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25/1/2023
F/c Maps 3 sets

Sheet No: 1 / 3

Site Plan Showing the Revised Stilt, First , Second ,Third floor & Proposed Fourth Floor Construction of a Residential Apartment Building in old S.F.NO:446, Ward No-44, Block No-1, New T.S.No : 54 / 1&2, Kumarapalayam Village, Coimbatore Municipal Corporation.

Scale: (1:200)

N W E S

AREA DETAILS:

PLR Area	--	11720.25 Sqm
Area of site as per Document	--	11654.97 sqm
Superimposed plot Area	--	11720.25 sqm
Recreational Open Space (Handover Doc No : 4287/2016)	--	1166.04 sqm

EXISTNG APPROVED AREA DETAILS:

BLOCK - A FLOOR NAME	FSI AREA IN SQ.M	COMMON IN SQ.M	NON FSI AREA IN SQ.M (5% BALCONY)	TOTAL BUILDUP AREA	NO OF FLATS
STILT FLOOR	-	-	1483.38	1483.38	-
FIRST FLOOR	1239.40	132.80	51.93	1424.13	16
SECOND FLOOR	1239.40	132.80	51.93	1424.13	16
THIRD FLOOR	1239.40	132.80	51.93	1424.13	16
TERRACE FLOOR	-	-	37.90	37.90	-
TOTAL	3718.20	398.40	1677.07	5793.67	48
BLOCK - B FLOOR NAME	FSI AREA IN SQ.M	COMMON IN SQ.M	NON FSI AREA IN SQ.M (5% BALCONY)	TOTAL BUILDUP AREA	NO OF FLATS
STILT FLOOR	-	-	-	694.97	-
FIRST FLOOR	524.28	97.44	-	621.72	12
TERRACE FLOOR	-	-	47.66	47.66	-
TOTAL	524.28	97.44	47.66	1364.35	12

PROPOSED AREA DETAILS:

BLOCK - A FLOOR NAME	TOTAL BUILDUP AREA IN SQ.M	NON FSI AREA IN SQ.M COVERED PARKING	NON FSI AREA IN SQ.M DEDUCTION	FSI AREA SQ.M	NO OF FLATS
STILT FLOOR (Revised)	1,726.45	1,604.06	92.02	30.37	-
FIRST FLOOR (Revised)	1726.45	-	98.34	1628.11	16
SECOND FLOOR (Revised)	1726.45	-	98.34	1628.11	16
THIRD FLOOR (Revised)	1726.45	-	98.34	1628.11	16
FOURTH FLOOR (Proposed)	1726.45	-	98.34	1628.11	16
TERRACE FLOOR	55.01	-	-	-	-
TOTAL	8687.26	1604.06	485.38	6542.81	64

HEIGHT OF BUILDING - 15.38 M

EXISTING APPROVED	PROPOSED & REVISED (BLOCK - A)
Plot Coverage:- 2178.35 Sq.m / 11654.97 Sq.m = 18.7%	Plot Coverage:- 1726.45 Sq.m / 11654.97 Sq.m x100 = 14.81%
FSI Details:- 3718.20+524.28 / 11654.97 Sq.m = 4242.48 Sq.m / 11654.97 Sq.m = 0.36	FSI Details:- FSI = 6542.81 / 11654.97 = 0.561

VEHICLE	REQUIRED	PROVIDED
CAR	70	72
TWO-WHEELER	NR	47
OSR	1165.497	1166.045

DWELLING DETAILS: BLOCKNAME (SINGLE BUILDING)

FLOOR NAME	DWELLING REFERENCE	SINGLE/DUPLEX	DWELLING AREA
FLOOR 01,02,03,04 -TYPICAL	1	SINGLE	101.53
FLOOR 01,02,03,04 -TYPICAL	2	SINGLE	82.58
FLOOR 01,02,03,04 -TYPICAL	3	SINGLE	83.06
FLOOR 01,02,03,04 -TYPICAL	4	SINGLE	104.43
FLOOR 01,02,03,04 -TYPICAL	5	SINGLE	99.10
FLOOR 01,02,03,04 -TYPICAL	6	SINGLE	83.89
FLOOR 01,02,03,04 -TYPICAL	7	SINGLE	84.35
FLOOR 01,02,03,04 -TYPICAL	8	SINGLE	97.74
FLOOR 01,02,03,04 -TYPICAL	9	SINGLE	97.49
FLOOR 01,02,03,04 -TYPICAL	10	SINGLE	81.89
FLOOR 01,02,03,04 -TYPICAL	11	SINGLE	83.82
FLOOR 01,02,03,04 -TYPICAL	12	SINGLE	100.58
FLOOR 01,02,03,04 -TYPICAL	13	SINGLE	104.37
FLOOR 01,02,03,04 -TYPICAL	14	SINGLE	82.59
FLOOR 01,02,03,04 -TYPICAL	15	SINGLE	82.22
FLOOR 01,02,03,04 -TYPICAL	16	SINGLE	108.06
TOTAL NO OF DWELLING UNITS		16 X 4 = 64 Nos	

