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DIGITALLY VERIFIED RECORD

உள்ளூர் திட்டக் குழுமம், கோயம்புத்தூர் மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

கட்டிட விண்ணப்ப எண் : 162/CP/24-25/0113268 நாள்:23-Sep-2024

பி.ஏ எண் : 162/BPA/2024/03531

கட்டிட அனுமதி எண் : 162/BL/2024/03/039/02862

திட்ட அனுமதி எண் : 0458/2024/MH1/W

மனுதாரர் பெயர் : திரு KALPESH BAFNA AND RAMESH CHAND BAFNA

முகவரி : SF NO 340/1A,சிறுவாணி ரோடு , வார்டு-039, மேற்கு மண்டலம்

மனுவின் நாள் : 17-Aug-2024

நில / கட்டிட விளக்கம் : கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள

தொகுதி : பகுதி :

கதவு/மனை எண் : 0 நகரளவுஎண் : SF NO - 340

தெரு : சிறுவாணி ரோடு

அபிவிருத்திக் கட்டணம் : செலான் நெ: 162/CP/24-25/0139876 நாள் : 20-Sep-2024
கட்டணம்:

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் SF NO - 340, சிறுவாணி ரோடு , வார்டு-039, மேற்கு மண்டலம் தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 23-Sep-2024 முதல் 22-Sep-2029 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:

(1) அரசாணை எண் 154, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை, நாள்:13.10.2020 அரசால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

பெறுபவர்,

KALPESH BAFNA AND RAMESH CHAND BAFNA
SF NO 340/1A,சிறுவாணி ரோடு , வார்டு-039, மேற்கு மண்டலம்

ஆணையாளர்
கோயம்புத்தூர் மாநகராட்சி
மேற்கு மண்டலம்

This Order is electronically generated and does not require signature

PROCEEDINGS OF THE MEMBER SECRETARY/ JOINT DIRECTOR(i/c)

COIMBATORE LOCAL PLANNING AUTHORITY

BATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT : THIRU.R.RAJA GURU,M.Tech.,

ASSISTANT DIRECTOR,

MEMBER SECRETARY/ JOINT DIRECTOR(i/c)

Online Building Plan Application – Planning Permission

Application Number :: SWP/BPA/009687/2023

Sir,

Subject: : Residential Building- District Town and Country Planning Office - Coimbatore District / Corporation- Perur Taluk, Coimbatore Corporation - Veerakeralam Village, S.F.No:340/1A & 340/2A1 for an extent of Site area 5630.00 Sqm - Proposal of Residential building for FSI area 14597.15 Sqm – Technical Concurrence issued –by Directorate of Town and Country planning Office - Planning Permission issued - forwarded for further action - Reg.

Reference:

1.	Directorate of Twon and Country Planning office proceeding letter No SWP/BPA/009687/2023, Dated:31.01.2024
2.	Kalpesh Bafna and Ramesh Bafna, Online Application Reference No. SWP/BPA/009687/2023, Received Dated: 22.05.2023.
3.	Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/009687/2023, Dated:09.07.2023.
4.	Honourable High court of Chennai, W.P.No:31752/2022 & W.MP.Nos: 31195 & 31196 of 2022, Coram Dated: 12.12.2022.
5.	Assistant Director / Joint Director (i/c), Coimbatore District, Town and Country planning Office, Letter Roc No:3309/2023/LPA, Dated: 12.12.2023.
6.	Assistant Divisional Engineer, High ways Special Sub-division, Coimbatore Roc No: 120/2022, dated: 05.05.2023.
7.	Director, Town and Country Planning, Roc.No:26561/2022/tcp3, Date: 29.12.2023
8.	G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
9.	G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
10.	G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
11.	G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
12.	G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
13.	G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
14.	circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
15.	Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
16.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
17.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.

18.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
19.	G.O.(Ms).No.95, Housing and Urban Development Department, Dated: 04.08.2023.
20.	Demand payment Request Letter, Dated: 3.2.2024 and 10.6.2024 and 12.7.2024
21.	Applicant Mrs Pauline chandran and Three others, Demand remittance letter Dated 07.06.2024 and 10.7.2024 and 12.7.2024

Fees Details

Centage Charge for Building	Rs. 25000.00
Infrastructure and Amenities Charges	Rs. 4161000.00
Security Deposit Charges	Rs. 2080500.00
CC Charges	Rs 200192.00
Shelter Charges	Not applicable
Display Board Charges	Rs 1500.00
Premium FSI Charges	Not applicable
Development Charges for Building	Rs. 372000.00
Development Charges for Land	Rs. 22520.00
Interest Amount	Rs.4000.00
Centage Charges for land	Rs.300.00
OSR amount	Rs. 6060695.00

Body of the letter:

. With reference to the 2nd Cited letter the applicant Kalpesh Bafna and Ramesh Bafna has requested for the approval of residential building at Coimbatore District Coimbatore Local Planning Authority, Perur Taluk, Coimbatore Corporation, Veerakeralam Village, S.F.No:340/1A & 340/2A1 for an extent of Site area 5630.00sqm - Proposal of Residential building for FSI area 14597.15 Sqm. The Assistant Director / Member Secretary / Joint Director (i/c) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection Remarks. Based on the Assistant Director / Member Secretary / Joint Director (i/c) recommendation, the applicant request has been accepted and the boundary of the site has been marked as "A to G".

The Technical Concurrence is issued by Directorate of Town and Country Planning office under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 22 / 2024..

With reference to the letter 20th cited, Demand was issued to the applicant on 3.2.2024 and 10.6.2024. Applicant remitted the required fees and submitted remittance letter in this office on 07.06.2024 and 10.7.2024

2. The area statement for the Proposed Residential Building is as below.
Area of Site – 5630.00 sq.m

Building details: Residential Building

Floor Details	FSI (Sqm)
Block A	
Stilt Floor	62.39
First Floor	713.06
Second Floor	713.06
Third Floor	713.06
Fourth Floor	713.06
Fifth Floor	713.06
Block B	
Stilt Floor	92.95
First Floor	2254.91
Second Floor	2155.40
Third Floor	2155.40
Fourth Floor	2155.40
Fifth Floor	2155.40
Grand Total	14597.15

Total FSI area - 14597.15 **Sq.m**

Andas per Section 49 of Town and Country Planning Act 1971, **Planning Permission No455/2024**and Duration of Permission from **12.07.2024** to **11.07.2032**(8Years) has been accorded with the following special condition:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4 (3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.

5. The Tamil Nadu Government in G.O. Ms .No 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.
6. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
7. According to G.O No 18 Municipal Administration and Water supply Department, Dated: 04.02.2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth level and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 25 of the Water Act 1974 for discharge of sewage.
9. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 2019 Rule 11. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
    a. Title or ownership of the site or building
    b. Easement Rights.
    c. Structural Reports, Structural Drawing and Structural aspects.
    d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
    e. Workmanship, soundness of structure and materials used.
    f. quality of building services and amenities the construction of building
    g. other requirements or licenses or clearance required for the site or premises or activity under various other laws.

Condition:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.

2. This Permit is furnished by virtue of power delegated by Coimbatore Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.

3. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.

4. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority. i).If the details given by the applicant is found to be false(or) ii).If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.

5. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.

6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply, Dated: 04.02.2019.

9. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.

10. Mosquito netting to be provided at OHT and well.

11. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.

