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DIGITALLY VERIFIED RECORD

REVISED SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS-Non-High Rise)

AND THE EXISTING / UNDER CONSTRUCTION ROYAL KALPATARU PHASE I IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), &

T.S.No. 42 (OLD S.F.NO:156/1 Part),BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

SITE PLAN
Sheet no : 1/15

Application Refrence Number : SW/P/BPA/365845/2024



I SITE AREA DETAILS

DESCRIPTION	SQM
TOTAL PLOT AREA (as per DOCUMENT, as per SITE)	12078.10
PLOT AREA (as per TSLR)	12065.00
Extent of Land for Road widening (already handed over to corporation on 31.07.2024)	126.35
Nett proposed Area (i.e. Available site Extent, to be used on A to I)	12065.95

II EXISTING BUILT UP AREA (ROYAL KALPATARU PHASE I)

F.S.I AREA							NON-F.S.I AREA	
Blocks	Unit name	No.of Units	Ground floor Area in Sq.m	First floor Area in Sq.m	Second floor Area in Sq.m	Total FS Area in Sq.m	Ground floor (parking) Area in Sq.m	Headroom Area in Sq.m
Block H1	H1	1	65.44	92.68	75.72	223.84	17.25	12.08
Block H2	H2	1	65.44	92.68	75.72	223.84	17.25	12.08
Block E1	E1	1	134.71	185.37	19.92	320.00	33.66	21.68
Block E2	E2	1	134.71	185.37	19.92	320.00	33.66	21.68
Block E3	E3	1	134.71	185.37	19.92	320.00	33.66	21.68
Block E4	E4	1	134.71	185.37	19.92	320.00	33.66	21.68
Block C1	C1	1	136.58	155.31	22.54	324.43	28.79	11.99
Block C2	C2	1	136.58	155.31	22.54	324.43	28.79	11.99
Block C3	C3	1	136.58	155.31	22.54	324.43	28.79	11.99
Block C4	C4	1	136.58	155.31	22.54	324.43	28.79	11.99
Block D1	D1	1	34.80	89.80	24.39	149.05	24.50	8.17
Block F1	F1	1	32.83	89.48	54.39	148.05	24.50	7.76
Block F1	F1	1	86.55	119.68	90.39	360.00	26.58	8.58
Block G1	G1	1	65.44	92.68	75.72	223.84	17.25	12.85
Block G2	G2	1	65.44	92.68	75.72	223.84	17.25	12.85
Block G3	G3	1	65.44	92.68	75.72	223.84	17.25	12.85
Block G4	G4	1	65.44	92.68	75.72	223.84	17.25	12.85
Block G5	G5	1	65.44	92.68	75.72	223.84	17.25	12.85
Block G6	G6	1	65.44	92.68	75.72	223.84	17.25	12.85
Block G7	G7	1	65.44	92.68	75.72	223.84	17.25	12.85
Block S1	S1	1	79.83	95.21	67.14	322.89	15.88	9.08
Block P1	P1	1	79.54	91.78	59.21	232.54	17.25	9.73
Block Q1	Q1	1	73.67	91.68	91.68	257.03	18.91	10.48
Block R1	R1	1	69.91	97.15	54.61	321.67	17.25	10.31
Block S1	S1	1	91.28	15.63	79.53	216.34	17.25	9.76
Block T1	T1	1	84.14	51.38	73.14	215.66	17.25	13.16
Block V1	V1	1	87.58	94.75	71.58	323.63	17.25	16.39
Block W1	W1	1	71.06	98.91	73.36	333.62	17.25	16.39
Block Z1	Office	-	44.98	83.78	83.78	212.54	38.76	15.99
TOTAL		28	2436.74	3078.79	1737.48	7223.01	644.35	399.42

III REVISED AND PROPOSED BUILT UP AREA (ROYAL KALPATARU PHASE II)

F.S.I AREA									NON-F.S.I AREA	
Blocks	Unit name	No.of Units	Ground floor Area in Sq.m	First floor area in sq.m	Second floor Area in Sq.m	Terrace floor area in sq.m	Total FLOOR Area in sq.m	Com. area in sq.m	Total FSI area in Sq.m	Ground floor (parking) Area in Sq.m	Headroom Area in Sq.m
Block H1	H1	1	87.20	147.66	43.96	-	278.81	-	278.81	61.75	11.02
Block H2	H2	1	81.81	78.27	73.53	-	304.71	-	304.71	26.21	10.16
Block J1	J1/1	1	137.38	-	-	-	137.38	16.54	121.83	38.44	15.29
	J1/2	1	-	103.85	80.77	-	220.62	16.54	220.16		
Block J2	J2/1	1	118.49	-	-	-	118.49	12.03	128.52	38.44	15.57
	J2/2	1	-	181.84	63.66	-	180.25	13.33	308.62		
Block J3	J3	1	120.64	143.30	90.60	-	324.91	-	324.87	28.44	10.09
Block J4	J4	1	87.16	123.43	47.10	-	257.71	-	257.71	28.55	20.28
Block J5	J5	1	103.39	131.45	36.44	-	271.32	-	271.32	28.10	22.47
Block K1	K1	1	105.34	126.80	50.10	-	282.04	-	282.04	21.28	9.49
Block K2	K2	1	105.34	126.80	50.10	-	282.04	-	282.04	21.28	9.49
Block L1	L1/1	1	111.67	-	-	-	111.67	16.23	190.60	26.26	11.46
	L1/2	1	-	140.60	86.34	-	227.10	14.33	251.39		
Block L2	L2	1	43.33	86.51	86.94	-	217.15	-	217.15	43.58	15.99
Block M1	M1	1	87.53	139.28	50.62	-	277.44	-	277.44	61.76	11.50
Block M2	M2	1	87.53	139.28	50.62	-	277.44	-	277.44	61.76	11.50
Block V (Commercial)		-	-	301.62	301.62	301.62	904.86	-	905.46	301.62	-
TOTAL		15	1255.04	1806.04	1044.41	301.62	4397.31	102.60	4768.21	742.32	187.01

IV CAR PARKING & TWO WHEELER PARKING DETAILS (EXISTING ROYAL KALPATARU PHASE I)

i) Car Parking detail	TS	Visitors parking 10%	Nett Total
Car Parking Required			
Car Parking Provided			

ii) Two wheeler Parking detail		Nett Total
Two wheeler Parking Required	8	8 nos
Two wheeler Parking Provided	8	8 nos

V CAR PARKING DETAILS (REVISED AND PROPOSED ROYAL KALPATARU PHASE II)

i) Car Parking detail		Visitors parking 10%	Nett Total
Car Parking Required	39	4	43 nos
Car Parking Provided			43 nos

VI FSI Calculation

Existing Royal Kalpataru phase I FSI area = 7223.01 Sq.m

Revised Proposed Royal Kalpataru phase II FSI area = 4700.21 Sq.m

TOTAL FSI AREA = 11923.22 Sq.m

$FSI = \frac{\text{TOTAL FSI AREA}}{\text{SITE AREA}} = \frac{11923.22}{12018.10}$

FSI = 0.992

VII OSR Area Details:

OSR Area Required:

12018.10 - (46.73 + 126.35) (Road) = 11845.02 Sq.m

11845.02 * 12% = 1334.61 Sq.m

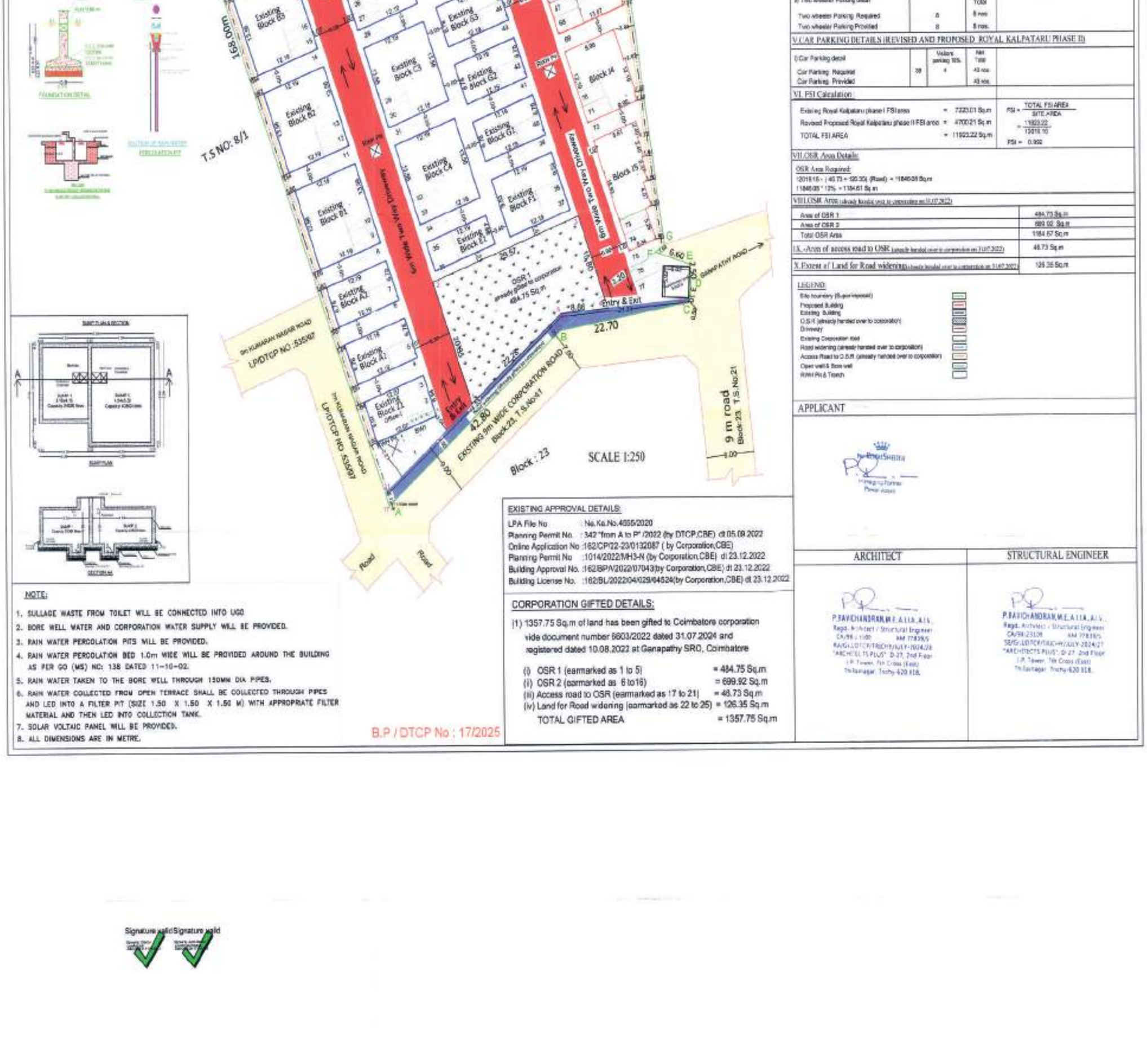
VIII OSR Area (already handed over to corporation on 31.07.2024)

Area of OSR 1	484.75 Sq.m
Area of OSR 2	699.92 Sq.m
Total OSR Area	1184.67 Sq.m
IX. Area of access road to OSR (already handed over to corporation on 31.07.2024)	46.73 Sq.m
X Extent of Land for Road widening (already handed over to corporation on 31.07.2024)	126.35 Sq.m

LEGEND:

Site boundary (Super imposed)
Proposed Building
Existing Building
O.S.R (already handed over to corporation)
Driveway
Existing Corporation road
Road widening (already handed over to corporation)
Access Road to O.S.R (already handed over to corporation)
Open well & Bore well
RWH Pit & Trench

APPLICANT



NOTE:

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
8. ALL DIMENSIONS ARE IN METRE.

EXISTING APPROVAL DETAILS:

LPA File No : No.Ka.No.4655/2020
Planning Permit No. : 342 "fmn A to P" /2022 (by DTCP,CBE) dt 05.09.2022
Online Application No :162/CP/22-23/0132087 (by Corporation,CBE)
Planning Permit No :1014/2022/MH3-N (by Corporation,CBE) dt 23.12.2022
Building Approval No. :162/BPN/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No. :162/BL/2022/04/029/64524(by Corporation,CBE) dt 23.12.2022

CORPORATION GIFTED DETAILS:

(1) 1357.75 Sq.m of land has been gifted to Coimbatore corporation vide document number 6603/2022 dated 31.07.2024 and registered dated 10.08.2022 at Ganapathy SRO, Coimbatore

(i) OSR 1 (earmarked as 1 to 5) = 484.75 Sq.m
(ii) OSR 2 (earmarked as 6 to16) = 699.92 Sq.m
(iii) Access road to OSR (earmarked as 17 to 21) = 46.73 Sq.m
(iv) Land for Road widening (earmarked as 22 to 25) = 126.35 Sq.m
TOTAL GIFTED AREA = 1357.75 Sq.m

ARCHITECT	STRUCTURAL ENGINEER
P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V., Regd. Architect / Structural Engineer CA/98/23108 AM 77838/5 RAVSI/LIDTCP/TRICHY/JULY-2024/28 "ARCHITECTS PLUS", D-27, 2nd Floor I.P. Tower, 7th Cross (East) Thillainagar, Trichy-620 018.	P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V., Regd. Architect / Structural Engineer CA/98/23108 AM 77838/5 SE/S/LIDTCP/TRICHY/JULY-2024/27 "ARCHITECTS PLUS", D-27, 2nd Floor I.P. Tower, 7th Cross (East) Thillainagar, Trichy-620 018.

B.P / DTCP No : 17/2025

Signature valid Signature valid

REVISED PLAN OF BLOCK - H1 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

0237/2025/MH3/N
162/BPA/2025/00612

கட்டிட அனுமதி வழங்கப்பட்டது
162/BL/2025/01027/01250
பார்வை 19.07.2025 MH3/N
கட்டிட மனு எண் 162/CP/22-23/0132087 dt 10.03.2025/0375917
தேதி 02.07.2025
வரைபடத்திற்கு அனுமதி உத்திரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
02/07/2025
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

ELEVATION

SECTION AA

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND/TERRACE FLOOR PLAN

EXISTING APPROVAL DETAILS:

LPA File No	: Na.Ka.No.4555/2020
Planning Permit No.	: 342 "from A to P" /2022 (by DTCP,CBE) dt 05.09.2022
Online Application No	:162/CP/22-23/0132087 (by Corporation,CBE)
Planning Permit No	:1014/2022/MH3-N (by Corporation,CBE) dt 23.12.2022
Building Approval No.	:162/BPA/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No.	:162/BL/2022/04029/04524(by Corporation,CBE) dt 23.12.2022

B.P / DTCP No : 17/2025

Sheet no : 2/15
Block - H1
Application Refrence Number : SWP/BPA/365845/2024

SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.53 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	FSI AREA				NON FSI AREA		TOTAL BUILT-UP AREA
	Ground Floor Area	First Floor Area	Second Floor Area	Car parking required	Parking area	Head room area	
H1	87.20	147.55	43.76	3 nos.	61.75	11.02	351.28
Total floor Area	278.51				72.77		

No. of. Dwelling unit : 01 no.

NOTE:

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT

For ROYAL SHELTER
Managing Partner
Power Agent

REGISTERED ENGINEER/ARCHITECT

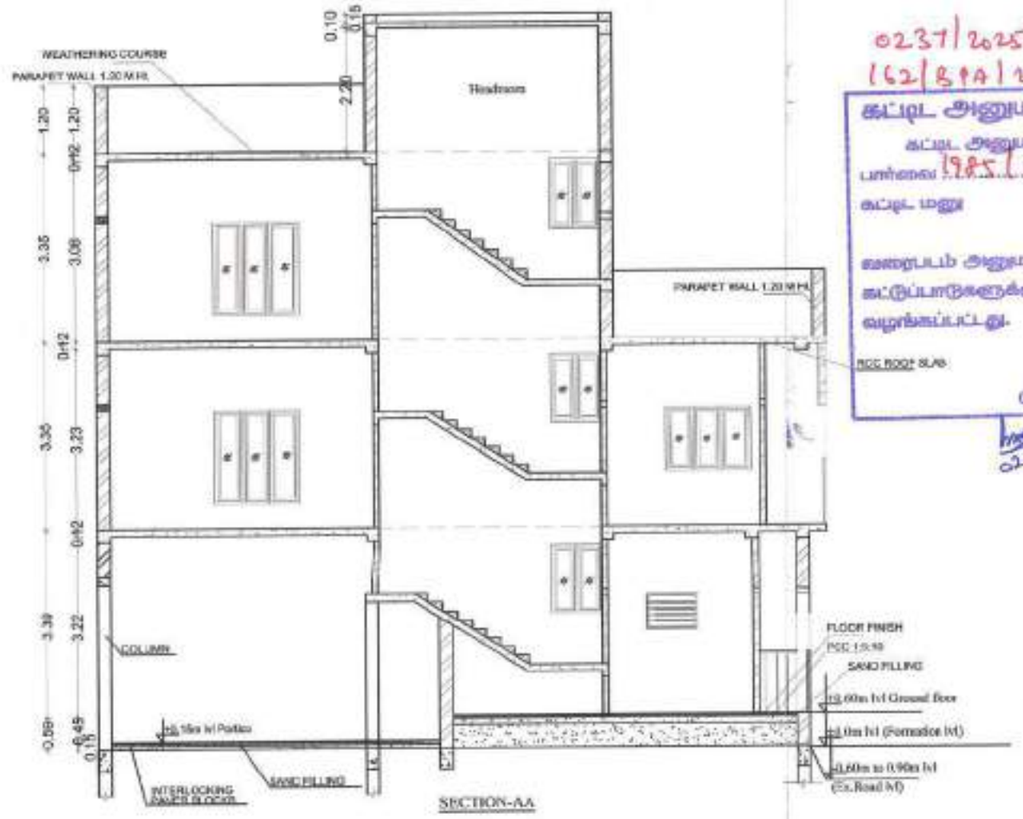
P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
I.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

REGISTERED STRUCTURAL ENGINEER

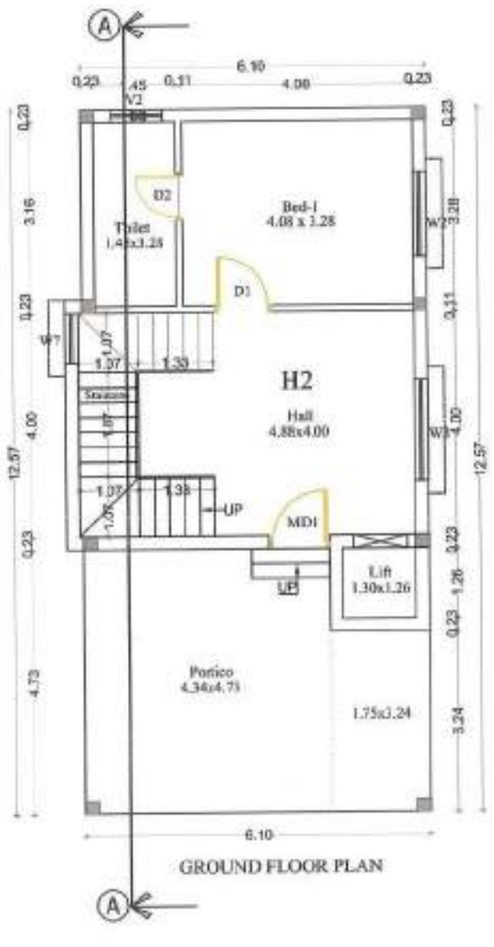
P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS", D-27, 2nd Floor
I.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

REVISED PLAN OF BLOCK - H2 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162), BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

