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3/350/2 Mettukuppam,
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+91 9996 12 9996

Official Property Record

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162/BL/2025/C2/008/2025

S.F.No -276/2A3B
VACANT LAND

68.9

S.F.No-276/2A1
VACANT LAND

S.F. No:276/2A2
40 FEET ROAD

58.2

58.9

S.F.No-277
VACANT LAND

69.0

S.F.No-279
SHEET ROOF BUILDING

S.F.No-278
SHEET ROOF BUILDING

4.5M WIDE DRIVEWAY

2.7M WIDE TWO WHEELER DRIVEWAY

1.5M WIDE TWO WHEELER DRIVEWAY

1.95M WIDE DRIVEWAY

RAMP IN

RAMP OUT

4.5m Wide Gate

ENTRANCE ARCH

BASEMENT FLOOR EXTENT

CAR PARKING

METER PANEL ROOM-02
4.9 x 3.29

METER PANEL ROOM-01
3.38 x 4.42

STP room
3.38 x 4.46

STP room
2.95 x 4.41

GYM
(6.40 x 4.27)
+(4.97 x 3.10)

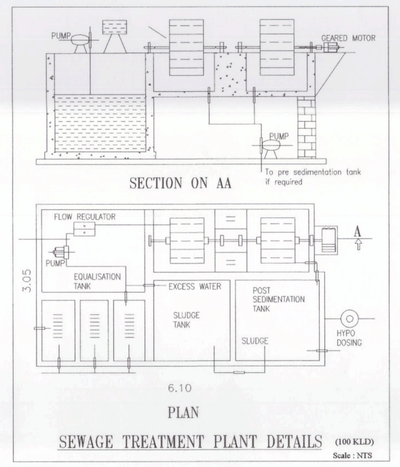
TRANSFORMER
5 x 5m

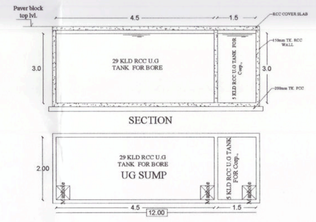
RWH

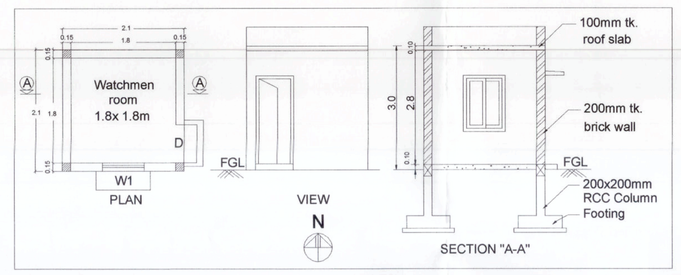
Solid waste storage container for disposal

