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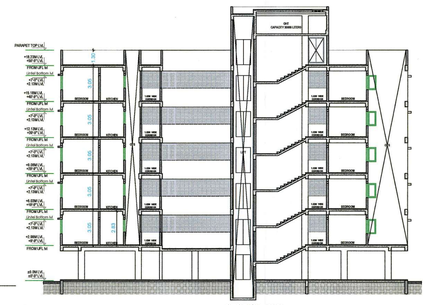


BLOCK - 'A'

0677/2024/MHS1N
1621BPA/2024/03977
வரைபட அனுமதி வழங்கப்பட்டது
கடிதம் அனுமதி எண்: 1621/BP/2024/014026/03066
பஞ்சாயை 1014/3.2024/MHS1N
கட்டிட எண் 1621/CP126-26/01S1001.
நாள் 9.10.2024
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள
கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது.
19/10/2024
ஆணையாளர்/இளநிலை
உதவியாளர்/பணி மேற்பார்வையாளர்
19/10/2024



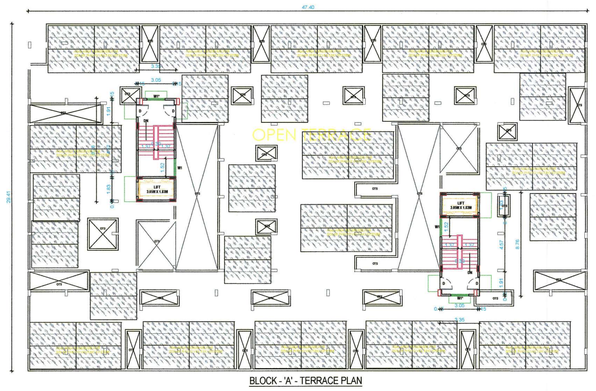
WESTERN SIDE ELEVATION



SECTION - 'AA'

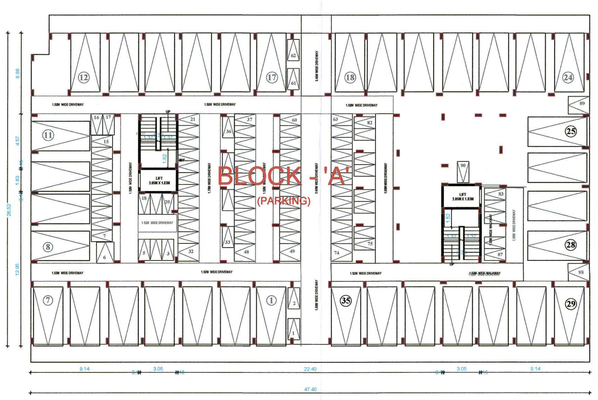


SOUTHERN SIDE ELEVATION

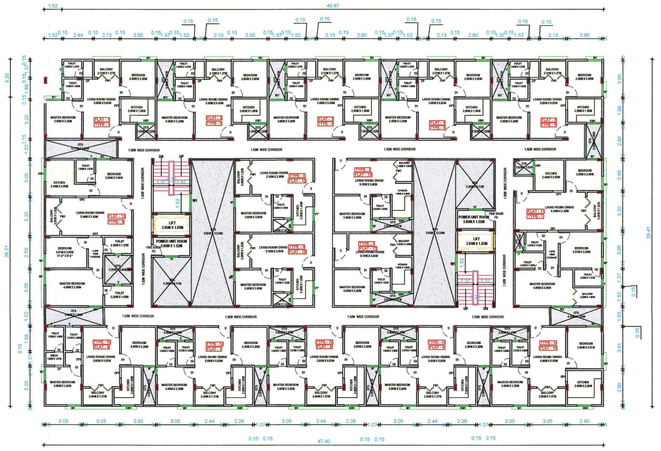


BLOCK - 'A' - TERRACE PLAN

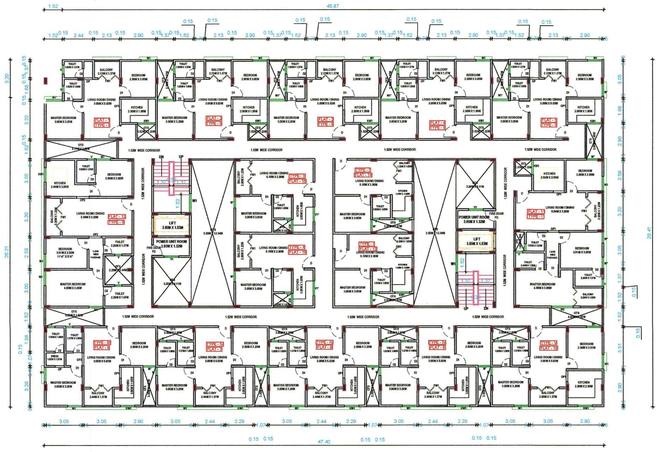
JOINERY DETAILS		
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DD	DOUBLE DOOR	1.20M x 2.10M
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KW	KITCHEN WINDOWS	0.99M X 1.05M
KW1	KITCHEN WINDOWS	1.20M X 1.05M
FW1	FRENCH WINDOW	1.80M X 2.10M
V	VENTILATOR	0.60M X 0.60M
V1	VENTILATOR	1.20M X 0.60M
OP	OPENING	0.75M X 2.10M
OP1	OPENING	0.90M X 2.10M
OP2	OPENING	1.05M X 2.10M



