



Y. LIVING

LUXURY 4BHK DUPLEX RESIDENCES
SARJAPUR, BANGALORE

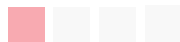
P R A X I S







CI ARCHITECTURE PRESENTATION

DECEMBER 2025

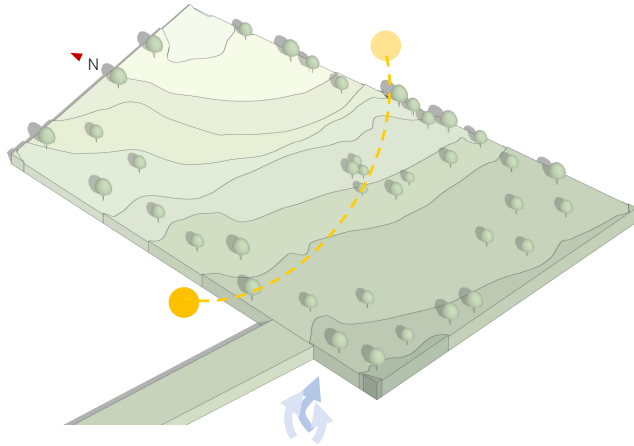


BRIEF & SITE



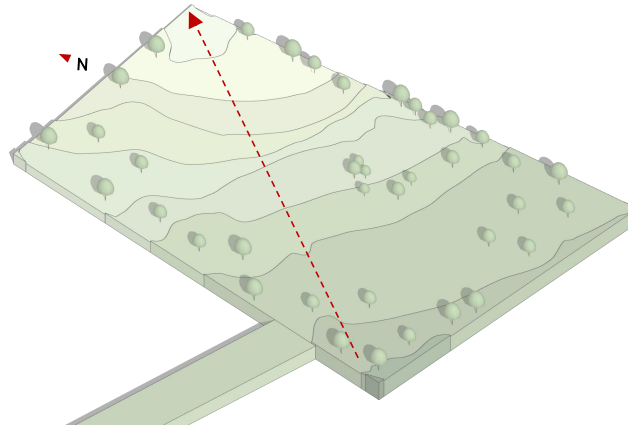
-  Site
-  Sulikunte hokkasandra Raod
-  Kodati Sulikunte Road
-  Huskur Dommasandra Road
-  1 Sulikunte Kere
-  2 Ryan Internation school





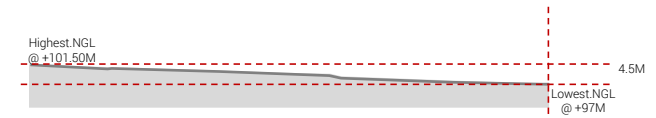
1. Sun path diagram

The East portion receives the pleasant morning sun. The wind flow happens primarily along the West to East








2. Contour Analysis

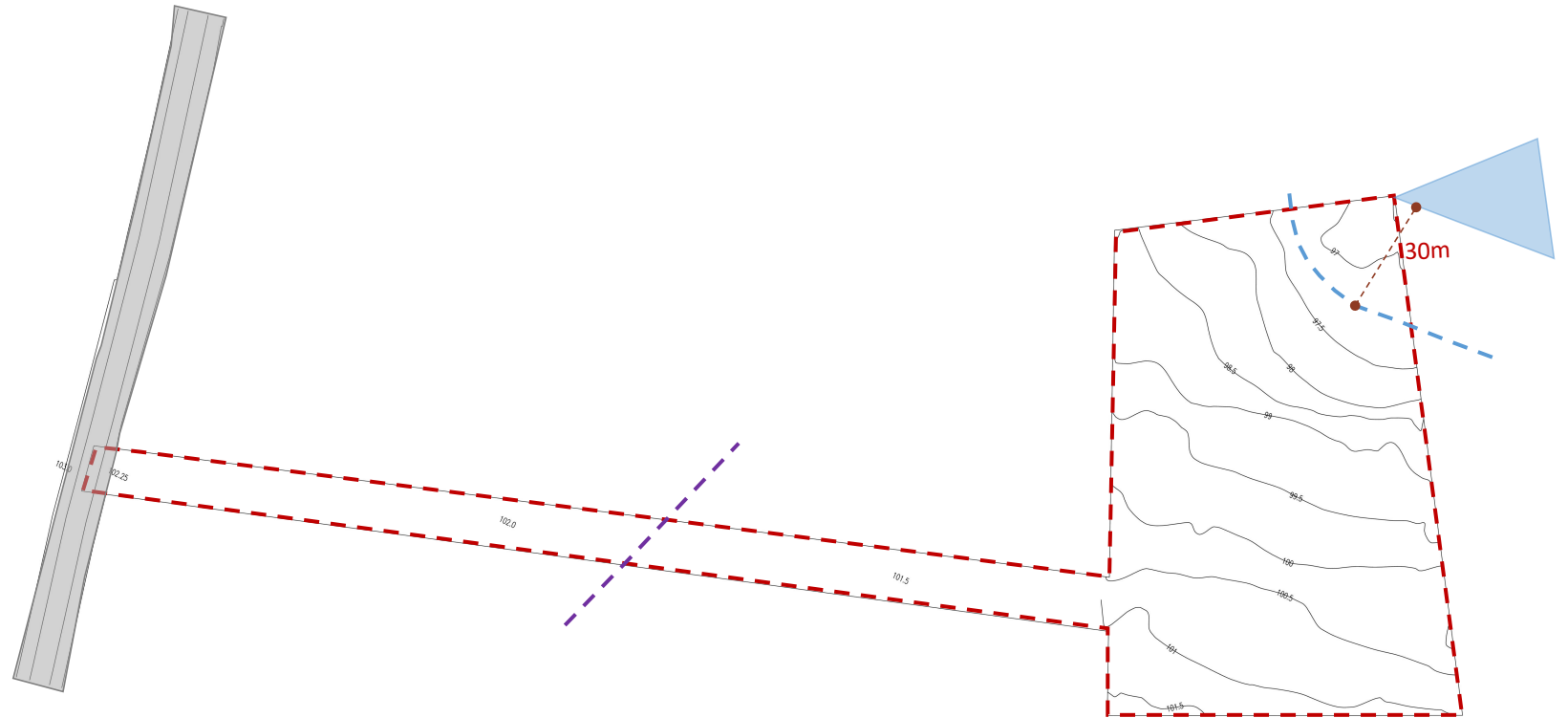
The site slopes down from South-West to North-East direction with South-West being the highest point by 4.5 m.

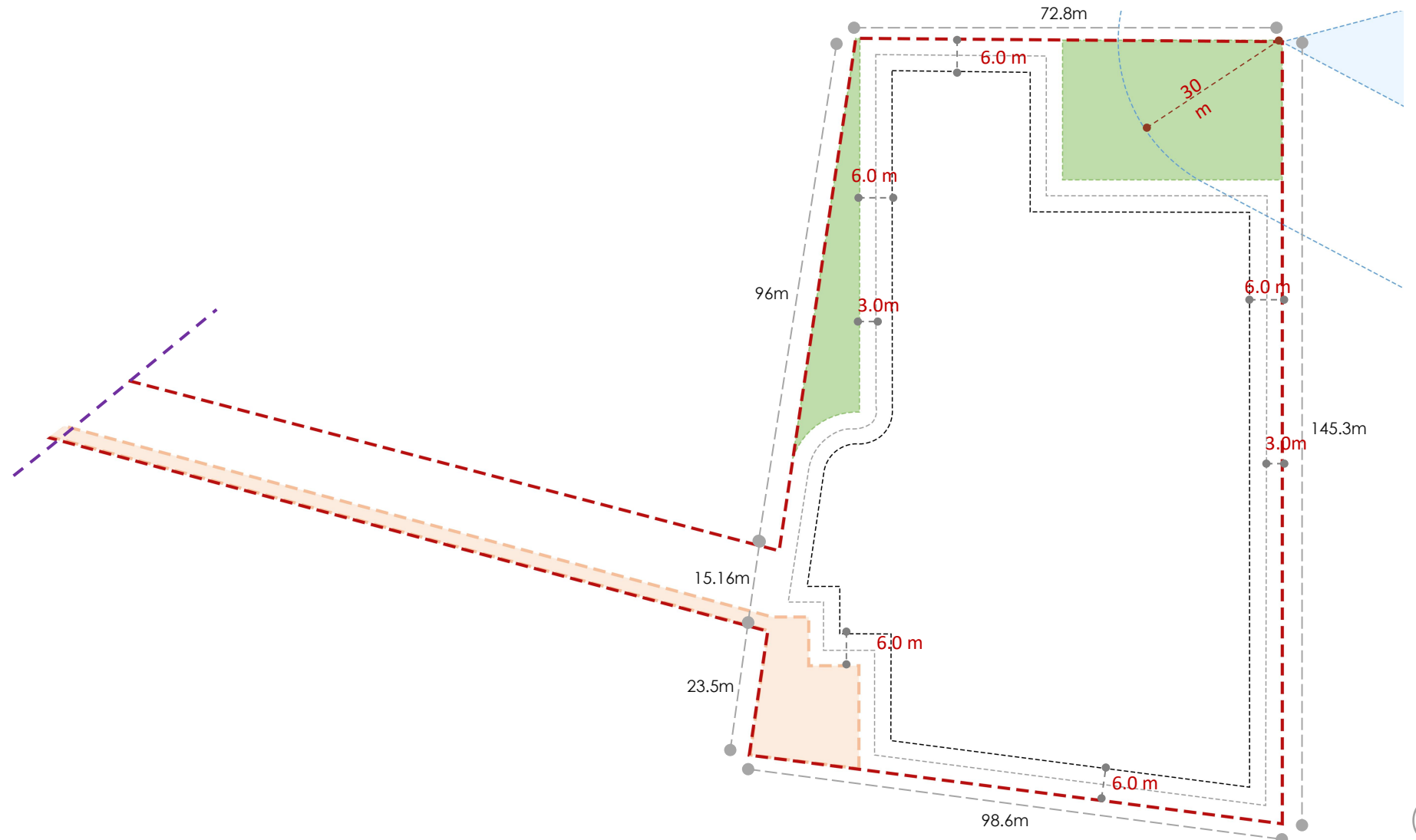


3. Schematic Section

- Land Area : 3.62 Acres (14,660 SQM)
- Lake buffer Area : 0.02 Acres (116.7 SQM)
- 10% of Site area for Parks and Open Spaces (1466 SQM)
- 5% of Site area for CA (733 sqm)

-  Site Boundary
-  Road
-  Lake
-  Lake Buffer - 30 m
-  PRR Toll Limit





LEGEND

- - - Site Boundary
- - - Setback
- - - Basement setback - 3 m
- - - PRR Toll Limit
- - - Lake Buffer - 30 m
- POS - 10% - 1466 sqm
- CA Site - 5% - 733 sqm
- Lake





PLANNING



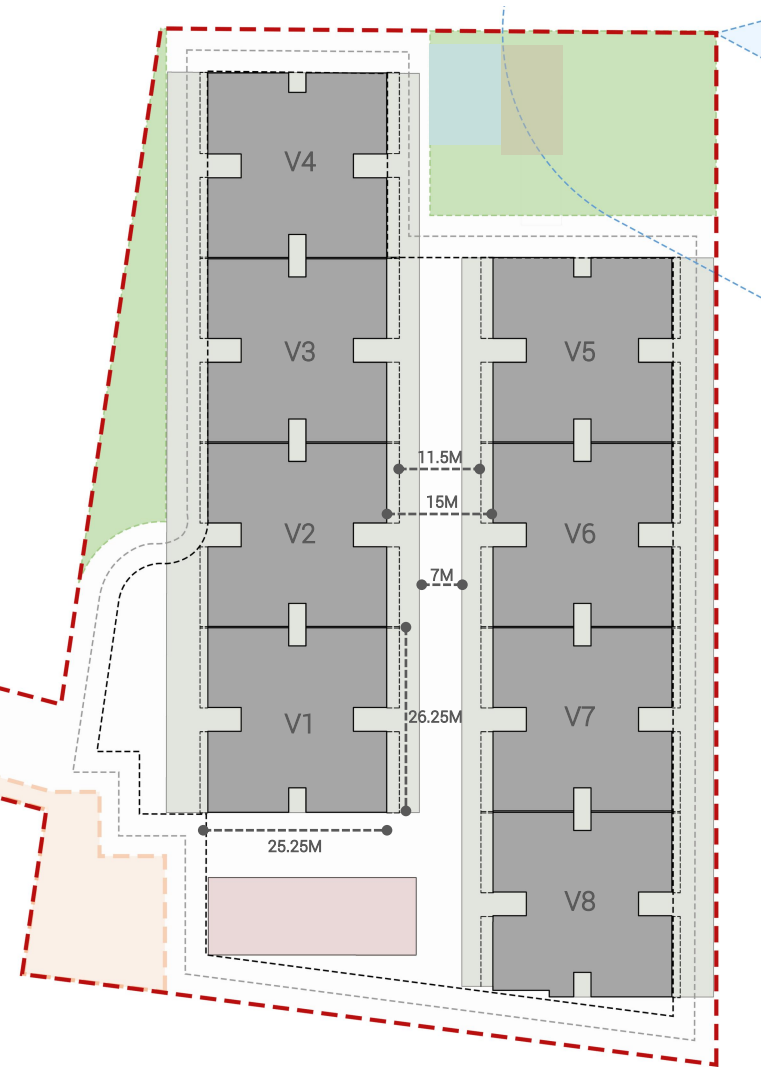
FEEDBACKS		REMARKS
Align West Tower north facade with setback to widen Living Rooms.	Incorporated	
In the Lower Duplex of all units, the Exit space from Utility be included into the house to make other spaces wider	Incorporated	
Remove Balcony in the Garden Residences and merge the area into the bedroom as a study extension, considering the direct access to large private gardens.	Incorporated	
Upper Duplex corridor dead space in front of Elevator to be added into the home	Incorporated	
Driveway for vehicular movement between towers to be converted to a long swimming pool with lush landscape.	-	Swimming Pool located in POS and the driveway is enhanced with landscape
FAR to be calculated on Gross site area	Incorporated	
Park & Open spaces can possibly be part of building setbacks. Northern side of East block building line can be pushed to align with POS line and the extra space gained can be equally distributed to all units in this tower.	Not Incorporated	
3 blocks on the Western side can possibly be extended horizontally by utilising POS as setbacks.	Not Incorporated	
Add balcony projections in the Living/Dining/Bedrooms for both the levels of Non Garden residences of width 1.75m and 1.1m respectively	Incorporated	

LEGEND

- Site Boundary
- Setback
- Basement setback - 3 m
- Lake Buffer - 30 m
- POS - 10% - 1466 sqm
- CA Site - 5% - 733 sqm

- Residential Tower
- POS
- Civic Amenities
- Clubhouse
- Swimming Pool
- Private Gardens

ENTRY
EXIT



NO. OF UNITS

Garden Villas	:	4 per Tower
Tree Villas	:	4 per Tower
Terrace Villas	:	4 per Tower
Total nos of Units per Tower	:	12
Nos of Towers	:	8
Total Units	:	12 X 8=96

LEGEND

- - - - Site Boundary
- - - - 6M Setback
- - - - Basement setback - 3 m
- - - - Lake Buffer - 30 m
- - - - Vehicular Circulation - Entry
- - - - Vehicular Circulation - Exit



