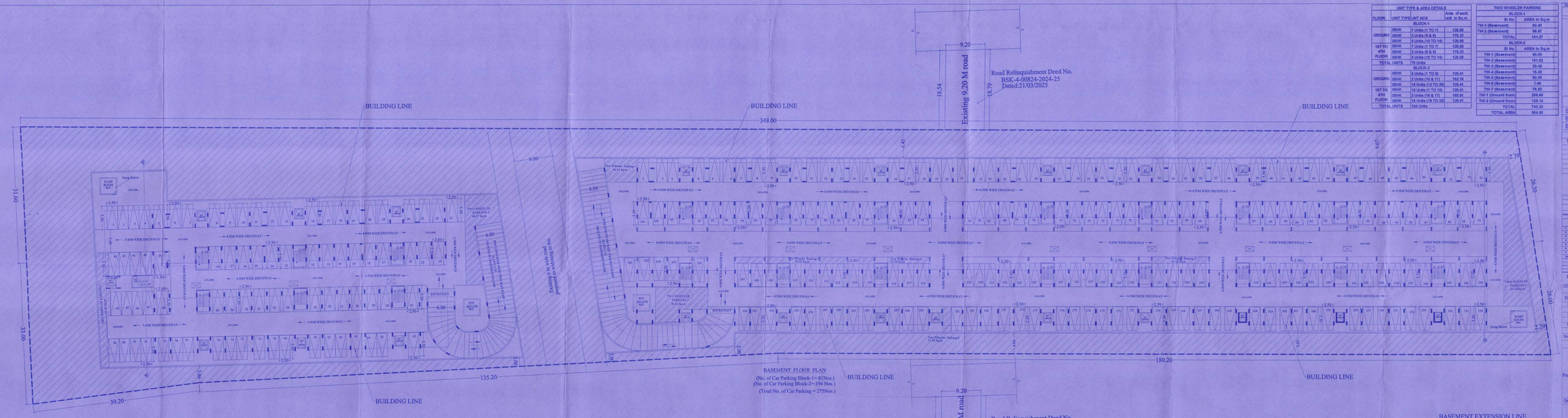
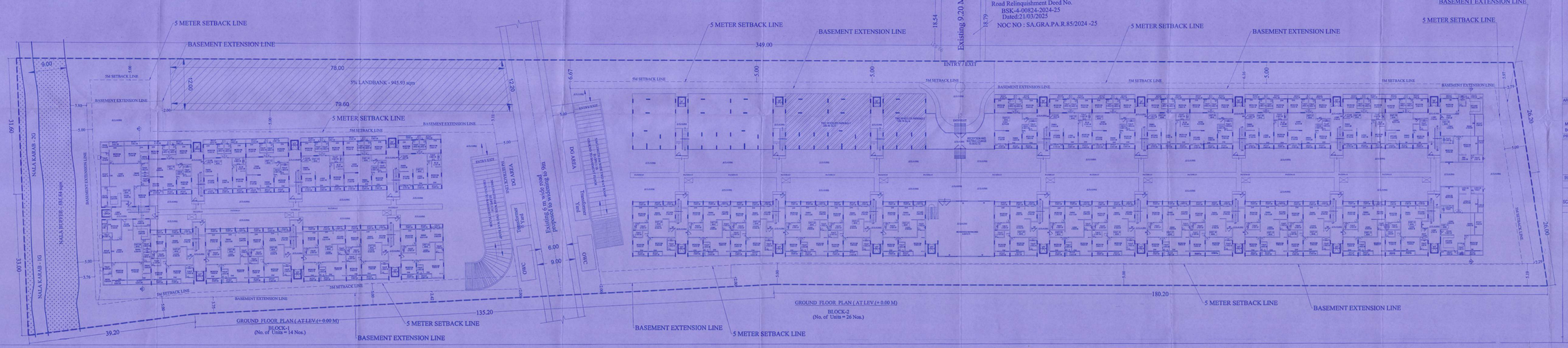
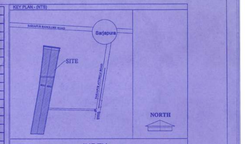