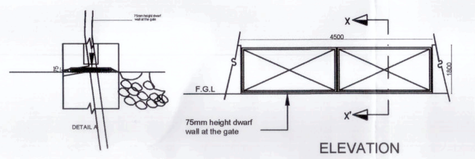
RAIN WATER PERCULATION PIT
@ 3m C/C

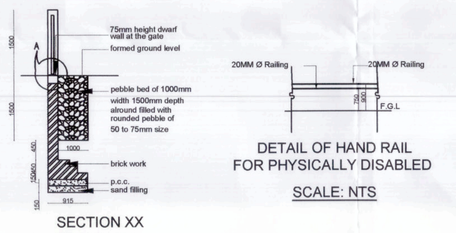
SITE PLAN CUM STILT FLOOR PLAN



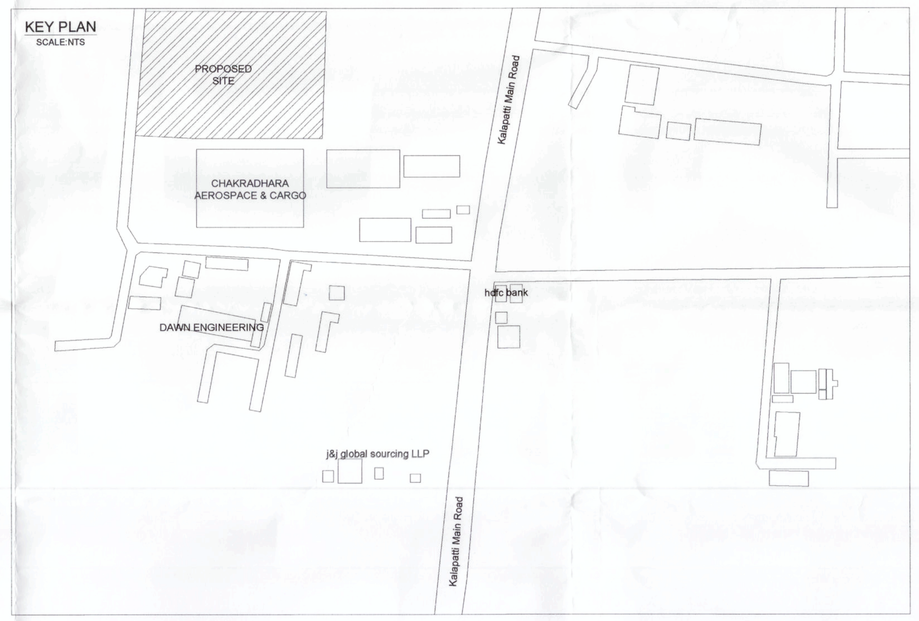


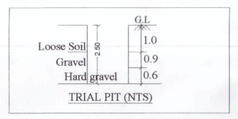




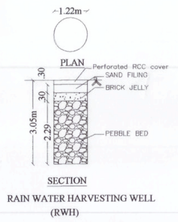


(DETAIL OF COMPOUND WALL & RAIN WATER CONSERVATION TRENCH)









PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN S.F.No.276/2B, KALAPATTI WEST, KALAPATTI VILLAGE , COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

APPLICANT NAME: TNCD LLP

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
SAND BUCKETS PROVIDED.

COLOUR INDEX

EXISTING ROAD -
SITE BOUNDARY -
PROPOSED STILT FLOOR -
PROPOSED BASEMENT FLOOR -
RAINWATER HARVESTING -
FIRE HYDRANT -

N

SCALE 1:100

SITE AREA STATEMENT	SFT	SQM
1.FMB AREA	43561.56	4047.00
2.DOCUMENT AREA	43550.8	4046.00
3.SUPER IMPOSMD PLOT AREA	43371.67	4029.36

BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm" FLOOR AREA	DEDUCTION (OTS)	MOVIE	FSI	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	BASEMENT FLOOR	2930.32		2930.32		2930.32		Staircase, Lift & Parking
2	STILT FLOOR	2859.87		2645.47	214.40	2859.87		Staircase, Lift & Parking
3	FIRST FLOOR	2703.31	495.30		2208.01	2208.01	30	
4	SECOND FLOOR	2703.31	495.30		2208.01	2208.01	30	
5	THIRD FLOOR	2703.31	495.30		2208.01	2208.01	30	
6	FOURTH FLOOR	2703.31	495.30		2208.01	2208.01	30	
7	FIFTH FLOOR	2703.31	495.30		2208.01	2208.01	30	
8	TERRACE FLOOR (HEAD ROOM)			135.42		135.42		Staircase, Lift
9	WATCHMEN ROOM			6.25	2.57	8.82		
10	TOTAL AREA	19,306.74	2,476.5	5,717.46	11,257.02	16,974.48	150 unit	

FSI = Total FSI area / Plot area = 11,257.02 / 4029.35 = 2.793 (Premium FSI Provided)

TOTAL NUMBERS OF DWELLING - 150 UNITS

PARKING DETAIL:-

Parking category	BLOCK	Two wheelers required	Cars required
Below 25 Sqm flat	--	--	--
25 Sqm to 50 Sqm flat	45	45	--
50 Sqm to 75 Sqm flat	80	80	40
75 Sqm to 90 Sqm flat	25	25	25
Visitors parking of 10%		15	7
Total Requied parking		165	72
Provided Parking		165	119

For TNCD LLP
Designated Partner
APPLICANT

As PRESTON YABCHEESE
REG No. CA/2008/4373
Coimbatore UPA/RA/GR-0/1804/019
ARCHITECT

B. ARUN KUMAR, ME., (Struct.)
CBE Rgn./SE/G/-X/2019/07/006
METIS STRUCTURES
8,9-1,Lakshmi Garden, Sankara College Road,
Saravanampatti, Coimbatore - 35,
GSTIN : 33AASFM9567P1ZT
STRUCTURAL ENGINEER

