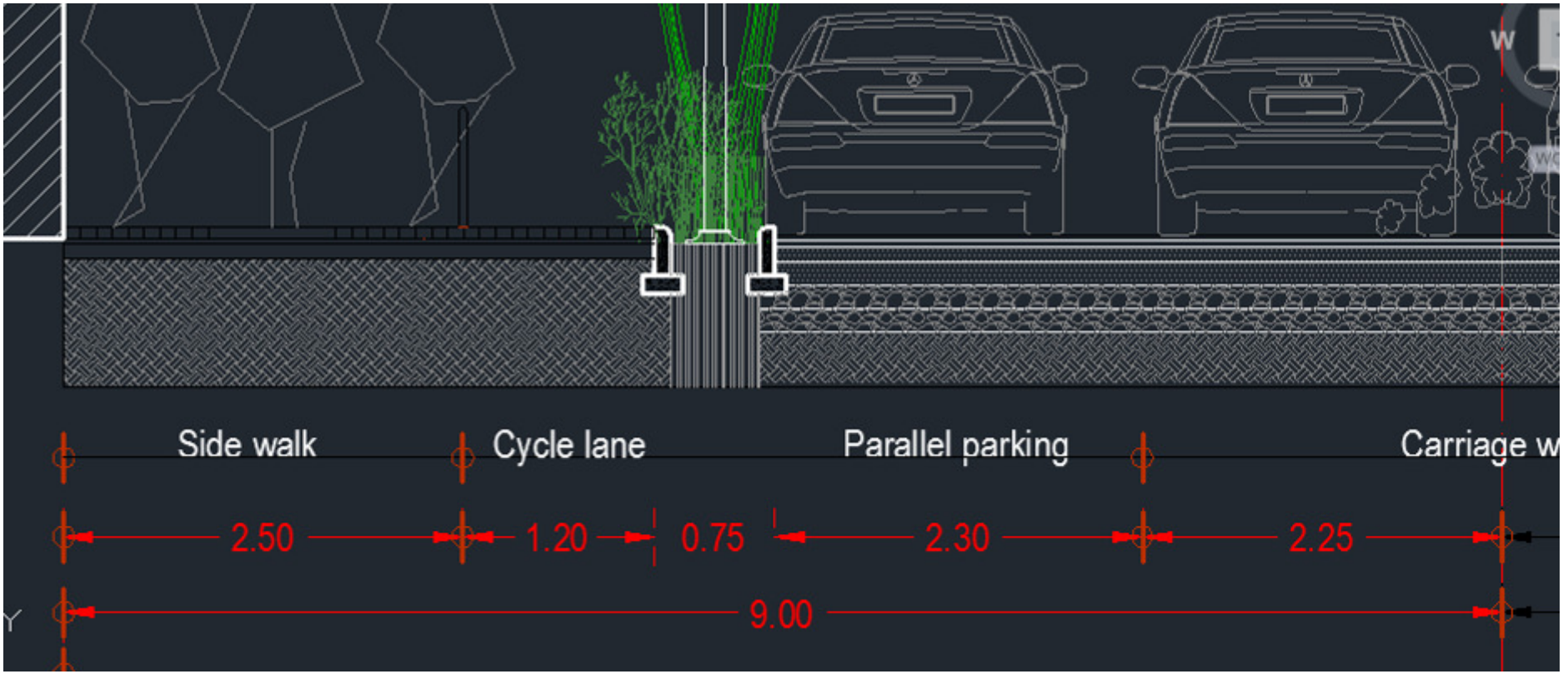
Side walk – 3 m
Cycle lane – 1.8m
Green buffer – 1.25m
Angular parking with trees at selected intervals-3.7m
Service lane – 3m
Curb - .25m
MV lane s – 6m
Center green buffer (future BRT's)- 3.5 m



Secondary road: 30m ROW is proposed on Secondary roads.
Side walk - 3m
Cycle lane – 1.8m
Green buffer - .75m
Parallel parking with trees at selected intervals- 2.3m
Pullout buffer- 1.5m
Carriageway – 5.5m



Tertiary road: 18m ROW is proposed on tertiary road.
Side walk – 2.5m
Cycle lane – 1.2m
Green buffer - .75m
Parallel parking with trees at selected intervals- 2.3m
Carriageway – 2.25m



7.2 Signage's and markings

Signage's: To inform the road users about the nature of the zone following subsequently.

- As per IRC – Signage's are three types
  - Regulatory
  - Warning
  - Informatory
- Signs for the cyclists are informatory in nature with a blue background and symbol and text in white colour
- The size of the signage depends upon the design speed. Maximum for arterial and minimum for access and distributor
- Refer IRC: 35-1997 for guidelines of Signage's and markings for MV:
- Refer "Bicycle Infrastructure Design Manual for Indian Subcontinent," Innovative Transport Solutions, Work in progress and "Design Manual for Bicycle Traffic", crow, record 25, Netherlands, 2007 for guidelines of Signage's and markings for NMV.

Markings: Markings are used as guides and pre-warnings or advance warnings signs to caution the user of the subsequent situation.

Marking for MV users:

white broken lines

White Solid Line

Word markings and symbols

Marking at Raised Crossing

Broken Line (White)

Solid Line (White)

Channelizing Line

Cycle Symbol (White)

Cycle Box Marking (Green)

Special Marking (Green)

Spring Post

Marking for NMV users:

Broken Line (White)

Solid Line (White)

Channelizing Line

Cycle Symbol (White)

Cycle Box Marking (Green)

Special Marking (Green)

Spring Post

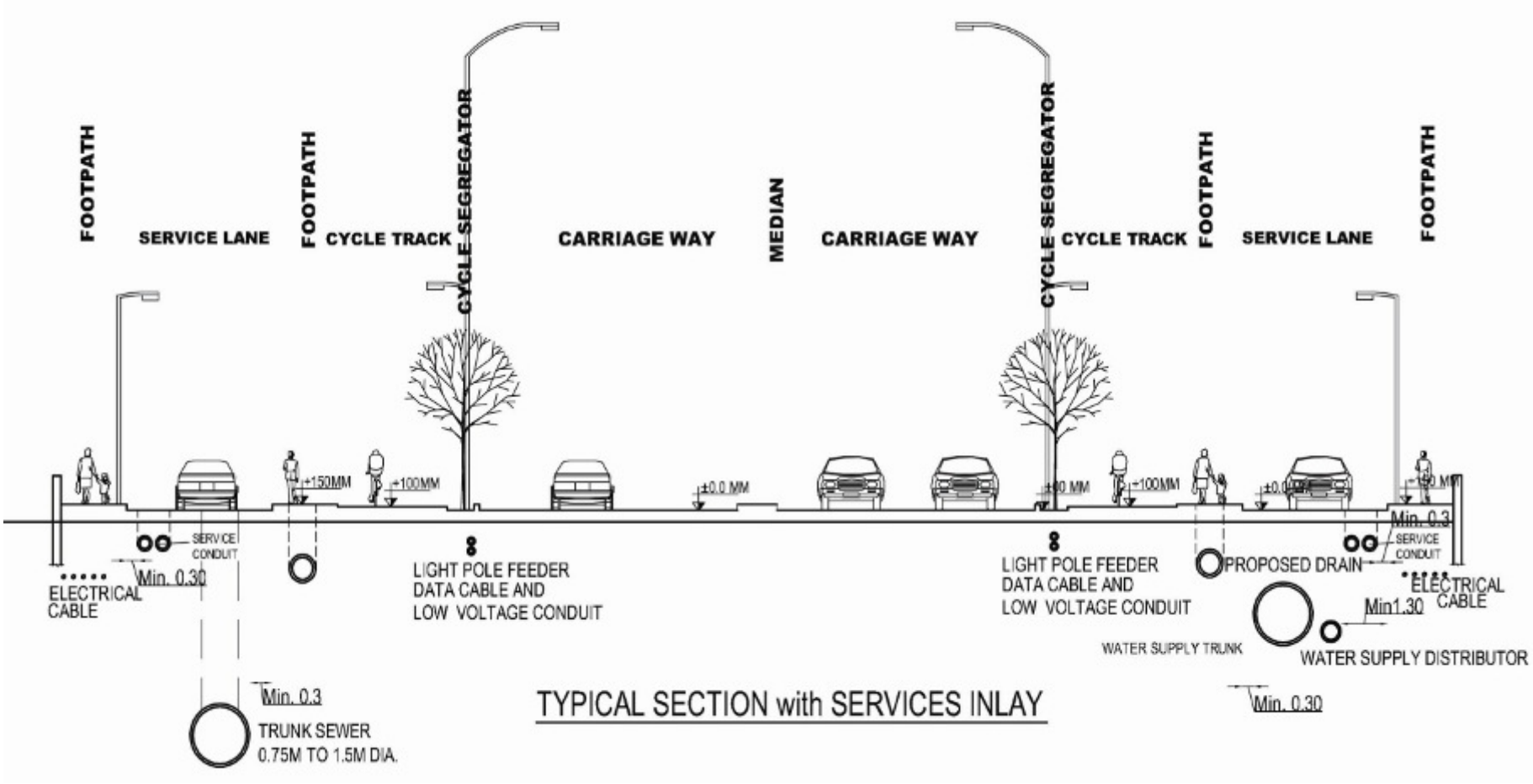
7.3 Street furniture

- Enhance the comfort, visual quality, convenience and security of road users.
- Street furniture includes benches, bollards, etc
- Benches for the disabled as well as the general public should be provided along the pedestrian paths places to rest. Recreational cyclists can also use them. The spacing of such facilities should be 18 to 360m.
- The distance between two bollards in cases where a row is used to segregate should be 1400mm clear and the height should not be more than 750mm, to ensure passage of cycle rickshaw
- Support facilities such as hawkers and street vendors are a small yet significant component of street network.
- street furniture should be vandalism proof, easy to clean and low-maintenance or (preferably) maintenance free.

