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0148/2025/MH3/M
162/BPA/2025/00690

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/BL4/2025/04/001/00837

பார்வை 2.2022/2025/MH3/M

கட்டிட மனு எண் 162/SP124-25/0393724

தேதி 30.04.2025

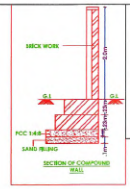
வரைபடம் அனுமதி உத்தரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்படுது

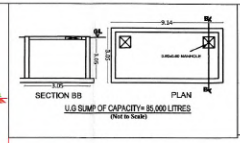
ஆணையாளருக்காக
செயற்பொறியாளர் மாநகராட்சி

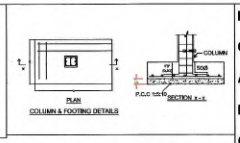
30/04/2025

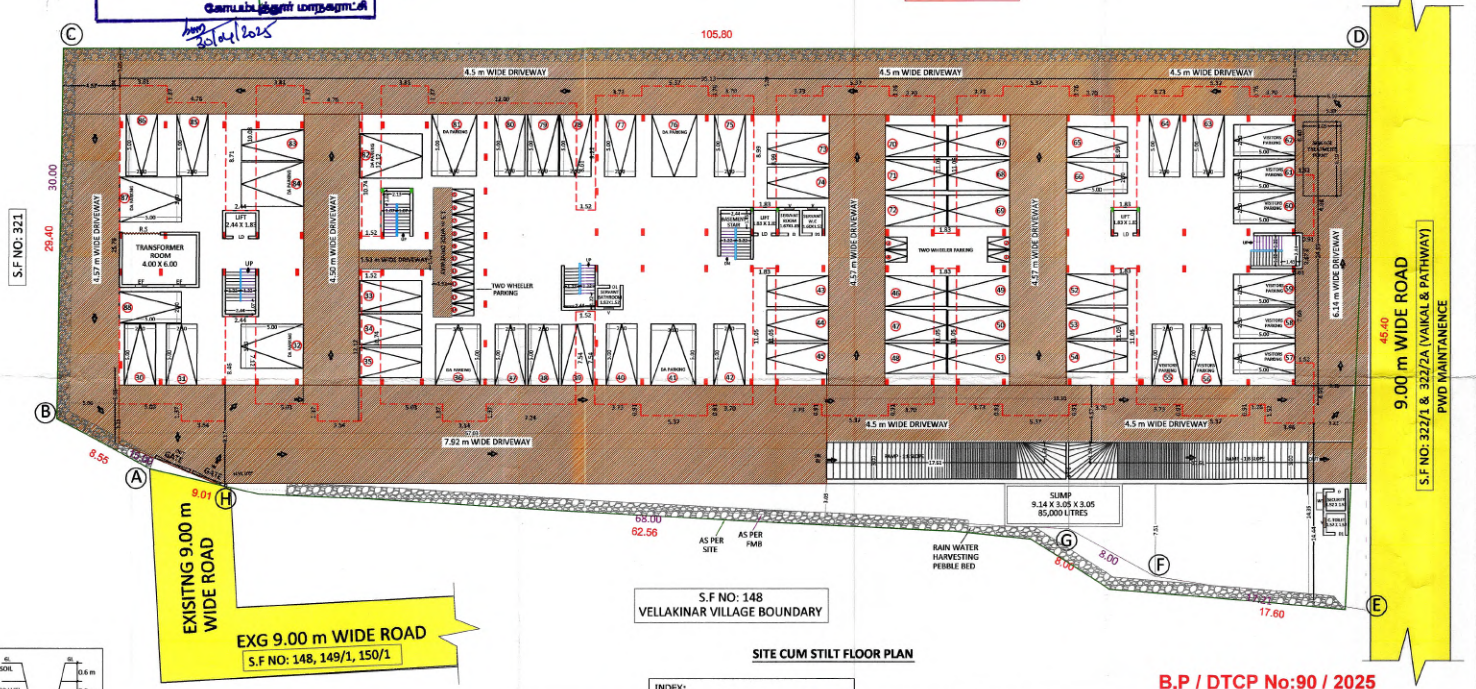
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING (WITH PREMIUM FSI) IN S.F.NO.322/2B2, AT THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT & CORPORATION.