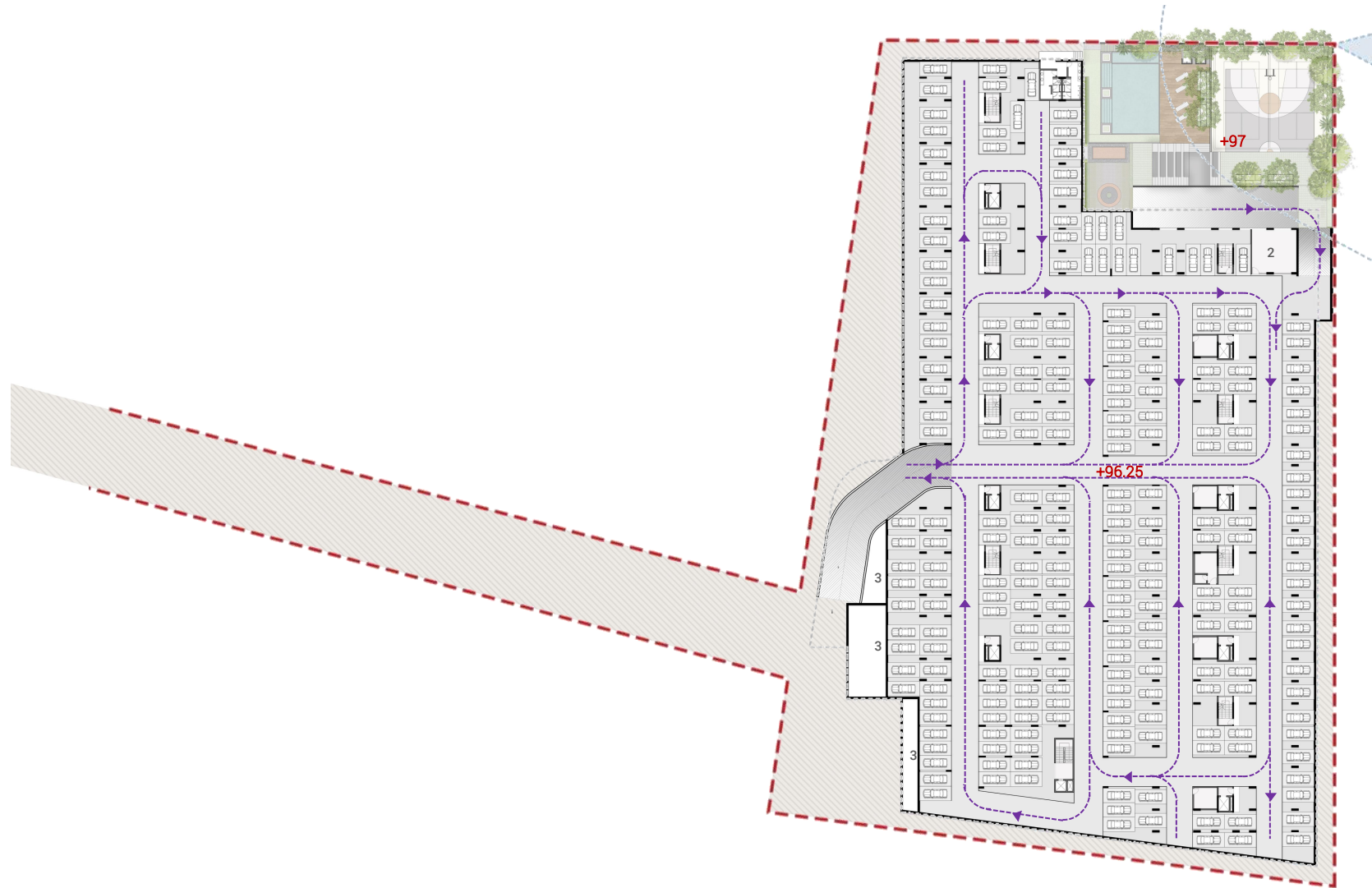
NO. OF CAR PARKS

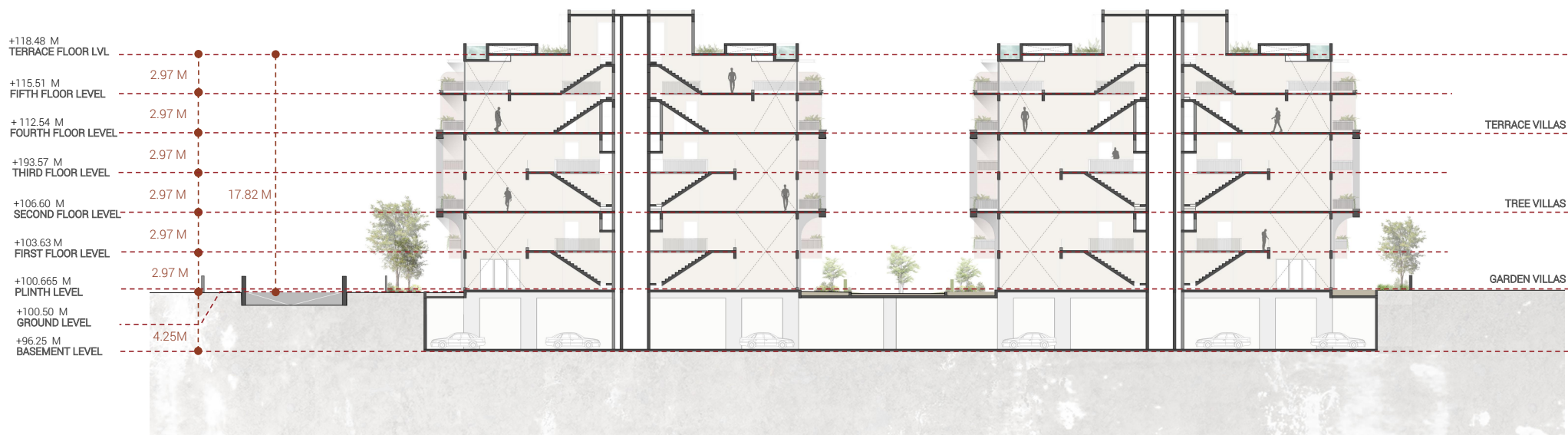
Single Car Parks	:	169 X 1 = 169
Valet Car Parks	:	34 X 2 = 68
Surface Car Parks	:	08 x 1 = 08
Total nos of Car Parks :		211 245

LEGEND

- 1. Pool Toilets
- 2. Society meeting room
- 3. Services

- - - - Site Boundary
- - - - Basement setback – 3 m
- - - - Lake Buffer - 30 m
- - - - Vehicular Circulation

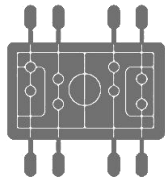






AMENITIES

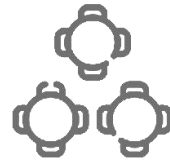




Foosball



Yoga



Banquet hall



Jogging track



Table tennis



Multipurpose court



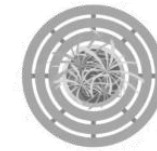
Swimming pool



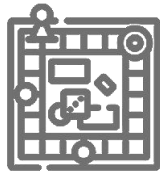
Outdoor seating



Leisure park



Tree court



Indoor games



Amphitheatre



Gym



Billiards



Cards



Kid's play area



Senior park



Pet park

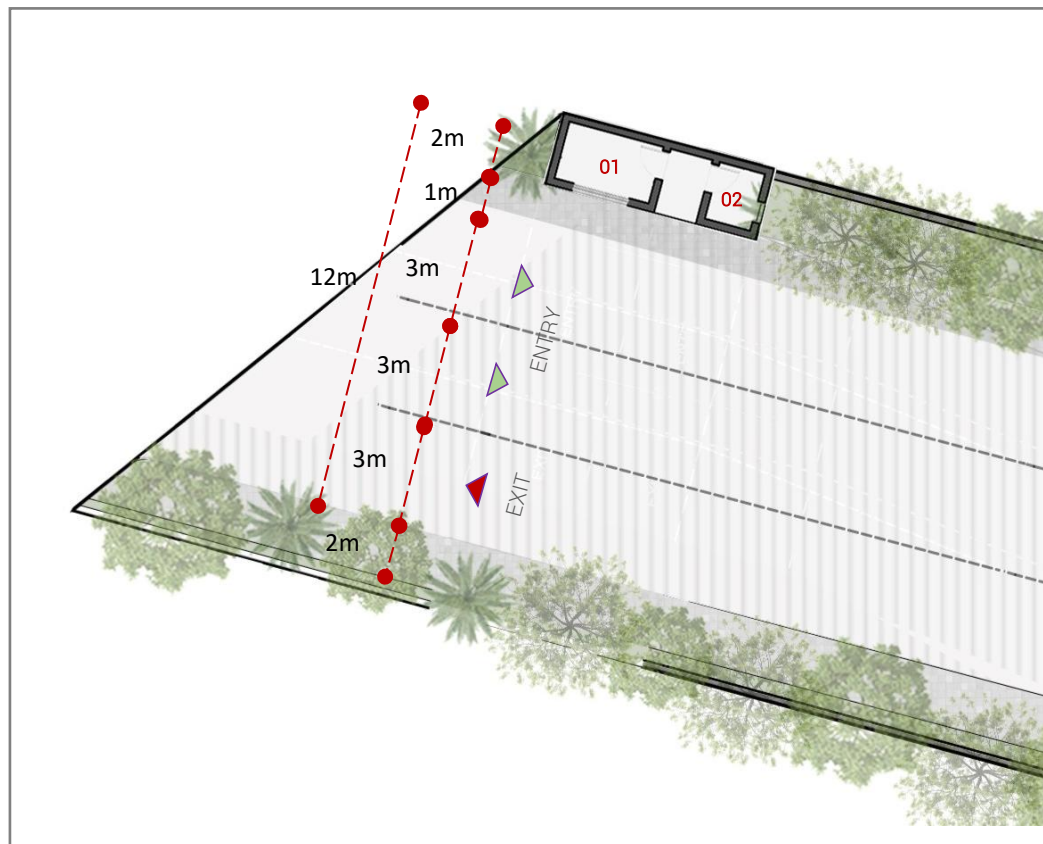
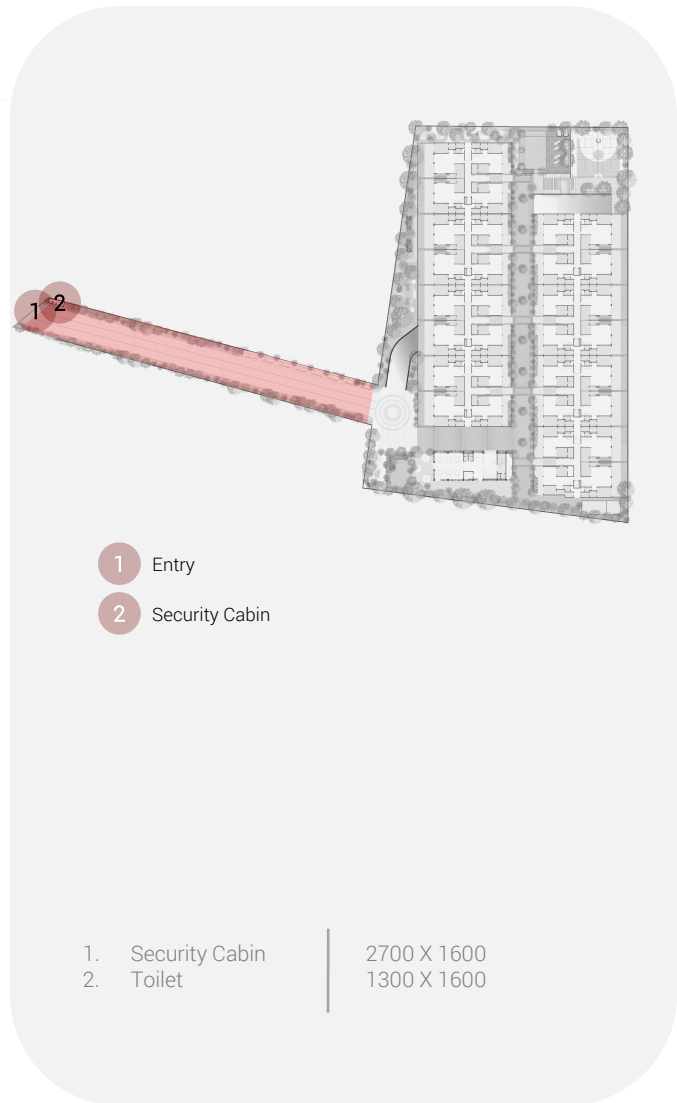


Studio room

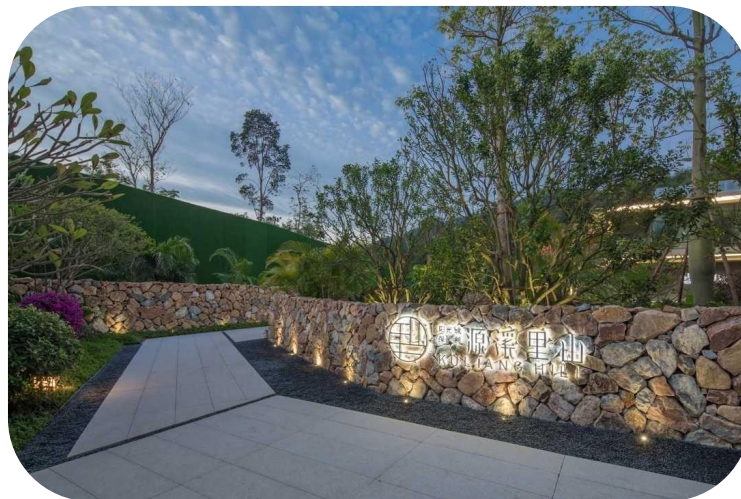
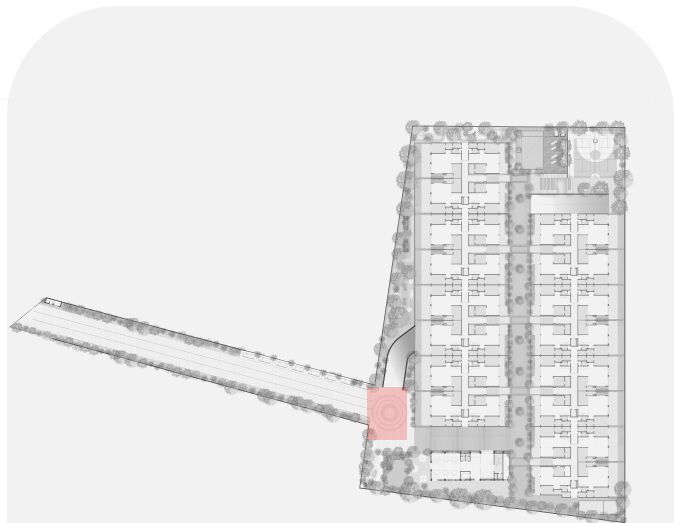


Pool



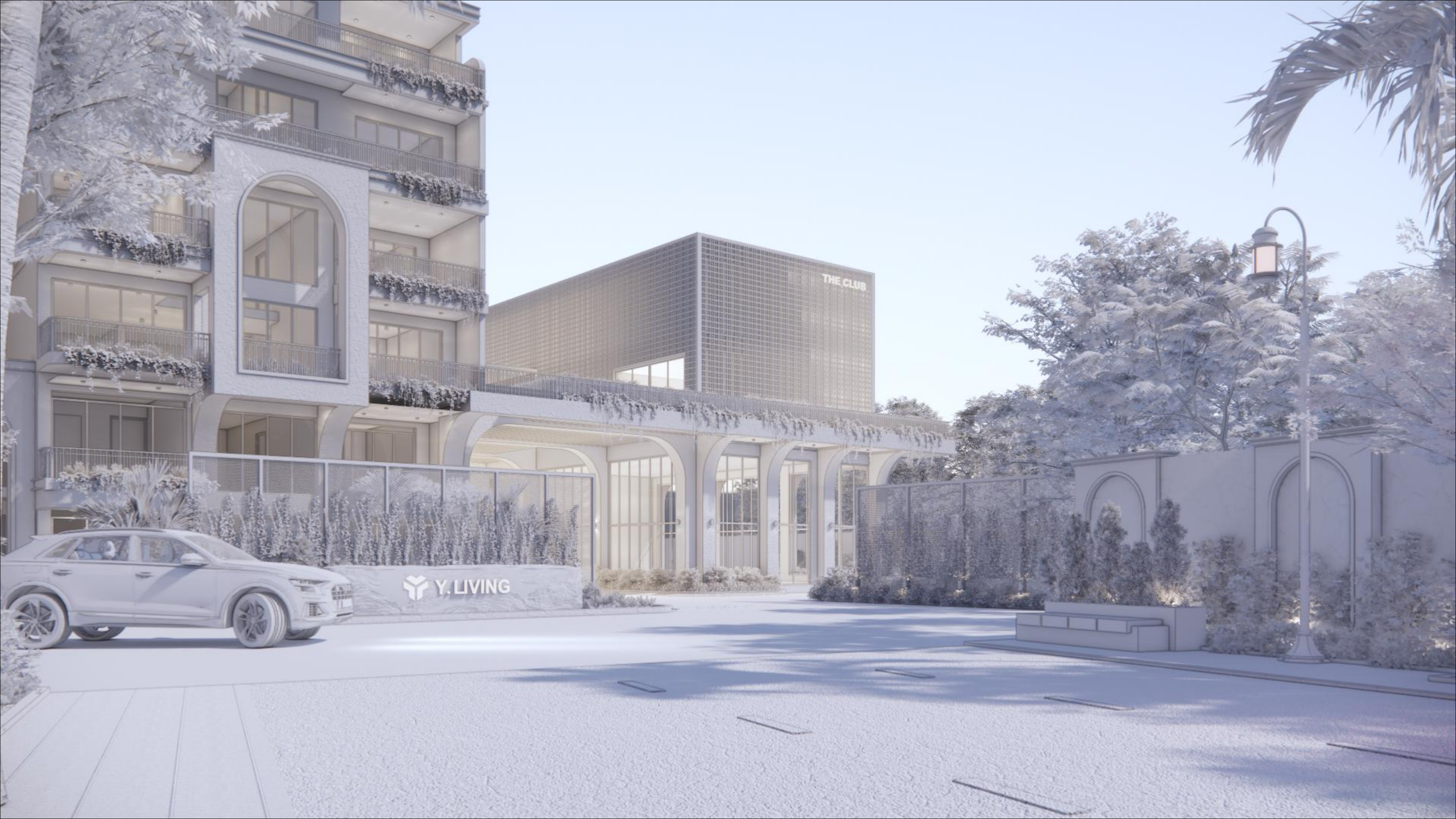


Entry Experience - Boulevard



The entry experience forms the first point of arrival for both visitors and residents. A roundabout with a signature tree, framed by the compound wall and lush green edges, creates a welcoming and memorable introduction to the development.