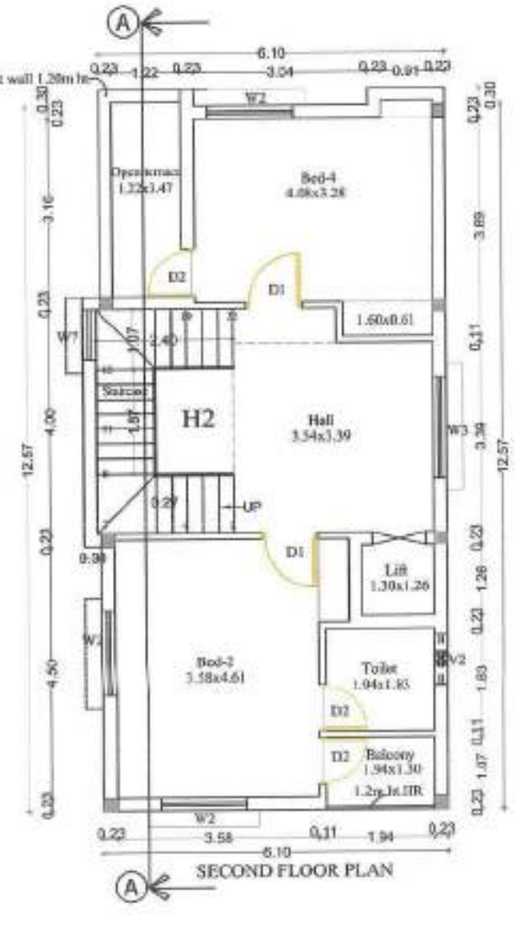


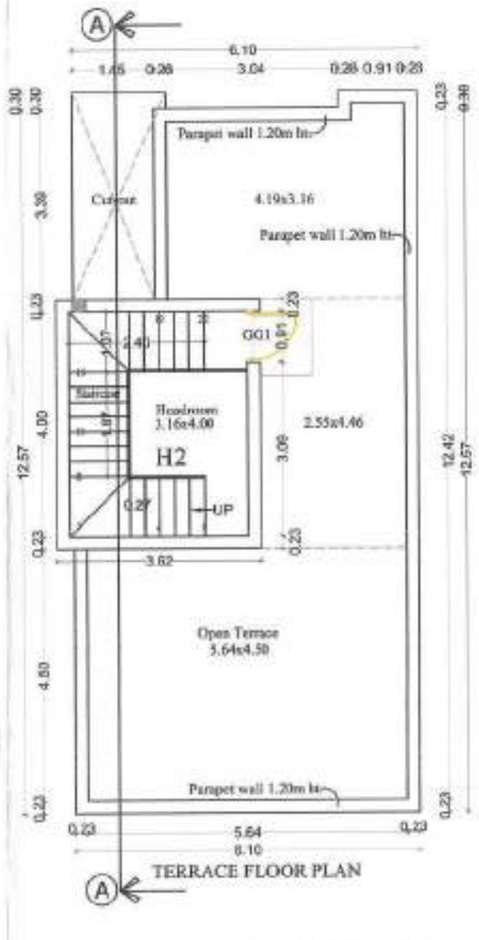


0237/2025/MH3/N
162/BP/A/2025/00612
கட்டிட அனுமதி வழங்கப்பட்டது
162/BP/2025/0229/01250
பன்னாக 1985/2025/MH3/N.....
கட்டிட மனு எண் 162/BP/2025-26/0375917
தேதி 02.07.2025
மாநகராட்சி அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
RCC ROOF SLAB
ஆணையாளருக்காக மற்றும் செயற்பொறியாளர்









EXISTING APPROVAL DETAILS:
LPA File No : Na.Ka.No.46569/2020
Planning Permit No. : 342 "Form A to P" /2022 (by DTCP,CBE) dt 05.09.2022
Online Application No :162/CP/22-25/0132087 (by Corporation,CBE)
Planning Permit No : 1014/2022/MH3-N (by Corporation,CBE) dt 23.12.2022
Building Approval No. :162/BPA/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No. :162/BL/2022/04429/04524(by Corporation,CBE) dt 23.12.2022

B.P / DTCP No : 17/2025

Sheet no : 3/15
Block - H2
Application Refrence Number : SWP/BPA/365845/2024

SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.33 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	FSI AREA				NON FSI AREA		TOTAL BUILT-UP AREA
	Ground Floor Area	First Floor Area	Second Floor Area	Car parking required	Parking area	Head room area	
H2	51.81	79.37	73.53	2 nos.	26.25	16.09	247.06
Total floor Area	204.71				42.35		

No. of. Dwelling unit : 01 no.

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-06.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT

For ROYAL SHELTER
Managing Partner
Power Agent

REGISTERED ENGINEER/ARCHITECT

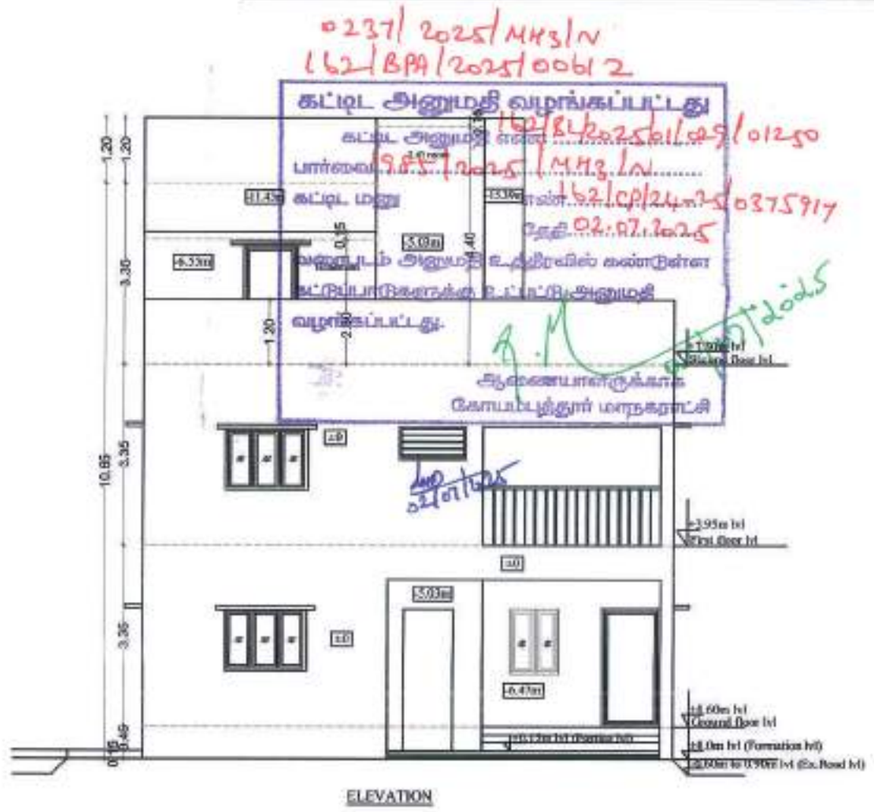
P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

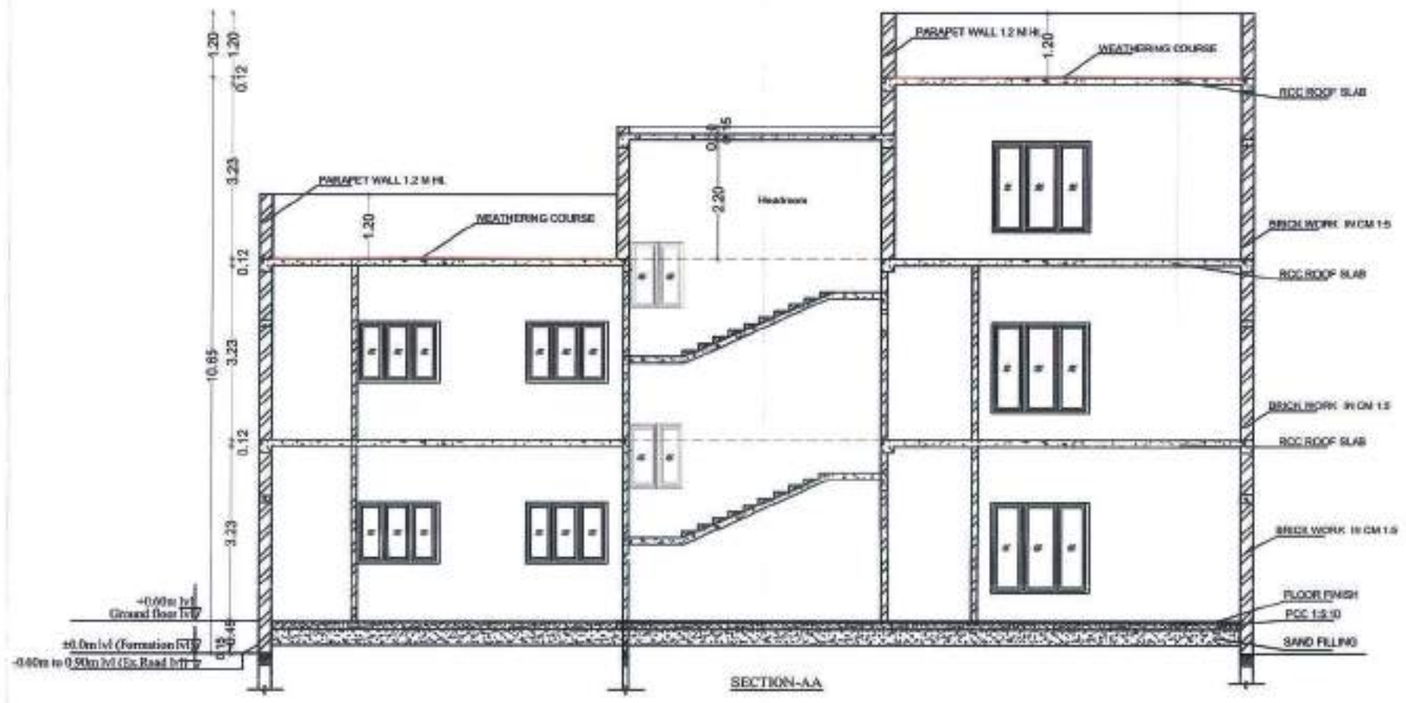
REGISTERED STRUCTURAL ENGINEER

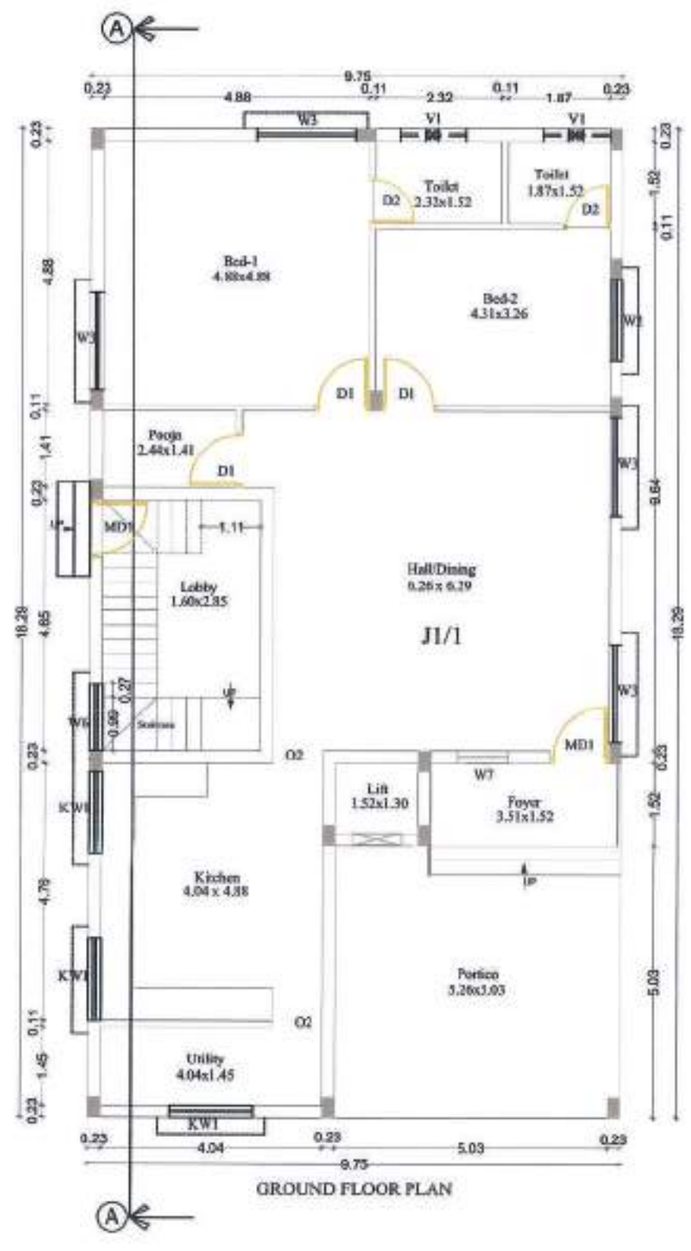
P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

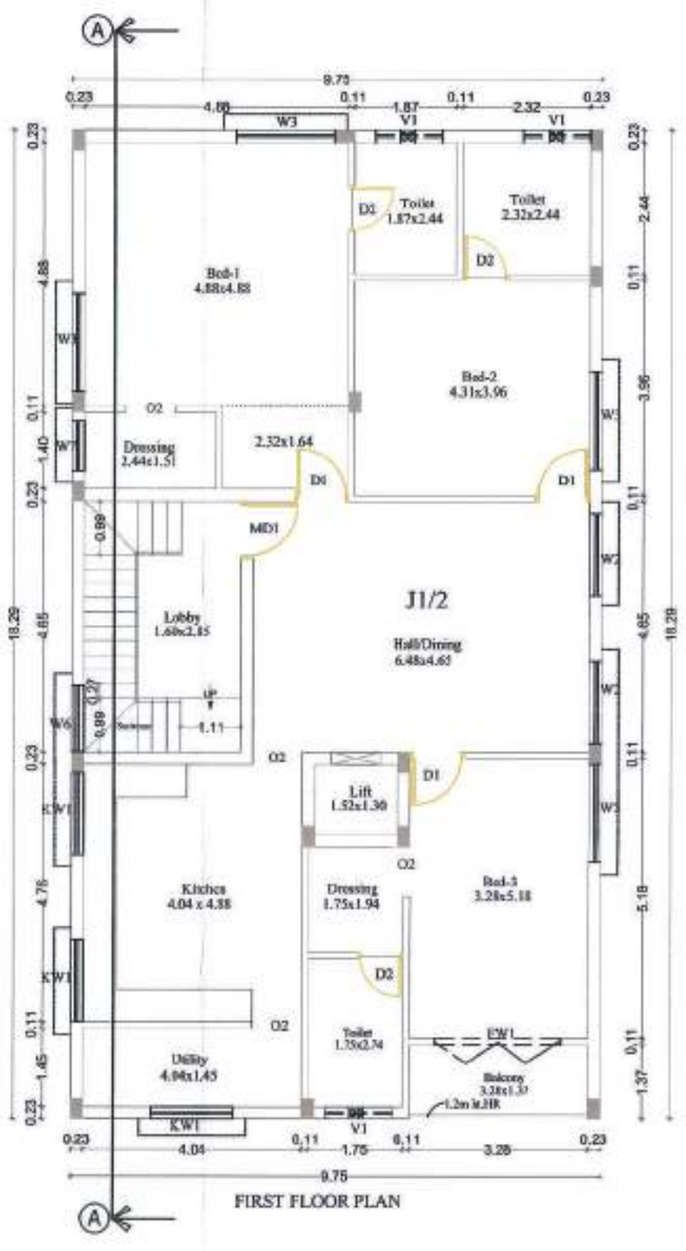
REVISED PLAN OF BLOCK - J1 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

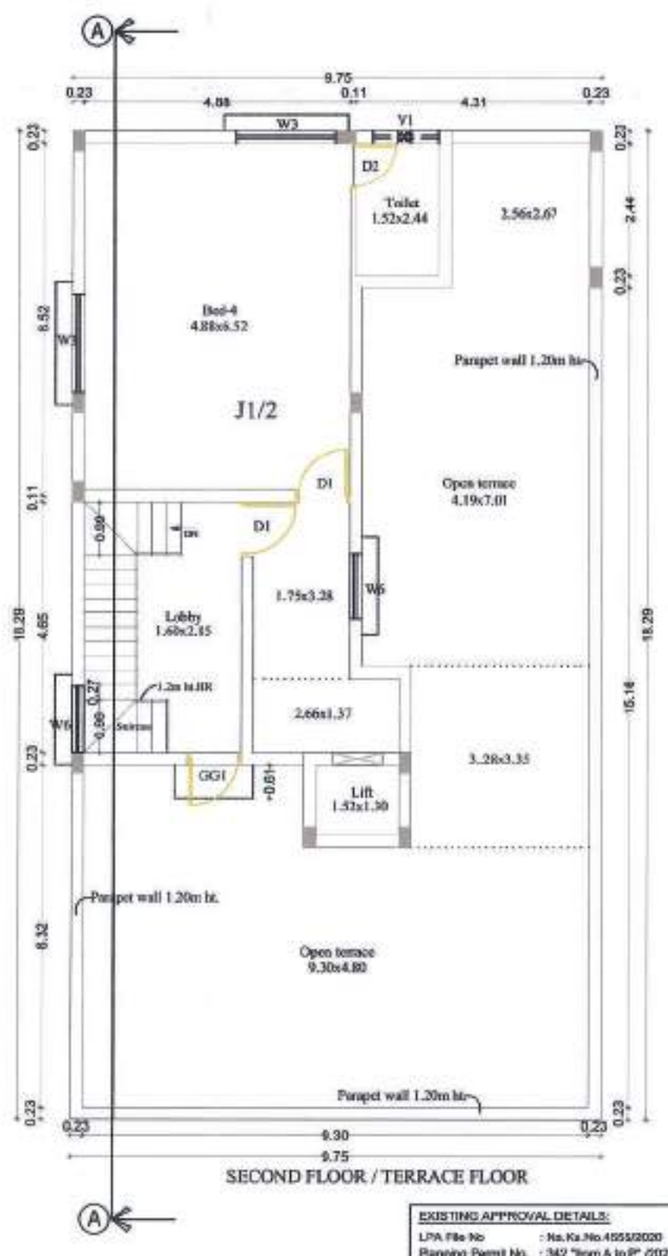
Sheet no : 4/15
BLOCK J1
Units - J1/1 & J1/2
Application Refrence Number : SWP/BPA/365845/2024











SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.33 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	Ground Floor Area	First Floor Area	Second Floor Area	Total FSI area	Car parking required	Com. area (Staircase)	Total Floor area	NON FSI AREA: Parking area	NON FSI AREA: Head room area
J1/1	137.39	-	-	137.39	1 no.	14.54	151.93	26.44	15.26
J1/2	-	163.85	56.77	220.62	2 nos.	14.54	235.16		
TOTAL	137.39	163.85	56.77	358.01	3 nos.	29.08	387.09	41.70	

No. of. Dwelling units : 02 nos.