A Rajam
APPLICANT

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STRUCTURAL ENGINEER

R.N.Krishna Kumar B.Arch.,
CA/2015/73087
LPA/RA/GR.I/19/03/006
GK ASSOCIATES
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Coimbatore - 641 012.
Ph : 0422 - 4220046, 99442 11411
ARCHITECT/ENGINEER

T.S.No:53
Vacant Land

Pebble Bed
22.20 R.W.W.
34.40 R.W.W.
22.65 R.W.W.

Existing Road 7m Wide

Block No:3

11.27

S.T.P. 4.70 BELOW GROUND LEVEL

Open space Reservation 1166.04 Sq.m

LOCAL BODY HANDOVERED Doc No:4287/2016

56.63

58.21

3.10

27.73

3.71

Technical Concurrence in Roc No. 27594/2022 TCP3 daled: 09.02.2023 is given.

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FUTURE EXPANSION

T.S.No:55
Agricultural Land
161.60 R.W.W.

T.S.NO:54/1

6.0 M WIDE DRIVEWAY

3.0 M wide drive way

3.0 M WIDE DRIVEWAY

Pebble Bed

Agricultural Land

6.0 M WIDE DRIVEWAY

T.S.No:54/2

6.0m wide Driveway

30.54

IN OUT
Gate 9.1m wide

Transformer yard

79.30 Houses

Block No:24

Houses

81.10

RESIDENTIAL DEVELOPMENT

Approved Layout LP/(CPN)No:197/85

9.1m Existing Layout ROAD LP/(CPN)NO:197/85

PERUR ROAD

SITE PLAN / STILT FLOOR PLAN

STAIR CASE DETAILS
1. WIDTH - 4'-0" [1.22]
2. RISE - 6'-0" [15]
3. TREAD - 9'-12" [30]

SECTION Y-Y
RAIN WATER PERCOLATION TRENCH DETAIL

Loose Gravel
Hard Gravel
Loose soil

TRIAL PIT (Not to Scale)

3.VERTICAL REINFORCEMENT IN BRICK WALLS

4.VERTICAL REINFORCEMENT ATLAMBS OF OPENINGS

SEWAGE TREATMENT PLANT

Reference:-

Site Boundary	-
Proposed Additional Bldg.	-
Revised & Additional Bldg.	-
Existing Approved Bldg.	-
Open Space Reservation	-
Existing Road	-

Plan Showing the Revised Stilt, First, Second ,Third floor & Proposed Fourth Floor Construction of a Residential Apartment Building in old S.F.NO:446, Ward No-44, Block No-1, New T.S.No : 54 / 1&2, Kumarapalayam Village, Coimbatore Municipal Corporation.

North

Scale 1 : 100

AREA OF THE SITE AS PER DOCUMENT	: 11654.97 SQM.
SUPER IMPOSED PLOT AREA	: 11720.25 SQM.
RECREATIONAL OPEN SPACE (HAND OVER DOC NO: 4287/2016)	: 1166.04 SQM.

PROPOSED AREA DETAILS:

BLOCK - A	TOTAL BUILDUP AREA IN SQ.M	NON FSI AREA IN SQ.M		FSI AREA SQ.M	NO.OF FLATS
FLOOR NAME		COVERED PARKING	DEDUCTION		
STILT FLOOR (Revised)	1,726.45	1,604.06	92.02	30.37	-
FIRST FLOOR (Revised)	1726.45	-	98.34	1628.11	16
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FOURTH FLOOR (Proposed)	1726.45	-	98.34	1628.11	16
TERRACE FLOOR	55.01	-	-	-	-
TOTAL	8687.26	1604.06	485.38	6542.81	64

DWELLINGS AREA DETAILS:

BLOCK-A			BLOCK-A		
Dwelling Nos	SINGLE/ DUPLEX	AREA in Sqm	Dwelling Nos	SINGLE/ DUPLEX	AREA in Sqm
1	Single	101.53	11	Single	83.82
2	Single	82.58	12	Single	100.58
3	Single	83.06	13	Single	104.37
4	Single	104.43	14	Single	82.59
5	Single	99.10	15	Single	82.22
6	Single	83.89	16	Single	108.06
7	Single	84.35			
8	Single	97.74			
9	Single	97.49	No. of Dwellings per Floor : 16		
10	Single	81.89	Total No. of Dwellings : 16 X 4 =64 Nos.		