BLOCK - 'A' - STILT FLOOR PLAN



BLOCK - 'A' - FIRST FLOOR PLAN



BLOCK - 'A' - TYPICAL FLOOR PLAN
(SECOND TO FIFTH FLOOR)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDINGS AT TOWN SURVEY NO:- 22(OLD SURVEY NO: 473/2E), WARD NO Y(25), BLOCK NO:21 AND TOWN SURVEY NO:-21/5 (OLD SURVEY NO: 473/2Fpart), WARD NO Y(25), BLOCK NO:21 OF VILLAKURUCHI VILLAGE , COIMBATORE NORTH TALUK , COIMBATORE DISTRICT.

SCALE : 1 : 100

ALL DIMENSIONS ARE IN METER

FIRE ALARAM SYSTEM

FIRE WATER PIPE

FIRE FIGHTING EQUPEMENTS

For JAGANNAATH PROPERTIES

PARTNER

APPLICANT / OWNER

B. Sundaram B.E (Hons)
Surveyor, Structural Engineer
Regd.No:STR/E/E/CE/2011
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Saravanampatti (Post),
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Ph: 98431-40042, 99940-40042.

REGISTERED STRUCTURAL ENGINEER

R.VISHNU VARDHAN B.Arch.,
REGISTERED ARCHITECT
CA / 2014 / 65352

REGISTERED ENGINEER

Ex.S. POORNIMA, B.Tech, M.Tech (Struct)
Construction Engineer
Regn. No. LPA 1 GE 1 025 1 2022
1/311, Lakshmipathy Nagar, Vadavalli(Post),
Coimbatore - 641 041.
Ph: 95783 46002, 89389 85525

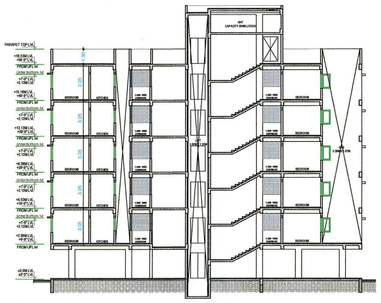
CONSTRUCTION ENGINEER

2

0677/2024/MHS/N
162/BPA/2024/03977



WESTERN SIDE ELEVATION

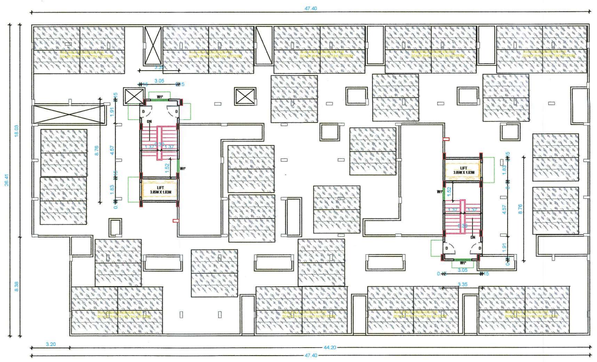


SECTION - 'AA'



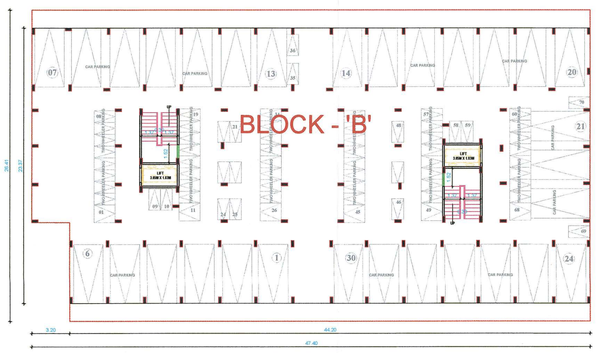
SOUTHERN SIDE ELEVATION

BLOCK - 'B'

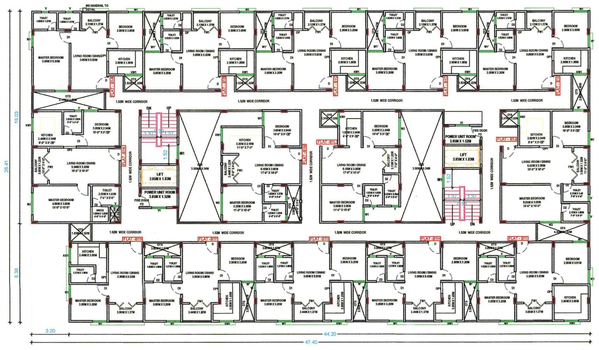


BLOCK - 'B' - TERRACE PLAN

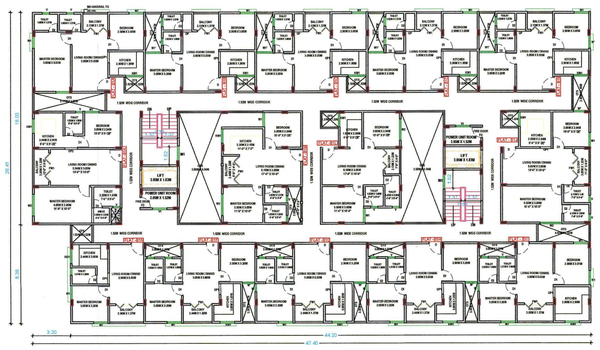
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OP	OPENING	0.75M X 2.10M
OP1	OPENING	0.90M X 2.10M
OP2	OPENING	1.05M X 2.10M