(For more understanding of street furniture and support facilities refer BRT manual. TRIPP, IIT Delhi)

7.4 Services:

- Roads also act as carriers of various services required for the roads as well as neighbouring areas.
- Lighting and drainage are two important services required by road users



8. TRANSPORTATION SYSTEMS

9. LANDSCAPE GUIDELINES

Contents

01 Context

Regional setting
Ecological boundary
Surface hydrology
Vegetation

Investigating the Palava site
Landscape typologies: site study
i)Stone quarry
ii)Rock type
iii)Soil excavation
iv)Soil type
v)River and its edges
vi)Marshes and other water bodies
vii)Trees
viii)Grasses
ix)Agriculture
x)Wild flowers

Analysis
i) Soils
ii) Hydrology
iii) Existing trees
iv) Agriculture and grasses

02 Landscape grain at Palava

Imagining a landscape for Palava

Land stewardship

Investigating open space sites at Palava
Site analysis
Location
Topography
Surface hydrology
Soil
Flora

Site types and design concerns
- Waterfront
  - river
  - lake
- Gauchar maidan
- Swale park
- Grid park
- Pocket parks - spaces within buildings
- Plazas

03 Site practices
- **Site systems**
  - Soil
  - Water
  - Vegetation
- **Site processes**
- Construction practices
- Maintenance practices

04 Appendices
- i) Photomontage
- ii) Ground map
- iii) Description of mapped quadrants





01

Context

Regional setting
Location
Ecological boundary
Vegetation

Investigating the Palava site
Landscape typologies: site study
i)Stone quarry
ii)Rock type
iii)Soil excavation
iv)Soil type
v)River and its edges
vi)Marshes and other water bodies
vii)Trees
viii)Grasses
ix)Agriculture
x)Wild flowers

Regional setting

location

Regional settings
Northern most part of Konkan lowlands of Maharashtra

Climate
Tropical warm and humid

Annual rainfall
2293.4 mm

Temperature variation
17 0C to 34 0 C

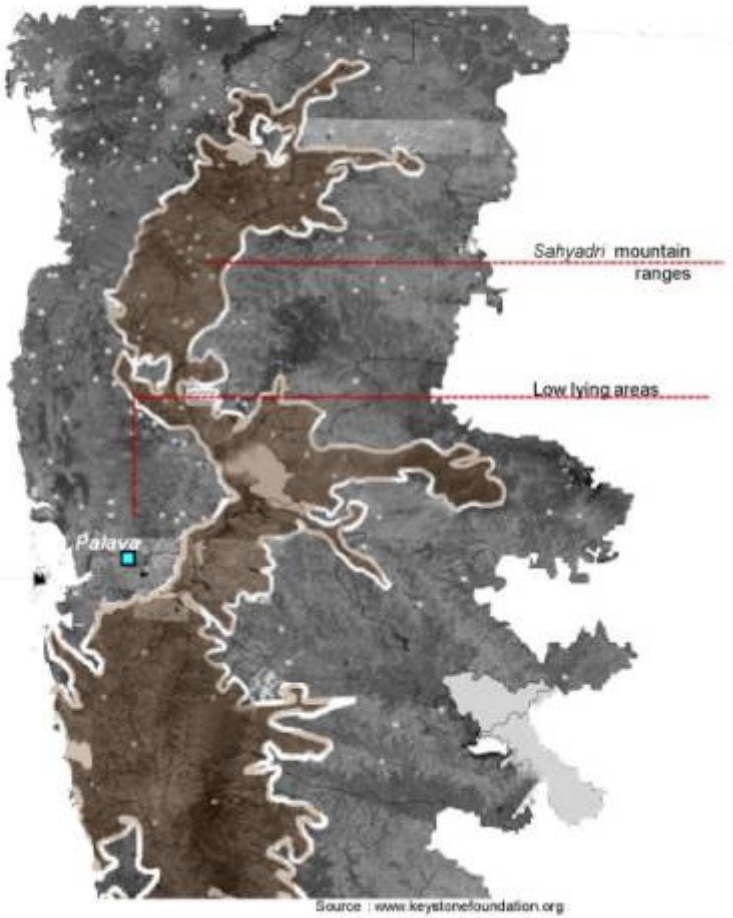
Rock type
Basaltic rock

Soil type
Coarse, medium black, clayey, shallow soils

Main River
Ulhas river

Agriculture
Mainly paddy cultivation

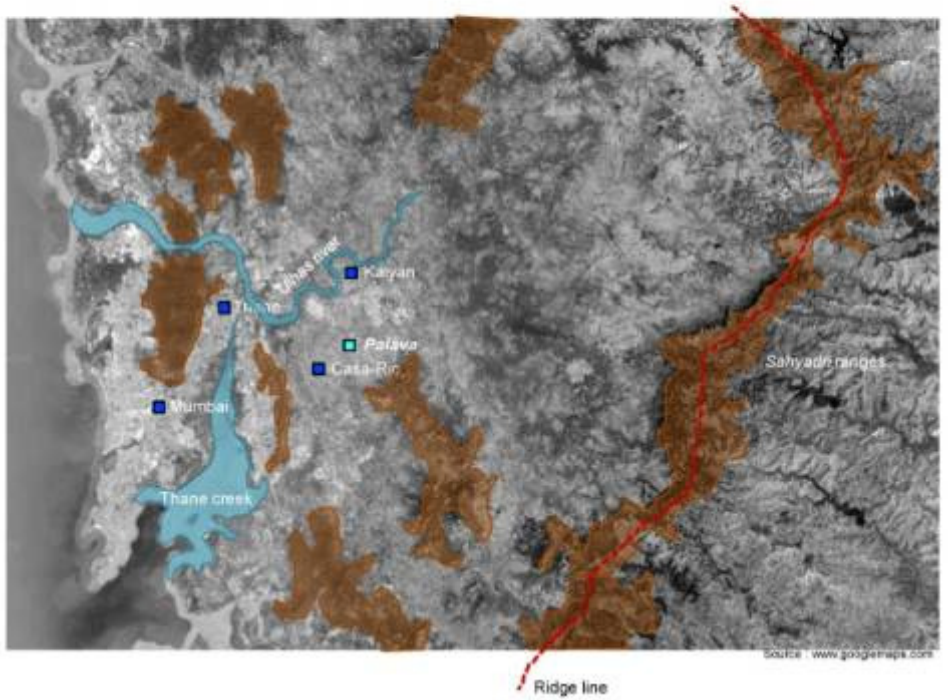
Other traditional occupation
Stone cutting



Source : www.keystonefoundation.org

Regional setting

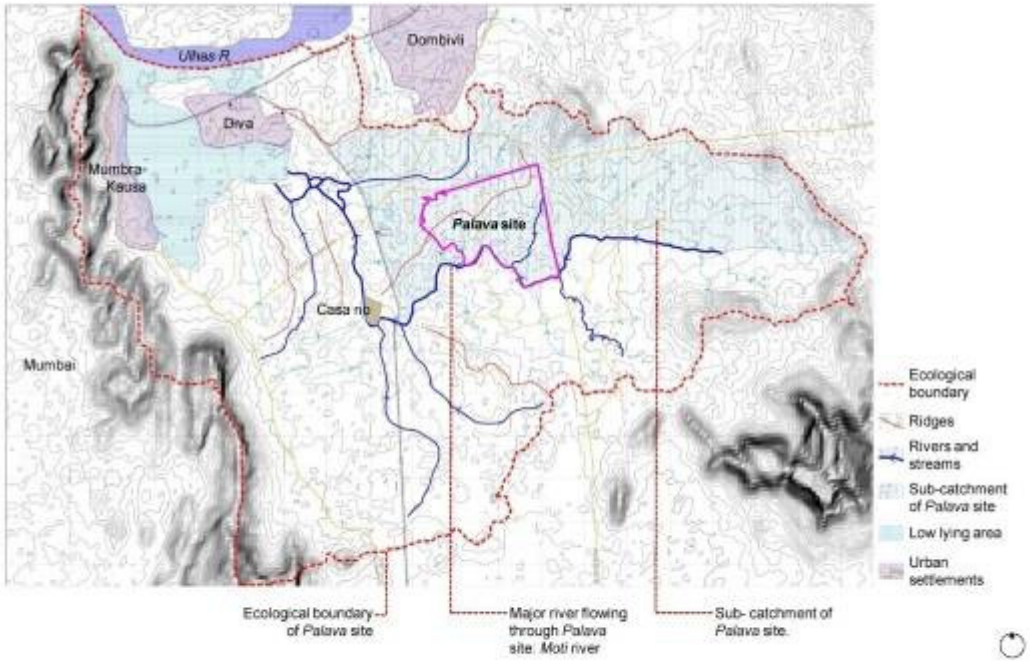
location



Source : www.googlemaps.com

Regional setting

ecological boundary



Area of sub-catchment- 8071.60 acres
Area of Palava site- 1329.98 acres (16.5 % of sub- catchment area)

Regional setting

vegetation

Forest type
Intermediate deciduous teak forest
Tectona – Terminalia – Adina – Anogeissus series
Deciduous multistoried forest
Height attained by top canopy :
15 – 25 m

Top storey	Middle storey	Under storey
Tectona grandis	Acacia catechu	Gardenia resinfera
Terminalia tomentosa	Bridelia retusa	Wrightia tomentosa
Terminalia bellerica	Morinda tinctoria	Ziziphus rugosa
Adina cordifolia	Buetea monosperma	Xeromphis spinosa
Anogeissus latifolia	Wrightia tinctoria	Meyna laxiflora
Diospyros melanoxylon	Casearia tomentosa	Gardenia latifolia
Ougeinia oojeinensis	Bauhinia racemosa	Carrisa congesta
Lagerstroemia parviflora	Emblica officianalis	Flacourita indica
Lannea coromandelica	Elaeodendron glaucum	Holarrhena antidysentrica
Grewia tiliaefolia	Aegle marmelos	Helicteres isora
Schleichera oleosa	Bauhinia purpurea	Lantana camara
Madhuca indica	Kydia calycina	Carvia callosa
Bombax ceiba	Careya arborea	Cassia tora
Schleichera oleosa	Grewia tiliaefolia	Azanza lampas
Albizia procera	Mallotus philippensis	Woodfordia fruticosa
Pterocarpus marsupium		Euphorbia nivulia
Dalbegia latifolia		
Miliusa tomentosa		
Bridelia squamosa		
Stereospermum personatum		

Bamboo: Dendrocalamus strictus

Source : Forest ecology by G. S. Puri



Intermediate deciduous teak forest
(Sanjay Gandhi National Park)



Existing condition on site



Investigating the Palava site
Landscape typologies: site study
i) Stone quarry
ii) Rock type
iii) Soil excavation
iv) Soil type
v) River and its edges
vi) Marshes and other water bodies
vii) Trees
viii) Grasses
ix) Agriculture
x) Wild flowers

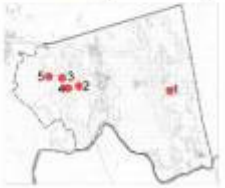
Panaromic shot of stone quarry





Stone quarry

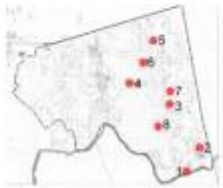




1. Deep, active quarry
2. Shallow, active quarry
3. Abandoned quarry, recent vegetation
4. Shallow, abandoned quarry, established vegetation
5. Deep, abandoned quarry, established vegetation

Rock types





1. Bed rock near river
2. Fissured rock
3. Fissured rock
4. Boulders
5. Boulders along a quarry
6. Fissured rock
7. Rocky strata visible in the quarry

