



Date : 29.07.2017

**THE TOWN PLANNING MEMBER
BANGALORE DEVELOPMENT AUTHORITY
T CHOWDIAH ROAD
BANGALORE.**

Dear sir,

Sub: Request to issue of residential and commercial development plan for our proposed project situated at BBMP khata number 239/240/275/88/1, and 240/276/89/1 and sy no: 88/1 (p), 89/1 89/2, 90, 91, 92/1, 93/1, 93/2A, 93/2B, 93/3 93/4 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 (p) 98/2, 98/3, 98/4, 99, 100/1(p)102, 103, 104/4. Of Byatarayanapura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore -560092.

Ref: 1. DLP 32/14-15

2. Our letter dated: 08.12.2016
3. Your letter dated : DLP 32/14-15/4072/2016-17/27.01.2017
4. LAO letter dated : 11.04.2017
5. Your letter DLP-32/ 2014-15/377/2017-18/Dated: 23.05.2017
6. Our letter dated : 14.02.2017/29.07.2017

With reference to above, please find attached herein the Modified Development plan drawing.

The feedback on shifting a surface parking out of all buffer and other applicable comments are incorporated suitably.

Kindly request you to initiate necessary action in the matter and accord us the modified Development Plan sanction at the earliest and oblige.

Thanking you

For L&T Construction Equipment Limited (Realty Division)



K. Chandrashekar
(Authorized Signatory)



ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
 ೩, ಚಿರಾಯ್ತೆ ರಸ್ತೆ, ಬೆಂಗಳೂರು - ೫೬೦ ೦೨೬
 OFFICE OF THE COMMISSIONER
BANGALORE DEVELOPMENT AUTHORITY
 T. Chirayath Road, Bangalore - 560 026

ಮೂಲ ಪ್ರತಿ / ORIGINAL

ಪ್ರತಿ / No. **100010**

ಪ್ರತಿ ದಾಖಲೆ / ACKNOWLEDGEMENT

ಅರ್ಜಿದಾರ / Mr. L.T. Contruction Equipment
 English
 ಸಂಖ್ಯೆ / Address ಸಂಖ್ಯೆ : ೨೮/೧೫೭/೧೯೮೪
 Survey/Site No.
 ವಿಸ್ತೀರ್ಣ : Dyabekoppa peria
 Extension
 ವಿಷಯ : _____
 Subject