Entry Experience - Drop off



THE CLUB

Y. LIVING



1.	Lobby	4700 X 9170	5.	Multi Purpose Hall	10200 X 9200
2.	Pre Function	3540 X 9170	6.	Lift Lobby	3000 X 3000
3.	Toilets	1600 X 2700	7.	Electrical Room	2250 X 9470
4.	Pantry	3300 X 2600			

FLOOR FAR: 301.01 SQM | 3,240.044 SFT
BUILT UP AREA: 626.31 SQM | 6,741.544 SFT
TOTAL BUILT UP AREA: 1205.24 SQM | 12,973.095 SFT
TOTAL BUILT UP AREA: 824.4 SQM | 8,873.767 SFT



- | | | | |
|------------------|--------------|------------------|--------------|
| 1. Gym | 22590 X 9170 | 5. Studio room | 6000 X 6000 |
| 2. Female toilet | 5520 X 3520 | 6. OTS spill out | 10840 X 5400 |
| 3. Male toilet | 7280 X 3520 | 7. Lift lobby | 3000 X 3000 |
| 4. Yoga deck | 11500 X 5400 | | |

FLOOR FAR: 281.86 SQM | 3,033.915 SFT
BUILT UP AREA: 309.63 SQM | 3,332.829 SFT
TOTAL BUILT UP AREA: 1205.24 SQM | 12,973.095 SFT
TOTAL BUILT UP AREA: 824.4 SQM | 8,873.767 SFT

Clubhouse - First floor



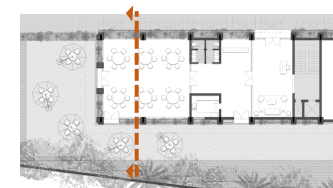
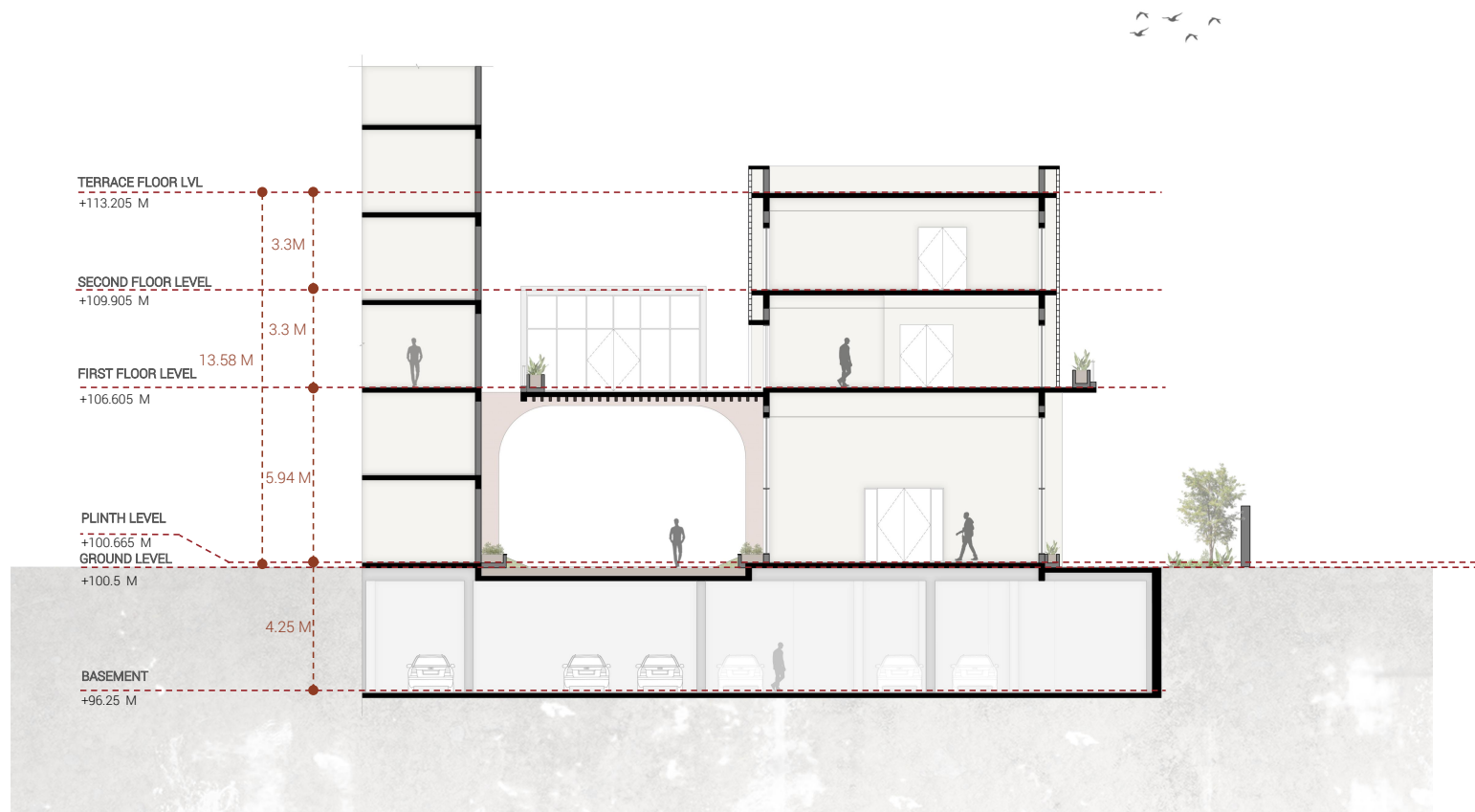


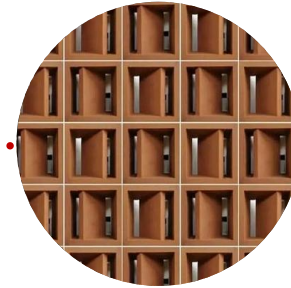
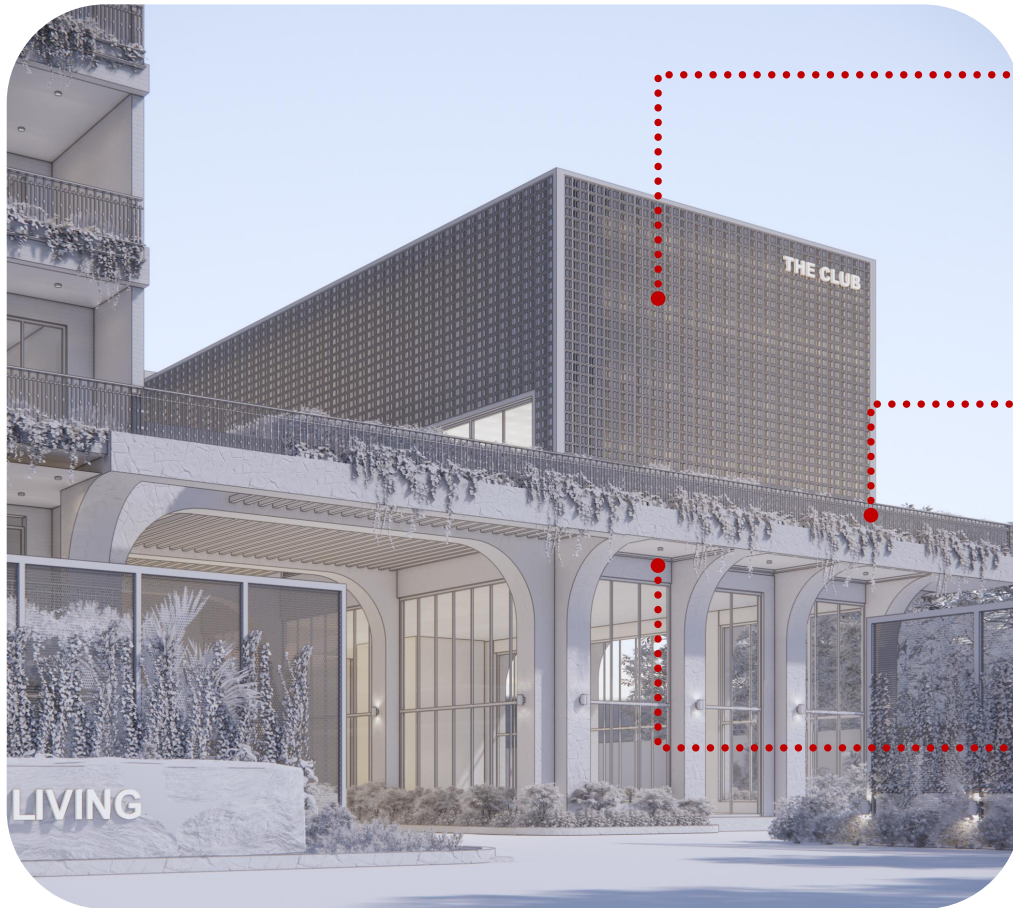
1. Indoor Games (15540 X 4720) + (7450 X 4450)
2. Table Tennis 7900 X 4500
3. Pool 6950 X 9170
4. Lift Lobby 3000 X 3000

FLOOR FAR: 241.53 SQM | 2599.807 SFT
BUILT UP AREA: 269.30 SQM | 2898.721 SFT
TOTAL BUILT UP AREA: 1205.24 SQM | 12,973.095 SFT
TOTAL BUILT UP AREA: 824.4 SQM | 8,873.767 SFT

Clubhouse - Second floor







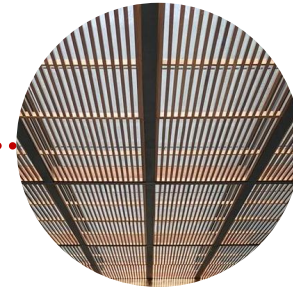
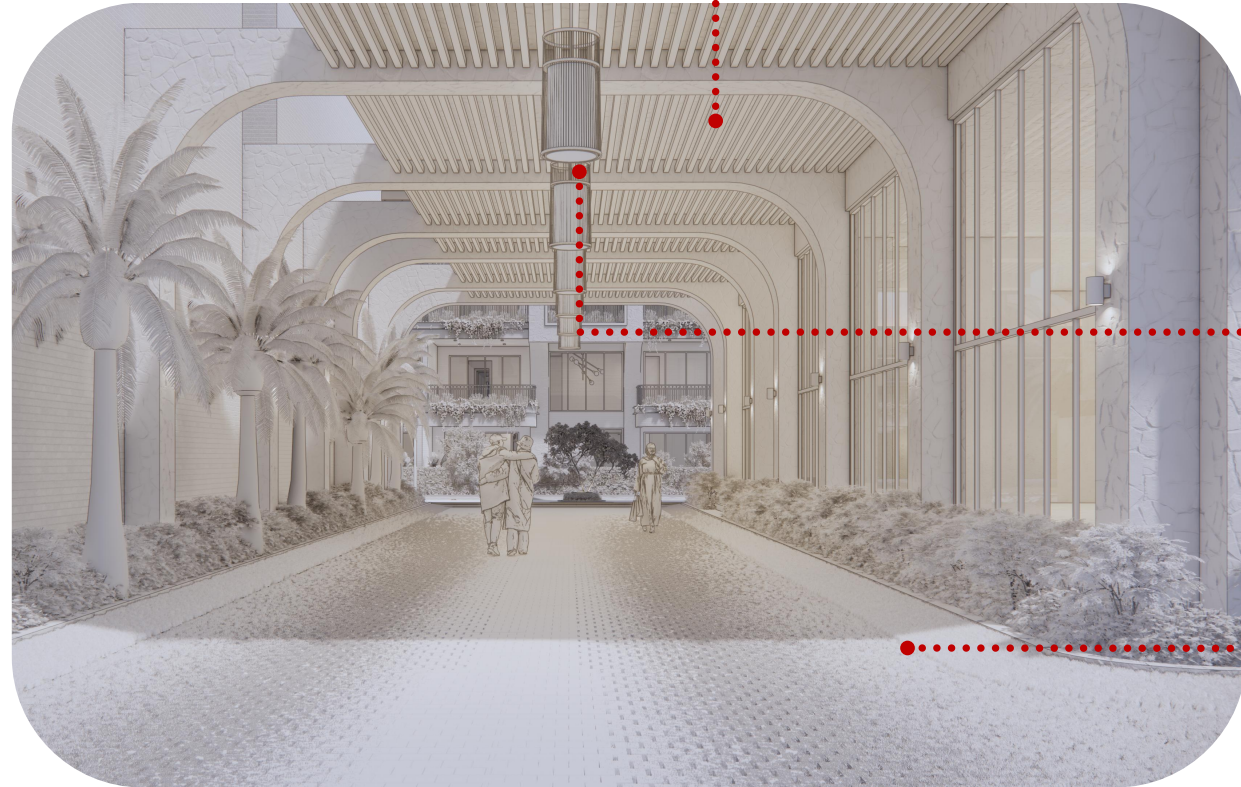
TERACOTTA JAALI



