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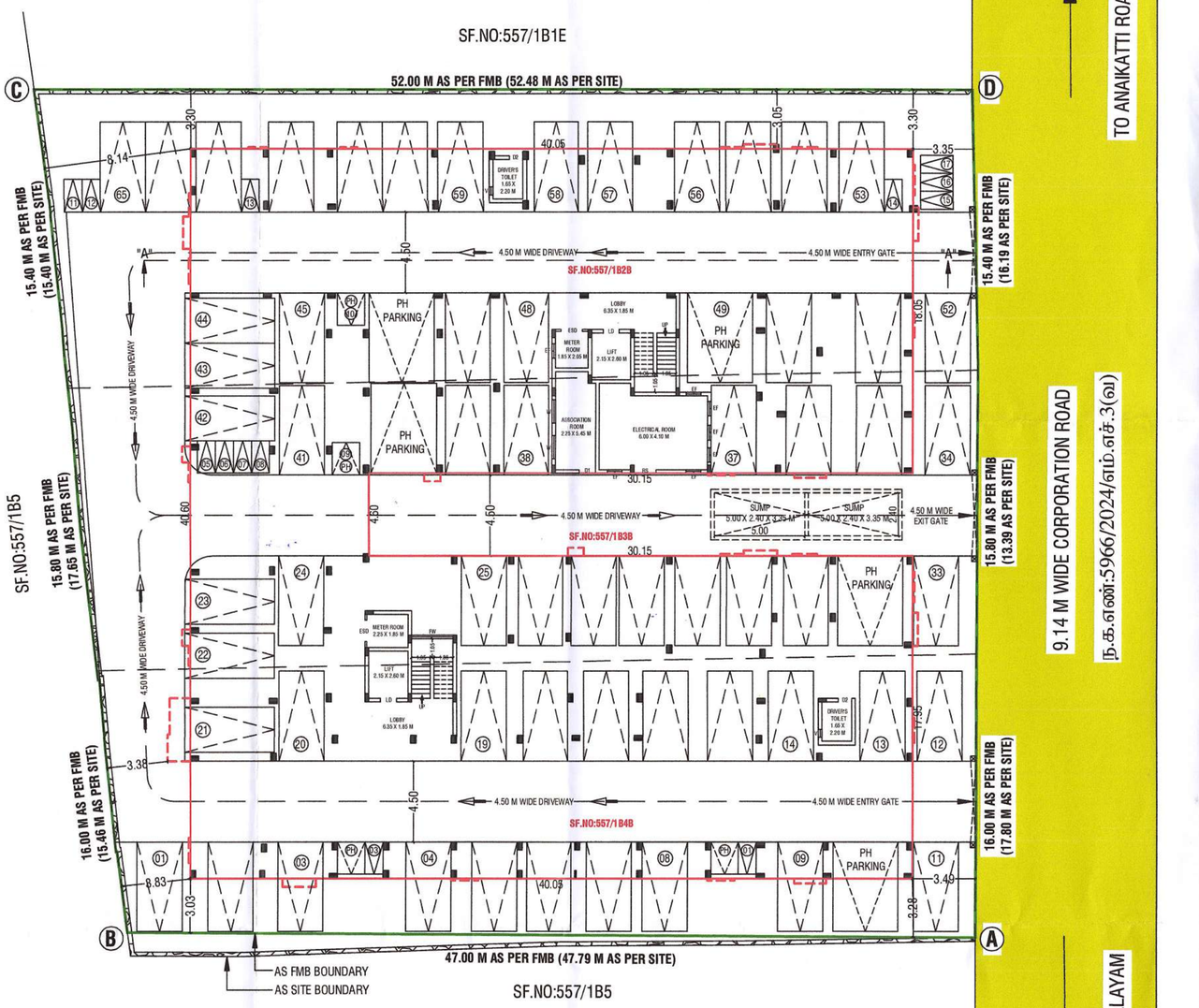
hello@verified.realestate
+91 9996 12 9996

Official Property Record

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PARKING DETAILS	DWELLING SIZE (Sq.mt)	PARKING CALCULATION	NO OF DWELLING UNITS	NO OF CAR REQUIRED	VISITOR PARKING (10%)	NO OF PARKING REQUIRED	TOTAL NO OF PARKING REQUIRED	TOTAL NO OF PARKING PROVIDED
CAR	ABOVE 75	FOR 75 Sq.mt = 1 CAR	44	44	05	49	54	65
	50 TO 75	FOR 2 DWELLING UNITS = 1 CAR	10	05	-	05		
TWO WHEELER	ABOVE 75	-	44	-	-	-	11	17
	50 TO 75	FOR 1 DWELLING UNITS = 1 TWO WHEELER	10	10	01	11		

