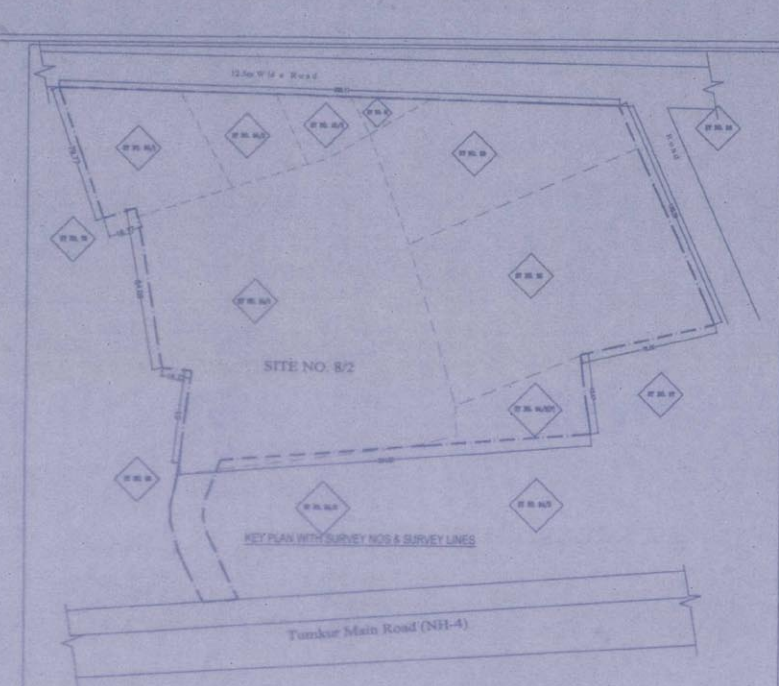
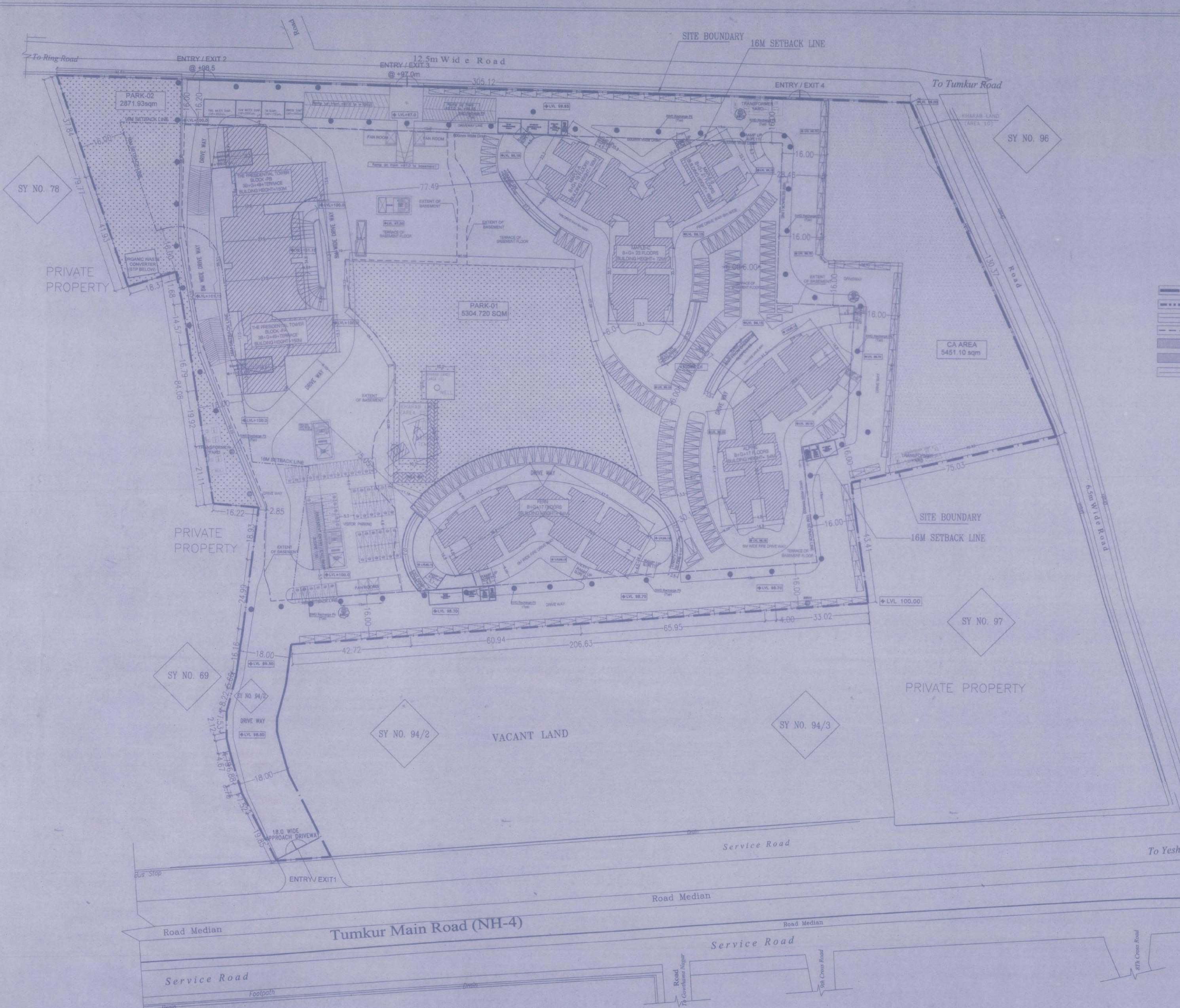