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (NS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT

For ROYAL SHELTER
Managing Partner
Power Agent

REGISTERED ENGINEER/ARCHITECT

P.RAVICHANDRAN, M.E., A.I.I.A., A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

REGISTERED STRUCTURAL ENGINEER

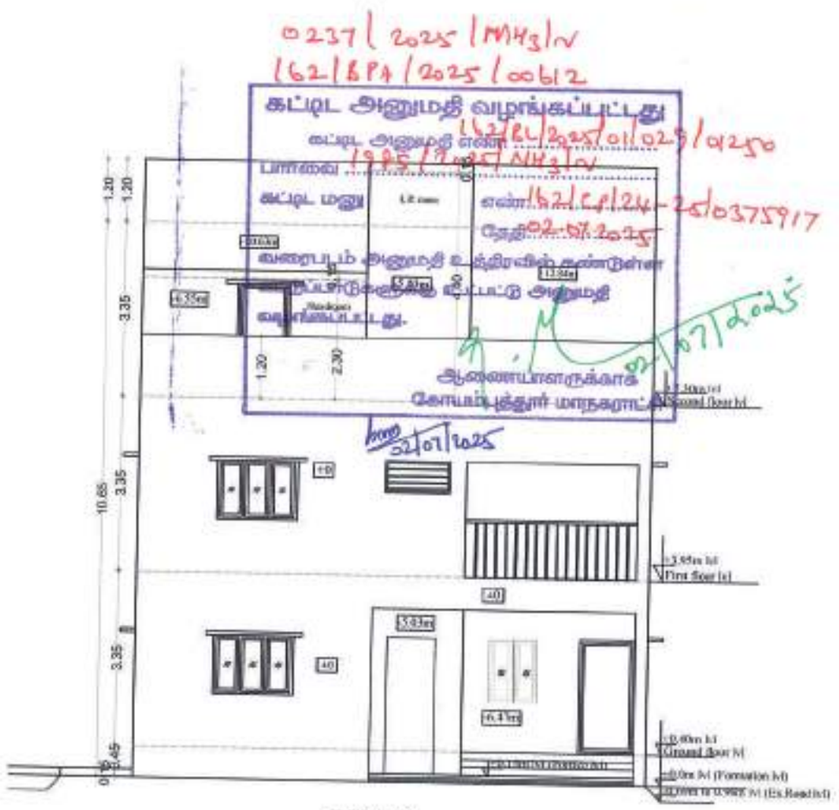
P.RAVICHANDRAN, M.E., A.I.I.A., A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS", D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

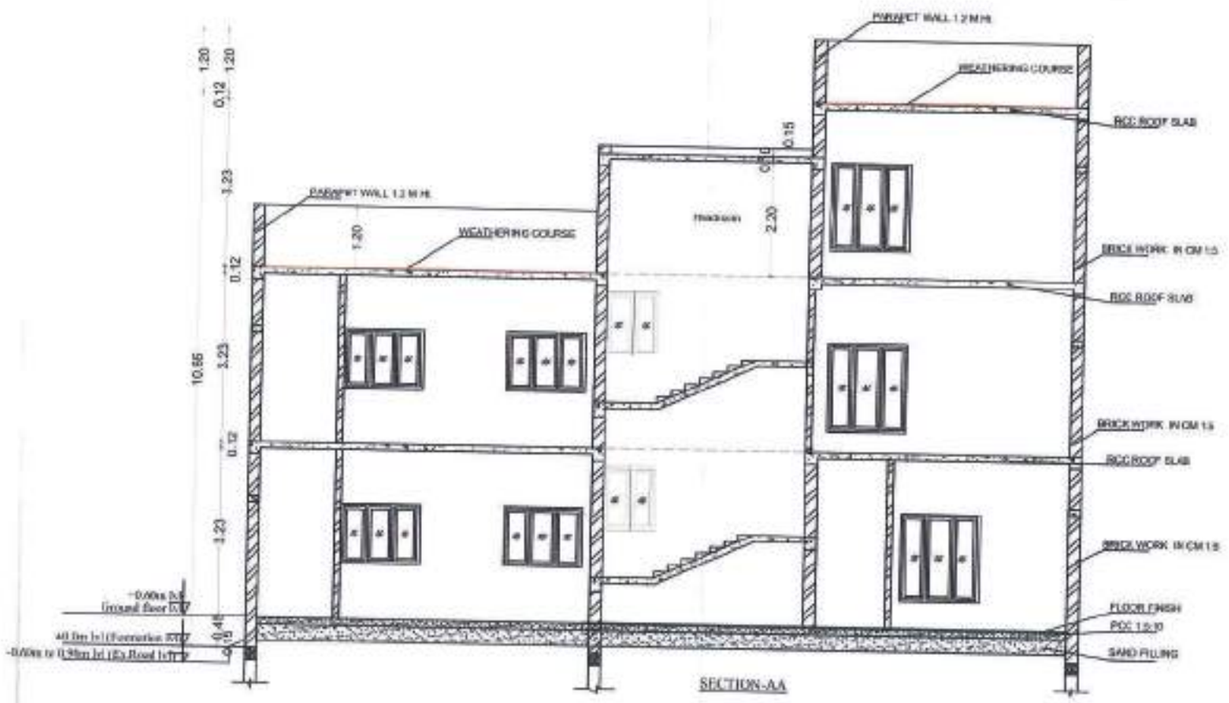
EXISTING APPROVAL DETAILS:
LPA File No : Na.Ka.No.4555/2020
Planning Permit No. : 342 "from A to P" /2022 (by DTCP,CBE) dt 05.09.2022
Online Application No :162/CP/22-23/0132087 (by Corporation,CBE)
Planning Permit No. :1014/2022/A/B-N (by Corporation,CBE) dt 23.12.2022
Building Approval No. :162/BPA/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No. :162/BL/2022/04/0281/04324(by Corporation,CBE) dt 23.12.2022

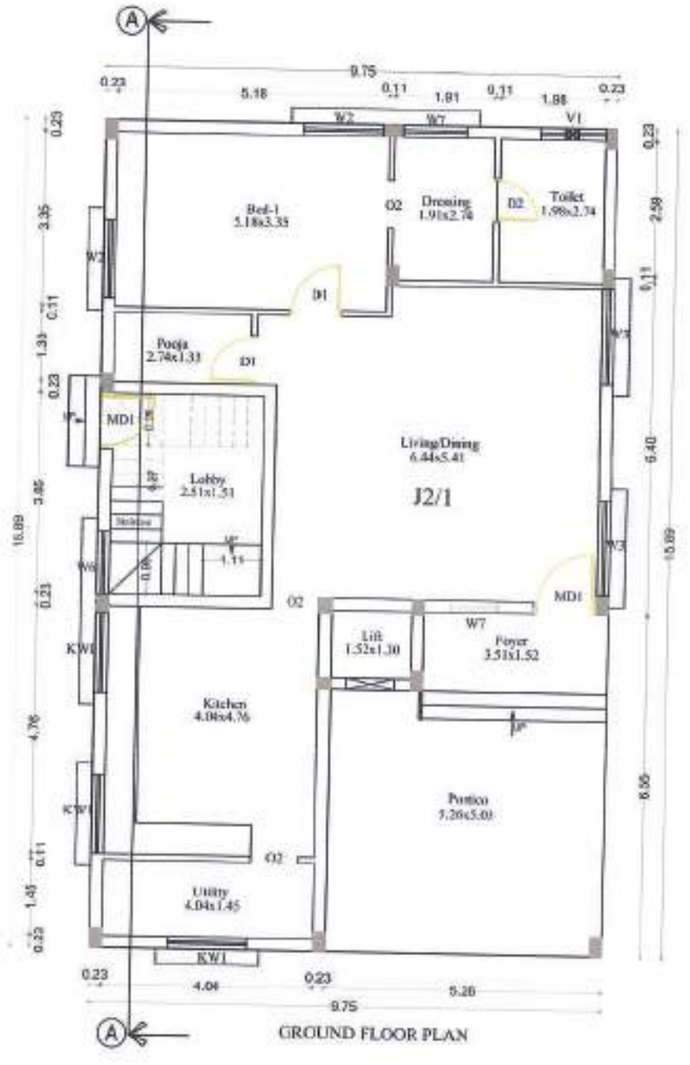
B.P / DTCP No : 17/2025

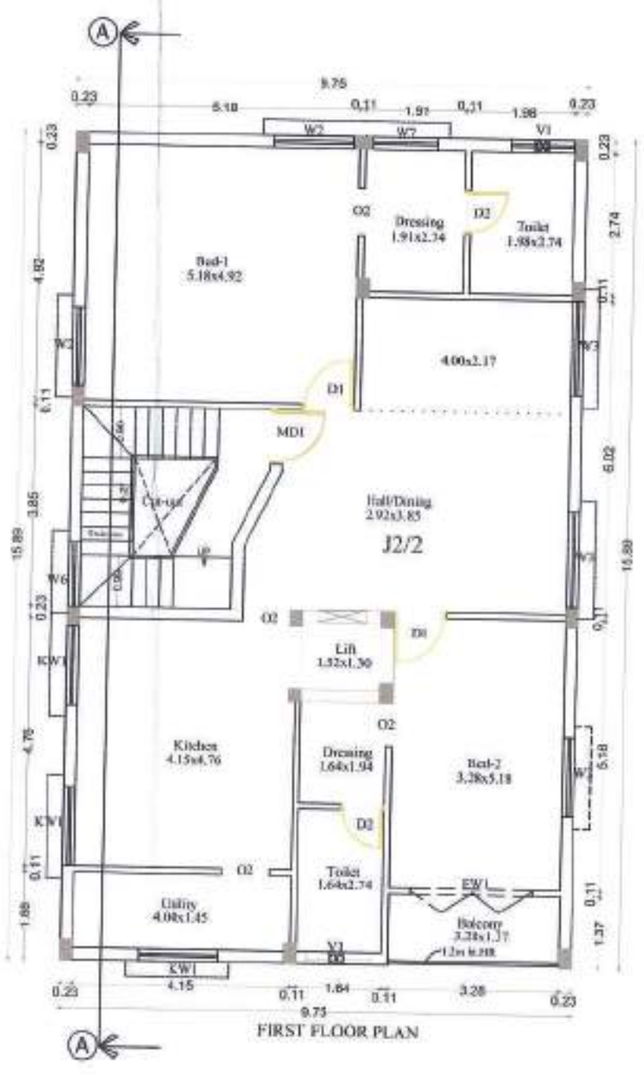
REVISED PLAN OF BLOCK - J2 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

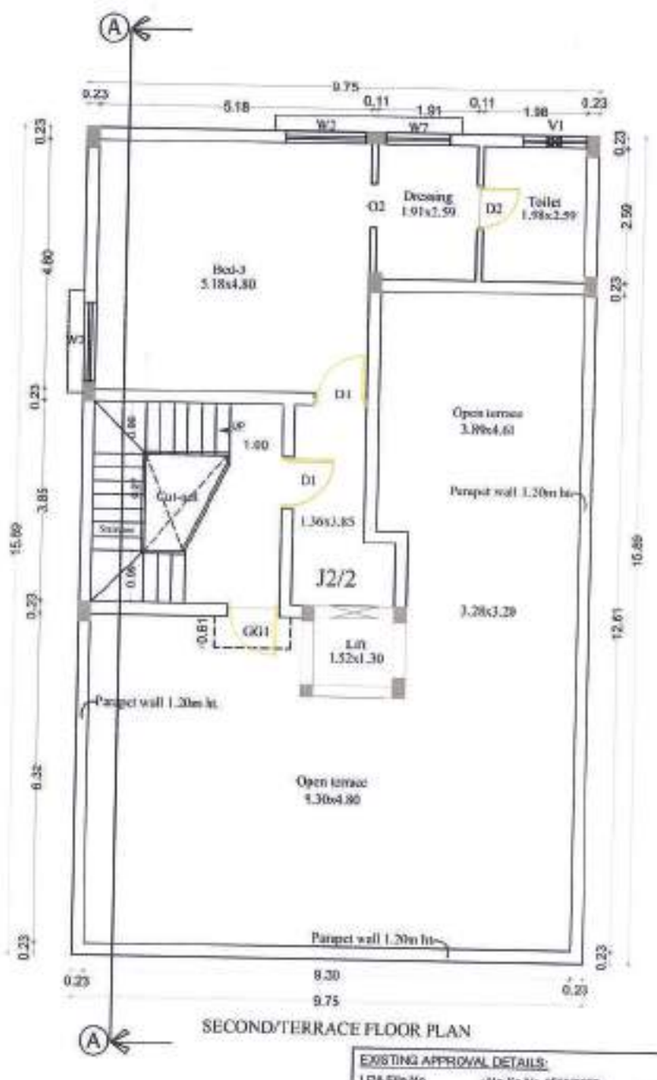
Sheet no : 5/15
BLOCK J2
Unit - J2/1 & J2/2
Application Refience Number : SWP/BPA/365845/2024











SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.33 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	Ground Floor Area	First Floor Area	Second Floor Area	Total FSI area	Car parking required	Com. area	Total Floor area	NON FSI AREA: Parking area	NON FSI AREA: Head room area
J2/1	116.49	-	-	116.49	1 no.	12.03	128.52	26.44	15.57
J2/2	-	141.64	53.65	195.29	2 nos.	13.33	208.62		
TOTAL	116.49	141.64	53.65	311.78	3 nos.	25.36	337.14	42.01	

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT

For ROYAL SHELTER
Managing Partner
Power Agent

REGISTERED ENGINEER/ARCHITECT

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/21109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

REGISTERED STRUCTURAL ENGINEER

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

EXISTING APPROVAL DETAILS:
LPA File No : Na.Ka.No.4553/2020
Planning Permit No. : 342 "from A to P" /2022 (by DTCP,CBE) dt 05.09.2022
Online Application No :162/C/I123-233133047 (by Corporation,CBE)
Planning Permit No : 1014/2022/M-G-N (by Corporation,CBE) dt 23.12.2022
Building Approval No : 162/BPA/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No. : 162/BL/2022/04/028/04524(By Corporation,CBE) dt 23.12.2022

B.P / DTCP No : 17/2025

REVISED PLAN OF BLOCK - J3 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

0237/2025/MH3/N
162/BSPA/2025/00412

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/N/2025/01029/01250
பார்வை 1985/2025/MH3/N
கட்டிட மனு எண்: 162/C/24-25/0375917
தேதி 02.07.2025
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வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

2/07/2025

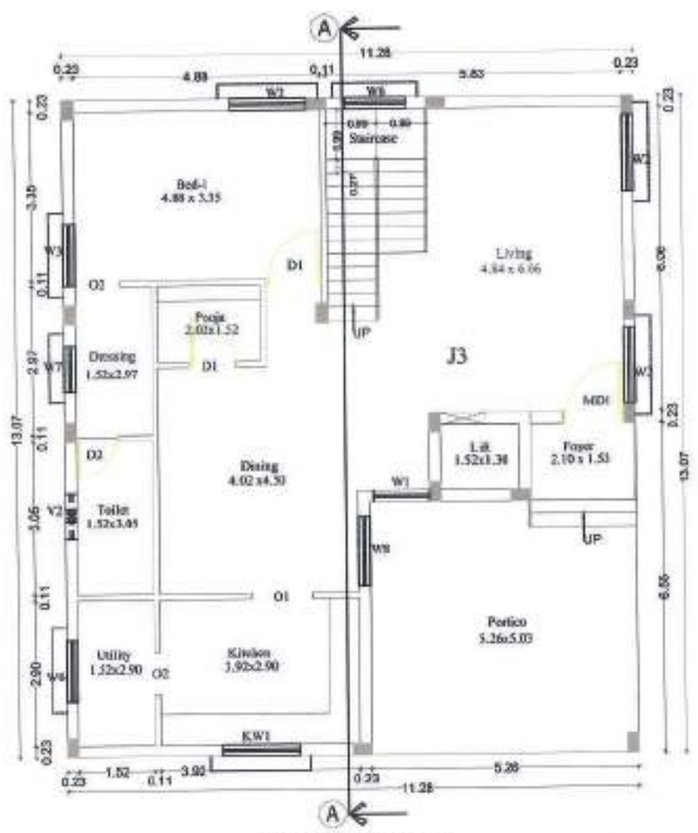
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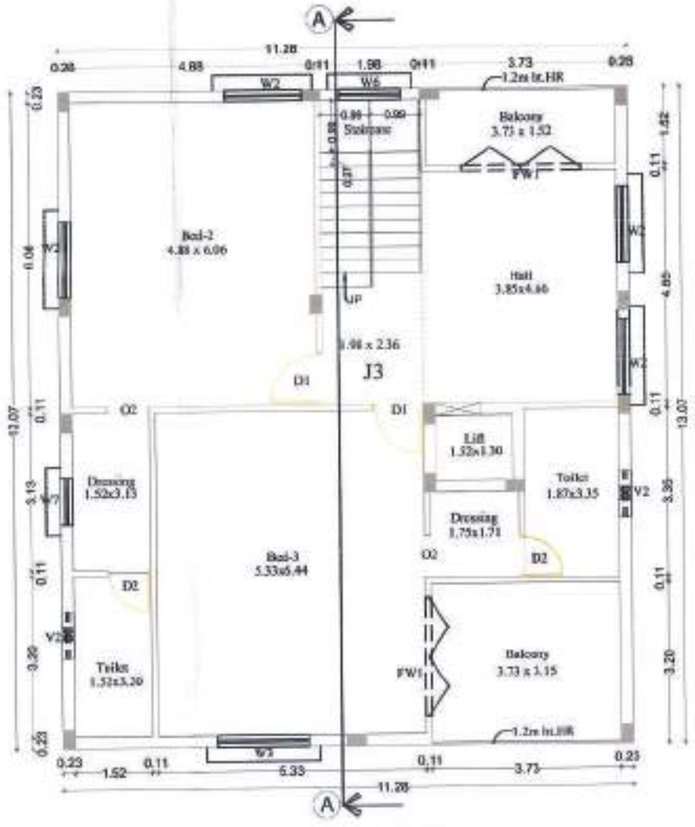
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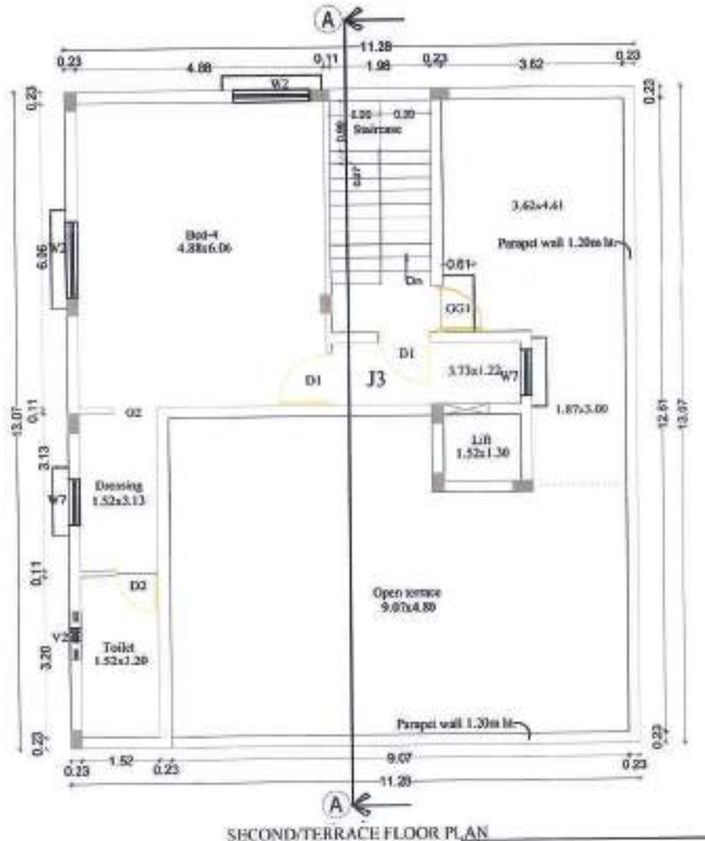
ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND/TERRACE FLOOR PLAN

EXISTING APPROVAL DETAILS:
LPA File No : Hsr/Ka.No.4555/2020
Planning Permit No. : 342 from A to P/ 2022 (by DTCP,CBE) dt 05.09.2022
Online Application No : 162/C/422-23/0375917 (to Corporation,CBE)
Planning Permit No : 1014/2022/MH3-N (By Corporation,CBE) dt 23.12.2022
Building Approval No. : 162/BPA/2022/00704 (by Corporation,CBE) dt 23.12.2022
Building License No. : 162/BL/2022/04022/MH3/24/N (by Corporation,CBE) dt 23.12.2022

B.P / DTCP No : 17/2025

Sheet no : 6/15
Block - J3
Application Refrence Number : SWP/BPA/365845/2024

W
S N
E
SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W5 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.33 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	FSI AREA				NON FSI AREA		TOTAL BUILT-UP AREA
	Ground Floor Area	First Floor Area	Second Floor Area	Car parking required	Parking area	Head room area	
J3	120.94	147.38	56.65		26.44	10.69	362.10
Total floor Area	324.97			4 nos.	37.13		
No. of Dwelling unit : 01 no.							