BLOCK - 'B' - STILT FLOOR PLAN



BLOCK - 'B' - FIRST FLOOR PLAN



BLOCK - 'B' - TYPICAL FLOOR PLAN

SHEET.No:3/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDINGS AT TOWN SURVEY NO:- 22(OLD SURVEY NO: 473/2E), WARD NO Y(25), BLOCK NO:21 AND TOWN SURVEY NO:-21/5 (OLD SURVEY NO: 473/2Fpart), WARD NO Y(25), BLOCK NO:21 OF VILLAKURUCHI VILLAGE , COIMBATORE NORTH TALUK , COIMBATORE DISTRICT.

SCALE : 1 : 100

ALL DIMENSIONS ARE IN METER

FIRE ALARAM SYSTEM

FIRE WATER PIPE

FIRE FIGHTING EQUPEMENTS

FOR JAGANNAATH PROPERTIES

PARTNER

APPLICANT / OWNER

B.Tech., M.E., M.B.A., (Ph.D.)
Structural Engineer
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REGISTERED STRUCTURAL ENGINEER

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REGISTERED ARCHITECT
CA / 2014 / 65352

REGISTERED ENGINEER

Dr.S. PONNUSAMY, B.Tech., M.Tech (Struct)
Construction Engineer
Regn. No: BPA / CE / 2015 / 2022
USIC Engineering Works, Vellakinaru,
Coimbatore - 641 020.
Ph: 95783 40000, 99655 60555

CONSTRUCTION ENGINEER

2

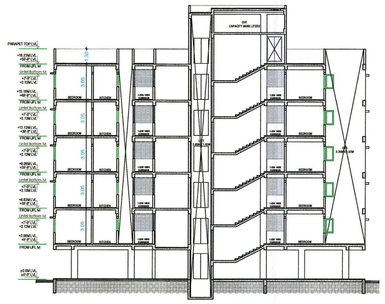
0677/2024/MM3/N
162/BPA/2024/03977

கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்: 162/BPA/2024/03977 04/026/03066
பணிகளை தொடங்க வேண்டிய காலம்: 7024/2024/MM3/N... 25/015/001
கட்டட வகை எண்: 162/CH/24
குறிப்பு: ரூபாய் 7024
வளாகத்தில் அனுமதி உத்தரவில் கண்டுள்ளவாறு கட்டுமானங்களுக்கு உபயோகம் அனுமதி
வழங்கப்படுகிறது.
19/10/2024

BLOCK - 'C'



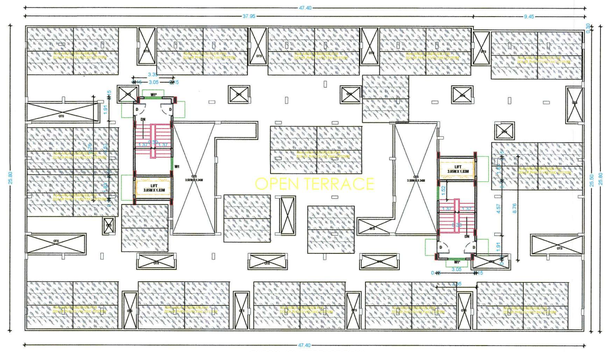
WESTERN SIDE ELEVATION



SECTION - 'AA'

