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Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

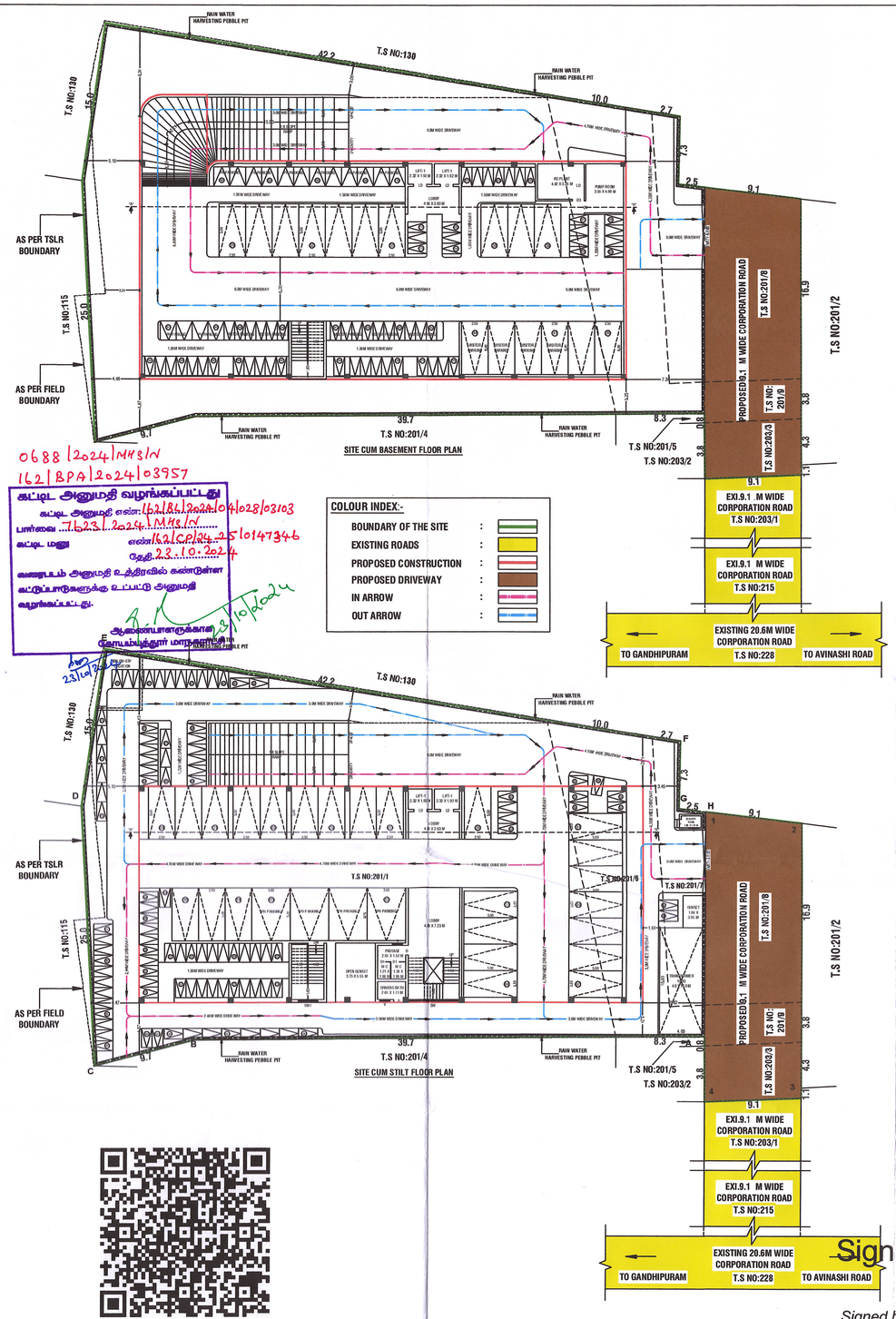
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