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT

For ROYAL SHELTER
Managing Partner
Power Agent

REGISTERED ENGINEER/ARCHITECT

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

REGISTERED STRUCTURAL ENGINEER

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

REVISED PLAN OF BLOCK - J4 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

0237/2025/MH3/N
162/BPA/2022/00612

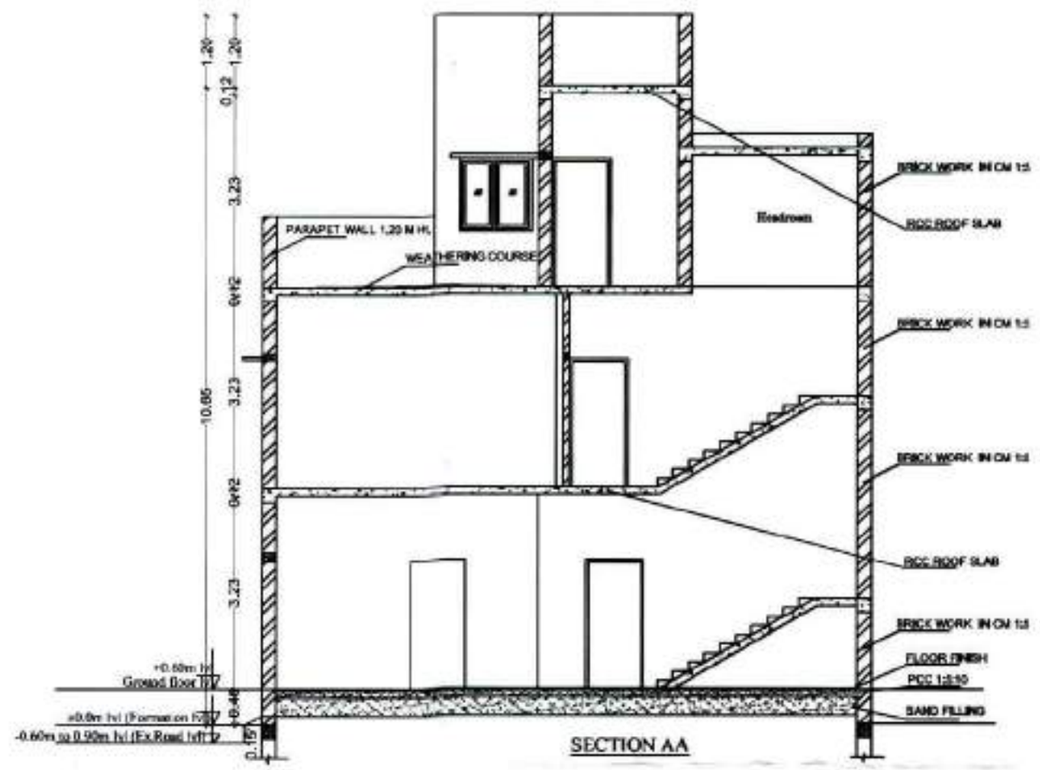
கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்:162/BA/2025/011/029/01250
பார்வை :1925/2025/MH3/N
கட்டிட மதிப்பு :
எண்:162/CP/24-25/0375917
தேதி:02.07.2025
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.

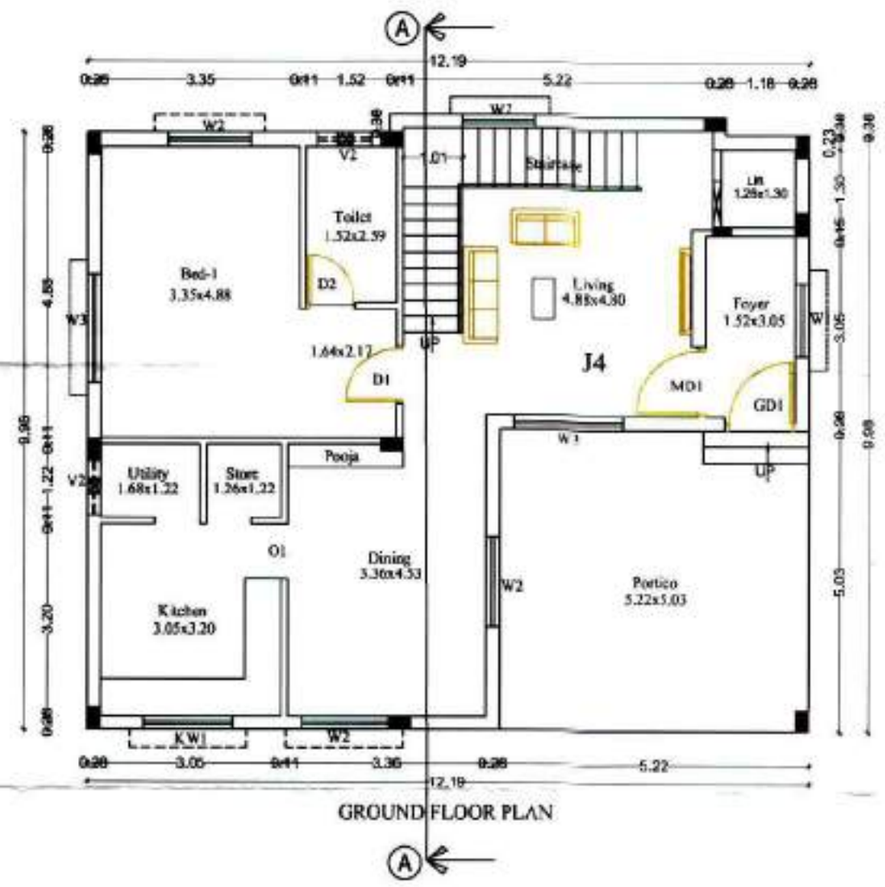
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

02/07/2025

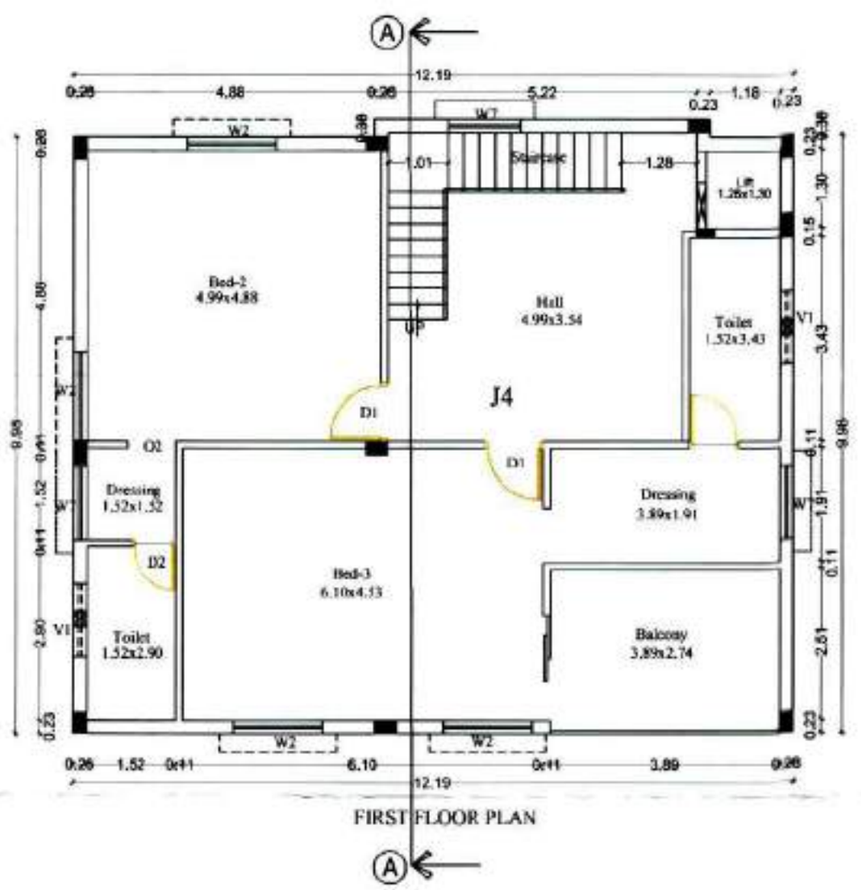
ELEVATION



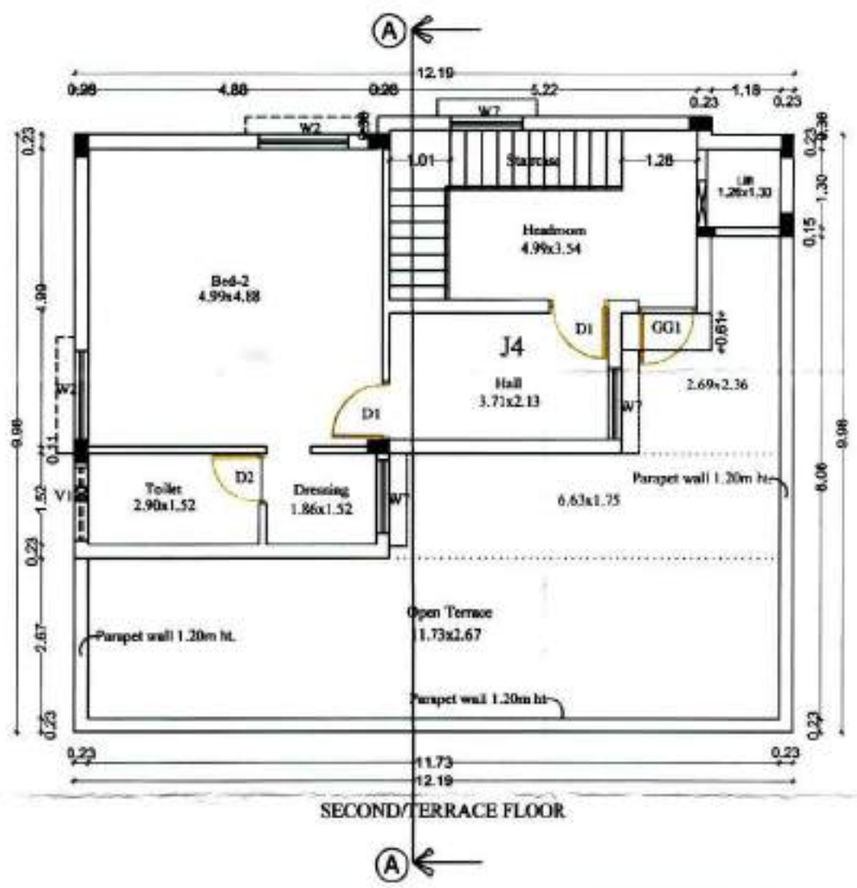
SECTION AA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND/TERRACE FLOOR

EXISTING APPROVAL DETAILS:

LPA File No	: Na.Ka.No.4555/2020
Planning Permit No.	: 342 "from A to P" /2022 (by DTCP,CBE) dt 05.09.2022
Online Application No	:162/CP/22-23/0132087 (by Corporation,CBE)
Planning Permit No	:1014/2022/MH3-N (by Corporation,CBE) dt 23.12.2022
Building Approval No.	:162/BPA/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No.	:162/BL/2022/04/029/04524(by Corporation,CBE) dt 23.12.2022

B.P / DTCP No : 17/2025

Sheet no : 7/15
Block - J4

Application Refrence Number : SWP/BPA/365845/2024

SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.33 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	FSI AREA				NON FSI AREA		TOTAL BUILT-UP AREA
	Ground Floor Area	First Floor Area	Second Floor Area	Car parking required	Parking area	Head room area	
J4	97.18	123.43	47.10		26.25	20.29	
Total floor Area	267.71			3 nos.	46.54		314.25

No. of. Dwelling unit : 01 no.

NOTE:

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT

For ROYAL SHELTER
Managing Partner
Power Agent

REGISTERED ENGINEER/ARCHITECT

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

REGISTERED STRUCTURAL ENGINEER

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS", D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

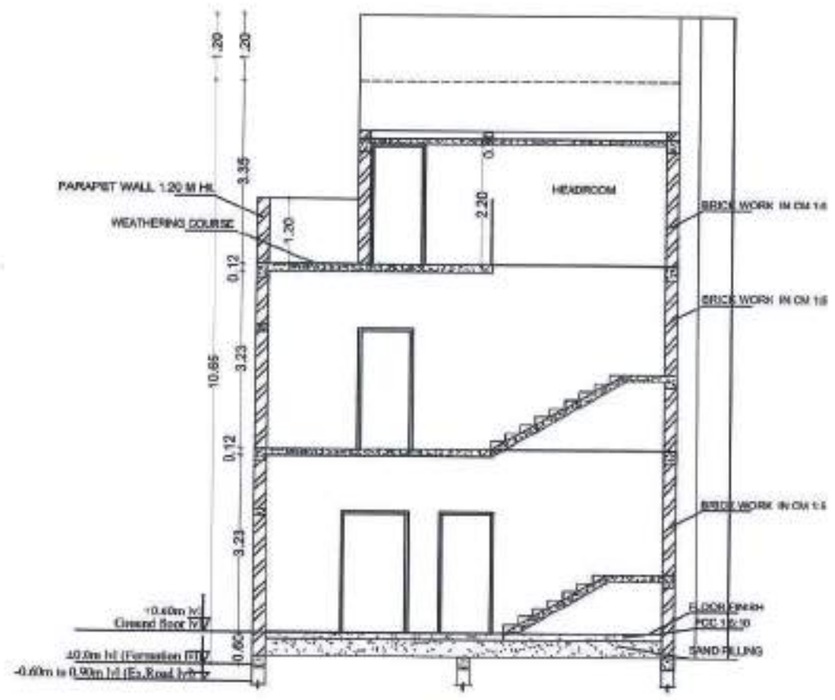
REVISED PLAN OF BLOCK - J5 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

0237/2025/MH3/N
162/BPA/2025/00612

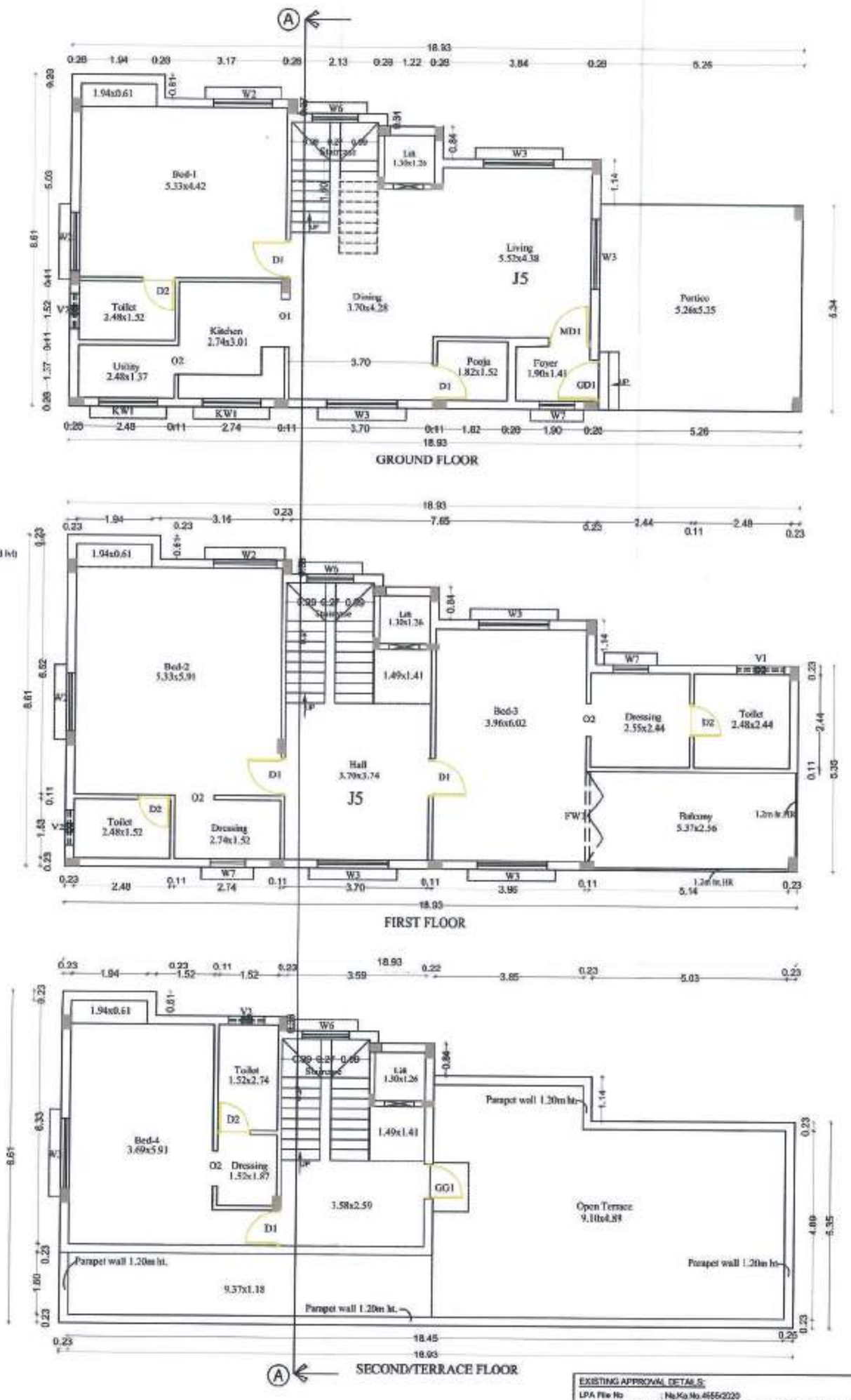
கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 162/BPA/2025/00612/01250
பார்வை 1985/2025/MH3/N
கட்டட மனு எண் 162/BPA/2025/00612/0375917
தேதி 02.07.2025
வரைபடம் அனுமதி உறுதியில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
மேலாண்மைத்தூர் மாநகராட்சி
02/07/2025



ELEVATION



SECTION-AA



B.P / DTCP No : 17/2025

EXISTING APPROVAL DETAILS:
LPA File No : No.Ka.No.4656/2020
Planning Permit No. : 342 'from A to P'/2022 (by DTCP,CBE) dt 05.09.2022
Online Application No :162/CP/23-23/0132087 (by Corporation,CBE)
Planning Permit No :1014/2022/MH3-N (by Corporation,CBE) dt 23.12.2022
Building Approval No. :162/BPA/2023/07043(by Corporation,CBE) dt 23.12.2022
Building License No. :162/BL/2023/04/029/04524(by Corporation,CBE) dt 23.12.2022

Sheet no : 8/15
BLOCK - J5
Application Refrence Number : SWP/BPA/365845/2024

SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.53 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	FSI AREA				NON FSI AREA		TOTAL BUILDUP AREA
	Ground Floor Area	First Floor Area	Second Floor Area	Car parking required	Parking area	Head room area	
J5	103.39	131.49	36.44	3 nos.	28.10	22.47	321.89
Total floor Area	271.32				50.57		

No. of. Dwelling unit : 01 no.