12. Fly Ash bricks and Materials to be used Mandatory.

13. As per GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

16. The Applicant / developer and also the architects / Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

17. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

18. Government Registered Electrical Contractor must be employed for wiring works during construction.

19.Fire rescue equipment should be provided as per Rules.

20. As per GO No 341 MAWS dated 03.11.2004 “U” Trap in the septic tank design to be provided.

21. Fly Ash bricks and Materials must be used for construction.

22. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

Encl: Building Plan Map

Member Secretary / Joint Director (i/c)
Coimbatore Local Planning Authority
Coimbatore

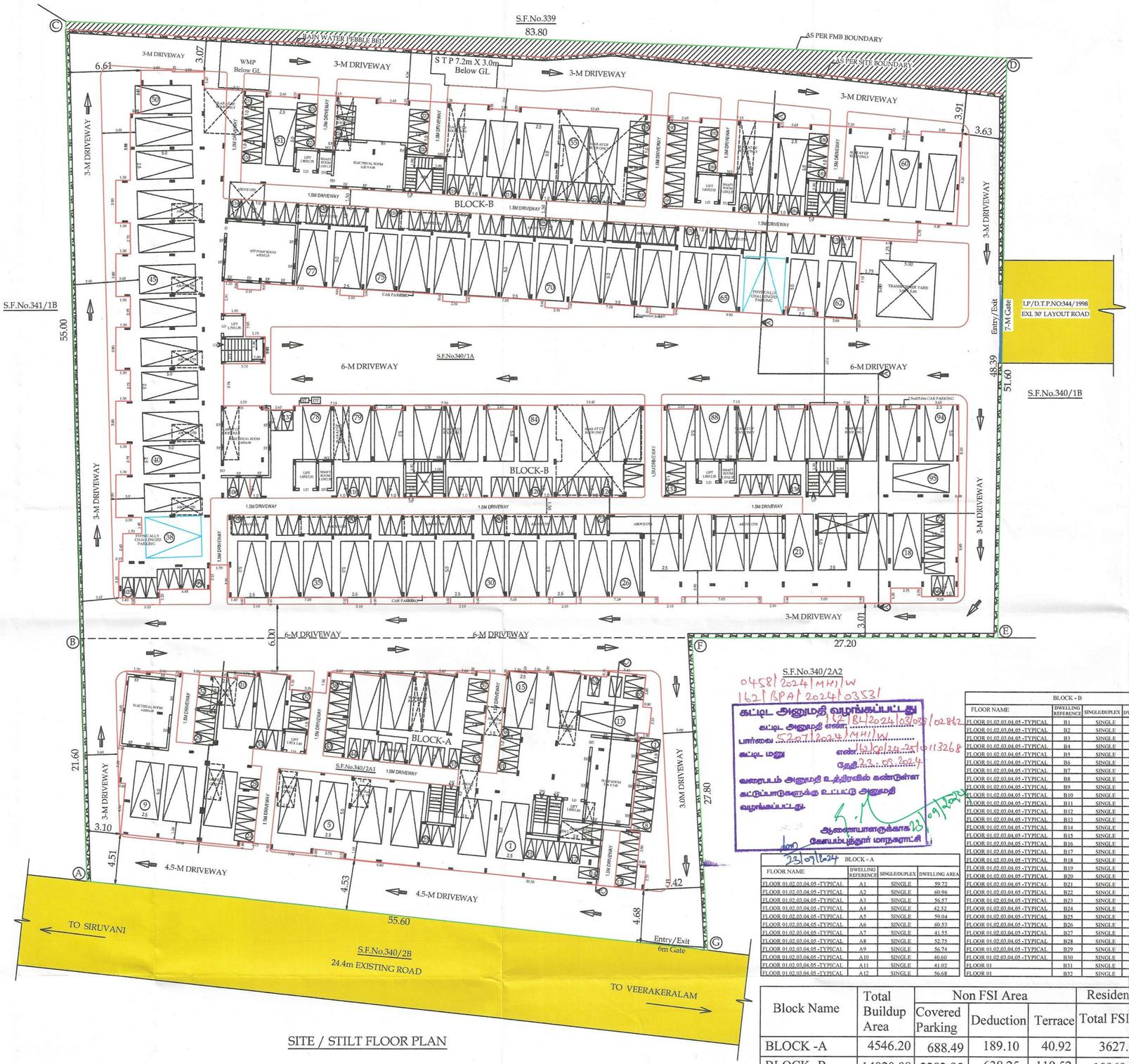
To:
The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:

1.KALPESH BAFNA RAMESHCHAND BAFNA
37-6d JAIN MANOR APPARTMENT, PERIYSAMY ROAD WEST,
R.S.PURAM, RATHINASABAPATHY PURAM,
COIMBATORE SOUTH ,
COIMBATORE
Mobile Number: 9843333111
Email Id: naveenkrish16@gmail.com

2.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore

Signature Not Verified
Signed by: Joint Director
Location:Coimbatore
Date:2024.07.13 12:00:17



SITE / STILT FLOOR PLAN

SITE / STILT FLOOR PLAN	Sheet No - 1/6

PLAN SHOWING THE PROPOSED STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.No: 340/1A & 2A1 , VEERAKERALAM VILLAGE, PERUR TALUK, COIMBATORE CORPORATION AND COIMBATORE DISTRICT.

SCALE - 1:100

NOTE :
ALL DIMENSIONS ARE IN METERS

N

AREA OF THE DOCUMENT	- 5630.00 Sq.m
AREA OF THE PATTA	- 5630.00 Sq.m
SUPER IMPOSED PLOT AREA	- 5622.50 Sq.m

AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
BLOCK - A			
STILT FLOOR	62.39	688.49	750.88
FIRST FLOOR	713.06	37.82	750.88
SECOND FLOOR	713.06	37.82	750.88
THIRD FLOOR	713.06	37.82	750.88
FOURTH FLOOR	713.06	37.82	750.88
FIFTH FLOOR	713.06	37.82	750.88
TERRACE FLOOR	-	40.92	40.92
TOTAL	3627.69	918.51	4546.20
BLOCK - B			
STILT FLOOR	92.95	2292.85	2385.80
FIRST FLOOR	2254.91	130.89	2385.80
SECOND FLOOR	2155.40	126.84	2282.24
THIRD FLOOR	2155.40	126.84	2282.24
FOURTH FLOOR	2155.40	126.84	2282.24
FIFTH FLOOR	2155.40	126.84	2282.24
TERRACE FLOOR	-	119.52	119.52
TOTAL	10969.46	3050.62	14020.08
GRAND TOTAL	14597.15	3969.13	18566.28

NOTE:

FLOOR SPACE INDEX = $\frac{14597.15}{5622.50}$ = 2.596

Total No. of Dwellings	: 212 Nos.
No. of Two Wheeler Parking required	: 234 Nos.
No. of Two Wheeler Parking Provided	: 236 Nos.
No. of Car Parking required	: 94 Nos.
No. of Car Parking Provided	: 95 Nos.

Note

- Existing Road.
- Site boundary.
- Pro. Building.