	JOINERIES	SIZE IN FT.	SIZE IN M.
MD	DOOR	3'3" x 7'0"	1.00 x 2.13
D	DOOR	3'0" x 7'0"	0.91 x 2.13
D1	DOOR	2'6" x 7'0"	0.76 x 2.13
O	OPEN	3'0" x 7'0"	0.91 x 2.13
O1	OPEN	4'6" x 7'0"	1.37 x 2.13
W	WINDOW	4'0" x 4'0"	1.22 x 1.22
W1	WINDOW	3'0" x 5'0"	0.91 x 1.52
W2	WINDOW	2'0" x 5'0"	0.61 x 1.52
W3	WINDOW	5'0" x 5'0"	1.52 x 1.52
W4	WINDOW	6'0" x 5'0"	1.52 x 1.52
FW/D	FRENCH WINDOW /COMES DOOR	3'5" x 7'0"	2.10 x 2.13
V	VENTILATOR	3'0" x 2'0"	0.91 x 0.60
V1	VENTILATOR	2'0" x 3'0"	0.61 x 0.91

Applicant

R.PRAKASH M.E., (Structural)
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Structural Engineer

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Coimbatore - 641 012.
Ph : 0422 - 4220046, 99442 11111

Architect/Engineer

Lightening Arrester
O.H.T.
R.C.C. Roof Slab 1:2:4 Mix
Brick Wall 9" Thk.
Lintel band as per Seismic guide line
Jamb Rein.F for Window
Floor Finishing
GL
Foundation in Details

Section - 'A"A'

Technical concurrence in Roc NO 27594/2022 TCP3 dated: 09.02.2023 is given.
DIRECTOR OF TOWN AND COUNTRY PLANNING

கோயம்புத்தூர் உள்ளூர் திட்டக்குழுமம்
கோயம்புத்தூர்
நகர் ஊரமைப்புச்சட்டம் 1971 பிரிவு 49-ன் கீழ் நிலையாணைக் கடிதம் எண் 1021/2022 உத்தரவு நாள் 16.11.2023 ல் குறிப்பிட்ட நிபந்தனைகளுக்கு உட்பட்டு 630 பி1/2023 என்ற எண்ணிட்டு 16.11.2023 நாள் முதல் 15.11.2031 வரை காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.
உறுப்பினர் செயலர்
கோயம்புத்தூர் உள்ளூர் திட்டக்குழுமம்
கோயம்புத்தூர்

OH42/2022/MMA/B
162/B01/2022/02212
கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/B1/2024/05/076/02212
பார்வை: 1608/2023/MMA
கட்டிட மனு எண்: 162/GP/24-25/005914S
தேதி: 26/7/2024
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது
உதவி இயக்குநர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
கோயம்புத்தூர் மாநகராட்சி
26/7/2024

1.98M WIDE CORRIDOR

TYPICAL FLOOR PLAN - FIRST, SECOND, THIRD & FOURTH FLOOR PLAN

திரு.எ 3/3

Technical Concurrence in Roc No. 27574/2022 TCP3 dated: 09.02.2023 is given.

DIRECTOR OF TOWN AND COUNTRY PLANNING

இளை இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
கோயம்புத்தூர்.