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT

For ROYAL SHELTER
Managing Partner
Power Agent

REGISTERED ENGINEER/ARCHITECT

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
I.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

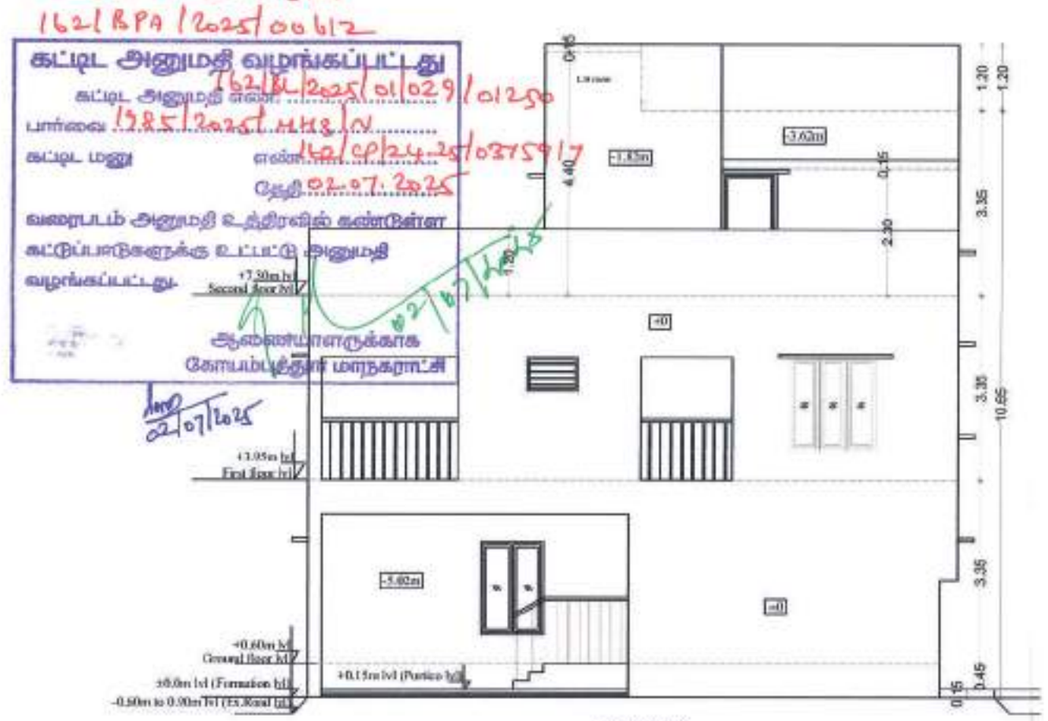
REGISTERED STRUCTURAL ENGINEER

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS", D-27, 2nd Floor
I.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

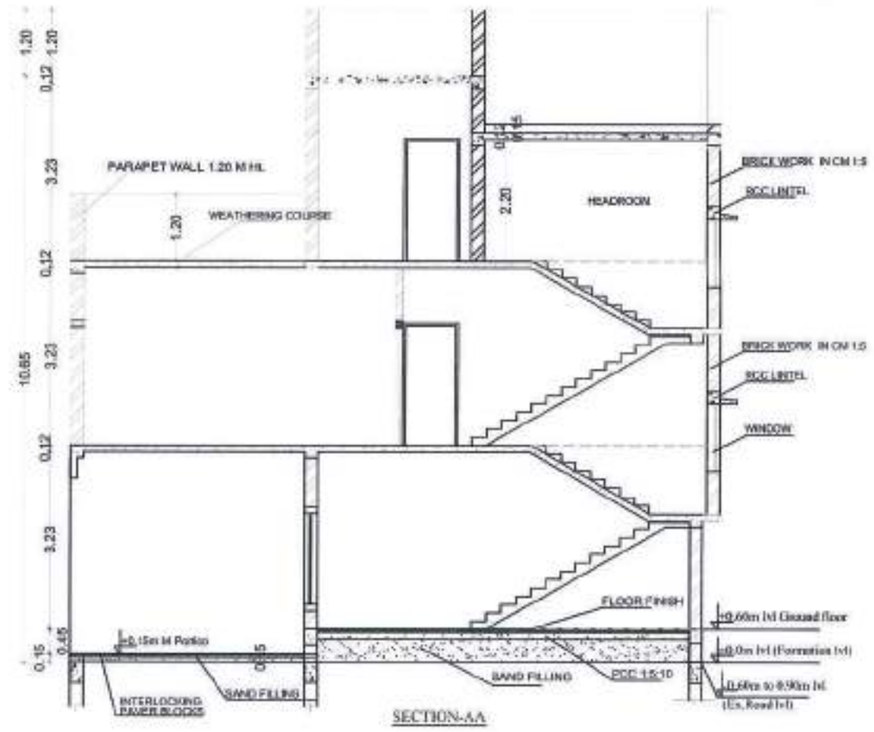
REVISED PLAN OF BLOCK - K1 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

0287/2025/MH3/N
162/BPA/2025/00612

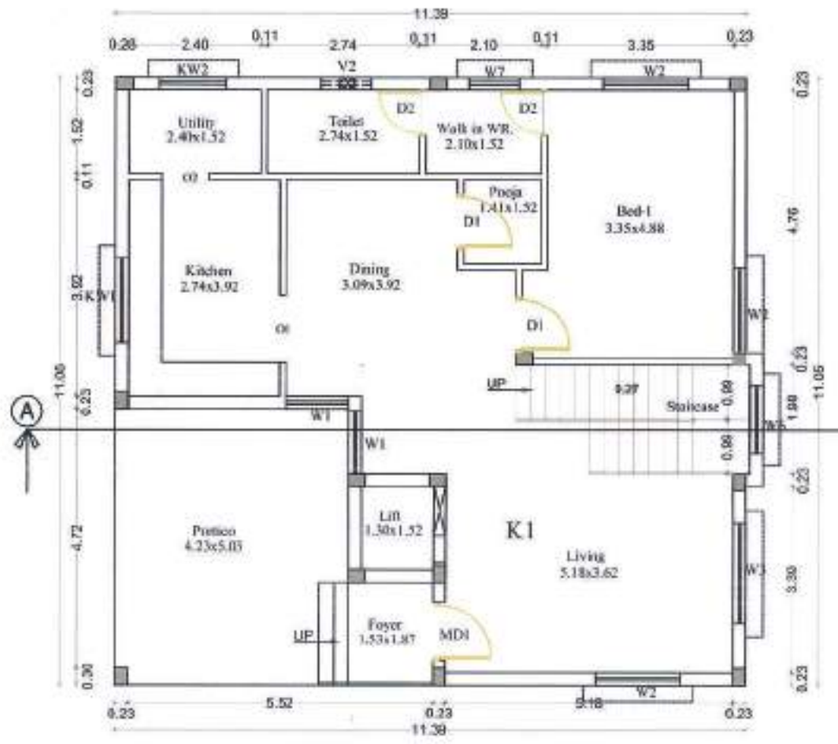
கட்டட அனுமதி வழங்கப்பட்டது
162/BL/2025/01029/01250
பார்வை 1385/2025/MH3/N
கட்டட மனு எண் 162/CP/22-23/03759/7
தேதி 02.07.2025
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
02/07/2025



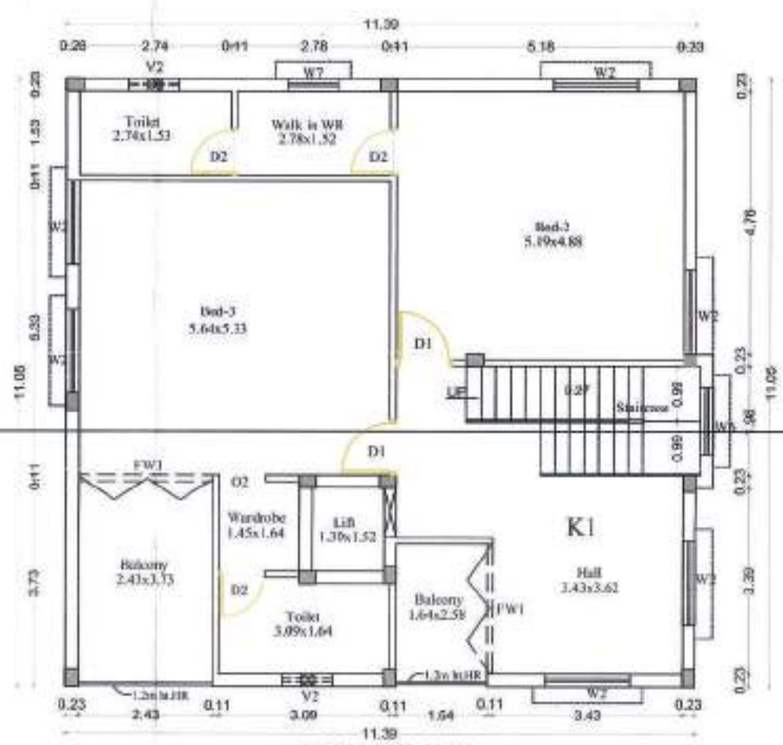
ELEVATION



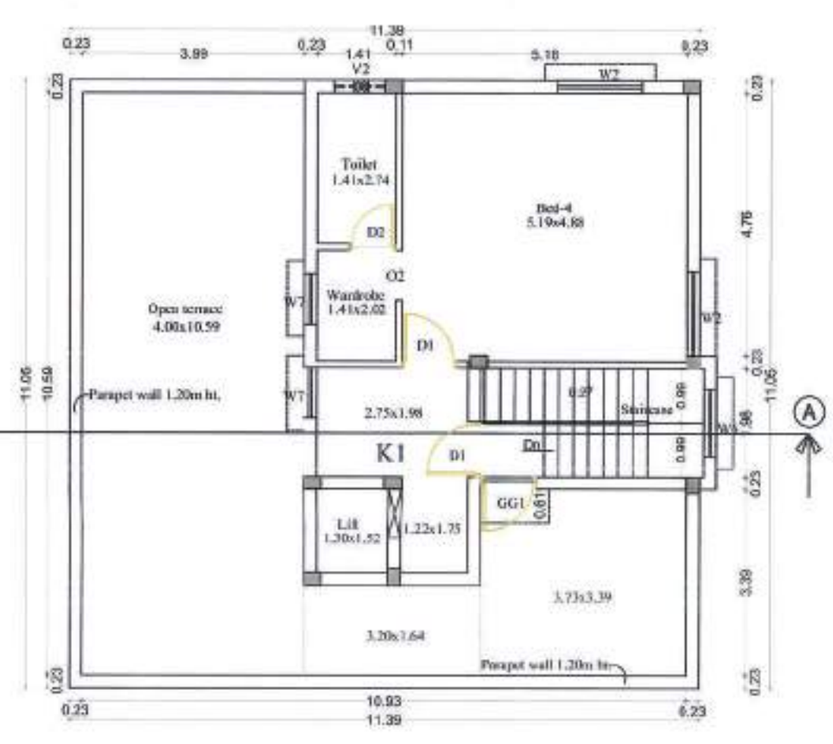
SECTION-AA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND/TERRACE FLOOR PLAN

Sheet no : 9/15
Block - K1
Application Refrence Number : SWP/BPA/365845/2024

SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.33 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	FSI AREA				NON FSI AREA		TOTAL BUILT-UP AREA
	Ground Floor Area	First Floor Area	Second Floor Area	Car parking required	Parking area	Head room area	
K1	105.34	126.60	50.10	3 nos	21.26	9.49	312.79
Total floor Area	282.04				30.75		

No. of. Dwelling unit : 01 no.

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT

For ROYAL SHELTER
Managing Partner
Power Agent

REGISTERED ENGINEER/ARCHITECT

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

REGISTERED STRUCTURAL ENGINEER

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

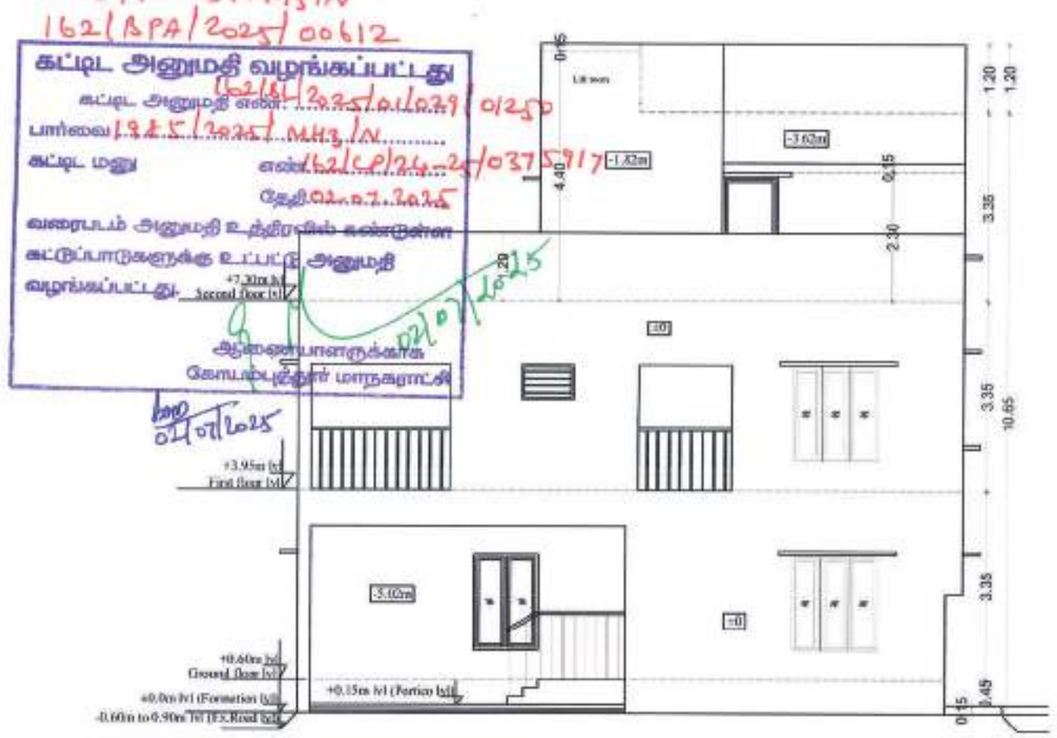
EXISTING APPROVAL DETAILS:
LPA File No : Na.Ka.No.4555/2020
Planning Permit No. : 342 "from A to P" /2022 (by DTCP,CBE) dt 05.09.2022
Online Application No :162/CP/22-23/01320/87 (by Corporation,CBE)
Planning Permit No :1014/2022/MH3-N (by Corporation,CBE) dt 23.12.2022
Building Approval No. :162/BPA/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No. :162/BL/2022/04/029/04524(by Corporation,CBE) dt 23.12.2022

B.P / DTCP No : 17/2025

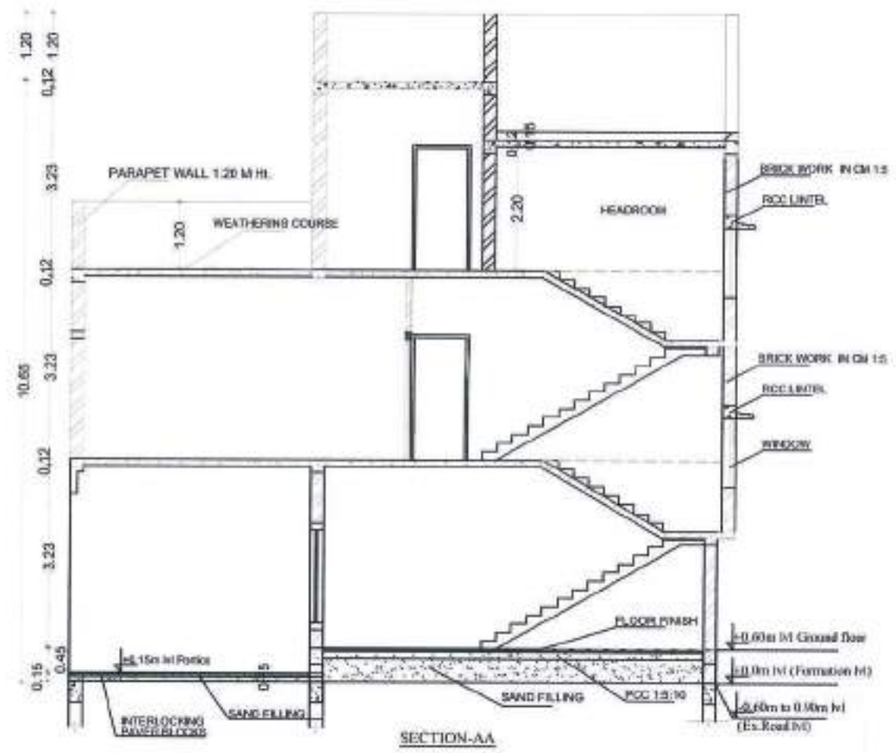
REVISED PLAN OF BLOCK - K2 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

0237/2025/MH3/N
162/BPA/2025/00612

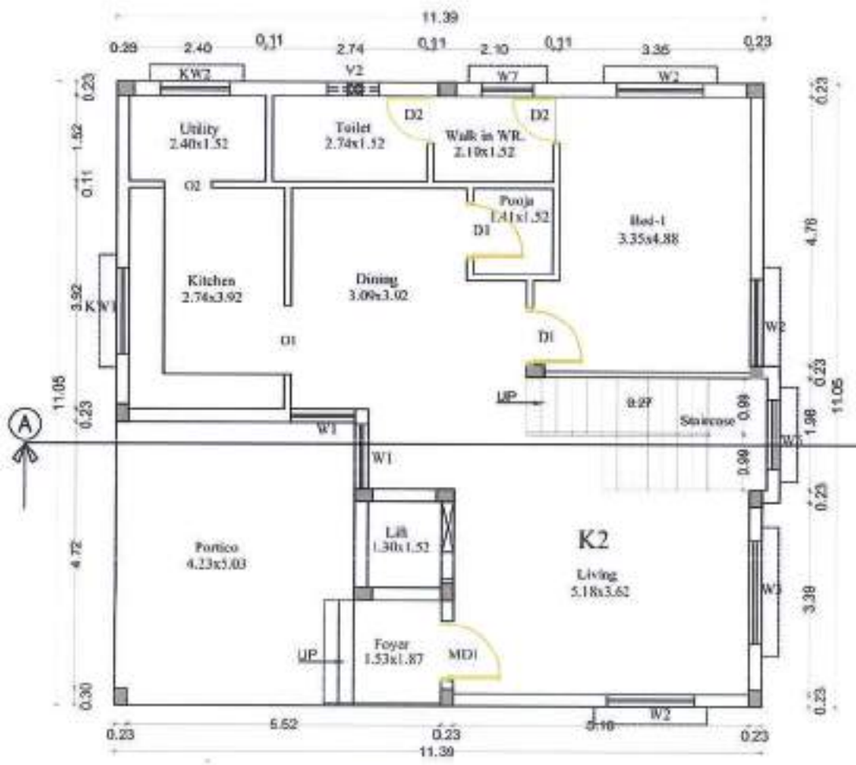
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BL/2025/04029/0250
பார்வை 1825/2025/MH3/N
கட்டிட மனு எண்:162/BL/24-25/0375917
தேதி 02.07.2025
வரைபடம் அனுமதி உத்தரவின் கண்டுள்ள
கட்டுமானங்களுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
for 02/07/2025



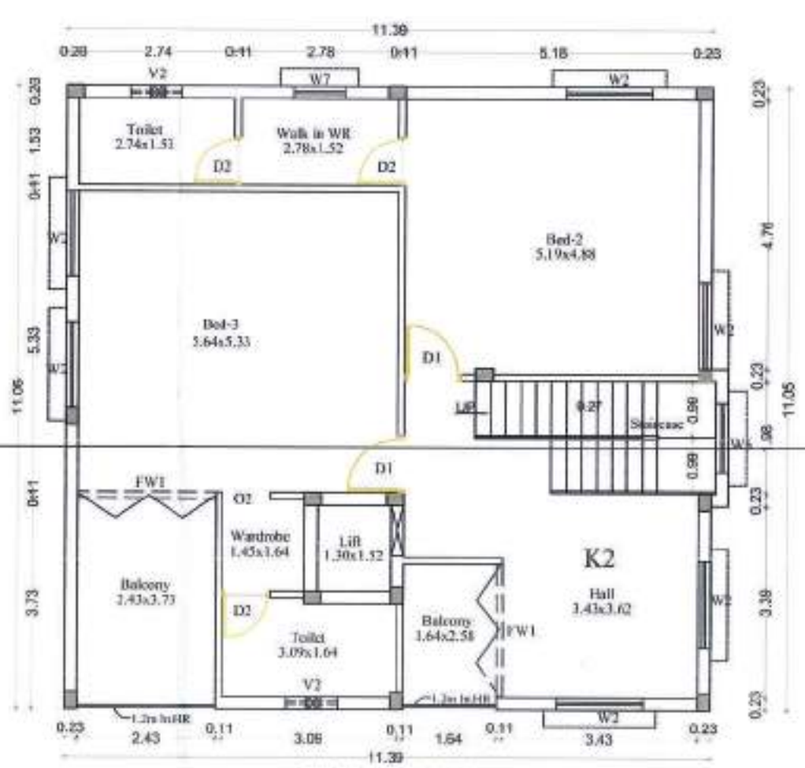
ELEVATION



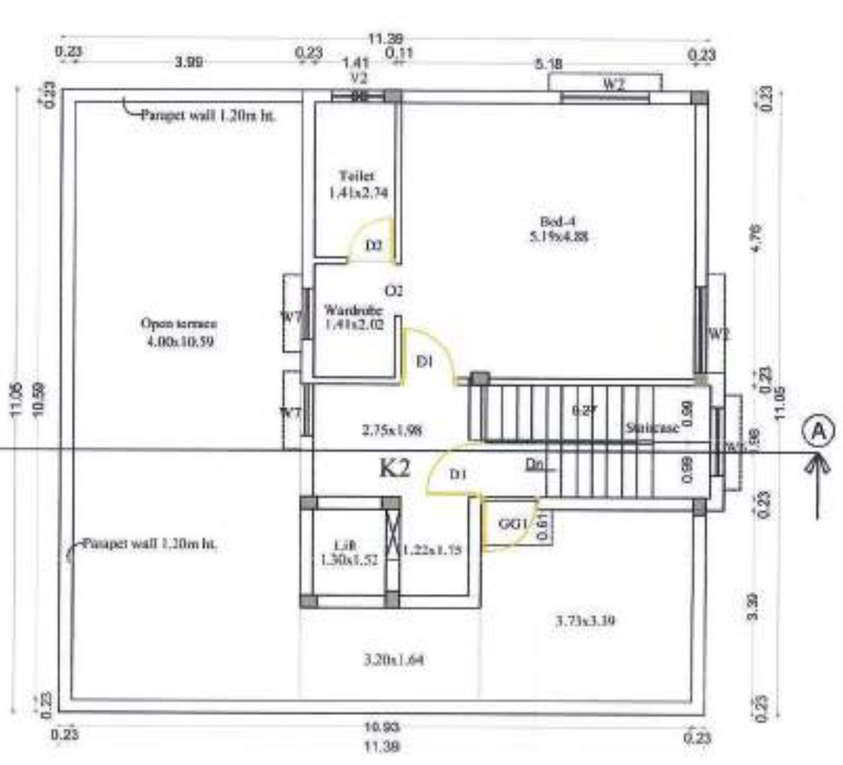
SECTION-AA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND/TERRACE FLOOR PLAN

EXISTING APPROVAL DETAILS:

LPA File No	: Na.Ka.No.4555/2020
Planning Permit No.	: 342 "from A to P" /2022 (by DTCP,CBE) dt 05.09.2022
Online Application No	:162/CP/22-23/0132087 (by Corporation,CBE)
Planning Permit No	:1014/2022/MH3-N (by Corporation,CBE) dt 23.12.2022
Building Approval No.	:162/BPA/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No.	:162/BL/2022/04/029/04524(by Corporation,CBE) dt 23.12.2022

B.P / DTCP No : 17/2025

Sheet no : 10/15
Block - K2
Application Refrence Number : SWP/BPA/365845/2024

SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.33 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	FSI AREA				NON FSI AREA		TOTAL BUILT-UP AREA
	Ground Floor Area	First Floor Area	Second Floor Area	Car parking required	Parking area	Head room area	
K2	105.34	126.60	50.10	3 nos.	21.26	9.49	312.79
Total floor Area	282.04				30.75		

No. of. Dwelling unit : 01 no.