RAILING WITH PLANTER BOX



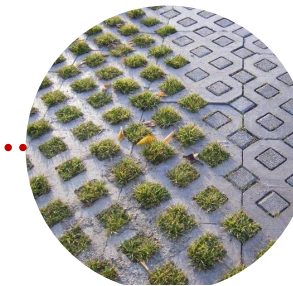
HALF ARCH



WOODEN LOUVER CEILING

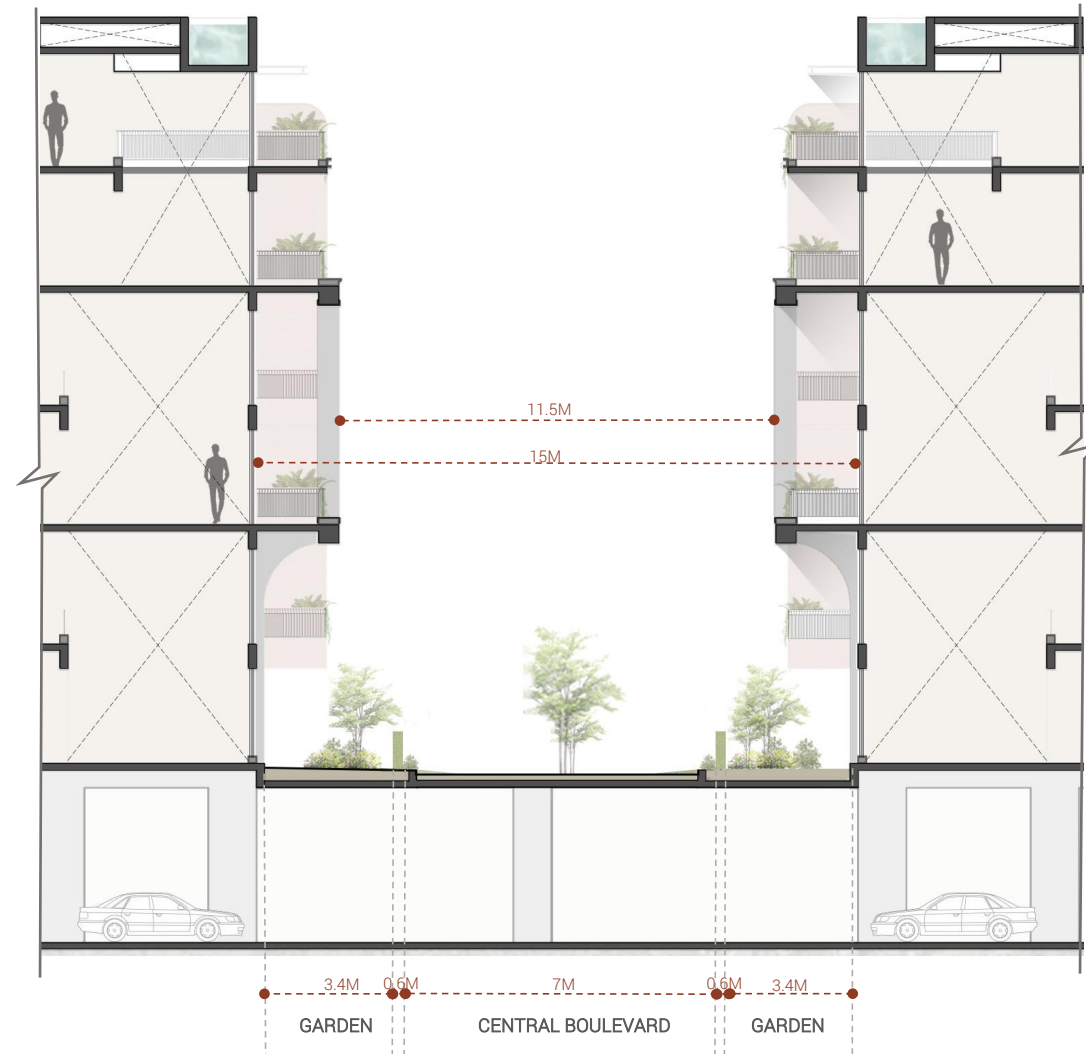
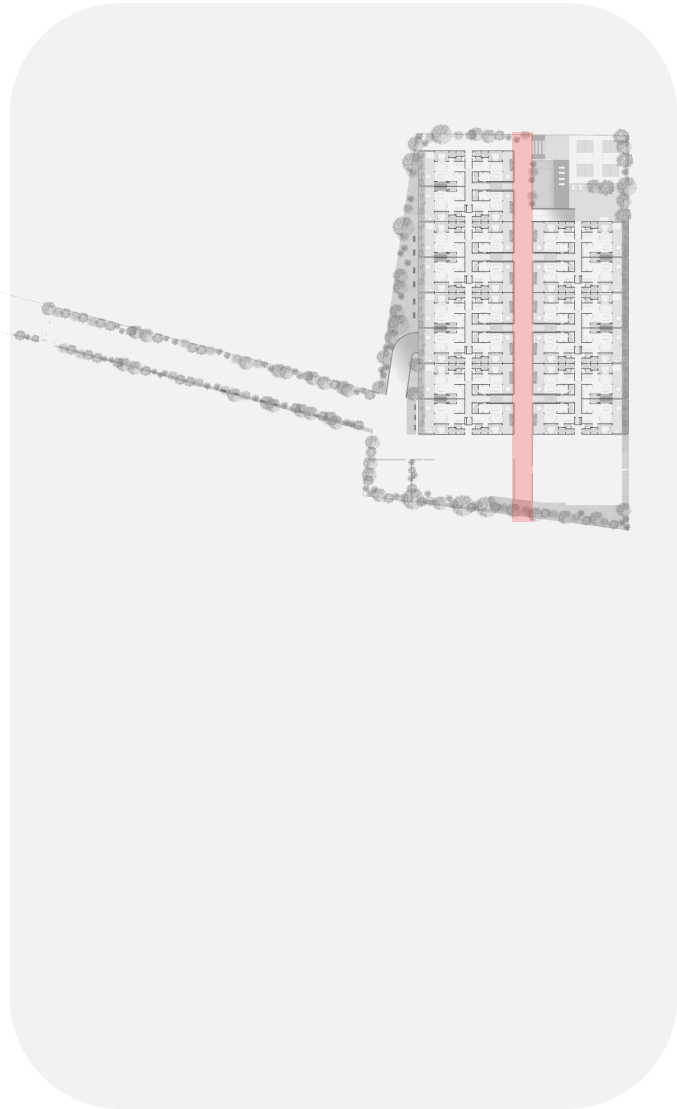


DROP LIGHTS



PAVERS

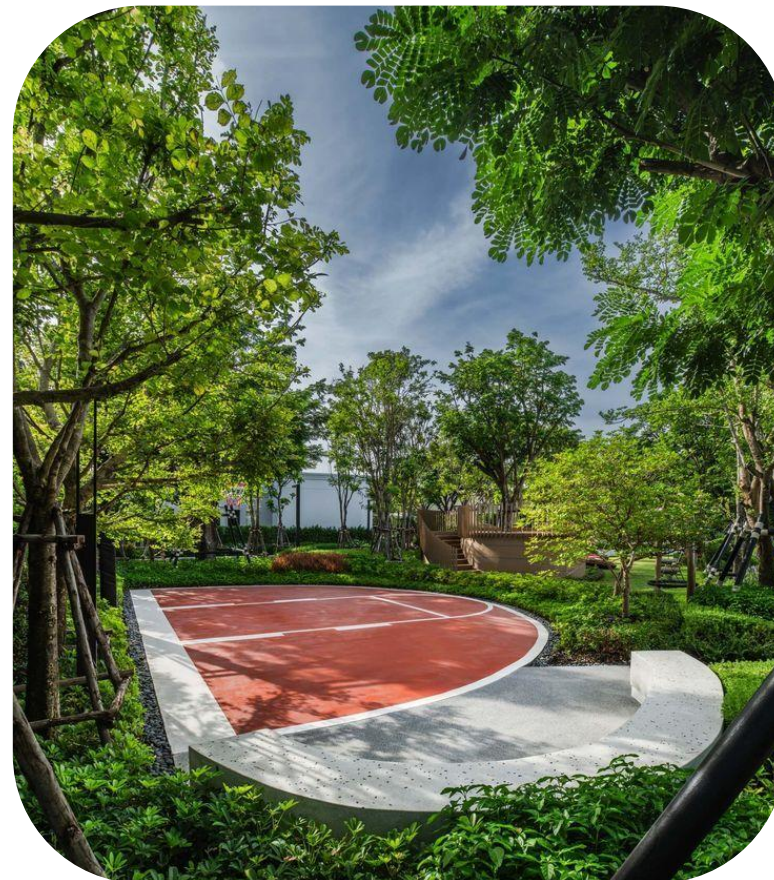
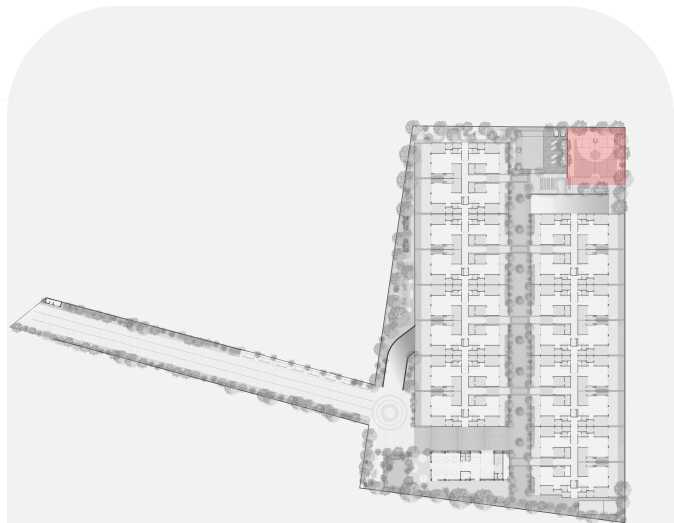




Boulevard Section







The Sports Zone features vibrant colors and state-of-the-art facilities, meticulously designed to support a diverse array of sports. The location of the Sports Zone ensures ample room for outdoor activities and unrestricted movement.

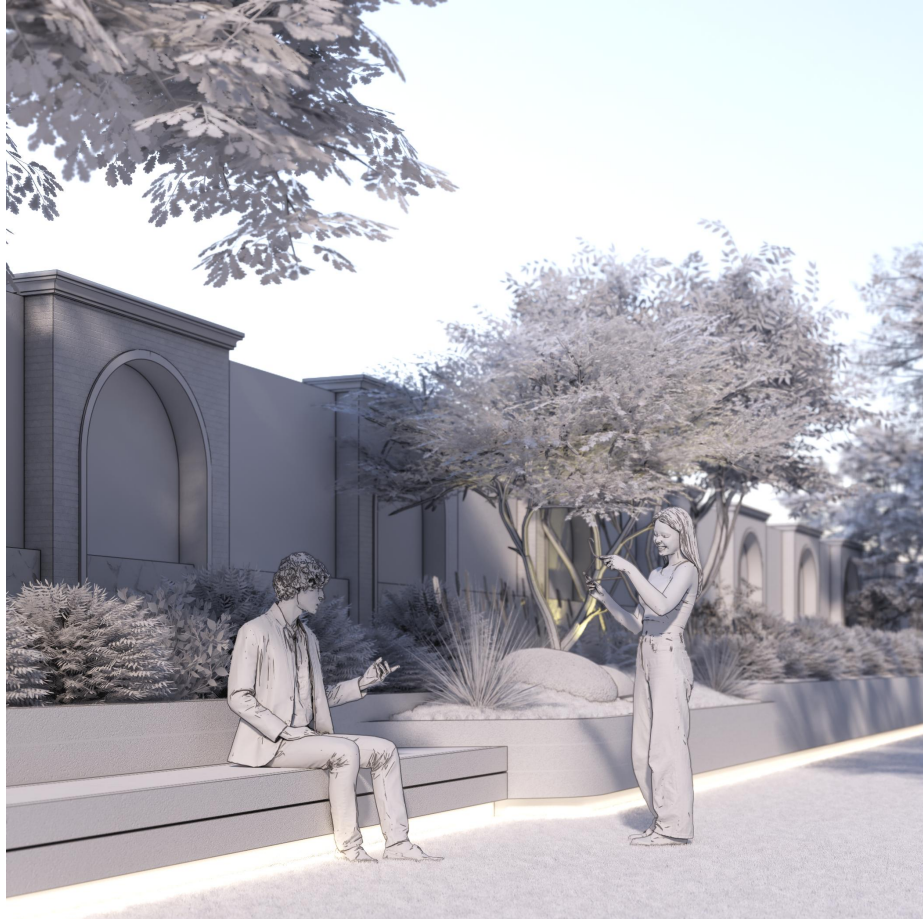
Sports Zone

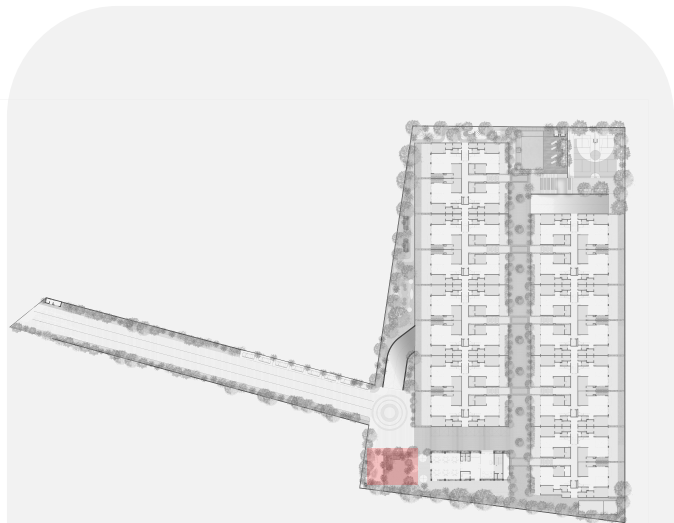


A leisure park is planned at the rear end of the site, envisioned as a lush green retreat with ample seating and pockets of calm for residents to unwind and enjoy moments of tranquility.









Pet park is a nature-inspired haven with a thoughtful design, offering a fenced playground and serene tree-lined pathways for play, socialization, and relaxation.





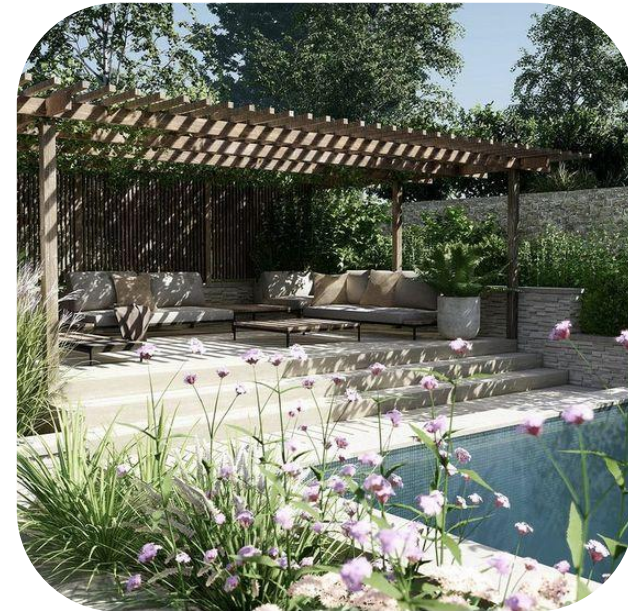
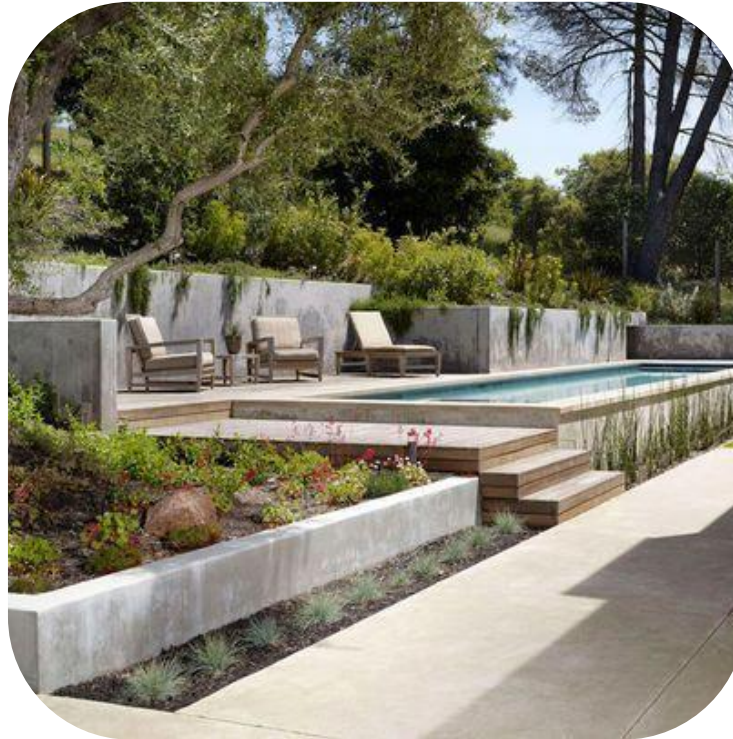
The children's play area is situated on the northern portion of the site, well away from vehicular circulation to ensure a safe and quiet environment.



Kids play area



The swimming pool is located in the N-E part of the master plan as part of the residential plaza away from noisier activities.



Swimming pool









RESIDENCES

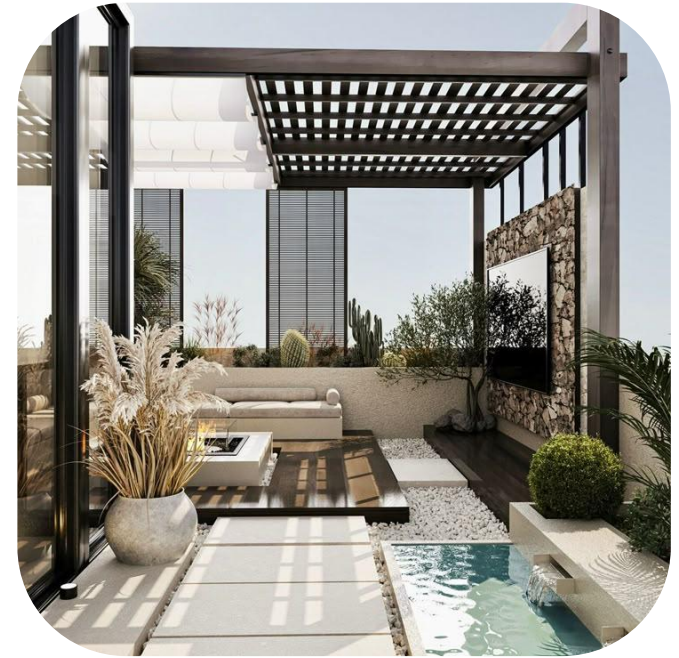




GARDEN VILLA



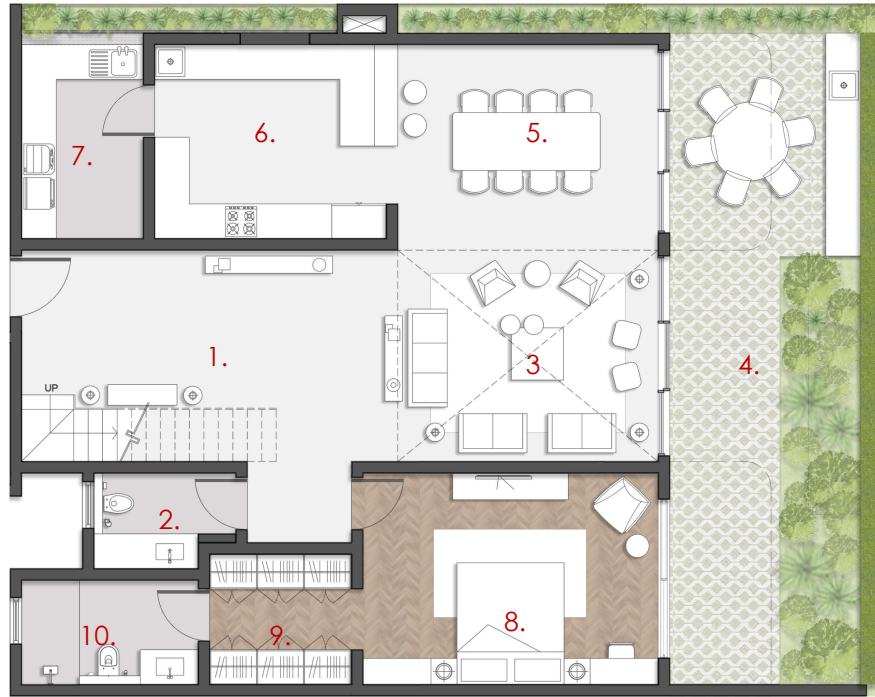
TREE VILLA



TERRACE VILLA



GARDEN VILLA



SALEABLE AREA : 1627.43SQ.FT
 CARPET AREA : 1238.61 SQ.FT
 BUILT UP AREA : 1501.15 SQ.FT.