Landscape Typologies: Site study Stone quarry, Rock types, Soil excavation, Soil types

Soil excavation

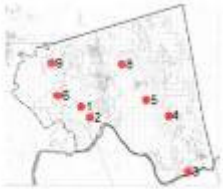




1. Soil excavation
2. Deep soil excavation
3. Deep soil excavation
4. Shallow soil excavation
5. Brick kiln

Soil types





1. Slightly deep soil
2. Slightly deep soil with humus
3. Shallow soil with rock below
4. Shallow soil with boulders
5. Slightly deep soil in the grassland
6. Soil in the fields
7. Shallow soil along trail
8. Clayey soil along the stream
9. Soil in marshy areas

Soils of undulating and rolling lands. Extremely shallow, excessively drained loamy soils with severe erosion. Associated with slightly deep, moderately well drained loamy soils with moderate erosion

Panaromic shot of River edge





River and its edges





Marshes and other water bodies





1. Abandoned quarry filled with rainwater
2. Excavated soil filled with water
3. Shallow puddles along river
4. Marsh along paddy fields
5. Shallow water body
6. Marsh: '*Khuni*' pond

Trees





Trees





1. Grove along river edge
2. Grove along marsh
3. Tree within grassland
4. Grove near river edge
5. Isolated tree in fields
6. Birds' nests

Landscape Typologies: Site study

Grasses

Type of grasses present on site









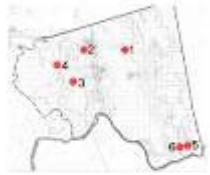
1. Seasonal grasses
2. Seasonal grasses
3. Seasonal grasses
4. Seasonal grasses
5. Seasonal grasses
6. Seasonal grasses
7. Perennial grasses along marsh

Landscape Typologies: Site study

Agriculture, Wild flowers

Agriculture





1. Paddy fields
2. Paddy fields
3. Paddy fields
4. Seasonal vegetable
5. Seasonal vegetable
6. Seasonal vegetable

Wild flowers

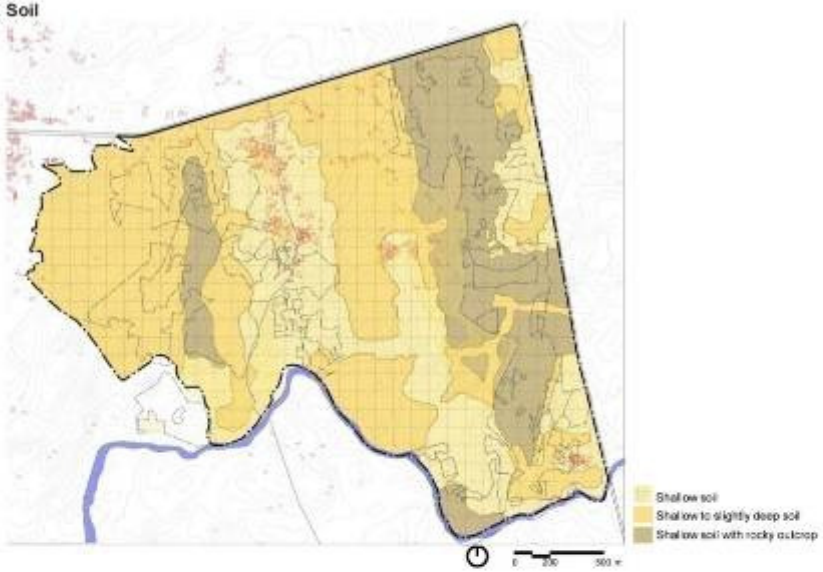




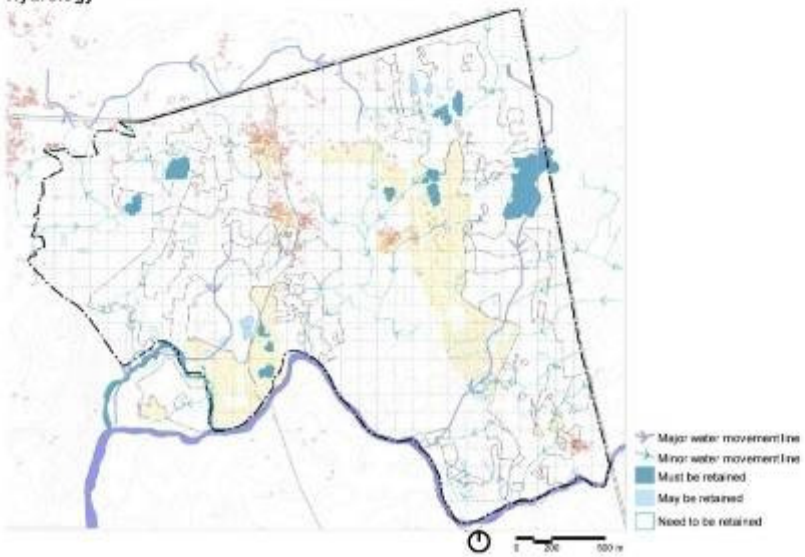


Analysis
i) Soils
ii) Hydrology
iii) Existing trees
iv) Agriculture and grasses

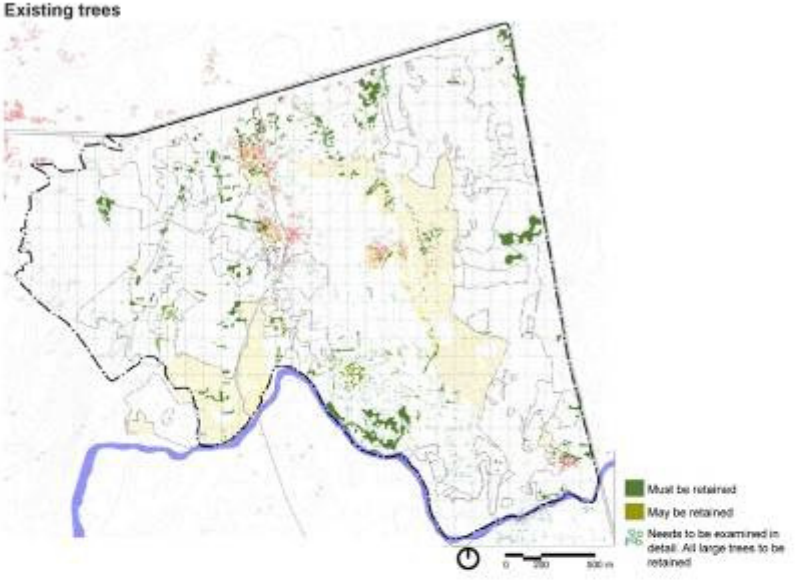
Soil



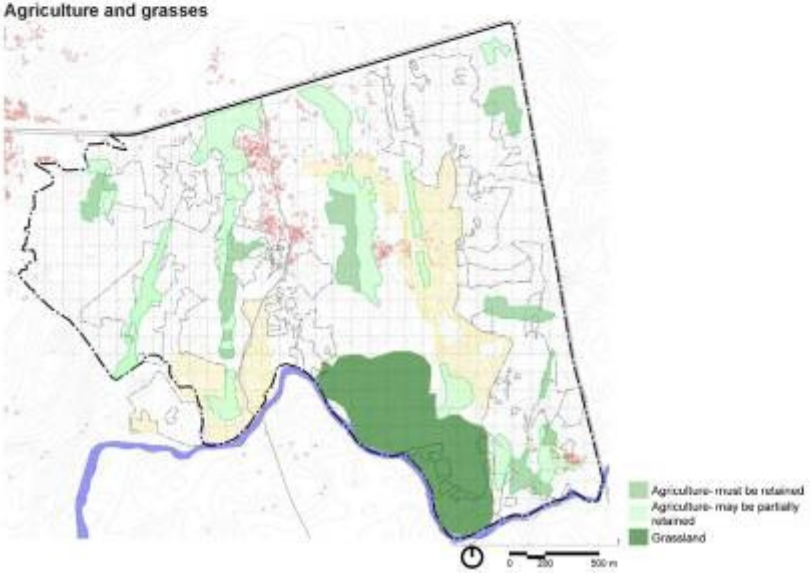
Hydrology



Existing trees

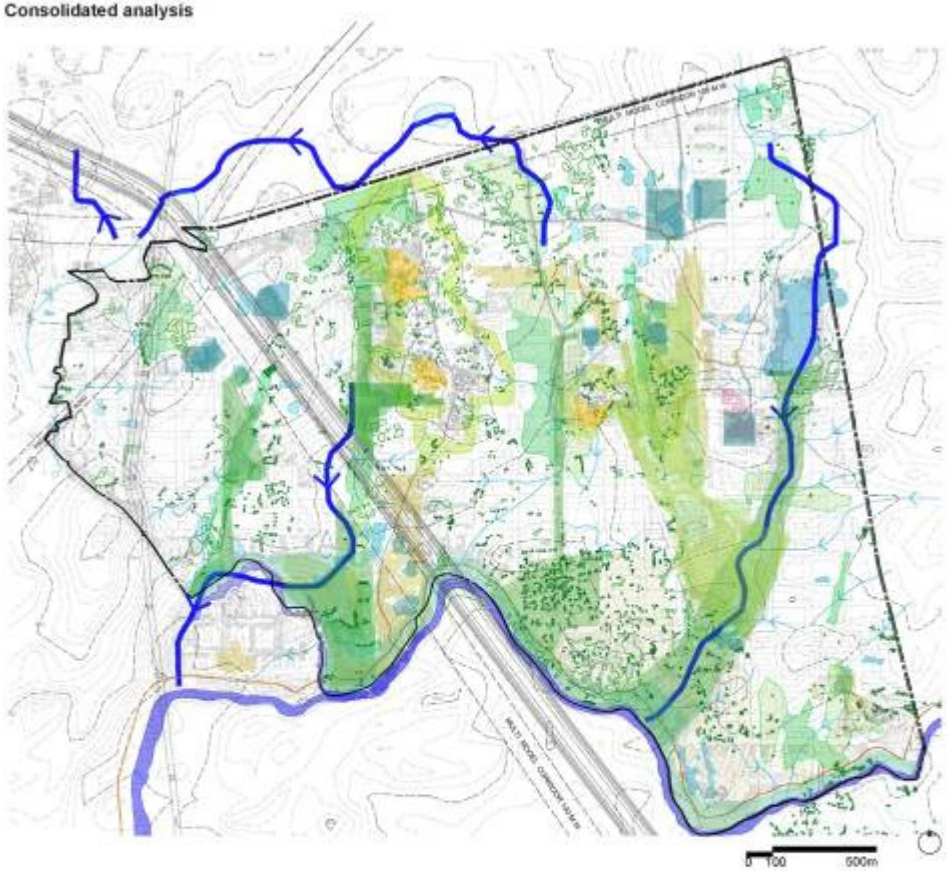


Agriculture and grasses



Analysis

Consolidated analysis





02

Imagining a landscape for *Palava*

Land stewardship

Landscape grain at Palava

Investigating open space sites at Palava
Site analysis

- Location
- Topography
- Surface hydrology
- Soil
- Flora & Fauna

Site types and design concerns

- Waterfront
  - river
  - lake
- *Gauchar maidan*
- Swale park
- Grid park
- Pocket parks - spaces within buildings
- Plazas
- Streetscapes

Imagining a landscape for *Palava*

Site investigation at *Palava* reveals a range of natural features that can become the basis of specific open space design for the upcoming development. The riverfront, the lake are obvious natural landmarks. Closer inspection reveals the presence of swales, grasslands, rocky outcrops. Some of these places are also habitat for fauna and avifauna. While these seem to provide an adequately diverse palette for design, a truly enriching landscape will need to work with both the specificity within the types as well as the requirements of the city.