NOTE:

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT

For ROYAL SHELTER
Managing Partner
Power Agent

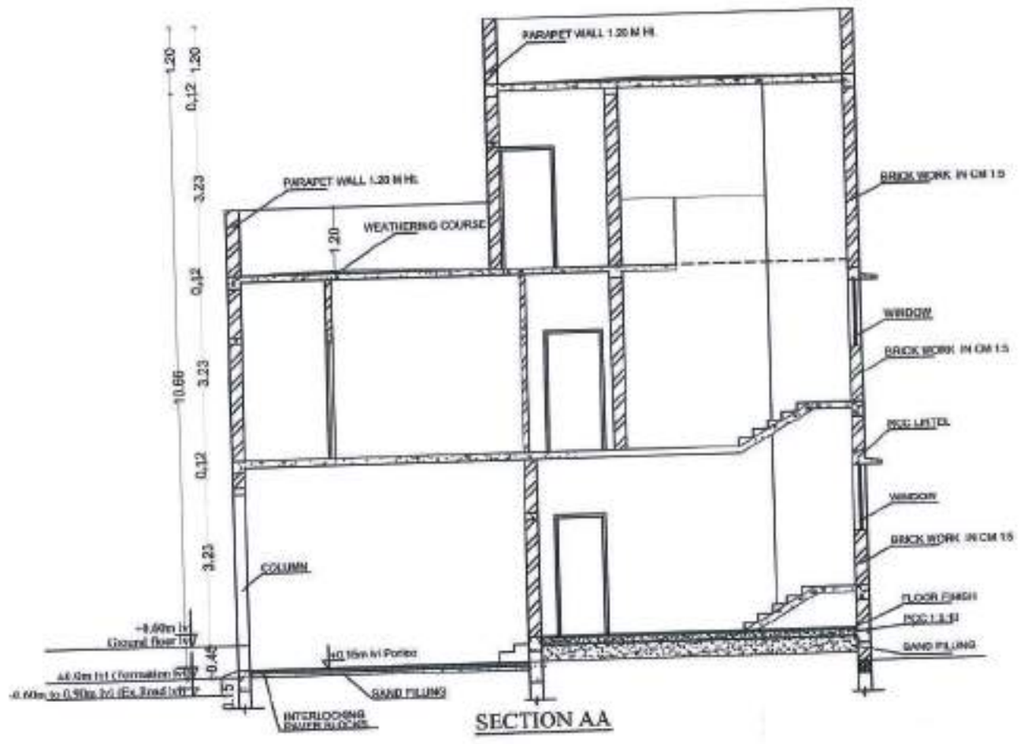
REGISTERED ENGINEER/ARCHITECT

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
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REGISTERED STRUCTURAL ENGINEER

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS", D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

REVISED PLAN OF BLOCK - L1 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21),
& T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

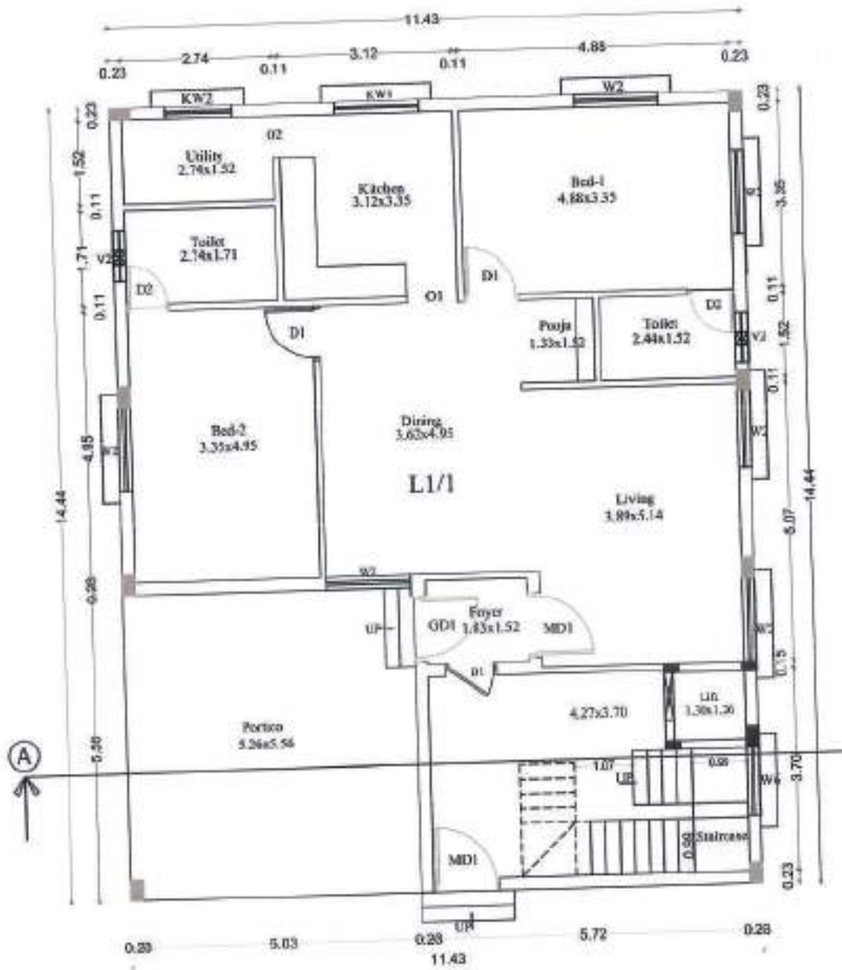


SECTION AA

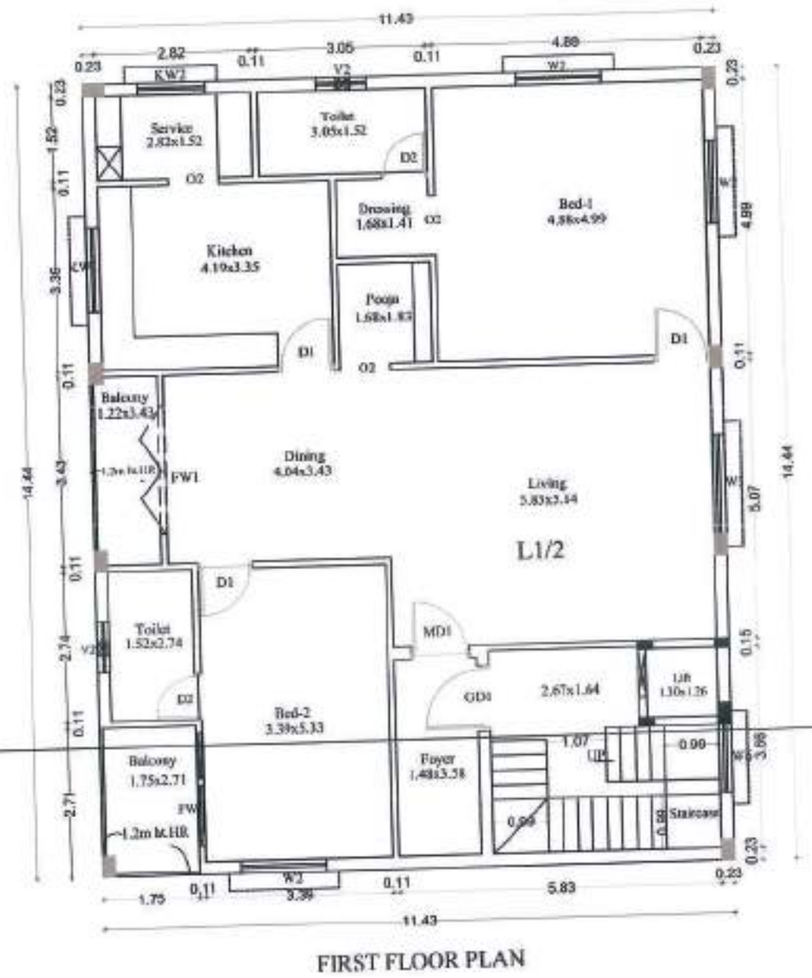

ELEVATION

0237/2025/MHS/IV
162/RPA/2025/00612

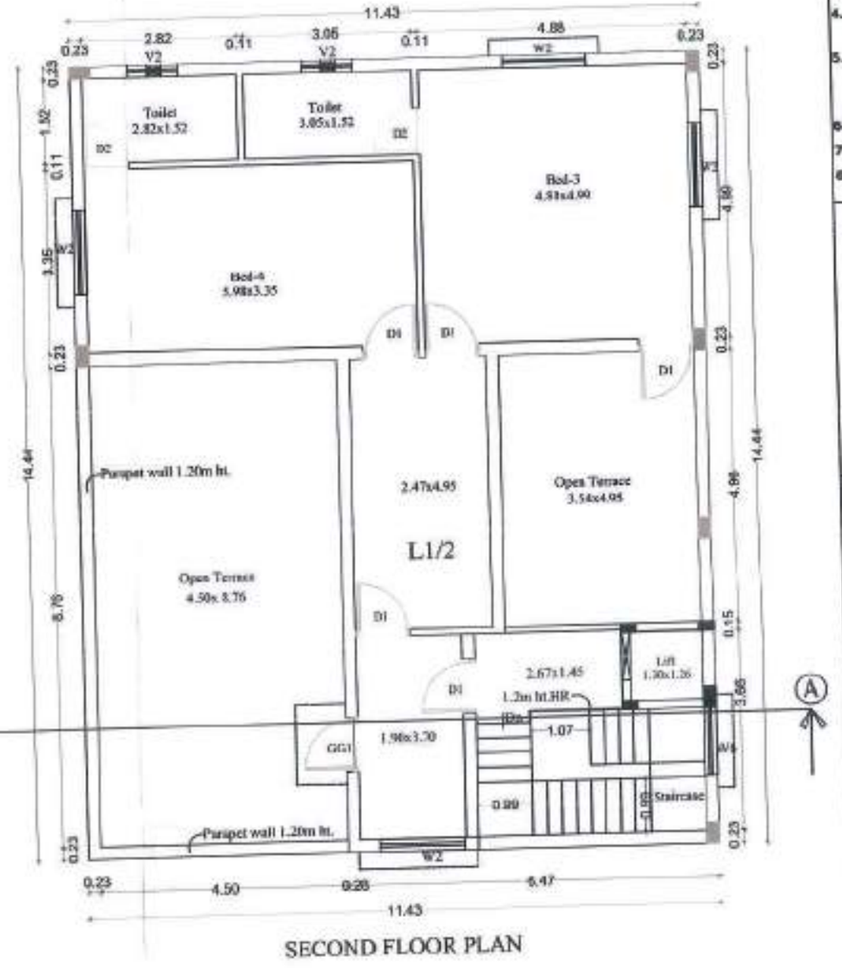
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 7218/2025/01029/01250
பார்வை: 1) 13857/2025/MHS/IV, எண்.162/CT/124-25/037597
2) தேதி 02.07.2025
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
02/07/2025



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

EXISTING APPROVAL DETAILS:
LPA File No : Na.Ka.No.4556/2020
Planning Permit No. : 342 "from A to P" /2022 (by DTCP,CBE) dt 05.09.2022
Online Application No :162/CP/22-23/E132087 (by Corporation,CBE)
Planning Permit No :1014/2022/M43-N (by Corporation,CBE) dt 23.12.2022
Building Approval No. :162/BPA/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No. :162/BL/2022/04/028/04524(by Corporation,CBE) dt 23.12.2022

B.P / DTCP No : 17/2025

Sheet no : 11/15
BLOCK L1
Units - L1/1 & L1/2

Application Refrence Number : SWP/BPA/365845/2024

SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.33 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.83 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	01 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	02 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	Ground Floor Area	First Floor Area	Second Floor Area	Total FSI area	Car parking required	Com. area (Staircase)	Total Floor area	NON FSI AREA: Parking area	NON FSI AREA: Head room area
L1/1	111.57	-	-	111.57	1 no.	24.23	135.80	29.25	17.48
L1/2	-	140.82	86.34	227.16	2 nos.	24.23	251.39		
TOTAL	111.57	140.82	86.34	338.73	3 nos.	48.46	387.19	46.73	

No. of. Dwelling units : 02 nos.

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (NS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT
For ROYAL SHELTER
Managing Partner
Power Agent

REGISTERED ENGINEER/ARCHITECT
P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

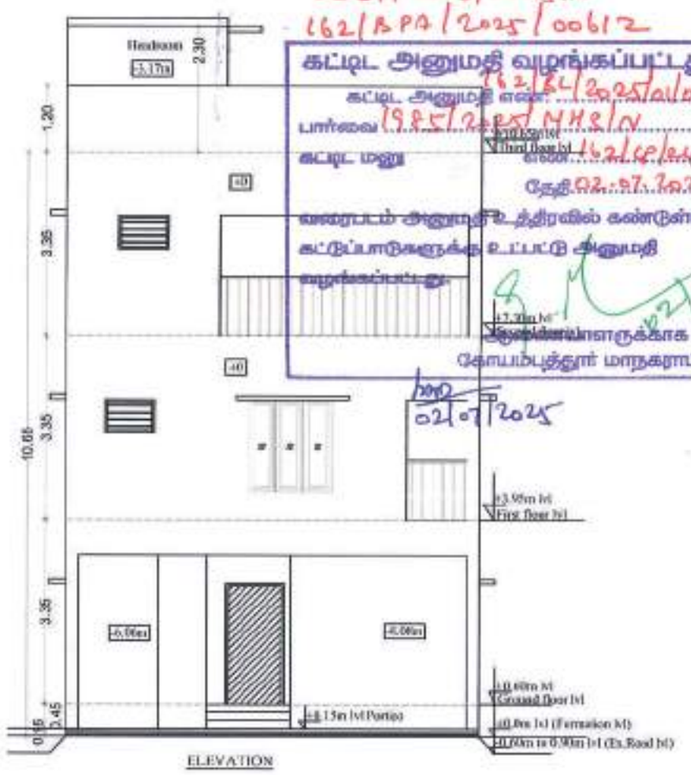
REGISTERED STRUCTURAL ENGINEER
P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS", D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

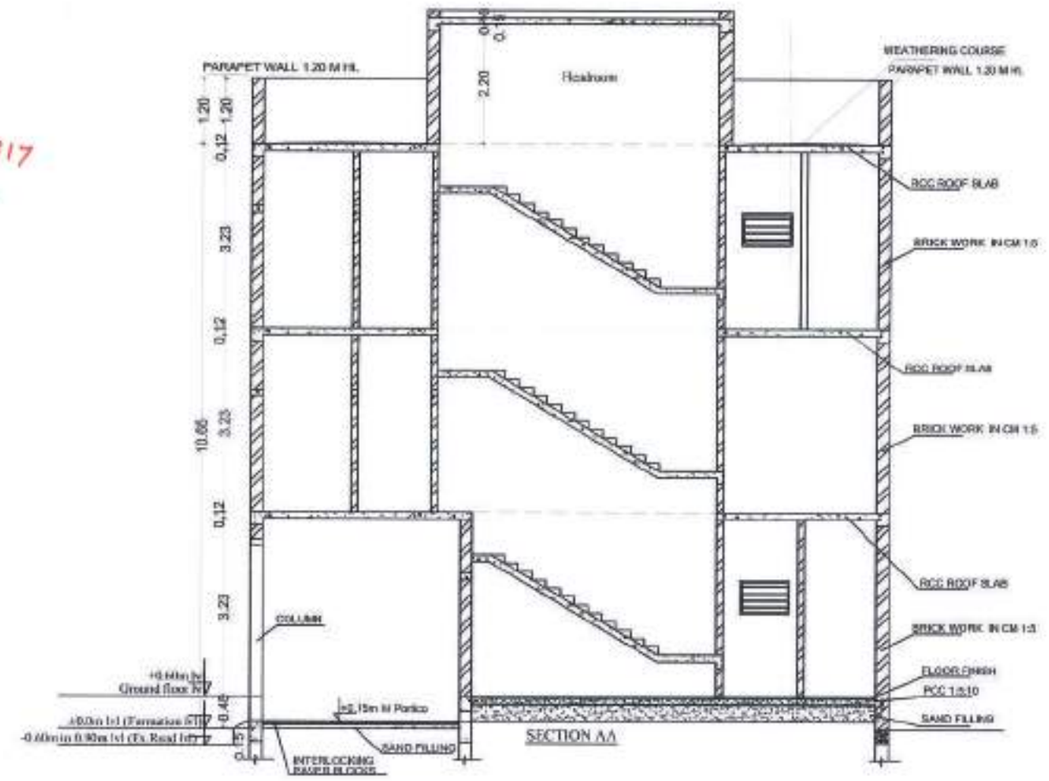
REVISED PLAN OF BLOCK - L2 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