All metric dimensions are in metre
Capacity of the septic tank-450 Glns
Horizontal Distance From Elec If Any - Nil

- FIRE EXTINGUISHER
- MULTY TYPE

0458/2024/MH1/W
162/BPA/2024/03531

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 12/BL/2024/03039/02862
பார்வை: 5227/2024/MH1/W
கட்டிட மனு எண்: 19/Co/28-25/0113268
தேதி: 23.09.2024
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
மேலமைப்புநர் மாநகராட்சி
23/09/2024

BLOCK - A

FLOOR NAME	DWELLING REFERENCE	SINGLE/DUPLEX	DWELLING AREA
FLOOR 01.02.03.04.05 -TYPICAL	A1	SINGLE	59.72
FLOOR 01.02.03.04.05 -TYPICAL	A2	SINGLE	60.96
FLOOR 01.02.03.04.05 -TYPICAL	A3	SINGLE	56.57
FLOOR 01.02.03.04.05 -TYPICAL	A4	SINGLE	42.52
FLOOR 01.02.03.04.05 -TYPICAL	A5	SINGLE	59.04
FLOOR 01.02.03.04.05 -TYPICAL	A6	SINGLE	60.53
FLOOR 01.02.03.04.05 -TYPICAL	A7	SINGLE	41.55
FLOOR 01.02.03.04.05 -TYPICAL	A8	SINGLE	52.75
FLOOR 01.02.03.04.05 -TYPICAL	A9	SINGLE	56.74
FLOOR 01.02.03.04.05 -TYPICAL	A10	SINGLE	40.60
FLOOR 01.02.03.04.05 -TYPICAL	A11	SINGLE	41.02
FLOOR 01.02.03.04.05 -TYPICAL	A12	SINGLE	56.68

BLOCK - B

FLOOR NAME	DWELLING REFERENCE	SINGLE/DUPLEX	DWELLING AREA
FLOOR 01.02.03.04.05 -TYPICAL	B1	SINGLE	73.70
FLOOR 01.02.03.04.05 -TYPICAL	B2	SINGLE	60.74
FLOOR 01.02.03.04.05 -TYPICAL	B3	SINGLE	60.58
FLOOR 01.02.03.04.05 -TYPICAL	B4	SINGLE	73.70
FLOOR 01.02.03.04.05 -TYPICAL	B5	SINGLE	60.66
FLOOR 01.02.03.04.05 -TYPICAL	B6	SINGLE	60.58
FLOOR 01.02.03.04.05 -TYPICAL	B7	SINGLE	58.88
FLOOR 01.02.03.04.05 -TYPICAL	B8	SINGLE	58.31
FLOOR 01.02.03.04.05 -TYPICAL	B9	SINGLE	58.31
FLOOR 01.02.03.04.05 -TYPICAL	B10	SINGLE	58.88
FLOOR 01.02.03.04.05 -TYPICAL	B11	SINGLE	58.87
FLOOR 01.02.03.04.05 -TYPICAL	B12	SINGLE	71.56
FLOOR 01.02.03.04.05 -TYPICAL	B13	SINGLE	60.59
FLOOR 01.02.03.04.05 -TYPICAL	B14	SINGLE	60.74
FLOOR 01.02.03.04.05 -TYPICAL	B15	SINGLE	73.70
FLOOR 01.02.03.04.05 -TYPICAL	B16	SINGLE	60.62
FLOOR 01.02.03.04.05 -TYPICAL	B17	SINGLE	60.73
FLOOR 01.02.03.04.05 -TYPICAL	B18	SINGLE	73.34
FLOOR 01.02.03.04.05 -TYPICAL	B19	SINGLE	73.18
FLOOR 01.02.03.04.05 -TYPICAL	B20	SINGLE	58.31
FLOOR 01.02.03.04.05 -TYPICAL	B21	SINGLE	58.88
FLOOR 01.02.03.04.05 -TYPICAL	B22	SINGLE	58.88
FLOOR 01.02.03.04.05 -TYPICAL	B23	SINGLE	58.31
FLOOR 01.02.03.04.05 -TYPICAL	B24	SINGLE	58.31
FLOOR 01.02.03.04.05 -TYPICAL	B25	SINGLE	58.60
FLOOR 01.02.03.04.05 -TYPICAL	B26	SINGLE	61.22
FLOOR 01.02.03.04.05 -TYPICAL	B27	SINGLE	43.68
FLOOR 01.02.03.04.05 -TYPICAL	B28	SINGLE	43.49
FLOOR 01.02.03.04.05 -TYPICAL	B29	SINGLE	43.53
FLOOR 01.02.03.04.05 -TYPICAL	B30	SINGLE	43.52
FLOOR 01	B31	SINGLE	43.53
FLOOR 01	B32	SINGLE	41.79

Block Name	Total Buildup Area	Non FSI Area			Residential
		Covered Parking	Deduction	Terrace	Total FSI Area
BLOCK -A	4546.20	688.49	189.10	40.92	3627.69
BLOCK -B	14020.08	2292.85	638.25	119.52	10969.46
GRAND TOTAL	18566.28	2981.34	827.35	160.44	14597.15

APPLICANT.

R.PRAKASH M.E., (Structural)
LPA/SE/Gr-I/19/05/044
GK ASSOCIATES
No : 603, 100 FEET ROAD, GANDHIPURAM
COIMBATORE - 641 012.
PHONE : 0422-4220045, 97503 40046

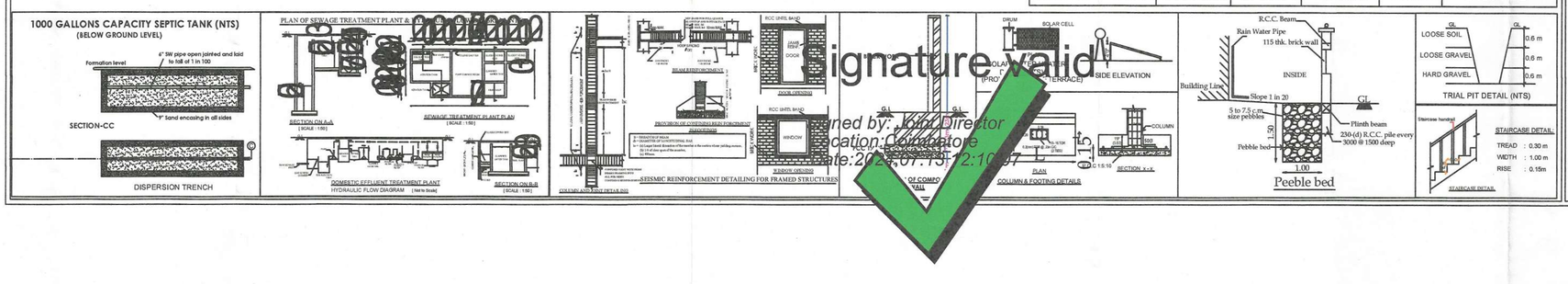
STRUCTURAL.