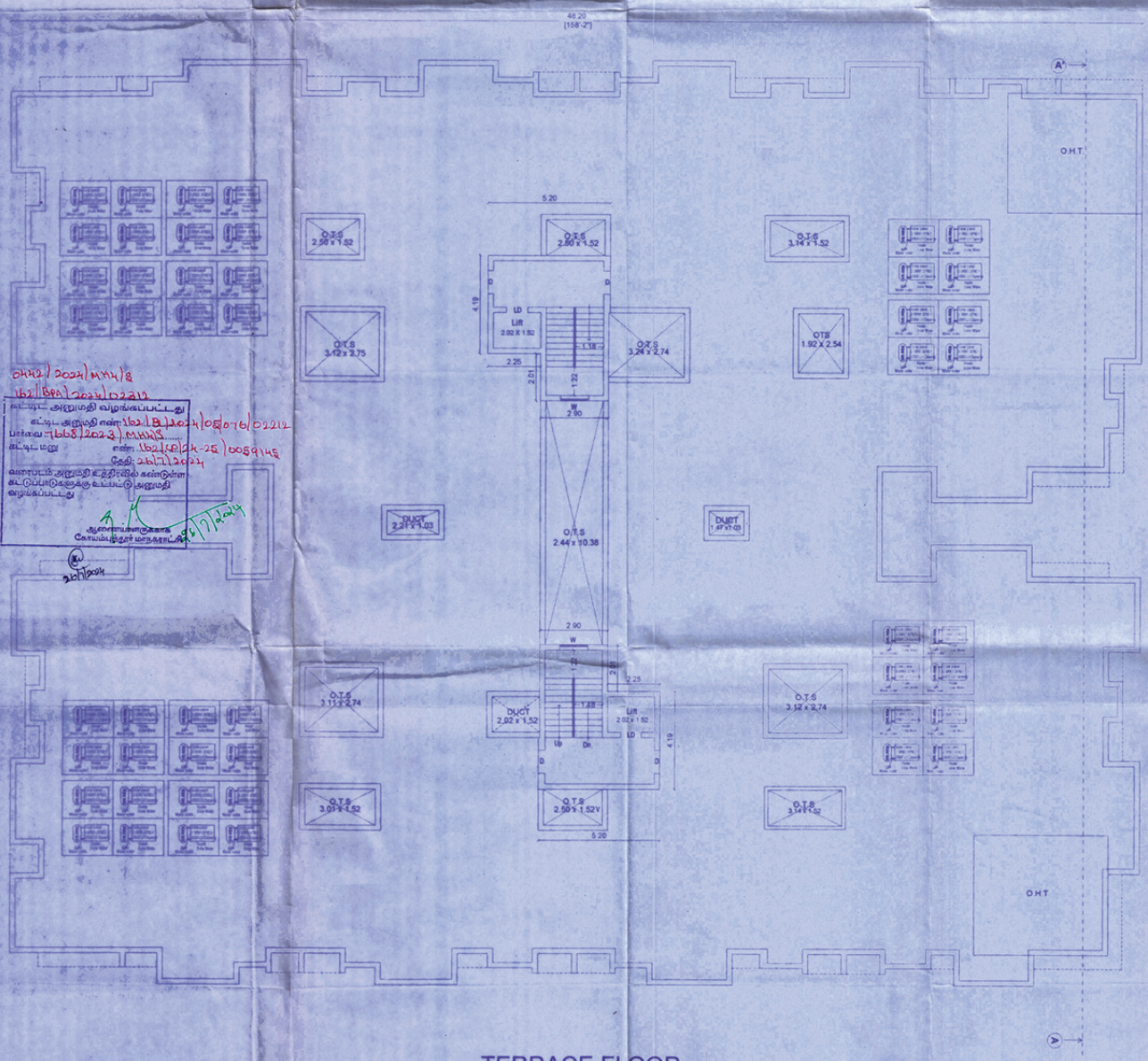
கோயம்புத்தூர் உள்ளூர் திட்டக்குழுமம்
கோயம்புத்தூர்

நகர் ஊரமைப்புச்சட்டம் 1971 பிரிவு 49-ன் கீழ் இவ்வலுவலகம் கருத்தம் எண் 1021/2022 உறுதி நாள் 16.11.2023 -ன் தற்போது நடப்பில் நீடிக்கப்பட்டுள்ள G30 (2)/2023 என்ற எண்ணிட்டு 16.11.2023 முதல் 15.11.2024 வரை காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

உறுப்பினர் செயலர்
கோயம்புத்தூர் உள்ளூர் திட்டக்குழுமம்
கோயம்புத்தூர்

Elevation

0442/2024/MHA/B
162/BPA/2024/02212
வரைபட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BA/2024/05076/02212
பார்வை 7668/2023/MHA/B
கட்டிடவரி எண்: 162/CR/24-25/00591145
தேதி: 26/7/2024
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி



TERRACE FLOOR

Sheet No: 3 / 3

Plan Showing the Revised Stilt, First ,Second, Third floor & Proposed Fourth Floor Construction of a Residential Apartment Building in old S.F.NO:446, Ward No-44, Block No-1, New T.S.No : 54 / 1&2, Kumarapalayam Village, Coimbatore Municipal Corporation.

North | Scale 1 : 100

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Architect/Engineer



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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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