LEVEL 1

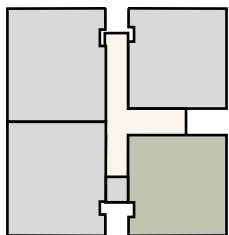
1. Foyer	5700 X 2750	6. Kitchen	4000 X 3350
2. Powder Room	2450 X 1650	7. Utility	2100 X 3350
3. Living Room	5300 X 3650	8. Master Bedroom	5100 X 3650
4. Garden	3400 X 11250	9. Master Walk-in-Wardrobe	2450 X 2250
5. Dining	4500 X 3550	10. Master Toilet	2450 X 1650



SALEABLE AREA : 1680.10 SQ.FT
 CARPET AREA : 1319.56 SQ.FT
 BUILT UP AREA : 1508.04 SQ.FT.

LEVEL 2

1. Family Room	4500 X 2750	7. Walk-in-Wardrobe 02	2925 X 2450
2. Bedroom 01	5200 X 3200	8. Toilet 02	(2925 X 1150) +(1600 x 1150)
3. Walk-in-Wardrobe 01	3900 X 1800	9. Balcony 02	2450 X 1575
4. Toilet 01	2650 X 1650	10. Bedroom 03	4500 X 3350
5. Balcony 01	3250 X 3650	11. Walk-in-Wardrobe 03	2450 X 1675
6. Bedroom 02	4975 X 3825	12. Toilet 03	1450 X 1475
		13. Balcony 03	1550 X 3350



Site

Planning

Amenities

Residences

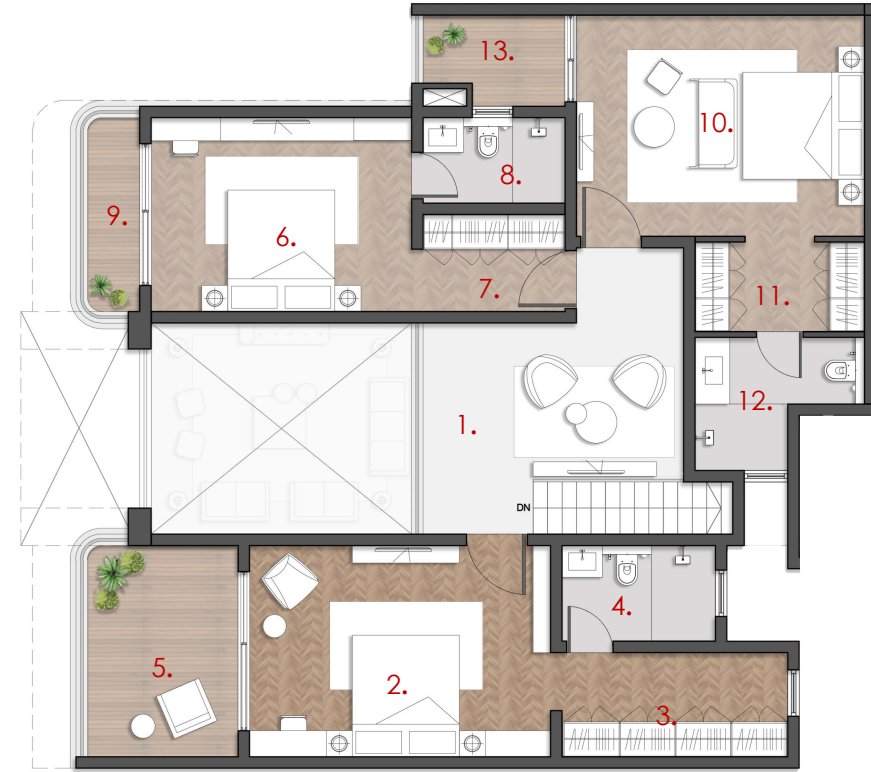
Views



SALEABLE AREA : 1672.43 SQ.FT
 CARPET AREA : 1350.88 SQ.FT
 BUILT UP AREA : 1501.15 SQ.FT.

LEVEL 1

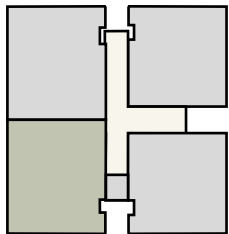
1.	Foyer	5700 X 2750	6.	Kitchen	2850 X 5125
2.	Powder Room	2450 X 1650	7.	Utility	3250 X 1675
3.	Living Room	5300 X 3650	8.	Master Bedroom	5100 X 3650
4.	Garden	5800 X 12625	9.	Master Walk-in-Wardrobe	2450 X 2250
5.	Dining	8150 X 3350	10.	Master Toilet	3050 X 1800



SALEABLE AREA : 1637.41 SQ.FT
 CARPET AREA : 1275.75 SQ.FT
 BUILT UP AREA : 1469.72 SQ.FT.

LEVEL 2

1.	Family Room	4500 X 3650	7.	Walk-in-Wardrobe 02	2450 X 1675
2.	Bedroom 01	5200 X 3650	8.	Toilet 02	2450 X 1475
3.	Walk-in-Wardrobe 01	3900 X 1800	9.	Balcony 02	900 X 3350
4.	Toilet 01	2650 X 1650	10.	Bedroom 03	4975 X 3825
5.	Balcony 01	2600 X 3650	11.	Walk-in-Wardrobe 03	2925 X 1550
6.	Bedroom 02	4500 X 3350	12.	Toilet 03	(2925 X 1150) +(1600 x 1150)
			13.	Balcony 03	2450 X 1575



Garden Villa - Type 2

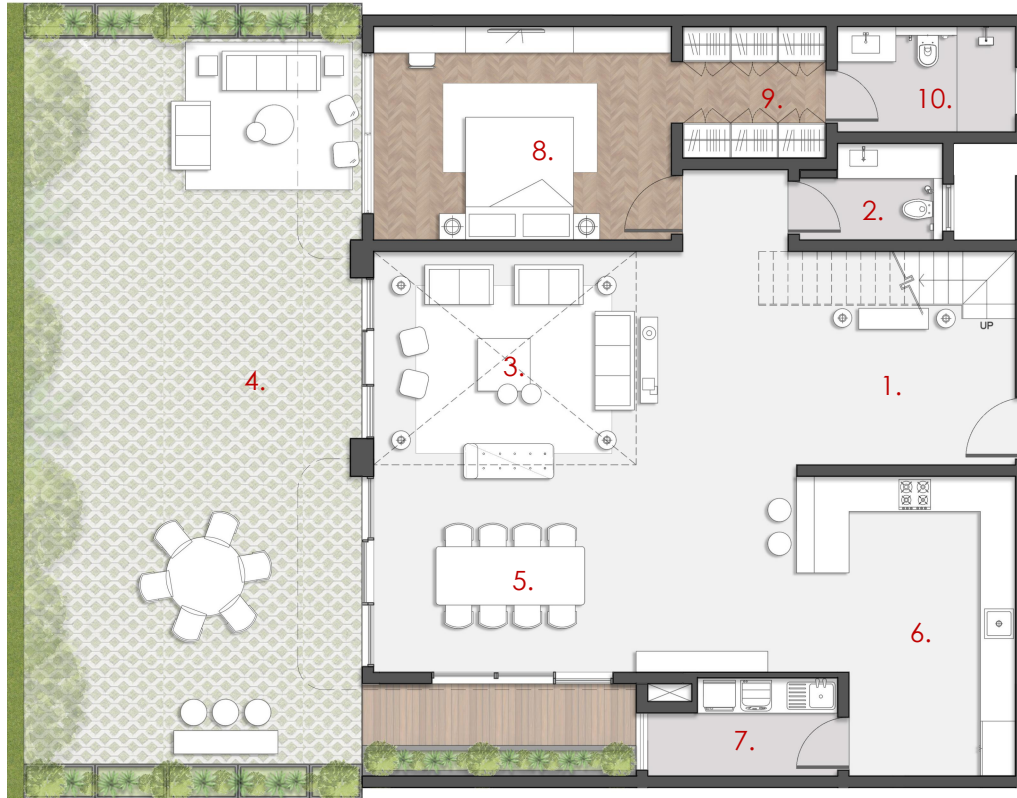
Site

Planning

Amenities

Residences

Views



SALEABLE AREA : 1672.43 SQ.FT
 CARPET AREA : 1350.88 SQ.FT
 BUILT UP AREA : 1501.15 SQ.FT.

LEVEL 1

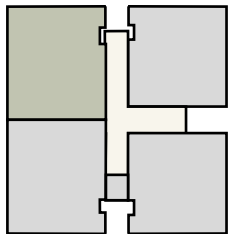
1.	Foyer	5700 X 2750	6.	Kitchen	2850 X 5125
2.	Powder Room	2450 X 1650	7.	Utility	3250 X 1675
3.	Living Room	5300 X 3650	8.	Master Bedroom	5100 X 3650
4.	Garden	5800 X 12625	9.	Master Walk-in-Wardrobe	2450 X 2250
5.	Dining	8150 X 3350	10.	Master Toilet	3050 X 1800



SALEABLE AREA : 169821 SQ.FT
 CARPET AREA : 1328.92 SQ.FT
 BUILT UP AREA : 1524.29 SQ.FT.

LEVEL 2

1.	Family Room	3825 X 2650	7.	Walk-in-Wardrobe 02	3900 X 1800
2.	Bedroom 01	4500 X 3350	8.	Toilet 02	2650 X 1650
3.	Walk-in-Wardrobe 01	2450 X 1550	9.	Balcony 02	2700 X 3650
4.	Toilet 01	2450 X 1600	10.	Bedroom 03	4975 X 3825
5.	Balcony 01	900 X 3350	11.	Walk-in-Wardrobe 03	2265 X 1800
6.	Bedroom 02	5100 X 3650	12.	Toilet 03	2275 X 1850
			13.	Balcony 03	2450 X 1575



Garden Villa - Type 3

Site

Planning

Amenities

Residences

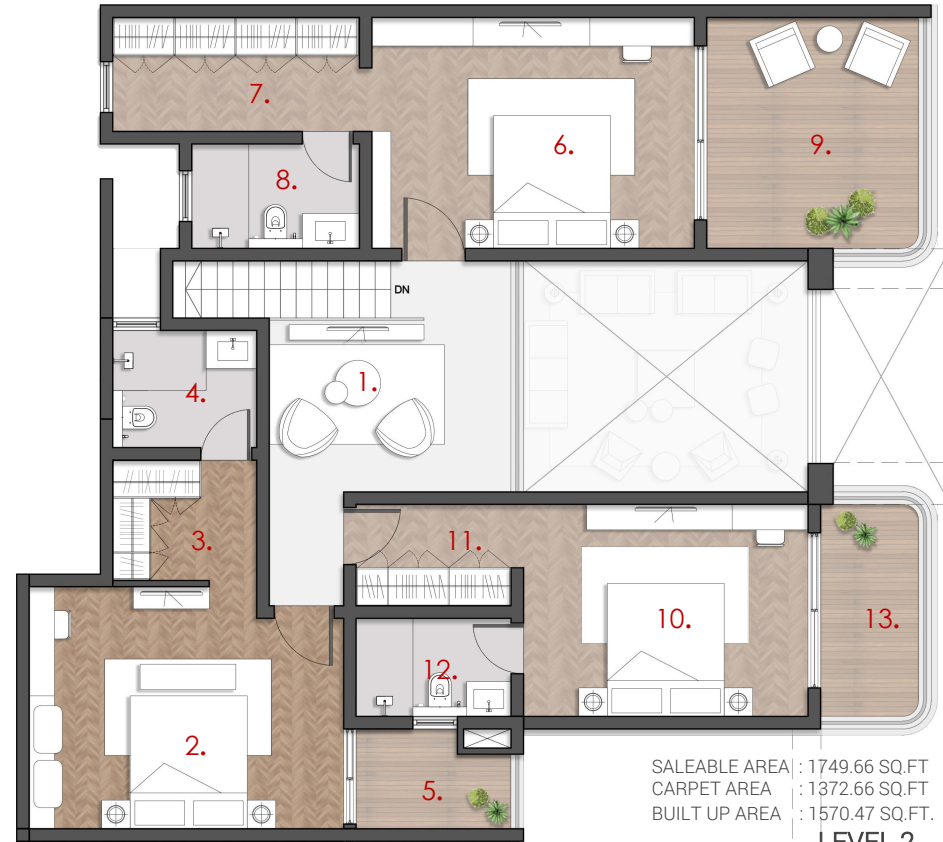
Views



SALEABLE AREA : 1672.43 SQ.FT
 CARPET AREA : 1238.61 SQ.FT
 BUILT UP AREA : 1501.15 SQ.FT.

LEVEL 1

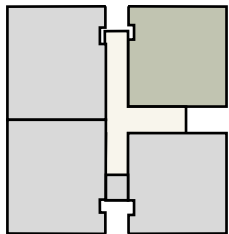
1.	Foyer	5700 X 2750	6.	Kitchen	4000 X 3350
2.	Powder Room	2450 X 1650	7.	Utility	2100 X 3350
3.	Living Room	5300 X 3650	8.	Master Bedroom	5100 X 3650
4.	Garden	3400 X 11250	9.	Master Walk-in-Wardrobe	2450 X 2250
5.	Dining	4500 X 3550	10.	Master Toilet	3050 X 1800



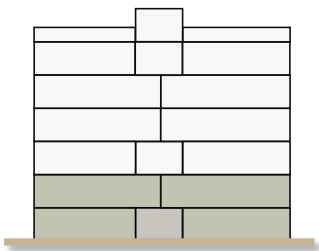
SALEABLE AREA : 1749.66 SQ.FT
 CARPET AREA : 1372.66 SQ.FT
 BUILT UP AREA : 1570.47 SQ.FT.