SITE CUM BASEMENT FLOOR PLAN

0688/2024/MHS/N
162/BPA/2024/03957

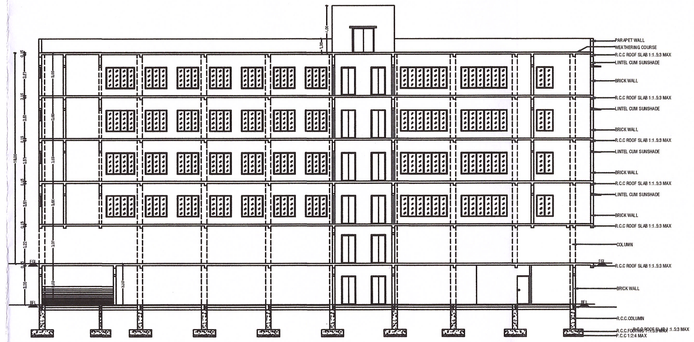
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BPA/2024/04028/03103
பார்வை : T1623/2024/MHS/N
கட்டிட மனு எண்: N2/COP/24-25/0147346
தேதி: 23.10.2024
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
செயற்பொறியாளர்

COLOUR INDEX:-

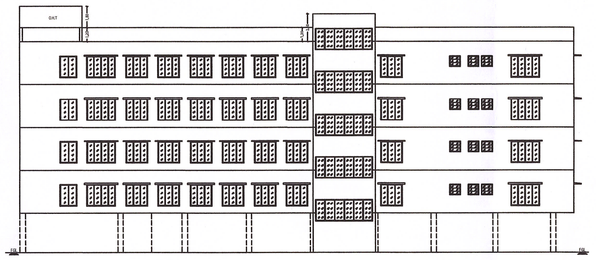
BOUNDARY OF THE SITE	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	
IN ARROW	:	
OUT ARROW	:	

SITE CUM STILT FLOOR PLAN

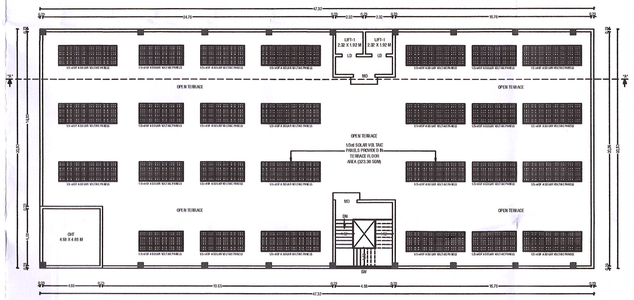
Signature valid
Signed by: Director
Location:null
Date:2024.08.21 17:23:00



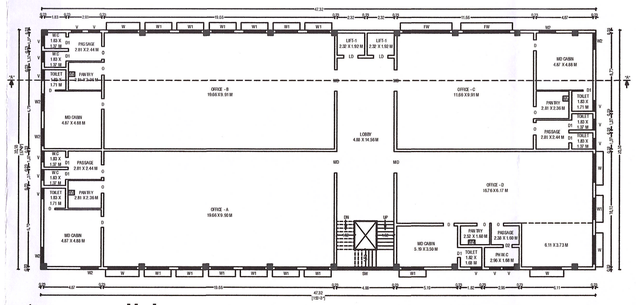
SECTION - AA @ NORTH SIDE VIEW



FRONT ELEVATION @ SOUTH SIDE VIEW



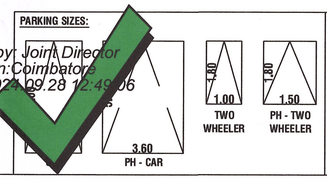
TERRACE FLOOR PLAN



TYPICAL - FIRST, SECOND, THIRD & FOURTH FLOOR PLAN

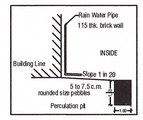
Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.09.28 12:49:06

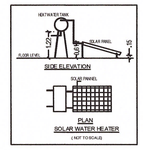
PARKING SIZES:



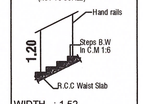
NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.