R. PALANISAMY & R. KRISHNASAMY'S LAND
AT S.F NO: 322/2B









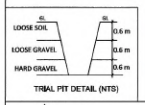
EXISITNG 9.00 m WIDE ROAD

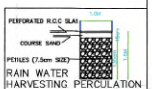
EXG 9.00 m WIDE ROAD
S.F NO: 148, 149/1, 150/1

S.F NO: 148
VELLAKINAR VILLAGE BOUNDARY

B.P / DTCP No:90 / 2025

SITE CUM STILT FLOOR PLAN





INDEX:
- EXISTING ROAD
- DRIVE WAY
- PROPOSED BUILDING
- PEBBLE BED

SITE BOUNDARY:
- AS ON SITE
- FMB BOUNDARY

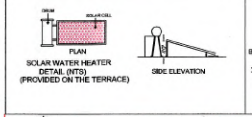
PREMIUM FSI APPLICABLE
(ALLOWABLE 2.60)

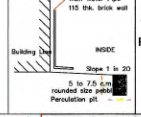
FSI FOR 2.00	- 8170.16
PREMIUM FSI 30%	- 2345.64
TOTAL	- 10515.80

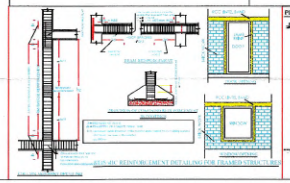
FSI DETAILS:

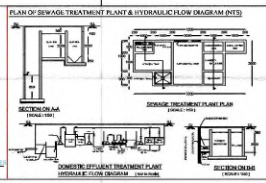
FLOOR SPACE INDEX (FSI):

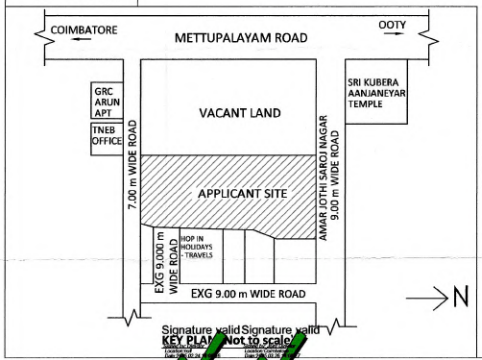
$\frac{10515.80}{4046.86} = 2.598$











W
S
N
E

For LUMBODHARA REAL ESTATE
S.K. Muniswamy
Partner
APPLICANT

N. RAGGUL M.E.
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.
REGISTERED GEOTECH ENGINEER

J. PREM KUMAR
B.E. (CIVIL). M.E. (STRUCTURES)
COIMBATORE LPA/RE/GR-1/19/03/001
REGISTERED STRUCTURAL ENGINEER GRADE-1
13A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.
REGISTERED STRUCTURAL ENGINEER

Er. M.RAGGUL, B.E.,CIVIL.,
Registered Construction Engineer,
Reg.No: Coimbatore LPA/CE/19/09/115
Plot No: 5, 9th Cross Extn., New Thillai Nagar,
Vadavalli, Coimbatore - 641 041.
REGISTERED CONSTRUCTION ENGINEER

J. PREM KUMAR
B.E. (CIVIL). M.E. (STRUCTURES)
COIMBATORE LPA/RE/GR-1/19/03/006
REGISTERED ENGINEER GRADE-1
13A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.
REGISTERED ENGINEER

SCALE - 1:200 (ALL DIMENSIONS ARE IN METER)

AREA DETAILS	SQ.M	ACRE
AS PER DOCUMENT	4046.86	1.00
AS PER FMB & PATTA	4047.00	1.01

AREA DETAILS

BLOCK 1	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILTUP AREA (Sq.m)	TOTAL NO OF DWELLINGS
BASEMENT FLOOR	-	1473.12	1473.12	-
STILT FLOOR	-	2231.11	2231.11	-
FIRST FLOOR	2231.11	-	2231.11	12
SECOND FLOOR	2059.18	171.93	2231.11	14
THIRD FLOOR	2059.18	171.93	2231.11	14
FOURTH FLOOR	2059.18	171.93	2231.11	14
FIFTH FLOOR	2059.18	171.93	2231.11	14
TERRACE FLOOR	-	69.84	69.84	-
TRANSFORMER ROOM	28.81	-	28.81	-
SECURITY ROOM	3.92	-	3.92	-
SERVANT ROOM	3.54	-	3.54	-
SERVANT W.C	4.20	-	4.20	-
SERVANT BATHROOM	4.08	-	4.08	-
COMMON TOILET	3.42	-	3.42	-
TOTAL	10515.80	4461.79	14977.59	68

TYPE	DISCRIPTION	SIZE IN METER
D	DOOR	0.80 X 2.13
D1	DOOR 1	0.80 X 2.13
W	WINDOW	1.20 X 1.22
SW	STAIRCASE WINDOW	1.20 X 1.22
V	VENTILATOR	0.91 X 0.91
EF	EXHAUST FAN	0.91 X 0.91
LD	LIFT DOOR	1.07 X 3.05