R.N.Krishna Kumar B.Arch.,
CA/2015/73097
LPA/RA/GR.I/19/03/006
GK ASSOCIATES
No : 603, 100 Feet Road, Gandhipuram
Coimbatore - 641 012.
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Signature valid
Signed by: Director
Location: Coimbatore
Date: 2024.07.19 12:10:07

Signature valid
Signed by: Joint Director
Location: Coimbatore
Date: 2024.07.19 12:10:07

0458/2024/MHI/W
(62)/RPA/2024/03531

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: (62)/BC/2024/03/039/02862

பார்வை: 52057/2024/MHI/W

கட்டிட மறு எண்: 162/SCP/24-25/0113268
தேதி: 23.09.2024

வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

23/09/2024

ஆணையாளருக்காக
கோபாலபுத்தூர் மாநகராட்சி

Amd 23/09/2024

47.78

19.00

OPEN TERRACE

LIFT MACHINE ROOM

WATER TANK
CAPACITY L=100000LTRS

O.T.S 1.50 X 2.15

O.T.S 1.50 X 2.50

O.T.S 1.50 X 2.95

PASSAGE

1.2m HANDRAIL

LIFT MACHINE ROOM

O.T.S 2.80 X 1.50

SWI

Solar panel 2.0001.0760.1 2000 Lit Capacity
Heater Solar Water
Water outlet

TERRACE FLOOR PLAN (BLOCK-A)

47.78

0.20 2.85 0.10 2.65 0.20 0.20 0.10 2.75 0.20 0.20 0.20 0.20 2.65 0.20 2.60 0.20 0.20 2.35 0.10 0.10 2.75 0.20 0.20 0.20 2.90 0.20 0.20 3.05 0.20 1.75

1.70 2.12 1.50 1.85 1.20 1.80 1.00 1.50 1.60 1.80 1.80

19.00

4.25 0.95 0.20 2.25 0.10 3.05 0.20 0.10 1.50 0.10 2.80 0.20 0.20

BALCONY 1.70 X 0.85
TOILET 1.50X2.25
BEDROOM-02 2.85 X 3.20
LIVING/ DINING 2.90X6.60
KITCHEN 1.85X2.44
BEDROOM-1 3.25 X 3.05
A 8 52.75 SQM
BEDROOM 2.90 X 3.50
A 7 41.55 SQM
LIVING/DINING 2.75 X 5.10
KITCHEN 1.95 X 2.40
LIFT 1.85 X 1.65
BALCONY 1.85 X 1.00
BALCONY 1.20X1.20
FD/FW
C.TOILET 1.80 X 1.60
TOILET 1.80 X 1.80
BEDROOM-1 3.20 X 3.35
A 6 60.53 SQM
LIVING/DINING 2.75 X 5.85
BEDROOM-2 2.70 X 3.20
KITCHEN 2.70 X 1.80
BEDROOM-1 3.45 X 2.75
A 5 59.04 SQM
LIVING/DINING 2.75 X 5.15
KITCHEN 2.35 X 1.95
C.TOILET 2.25 X 1.35
TOILET 2.25 X 1.50
BALCONY 1.50X1.00
BEDROOM-2 2.75 X 2.75
BALCONY 1.60X1.00
DINING/KITCHEN
BEDROOM-1 3.30 X 2.90
A 2 60.96 SQM
LIVING/DINING 3.05 X 4.15
C.TOILET 1.60X1.80
TOILET 2.25 X 1.50
BEDROOM-2 2.90X3.00
KITCHEN 1.80X3.10
C.TOILET 2.25 X 1.35
TOILET 2.25 X 1.50
M.BED 3.60X2.80
A 1 59.72 SQM
LIVING 3.10 X 2.60
DINING 2.75 X 3.05
BEDROOM-2 3.05X2.60
BALCONY 1.00 X 2.25
BALCONY 1.00 X 2.90
BEDROOM-2 2.85 X 3.10
A 9 56.74 SQM
LIVING/DINING 3.00 X 4.70
TOILET 2.25 X 1.50
C.TOILET 1.75 X 1.70
BEDROOM-1 3.05 X 2.80
BALCONY 1.50X1.80
KITCHEN 1.80 X 2.80
KITCHEN/DINING 4.65X2.15
TOILET 1.70 X 1.60
BEDROOM 3.30 X 2.90
A 10 40.60SQM
LIVING 2.75X3.30
KITCHEN/DINING 4.65X2.10
TOILET 1.70 X 1.65
BEDROOM 3.50 X 2.90
A 11 41.02 SQM
LIVING 2.75X3.35
BALCONY 2.75 X 1.00
KITCHEN 1.80 X 2.60
TOILET 2.25 X 1.40
BEDROOM-1 3.10 X 2.80
C.TOILET 1.50X1.60
BALCONY 1.50X1.80
A 12 56.68 SQM
LIVING/DINING 3.10 X 5.20
BEDROOM-2 2.60 X 3.65
KITCHEN 1.80X2.60
TOILET 2.25 X 1.40
BEDROOM-1 3.10 X 2.85
C.TOILET 1.50X1.60
BALCONY 1.50X1.80
A 3 56.57 SQM
LIVING/DINING 3.10 X 5.25
BEDROOM-2 2.60 X 3.65
M.BED 2.80 X 3.50
TOILET 1.80X1.80
A 4 42.52 SQM
LIVING/DINING 2.80X5.15
KITCHEN 2.80X 1.80
1.50m WIDE CORRIDOR
FIRE EXTINGUISHER
Expansion Joint

0.20 3.05 0.20 0.20 1.80 0.10 3.30 0.20 2.75 0.20 3.50 0.10 2.75 0.20 3.10 0.10 0.20 0.20 2.60 0.20 3.10 0.10 0.20 0.20 2.60 0.20 2.80 0.20 0.10 2.80 0.20

0.90 1.50 0.02 0.10 1.50 1.50 1.50 1.50 1.80

47.78

TYPICAL 1st, 2nd, 3rd, 4th & 5th FLOOR PLAN (BLOCK-A)

BLOCK -A (FLOOR PLAN)	Sheet No - 2/6

PLAN SHOWING THE PROPOSED STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.No: 340/1A & 2A1, VEERAKERALAM VILLAGE, PERUR TALUK, COIMBATORE CORPORATION AND COIMBATORE DISTRICT.

SCALE - 1:200

NOTE :
ALL DIMENSIONS ARE IN METERS

N

AREA OF THE DOCUMENT	- 5630.00 Sq.m
AREA OF THE PATTA	- 5630.00 Sq.m
SUPER IMPOSED PLOT AREA	- 5622.50 Sq.m

AREA DETAILS: BLOCK - A

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
STILT FLOOR	62.39	688.49	750.88
FIRST FLOOR	713.06	37.82	750.88
SECOND FLOOR	713.06	37.82	750.88
THIRD FLOOR	713.06	37.82	750.88
FOURTH FLOOR	713.06	37.82	750.88
FIFTH FLOOR	713.06	37.82	750.88
TERRACE FLOOR	-	40.92	40.92
TOTAL	3627.69	918.51	4546.20

JOINERY DETAILS:

TYPE	JOINERIES	SIZE IN FT.	SIZE IN M.
MD	DOOR	3'6" x 7'0"	1.05 x 2.13
D	DOOR	3'0" x 7'0"	0.90 x 2.13
D1	DOOR	2'6" x 7'0"	0.75 x 2.13
O	OPEN	3'0" x 7'0"	0.90 x 2.13
W1	WINDOW	4'0" x 5'0"	1.20 x 1.52
W2	WINDOW	2'6" x 5'0"	0.75 x 1.52
S.W	STAIRWINDOW	3'0" x 4'0"	0.90 x 1.22
FW/D	FRENCH WINDOW /COMES DOOR	4'0" x 7'0"	1.20 x 2.13
V	VENTILATOR	3'0" x 2'6"	0.90 x 0.76