As a city, *Palava* will require open spaces ranging from small pocket parks to large maidans that can fulfill the requirement of sports and city level gatherings. The following pages suggest programme and function for the designated open spaces within the existing master plan. While each of the spaces differ in location, scale and use; the overall landscape character should aim to create a sense of harmony and character for the entire site.

The design of the landscapes should be able to draw people out to create active, urban open spaces. They should work with existing resources – existing vegetation, soil type etc. The open spaces should strive to achieve efficient/sustainable water and maintenance regimes.

Quarries on site
The site is marked with active quarries that are fairly large. The open space design should treat this as an opportunity to create innovative intervention rather than look at options of filling them.
Some of the quarries will be used to store water and these can should also be considered as critical open space resources.

Safety and access
The design of open space should give high priority to safety in the public realm. Suggested measures will include appropriate urban design response, to details of plant material.

Land stewardship

Palava as a development will get constructed in phases. While development and design will take place of one particular area; it will be important to conserve and protect the rest of the site during the development and construction process. Cleaning, soil amelioration, plant protection will need to be taken up for the entire site.



02

Landscape grain at Palava

Investigating open space sites at Palava
Site analysis
i) Location
ii) Topography,
iii) Surface hydrology
iii) Soil
iv) Flora & Fauna

Landscape grain at Palava



Legend

01. Water front - river
02. Water front - lake
03. *Gauchar maidan*
04. Swale park
05. Grid park
06. 3.5 acre community greens (will accomodate electric substations)
07. Pocket parks - spaces within buildings
08. Suggested location for STP

All large, existing quarrier to be used for rain water holding. These offer an opportunity for designing innovative seasonal open spaces.
Spaces to be identified for solar farms. We require a total of six acres of space for the same. These can be divided in a minimum of one acre areas.

Site analysis



01. Waterfront, river



02. Waterfront, lake



03. Gauchar maidan

01. Location
Site history of use and activity
Each site will have to be studied for its history in terms of ritual/community/religious usage. It will also have to be studied for history of its ground plane - mining/quarrying/erosion etc.

Identifying ecological community
The site will have to be idenified for its specific ecological community; if it is a grassland, what are the grasses it comprises of, fauna that uses it as a habitat etc. The site also needs to be seen in context of whether it is a part of a larger ecological system.

Based on the master plan the site will have to be studied for the following:
Land use and zoning: It will be crucial to understand nature of immediate urban fabric.
Utilities: All below/above ground utilities will need to be mapped.
Legalities: All sites will need to work with a full understanding of ownership, bye laws, legal/other bodies involved.

02. Topography, Surface hydrology
Assessing exact form of ground plane
Before commencement of design and programme all sites will need to be surveyed in detail; with information on contours, high points, low points, depressions and water logging.

Surface water movement
Geomorphology of the site to be analysed to understand the rock strata and sub surface water movement.
All surface water movement will have to be studied in detail to allow for appropriate siting of functions.
It will also allow for an efficient storm water strategy.

Water testing
Level of ground water table and water testing required.

Investigating open space sites at Palava
Site analysis



04. Swale park



05. Grid park



06. 3.5 acre community greens

07. Pocket parks - spaces within buildings

03. Soil
Soil samples to be taken of all variations in soil and rock.

Soil to be visually analysed for texture, density.
Soil to be analysed for drainage.
Ground surface to be studied for soil depth and erosion.
Rock outcrops to be mapped to allow for design integration.

04. Flora and Fauna
Flora for each site to be studied and mapped in detail for species, evaluated for maturity and health.
This will have a bearing on decidingprogramme for open spaces.

Sites also to be studied for fauna habitation location and system.

Site types and design concerns

- Waterfront
  - river
  - lake
- *Gauchar maidan*
- Swale park
- Grid park
- Pocket parks - spaces within buildings
- Plazas

Each of the spaces are described for their 'Type and access', 'Programme' and Urban Design response'. Each open space is also given a coding for 'Character', 'Maintainability', 'Usage pattern' and nature of its 'Edges' as given below

Character	wild/tended/manicured
Maintainability	high/medium/low
Usage pattern	heavy/moderate/occassional
Edges	transparent/porous/controlled

Water front **river**

Length of riverfront: 3165.3 meters / 3.2 kms
Area for landscape: 159369.88 sq. m / 39.38 acres

Character: **wild + tended**
Maintainability: **low**
Usage pattern: **heavy**
Edges: **transparent**



Key plan

Type and access
Public space
Easy access to all people
Appropriate connections to circulation systems
Adequate parking required at designated location in case of events/holidays

Programme
Diverse functions
Water to be cleaned adequately and health and quality of water to be maintained. This implies an intervention in the river bed and will have to be negotiated with appropriate authorities.
Areas for biodiversity based on ecological community analysis
Appropriate access to wilderness - nature trails with boardwalks, pause points and viewing points for birds, insects, butterflies etc.
Access to water - possibility of touching water
Walking, jogging and cycling - promenade, appropriate tracks
Informal play spaces - for children
Informal spaces for sports
Gathering spaces - small scale; gathering space - city scale
Performance space
Supporting buildings for gathering spaces
Places to eat - cafes/restaurants

The spirit of the programme of the waterfront has to be geared towards drawing the people towards the river. It should allow for activities for people of all ages - outdoor classrooms for children (the river edge can also impart education about ecology and biodiversity), space for fairs, places for city clubs (sports/nature etc) to set up temporary structures. Providing spaces for these activities will allow a sense of ownership of the waterfront for the people of the city.

Urban design response
Adequate physical connections to allow access for large number of people
simultaneously and from different areas. These access routes to be wide in nature and allow for activities at the ground plane
Low rise buildings at the edge - response to river in terms of view
Highrise buildings to respond to river in terms of view, can be porous in nature to allow view and sense of water from a distance

Site mapping **river**



Site factors
(This is a summary of the detailed site mapping. Ref appendix ii)

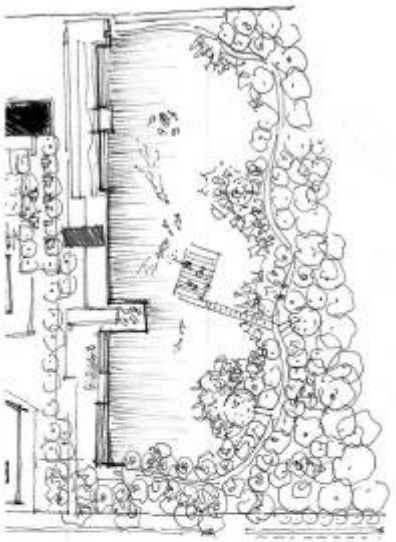
The river edge display varied characteristics. It is essentially perceived as green. There are larger **groves of trees** in quadrants B,D, H, I and J. (A larger % of these trees are *Zizyphus*). There are large areas under **grasses**. The river edge also supports a certain amount of **wildlife.** Soil is deep. **Erosion** is seen in parts.
(quadrants D, G). **Quarries** present in quadrants F,G and H marked above.
Quadrant A has an important temple which is a significant gathering place for nearby villages as well (during *Shivratri*).

Recommendations
Temple and adjacent area to be treated sensitively and in working with the necessary local bodies.
Tree groves to be preserved and enhanced through design and conserved during the construction process.
Soil not to be disturbed as far as possible. Soil cover to be enhanced. Erosion control practices to be put in place at requisite places.

Water front
Area of lake: 36745.33 sq.m / 9 acres
Area for landscape: 42102.91 sq. m / 10.4 acres

lake

Character: **wild + tended**
Maintainability: **low**
Usage pattern: **heavy**
Edges: **transparent**





Key plan

Type and access
Public space
Easy access to all people
Appropriate connections to circulation systems
Adequate parking required at designated location in case of events/holidays

Programme
Space adjacent to Palava's town hall and city club
Diverse functions
Shared space between *Palava* and existing settlements. Functions and programmes need to be fine tuned with respect to the same
Water to be cleaned adequately and health and quality of water to be maintained. This implies an intervention in the lake bed and will have to be negotiated with appropirate authorities
Areas for biodiversity based on type analysis along one side of lake edge
Appropriate access to wilderness area - nature trails with boardwalks, pause points and viewing points, decks for viewing and access to water
Access to water - possibility of touching water, steps
Walking, jogging promenade
Gathering spaces - small scale
Performance space
Supporting buildings for gathering spaces
Places to eat - cafes/restaurant

This space is the civic space for the town. Apart from providing areas for necessary functions, the programme for this area has to create a place of identity that lends a sense of pride to the people of *Palava*.

Urban design response
Adequate physical connections to allow access for large number of people simultaneously and from different areas
Entrance point to lake area to allow for plazas and gathering spaces
Immediate buildings to respond to lake and lake edge with respect to view and frontage

lake





Site factors
(This is a summary of the detailed site mapping. Ref appendix ii)

The lake is covered with water hyacinth and weeds. No water visible
Lake edge has large trees (refer quadrant R1) - *Mahua, Neem, Sawar, Peepal, Jamun, Banyan, Karanj, Bael, Imli, Palash,* Jasmine; Banana and Hibiscus grown near temple; forest trees and shrubs. Approximately 80-100 trees. There is also an existing active temple at the lake edge (marked in quadrant R1). Another temple some distance away from the lake edge.

Recommendations
Lake edge development will have to be done in synchronisation with the right local bodies.
Temple area to be respected.
Trees to be conserved through design and protected during construction process.
The lake itself will have to be cleaned and a process set up to maintain water quality and health.
Major access road along lake edge. Will have to be plotted extremely carefully to take care of existing trees and temple.