BLOCK TYPE	DWELLING UNITS	DWELLING AREA
FLOOR 1	UNIT - 01	148.46
	UNIT - 02	148.46
	UNIT - 03	148.46
	UNIT - 04	155.90
	UNIT - 05	160.49
	UNIT - 06	149.28
	UNIT - 07	149.28
	UNIT - 08	149.28
	UNIT - 09	99.29
	UNIT - 10	99.29
	UNIT - 11	98.92
	UNIT - 12	98.92
	GYM	98.04
	CONFERENCE HALL	112.21
	INDOOR GAMES	147.78
	RECEPTION/LIBRARY	29.71
TYPICAL FLOOR 2 to 5	UNIT - 01	148.46
	UNIT - 02	148.46
	UNIT - 03	148.46
	UNIT - 04	155.90
	UNIT - 05	160.49
	UNIT - 06	149.28
	UNIT - 07	149.28
	UNIT - 08	149.28
	UNIT - 09	99.29
	UNIT - 10	99.29
	UNIT - 11	99.29
	UNIT - 12	98.92
	UNIT - 13	98.92
	UNIT - 14	98.92
TOTAL NO.OF. DWELLING UNITS - 68 Nos		3798.01 sqm

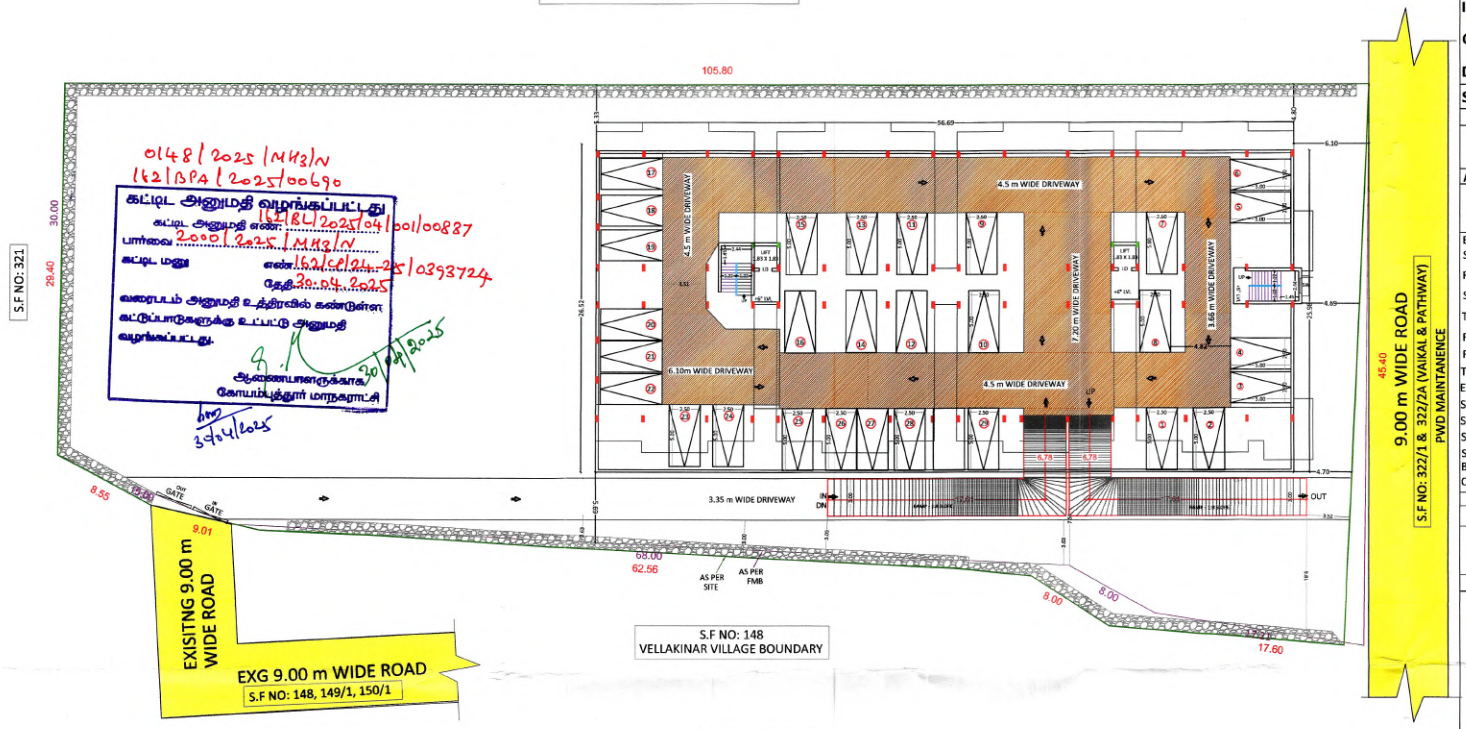
PARKING DETAILS

DWELLING AREA	No. of Dwellings	No. of Two Wheelers Required Including PH	No. of Two Wheelers Provided Including PH	No. of Cars Required Including PH	No. of Cars Provided Including PH
BLOCK - 1					
Above 50 upto 75 sq.mtrs	-	-	-	-	-
Above 75 sq.mtrs	68	-	-	79	80
Visitors Parking 10%		-	14	08	08
Total No. of Parkings		-	14	87	88

MECHANICAL VENTILATION PROVIDED WHEREVER NECESSARY

SHEET NO:01/04

R. PALANISAMY & R. KRISHNASAMY'S LAND
AT S.F NO: 322/2B



0148/2025/MH3/N
162/BPA/2025/00690

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண்: 162/BA/2025/04/001/00887
பார்வை 2000/2025/MH3/N
கட்டிட மனு எண்:162/sl/24-25/0393724
தேதி:30.04.2025
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
30/4/2025

BASEMENT FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING (WITH PREMIUM FSI) IN S.F.NO.322/2B2, AT THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT & CORPORATION.

SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

AREA DETAILS	SQ.M	ACRE
AS PER DOCUMENT	4046.86	1.00
AS PER FMB & PATTA	4047.00	1.01

AREA DETAILS