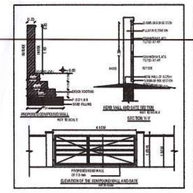


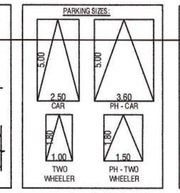
SITE CUM STILT FLOOR PLAN

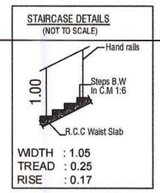
0011/2025/MHS/N
162/BPA/2024/04510

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BL/2025/04015/00073
பார்வை ... 8754/2024/MHS/N
கட்டிட மனு எண். 162/C1/24-25/02149
தேதி. 20.01.2025.
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
20/01/2025

Signature Valid
Signed by: Director
Location: null
Date: 2025.11.09 11:[illegible]:38

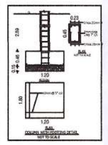


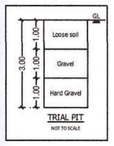


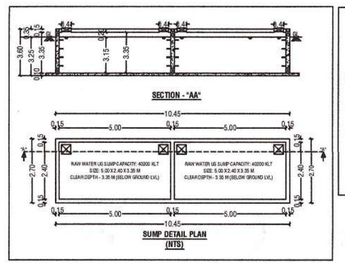


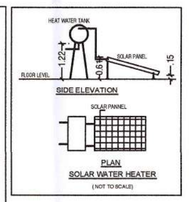
COLOUR INDEX:-

BOUNDARY OF THE SITE	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	









PROPOSED BUILDING DWELLING AREA DETAILS (Sq.mt):-

FLOOR		FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR
DWELLING UNITS (54 No's)		12 No's	12 No's	10 No's	10 No's	10 No's
FLAT NO'S & AREA SQM	FLAT-A1	101.00	101.00	101.00	101.00	101.00
	FLAT-A2	88.60	88.60	88.60	88.60	82.40
	FLAT-A3	104.20	104.20	104.20	104.20	95.70
	FLAT-A4	101.30	101.30	101.30	101.30	95.10
	FLAT-A5	74.40	74.40	70.20	70.20	70.20
	FLAT-A6	70.20	70.20	-	-	-
	FLAT-B1	103.00	103.00	103.00	103.00	94.70
	FLAT-B2	102.70	102.70	102.70	102.70	102.70
	FLAT-B3	91.10	91.10	91.10	91.10	85.20
	FLAT-B4	104.20	104.20	104.20	104.20	98.50
	FLAT-B5	69.70	69.70	72.80	72.80	69.70
	FLAT-B6	72.80	72.80	-	-	-

PROPOSED BUILDING DWELLING CARPET AREA DETAILS (IN Sq.mt) :-

FLOOR	FLAT NAME	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR
FLAT NO'S & AREA SQM	FLAT-A1	89.40	89.40	89.40	89.40	81.90
	FLAT-A2	77.70	77.70	77.70	77.70	71.50
	FLAT-A3	89.90	89.90	89.80	89.80	84.00
	FLAT-A4	89.30	89.30	89.30	89.30	82.20
	FLAT-A5	65.30	65.30	61.60	61.60	61.60
	FLAT-A6	61.60	61.60	-	-	-
	FLAT-B1	89.10	89.10	89.10	89.10	82.70
	FLAT-B2	89.20	89.20	89.20	89.20	81.90
	FLAT-B3	80.60	80.60	80.60	80.60	74.10
	FLAT-B4	89.50	89.50	89.50	89.50	85.30
	FLAT-B5	61.10	61.10	61.10	61.10	61.10
	FLAT-B6	63.70	63.70	-	-	-

B.P/DTCP No : 531 / 2024

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30 M) WITH 54 DWELLING UNITS AFFORDABLE HOUSING (GYM, INDOOR GAMES AT 3RD FLOOR) COMPRISED IN S.F.NO'S: 557/1B2B, 557/1B3B & 557/1B4B AT THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT/ CORPORATION.