UNIT TYPE & AREA DETAILS			
FLOOR	UNIT TYPE	UNIT NOS	Area of each unit in Sq.m
BLOCK-1			
GROUND	3BHK	7 Units (1 TO 7)	136.68
	2BHK	2 Units (8 & 9)	178.33
	3BHK	5 Units (10 TO 14)	136.68
1ST TO 4TH FLOOR	3BHK	7 Units (1 TO 7)	136.68
	2BHK	2 Units (8 & 9)	178.33
	3BHK	5 Units (10 TO 14)	136.68
TOTAL UNITS		70 Units	
BLOCK-2			
GROUND	3BHK	9 Units (1 TO 9)	138.41
	2BHK	2 Units (10 & 11)	163.16
	3BHK	18 Units (12 TO 29)	138.41
1ST TO 4TH FLOOR	3BHK	18 Units (1 TO 18)	138.41
	2BHK	2 Units (19 & 17)	185.91
	3BHK	18 Units (19 TO 32)	138.41
TOTAL UNITS		154 Units	

TWO WHEELER PARKING	
BLOCK-1	
Sl No.	AREA in Sq.m
TW-1 (Basement)	62.42
TW-2 (Basement)	88.87
TOTAL	151.27
BLOCK-2	
Sl No.	AREA in Sq.m
TW-1 (Basement)	40.53
TW-2 (Basement)	141.02
TW-3 (Basement)	20.42
TW-4 (Basement)	18.20
TW-5 (Basement)	50.05
TW-6 (Basement)	1.48
TW-7 (Basement)	78.83
TW-1 (Ground floor)	256.49
TW-2 (Ground floor)	128.14
TOTAL	743.33
TOTAL AREA	904.60

SITE PLAN - (NTS)



INDEX

SITE BOUNDARY
BUILDING SETBACK
BASEMENT EXTENT

SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.05 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
W	WINDOWS	1.81 x 1.20
DW	DOOR CUM WINDOW	2.15 x 2.10
V	VENTILATOR	0.60 x 2.10