DWELLING DETAILS: BLOCK- A (SINGLE BUILDING)

BLOCK - A

FLOOR NAME	DWELLING REFERENCE	SINGLE/DUPLEX	DWELLING AREA
FLOOR 01,02,03,04,05 -TYPICAL	A1	SINGLE	59.72
FLOOR 01,02,03,04,05 -TYPICAL	A2	SINGLE	60.96
FLOOR 01,02,03,04,05 -TYPICAL	A3	SINGLE	56.57
FLOOR 01,02,03,04,05 -TYPICAL	A4	SINGLE	42.52
FLOOR 01,02,03,04,05 -TYPICAL	A5	SINGLE	59.04
FLOOR 01,02,03,04,05 -TYPICAL	A6	SINGLE	60.53
FLOOR 01,02,03,04,05 -TYPICAL	A7	SINGLE	41.55
FLOOR 01,02,03,04,05 -TYPICAL	A8	SINGLE	52.75
FLOOR 01,02,03,04,05 -TYPICAL	A9	SINGLE	56.74
FLOOR 01,02,03,04,05 -TYPICAL	A10	SINGLE	40.60
FLOOR 01,02,03,04,05 -TYPICAL	A11	SINGLE	41.02
FLOOR 01,02,03,04,05 -TYPICAL	A12	SINGLE	56.68

TOTAL NO OF DWELLING UNITS (12 X 5) = 60Nos

All metric dimensions are in metre
Capacity of the septic tank-450 Glns
Horizontal Distance From Elec If Any - Nil

APPLICANT.

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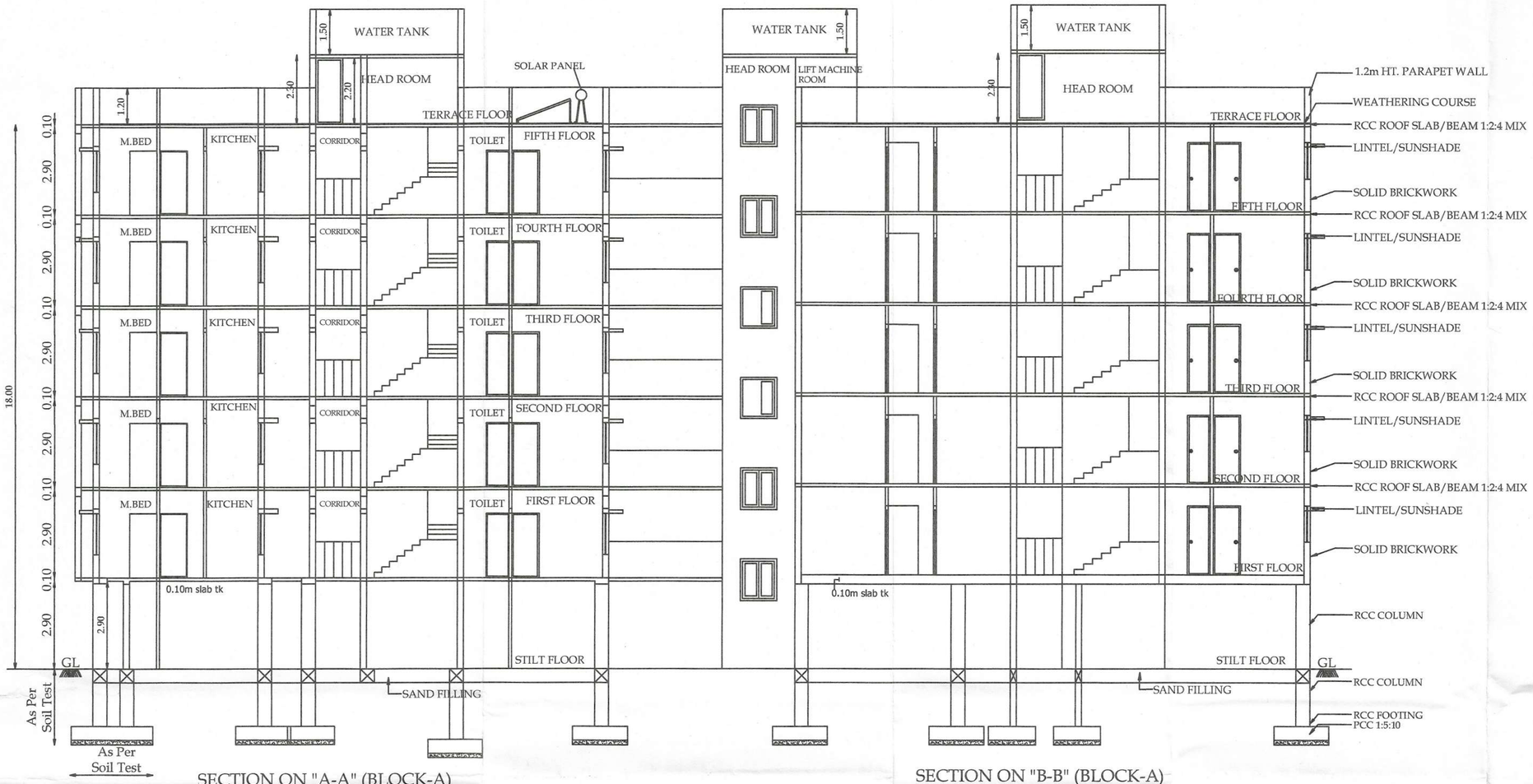
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CONSTRUCTION ENGINEER



SECTION ON "A-A" (BLOCK-A)

SECTION ON "B-B" (BLOCK-A)

0458/2024/MHI/W
162/BPA/2024/03531

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண் 162/BPA/2024/03039/02862

பார்வை 5207/2024/MHI/W

கட்டிட மனு எண் 162/CR/24-25/0113268

தேதி 23.09.2024

வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

ஆணையாளருக்காக செயற்பொறியாளர்

23/09/2024

23/09/2024



ELEVATION (BLOCK-A)

BLOCK -A (SECTION & ELEVATION)	Sheet No - 3/6

PLAN SHOWING THE PROPOSED STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.No: 340/1A & 2A1, VEERAKERALAM VILLAGE, PERUR TALUK, COIMBATORE CORPORATION AND COIMBATORE DISTRICT.

SCALE - 1:200

NOTE : ALL DIMENSIONS ARE IN METERS

N

AREA OF THE DOCUMENT	- 5630.00 Sq.m
AREA OF THE PATTA	- 5630.00 Sq.m
SUPER IMPOSED PLOT AREA	- 5622.50 Sq.m

AREA DETAILS: BLOCK - A

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
STILT FLOOR	62.39	688.49	750.88
FIRST FLOOR	713.06	37.82	750.88
SECOND FLOOR	713.06	37.82	750.88
THIRD FLOOR	713.06	37.82	750.88
FOURTH FLOOR	713.06	37.82	750.88
FIFTH FLOOR	713.06	37.82	750.88
TERRACE FLOOR	-	40.92	40.92
TOTAL	3627.69	918.51	4546.20

JOINERY DETAILS:

TYPE	JOINERIES	SIZE IN FT.	SIZE IN M.
MD	DOOR	3'6" x 7'0"	1.05 x 2.13
D	DOOR	3'0" x 7'0"	0.90 x 2.13
D1	DOOR	2'6" x 7'0"	0.75 x 2.13
O	OPEN	3'0" x 7'0"	0.90 x 2.13
W1	WINDOW	4'0" x 5'0"	1.20 x 1.52
W2	WINDOW	2'6" x 5'0"	0.75 x 1.52
S.W	STAIRWINDOW	3'0" x 4'0"	0.90 x 1.22
FW/D	FRENCH WINDOW /COMES DOOR	4'0" x 7'0"	1.20 x 2.13
V	VENTILATOR	3'0" x 2'6"	0.90 x 0.76

DWELLING DETAILS: BLOCK- A (SINGLE BUILDING)

BLOCK - A

FLOOR NAME	DWELLING REFERENCE	SINGLE/DUPLEX	DWELLING AREA
FLOOR 01,02,03,04,05 -TYPICAL	A1	SINGLE	59.72
FLOOR 01,02,03,04,05 -TYPICAL	A2	SINGLE	60.96
FLOOR 01,02,03,04,05 -TYPICAL	A3	SINGLE	56.57
FLOOR 01,02,03,04,05 -TYPICAL	A4	SINGLE	42.52
FLOOR 01,02,03,04,05 -TYPICAL	A5	SINGLE	59.04
FLOOR 01,02,03,04,05 -TYPICAL	A6	SINGLE	60.53
FLOOR 01,02,03,04,05 -TYPICAL	A7	SINGLE	41.55
FLOOR 01,02,03,04,05 -TYPICAL	A8	SINGLE	52.75
FLOOR 01,02,03,04,05 -TYPICAL	A9	SINGLE	56.74
FLOOR 01,02,03,04,05 -TYPICAL	A10	SINGLE	40.60
FLOOR 01,02,03,04,05 -TYPICAL	A11	SINGLE	41.02
FLOOR 01,02,03,04,05 -TYPICAL	A12	SINGLE	56.68
TOTAL NO OF DWELLING UNITS		(12 X 5) = 60Nos	

All metric dimensions are in metre
Capacity of the septic tank-450 Glns
Horizontal Distance From Elec If Any - Nil

APPLICANT.

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CONSTRUCTION ENGINEER

SECOND FLOOR PLAN

FIRST FLOOR PLAN

BLOCK - B (FLOOR PLAN)	Sheet No - 4/6

PLAN SHOWING THE PROPOSED STILT, FIRST , SECOND, THIRD, FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.No: 340/1A & 2A1 , VEERAKERALAM VILLAGE, PERUR TALUK, COIMBATORE CORPORATION AND COIMBATORE DISTRICT.

SCALE - 1:200

N

NOTE :
ALL DIMENSIONS ARE IN METERS

AREA DETAILS: BLOCK - B

STILT FLOOR	92.95	2292.85	2385.80
FIRST FLOOR	2254.91	130.89	2385.80
SECOND FLOOR	2155.40	126.84	2282.24
THIRD FLOOR	2155.40	126.84	2282.24
FOURTH FLOOR	2155.40	126.84	2282.24
FIFTH FLOOR	2155.40	126.84	2282.24
TERRACE FLOOR	-	119.52	119.52
TOTAL	10969.46	3050.62	14020.08
GRAND TOTAL	14597.15	3969.13	18566.28

JOINERY DETAILS:

TYPE	JOINERIES	SIZE IN FT.	SIZE IN M.
MD	DOOR	3'6" x 7'0"	1.05 x 2.13
D	DOOR	3'0" x 7'0"	0.90 x 2.13
D1	DOOR	2'6" x 7'0"	0.75 x 2.13
O	OPEN	3'0" x 7'0"	0.90 x 2.13
W1	WINDOW	4'0" x 5'0"	1.20 x 1.52
W2	WINDOW	2'6" x 5'0"	0.75 x 1.52
S.W	STAIRWINDOW	3'0" x 4'0"	0.90 x 1.22
FW/D	FRENCH WINDOW /COMES DOOR	4'0" x 7'0"	1.20 x 2.13
V	VENTILATOR	3'0" x 2'6"	0.90 x 0.76

DWELLING DETAILS: BLOCK- B (SINGLE BUILDING)

FLOOR NAME	BLOCK - B DWELLING REFERENCE	SINGLE/DUPLEX	DWELLING AREA
FLOOR 01,02,03,04,05 -TYPICAL	B1	SINGLE	73.70
FLOOR 01,02,03,04,05 -TYPICAL	B2	SINGLE	60.74
FLOOR 01,02,03,04,05 -TYPICAL	B3	SINGLE	60.58
FLOOR 01,02,03,04,05 -TYPICAL	B4	SINGLE	73.70
FLOOR 01,02,03,04,05 -TYPICAL	B5	SINGLE	60.66
FLOOR 01,02,03,04,05 -TYPICAL	B6	SINGLE	60.58
FLOOR 01,02,03,04,05 -TYPICAL	B7	SINGLE	58.88
FLOOR 01,02,03,04,05 -TYPICAL	B8	SINGLE	58.31
FLOOR 01,02,03,04,05 -TYPICAL	B9	SINGLE	58.31
FLOOR 01,02,03,04,05 -TYPICAL	B10	SINGLE	58.88
FLOOR 01,02,03,04,05 -TYPICAL	B11	SINGLE	58.87
FLOOR 01,02,03,04,05 -TYPICAL	B12	SINGLE	71.56
FLOOR 01,02,03,04,05 -TYPICAL	B13	SINGLE	60.59
FLOOR 01,02,03,04,05 -TYPICAL	B14	SINGLE	60.74
FLOOR 01,02,03,04,05 -TYPICAL	B15	SINGLE	73.70
FLOOR 01,02,03,04,05 -TYPICAL	B16	SINGLE	60.62
FLOOR 01,02,03,04,05 -TYPICAL	B17	SINGLE	60.73
FLOOR 01,02,03,04,05 -TYPICAL	B18	SINGLE	73.34
FLOOR 01,02,03,04,05 -TYPICAL	B19	SINGLE	73.18
FLOOR 01,02,03,04,05 -TYPICAL	B20	SINGLE	58.31
FLOOR 01,02,03,04,05 -TYPICAL	B21	SINGLE	58.88
FLOOR 01,02,03,04,05 -TYPICAL	B22	SINGLE	58.88
FLOOR 01,02,03,04,05 -TYPICAL	B23	SINGLE	58.31
FLOOR 01,02,03,04,05 -TYPICAL	B24	SINGLE	58.31
FLOOR 01,02,03,04,05 -TYPICAL	B25	SINGLE	58.60
FLOOR 01,02,03,04,05 -TYPICAL	B26	SINGLE	61.22
FLOOR 01,02,03,04,05 -TYPICAL	B27	SINGLE	43.68
FLOOR 01,02,03,04,05 -TYPICAL	B28	SINGLE	43.49
FLOOR 01,02,03,04,05 -TYPICAL	B29	SINGLE	43.53
FLOOR 01,02,03,04,05 -TYPICAL	B30	SINGLE	43.52
FLOOR 01	B31	SINGLE	43.53
FLOOR 01	B32	SINGLE	41.79
TOTAL NO OF DWELLING UNITS		(32 X 1) + (30 x 4) = 152 Nos.	