SITE AREA CALCULATION			
NOS.	SURVEY NOS.	TOTAL AREA	KHARAB LAND
1	90/1	1A 05G	
2	90/2	0A 22G	
3	90/3	0A 12G	
4	91	0A 04G	
5	93	1A 29G	1G
6	94/1	5A 15G	3G
7	94/3 (P)	0A 27.5G	
8	95	3A 14G	
TOTAL AREA =		13A 8.5G	4G
DEDUCT KHARAB LAND		(-) 4 G	
TOTAL AREA =		13A 8.5G - 4G = 13A 4.5G	

NET SITE AREA OF RESIDENTIAL DEVELOPMENT = 13A 4.5G (AS PER SALE DEED)

AREA SUMMARY FOR RESIDENTIAL DEVELOPMENT					
SI. No.	BLOCK NAME	NO. OF FLOORS	BUILT UP AREA	FAR AREA	GROUND HEIGHT OF BUILDING
1	MAPLE	B+G+23	36992.94	36992.94	1749.01
2	ALPINE	B+G+17	20096.80	20096.80	1189.99
3	FERN	B+G+17	20187.20	20187.20	1189.99
TOTAL (MAPLE, ALPINE & FERN)			77276.94	77276.94	4129.99
4	THE PRESIDENTIAL TOWER	3B+G+49	87917.31	87917.31	2309.06
5	3 BASEMENT AREA		33751.93		
TOTAL (THE PRESIDENTIAL TOWER)			91669.24	87917.31	2309.06
TOTAL AREA			224102.97	165194.25	6438.05

SUMMARY OF UNITS				
SI. No.	BLOCK NAME	FLOOR NO.	NO. OF UNITS PER FLOOR	TOTAL NO. OF UNITS
1	MAPLE	1	11	11x1=11
		2-19	12	12x18=216
		20-21	8	8x2=16
		22-23	4	4x2=8
2	ALPINE	1	7	7x1=7
		2-17	8	8x16=128
3	FERN	1	7	7x1=7
		2-17	8	8x16=128
4	THE PRESIDENTIAL TOWER	1	4	4x1=4
		2-45	8	8x43=344
		46&48	6	6x2=12
		47&49	2	2x2=4
TOTAL				886
5	3 BASEMENT TOWER	2	12	12x1=12
TOTAL INCLUDING EWS				897