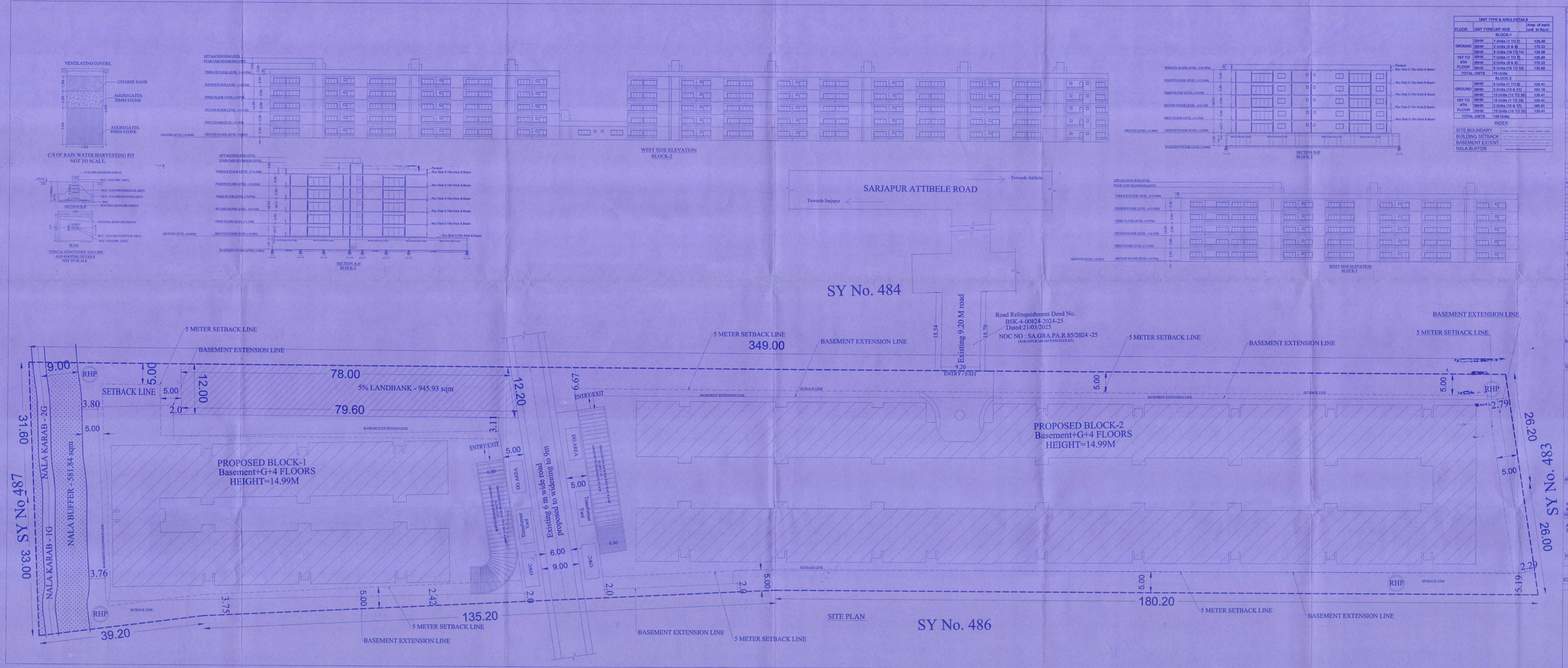
AREA STATEMENTS

TOTAL SITE AREA : 4 ACRE 27 GUNTAS=18918.79 Sq.m
ROAD WIDENING AREA=921.16 Sq.m
NET SITE AREA : 18918.79-921.16=18417.63 Sq.m

BUILT UP AREA STATEMENT (IN SQ.M)

BLOCK A & BLOCK B

S.No.	FLOOR	1 (1 FLOOR)	2 (1 FLOOR)	3	4	5	6	7	8 (BASEMENT AREA)	9 (TOTAL BUILT UP AREA)	10 (FAR AREA)	11 (TOTAL NO OF DWELLING UNITS)
		DEPTH OF BASEMENT	NORTH						EXCAVATION AREA			
				LIFT	PASSAGE	STAIR CASE						
1	Basement	1244.00	46.54	1244.00	46.54	1244.00			1244.00	46.54	46.54	
2	Ground	1244.00	46.54	1244.00	46.54	1244.00			1244.00	46.54	46.54	26.00
3	Stilt	1244.00	46.54	1244.00	46.54					46.54	46.54	26.00
4	Stilt	1244.00	46.54	1244.00	46.54					46.54	46.54	26
5	Stilt	1244.00	46.54	1244.00	46.54					46.54	46.54	26
6	Stilt	1244.00	46.54	1244.00	46.54					46.54	46.54	26
7	Stilt	1244.00	46.54	1244.00	46.54					46.54	46.54	26
Stilt Floor Total		4976.00	186.16	4976.00	186.16	1244.00	1244.00	1244.00	1244.00	186.16	186.16	104.00
										1244.00	1244.00	224.00
										1244.00	1244.00	
										1244.00	1244.00	
										1244.00	1244.00