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/339372/2024

AREA DETAILS		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	2360.00 Sqm	0.58 Acre
AREA OF SITE AS PER DOCUMENT	=	2360.00 Sqm	0.58 Acre
AS PER SITE AREA	=	2370.50 Sqm	

PROPOSED BUILDING AREA DETAILS:-

S.NO	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR PLAN	52.80	1435.00	1487.30
2	FIRST FLOOR PLAN	1282.00	31.60	1313.60
3	SECOND FLOOR PLAN	1282.00	31.60	1313.60
4	THIRD FLOOR PLAN	1283.70	31.60	1315.30
5	FOURTH FLOOR PLAN	1140.70	31.60	1172.30
6	FIFTH FLOOR PLAN	1090.30	24.70	1115.00
7	TERRACE FLOOR PLAN	-	55.30	55.30
	TOTAL AREA	6131.50	1640.90	7772.40

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (6131.50 / 2360.00) = 2.598

BUILDING HEIGHT :-

BUILDING HEIGHT = 18.30 Mt

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.05 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
FSD	FIXED SLIDING DOOR	2.45 x 2.10
W3	WINDOW	0.75 x 1.80
W4	WINDOW	1.20 x 1.80
W5	WINDOW	1.50 x 1.80
W6	WINDOW	2.45 x 1.80
W7	WINDOW	2.15 x 1.80
FW	WINDOW	2.30 X @ BEAM BOTTOM
KW	WINDOW	1.20 x 0.90
KW1A	WINDOW	1.00 x 0.90
V	VENTILATOR	0.65 x 1.50
V1	VENTILATOR	0.50 x 0.75
GD1	DOOR	1.05 x 2.10
ESD	DOOR	1.20 x 1.80
GRD	DOOR	1.50 x 1.80
TD	DOOR	1.05 x 2.10
LD	LIFT DOOR	0.90 x 2.10
EF	EXHAUSTION PLAN	0.90 x 2.10
RS	ROLLING SHUTTER	1.22 x 2.10

NOTE:-
* All Dimensions are in Metre
* Rainwater percolation pits provided all round the site.
* All round compound wall Provided.
* UG Sump provided.

D.YOKESH D.C.E
Registered Construction Engineer
DTCP Reg No.RCE/2021/12/007
REGISTERED CONSTRUCTION ENGINEER

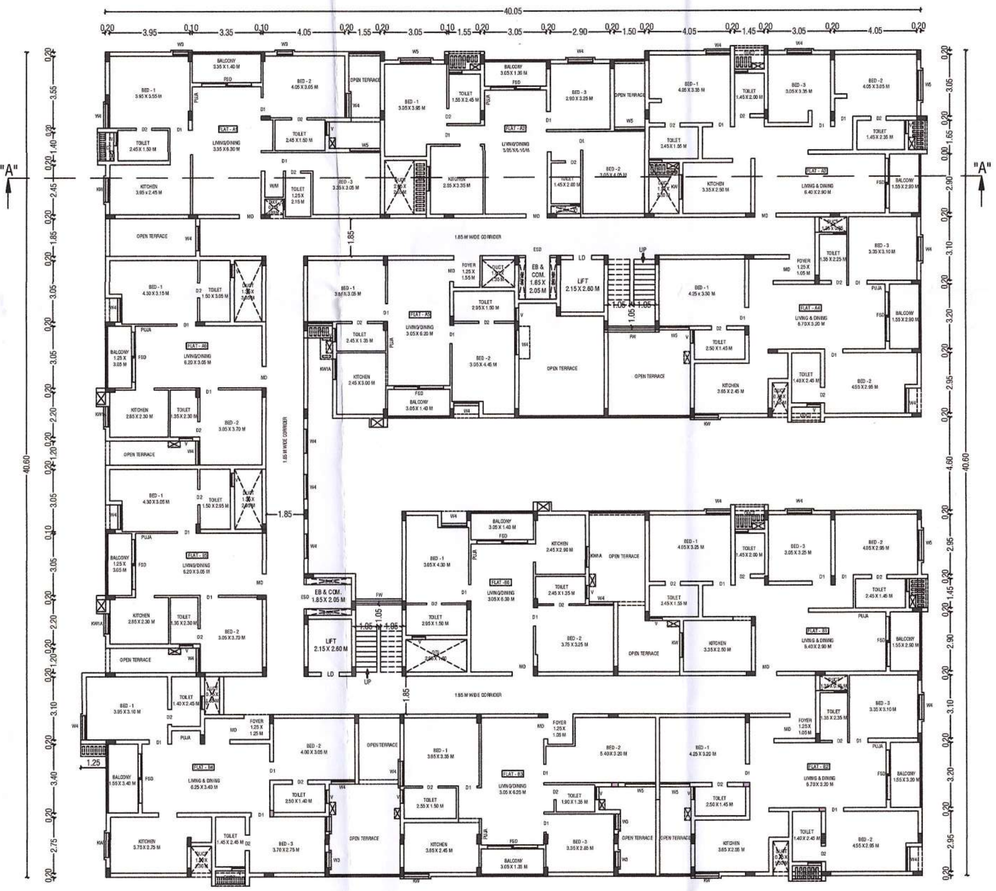
P. SENTHIL KUMAR M.E. (STRUCT).AIV
Reg No: Coimbatore LPA/SE/GR-I/19/03/003
30-A, 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.
Cell: 97866 00478
REGISTERED STRUCTURAL ENGINEER

Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED ENGINEER Grade - II
DTCP/NAMAKKAL/RE-II/003/2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064
REGISTERED ENGINEER / ARCHITECT

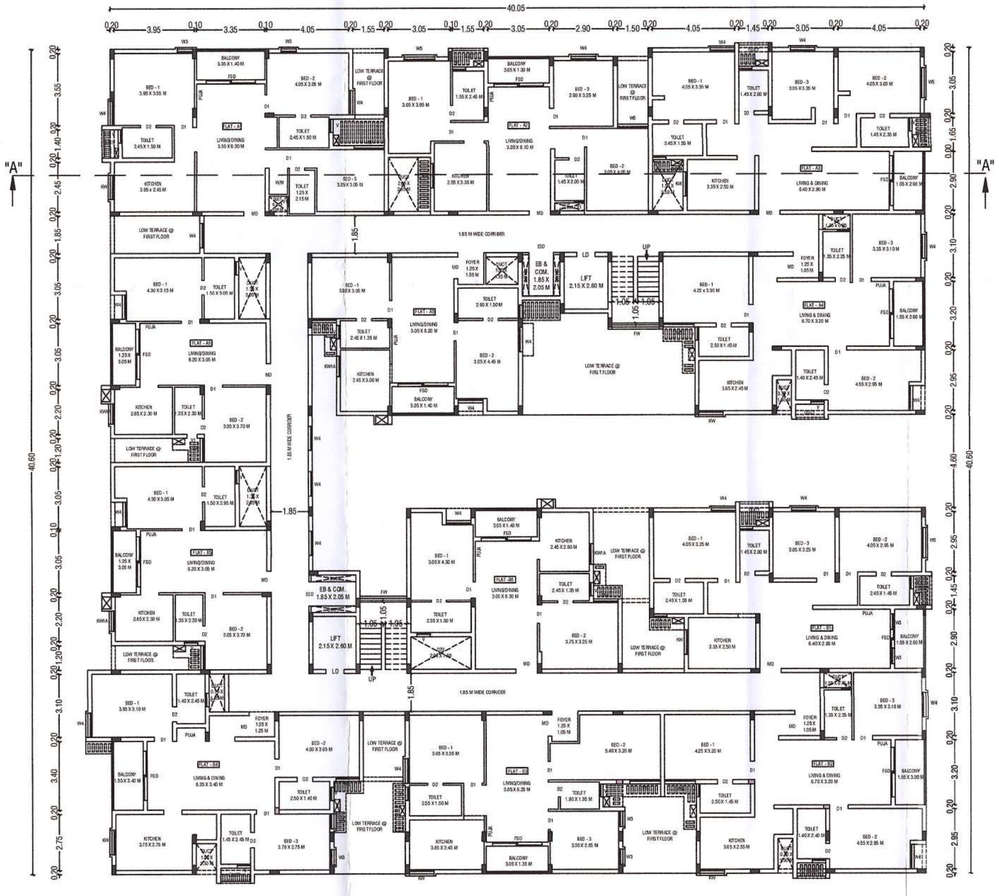
Er. K.P. VETRISELVAN, M.E.,(GEOTECHNICAL ENGG.),M.I.S.T.E.,
GEOTECHNICAL ENGINEER
CLPA REGN No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No 40, N No 29 8th Street, K.K. Pudur,
Coimbatore - 641 038.
+91 90433 44469, E-mail: geodesign123@gmail.com
REGISTERED GEOTECH ENGINEER

For DAC DEVELOPERS PRIVATE LIMITED
Authorised Signatory
OWNER / APPLICANT

SHEET NO : 01/05



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30 M) WITH 54 DWELLING UNITS AFFORDABLE HOUSING (GYM, INDOOR GAMES AT 3RD FLOOR) COMPRISED IN S.F.NO'S: 557/1B2B, 557/1B3B & 557/1B4B AT THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT/ CORPORATION.