All metric dimensions are in metre
Capacity of the septic tank-450 Glns
Horizontal Distance From Elec If Any - Nil

0458/2024/MH1/W
162/RPA/2024/01531

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/CH/2024/03/039/02862

பார்வை: 5207/2024/MH1/W

கட்டிட மறு எண்: 162/CP/24-25/0113268

தேதி: 28.09.2024

வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

அலுவலருக்காக
கொண்டுதூர் மாநகராட்சி

23/09/2024

APPLICANT

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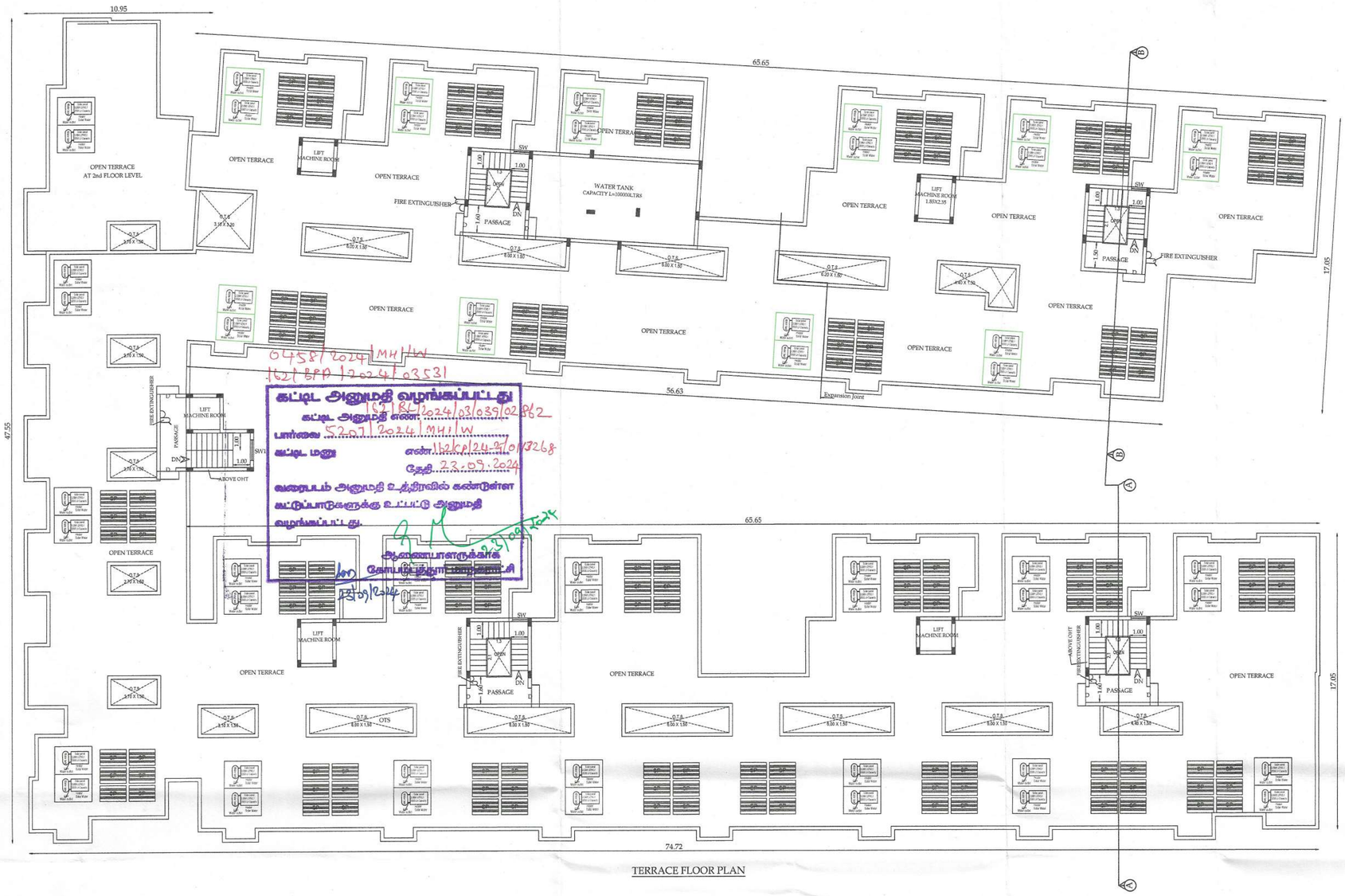
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CONSTRUCTION ENGINEER



TERRACE FLOOR PLAN



TYPICAL 3rd, 4th & 5th FLOOR PLAN

BLOCK - B (FLOOR PLAN)	Sheet No - 5/6

PLAN SHOWING THE PROPOSED STILT, FIRST , SECOND, THIRD, FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.No: 340/1A & 2A1 , VEERAKERALAM VILLAGE, PERUR TALUK, COIMBATORE CORPORATION AND COIMBATORE DISTRICT.

SCALE - 1:200

N

NOTE :
ALL DIMENSIONS ARE IN METERS

AREA DETAILS: BLOCK - B

STILT FLOOR	92.95	2292.85	2385.80
FIRST FLOOR	2254.91	130.89	2385.80
SECOND FLOOR	2155.40	126.84	2282.24
THIRD FLOOR	2155.40	126.84	2282.24
FOURTH FLOOR	2155.40	126.84	2282.24
FIFTH FLOOR	2155.40	126.84	2282.24
TERRACE FLOOR	-	119.52	119.52
TOTAL	10969.46	3050.62	14020.08
GRAND TOTAL	14597.15	3969.13	18566.28

JOINERY DETAILS:

TYPE	JOINERIES	SIZE IN FT.	SIZE IN M.
MD	DOOR	3'6" x 7'0"	1.05 x 2.13
D	DOOR	3'0" x 7'0"	0.90 x 2.13
D1	DOOR	2'6" x 7'0"	0.75 x 2.13
O	OPEN	3'0" x 7'0"	0.90 x 2.13
W1	WINDOW	4'0" x 5'0"	1.20 x 1.52
W2	WINDOW	2'6" x 5'0"	0.75 x 1.52
S.W	STAIRWINDOW	3'0" x 4'0"	0.90 x 1.22
FW/D	FRENCH WINDOW /COMES DOOR	4'0" x 7'0"	1.20 x 2.13
V	VENTILATOR	3'0" x 2'6"	0.90 x 0.76

DWELLING DETAILS: BLOCK- B (SINGLE BUILDING)