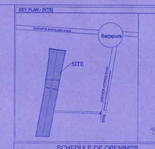


UNIT TYPE & AREA DETAILS			
FLOOR	UNIT TYPE	UNIT NOS	Area of each unit in Sq.m
		BLOCK-1	
GROUND	3BHK	2 Units (1 TO 2)	126.68
	2BHK	2 Units (8 & 9)	175.33
	3BHK	6 Units (10 TO 14)	126.68
1ST TO 4TH FLOOR	3BHK	2 Units (1 TO 2)	126.68
	2BHK	2 Units (8 & 9)	175.33
	3BHK	6 Units (10 TO 14)	126.68
TOTAL UNITS		70 Units	
		BLOCK-2	
GROUND	3BHK	9 Units (1 TO 9)	126.41
	2BHK	2 Units (10 & 11)	162.16
	3BHK	18 Units (12 TO 29)	126.41
1ST TO 4TH FLOOR	3BHK	18 Units (1 TO 18)	126.41
	2BHK	2 Units (19 & 17)	165.91
	3BHK	18 Units (20 TO 37)	126.41
TOTAL UNITS		154 Units	

INDEX

SITE BOUNDARY	
BUILDING SETBACK	
BASEMENT EXTENT	
NALA BUFFER	

KEY PLAN - (NTS)



SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.05 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
W	WINDOWS	1.81 x 1.20
DW	DOOR CUM WINDOW	2.15 x 2.10
V	VENTILATOR	0.60 x 2.10

AREA STATEMENTS

TOTAL SITE AREA : 4 ACRE 27 GUNTAS=19918.79 Sq.m
ROAD WIDENING AREA=501.18 Sq.m
NET SITE AREA : 19418.79-501.18=18417.63 Sq.m

BUILT UP AREA STATEMENT (FL SQM)

BLOCK-1 & BLOCK-2

BLDG.	FLOOR	DEDUCTABLE AREA IN SQ.M	BUILT UP AREA IN SQ.M	FAR	NON FAR AREA				TOTAL NON FAR AREA IN SQ.M	ACTUAL NON FAR AREA IN SQ.M	NO. OF DWELLING UNITS
					LIFT	STAIRCASE	PORTICO	LOBBY AREA			
1	Basement	1109.00	1109.00	00.00				1109.00	1109.00	1109.00	
1	Ground	714.00	629.00	629.00	85.00	126.00		503.00	714.00	629.00	70
1	1st	815.00	629.00	629.00				629.00	629.00	629.00	70
1	2nd	815.00	629.00	629.00				629.00	629.00	629.00	70
1	3rd	815.00	629.00	629.00				629.00	629.00	629.00	70
1	4th	815.00	629.00	629.00				629.00	629.00	629.00	70
1	Terrace	178.00	178.00		178.00				178.00	178.00	
Block Total		6261.00	4043.00	2516.00	263.00	126.00		3394.00	4043.00	3394.00	280

BASIC FAR	2.50
BUILT UP AREA	4043.00
FAR AREA	2516.00
GROUND COVERAGE AREA	1629.00

PROPOSED FAR = NET FAR AREA / TOTAL SITE AREA
PROPOSED FAR= 2516.00/18418.79= 1.74
COVERAGE/GROND COVERAGE AREA/TOTAL SITE AREA)X100
COVERAGE = (7316.43/18417.63)*100 = 39.18 %

SET BACKS	ZONAL REGULATION	AS PER DRAWING
FRONT	5.0 M	5.0 M
REAR	5.0 M	5.0 M
FRONT	5.0 M	5.00 M
REAR	5.0 M	5.0 M
Coverage	----	39.18 %
F.A.R	1.75	1.74
No.Of Units	----	224 Units
Height of Building	HEIGHT AS PER ZR-15M	14.99 M

Parking	RESIDENTIAL - 224(UNITS) 1 CAR PARKING (2.5M X 5.0M) FOR PER DWELLING EXCEEDING 100 SQ.M = 90.2M	224 Cars	Basement FLOOR + STILT FLOOR + 1st FLOOR = 194 Cars
	VISITORS PARKING: 10% OF CAR PARKING 225 CAR X 10% = 23 CARS	23 Cars	247 Cars
	TWO WHEELER PARKING: 20% OF CAR PARKING 20% x (112.5/90.2) = 247.3(nos) = 0.69 x 90.2 Sq.m	620.00 Sq.m	904.39 Sq.m