LBS/ ENGINEER

SCALE : 1 :100

SHEET NO :2of4

B.P / DTCP No:591/2024

Signature valid
Signed by: Director
Location:null
Date:2025.12.02 17:

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.12.10 1

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN S.F.No.276/2B, KALAPATTI WEST, KALAPATTI VILLAGE , COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

APPLICANT :TNCD LLP

SCHEDULE OF JOINERY

		METRE
MD	MAIN DOOR	1.00 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
FD/FW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10 / 1.25x 2.10
FD/FW1	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10 / 0.75x 2.10
LD	LIFT DOOR	1.20 x 2.10
O	OPEN	0.80 x 2.10
O1	OPEN	0.90 x 2.10
O2	STAIRCASE OPENING	1.80 x 1.05
O3	STAIRCASE OPENING	1.00 x 1.05
W	WINDOW	1.80 x 1.35
W1	WINDOW	1.20 x 1.35
W2	WINDOW	1.40 x 1.35
W3	WINDOW	0.60 x 1.80
W4	WINDOW	1.80 x 1.80
KW	WINDOW	0.75 x 1.20
V1	VENTILATOR	0.60 x 0.60
V2	VENTILATOR	0.45 x 0.60
V3	VENTILATOR	0.90 x 0.60
RS	ROLLING SHUTTER	2.00 x 2.40
GD	GLASS DOOR	1.50 x 2.10

ALL METRIC DIMENSIONS ARE IN "M"

FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED.

SAND BUCKETS PROVIDED.

N

SCALE 1:100

BUILT UP AREA

S.NO	FLOOR	FLOOR AREA	DEDUCTION (OTH)	All measurement in "Sqm" NON FSI	FSI	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	BASEMENT FLOOR	2930.32		2930.32		2930.32		Staircase, Lift & Parking
2	STILT FLOOR	2859.87		2645.47	214.40	2859.87		Staircase, Lift & Parking
3	FIRST FLOOR	2703.31	495.30		2208.01	2208.01	30	
4	SECOND FLOOR	2703.31	495.30		2208.01	2208.01	30	
5	THIRD FLOOR	2703.31	495.30		2208.01	2208.01	30	
6	FOURTH FLOOR	2703.31	495.30		2208.01	2208.01	30	
7	FIFTH FLOOR	2703.31	495.30		2208.01	2208.01	30	
8	TERRACE FLOOR (HEAD ROOM)			135.42		135.42		Staircase, Lift
9	WATCHMEN ROOM			6.25	2.57	8.82		
10	TOTAL AREA	19,306.74	2,476.5	5,717.46	11,257.02	16,974.48	150 unit	

INDIVIDUAL UNIT AREA (with Balcony)

Flat no	Area	Nos	Flat no	Area	Nos
101,201 301,401,501	84.26 sqm	5 no	116,216 316,416,516	67.90 sqm	5 no
102,202 302,402,502	84.26 sqm	5 no	117,217 317,417,517	37.18 sqm	5 no
103,203 303,403,503	84.26 sqm	5 no	118,218 318,418,518	59.53 sqm	5 no
104,204 304,404,504	84.26 sqm	5 no	119,219 319,419,519	59.53 sqm	5 no
105,205 305,405,505	84.26 sqm	5 no	120,220 320,420,520	37.02 sqm	5 no
106,206 306,406,506	59.53 sqm	5 no	121,221 321,421,521	36.64 sqm	5 no
107,207 307,407,507	59.37 sqm	5 no	122,222 322,422,522	36.64 sqm	5 no
108,208 308,408,508	59.53 sqm	5 no	123,223 323,423,523	37.15 sqm	5 no
109,209 309,409,509	67.89 sqm	5 no	124,224 324,424,524	36.49 sqm	5 no
110,210 310,410,510	67.83 sqm	5 no	125,225 325,425,525	36.15 sqm	5 no
111,211 311,411,511	67.83 sqm	5 no	126,226 326,426,526	36.15 sqm	5 no
112,212 312,412,512	67.83 sqm	5 no	127,227 327,427,527	36.49 sqm	5 no
113,213 313,413,513	67.90 sqm	5 no	128,228 328,428,528	59.53 sqm	5 no
114,214 314,414,514	67.90 sqm	5 no	129,229 329,429,529	59.37 sqm	5 no
115,215 315,415,515	67.83 sqm	5 no	130,230 330,430,530	59.53 sqm	5 no