REQUIRED EWS UNIT = 10% OF NO. OF UNITS PROPOSED
AS PER REVISED DP INCREASED NO. OF UNITS = 897 - 790 = 107 UNITS
EWS UNIT NO. = 107 X 10/100 = 10.7 UNITS
PROVIDED EWS UNIT = 12 UNITS

AREA STATEMENT FOR RESIDENTIAL DEVELOPMENT				
TOTAL SITE AREA	13A 8.5G	53468.67 SQM		
AREA OF 16M WIDE APPROACH ROAD		1432.00 SQM		
TOTAL SITE AREA INCLUDING APPROACH ROAD		54900.67 SQM (13A 22.8G)		
TOTAL SITE AREA	13A 22.8G	54900.67 SQM		
KHARAB LAND AREA	4 G	404.68 SQM		
SITE AREA AFTER DEDUCTION KHARAB		54495.99 SQM (13A 18.8G)		
NET SITE AREA AVAILABLE FOR RESIDENTIAL DEVELOPMENT		54495.99 SQM		
	%	PERMISSIBLE (IN SQMT)	PROPOSED (IN SQMT)	
PARKS & OPEN SPACES AREA	15.00%	8166.721	15.00%	8176.81
CHILD MORTUITY AREA	10.00%	5449.599	10.00%	5449.599
TOTAL AREA	25.00%	13616.320	25.00%	13626.41
NET SITE AREA AVAILABLE FOR RESIDENTIAL DEVELOPMENT (NET) = 54495.99 - 13616.32 = 40879.67 SQM				
NET FAR + TDR AREA ACHIEVED = 10504.25 SQMT				
TOTAL FAR AREA		FAR AREA	165194.25	
NET SITE AREA			40879.67	
TOTAL FAR + TDR ACHIEVED = 0.367				
PERMISSIBLE FAR + TDR = 0.30 (3.25-1.95)				
TOTAL NO. OF UNITS INCLUDING EWS = (886+12) = 897				

GROUND COVERAGE AREA FOR RESIDENTIAL DEVELOPMENT			
NET SITE AREA AVAILABLE FOR RESIDENTIAL DEVELOPMENT		40758.24 SQMT	
NET SITE AREA FOR RESIDENTIAL DEVELOPMENT		40758.24 SQMT	
PERMISSIBLE GROUND COVERAGE AREA		6415.74 SQMT	
NET GROUND COVERAGE AREA ACHIEVED		6415.74 SQMT	
TOTAL GROUND COVERAGE		6415.74 SQMT	
TOTAL GROUND COVERAGE		13.12%	
PARKING REQUIRED = 907		PARKING PROVIDED = 1485	

ORIENTATION

LOCATION PLAN

LEGEND:

- RECHARGING PIT
- RAIN WATER COLLECTION TANK

SECTION AT X-X

OWNER'S SIGNATURE:

ARCHITECT'S SIGNATURE

SANCTION DRAWING

PROJECT TITLE

RESIDENTIAL DEVELOPMENT
ON SURVEY NOS. 901, 902, 903,
91, 93, 94/1, 94/2, 94/3 (P) & 95
(BMP NO. 91/92)
YESHWANTPURA VILLAGE,
BANGALORE - 560022

RE MODIFIED DEVELOPMENT PLAN

SCALE 1:500

SHEET 1 OF 1

- The Re-Modified Residential plan is approved vide committee resolution No: 04/2015, Dt:28-01-2015 by Superseding the Modified Residential development issued on: 02-12-2013
- The Applicant has to abide by the Condition imposed in the Re-modified work order
- The Re-Modified Residential developmental plan sanctioned vide No: BDA/TPM/DLP-28/06-07/ 68 /15-16 , Dt: 09/04/2015

ASSISTANT ENGINEER

A.D.T.P.(W)

D.D.T.P.(W)

J.D.T.P.(W)

TPM

COMMISSIONER

PARK/OPEN SPACES & CIVIL AMENITIES FOR RESIDENTIAL DEVELOPMENT			
ITEM	AREA IN SQMT	ITEM	AREA IN SQMT
PAL	5443.599	DR (Excluding Khairab Land)	5443.599
TOTAL	8166.721	TOTAL	8166.721