***Gauchar** maidan*
Area for landscape: 501358.19 sq. m / 123.8 acres

Character: **tended**
Maintainability: **low**
Usage pattern: **heavy**
Edges: **transparent**


Key plan





Dry soil/shred rock
Clumps of grass
Trees
Coarse soil with gravel
Quarry
Agriculture
Rocky outcrop
Temple
Fine soil

Type and access
Shared public space between existing settlements and *Palava*
Easy access to both villages and people from *Palava*
Adequate vehicular access at required points
Shaded pedestrian connections within
Parking for everyday use and events

Programme
Diverse functions and resource
Final programme to be decided in working with village Panchayat/ appropriate legal bodies representing existing village whose domain the *gauchar* falls in. The eastern edge of the *gauchar* is marked by a swale. This has to be maintained and will continue to be used as an active swale for *Palava*.

Suggested programme
Areas for orchards and/or fields/grasses/grazing as buffer between built and *maidan*
Appropriate access to fields and orchards
Maidan for cricket (270 m diameter) which doubles as multipurpose space for gatherings, fairs, festivals, events at the city scale.
Grounds for football (100 -110m x 64-75 m;1 nos); hockey (36- 44m x 18 -22m; 1 nos.), tennis courts (10.7m x 23.7 m; 6 nos)

***Gauchar* land is not owned by *Palava*. It is a shared resource between the concerned village and *Palava*. The programme for this space will have to be truly collaborative in conception, design decisions, execution and usage.**

Urban design response
Buffer between immediate buildings and *gauchar maidan* required

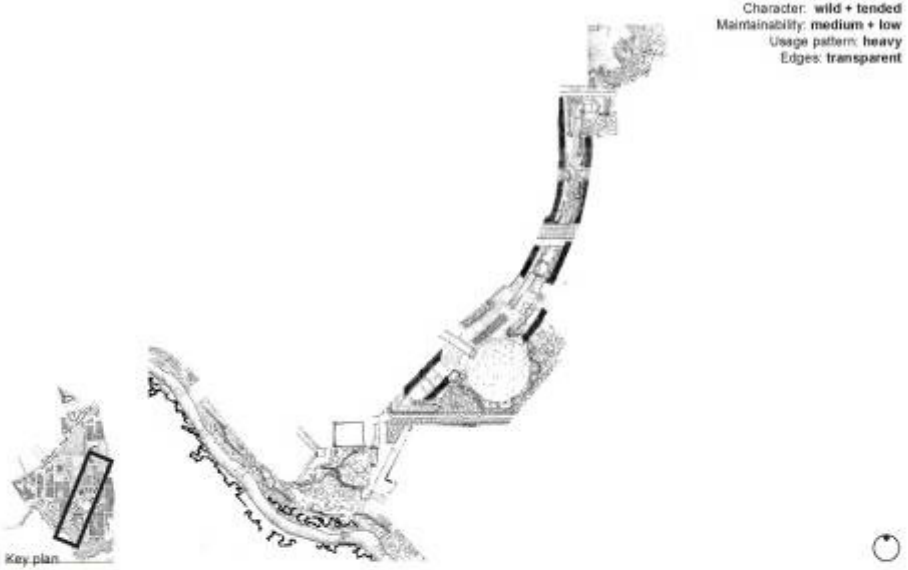
Site factors
(This is a summary of the detailed site mapping. Ref appendix ii)

The *gauchar* area is predominanty rocky with shallow soils and rocky outcrops. There are isolated clumps of trees. At the southern edge of the *gauchar*, there is a depression (marked in quadrant A1) which is being developed as a *'jalkumbh'*. Another quarry (marked in quadrant G1 is new). Both these quarries are continuously being excavated. Smaller ditches on the *gauchar* that had water, attracted
avifauna.The edge of *gauchar* land along the swale is green - grasses predominantly.

Recommendations
Soil depth will need to be increased. Soil from other areas can be spread on the *gauchar* land.
Quarries will have to imaginatively used.

Swale park
Area of lake: 141753.24 sq.m / 35 acres

Character: **wild + tended**
Maintainability: **medium + low**
Usage pattern: **heavy**
Edges: **transparent**

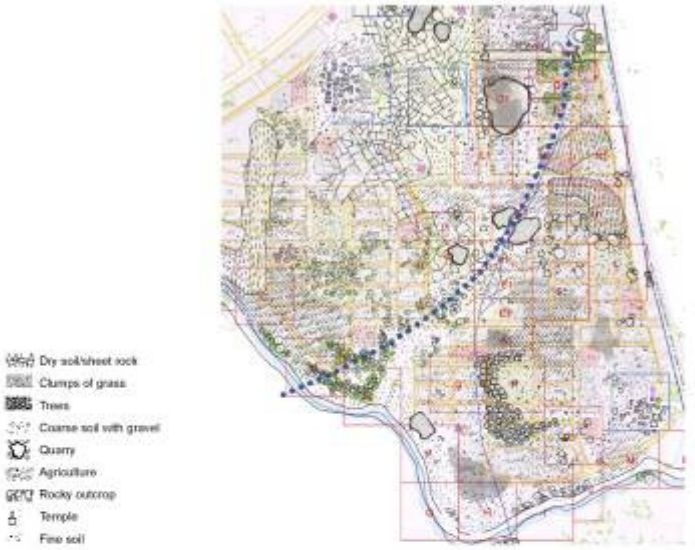


Type and access
Public spaces at apt locations, vehicular access at points, pedestrian interconnections
Neighbourhood open spaces
Pedestrian access to immediate areas

Programme
Diverse functions
Major water movement line, should be unobstructed
Areas for biodiversity based on type analysis along one side of lake edge
Thematic landscapes can be developed based on site analysis, especially seasonal water change; with trails - walking, jogging promenade
Part productive landscape
Neighbourhood gathering spaces
Informal play spaces
Designated locations for religious spaces

This is a major surface water runoff swale. The programme and character of the designed landscape has to reflect the same. Simultaneously, it has to allow spaces for activities for the inhabitants of Palava.

Urban design response
Edges to be defined with plazas, building edges
Immediate built to respond with views and frontage



Site factors
(This is a summary of the detailed site mapping. Ref appendix ii)

The swale is park is the appropriation of an existing large swale. This swale is going to be maintained for surface water drainage of the site. The swale will be inundated with water only seasonally, and thus, offers an opportunity to create engaging seasonal landscapes. The area of the swale has good soil (refer quadrants R1, Q1, P1, M1, K1, H1, E, D).

Recommendations
This continuous, longitudanal space should not be blocked, as it is one of the main drainage paths for surface water for Palava.

Grid Park
Area for landscape: 41203.67 sq. m / 10.1 acres

Character: **tended**
Maintainability: **low**
Usage pattern: **heavy**
Edges: **transparent**


Key plan







Type and access
Neighbourhood open space
In immediate vicinity of housing blocks
Pedestrian access to immediate areas

Programme
Informal play spaces
Provision for organised sports - box cricket, half basketball, badminton
Adequate green space for walking, jogging.
Green spaces can be developed thematically, can allow for bidodiversity, efficient lawns

This is an immediate neighbourhood open space. The programme will have to create a sense of delight to draw people.

Urban design response
Direct access from adjacent housing block pocket parks

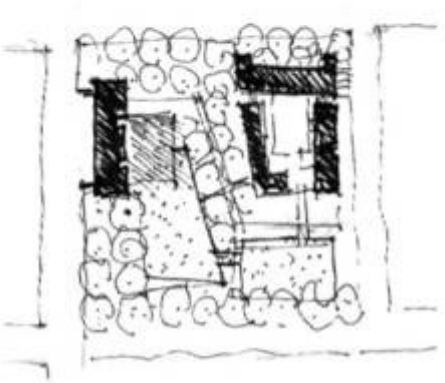
Site factors
(This is a summary of the detailed site mapping. Ref appendix ii)

The green finger has existing agriculture and deep soil cover.

Recommendations
Soil needs to be protected from contamination and compaction during construction. The area can be cordoned off to prevent both of the above mentioned. The soil cover will also need to be prevented from erosion during the time construction is taking place.

3.5 acre community green
Area of lake: 14278 sq m / 3.5 acres

Character: **tended+manicured**
Maintainability: **medium+low**
Usage pattern: **moderate+occassional**
Edges: **porous**





Key plan

Type and access
Neighbourhood open space
In immediate vicinity of school and community centre
Pedestrian access to immediate areas
Adequate vehicular parking for neighbourhood in case of events

Programme
The community green will accomodate the electric substations for their respective sectors.
Diverse functions
Small maidan for adjoing school/community centre for multipurpose use -sports,
weddings, festivals, gatherings
Adequate green space for walking, jogging
Green spaces can be developed thematically, can allow for bidodiversity, efficient lawns, productive landscape
Should allow for thoroughfare between immediate housing blocks
Should have provison for informal retail - hawkers - food, vegetables and fruits, flowers, dairy, grocery etc.

These are community spaces for designated sectors. While there will be everyday and occassional activities because of the presence of the school and community places; the programming will have to ensure that this place becomes a place for everyday necessity for the neighbourhood. This will create value and a sense of ownership for this area.

Urban design response
School and community centre to have direct acces to the space
Above should also respond in terms of views

Pocket park; space within buildings
Area for landscape: 2120 sq. m / 0.5 acres within each affordable housing block

Character: **tended + manicured**
Maintainability: **medium+low**
Usage pattern: **heavy**





Key plan

Type and access
Open space for affordable housing units
Access from immediate building block

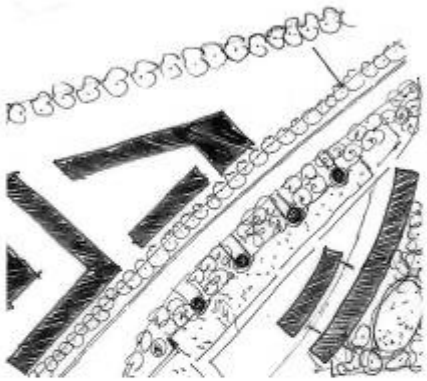
Programme
Open space for entire building population
Should allow for play spaces for very young children (ages 1 to 5)
Should provide for sports for area with less area requirement like badminton, half basketball etc
Should have free play areas
Gathering space for building population
Should take into account orientation for sun and wind.

This is an immediate space of relief in a tight urban fabric. The design of the open space needs to reflect this keeping while fulfilling the functional requirements.

Urban design response
Adequate 'eyes' on the park
Should also allow for thoroughfare from different parts of the building, and partial access to outside

Plazas

Character: **tended + manicured**
Maintainability: **high + medium**
Usage pattern: **occassional/more visual**



Type and access
Civic definition nodes
Might act as spillover spaces from neighbouring functions - town hall, market, restaurants etc.

Programme
Adequate places for art, appropriate water features - places of delight
Shaded to allow for informal sitting and gathering
Provide for informal retail - hawkers for food, vegetables, flowers
Should have critical amount of green space within

Plazas are civic nodes and will need to give a sense of identity civic pride for *Palava*.