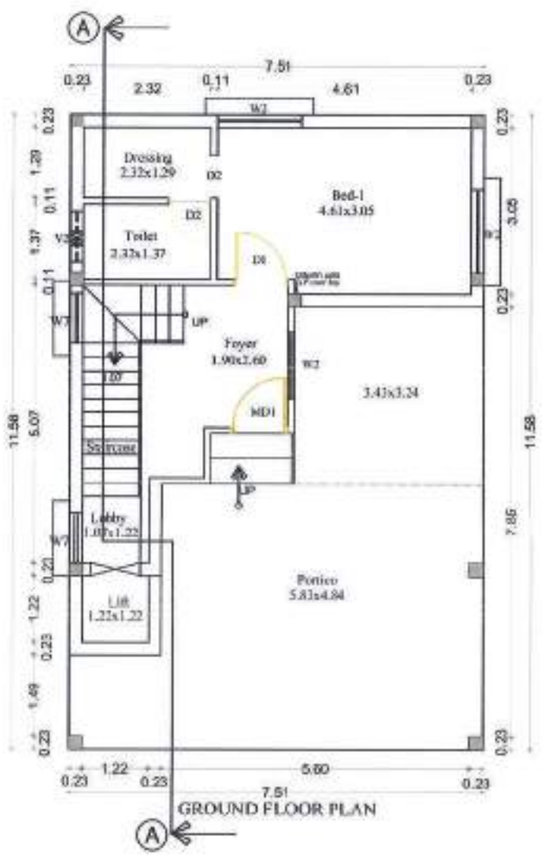
0237/2025/MHS/N
162/BPA/2025/00612

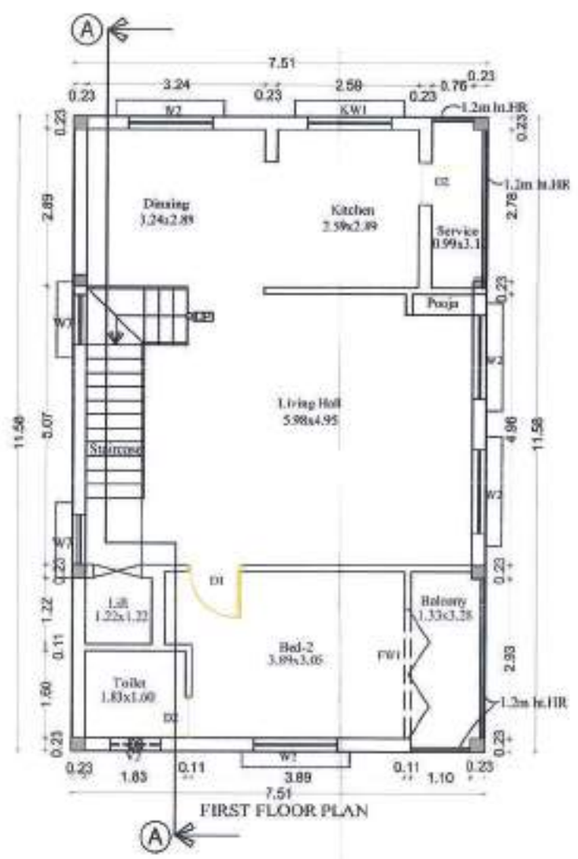
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்.....
பார்வை.....
கட்டிட மனு.....
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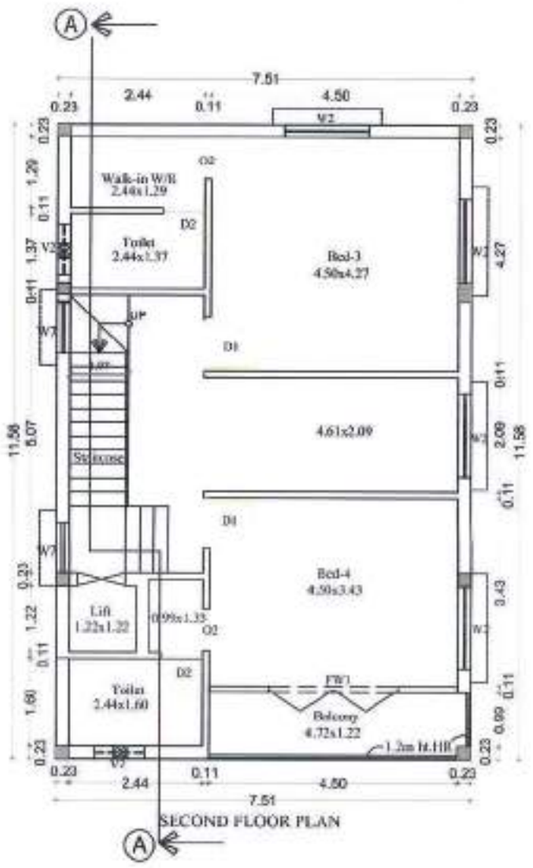
02/07/2025

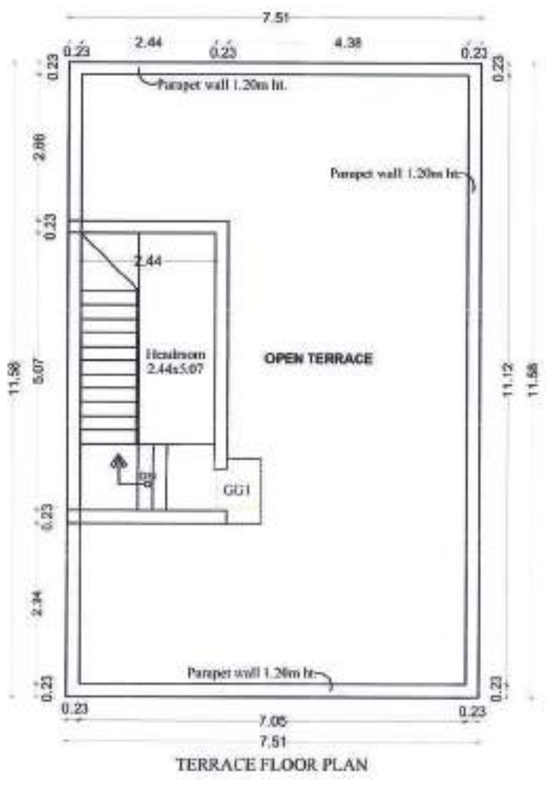












EXISTING APPROVAL DETAILS:

LPA File No	: Na.Ka.No.4556/2020
Planning Permit No.	: 342 "from A to P" /2022 (by DTCP,CBE) dt 05.08.2022
Online Application No	: 162/CP/22-23/0132087 (by Corporation,CBE)
Planning Permit No	: 10142/2022/NH-S-N (by Corporation,CBE) dt 23.12.2022
Building Approval No.	: 162/BPA/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No.	: 162/BL/2022/04/029045(by Corporation,CBE) dt 23.12.2022

B.P / DTCP No : 17/2025

Sheet no : 12/15

Block-L2

Application Refrence Number : SWP/BPA/365845/2024

N
W E
S

SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.53 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	FSI AREA				NON FSI AREA		TOTAL BUILT-UP AREA
	Ground Floor Area	First Floor Area	Second Floor Area	Car parking required	Parking area	Head room area	
L2	43.33	86.91	86.91	2 nos.	43.58	15.99	276.72
Total floor Area	217.15				59.57		

No. of. Dwelling unit : 01 no.

NOTE:

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT

For ROYAL SHELTER
Managing Partner
Power Agent

REGISTERED ENGINEER/ARCHITECT

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

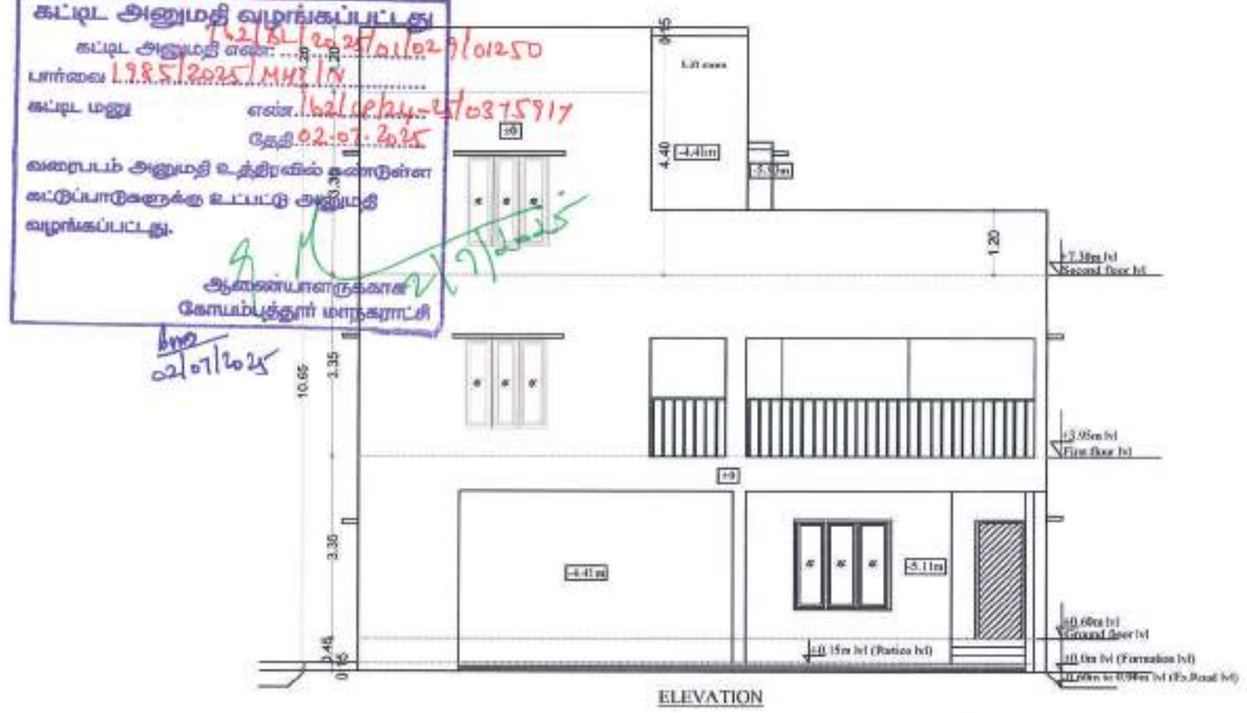
REGISTERED STRUCTURAL ENGINEER

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

REVISED PLAN OF BLOCK - M1 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

0237/2025/MHS/N
162/BPA/2025/00612

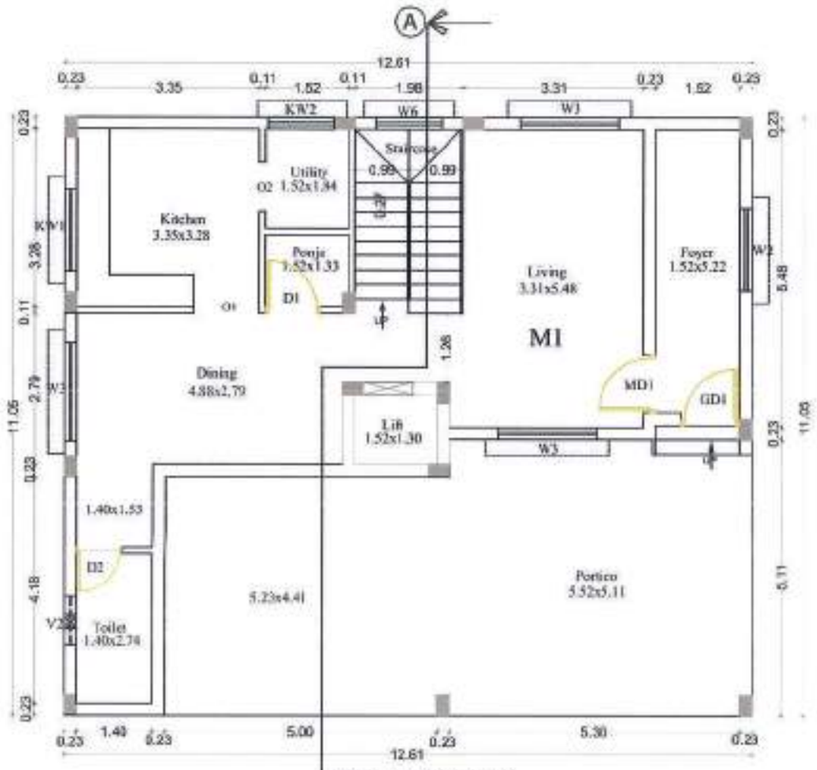
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BL/2025/01/02/01250
பார்வை 1935/2025/MHS/N
கட்டிட மனு எண். 162/BP/24-25/03075917
தேதி 02.07.2025
மேற்படம் அனுமதி உத்திரவில் தணைகள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
02/07/2025



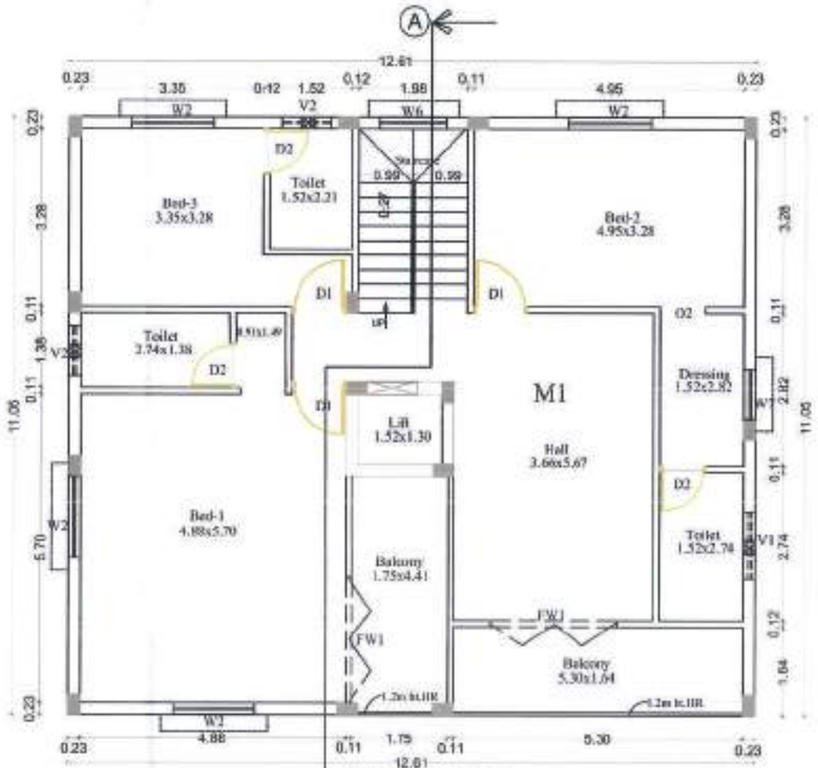
ELEVATION



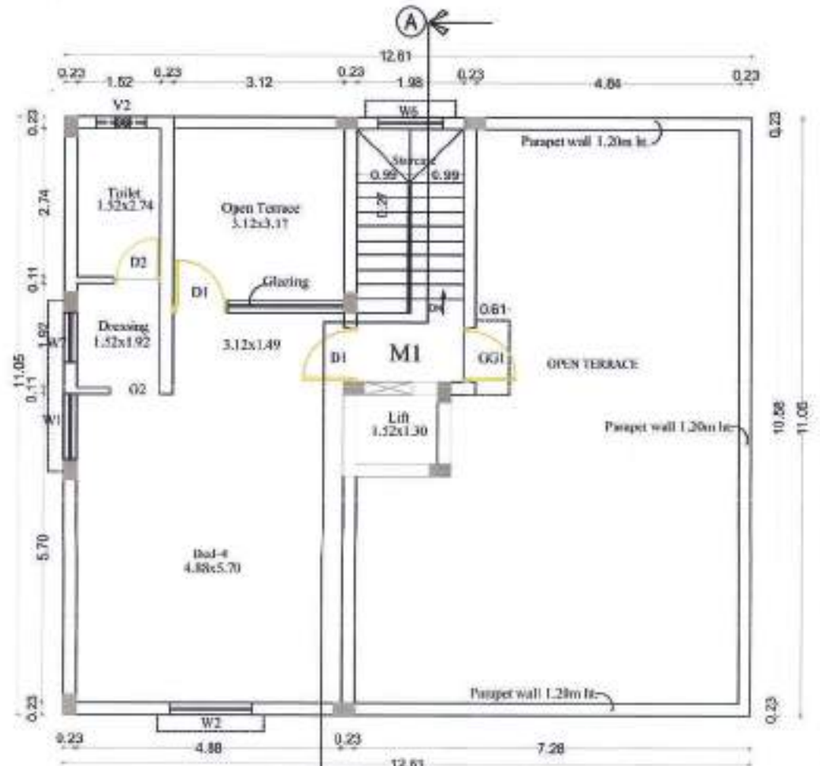
SECTION-AA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND/TERRACE FLOOR PLAN

EXISTING APPROVAL DETAILS:
LPA File No : Na.Ka.No.4555/2020
Planning Permit No. : 342 "from A to P" /2022 (by DTCP,CBE) dt 05.09.2022
Online Application No :162/CP/22-23/0132087 (by Corporation,CBE)
Planning Permit No :1014/2022/MH3-N (by Corporation,CBE) dt 23.12.2022
Building Approval No. :162/BPA/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No. :162/BL/2022/04/029/04524(by Corporation,CBE) dt 23.12.2022

B.P / DTCP No : 17/2025

Sheet no : 13/15
Block-M1
Application Refrence Number : SWP/BPA/365845/2024

N W E S
SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.53 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	FSI AREA				NON FSI AREA		TOTAL BUILT-UP AREA
	Ground Floor Area	First Floor Area	Second Floor Area	Car parking required	Parking area	Head room area	
M1	87.53	139.29	50.62	3 nos.	51.76	11.56	340.76
Total floor Area	277.44				63.32		

No. of. Dwelling unit : 01 no.

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT

For ROYAL SHELTER
Managing Partner
Power Agent

REGISTERED ENGINEER/ARCHITECT

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
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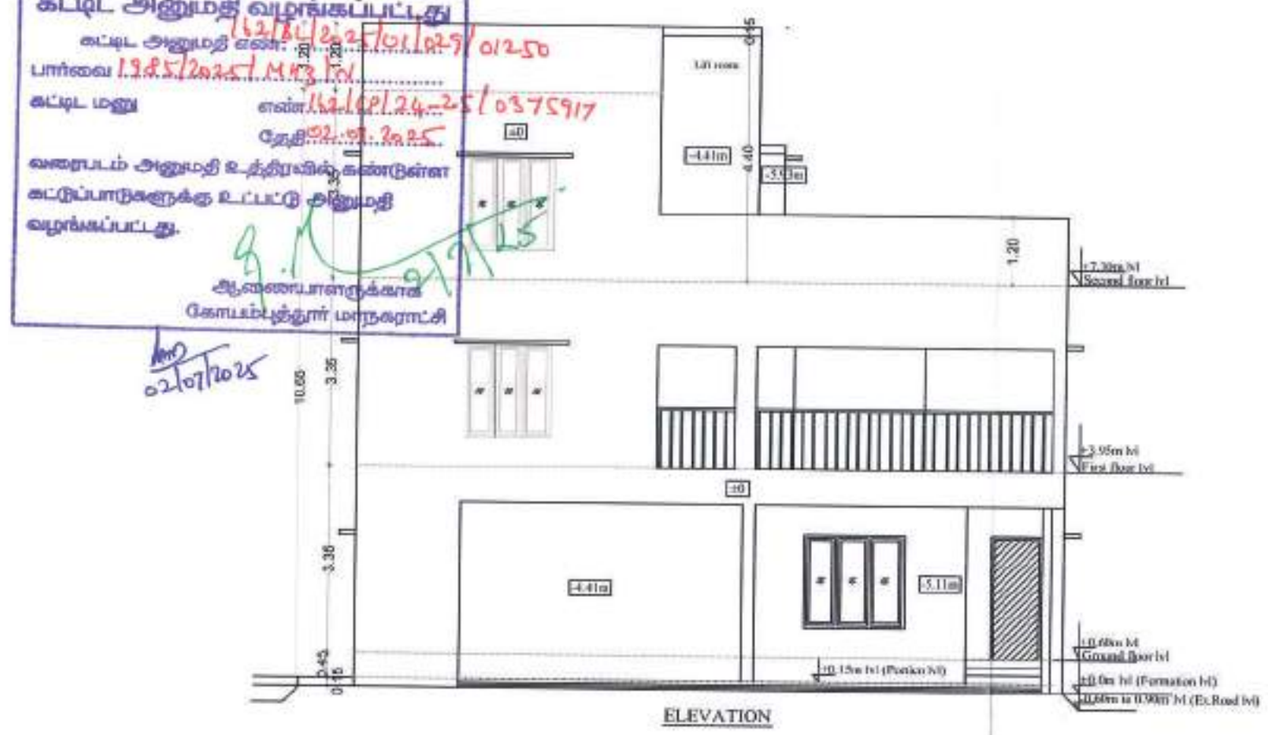
REGISTERED STRUCTURAL ENGINEER

P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
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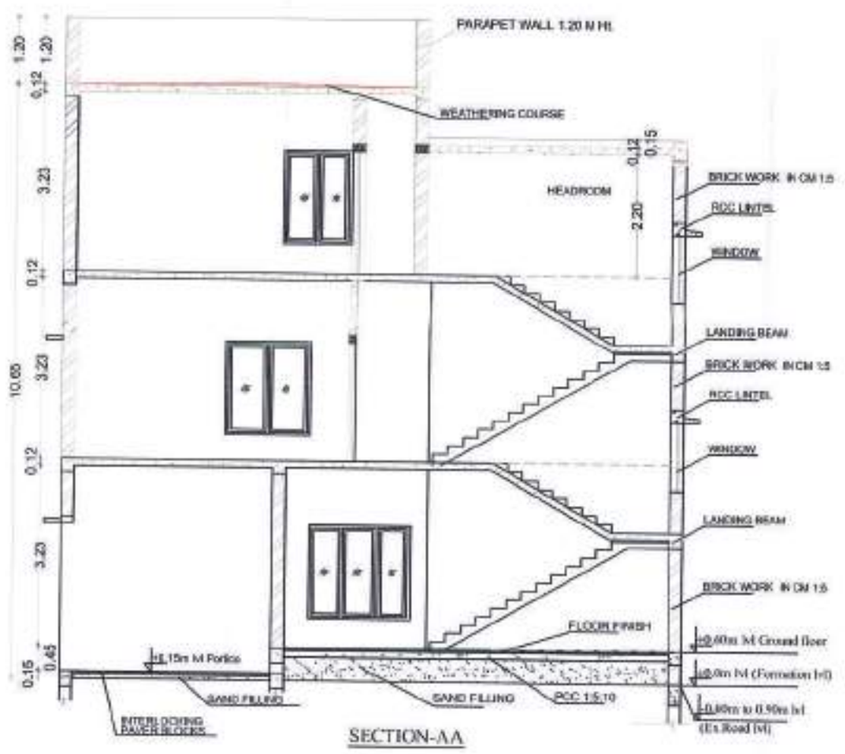
REVISED PLAN OF BLOCK - M2 IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162),BLOCK NO. 25,WARD:U(21), & T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