ದಾಖಲೆ ವಿಭಾಗಕ್ಕೆ / To which section

314016

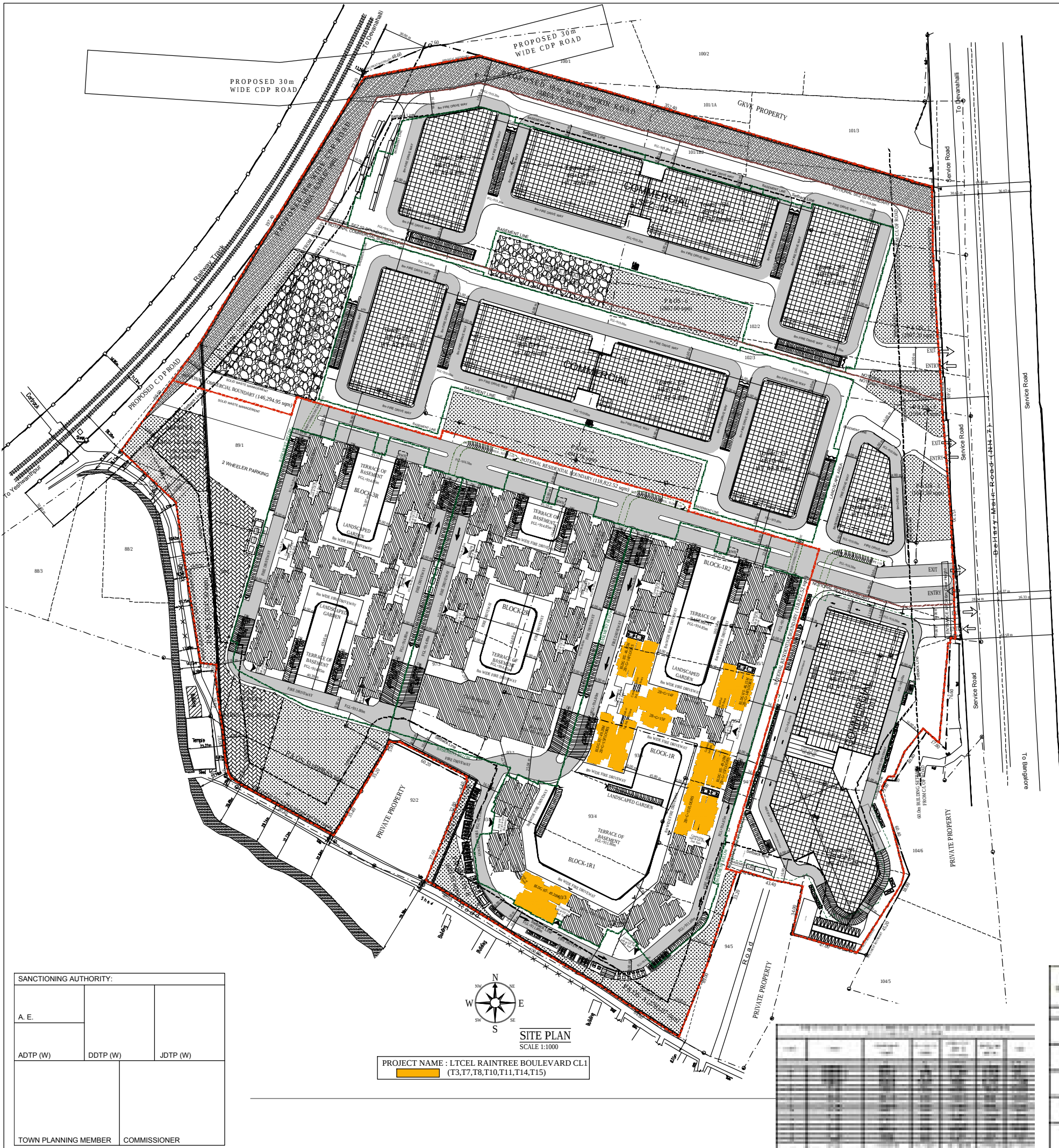
TPH

ಈ ಪ್ರತಿಯೊಂದಿಗೆ ಒಟ್ಟು ಎಷ್ಟು ಪ್ರತಿಗಳು ಸೇರಿವೆ
 Number of enclosures with this Representation.

ದಿನಾಂಕ : 29/7/17
 Date

[Signature]
 ಪರಿಶೀಲಕರನ ಸಹಿ
 Receiver's Signature
 B.D.A., Bangalore-20





SUMMARY			
1a.	NET SITE AREA AS PER DOCUMENT (SALE DEED) 67A 00.50G	=	272,199.41 sqm
1b.	Less Excess purchase in Sale Deed - Sy no 102/2 6.00G	=	607.02 sqm
1c.	NET AREA AS PER SALE DEED 67A 4.50G	=	271,592.39 sqm
2	less SITE AREA ACQUIRED BY NH	=	5,766.72 sqm
3	NET AREA AS PER DOCUMENTS	=	265,825.67 sqm
4	GROSS AREA AS PER BDA SURVEYOR DRAWING 66A 6.50G	=	267,747.90 sqm
5	Less KHARAB 4G(A) + 22G(B) 26.00G	=	2,630.43 sqm
6	NET AREA AS PER BDA SURVEYOR DRAWING (4-5) 65A 20.50G	=	265,117.47 sqm
7	LESS ROAD WIDENING AS PER RMP 2015 1A 20.00G	=	6,301.67 sqm
8	BALANCE SITE AREA AFTER DEDUCTING RMP Road (6-7) 64A 00.50G	=	258,815.80 sqm
9	SITE AREA FOR RESIDENTIAL	=	118,822.52 sqm
9a	10% PARKS AND OPEN SPACES OF (9).....	=	11,882.25 sqm
9b	5% CIVIC AMENITIES OF (9).....	=	5,941.13 sqm
10	BALANCE SITE AREA FOR RESIDENTIAL F A R AFTER DEDUCTING 5% of Civic Amenities (9 - 9b).....	=	112,881.39 sqm
11	PERMISSIBLE RESIDENTIAL F A R.....	=	3.25
12	PERMISSIBLE RESIDENTIAL F A R AREA = 3.25 x (10).....	=	368,864.52 sqm
	RESIDENTIAL FAR ACHIEVED.....	=	3,2497 < 3.25
13	SITE AREA FOR GROUND COVERAGE = (9 - 9b).....	=	112,881.39 sqm
14	PERMISSIBLE GROUND COVERAGE AREA = 50% x (9 - 9b).....	=	56,440.69 sqm
	RESIDENTIAL GROUND COVERAGE ACHIEVED.....	=	28,001.98 sqm
	RESIDENTIAL GROUND COVERAGE ACHIEVED.....	=	24.81 < 50%
15	SET BACK PROVIDED.....	=	16 m
16	PERMISSIBLE HEIGHT OF BUILDINGS.....	=	51.9 m
17	SITE AREA FOR COMMERCIAL.....	=	1,46,294.95 sqm
18	10% PARKS AND OPEN SPACES OF (17).....	=	14,629.50 sqm
19	5% SURFACE CAR PARKING OF (17).....	=	7,314.75 sqm
20	BALANCE SITE AREA FOR COMMERCIAL F A R AFTER DEDUCTING 10% of Parks & Open Spaces (17-19).....	=	1,31,665.46 sqm
21	PERMISSIBLE COMMERCIAL F A R AREA = 3.25 x 131,665.46.....	=	4,27,912.71 sqm
	COMMERCIAL FAR ACHIEVED.....	=	4,27,850.00 sqm
	COMMERCIAL FAR ACHIEVED.....	=	3.2495 < 3.25
22	PERMISSIBLE GROUND COVERAGE AREA = 45% x 131,665.46.....	=	59,249.45 sqm
	COMMERCIAL GROUND COVERAGE ACHIEVED.....	=	42,389.68 sqm
	COMMERCIAL GROUND COVERAGE ACHIEVED.....	=	32.19 % < 45%
23	SET BACK PROVIDED.....	=	16 m
24	PERMISSIBLE HEIGHT OF BUILDINGS.....	=	51.9 m