OWNERS SIGNATURE

For [redacted] PVT LTD
Mr.SOMASHEKAR AKARSHREDDY
For [redacted] PVT LTD
DIRECTOR
Mr.PRABHAKAR R
For [redacted] PVT LTD
Mr.ARAVINDA M S
Representing Managing Directors
M/s.INSPIRA ECO SPRINGS PVT LTD

ARCHITECT'S SIGNATURE

Mr. NANDISH K M
BCC/BL-3.6/A-0011/25-26

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT IN APPROVED RESIDENTIAL SINGLE SITE. VIDE No. STRRPA/TP/SP-LAO/25/2024-25 ,Dtd:15-02-2025
KATHA No: 1653/455/1-1539/455/2
PID No.1502200102300124273, Sy.No.455/1,& 485/2 OF SARJAPURA VILLAGE,SARJAPURA HOBLI ANEKAL TALUK, BANGALORE URBAN DISTRICT.

SUBJECT OF DRAWING

SANCTION PLAN

ORIENTATION: N

DRAWING No. 1/3
SECTION & ELEVATION
BLOCK-1 & BLOCK-2 & SITE PLAN

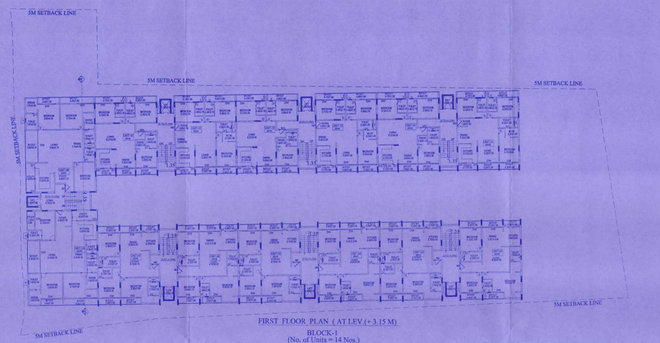
SCALE 1 : 200

SANCTIONING AUTHORITY

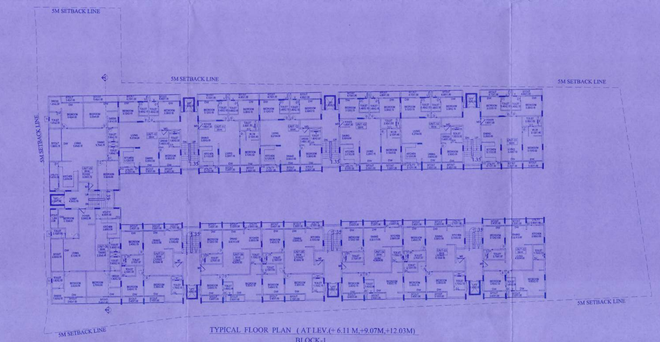
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಯವರು, ಅನೇಕಲ್
ಸರ್ಕಾರ ಮತ್ತು ಇತರೆ ಸರ್ಕಾರಿ ಕಛೇರಿಗಳಿಗೆ ಸೇರಿದ ಕಟ್ಟಡಗಳನ್ನು ಹೊರತುಪಡಿಸಿ ಇತರೆ ಕಟ್ಟಡಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ನೀಡಲು ಅಧಿಕಾರ ಹೊಂದಿರುತ್ತಾರೆ. ಸದರಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ನಕ್ಷೆಯನ್ನು ಮಾತ್ರ ಪರಿಶೀಲಿಸಲಾಗಿದೆ. ಕಟ್ಟಡದ ಗುಣಮಟ್ಟ ಮತ್ತು ಕಟ್ಟಡ ಕಾಮಗಾರಿಯ ಬಗ್ಗೆ ಯಾವುದೇ ಜವಾಬ್ದಾರಿಯನ್ನು ಹೊಂದಿರುವುದಿಲ್ಲ.