LEVEL 2

1.	Family Room	3825 X 2650	7.	Walk-in-Wardrobe 02	3900 X 1800
2.	Bedroom 01	4975 X 3825	8.	Toilet 02	2650 X 1650
3.	Walk-in-Wardrobe 01	2275 X 1900	9.	Balcony 02	3350 X 3625
4.	Toilet 01	2275 X 2050	10.	Bedroom 03	4500 X 3350
5.	Balcony 01	2450 X 1575	11.	Walk-in-Wardrobe 03	2450 X 1600
6.	Bedroom 02	5100 X 3650	12.	Toilet 03	2450 X 1550
			13.	Balcony 03	1550 X 3350

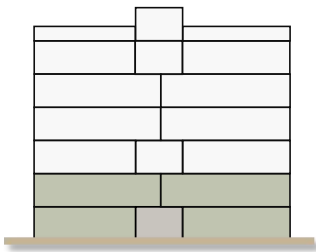


Garden Villa - Type 4



FLOOR FAR: 591.78 SQM | 6,369.867 SFT
NO. OF UNITS: 4 per floor





FLOOR FAR: 552.44 SQM | 5,946.415 SFT
NO. OF UNITS: 4 per floor

Garden Villa- Tower Plan Level 2









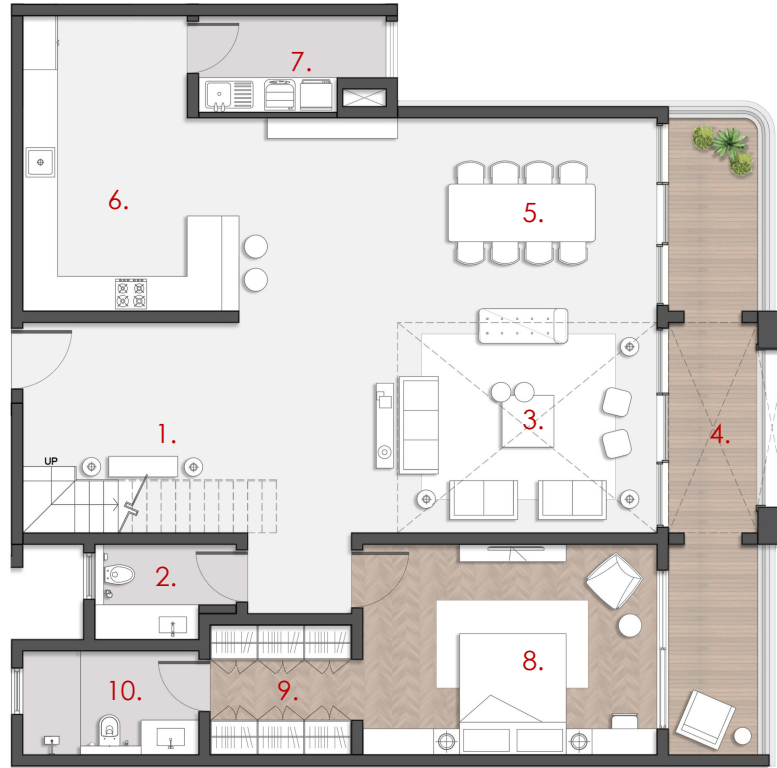








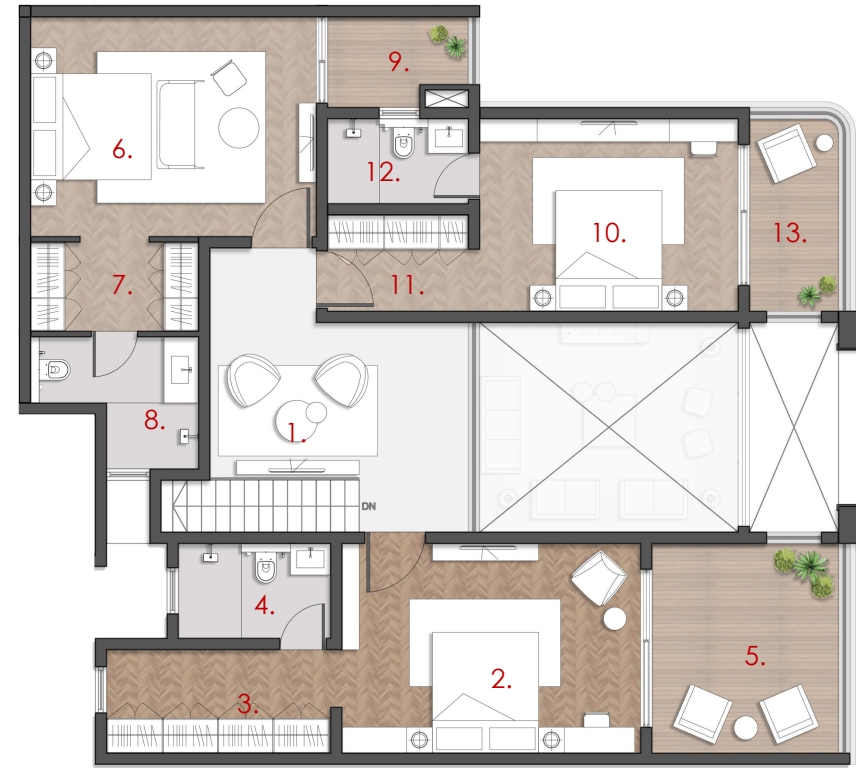
TREE VILLA



SALEABLE AREA : 1912.27SQ.FT
 CARPET AREA : 1569.07 SQ.FT
 BUILT UP AREA : 1716.43 SQ.FT.

LEVEL 1

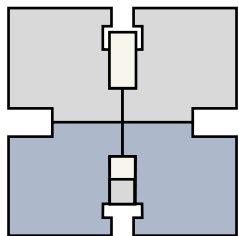
1.	Foyer	3750 X 2750	6.	Kitchen	2850 X 5125
2.	Powder Room	2450 X 1650	7.	Utility	3250 X 1675
3.	Living Room	7250 X 3650	8.	Master Bedroom	5100 X 3650
4.	Balcony	1550 X 11050	9.	Master Walk-in-Wardrobe	2450 X 2230
5.	Dining	8150 X 3350	10.	Master Toilet	3050 X 1800



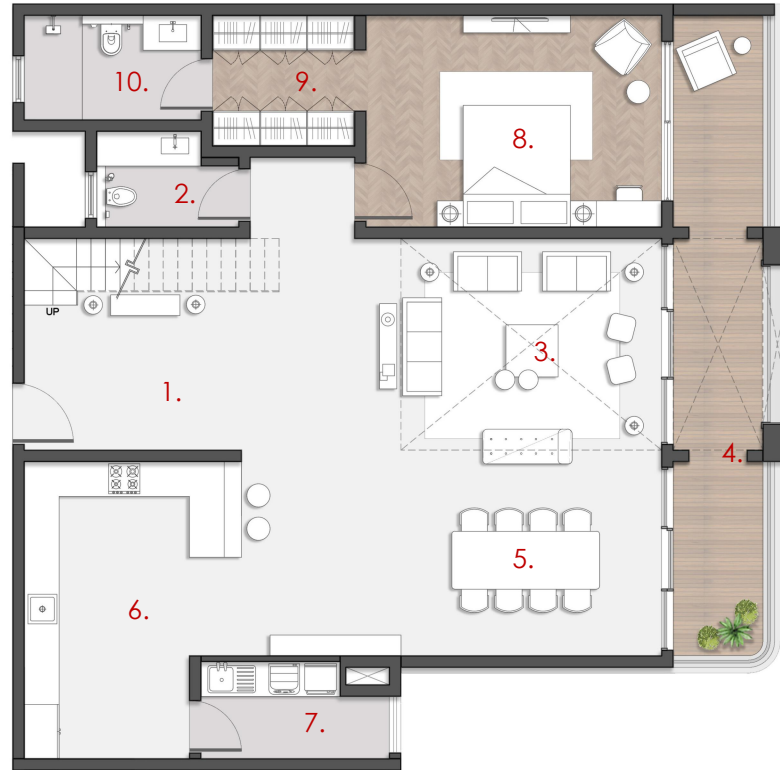
SALEABLE AREA : 1740.900 SQ.FT
 CARPET AREA : 1372.63 SQ.FT
 BUILT UP AREA : 1562.61 SQ.FT.

LEVEL 2

1.	Family Room	4500 X 2750	7.	Walk-in-Wardrobe 02	2925 X 1550
2.	Bedroom 01	5200 X 3650	8.	Toilet 02	(2925 X 1150) +(1600 x 1150)
3.	Walk-in-Wardrobe 01	3900 X 1800	9.	Balcony 02	2450 X 1575
4.	Toilet 01	2650 X 1650	10.	Bedroom 03	4500 X 3350
5.	Balcony 01	3250 X 3650	11.	Walk-in-Wardrobe 03	2450 X 1675
6.	Bedroom 02	4975 X 3825	12.	Toilet 03	2450 X 1475
			13.	Balcony 03	1550 X 3350



Tree Villa - Type 1



SALEABLE AREA : 1912.27SQ.FT
 CARPET AREA : 1569.07 SQ.FT
 BUILT UP AREA : 1716.43 SQ.FT.

LEVEL 1

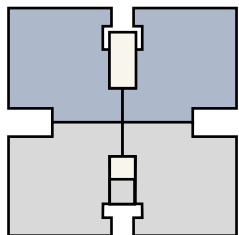
1.	Foyer	3750 X 2750	6.	Kitchen	2850 X 5125
2.	Powder Room	2450 X 1650	7.	Utility	3250 X 1675
3.	Living Room	7250 X 3650	8.	Master Bedroom	5100 X 3650
4.	Balcony	1550 X 11050	9.	Master Walk-in-Wardrobe	2450 X 2230
5.	Dining	8150 X 3350	10.	Master Toilet	3050 X 1800

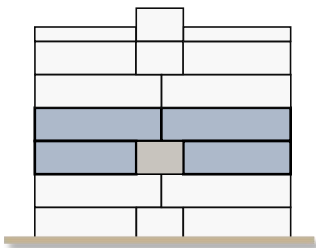


SALEABLE AREA : 1698.21 SQ.FT
 CARPET AREA : 1328.92 SQ.FT
 BUILT UP AREA : 1524.29 SQ.FT.

LEVEL 2

1.	Family Room	3825 X 2650	7.	Walk-in-Wardrobe 02	3900 X 1800
2.	Bedroom 01	4975 X 3825	8.	Toilet 02	2650 X 1650
3.	Walk-in-Wardrobe 01	2275 X 1900	9.	Balcony 02	3250 X 3650
4.	Toilet 01	2275 X 1850	10.	Bedroom 03	4500 X 3350
5.	Balcony 01	2450 X 1575	11.	Walk-in-Wardrobe 03	2450 X 1600
6.	Bedroom 02	5200 X 3650	12.	Toilet 03	2450 X 1550
			13.	Balcony 03	1550 X 3350

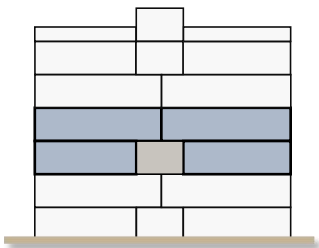
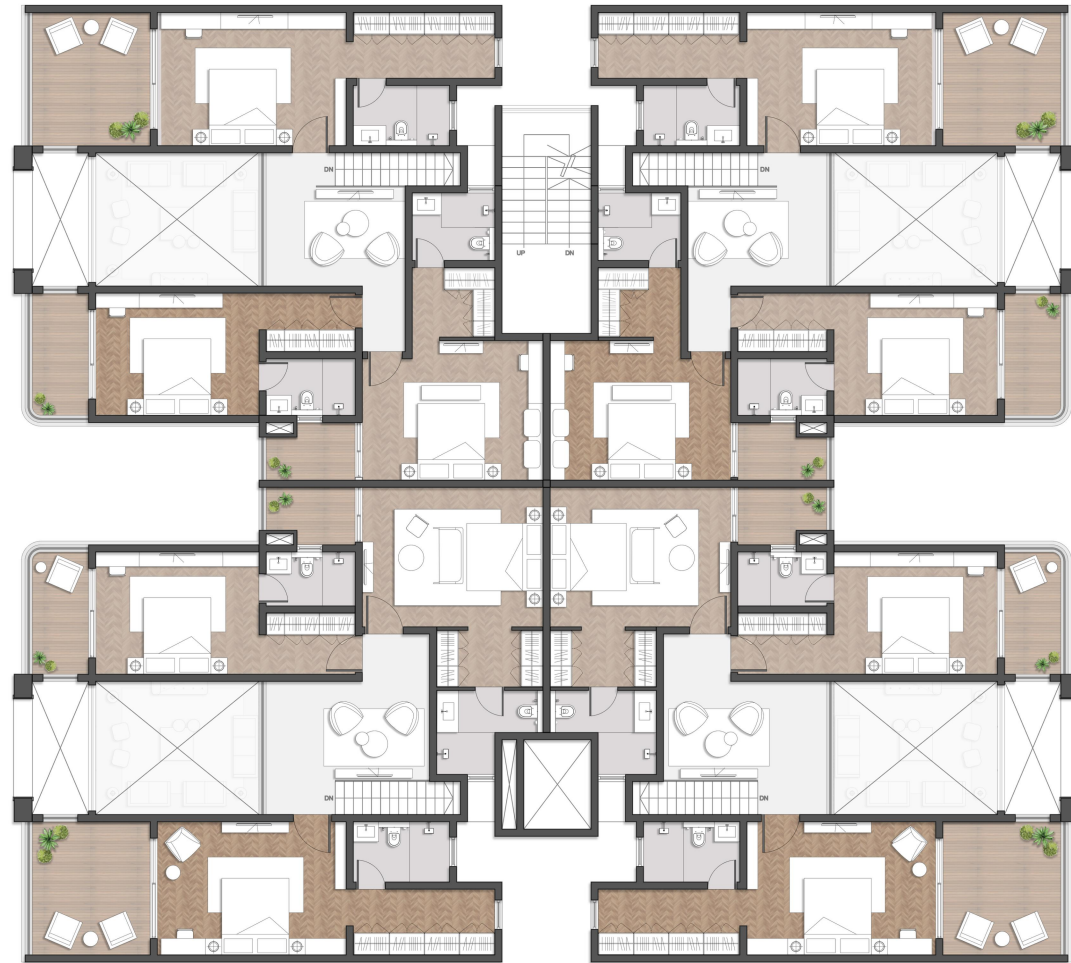




FLOOR FAR: 671.76 SQM | 7,230.764 SFT
NO. OF UNITS: 4 per floor

Tree Villa - Tower Plan Level 1





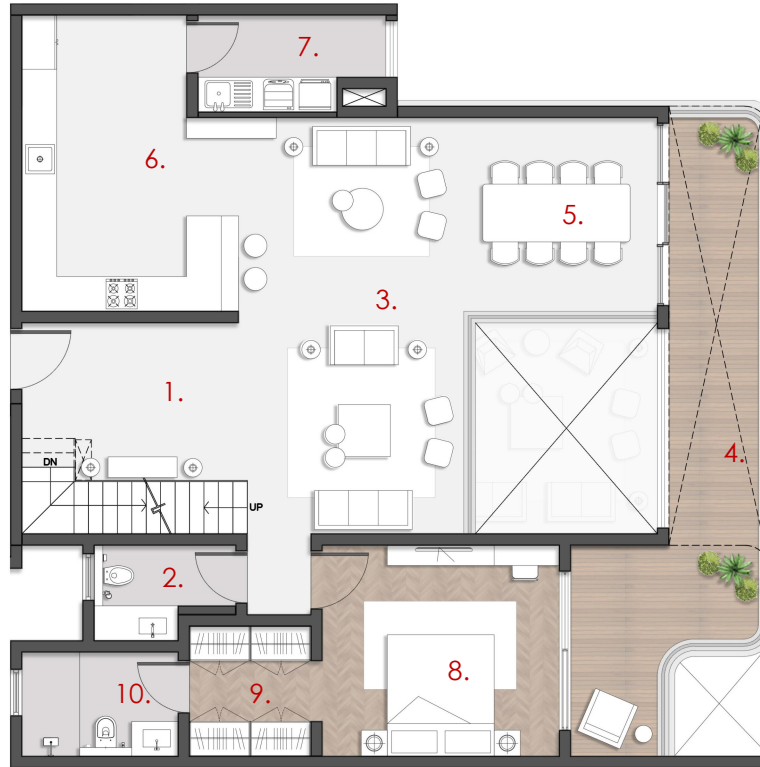
FLOOR FAR: 561.85 SQM | 6,047.703 SFT
NO. OF UNITS: 4 per floor

Tree Villa - Tower Plan Level 2





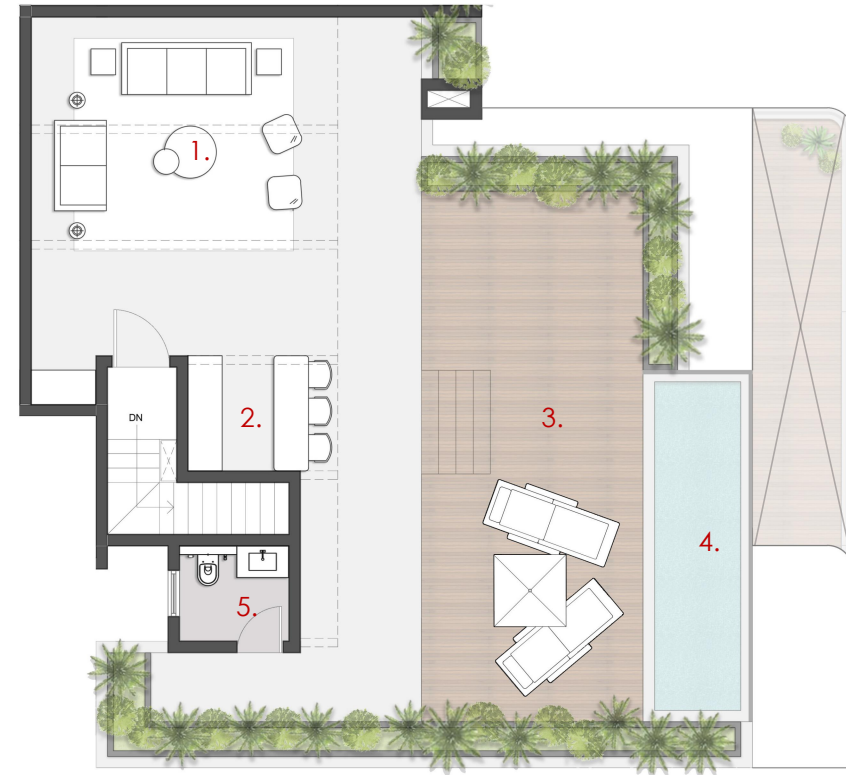
TERRACE VILLA



SALEABLE AREA : 1731.91SQ.FT
 CARPET AREA : 1410.30 SQ.FT
 BUILT UP AREA : 1554.54 SQ.FT.