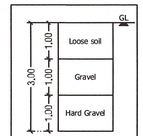




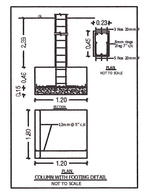
STAIRCASE DETAILS
(NOT TO SCALE)

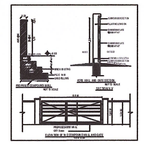


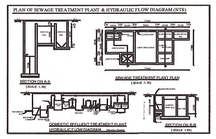
WIDTH : 1.52
TREAD : 0.30
RISE : 0.13 / 0.14 / 0.15

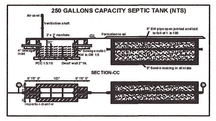


TRIAL PIT
NOT TO SCALE









SITE & DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (OFFICE) BUILDING IN T.S.NOS: 201/1, 6, 7, 8, 9 & 203/3, WARD NO:AA(27), BLOCK NO:2 AT SOWRIPALAYAM VILLAGE, COIMBATORE SOUTH ZONE, COIMBATORE DISTRICT.

SCALE :- 1:100
COMMERCIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/0278304/2024

APPLICANT NAME: MR.G.MANOHARAN
M/S.SANBRIX PROPERTIES PRIVATE LIMITED (POA),
M.SUBRAMANIAM (GENERAL MANAGER-POWER AGENT)

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	1825.20 Sqm	0.450 Acre
AREA OF SITE AS PER DOCUMENT	=	1825.20 Sqm	0.450 Acre
SUPER IMPOSED PLOT AREA	=	2111.80 Sqm	

PROPOSED BUILDING AREA DETAILS:- (BLOCK-01)

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	BASEMENT FLOOR	36.70	940.10	976.80
2	STILT FLOOR	-	969.90	969.90
3	FIRST FLOOR	969.90	-	969.90
4	SECOND FLOOR	969.90	-	969.90
5	THIRD FLOOR	969.90	-	969.90
6	FOURTH FLOOR	969.90	-	969.90
7	TERRACE FLOOR (HEADROOM + OHT)	-	81.90	81.90
8	SECURITY ROOM	-	3.00	3.00
	TOTAL AREA	3916.30	1994.90	5911.20

F.S.I CALCULATION AS PATTA AREA:-

F.S.I (3916.30 / 1825.20) = 2.145

2, < 2.145, THEREFORE 0.145 PREMIUM FSI

BUILDING HEIGHT :-

BUILDING HEIGHT = 18.00 Mt

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	3916.30 SQM / 100 SQM	40 NO'S	44 NO'S (INCLUDE PH & 10% VISITOR)
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF WORKSHOP FLOOR AREA	3916.30 SQM / 25 SQM	157 NO'S	173 NO'S (INCLUDE PH & 10% VISITOR)

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.83 X 2.44
D	DOOR	0.91 X 2.44
D1	DOOR	0.84 X 2.44
D2	DOOR	0.76 X 2.44
O	OPEN	1.07 X 2.44
LD	LIFT DOOR	1.22 X 2.44
W	WINDOW	2.44 X 1.83
W1	WINDOW	1.83 X 1.83
W2	WINDOW	1.43 X 1.37
SW	STAIRCASE WINDOW	4.88 X 1.83
V	VENTILATOR	0.91 X 0.91

Hand over road details - 242.80 Sqm

D. ARUN KUMAR.,B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/23/07/028
208, Alagesan Road, Saibaba Colony, Coimbatore - 641 011
REGISTERED CONSTRUCTION ENGINEER

Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II
DTCP/NAMAKKAL/RSE-II/001/2022
First Floor, No. 02, MIG-2205, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064
REGISTERED STRUCTURAL ENGINEER

Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED ENGINEER Grade - II
DTCP/NAMAKKAL/RE-II/003/2022
First Floor, No. 02, MIG-2205, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064
REGISTERED ENGINEER / ARCHITECT

For Alzum Geotech Integrated Services
Dr.P.D. Arunairaj, M.E., Ph.D.,
FIGS., FIE, C.Eng., MIEEE., MISTE
Principal Consultant
Professor of Civil Engg (Retd)
Govt College of Technology, Coimbatore.
REGISTERED GEOTECH ENGINEER

SANBRIX PROPERTIES PVT LTD
General Manager
POWER AGENT
OWNER / APPLICANT



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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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OMR Thoraipakkam,
Chennai, India

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