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಅನೇಕಲ್
ಸರ್ಕಾರ ಮತ್ತು ಇತರೆ ಸರ್ಕಾರಿ ಕಛೇರಿಗಳು
ಅನೇಕಲ್, ಬೆಂಗಳೂರು.

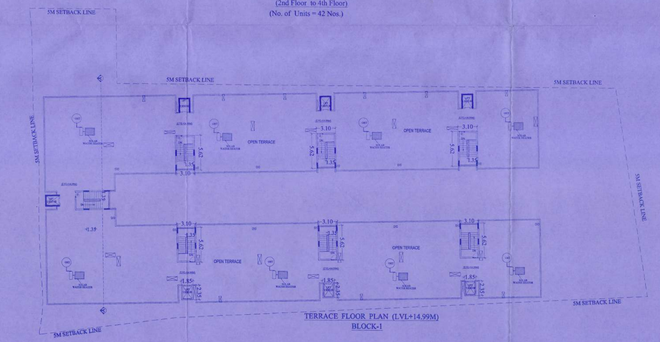
Sign 15/09/25



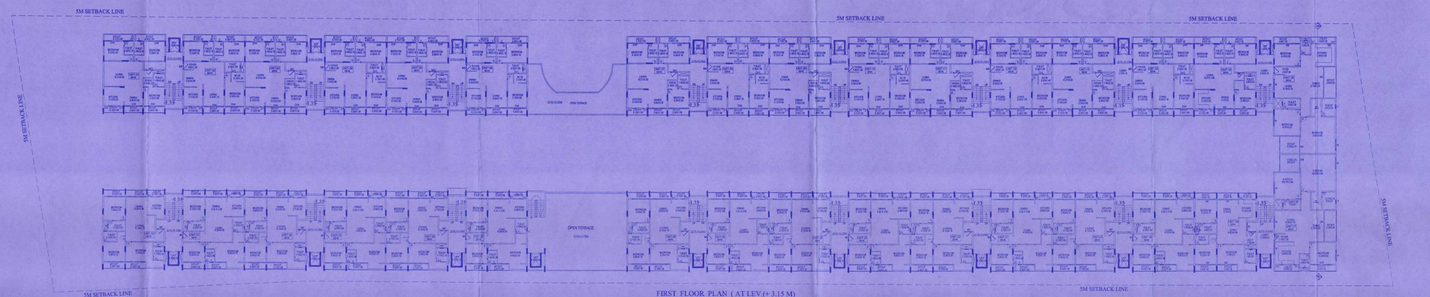
FIRST FLOOR PLAN (AT LEV.(+ 3.15 M)
BLOCK-1
(No. of Units = 14 Nos.)



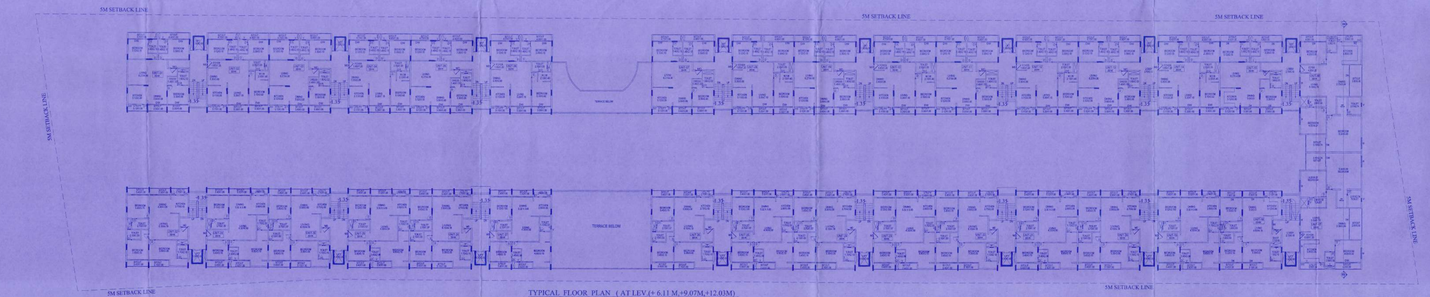
TYPICAL FLOOR PLAN (AT LEV.(+ 6.11 M,+9.07M,+12.03M)
BLOCK-1
(2nd Floor to 4th Floor)
(No. of Units = 42 Nos.)



