

## Annexure 10

### Proposed Scenario (area, amenities, infrastructure assumptions) for the Residential Zone

	Description	Parameters/Assumptions	Residential Zone					
			Sector 1	Sector 2	Sector 3	Sector 4	Sector 5	Total
(1)	Total area of sub-sector (in ha.)		22.65	20.26	26.02	22.35	20.42	111.7
(2)	Inhabitants		1500	3500	8000	12000	15000	40000
(3)	Density		27	70	124	217	297	
(4)	Coverage		50%	50-65%	40-70%	30-70%	20-70%	
(5)	Green space in built up area (in ha.)	(2)*4 - 2	0.60	1.12	1.37	1.65	2.05	6.80
(6)	Area for roads including cycle tracks and footpaths (in ha.)	(2)*7.5 - 3.5	1.13	2.10	2.74	4.13	3.59	13.69
(7)	Area for social infrastructure (health, education, public & semipublic, shopping & commercial) (in ha.)	(2)*5.75 - 2.5	0.86	1.61	2.28	2.89	2.57	10.22
		(7)*50%	0.43	0.81	1.14	1.45	1.28	5.11
(8)	Area for recreation including open spaces & parks and playgrounds (in ha.)	(2)*4.25 - 2	0.64	1.19	1.60	2.89	2.05	8.37
			2.19	4.10	5.48	8.47	6.93	27.17
(9)	Carpet area reqd. for residential use (in ha.)	(2)*30	4.50	10.50	24.00	36.00	45.00	120.00
(10)	Ground coverage reqd. for residential use (in ha.)	(9)*(4)	11.33	10.18	11.30	8.57	8.13	49.51
(11)	No. of floors reqd.	(9)/(10)	0.40	1.03	2.12	4.20	5.54	
			1.00	1.00	2.00	5.00	5.00	
(12)	Total floor area (in ha.)	(11)*(10)	11.33	10.18	22.60	42.87	40.65	127.62
(13)	FAR	(12)/(9)	2.52	0.97	0.94	1.19	0.90	
(14)	Additional area available (in ha.)	(1)-(5)-(6)-(7)-(8)-(10)	8.53	4.86	0.00	0.00	0.00	13.39