25 Sqm to 50 Sqm flat - 45 nos

50 Sqm to 75 Sqm flat - 80 nos

75 Sqm to 90 Sqm flat - 25 nos

TOTAL NOS OF DWELLING - 150 UNIT

For TNCD LLP

Designated Partner

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/43873
Coimbatore LPA/RA/GR-I/19/04/019

ARCHITECT

S. ARUN KUMAR, ME., (Struct.)
CIE Regn./SE/Gr-II/2019/07/0006
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8,9-1,Lakshmi Garden, Sankara College Road,
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GSTIN : 33AAKFM9597P1ZT

STRUCTURAL ENGINEER

LBS/ ENGINEER

SCALE : 1 :100

SHEET NO :3of4

B.P / DTCP No:591/2024

EAST ELEVATION

SECTION -BB'

WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS

SOLAR WATER HEATER

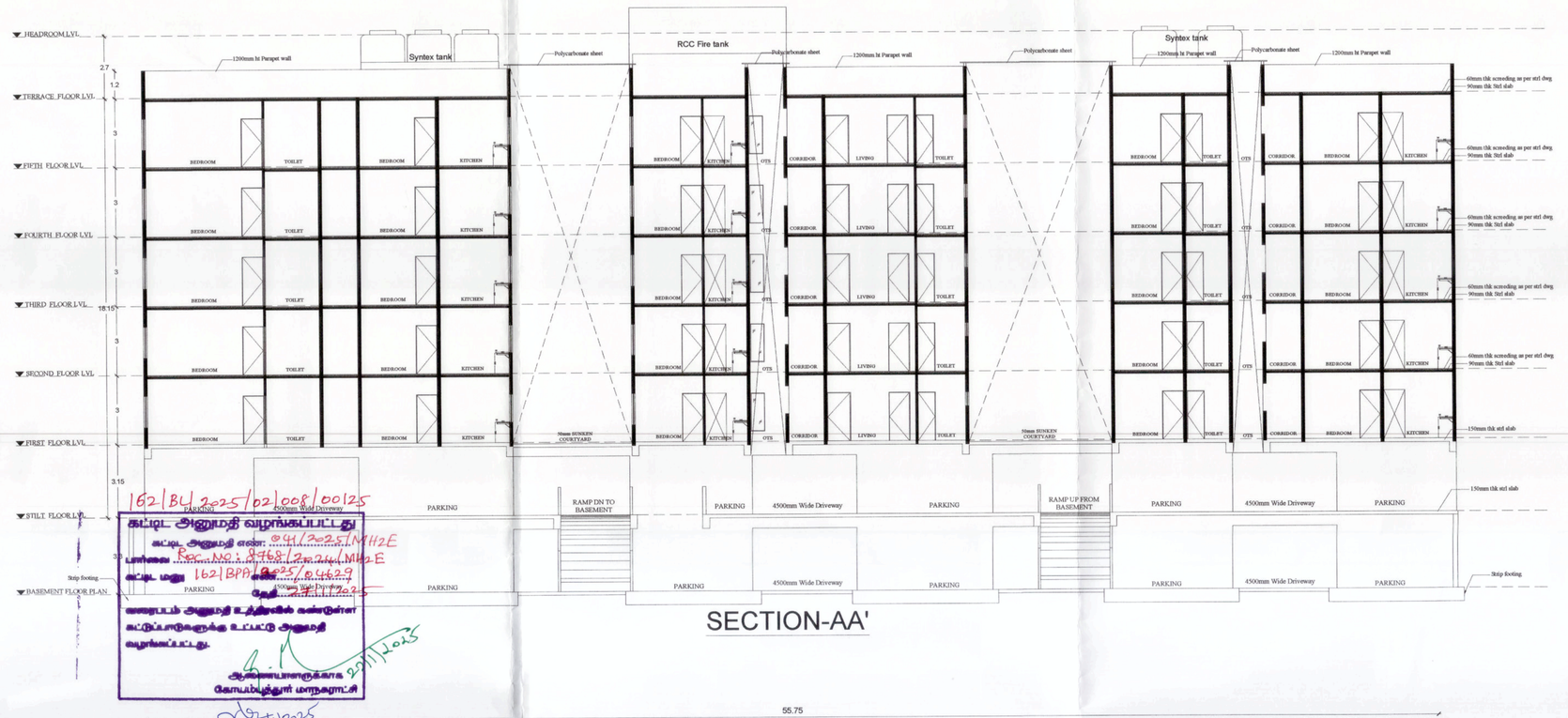
FOUNDATION DETAIL
(STRIP FOOTING)