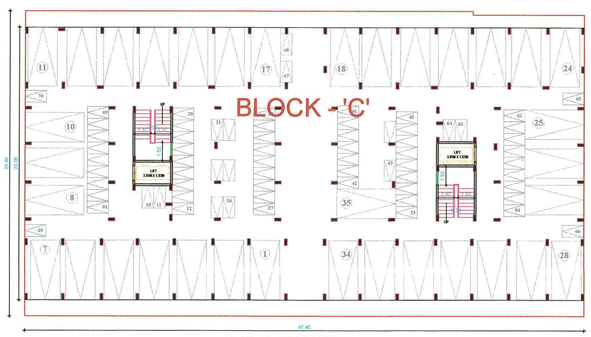


SOUTHERN SIDE ELEVATION

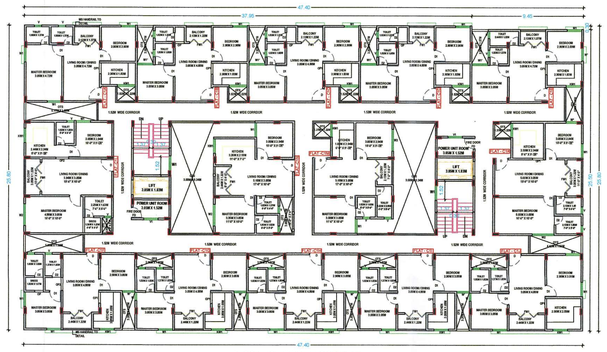


BLOCK - 'C' - TERRACE PLAN

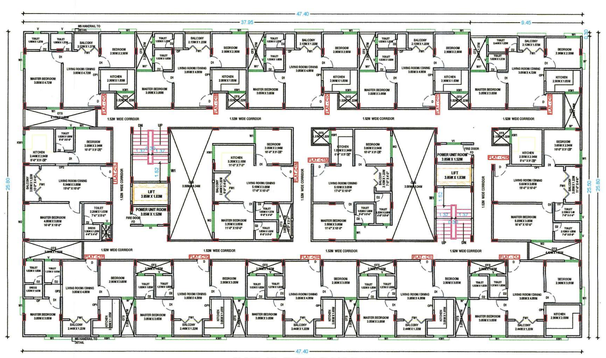
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BLOCK - 'C' - STILT FLOOR PLAN



BLOCK - 'C' - FIRST FLOOR PLAN



BLOCK - 'C' - TYPICAL FLOOR PLAN

SHEET.No:4/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDINGS AT TOWN SURVEY NO:- 22(OLD SURVEY NO: 473/2E), WARD NO Y(25), BLOCK NO:21 AND TOWN SURVEY NO:-21/5 (OLD SURVEY NO: 473/2Fpart), WARD NO Y(25), BLOCK NO:21 OF VILLAKURUCHI VILLAGE , COIMBATORE NORTH TALUK , COIMBATORE DISTRICT.

SCALE : 1 : 100

ALL DIMENSIONS ARE IN METER

FIRE ALARAM SYSTEM

FIRE WATER PIPE

FE FIRE FIGHTING EQUPEMENTS

FOR JAGANNAATH PROPERTIES

PARTNER

APPLICANT / OWNER

REGISTERED STRUCTURAL ENGINEER

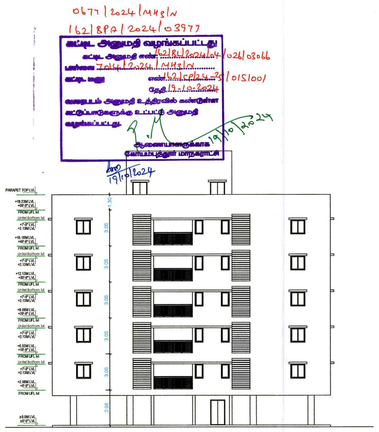
R.VISHNU VARDHAN B.Arch.,
REGISTERED ARCHITECT
CA / 2014 / 65352

REGISTERED ENGINEER

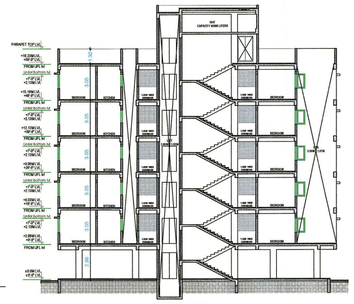
CONSTRUCTION ENGINEER

2

BLOCK - 'D'



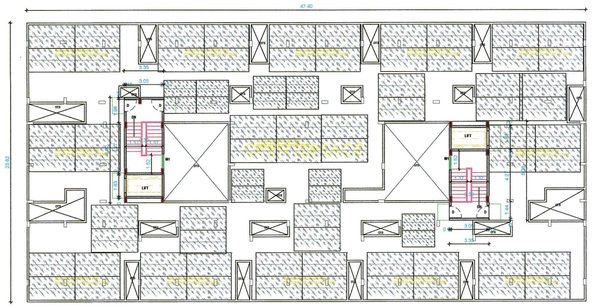
WESTERN SIDE ELEVATION



SECTION - 'AA'