LEVEL 2

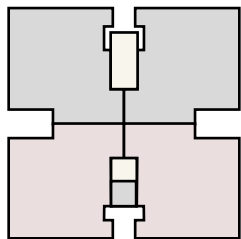
1.	Foyer	3750 X 3650	6.	Kitchen	2850 X 5125
2.	Powder Room	2450 X 1650	7.	Utility	1675 X 3250
3.	Living Room	7200 X 3900	8.	Master Bedroom	4100 X 3650
4.	Balcony	(1550 X 9025) +(1500 X 3650)	9.	Master Walk-in-Wardrobe	2250 X 2100
5.	Dining	3350 x 3350	10.	Master Toilet	2700 X 1800



SALEABLE AREA : 160.22 SQ.FT
 CARPET AREA : 100.43SQ.FT
 BUILT UP AREA : 143.81 SQ.FT.

LEVEL 3

1.	Family Room	6775 X 5875
2.	Bar	1950 X 2000
3.	Deck	3850 X 10450
4.	Pool	5700 X 1500
5.	Toilet	1900 X 1650



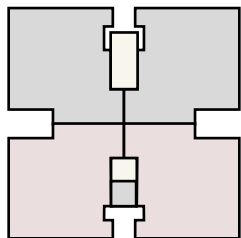
Terrace Villas - Type 1



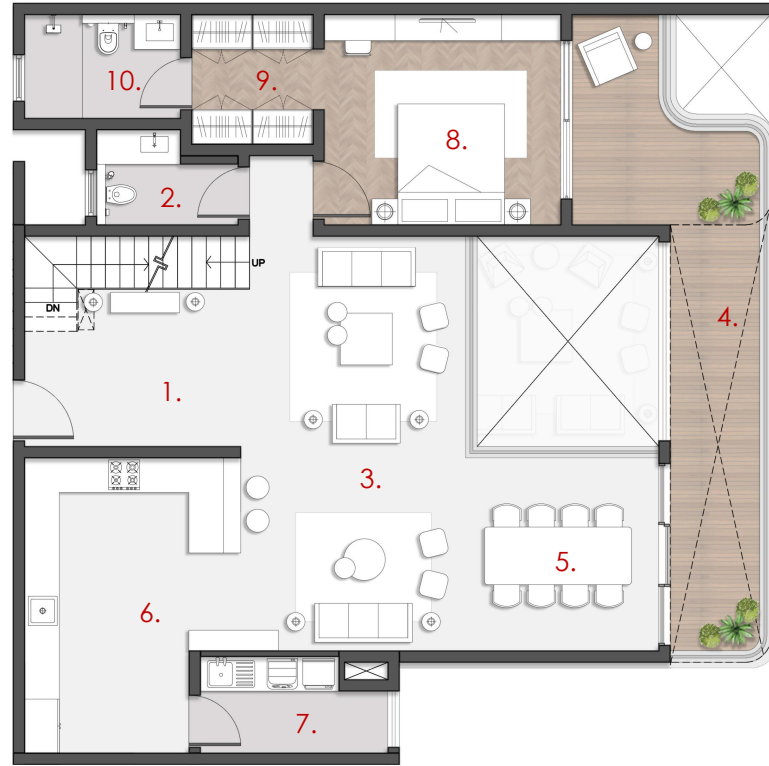
SALEABLE AREA : 12015.40 SQ.FT
 CARPET AREA : 1623.10SQ.FT
 BUILT UP AREA : 1809.00 SQ.FT.

LEVEL 1

1.	Family Room	(6600 X 3650) +(2600 X 2650)	7.	Walk-in-Wardrobe 02	2925 X 1550 (2925 X 1150)
2.	Bedroom 01	5200 X 3650	8.	Toilet 02	+(1600 x 1150)
3.	Walk-in-Wardrobe 01	3900 X 1800	9.	Balcony 02	2450 X 1575
4.	Toilet 01	2650 X 1650	10.	Bedroom 03	4500 X 3350
5.	Balcony 01	11050 X 3250	11.	Walk-in-Wardrobe 03	2450 X 1600
6.	Bedroom 02	4975 X 3825	12.	Toilet 03	2450 X 1550



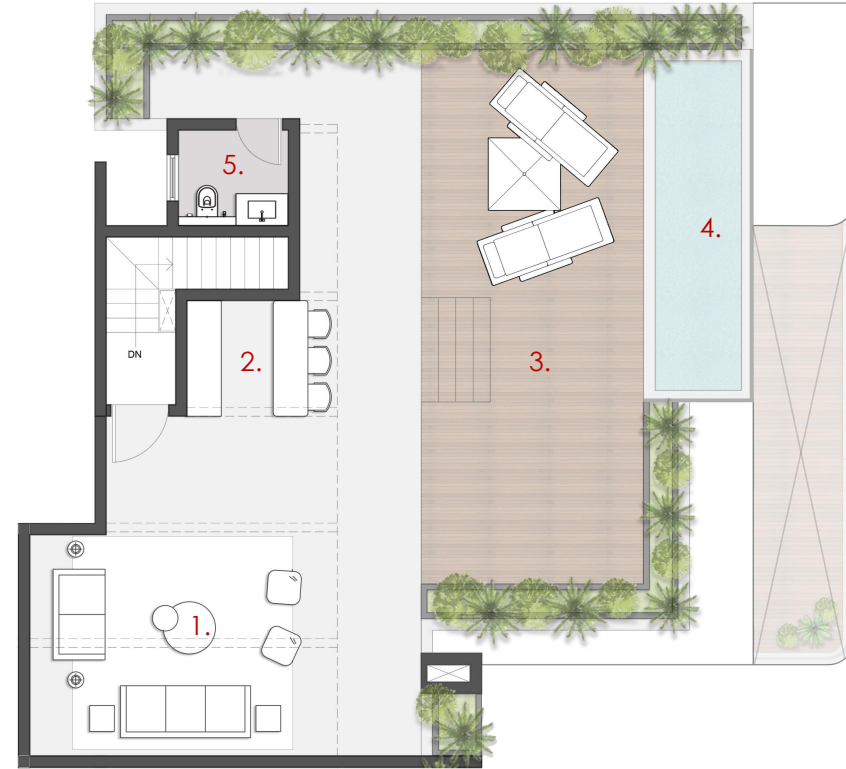
Terrace Villas - Type 1



SALEABLE AREA : 1731.91SQ.FT
 CARPET AREA : 1410.30 SQ.FT
 BUILT UP AREA : 1554.54 SQ.FT.

LEVEL 2

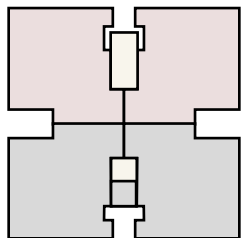
- | | | | |
|----------------|---------------------------------|----------------------------|-------------|
| 1. Foyer | 3750 X 3650 | 6. Kitchen | 2850 X 5125 |
| 2. Powder Room | 2450 X 1650 | 7. Utility | 1675 X 3250 |
| 3. Living Room | 7200 X 3900 | 8. Master Bedroom | 4100 X 3650 |
| 4. Balcony | (1550 X 9025)
+(1500 X 3650) | 9. Master Walk-in-Wardrobe | 2250 X 2100 |
| 5. Dining | 3350 x 3350 | 10. Master Toilet | 2700 X 1800 |



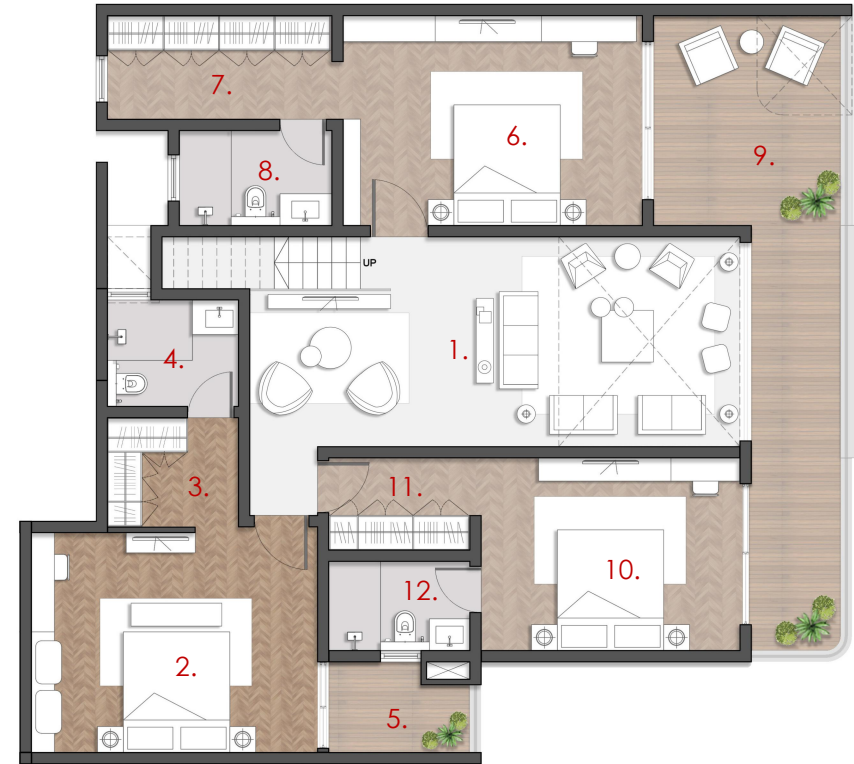
SALEABLE AREA : 144.75 SQ.FT
 CARPET AREA : 90.07SQ.FT
 BUILT UP AREA : 129.92 SQ.FT.

LEVEL 3

- | | |
|----------------|--------------|
| 1. Family Room | 6775 X 6875 |
| 2. Bar | 1950 X 2000 |
| 3. Deck | 10450 X 3850 |
| 4. Pool | 5700 X 1500 |
| 5. Toilet | 1900 X 1650 |



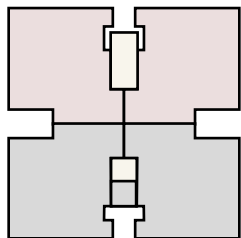
Terrace Villas - Type 2



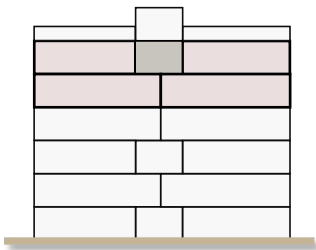
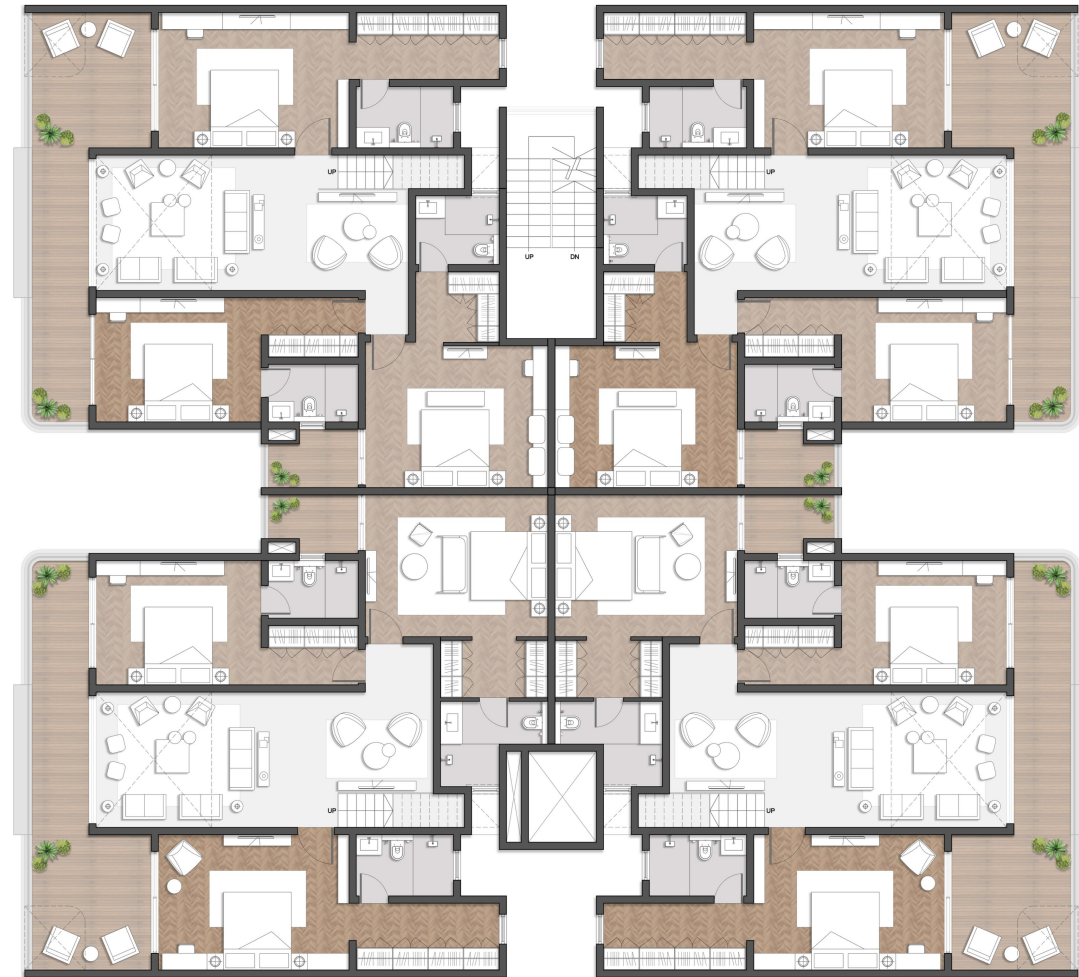
SALEABLE AREA : 1972.83 SQ.FT
 CARPET AREA : 1581.23 SQ.FT
 BUILT UP AREA : 1770.79 SQ.FT.