PRECAST WALL TO SLAB CONNECTION DETAIL

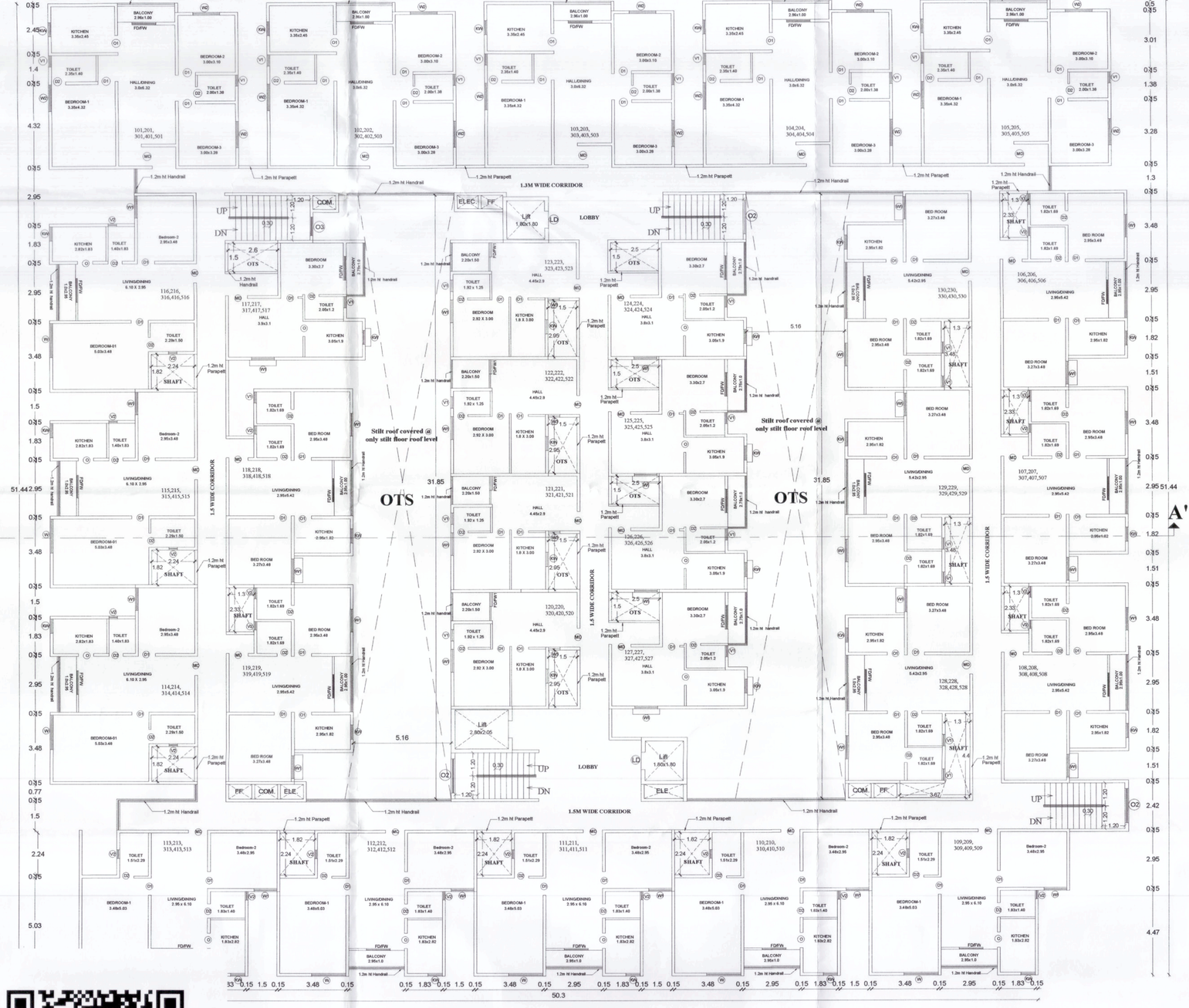
PRECAST WALL TO SLAB CONNECTION DETAIL

BASEMENT FLOOR PLAN

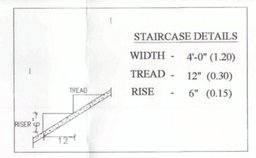
STILT FLOOR PLAN

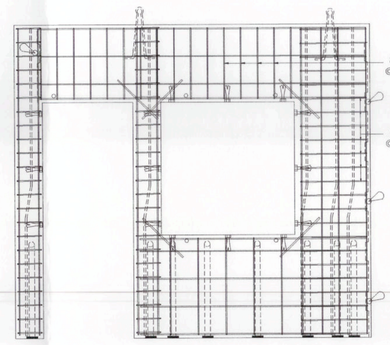


SECTION-AA'