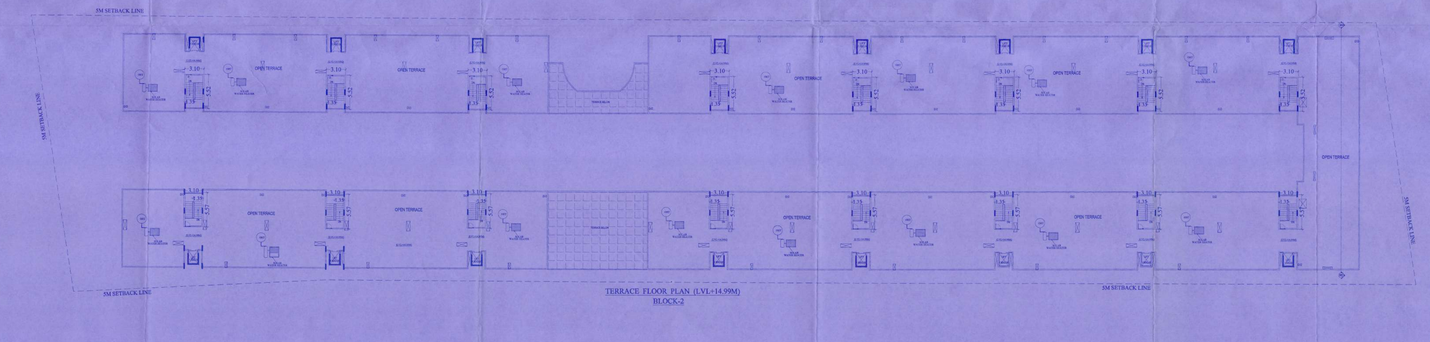
TERRACE FLOOR PLAN (LVL=14.99M)
BLOCK-1



FIRST FLOOR PLAN (AT LEV.(+ 3.15 M)
BLOCK-2
(No. of Units = 32 Nos.)

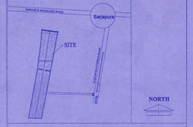


TYPICAL FLOOR PLAN (AT LEV.(+ 6.11 M,+9.07M,+12.03M)
BLOCK-2
(2nd Floor to 4th Floor)
(No. of Units = 96Nos.)



TERRACE FLOOR PLAN (LVL=14.99M)
BLOCK-2

REV.PLAN- 2010



INDEX

SITE BOUNDARY
BUILDING SETBACK
BASEMENT EXTENT

SCHEDULE OF OPENINGS

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.05 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
W	WINDOWS	1.81 x 1.20
CW	DOOR CUM WINDOW	0.15 x 2.10
V	VENTILATOR	0.60 x 2.10

AREA STATEMENTS

TOTAL SITE AREA : 4 ACRE 27 GUNTAS=18918.79 Sq.m
ROAD WIDENING AREA=921.16 Sq.m
NET SITE AREA : 18918.79-921.16=18497.63 Sq.m

BUILT UP AREA STATEMENT (IN SQM)