LEVEL 1

1.	Family Room	9200 X 3650	7.	Walk-in-Wardrobe 02	2925 X 1550
2.	Bedroom 01	5200 X 3650	8.	Toilet 02	2300 X 2775
3.	Walk-in-Wardrobe 01	3900 X 1800	9.	Balcony 02	2450 X 1575
4.	Toilet 01	2650 X 1650	10.	Bedroom 03	4500 X 3350
5.	Balcony 01	11050 X 3250	11.	Walk-in-Wardrobe 03	2450 X 1600
6.	Bedroom 02	4975 X 3825	12.	Toilet 03	2450 X 1550



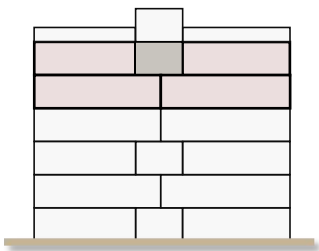
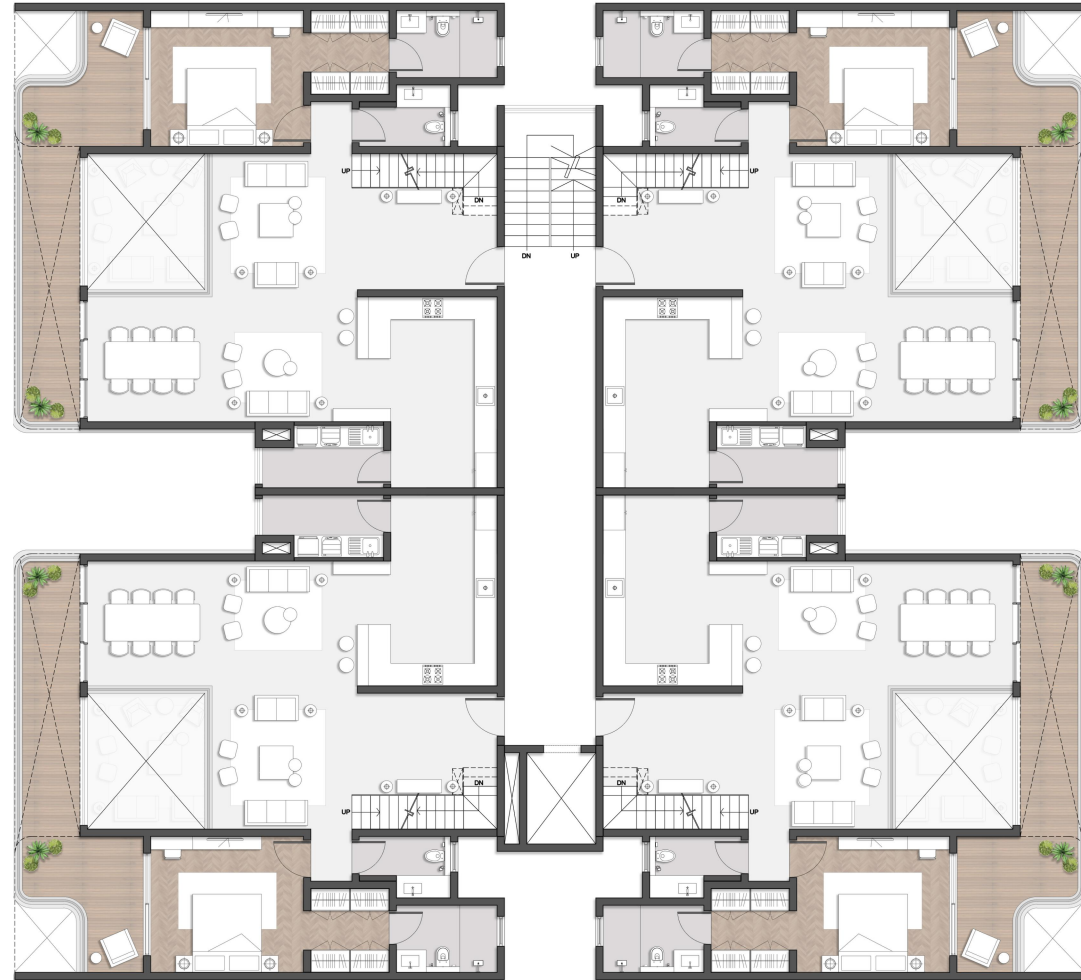
Terrace Villas - Type 2



FLOOR FAR: 665.86 SQM | 7,167.257 SFT
NO. OF UNITS: 4 per floor

Terrace Villa- Tower Plan Level 1

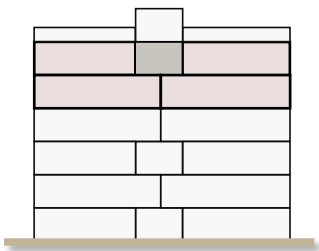
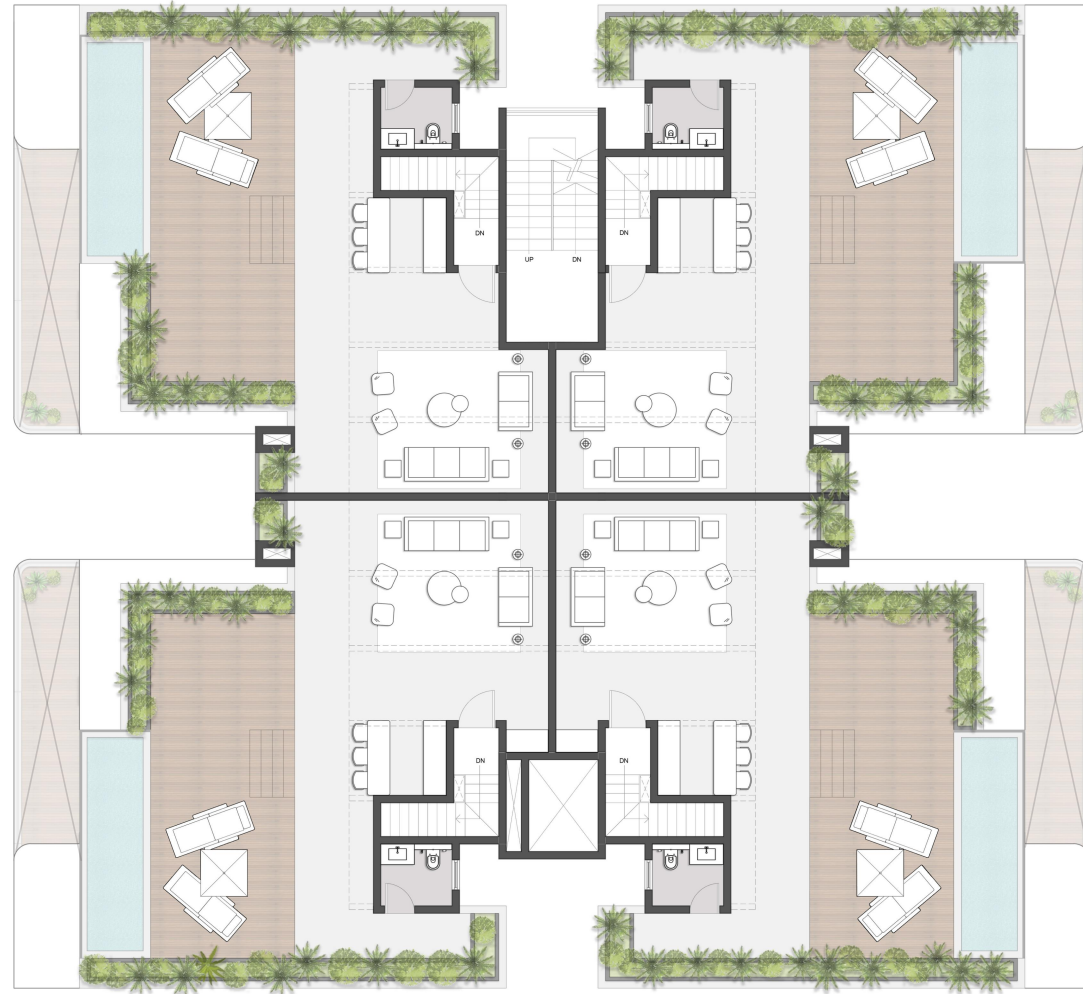




FLOOR FAR: 588.66 SQM | 6,336.284 SFT
NO. OF UNITS: 4 per floor

Terrace Villa- Tower Plan Level 2

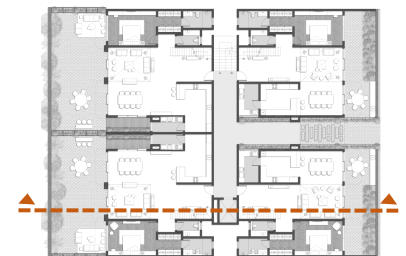
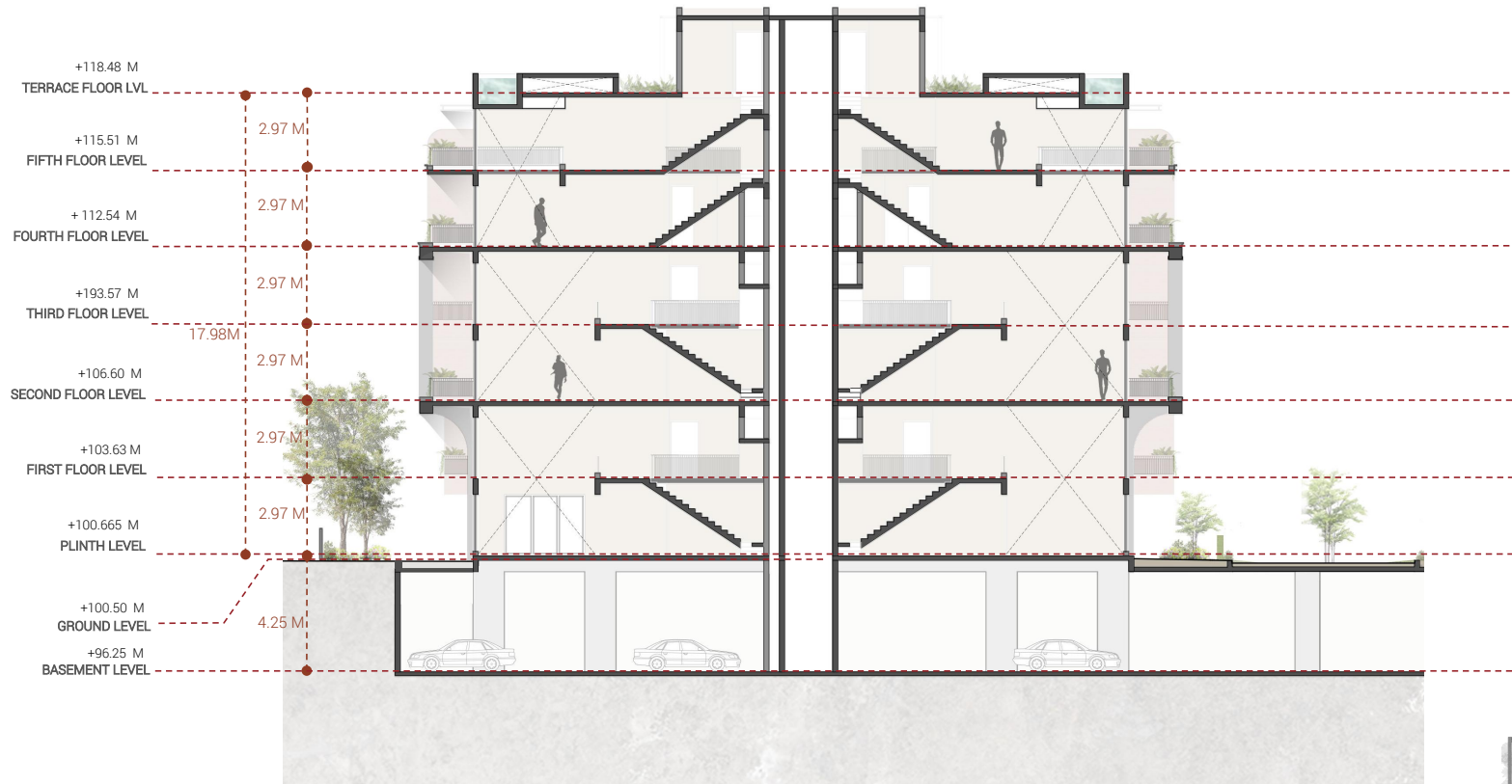




FLOOR FAR: 41.33 SQM | 445.952 SFT
NO. OF UNITS: 4 per floor

Terrace Villa- Terrace Floor Plan





Y-LIVING VILLA DEVELOPMENT											
AREA STATEMENT											
SL NO.	FLOORS	GROSS AREA	DUCTS & TERRACES	B U AREA	NON F.A.R.AREA				NON FAR AREA	F.A.R AREA (SMT)	UNITS
					STAIRCASE	LIFT	CAR PARK / AMENITIES	SERVICE AREA			
	BASEMENT FLOOR	8720.97	8.00	8712.97	141.80	39.65	8029.05	229.07	8439.57	273.40	
	CLUB HOUSE										
	GROUND FLOOR	632.49	6.18	626.31	24.36	3.41	273.35	24.18	325.30	301.01	
	FIRST FLOOR	311.91	2.28	309.63	24.36	3.41	0.00	0.00	27.77	281.86	
	SECOND FLOOR	271.58	2.28	269.30	24.36	3.41	0.00	0.00	27.77	241.53	
	TOTAL	1215.98	10.74	1205.24	73.08	10.23	273.35	24.18	380.84	824.4	
	VILLA										
	GROUND FLOOR	4867.84	15.04	4852.80	82.32	36.24	0.00		118.56	4734.24	32.00
	FIRST FLOOR	5225.28	540.64	4684.64	228.88	36.24	0.00		265.12	4419.52	
	SECOND FLOOR	5507.68	15.04	5492.64	82.32	36.24	0.00		118.56	5374.08	32.00
	THIRD FLOOR	5300.56	540.64	4759.92	228.88	36.24	0.00		265.12	4494.80	
	FOURTH FLOOR	5507.68	15.04	5492.64	129.52	36.24	0.00		165.76	5326.88	32.00
	FIFTH FLOOR	5394.32	382.96	5011.36	265.84	36.24	0.00		302.08	4709.28	
	TERRACE FLOOR	596.56	8.00	588.56	220.88	36.24	0.00		257.12	331.44	
	TOTAL	32399.92	1517.36	30882.56	1238.64	253.68	0.00	0.00	1492.32	29390.24	
	GRAND TOTAL	42336.87	1536.10	40800.77	1453.52	303.56	8302.40	253.25	10312.73	30488.04	96.00



F.A.R. CALCULATION							
TOTAL SITE AREA (A) :-- As per least lateral boundary							14660.00 SMT
POS @ 10% - (A)							1466.00
SITE AREA FOR CA 5% (B)							733.00 SMT
TOTAL SITE AREA FOR FAR (A-B= C)							13927.00 SMT
TOTAL BUILT UP AREA : --							40800.77 SMT
NON FAR AREA : --							10312.73 SMT
TOTAL FAR AREA : --							30488.04 SMT
PERMISSIBLE F.A.R : --							2.25
PERMISSIBLE F.A.R AREA : --							31335.75 SMT
							337298.01 SFT
F.A.R. ACHIEVED			F.A.R AREA	30488.04			2.19
			SITE AREA (A)	13927.00			
GROUND COVERAGE :--							
PERMISSIBLE F.A.R : --							2.25
PERMISSIBLE F.A.R AREA : --							32985.00 SMT
							355050.54 SFT
F.A.R. ACHIEVED			F.A.R AREA	30488.04			2.08
			SITE AREA (A)	14660.00			
PERMISSIBLE GROUND COVERAGE : --							50 %
TOTAL GROUND COVERAGE							5479.11
GROUND COVERAGE ACHIEVED =							37.37 %
HEIGHT OF THE BUILDING : --							18 m

Y-LIVING00000											
SUMMARY OF AREA											09-Dec-25
Unit type		Unit No.	Carpet area (Credai)	Carpet area (RERA)	BALCONY	B U Area	B U Area	Saleable Area	Saleable Area Rounded up	Garden / terrace Area	Total Saleable area
			Sq fts			Sq mts	Sq fts	Sq fts	Sq fts	Sq fts	Sq fts
GROUND FLOOR DUPLEX UNIT-01	LOWER LEVEL	8	1238.61	1160.89	0.00	139.46	1501.15	1672.43	3353	815	26820.25
	UPPER LEVEL		1319.56	1178.23	194.94	140.10	1508.04	1680.10			
GROUND FLOOR DUPLEX UNIT-02	LOWER LEVEL	8	1350.88	1394.80	0.00	139.46	1501.15	1672.43	3310	815	26478.72
	UPPER LEVEL		1275.75	1136.89	194.94	136.54	1469.72	1637.41			
GROUND FLOOR DUPLEX UNIT-03	LOWER LEVEL	8	1350.88	1394.80	0.00	139.46	1501.15	1672.43	3371	412	26965.12
	UPPER LEVEL		1328.92	1136.89	251.99	141.61	1524.29	1698.21			
GROUND FLOOR DUPLEX UNIT-04	LOWER LEVEL	8	1238.61	1160.89	0.00	139.46	1501.15	1672.43	3422	412	27376.69
	UPPER LEVEL		1372.63	1178.23	248.11	145.90	1570.47	1749.66			
SECOND FLOOR DUPLEX UNIT-01&04	LOWER LEVEL	16	1569.07	1394.80	208.28	159.46	1716.43	1912.27	3653		58450.81
	UPPER LEVEL		1372.63	1178.23	248.11	145.17	1562.61	1740.90			
SECOND FLOOR DUPLEX UNIT-02&03	LOWER LEVEL	16	1569.07	1394.80	208.28	159.46	1716.43	1912.27	3610		57767.73
	UPPER LEVEL		1328.92	1136.89	248.11	141.61	1524.29	1698.21			
TERRACE FLOOR DUPLEX UNIT-01&04	LOWER LEVEL	16	1623.10	1364.77	318.61	168.06	1809.00	2015.40	3908	1438	62520.47
	UPPER LEVEL		1410.30	1324.29	243.91	144.42	1554.54	1731.91			
	TERRACE LEVEL		100.43	105.92	0.00	13.36	143.81	160.22			
TERRACE FLOOR DUPLEX UNIT-02&03	LOWER LEVEL	16	1581.23	1323.33	318.61	164.51	1770.79	1972.83	3849	1408	61591.80
	UPPER LEVEL		1410.30	1324.29	243.91	144.42	1554.54	1731.91			
	TERRACE LEVEL		90.09	94.19	0.00	12.07	129.92	144.75			
TOTAL		96.00									347971.59

Y-LIVING											
SUMMARY OF AREA											
Common Area						Sq MTS					
Core Typical						2252.72					
Clubhouse						1037.30					
Total common Area						3290.02					
Coefficient of Shared Common Area						11.41	%				
Total Built Up Area											
TYPICAL units						28840.72	SQM				
TOTAL BUILT UP AREA						32130.74	sqm				
						345855.29	sft				

THANK YOU

PRAXIS