0237/2025/MH3/N
162/BPA/2025/00612

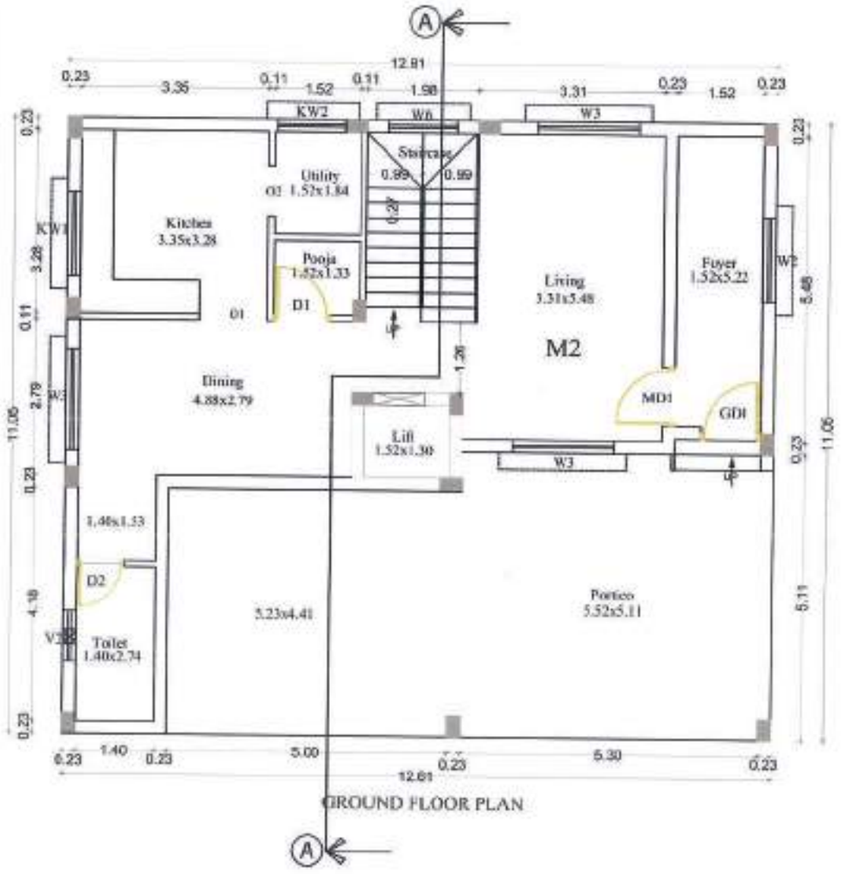
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BL/2025/01250
பார்வை 1.2.3.4/2025/MH3/N
கட்டிட மனு எண்: 162/CP/24-25/0375917
தேதி 02.07.2025
வரைபடம் அனுமதி உத்திரவிற்கு கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
02/07/2025



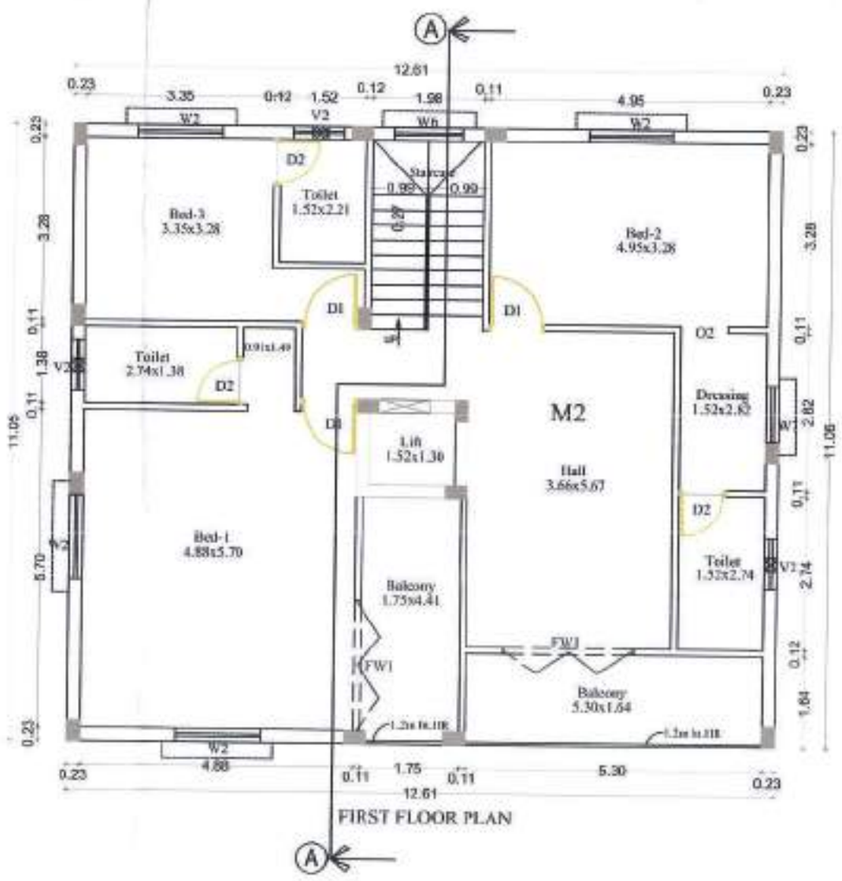
ELEVATION



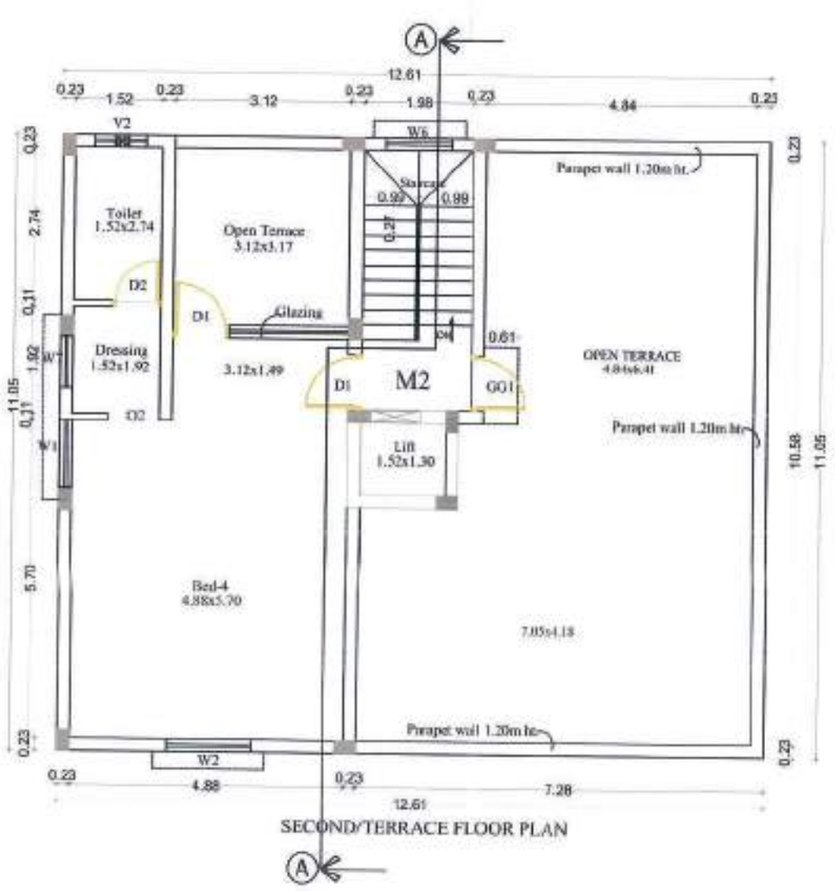
SECTION-AA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND/TERRACE FLOOR PLAN

B.P / DTCP No : 17/2025

EXISTING APPROVAL DETAILS:
LPA File No : Na.Ka No.4555/2020
Planning Permit No. : 342 "from A to P" /2022 (by DTCP,CBE) dt 05.09.2022
Online Application No :162/CP/22-23/0132067 (by Corporation,CBE)
Planning Permit No :1014/2022/MH3-N (by Corporation,CBE) dt 23.12.2022
Building Approval No. :162/BPA/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No. :162/BL/2022/04/029/04524(by Corporation,CBE) dt 23.12.2022

Sheet no : 14/15
Block-M2
Application Refrence Number : SWP/BPA/365845/2024

N W E S
SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
D1 – FLUSH DOOR	1.00 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D2 – FLUSH DOOR	0.84 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
D3 – DOUBLE DOOR	1.33 x 2.13	KW1 – GLAZED WINDOW	1.52 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	KW2 – GLAZED WINDOW	1.22 x 1.14
W2 – GLAZED WINDOW	1.52 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Unit No.	FSI AREA				NON FSI AREA		TOTAL BUILT-UP AREA
	Ground Floor Area	First Floor Area	Second Floor Area	Car parking required	Parking area	Head room area	
M2	87.53	139.29	50.62	3 nos.	51.76	11.56	340.76
Total floor Area	277.44				63.32		

No. of. Dwelling unit : 01 no.

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
6. SOLAR VOLTAIC PANEL WILL BE PROVIDED.
7. ALL DIMENSIONS ARE IN METRE.
8. SCALE – 1:100

APPLICANT
For ROYAL SHELTER
Managing Partner
Power Agent

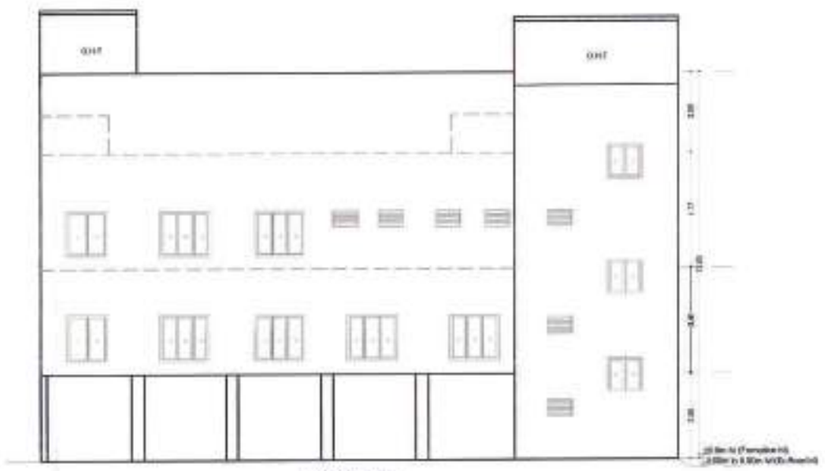
REGISTERED ENGINEER/ARCHITECT
P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.I/DTCP/TRICHY/JULY-2024/28
"ARCHITECTS PLUS" D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

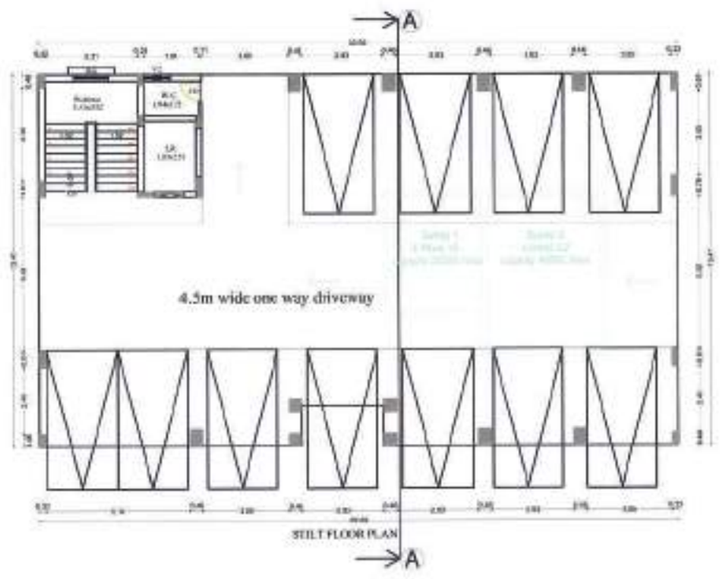
REGISTERED STRUCTURAL ENGINEER
P.RAVICHANDRAN,M.E.,A.I.I.A.,A.I.V.
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
SE/Gr.I/DTCP/TRICHY/JULY-2024/27
"ARCHITECTS PLUS", D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

REVISED PLAN OF BLOCK - Y IN THE PROPOSED CONSTRUCTION OF ROYAL KALPATARU PHASE II (RESIDENTIAL GROUP DEVELOPEMENT BUILDINGS - Non-High Rise), IN T.S.No. 8/2 (OLD S.F.NO:162), BLOCK NO. 25,WARD:U(21),& T.S.No. 42 (OLD S.F.NO:156/1 Part), BLOCK NO.23, WARD:U(21), COIMBATORE CORPORATION (NORTH ZONE), GANAPATHY VILLAGE, COIMBATORE DISTRICT.

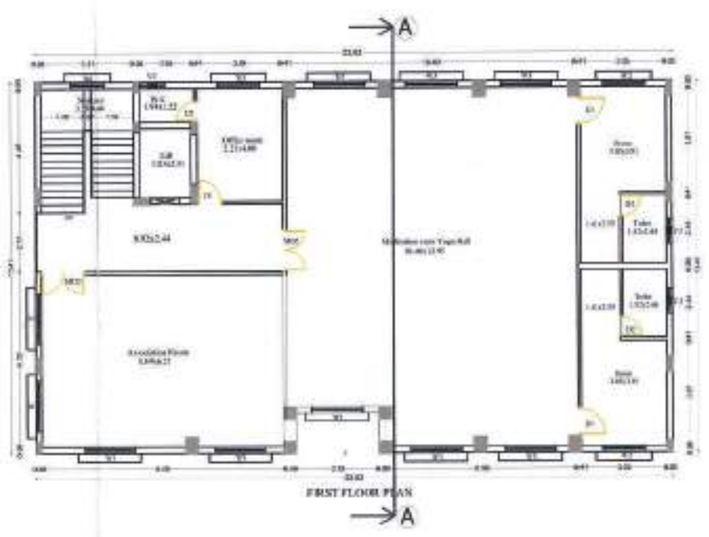
0237/2025/MH3/N
162/BPA/2025/00612
கட்டிட அனுமதி வழங்கப்பட்டது
162/BA/2025/0029/01250
கட்டிட அனுமதி எண்:
பார்வை 985/2025/MH3/N
162/SP/24-25/0375917
கட்டிட மதிப்பு
தேதி 02.07.2025
வரைபடம் அனுமதி உதவிப்பொறியாளர்
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
02/07/2025

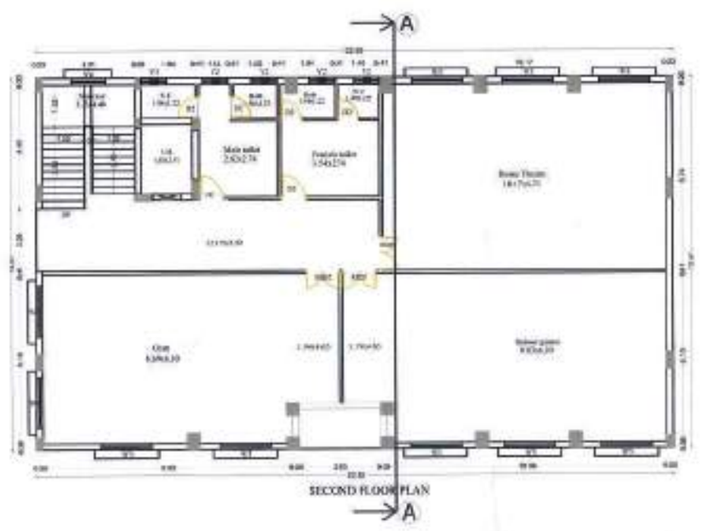

Section AA


South Elevation

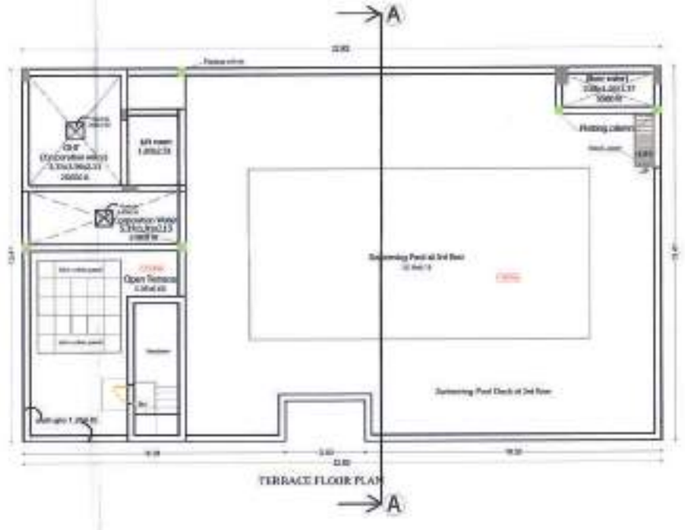


STILT FLOOR PLAN


FIRST FLOOR PLAN


SECOND FLOOR PLAN


OHR PLAN


TERRACE FLOOR PLAN

Sheet no:15/15
Unit - Y



SCALE 1:100
ALL DIMENSIONS ARE IN METRE

SCHEDULE OF JOINERIES

REFERENCE	METRE	REFERENCE	METRE
GD1 – GLASS DOOR	1.07 x 2.10	W6 – GLAZED WINDOW	1.22 x 1.22
MD1 – MAIN DOOR	1.07 x 2.13	W7 – GLAZED WINDOW	0.90 x 1.22
MD2 – MAIN DOOR	1.22 x 2.13	W8 – GLAZED WINDOW	1.39 x 1.68
D1 – FLUSH DOOR	1.00 x 2.13	FW1 – FRENCH WINDOW	2.34 x 2.13
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D3 – DOUBLE DOOR	1.33 x 2.13	KW2 – GLAZED WINDOW	1.22 x 1.14
W1 – GLAZED WINDOW	1.22 x 1.68	V1 – VENTILATOR	1.22 x 0.61
W2 – GLAZED WINDOW	1.52 x 1.68	V2 – VENTILATOR	0.91 x 0.61
W3 – GLAZED WINDOW	1.82 x 1.68	V3 – VENTILATOR	061 x 0.91
W4 – GLAZED WINDOW	1.22 x 0.91	O1 – OPEN	1.22 x 2.13
W5 – GLAZED WINDOW	1.52 x 0.91	O2 – OPEN	0.91 x 2.13

AREA STATEMENT (in Sq.m)

Block	FSI AREA				NON FSI AREA		TOTAL BUILT-UP AREA
	Stilt Floor Area	First Floor Area	Second Floor Area	Third Floor Area	Parking area	Head room area	
Y	-	301.82	301.82	301.82	301.82	-	1207.28
Total floor Area	905.46				301.82		

NOTE:

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LET INTO A FILTER PIT (SIZE 1.50 X 1.50 X 1.50 M) WITH APPROPRIATE FILTER MATERIAL AND THEN LET INTO COLLECTION TANK.
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8. SCALE – 1:100

APPLICANT

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Managing Partner
Power Agent

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J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018.

EXISTING APPROVAL DETAILS:

LPA File No : Na.Ka.No.4530/2020
Planning Permit No. : 342 "from A to P"/2022 (by DTCP,CBE) dt 05.09.2022
Online Application No : 162/CP/22-23/E132087 (by Corporation,CBE)
Planning Permit No : 1014/2022/MH3-N (by Corporation,CBE) dt 23.12.2022
Building Approval No. : 162/BPA/2022/07043(by Corporation,CBE) dt 23.12.2022
Building License No. : 162/BL/2022/04/029/04624(by Corporation,CBE) dt 23.12.2022

B.P / DTCP No : 17/2025

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.