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/339372/2024

AREA DETAILS		IN SQM	IN ACRE
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AREA OF SITE AS PER DOCUMENT	=	2360.00 Sqm	0.58 Acre
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PROPOSED BUILDING AREA DETAILS:-

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JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.05 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
FSD	FIXED SLIDING DOOR	2.45 x 2.10
W3	WINDOW	0.75 x 1.80
W4	WINDOW	1.20 x 1.80
W5	WINDOW	1.50 x 1.80
W6	WINDOW	2.45 x 1.80
W7	WINDOW	2.15 x 1.80
FW	WINDOW	2.30 X @ BEAM BOTTOM
KW	WINDOW	1.20 x 0.90
KWFA	WINDOW	1.00 x 0.90
V	VENTILATOR	0.65 x 1.50
V1	VENTILATOR	0.50 x 0.75
GD1	DOOR	1.05 x 2.10
ESD	DOOR	1.20 x 1.80
GRD	DOOR	1.50 x 1.80
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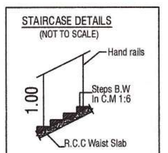
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+91 90433 44488, E-mail: geodesign122@gmail.com
REGISTERED GEOTECH ENGINEER

B.P/DTCP No : 531 / 2024

STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.05
TREAD : 0.25
RISE : 0.17