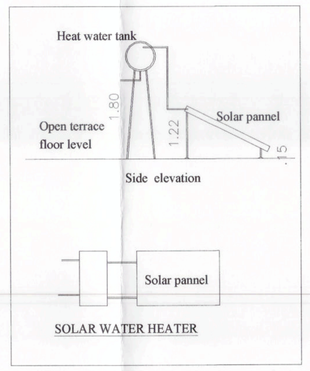


TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR)

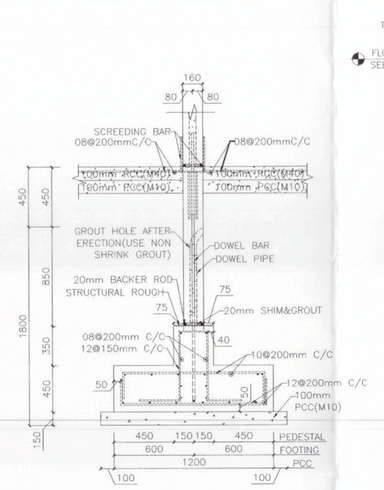




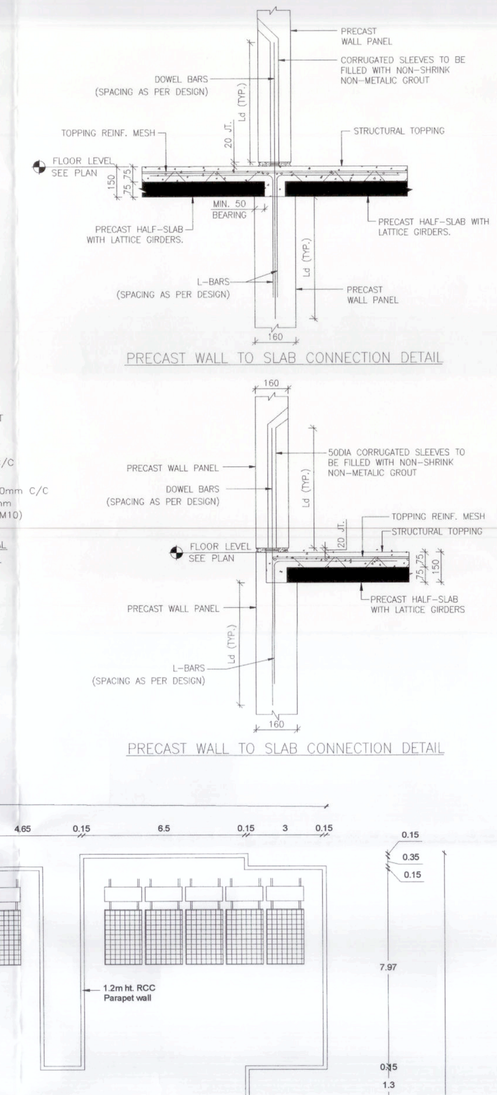
WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS



SOLAR WATER HEATER

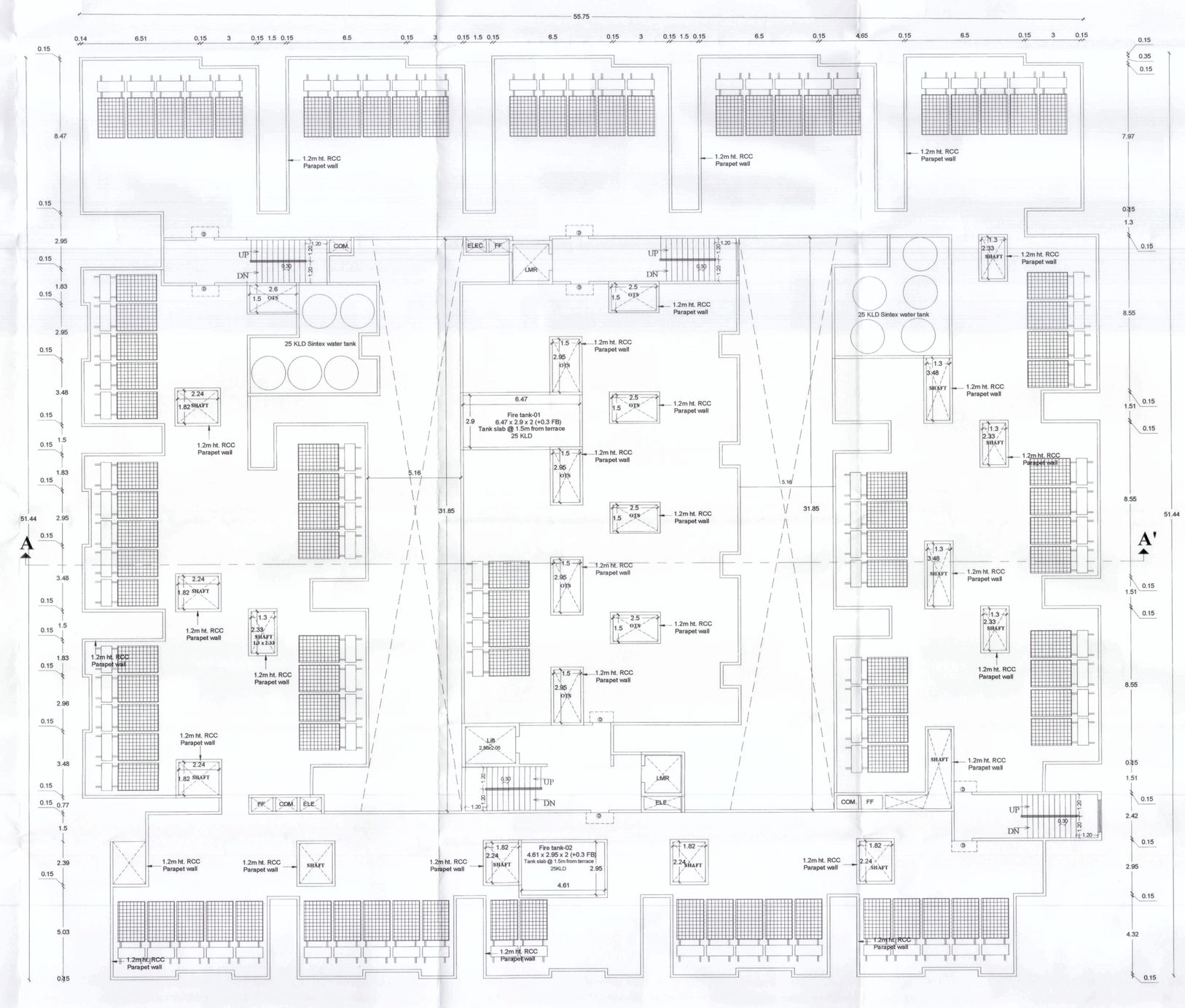


FOUNDATION DETAIL
(STRIP FOOTING)



PRECAST WALL TO SLAB CONNECTION DETAIL

PRECAST WALL TO SLAB CONNECTION DETAIL



TERRACE FLOOR PLAN

B.P / DTCP No:591/2024

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FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.

N

SCALE 1:100

BUILT UP AREA

All measurement in "Sqm"

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75 Sqm to 90 Sqm flat - 25 nos

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For TNCD LLP
Sanjana
Designated Partner

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

ARCHITECT

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CBE Rgn/SE/Gr-I/2019/07/006
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8,9-1,Lakshmi Garden, Sankara College Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAKFM8569P1ZF

STRUCTURAL ENGINEER

LBS/ ENGINEER

SCALE : 1 :100

SHEET NO :4of4



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

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

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

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



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

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

Ownership, Compliance & Legal Verification

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

Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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OMR Thoraipakkam,
Chennai, India

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