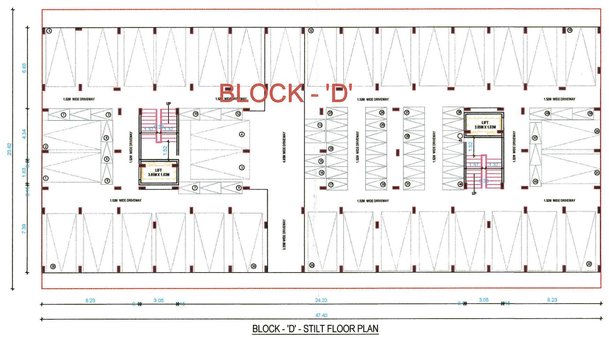


SOUTHERN SIDE ELEVATION

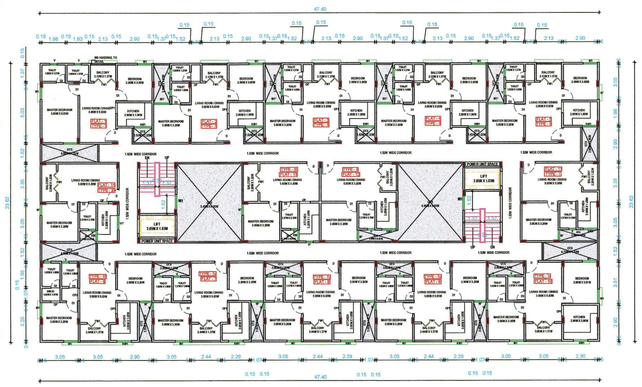


BLOCK - 'D' - TERRACE PLAN

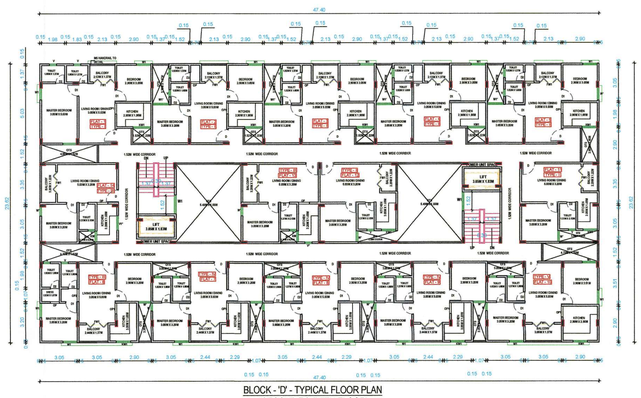
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BLOCK - 'D' - STILT FLOOR PLAN



BLOCK - 'D' - FIRST FLOOR PLAN



BLOCK - 'D' - TYPICAL FLOOR PLAN
(SECOND TO FIFTH FLOOR)

SHEET.No:5/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDINGS AT TOWN SURVEY NO:- 22(OLD SURVEY NO: 473/2E), WARD NO Y(25), BLOCK NO:21 AND TOWN SURVEY NO:-21/5 (OLD SURVEY NO: 473/2Fpart), WARD NO Y(25), BLOCK NO:21 OF VILLAKURUCHI VILLAGE , COIMBATORE NORTH TALUK , COIMBATORE DISTRICT.

SCALE : 1 : 100

ALL DIMENSIONS ARE IN METER

FIRE ALARAM SYSTEM

FIRE WATER PIPE

FIRE FIGHTING EQUPEMENTS

For JAGANNAATH PROPERTIES

PARTNER

APPLICANT / OWNER

REGISTERED STRUCTURAL ENGINEER

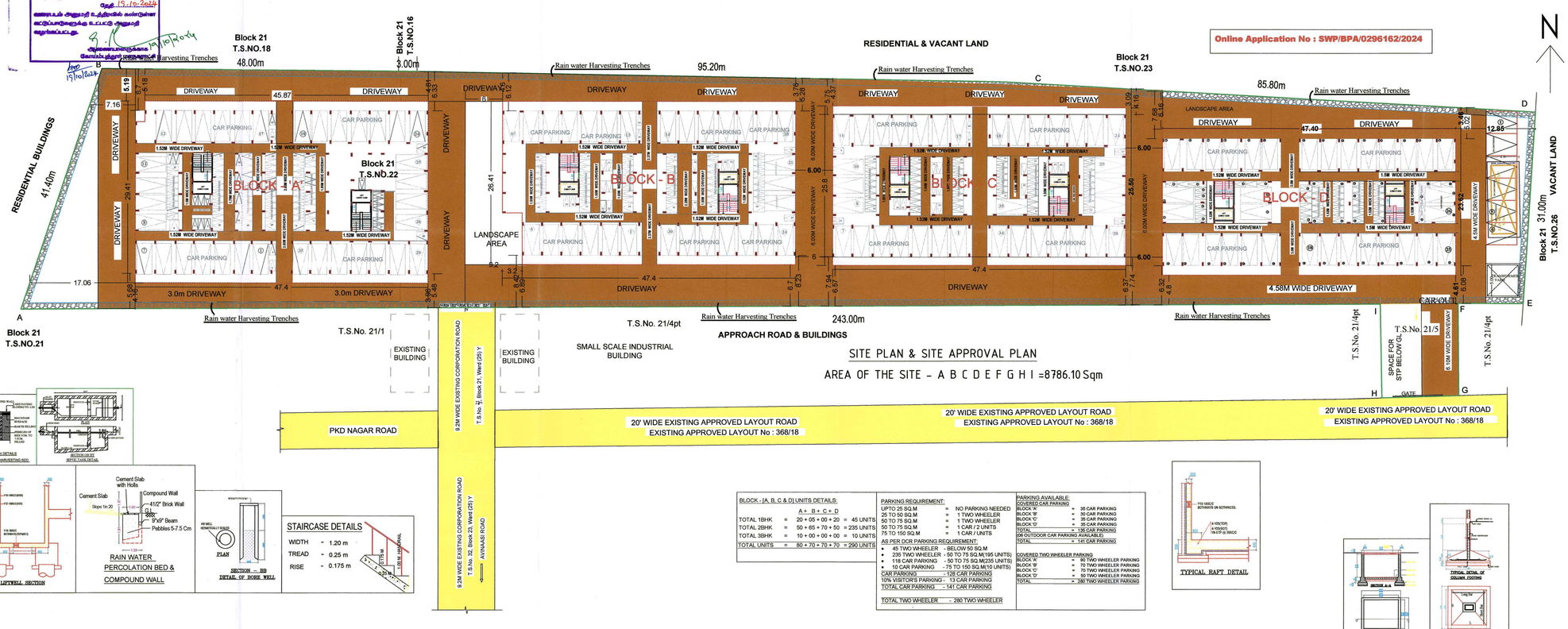
R.VISHNU VARDHAN B.Arch.,
REGISTERED ARCHITECT
CA / 2014 / 65352