RESIDENTIAL APARTMENT COUNT	
TOTAL NO OF APARTMENTS EXCLUDING EWS	= 2,031 APTS
TOTAL NUMBER OF EWS UNITS	= 210 APTS
TOTAL NUMBER OF APARTMENTS IN THE DEVELOPMENT = 2,241 APTS	
EWS ACHIEVED (210 nos / 2031 nos.)	= 10.34%

PARKING - NON-RESIDENTIAL	
SURFACE PARKING	= 45 CARS
RESIDENTIAL BASEMENT - 1	= 1,410 CARS
RESIDENTIAL BASEMENT - 2	= 1,350 CARS
TOTAL CAR PARKING PROVIDED	= 3,205 CARS

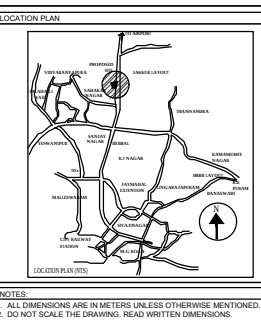
RESIDENTIAL OVERALL AREA					
Sl. No.	Particulars	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)
1	Plot Area	272,199.41	272,199.41	272,199.41	272,199.41
2	Less Excess purchase in Sale Deed	607.02	607.02	607.02	607.02
3	NET AREA AS PER SALE DEED	271,592.39	271,592.39	271,592.39	271,592.39
4	Less SITE AREA ACQUIRED BY NH	5,766.72	5,766.72	5,766.72	5,766.72
5	NET AREA AS PER DOCUMENTS	265,825.67	265,825.67	265,825.67	265,825.67

OVERALL AREA					
Sl. No.	Particulars	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)
1	Plot Area	272,199.41	272,199.41	272,199.41	272,199.41
2	Less Excess purchase in Sale Deed	607.02	607.02	607.02	607.02
3	NET AREA AS PER SALE DEED	271,592.39	271,592.39	271,592.39	271,592.39
4	Less SITE AREA ACQUIRED BY NH	5,766.72	5,766.72	5,766.72	5,766.72
5	NET AREA AS PER DOCUMENTS	265,825.67	265,825.67	265,825.67	265,825.67

A PARKS & OPEN SPACES - RESIDENTIAL	
P & OS - A =	2,783.07 sqm
P & OS - B =	683.93 sqm
P & OS - C =	374.41 sqm
P & OS - D =	4,908.65 sqm
P & OS - E =	3,145.50 sqm
TOTAL	= 11,895.56 sqm
	= 10.011% > 10%
B CIVIC AMENITIES - RESIDENTIAL	
CA - A =	1,422.87 sqm
CA - B =	4,528.30 sqm
TOTAL	= 5,951.17 sqm
	= 5.008% > 5%