Urban design response
Plazas will need adequate supporting activities for it to be an active space, like restaurants, retail etc.

03

Site practices
Site systems
Soil
Water
Vegetation

Site processes
Construction practices
Maintenance practices

Site systems

Soils, Water, Vegetation

Soils
Soils are, literally, the foundation for healthy landscapes. "Healthy soils have an incredible capacity to capture and clean water, make nutrients available and sequester carbon". Soils are also habitat for micro organisms that aid in the breakdown of pollutants and other matter.
If during construction, soils are not handled properly, it can severely affect it life sustaining capacities.
"Compaction, excessive handling, contamination, and erosion all need to be controlled throughout the construction process to ensure and maintain a healthy soil environment".

The site for Palava is characteristed by rocky outcrops and a rocky substrata. The soil cover on the major part of the site is thin. There are pockets/strips of deep soil. Soil is disturbed in many parts due to soil quarrying.
These conditions call for very careful conservation of the existing deep soil cover. Large areas on site are characterized by coarse and gravelly soil. These will need to be greatly improved through green manuring and organic nitrogen fixing mechanisms, to create a healthy foundation for landscapes.

Water
It will be crucial to understand the nature of the structure of subsurface water as well as surface run off to conserve and enhance water resources. Rainfall is an important resource that needs to be conserved and can support helathy vegetation, soils and human habitation. It is always beneficial to maintain existing swales and surface water run off paths. Designing landscapes in these areas should aim to reconnect people to the cycles of rain and water.

Vegetation
Vegetation is critical to landscape user experiences. Prior to design, it is important to identify existing plant communities and to understand that they are a part of an ecological cycle supporting fauna of various kinds. It is critical to conserve existing flora. These can become the basis of further design. Invasive species need to be identified and controlled/eradicated.
While emphasising native flora, landscapes should create a balance of upper, middle and lower story vegetation to provide greater habitat value, diversity, aesthetic value.

Site practices

Construction practices, maintenance practices

Construction practices

Protecting soil
Protecting vegetation
Materials used to be recycled, recyclable, hardy and low maintenance
Material storage
Developing nurseries
Movement and access during construction

Maintenance practices
Use of water resources
Balanced watering cycles
Organic manures, pesticides