REGISTERED ENGINEER

CONSTRUCTION ENGINEER

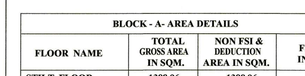
0677/2024/MUGLN
162/BPA/2024/03977

Online Application No : SWP/BPA/0296162/2024



SITE PLAN & SITE APPROVAL PLAN

AREA OF THE SITE - A B C D E F G H I =8786.10 Sqm



STAIRCASE DETAILS

WIDTH	-	1.20 m
TREAD	-	0.25 m
RISE	-	0.175 m



BLOCK - (A, B, C & D) UNITS DETAILS:

A+ B + C + D

TOTAL 1BHK	=	20 + 05 + 00 + 20	= 45 UNITS
TOTAL 2BHK	=	50 + 65 + 70 + 50	= 235 UNITS
TOTAL 3BHK	=	10 + 00 + 00 + 00	= 10 UNITS
TOTAL UNITS	=	80 + 70 + 70 + 70	= 290 UNITS

PARKING REQUIREMENT:

UPTO 25 SQ.M	=	NO PARKING NEEDED
25 TO 50 SQ.M	=	1 TWO WHEELER
50 TO 75 SQ.M	=	1 TWO WHEELER
50 TO 75 SQ.M	=	1 CAR / 2 UNITS
75 TO 150 SQ.M	=	1 CAR / UNITS

AS PER DCR PARKING REQUIREMENT:

- 45 TWO WHEELER - BELOW 50 SQ.M
- 235 TWO WHEELER - 50 TO 75 SQ.M(105 UNITS)
- 118 CAR PARKING - 50 TO 75 SQ.M(235 UNITS)
- 10 CAR PARKING - 75 TO 150 SQ.M(10 UNITS)

CAR PARKING	- 128 CAR PARKING
10% VISITOR'S PARKING	- 13 CAR PARKING
TOTAL CAR PARKING	- 141 CAR PARKING
TOTAL TWO WHEELER	- 280 TWO WHEELER

PARKING AVAILABLE:

COVERED CAR PARKING

BLOCK 'A'	=	35 CAR PARKING
BLOCK 'B'	=	30 CAR PARKING
BLOCK 'C'	=	35 CAR PARKING
BLOCK 'D'	=	35 CAR PARKING
TOTAL	=	135 CAR PARKING
(06 OUTDOOR CAR PARKING AVAILABLE)		
TOTAL	=	141 CAR PARKING

COVERED TWO WHEELER PARKING

BLOCK 'A'	=	90 TWO WHEELER PARKING
BLOCK 'B'	=	70 TWO WHEELER PARKING
BLOCK 'C'	=	70 TWO WHEELER PARKING
BLOCK 'D'	=	50 TWO WHEELER PARKING
TOTAL	=	280 TWO WHEELER PARKING

BLOCK - A- AREA DETAILS

FLOOR NAME	TOTAL GROSS AREA IN SQM.	NON FSI & DEDUCTION AREA IN SQM.	FSI AREA IN SQM.	No of Dwelling Units
STILT FLOOR	1388.96	1388.96	--	Parking
FIRST FLOOR	1388.96	227.98	1160.98	16 Nos
SECOND FLOOR	1388.96	227.98	1160.98	16 Nos
THIRD FLOOR	1388.96	227.98	1160.98	16 Nos
FOURTH FLOOR	1388.96	227.98	1160.98	16 Nos
FIFTH FLOOR	1388.96	227.98	1160.98	16 Nos
TERRACE FLOOR	43.48	43.48	--	--
TOTAL	8377.24	2572.34	5804.90	80 Nos

BLOCK - [A] - AREA DETAILS 1BHK

UNITS	CARPET AREA SQ.M	BUILT-UP AREA SQ.M	UNIT	TYPE
FLAT-13	39.09	56.87	1	TYPE - I
FLAT-14	34.09	49.84	1	TYPE - I
FLAT-15	39.93	49.76	1	TYPE - II
FLAT-16	39.93	49.84	1	TYPE - II
TOTAL NUMBER OF 1BHK UNITS PER FLOOR			4	0

BLOCK - [A] - AREA DETAILS 2BHK

UNITS	CARPET AREA SQ.M	BUILT-UP AREA SQ.M	UNIT	TYPE
FLAT - I	49.53	64.56	1	TYPE - I
FLAT - II	49.53	64.75	1	TYPE - II
FLAT - III	49.53	64.75	1	TYPE - III
FLAT - IV	49.53	64.75	1	TYPE - IV
FLAT - V	49.53	64.75	1	TYPE - V
FLAT - VI	49.53	64.75	1	TYPE - VI
FLAT - VII	49.53	64.75	1	TYPE - VII
FLAT - VIII	49.53	64.75	1	TYPE - VIII
TOTAL NUMBER OF 2BHK UNITS PER FLOOR			10	0