PARKING - RESIDENTIAL			
CAR PARK REQUIREMENT (FOR RESIDENTIAL)			
APARTMENT AREA IN sqm	NO. OF APTS	NO. OF CARS	TOTAL
LESS THAN 50 sqm	210	1 per 2 apts	105
50 sqm to 150 sqm	928	1	928
150 sqm to 225 sqm	1,103	1	1,103
225 sqm to 300 sqm	0	2	0
TOTAL	2,241 apts		2,136 cars
ADDITIONAL 10% VISITORS CAR PARKING			214 cars
CAR PARKING FOR CLUB (1 CAR PER 50 sqm)			90 cars
TOTAL REQUIREMENT (RESIDENTIAL)			2,440 cars
TOTAL CAR PARKING PROVIDED			
SURFACE PARKING		= 45 CARS	
RESIDENTIAL BASEMENT - 1		= 1,410 CARS	
RESIDENTIAL BASEMENT - 2		= 1,350 CARS	
TOTAL CAR PARKING PROVIDED		= 3,205 CARS	

PARKS & OPEN SPACES - NON-RESIDENTIAL	
SURFACE PARKING	= 45 CARS
RESIDENTIAL BASEMENT - 1	= 1,410 CARS
RESIDENTIAL BASEMENT - 2	= 1,350 CARS
TOTAL CAR PARKING PROVIDED	= 3,205 CARS



- LEGEND
- SITE BOUNDARY (AS PER DOCUMENT)
 - SITE BOUNDARY (AS PER PHYSICAL SURVEY)
 - RAILWAY LINE
 - LEAST SETBACK LINE
 - 60m BUILDING SETBACK FROM C/L OF BELLARY ROAD
 - 30m BUILDING SETBACK FROM RAILWAY BOUNDARY
 - PROPOSED C D P ROAD
 - PARKS AND OPEN SPACE RESERVE
 - CIVIC AMENITIES
 - ACCESS ROAD
 - 8m WIDE FIRE DRIVEWAY
 - PROPOSED COMMERCIAL BUILDING
 - MODIFICATION OF APPROVED BUILDING AS PER BDA WORK ORDER NO. BDA/TPM/DLP-32/2014-15/2330 DATED 18-09-2015
 - EXTENT OF BASEMENT BELOW ROAD LEVEL
 - SURFACE CAR PARKING

OWNER'S NAME & ADDRESS:
L&T CONSTRUCTION EQUIPMENT LTD.
REGISTERED OFFICE:
L&T HOUSE, N.M. MARG
BALLARD ESTATE, MUMBAI, 400 001
BANGALORE OFFICE:
BELLARY ROAD, NEXT TO GKVK,
BYATRAYANAPURA, BANGALORE 560 092

OWNER'S SIGNATURE:
L&T CONSTRUCTION EQUIPMENT LTD. - REALTY DIVISION

(AUTHORISED SIGNATORY)

PLANNER'S / ENGINEER'S SIGNATURE :
LAKSHMAN S
BCG/BL/3.6/E-3882/2012-13

PROJECT TITLE:
MODIFIED RESIDENTIAL AND NON - RESIDENTIAL DEVELOPMENT (COMMERCIAL / OFFICE / REATIL) PLAN ON KATHA NO. 239240/275/88/1, 240/278/89/1, OF WARD NO. 07, AND SY. NOS. 88/1, 88/2(P), 88/1, 88/2, 90, 91, 92/1, 93/1, 93/2, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1(P), 98/2, 98/3, 98/4, 99, 100/1(P), 101/1B, 101/2, 101/2(P), 102/1, 102/2, 102/3, 103, 104/1, 104/2, 104/3, 104/4, OF BYATRAYANAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH, BELLARY ROAD, BANGALORE - 560092

PROJECT CONSULTANTS :
RSP Design Consultants (India) Pvt Ltd.
RSP HOUSE, #10, MUSEUM ROAD, BANGALORE - 56001 TEL: 2259888 FAX: 2259818

SIGNATURES :
PROJECT ARCHITECT PROJECT CO-ORDINATOR

DRAWING TITLE
MODIFIED DEVELOPMENT PLAN FOR DLP 32 / 2014-15

NOTE :
ALL DIMENSIONS ARE IN METRES

ORIENTATION :
N
1 OF 2

TITLE NAME :
SCALE : 1:1000 DATE : 27/08/2017
DEALT : VINAYAK CHECKED : LAKSHMAN

JOB NO : 18083 DRAWING NO : SD-101