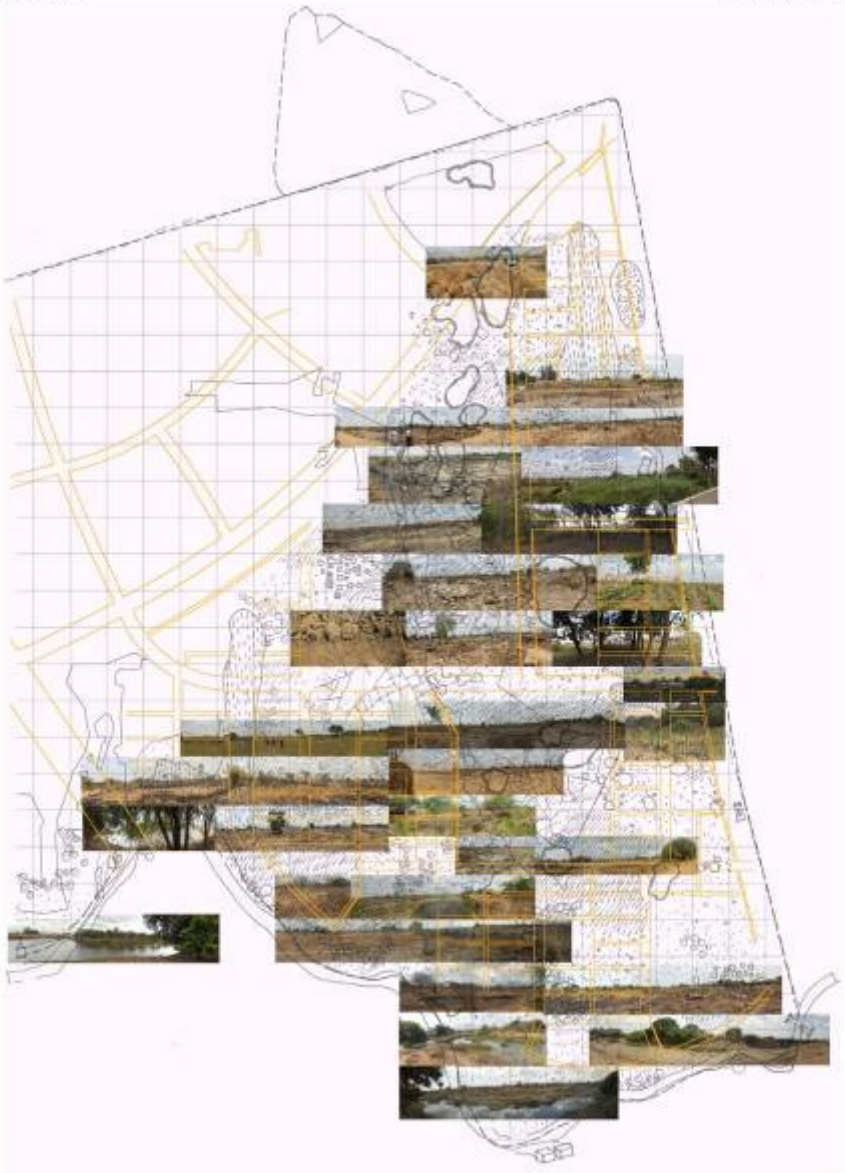
04

Appendices

i) Photomontage
ii) Ground map
iii) Description of mapped quadrants

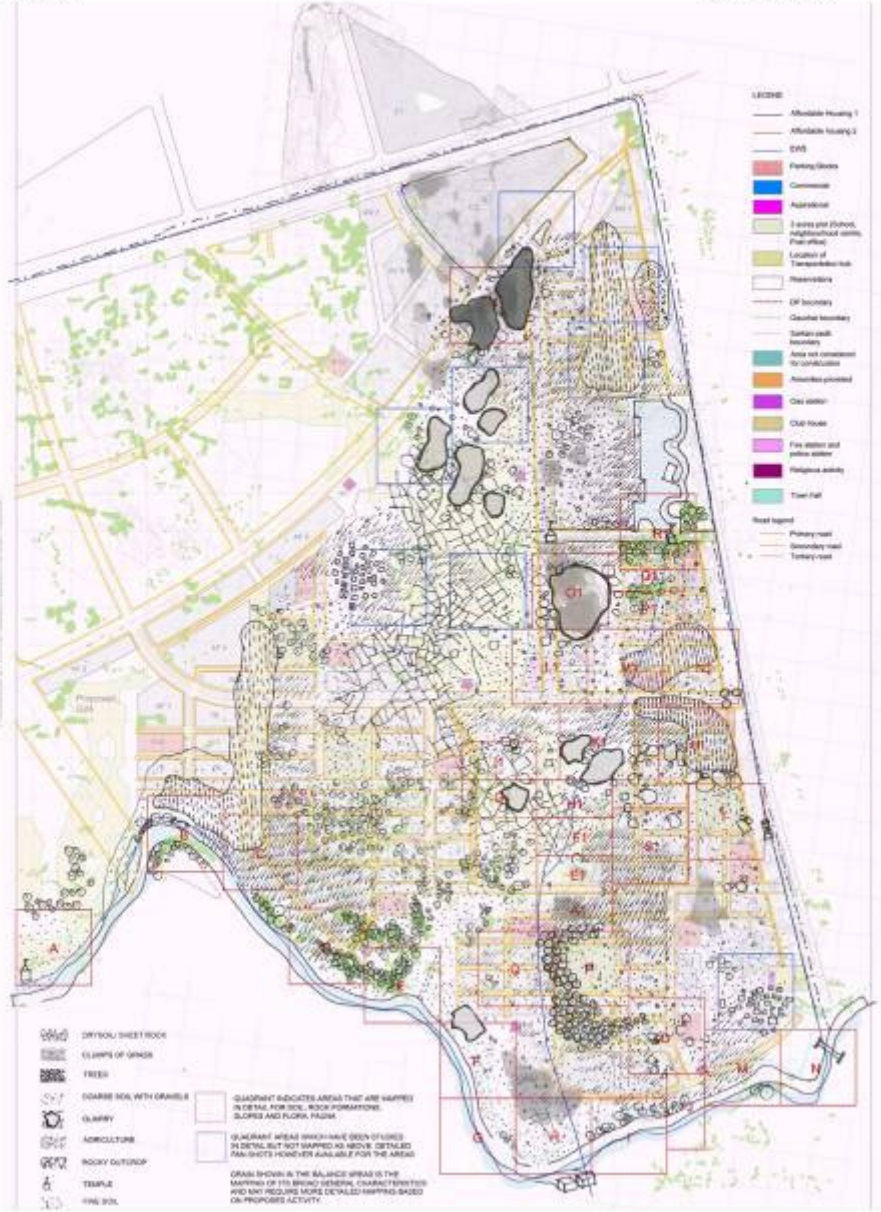
Appendix i

Photomontage



Appendix ii

Ground Mapping



Appendix iii

Description of mapped quadrants

	Soil cover/ Rock out crops	Flora	Cultural/ Local practices	Terrain	Visual slopes
A	Soil is loose, fine,shallow, rocky outcrop close to river, boulders present. Soil near river more fertile.	Clumps of dried grasses, small shrubs, grass stretch along the river - green grass, weeds, wild thorny shrubs, few small trees, few large trees - Babool	Agriculture, temple near river - important during Shivratri Gathering, 100 people from nearby villages	Slopes towards river, moderately undulating land around temple due to for agricultural fields seen as per the flood levelsings	Slope towards river, land slopes down about 1.2M to the east quadrant II
B	Soil granular, dark brown, fine clayey soil close to river, boulders in river	Green stretch along the river - Clumps of dry grass, weeds, large wild thorny shrubs, few small forest trees, large trees - 1 large Banyan, 2 Mango trees, Kasaq	Agriculture/Paddy fields - along river	Level drop of 1.2 M any- text along river	Slope towards river, almost flat beyond bund. Almost same level in bund
C	Soil is dry, fine clayey soil close to river, boulders in river	Green stretch along the river - Clumps of dry grass, large trees - Mahua, Kasaq, Mahendi, Many Subabool and Ber trees in plots (14.7f)	Agriculture beyond the bund along river		Slope towards river, almost flat beyond bund. Almost same level within bund
D	Soil is dry, less soil cover, fine clayey soil close to river, boulders in river	Green stretch along the river - clumps of grasses, many 3- 4 m high Ber (80% of cluster), few Subabools	Agriculture beyond the bund along river		Slope towards river undulating land
E		Green stretch along the river, medium size trees - Ber, Subabool	Agriculture - beyond the bund, water from agriculture fields goes to river	Sudden depression after the bund towards farmland	Slope towards river, undulating land
F		Green stretch along the river, medium size trees - Ber, Subabool, Ayila	Agriculture - beyond the bund, Ayila leaves given to people for luck	Big depression 2m deep- excavated soil	Slope towards river, undulating land
G	Soil eroded/ excavated next to river/rock outcrop and boulders visible.	Large green grasses by river, Subabool trees	Agriculture on opposite bank, bridge across river	Soil erosion and excavation(trees with roots exposed) 1.5m vertical drop from bund to river	Sharp drop from bund towards river
H	Soil is dry, shallow soil	Large green area, clumps of grasses, Ber, Subabool,dense grove of large trees - Kanary, Arjan (only 2 Arjuns on site, this being one),Ayila,	Agriculture on opposite bank		Bird depression with water (Hwale jaha Ram gaudkar
I	Water seen again in river	Many wild shrubs, trees, medium population of Ber and Subabool. Trees along river bank become scanty		1.5 - 2M vertical drop from bund to river	
J	Less soil cover, almost fully rocky	Islands with clumps of grass in water. Trees are few, but not as seen in previous plan)			
M	Soil is dry, deep, fine	Clumps of dry grasses, few trees/ shrubs, (cut down recently),few thorny forest flowers.	Opposite bank of river - washing, cleaning	Canalised/steep slopes towards river	Depressions present, moderately undulating land, bunds created in the area
N	Dry and cracked soil, gravel,boulders, rocks	Clumps of dry grass			Undulating land, level change - slope towards river
O	Soil changes, deeper, lighter in colour	Clumps of dry grass			Undulating land
P	Rocky outcrop, granulated soil	Clumps of dry grass, one Subabool tree, wild flowers - less thorny	Agriculture		
Q	Granulated coarse soil cover, granulated soil, rocky outcrop increases, boulders, further ahead soil is dry, better soil - ploughed for agriculture	Few trees, many Subabool trees, one evergreen tree, one cactus	Agriculture		
S	Scanty soil depth, large rock outcrop, large boulders				
T	Rocky outcrop, boulders, negligible soil depth	Clumps of dry grass and thorny shrubs			
U	Fertile soil(Black soil)	Green stretch visible.	Agriculture/Paddy fields in one patch of clayey soil		
DAY 3	02-06-2012				
A1	Granular soil,rocky outcrop,less soil depth	Clumps of dry grass, small dry thorny shrubs			Undulating land
A1 Point a	Clayey soil, boulders along ditch deep soil, no rock outcrops	green grass, some cacti, large Banyan tree	Agriculture, water source, leaves of Banyan tree leaves used for religious purposes		Almost flat
A1 Point b	Clayey soil, boulders along ditch deep soil, parched soil	Tall green grasses near water body, 2 Banyans, 2 Neems, Cacti	Agriculture, water source		Ground on one side of water about 2m higher, on other side almost at same level
E1	Rocky outcrop increases, less soil depth, granular soil, gravel, stones	Dried grass, small dry thorny shrubs, few Subabool trees			Undulating land
F1	Rocky outcrop, soil becomes softer close to the swale	Green grasses along swale, forest shrubs, Subabool trees			Land slopes towards swale
E1	Shallow to medium soil depth, rocky outcrop, small boulders	Clumps of grass, forest shrubs, few dry grass, small dry forest shrubs, no trees			Undulating land
F1	Uneven soil cover, boulders near water	Clumps of grass, forest shrubs, water hyacinths	Charcoal waste from factory dumped on land, strong smell observed		Undulating, almost flat terrain near water
G1 - new quarry	Some rock outcrop, lots of rocks and large boulders - because of quarrying	Few clumps of grass	Quarrying	2 - 3 m deep quarry, land next to quarry dug up	Undulating land
H1	Bund created after swale spreading area, beyond - soil cover not much, rocks outcrop	Clumps of grass, forest shrubs, good all year growth near the swale			Flat near swale, undulating beyond it
I 1	same parts - rocky outcrop,many big boulders, swale on one side with good soil, rest of the area has mix of rocky outcrops and good soil, some soil cover, fine soil, hardened, few boulders	Rocky outcrop - barely even any dry grass, swale area - lots of forest shrubs, grasses remaining - few green and few clumps of dry grass, few forest flowers as groundcover, 2 Neems and 1 Subabool		Depression with good soil and some grass	Sudden undulating land while walking towards proposed road

Appendix iii

Description of mapped quadrants

Water retention areas	Fauna, Avi fauna	Shade/Sun/ Wind	Trails	Others
River with water/ Pond present	Birds seen close to river, (cuckoos, cranes)	Strong wind from south, shade along river, large trees	Path along river bank	Large open area with pond, temples, river, rock outcrops, forms an interesting area - potential for a recreation and has a scenic beauty.
River with water	Birds seen close to river, (cuckoos, cranes)	Wind from south, shade along river, large trees	Path along river bank	
River with water	Birds seen close to river, (cuckoos, cranes)	Wind from south, shade along river, large trees	Path along river bank	Large open space next to river surrounded by trees , has potential to be developed as a riverfront space for recreation. Potential for coral park
River with water	Birds seen close to river, (cuckoos, cranes, fox and wildlife)	Wind from south, shade along river, large trees	Path along river bank	
River with water	Birds seen close to river, (cuckoos, cranes)	Wind from south, shade along river, large trees	Path along river bank	
River with/out water		Wind from south, shade along river, trees	Path along river bank	
River partially filled with water	Birds seen close to river, (cuckoos, cranes) crows grazing	Wind from south, shade along river, large trees	Path along river bank	
	Birds seen close to river, (cuckoos, cranes)	Wind from south, shade along river, large trees	Path away from but along river bank	
	Birds seen close to river, (cuckoos, cranes)	Wind from south, shade along river, large trees	Path away from but along river bank	
River with water	Bird population high, Flock of birds seen(cuckoos, cranes)	Wind from south, shade along river, large trees		
		Wind from south, no shade		
		No shade		Bridge seen
		Very strong breeze, no shade		
	Eagle			
				Containers seen near site. Trucks, train seen, road belt in pockets
Water present in ditch	Birds near ditch	Shade under the Banyan tree	Narrow walk along the depression	
Water present in ditch called Jakuman/	Birds near ditch	Shade under the Banyan tree	Narrow walk along the waterbody	Villagers got quarry transformed to a pit, due to money paid for the job (, maybe be related. Road goes over jakuman in curved plan.Potential for these two areas to be connected
		No shade		
	Birds near swale, (cranes)	Little shade near the swale		Potential for swale park
Small water stagnes		No shade, direct sun		Potential for swale park
Small water retention areas	Birds near swale, (cranes, cuckoos)	No shade, direct sun		Potential for swale park
		No shade, barely any breeze, direct sun		Potential for swale park
Small water retention areas near swale	Birds near swale, (cranes, cuckoos) , crows grazing	No shade		Potential for swale park
Small water retention areas near swale	Birds near swale, (cranes, cuckoos)	Soft breeze, little shade near trees		Potential for swale park Depression can become a water body

Appendix 3

Description of mapped quadrants

L1	Less soil cover, stony, rocky outcrop with lots of boulders, small rocks, good soil along swale	Some dried grass, one large Cactus, one small Neem, no other greens around, along swale - large patch of dense green vegetation of grasses and wild shrubs		Depression with water	Undulating land	
M1	Soil is better, softer, because of swale area spreads, beyond this is rocky outcrop again	Clumps of green grass, forest shrubs	Agriculture		Flat land	Water retent
U1	Rocky outcrop, soil not good	Little dry grass				
N1	Soil is better, softer, because of swale area spread, beyond this is rocky outcrop again	Clumps of grass, forest shrubs some agriculture - bhindi, cucumber, one big Neem tree	Agriculture			
O1	Rocky outcrop, less soil cover	Clumps of dry grass, shrubs	Quarrying	Quarry - 6m deep	Undulating land	
P1	Good, fine to granular soil, medium deep, boulders near swale	Green patches of grasslaes, wild shrubs, more than 10 large jamun trees, sewer tree (only one on site), some neem trees	Agriculture, sifting, resting			Good water
Q1	Good, fine to granular soil, medium deep, boulders near swale	Large trees, neem, rain tree			Undulating land, slopes upwards towards lake	
R1	Good, fine to granular soil, medium deep, boulders near swale	Mahua, Neem, Sawar, Peepal, Jamun, Banyan, Koraiy, Bael, Imli, Palash, Jasmine, banana and hibiscus grown near temple, forest trees and shrubs. Approximately 80-100 trees	Existing temple			
S1	Rocky outcrop, medium, large boulders	Clumps of dry grass, forest shrubs, some cacti, few forest trees	Quarrying and stone crushing	2 large depressions - largest quarries on site	Undulating land	

Appendix 3

Description of mapped quadrants

		No shade, barely any breeze, direct sun		Depression can be used for water retention
Water retention capacity better	Birds near swale, cranes, cuckoos			
Water diverted to depression				As soil is good - road may not be built here
		No shade, barely any breeze, direct sun		Quarry areas be used for water retention
Good water retention in parts	Birds, Tree lizard	very shady, breezy area - provides reprite in otherwise hot area with direct sun	Shaded enclosure created by huge jamun trees	Provides repite in otherwise hot area with direct sun - should be retained
		Shade	Shaded path lined by trees	
		Completely shaded	Shaded enclosure created by almost 60-100 trees	
Good water retention in parts		Direct sun, no shade		Depressions may be used for water retention. Create water feature