BLOCK - [A] - AREA DETAILS 3BHK

UNITS	CARPET AREA SQ.M	BUILT-UP AREA SQ.M	UNIT	TYPE
FLAT-11	74.51	96.10	1	TYPE - I
FLAT-12	74.94	96.56	1	TYPE - II
TOTAL NUMBER OF 3BHK UNITS PER FLOOR			2	0

BLOCK - B- AREA DETAILS

FLOOR NAME	TOTAL GROSS AREA IN SQM.	NON FSI & DEDUCTION AREA IN SQM.	FSI AREA IN SQM.	No of Dwelling Units
STILT FLOOR	1225.06	1225.06	--	Parking
FIRST FLOOR	1225.06	175.14	1049.92	14 Nos
SECOND FLOOR	1225.06	175.14	1049.92	14 Nos
THIRD FLOOR	1225.06	175.14	1049.92	14 Nos
FOURTH FLOOR	1225.06	175.14	1049.92	14 Nos
FIFTH FLOOR	1225.06	175.14	1049.92	14 Nos
TERRACE FLOOR	43.48	43.48	--	--
TOTAL	7393.84	2144.24	5249.60	70 Nos

BLOCK - [B] - AREA DETAILS 2BHK

UNITS	CARPET AREA SQ.M	BUILT-UP AREA SQ.M	UNIT	TYPE
FLAT-1	49.53	64.56	1	TYPE - I
FLAT-2	47.39	63.91	1	TYPE - II
FLAT-3	47.39	63.91	1	TYPE - III
FLAT-4	47.39	63.91	1	TYPE - IV
FLAT-5	49.53	64.75	1	TYPE - V
FLAT-6	49.53	64.75	1	TYPE - VI
FLAT-7	49.53	64.75	1	TYPE - VII
FLAT-8	49.53	64.75	1	TYPE - VIII
FLAT-9	49.53	64.75	1	TYPE - IX
FLAT-10	49.53	64.75	1	TYPE - X
TOTAL NUMBER OF 2BHK UNITS PER FLOOR			10	0

BLOCK - [B] - AREA DETAILS 1BHK

UNITS	CARPET AREA SQ.M	BUILT-UP AREA SQ.M	UNIT	TYPE
FLAT-14	39.87	49.84	1	TYPE - III
TOTAL NUMBER OF 1BHK UNITS PER FLOOR			1	0

BLOCK - C- AREA DETAILS

FLOOR NAME	TOTAL GROSS AREA IN SQM.	NON FSI & DEDUCTION AREA IN SQM.	FSI AREA IN SQM.	No of Dwelling Units
STILT FLOOR	1220.12	1220.12	--	Parking
FIRST FLOOR	1220.12	180.02	1040.10	14 Nos
SECOND FLOOR	1220.12	180.02	1040.10	14 Nos
THIRD FLOOR	1220.12	180.02	1040.10	14 Nos
FOURTH FLOOR	1220.12	180.02	1040.10	14 Nos
FIFTH FLOOR	1220.12	180.02	1040.10	14 Nos
TERRACE FLOOR	43.48	43.48	--	--
TOTAL	7364.20	2163.70	5200.50	70 Nos

BLOCK - [C] - AREA DETAILS 2BHK

UNITS	CARPET AREA SQ.M	BUILT-UP AREA SQ.M	UNIT	TYPE
FLAT-1	49.53	64.56	1	TYPE - I
FLAT-2	47.39	63.91	1	TYPE - II
FLAT-3	47.39	63.91	1	TYPE - III
FLAT-4	47.39	63.91	1	TYPE - IV
FLAT-5	49.53	64.75	1	TYPE - V
FLAT-6	49.53	64.75	1	TYPE - VI
FLAT-7	49.53	64.75	1	TYPE - VII
FLAT-8	49.53	64.75	1	TYPE - VIII
FLAT-9	49.53	64.75	1	TYPE - IX
FLAT-10	49.53	64.75	1	TYPE - X
FLAT-11	49.53	64.75	1	TYPE - XI
FLAT-12	49.53	64.75	1	TYPE - XII
FLAT-13	49.53	64.75	1	TYPE - XIII
FLAT-14	49.53	64.75	1	TYPE - XIV
TOTAL NUMBER OF 2BHK UNITS PER FLOOR			14	0

BLOCK - D- AREA DETAILS

FLOOR NAME	TOTAL GROSS AREA IN SQM.	NON FSI & DEDUCTION AREA IN SQM.	FSI AREA IN SQM.	No of Dwelling Units
STILT FLOOR	1119.59	1119.59	--	Parking
FIRST FLOOR	1119.59	174.37	945.22	14 Nos
SECOND FLOOR	1119.59	174.37	945.22	14 Nos
THIRD FLOOR	1119.59	174.37	945.22	14 Nos
FOURTH FLOOR	1119.59	174.37	945.22	14 Nos
FIFTH FLOOR	1119.59	174.37	945.22	14 Nos
TERRACE FLOOR	43.48	43.48	--	--
TOTAL	6761.02	2034.92	4726.10	70 Nos