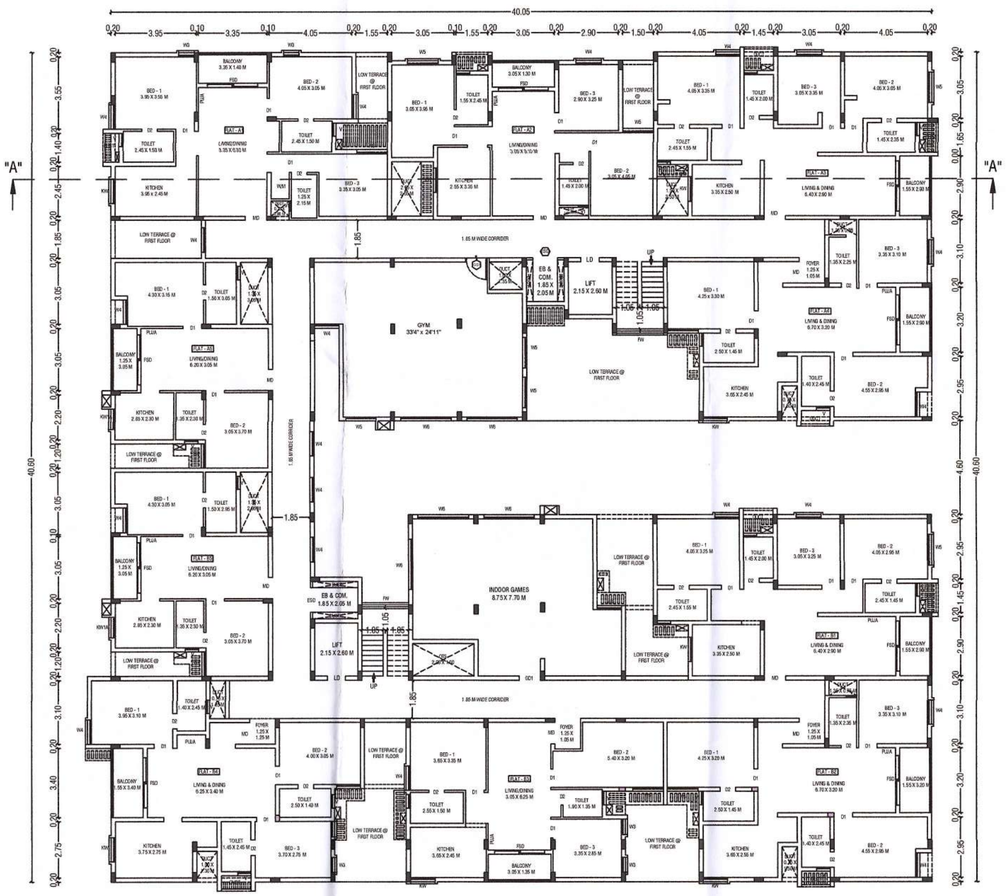
NOTE:-
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* Rainwater percolation pits provided all round the site.
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For DAC DEVELOPERS PRIVATE LIMITED
Authorised Signatory
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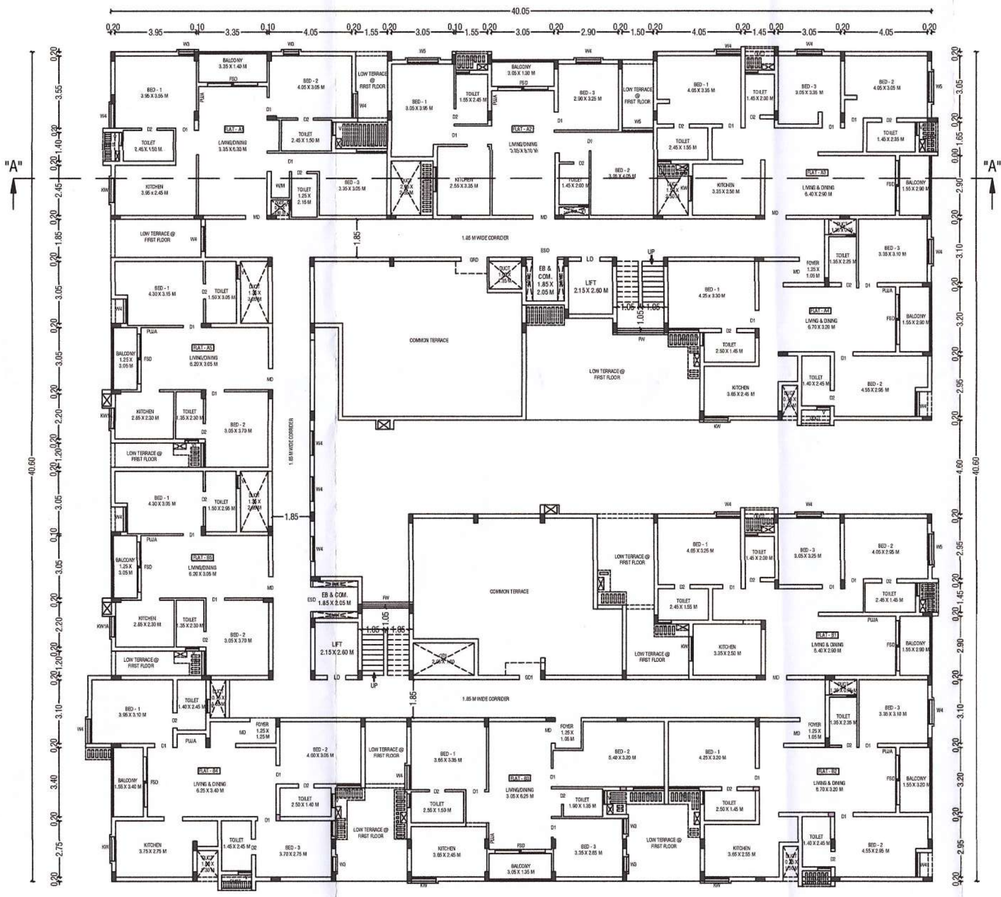
SHEET NO : 02/05

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பார்வை : 8754/2024/MHS/N
கட்டிட மனு எண் 162/SE/24-25/0214973
தேதி: 20.01.2025
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள
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கோயம்புத்தூர் மாநகராட்சி

00111/2025/MHS/N
162/BPA/2024/04510
20/01/2025



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

B.P/DTCP No : 531 / 2024

0011/2025/MHS/N
162/BPA/2024/04510

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/BPA/2025/04615/00073

பார்வை 8754/2024/MHS/N

கட்டிட மதிப்பு எண்: 162/CPI/24-25/0214973

தேதி 20.01.2025

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ஆணையாளருக்காக
செயல்அலுவலர்
கோயம்புத்தூர் மாநகராட்சி

20/01/2025

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SCALE :- 1:100
APARTMENT BUILDING

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ONLINE APPLICATION NO : SWP/BPA/339372/2024

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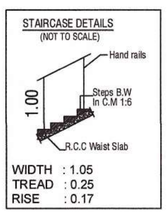
BUILDING HEIGHT :-

BUILDING HEIGHT = 18.30 Mt

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
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STAIRCASE DETAILS
(NOT TO SCALE)



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Reg No: Coimbatore LPA/SE/GR-I/19/03/003
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Ram Nagar, Coimbatore - 641 009.
Cell: 97866 00478
REGISTERED STRUCTURAL ENGINEER

Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED ENGINEER Grade - II
DTCP / NAMAKKAL / RE-II / 003 / 2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064
REGISTERED ENGINEER / ARCHITECT

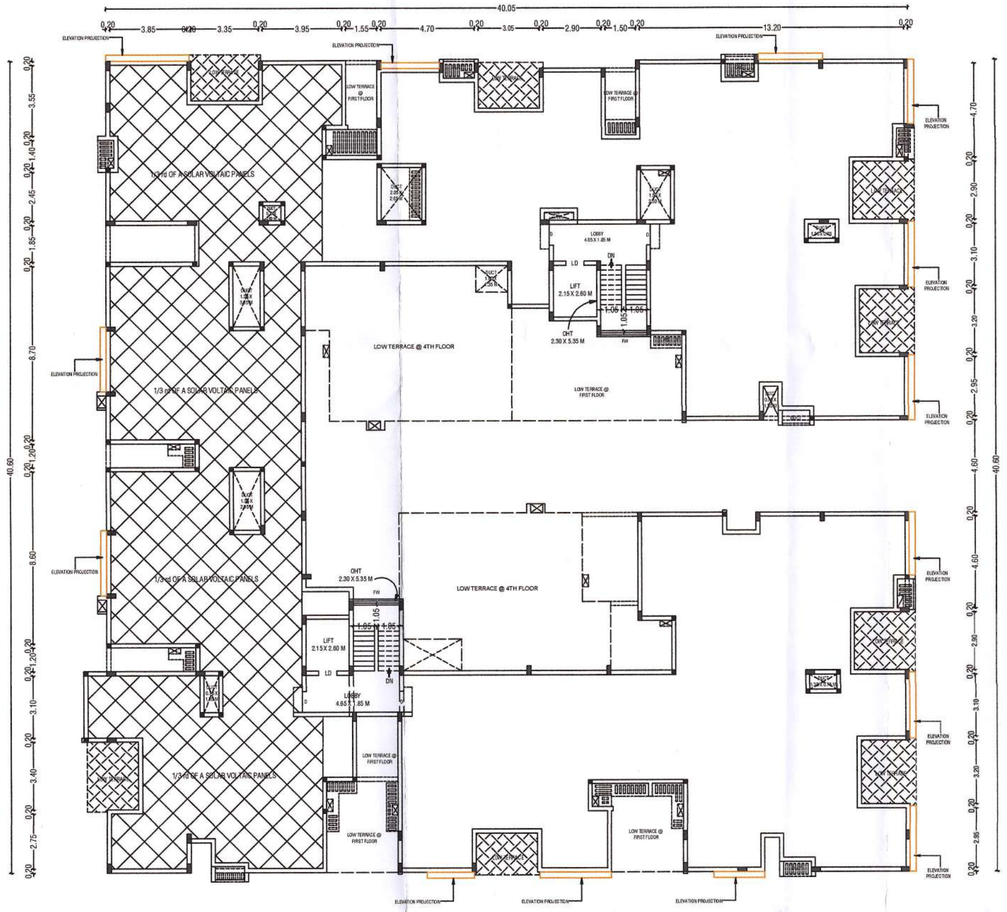
Er. K.P. VETRISELVAN, M.E. (GEOTECH), MIGS, MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No.4B, N No 29, 8th Street, K.K Pudur,
Coimbatore - 641 038
+91 90433 44488. E-mail: geodesign123@gmail.com
REGISTERED GEOTECH ENGINEER

For DAC DEVELOPERS PRIVATE LIMITED
Authorised Signatory
OWNER / APPLICANT

SHEET NO : 03/05



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30 M) WITH 54 DWELLING UNITS AFFORDABLE HOUSING (GYM, INDOOR GAMES AT 3RD FLOOR) COMPRISED IN S.F.NOS: 557/1B2B, 557/1B3B & 557/1B4B AT THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT/ CORPORATION.