10. PUBLIC INFRASTRUCTURE (SERVICES)

10.1 OBJECTIVES

10.2 VISION-SUSTAINABLE INFRASTRUCTURE

- 10.2.1 STORM WATER MANAGEMENT
- 10.2.2 WATER SUPPLY AND SEWERAGE
- 10.2.3 POWER
- 10.2.4 SOLID WASTE MANAGEMENT

10. PUBLIC INFRASTRUCTURE

10.1 Objectives

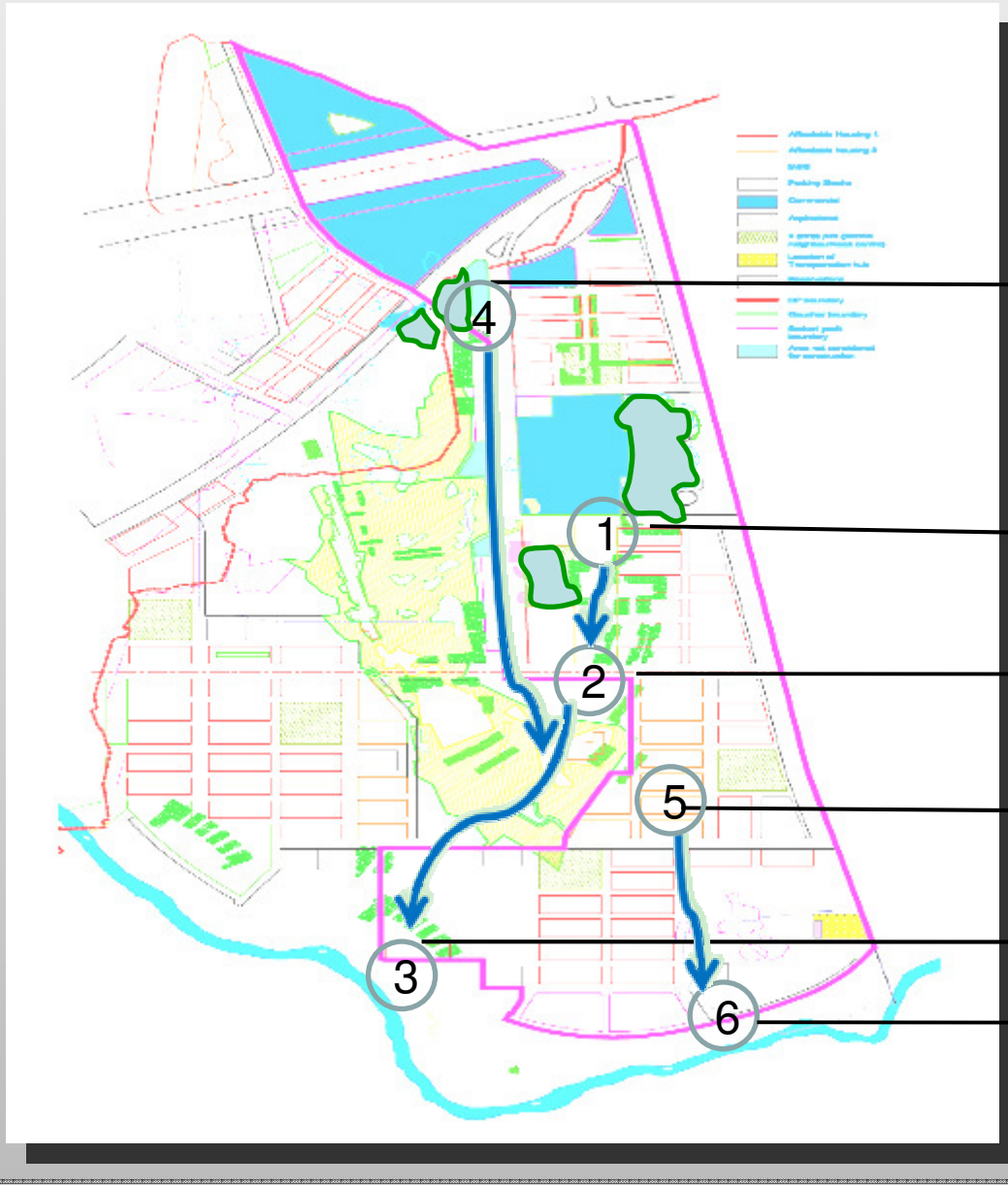
- To provide infrastructure in harmony with the existing site environment as well as the proposed Master Plan.
- To provide a co-ordinated plan with identified interfaces between utilities as well as well defined tie-in points with the external utility sources and building plots.
- To design for automation and controls of schemes which will be fully aligned with the utility management philosophy of Lodha to ensure ease of operation and billing for Lodha as well as the consumer.
- To provide reliable and safe engineering design with identified risks and mitigation.

10.2 Vision – Sustainable Infrastructure

10.2.1 Storm Water Management

- To propose storm-water strategies to minimise the expected rise in site runoff due to the increased development footprint on site as per the proposed land-use and mitigate downstream impact.
- To alleviate the natural recharge of the site with permeable drains and recharge structures.
- To minimise load on the proposed energy consumption of the site by planning for gravity drainage systems.
- To conserve water by reducing the load on potable water demand by utilization of harvested rainwater in the water budget.
- To enhance the “livable” appeal of the site by retaining and restoring natural rain-water bodies and also creating ‘green’ rainwater features. These will complement the green park spaces of the master plan and also alleviate the “heat island effect” created due to development.

Swale Concept for Drainage of Storm Water



BIO-SWALE IN GAUCHAR LAND

PRIMARY SWALE STARTS AT OVERFLOW OF KHONI POND

PRIMARY SWALE ENTERS GAUCHAR LAND

SECONDARY SWALE

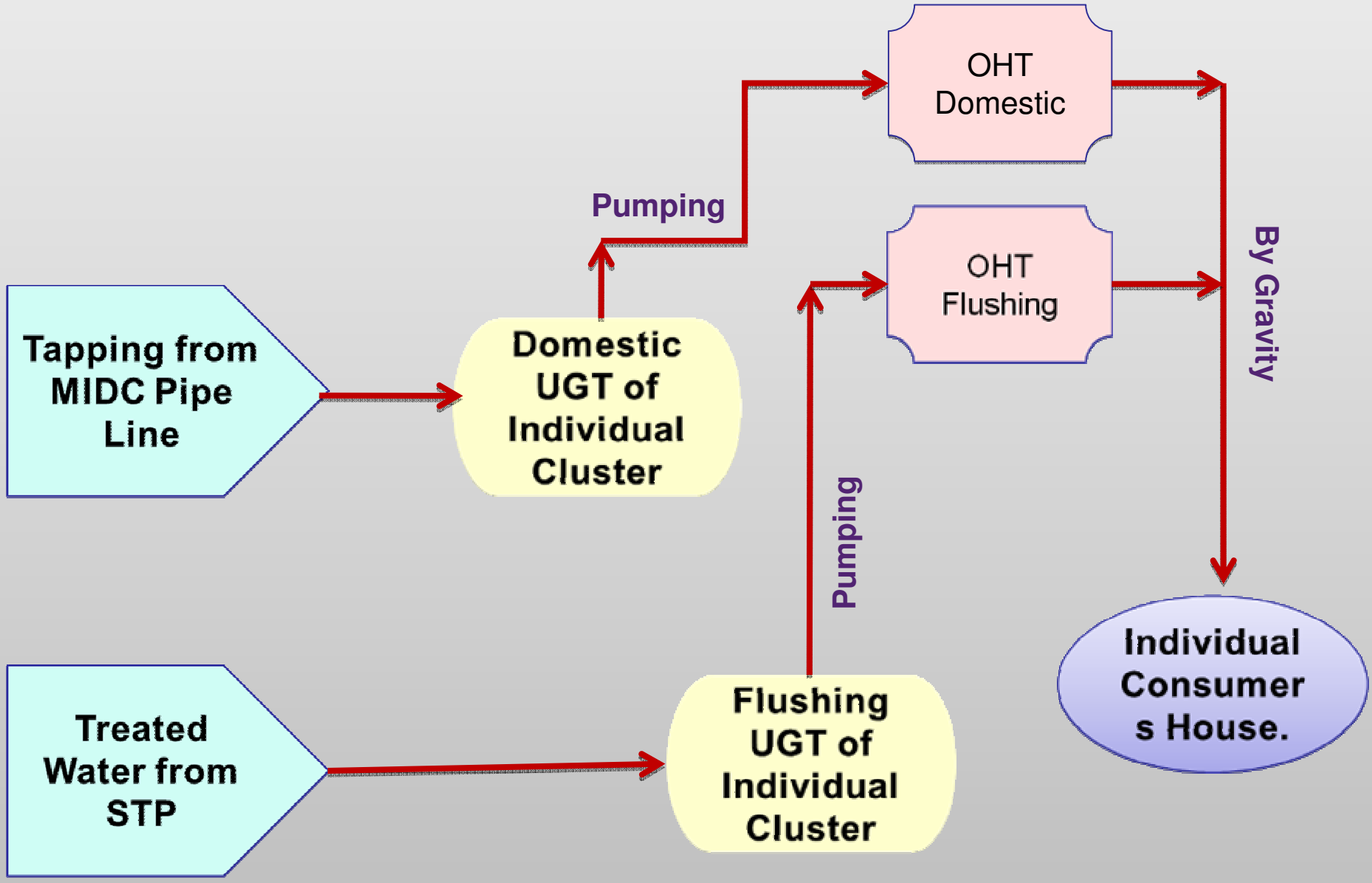
PRIMARY SWALE DISCHARGE

SECONDARY SWALE DISCHARGE

10.2 Vision – Sustainable Infrastructure

10.2.2 Water Supply & Sewerage

- Planning the various units of water supply works as per the design requirement.
- Designing the water supply system minimizing the risks.
- 24x7 water supply to consumers.
- Providing Underground and Overhead water tanks in each building.
- Separate water tanks and distribution network for Domestic and Flushing water.
- Recycling STP treated sewage for Flushing and Gardening purpose.
- Computer-aided design of water distribution network.
- Design of system as per prevalent design standards



Schematic diagram of 24x 7 Water Supply & Sewage System in Palava Township

10.2 Vision – Sustainable Infrastructure

10.2.3 Power

To reduce the grid power demand by using the sustainable energy source like solar power in the design of electrical distribution system especially for the street lighting system & the utility like STP.

By taking into consideration the advantages of Compact Substation(CSS)with dry type transformer over CSS with oil type transformers, all Compact substations are proposed to be kept inside the building having the dry type transformers without any enclosures.

The solar street lighting system will be connected to normal power supply also from the reliability point of view & each street lighting feeder will have the programmable timer & contactor circuit to automatically on & off the lights to account for the seasonal changes of days & nights & also for energy efficiency.

The utilities like STP also will have the power supply from the sustainable solar power through solar photovoltaic panels.

Development of solar farms has to be made from the initial stages of the design in the masterplan to reduce the capacity of the grid power supply.

10.2 Vision – Sustainable Infrastructure

10.2.4 Solid Waste Management

Sustainability is envisaged to be achieved through the four 'R's of Reduce, Reuse, Recycle and Recover which is the strategy for minimizing the solid waste from PALAVA to reduce the burden on Landfill.

- To reduce the amount of solid waste generated by creating proper awareness among the township dwellers and making them take the ownership of the environment. Source segregation of waste is to be encouraged. This helps in avoiding the contamination of different types of waste and ensures maximum recovery and recycling and thus leading to effective solid waste management.
- Second step is to reuse the material to the extent possible.
- Third is to recycle the material which cannot be reused.
- Fourth is to recover, in an environmentally acceptable manner, energy or manure from solid waste which cannot be economically and technically reused or recycled. This approach also ensures considerable reduction in the burden to the landfill which is in line with MSW 2000 rules. Figure (A) shows the solid waste management strategy to be followed in PALAVA and Figure (B) shows the components of effective solid waste management.



Solid Waste Management Strategy for PALAVA

Effective Solid Waste Management for PALAVA