BLOCK-1 & BLOCK-2

S.No.	FLOOR	1		2		3		4		5		6		7	
		BLOCK-1		BLOCK-2											
		SERVICE AREA	NET AREA	SERVICE AREA	NET AREA	SERVICE AREA	NET AREA	SERVICE AREA	NET AREA	SERVICE AREA	NET AREA	SERVICE AREA	NET AREA	SERVICE AREA	NET AREA
		FAR													
1	Basement	1294.00		2184.00	88.67	1294.00				1294.00	1294.00				
2	Ground	1294.00	85.00	2184.00	88.67	1294.00	1294.00	88.67	2184.00	1294.00	1294.00	85.00	1294.00	85.00	
3	First	1294.00	85.00	2184.00	88.67					1294.00	1294.00	85.00	1294.00	85.00	
4	Second	1294.00	85.00	2184.00	88.67					1294.00	1294.00	85.00	1294.00	85.00	
5	Third	1294.00	85.00	2184.00	88.67					1294.00	1294.00	85.00	1294.00	85.00	
6	Fourth	1294.00	85.00	2184.00	88.67					1294.00	1294.00	85.00	1294.00	85.00	
	Total	7764.00	425.00	13104.00	532.00	2588.00		88.67	2184.00	7764.00	7764.00	425.00	7764.00	425.00	
	Grand Total	21468.00	1957.00	15288.00	620.67	2588.00	1294.00	88.67	2184.00						2242.00
	GROSS BUILT UP AREA												21468.00		
	NET FAR AREA												15288.00		
	GROUND COVERAGE AREA												1294.00		39.38

PROPOSED FAR = NET FAR AREA / TOTAL SITE AREA
PROPOSED FAR= 32576.99/18918.79= 1.74
COVERAGE=GROUND COVERAGE AREA/TOTAL SITE AREA*100
COVERAGE = (7216.49/18417.63)*100 = 39.18 %

SET BACKS	AS PER ZONAL REGULATION	AS PER DRAWING
FRONT	5.0 M	5.0 M
REAR	5.0 M	5.0 M
FRONT	5.0 M	5.0 M
REAR	5.0 M	5.0 M
Coverage	------	39.18 %
F.A.R.	1.75	1.74
No.Of Units	------	224 Units
Height of Building	HEIGHT AS PER ZR-15M	14.99 M

Parking	RESIDENTIAL - 224(UNITS) 1 CAR PARKING FOR EACH 100 SQ.M FOR PER DWELLING UNIT EXCEEDING AREA OF 50 SQ.M - 224 x1 = 224 Cars	224 Cars	Basement Floor = 2 Floors 87 Cars/Floor = 194 Cars
	VISITORS PARKING: 15% OF CAR PARKING 224 CAR X 15% = 33 CARS	33 Cars	247 Cars
	TWO WHEELER PARKING 25% OF CAR PARKING 25% x (13.75 SQ.M x 247 Nos) = 849.00 Sq.m	849.00 Sq.m	904.50 Sq.m

OWNERS SIGNATURE

Mr.SOMASHEKAR AKARSHREDDY

Mr.PRABHUU R

Mr.ARAVINDA M S
Representing Managing Directors
M/s.INSPIRA ECO SPRINGS PVT LTD

ARCHITECTS SIGNATURE

Mr. NANDISH K M
BCC/BL-3 /6/A-0011/25-26

PROJECT NAME

PROPOSED RESIDENTIAL APARTMENT IN APPROVED RESIDENTIAL SINGLE SITE. VIDE No. STRRPA/PTP/SP-LAO/25/2024-25, Dtd:15-02-2025 KATHA No.: 1653/485/1-1639/485/2 PID No.150200102300124273, Sy.No.485/1 & 485/2 OF SARJAPURA VILLAGE SARJAPURA HOBLI ANEKAL TALUK, BANGALORE URBAN DISTRICT.

SUBJECT OF DRAWING

SANCTION PLAN

ORIENTATION

SCALE 1:200

DRAWING No. 3/3
FIRST & TYPICAL FLOOR TERRACE PLAN

SANCTIONING AUTHORITY

15/05/25