BLOCK - B

FLOOR NAME	DWELLING REFERENCE	SINGLE/DUPLEX	DWELLING AREA
FLOOR 01,02,03,04,05 -TYPICAL	B1	SINGLE	73.70
FLOOR 01,02,03,04,05 -TYPICAL	B2	SINGLE	60.74
FLOOR 01,02,03,04,05 -TYPICAL	B3	SINGLE	60.58
FLOOR 01,02,03,04,05 -TYPICAL	B4	SINGLE	73.70
FLOOR 01,02,03,04,05 -TYPICAL	B5	SINGLE	60.66
FLOOR 01,02,03,04,05 -TYPICAL	B6	SINGLE	60.58
FLOOR 01,02,03,04,05 -TYPICAL	B7	SINGLE	58.88
FLOOR 01,02,03,04,05 -TYPICAL	B8	SINGLE	58.31
FLOOR 01,02,03,04,05 -TYPICAL	B9	SINGLE	58.31
FLOOR 01,02,03,04,05 -TYPICAL	B10	SINGLE	58.88
FLOOR 01,02,03,04,05 -TYPICAL	B11	SINGLE	58.87
FLOOR 01,02,03,04,05 -TYPICAL	B12	SINGLE	71.56
FLOOR 01,02,03,04,05 -TYPICAL	B13	SINGLE	60.59
FLOOR 01,02,03,04,05 -TYPICAL	B14	SINGLE	60.74
FLOOR 01,02,03,04,05 -TYPICAL	B15	SINGLE	73.70
FLOOR 01,02,03,04,05 -TYPICAL	B16	SINGLE	60.62
FLOOR 01,02,03,04,05 -TYPICAL	B17	SINGLE	60.73
FLOOR 01,02,03,04,05 -TYPICAL	B18	SINGLE	73.34
FLOOR 01,02,03,04,05 -TYPICAL	B19	SINGLE	73.18
FLOOR 01,02,03,04,05 -TYPICAL	B20	SINGLE	58.31
FLOOR 01,02,03,04,05 -TYPICAL	B21	SINGLE	58.88
FLOOR 01,02,03,04,05 -TYPICAL	B22	SINGLE	58.88
FLOOR 01,02,03,04,05 -TYPICAL	B23	SINGLE	58.31
FLOOR 01,02,03,04,05 -TYPICAL	B24	SINGLE	58.31
FLOOR 01,02,03,04,05 -TYPICAL	B25	SINGLE	58.60
FLOOR 01,02,03,04,05 -TYPICAL	B26	SINGLE	61.22
FLOOR 01,02,03,04,05 -TYPICAL	B27	SINGLE	43.68
FLOOR 01,02,03,04,05 -TYPICAL	B28	SINGLE	43.49
FLOOR 01,02,03,04,05 -TYPICAL	B29	SINGLE	43.53
FLOOR 01,02,03,04,05 -TYPICAL	B30	SINGLE	43.52
FLOOR 01	B31	SINGLE	43.53
FLOOR 01	B32	SINGLE	41.79
TOTAL NO OF DWELLING UNITS			(32 X 1) + (30 x 4) = 152 Nos.

All metric dimensions are in metre
Capacity of the septic tank-450 Glns
Horizontal Distance From Elec If Any - Nil

0458/2024/MH/W
162/BP/2024/03531

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BP/2024/03039/02 B62
பார்வை 5207/2024/MH1/W
கட்டிட மனு எண்:162/CP/24-25/03268
தேதி: 22.05.2024
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள
கட்டிடங்களுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
ஆணையாளருக்காக
செயற்பொறியாளர்

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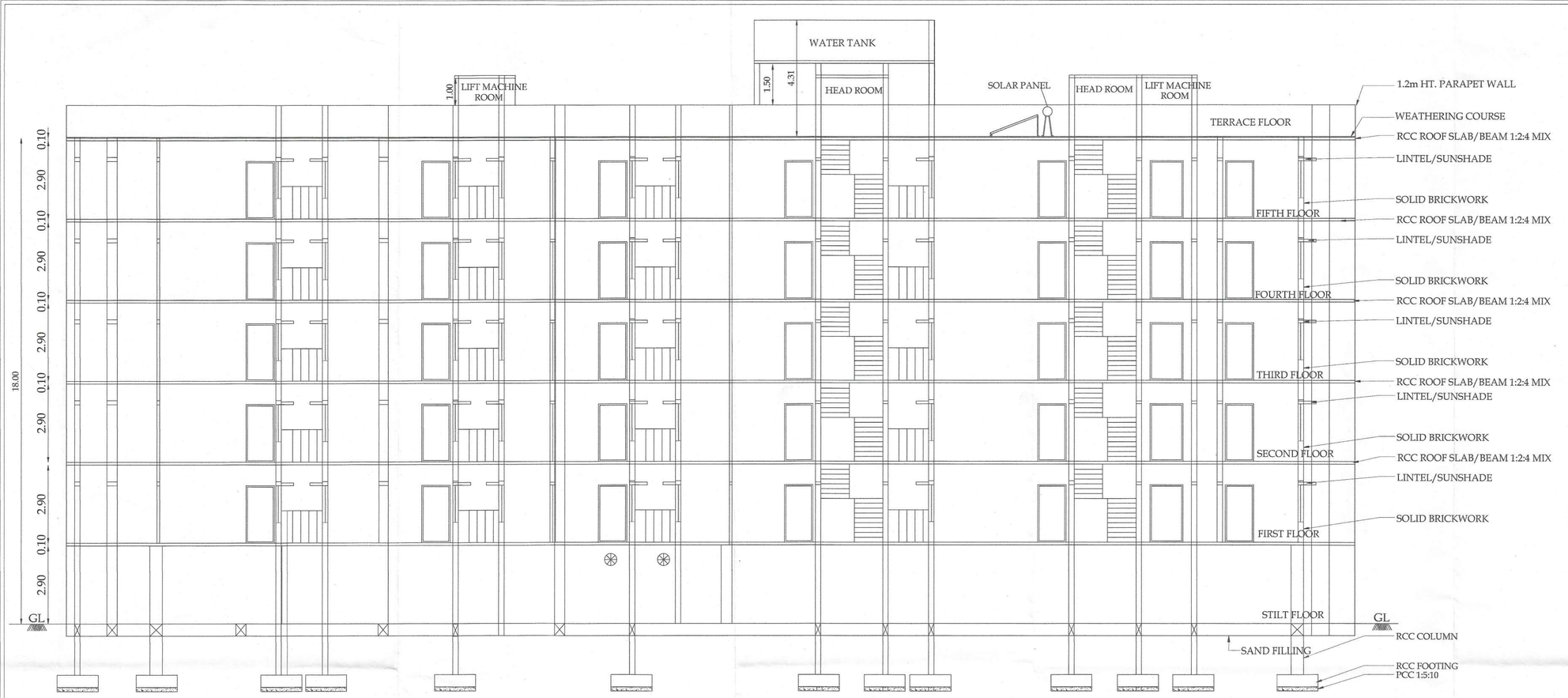
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CONSTRUCTION ENGINEER



SECTION ON "C-C" (BLOCK-B)



ELEVATION (BLOCK-B)

0458/2024/MHILW
162/BPA/2024/03531

கட்டட அனுமதி வழங்கப்பட்டது

கட்டட அனுமதி எண்: 162/BL/2024 03/039/02882
பார்வை: 5287/2024/MHILW
கட்டட மனு எண்: 162/01/24-25/0113268
தேதி: 22.09.2024
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

23/09/2024

BLOCK -B (SECTION & ELEVATION) Sheet No - 6/6

PLAN SHOWING THE PROPOSED STILT, FIRST , SECOND, THIRD, FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.No: 340/1A & 2A1 , VEERAKERALAM VILLAGE, PERUR TALUK, COIMBATORE CORPORATION AND COIMBATORE DISTRICT.

SCALE - 1:200

N

NOTE :
ALL DIMENSIONS ARE IN METERS

AREA DETAILS: BLOCK - B

STILT FLOOR	92.95	2292.85	2385.80
FIRST FLOOR	2254.91	130.89	2385.80
SECOND FLOOR	2155.40	126.84	2282.24
THIRD FLOOR	2155.40	126.84	2282.24
FOURTH FLOOR	2155.40	126.84	2282.24
FIFTH FLOOR	2155.40	126.84	2282.24
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CONSTRUCTION ENGINEER

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
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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.