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/339372/2024

AREA DETAILS		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	2360.00 Sqm	0.58 Acre
AREA OF SITE AS PER DOCUMENT	=	2360.00 Sqm	0.58 Acre
AS PER SITE AREA	=	2370.50 Sqm	

PROPOSED BUILDING AREA DETAILS:-

S.NO	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR PLAN	52.80	1435.00	1487.30
2	FIRST FLOOR PLAN	1282.00	31.60	1313.60
3	SECOND FLOOR PLAN	1282.00	31.60	1313.60
4	THIRD FLOOR PLAN	1283.70	31.60	1315.30
5	FOURTH FLOOR PLAN	1140.70	31.60	1172.30
6	FIFTH FLOOR PLAN	1090.30	24.70	1115.00
7	TERRACE FLOOR PLAN	-	55.30	55.30
	TOTAL AREA	6131.50	1640.90	7772.40

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (6131.50 / 2360.00) = 2.598

BUILDING HEIGHT :-

BUILDING HEIGHT = 18.30 Mt

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.05 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
FSD	FIXED SLIDING DOOR	2.45 x 2.10
W3	WINDOW	0.75 x 1.80
W4	WINDOW	1.20 x 1.80
W5	WINDOW	1.50 x 1.80
W6	WINDOW	2.45 x 1.80
W7	WINDOW	2.15 x 1.80
FW	WINDOW	2.30 X @ BEAM BOTTOM
KW	WINDOW	1.20 x 0.90
KW1A	WINDOW	1.00 x 0.90
V	VENTILATOR	0.65 x 1.50
V1	VENTILATOR	0.50 x 0.75
GD1	DOOR	1.05 x 2.10
ESD	DOOR	1.20 x 1.80
GRD	DOOR	1.50 x 1.80
TD	DOOR	1.05 x 2.10
LD	LIFT DOOR	0.90 x 2.10
EF	EXHAUSTION PLAN	0.90 x 2.10
RS	ROLLING SHUTTER	1.22 x 2.10

D.YOKESH D.C.E
Registered Construction Engineer
DTCP Reg No.RCE/2021/12/007
REGISTERED CONSTRUCTION ENGINEER

P. SENTHIL KUMAR M.E. (STRUCT),AIV
Reg No: Coimbatore LPA/SE/GR-I/19/03/003
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Cell: 97866 00478
REGISTERED STRUCTURAL ENGINEER

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REGISTERED ENGINEER / ARCHITECT

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+91 90432 44488 E-mail: geodesign123@gmail.com
REGISTERED GEOTECH ENGINEER

For DAC DEVELOPERS PRIVATE LIMITED
Authorised Signatory
OWNER / APPLICANT

SHEET NO : 04/05

B.P/DTCP No : 531 / 2024

0011/2025/MHS/N
162/BPA/2024/04510

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: (52/RL)/2024/04/015/000673

பார்வை: 8154/2024/MHS/N

கட்டிட மனு எண்: 162/CP/24-25/02149

தேதி: 20.01.2025

மேற்படி அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

ஆணையாளருக்காக
செயற்பொறியாளர் மாநகராட்சி

20/01/2025

HEAT WATER TANK
SOLAR PANEL
FLOOR LEVEL
SIDE ELEVATION
SOLAR PANNEL
PLAN
SOLAR WATER HEATER
(NOT TO SCALE)

STAIRCASE DETAILS
(NOT TO SCALE)
Hand rails
Steps B.W In C.M 1:6
R.C.C Waist Slab
WIDTH : 1.05
TREAD : 0.25
RISE : 0.17

NOTE:-
* All Dimensions are in Metre
* Rainwater percolation pits provided all round the site.
* All round compound wall Provided.
* UG Sump provided.



ELEVATION @ NORTH SIDE



SECTION "AA" @ WEST SIDE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30 M) WITH 54 DWELLING UNITS AFFORDABLE HOUSING (GYM, INDOOR GAMES AT 3RD FLOOR) COMPRISED IN S.F.NO'S: 557/1B2B, 557/1B3B & 557/1B4B AT THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT/ CORPORATION.

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/339372/2024

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Ph: 96550 08064
REGISTERED ENGINEER / ARCHITECT

0011/2025/MH3/W
162/BPA/2024/04510

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BL/2025/04/0130073
பார்வை: 8754/2024/MH3/W
கட்டிட மறு எண்: 162/CP/24-25/0214973
தேதி: 20.01.2025
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
20/01/2025

B.P/DTCP No : 531 / 2024

NOTE:-
* All Dimensions are in Metre
* Rainwater percolation pits provided all round the site.
* All round compound wall Provided.
* UG Sump provided.

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+91 90433 44480. E-mail: geodesign123@gmail.com
REGISTERED GEOTECH ENGINEER

For DAC DEVELOPERS PRIVATE LIMITED
Authorised Signatory
OWNER / APPLICANT

SHEET NO : 05/05



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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