BLOCK - [D] - AREA DETAILS 1BHK

UNITS	CARPET AREA SQ.M	BUILT-UP AREA SQ.M	UNIT	TYPE
FLAT-11	39.86	49.87	1	TYPE - I
FLAT-12	39.86	49.87	1	TYPE - II
FLAT-13	39.86	49.87	1	TYPE - III
FLAT-14	39.86	49.87	1	TYPE - IV
TOTAL NUMBER OF 1BHK UNITS PER FLOOR			4	0

BLOCK - [D] - AREA DETAILS 2BHK

UNITS	CARPET AREA SQ.M	BUILT-UP AREA SQ.M	UNIT	TYPE
FLAT-1	49.85	61.03	1	TYPE - I
FLAT-2	49.76	59.85	1	TYPE - II
FLAT-3	49.85	59.85	1	TYPE - III
FLAT-4	49.76	59.85	1	TYPE - IV
FLAT-5	49.76	59.87	1	TYPE - V
FLAT-6	49.85	61.08	1	TYPE - VI
FLAT-7	51.80	61.85	1	TYPE - VII
FLAT-8	51.80	61.85	1	TYPE - VIII
FLAT-9	51.80	61.85	1	TYPE - IX
FLAT-10	51.80	61.85	1	TYPE - X
TOTAL NUMBER OF 2BHK UNITS PER FLOOR			10	0

COLOUR INDEX:-

Boundary of the Site	:	
Existing Road	:	
Driveway	:	
Rainwater Percolation Trench	:	

PARKING DETAILS

DETAILS	CAR PARKING	TWO WHEELER PARKING
BLOCK - A	35 NOS	89 NOS
BLOCK - B	30 NOS	70 NOS
BLOCK - C	35 NOS	70 NOS
BLOCK - D	35 NOS	50 NOS
DA PARKING	06 NOS	00 NOS
TOTAL AREA	141 NOS	280 NOS

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDINGS AT TOWN SURVEY NO:- 22(OLD SURVEY NO: 473/2E), WARD NO Y(25), BLOCK NO:21 AND TOWN SURVEY NO:-21/5 .(OLD SURVEY NO: 473/2Fpart), WARD NO Y(25), BLOCK NO:21 OF VILLAKURUCHI VILLAGE , COIMBATORE NORTH TALUK , COIMBATORE DISTRICT.

SINGANALLUR DD PLAN NO : 27

Online Application No : SWP/BPA/0296162/2024

OWNER / APPLICANT : M/S. JAGANNAATH PROPERTIES

SCALE: 1 : 100

SITE AREA DETAILS:

As per Document : 2.3215 Acres (or) 9266.45 sq.m

T.S.No. = 22 - Document no 197/ 2024 : 2.29 Acres **(or) 9266.45 sq.m**

T.S.No. = 21/5 - Document no 4554/2024 : 3.158 cents(or) 136.10 sq.m

As per Patta : 8786.10 sq.m

T.S.No. = 22 : **8650.00 sq.m**

T.S.No. = 21/5 : 136.10 **sq.m (Site No :15)**

Total Patta Extent : **8786.10** sq.m

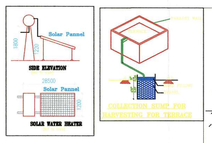
AREA DETAILS

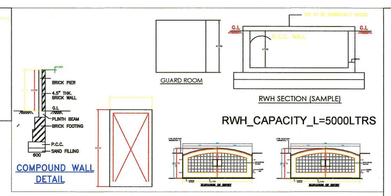
BLOCK DETAILS	TOTAL GROSS AREA IN SQM.	NON FSI & DEDUCTION AREA IN SQM.	FSI AREA IN SQM.	TOTAL DWELLING UNITS
BLOCK - A	8377.24	2572.34	5804.90	80 Nos
BLOCK - B	7393.84	2144.24	5249.60	70 Nos
BLOCK - C	7364.20	2163.70	5200.50	70 Nos
BLOCK - D	6761.02	2034.92	4726.10	70 Nos
TOTAL AREA	29896.30	8915.20	20981.10	290 Nos

FSI Area = $\frac{20981.10}{8786.10}$ = 2.387 < 2.60

PREMIUM FSI = 0.387

As Per TNCDBR 2019 Rule (24) Clause (a) - For Affordable Housing All Dwelling Units Below 90 Sqm.





Signature valid Signature valid

Signed by: Director
Location: Coimbatore
Date: 2024.10.17

Signed by: Joint Director
Location: Coimbatore
Date: 2024.10.17

FOR JAGANNAATH PROPERTIES
PARTNER

OWNER / APPLICANT

R.VISHNU VARDHAN B.Arch.,
REGISTERED ARCHITECT
CA / 2014 / 65352

REGISTERED ENGINEER (or) ARCHITECT

STRUCTURAL ENGINEER

Er.S. POOVARASAN, B.Tech., M.Tech (Struct)
Construction Engineer
Reg. No. I.PA / CE / 0225 / 2022
1/313, Pooviyarkoy Nagar, Valayankampalayam,
Coimbatore - 641 025.
Ph: 96723 45602, 99869 85325

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Ownership, Compliance & Legal Verification

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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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