BLOCK 1	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILTUP AREA (Sq.m)	TOTAL NO OF DWELLINGS
BASEMENT FLOOR	-	1473.12	1473.12	-
STILT FLOOR	-	2231.11	2231.11	-
FIRST FLOOR	2231.11	-	2231.11	12
SECOND FLOOR	2059.18	171.93	2231.11	14
THIRD FLOOR	2059.18	171.93	2231.11	14
FOURTH FLOOR	2059.18	171.93	2231.11	14
FIFTH FLOOR	2059.18	171.93	2231.11	14
TERRACE FLOOR	-	69.84	69.84	-
EB ROOM	28.81	-	28.81	-
SECURITY ROOM	3.92	-	3.92	-
SERVANT ROOM	3.54	-	3.54	-
SERVANT W.C	4.20	-	4.20	-
SERVANT BATHROOM	4.08	-	4.08	-
COMMON TOILET	3.42	-	3.42	-
TOTAL	10515.80	4461.79	14977.59	68

TYPE	DISCRIPTION	SIZE IN METER
LD	LIFT DOOR	1.07 X 3.05
SW	STAIRCASE WINDOW	1.20 X 1.22

BLOCK TYPE	DWELLING UNITS	DWELLING AREA
FLOOR 1	UNIT - 01	148.46
	UNIT - 02	148.46
	UNIT - 03	148.46
	UNIT - 04	155.90
	UNIT - 05	160.49
	UNIT - 06	149.28
	UNIT - 07	149.28
	UNIT - 08	149.28
	UNIT - 09	99.29
	UNIT - 10	99.29
	UNIT - 11	98.92
	UNIT - 12	98.92
	GYM	98.04
	CONFERENCE HALL	112.21
	INDOOR GAMES	147.78
	RECEPTION/LIBRARY	29.71
TYPICAL FLOOR 2 to 5	UNIT - 01	148.46
	UNIT - 02	148.46
	UNIT - 03	148.46
	UNIT - 04	155.90
	UNIT - 05	160.49
	UNIT - 06	149.28
	UNIT - 07	149.28
	UNIT - 08	149.28
	UNIT - 09	99.29
	UNIT - 10	99.29
	UNIT - 11	99.29
	UNIT - 12	98.92
	UNIT - 13	98.92
	UNIT - 14	98.92
TOTAL NO.OF. DWELLING UNITS - 68 Nos		3798.01 sqm

PARKING DETAILS

DWELLING AREA	No. of Dwellings	No. of Two Wheelers		No. of Cars	
		Required including PH	Provided including PH	Required including PH	Provided including PH
BLOCK - 1					
Above 50 upto 75 sq.mtrs	-	-	-	-	-
Above 75 sq.mtrs	68	-	-	79	80
Visitors Parking 10%		-	14	08	08
Total No. of Parkings		-	14	87	88

MECHANICAL VENTILATION PROVIDED WHEREVER NECESSARY

N. RAGGUL M.E.
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.
REGISTERED GEOTECH ENGINEER

For LUMBODHARA REAL ESTATE
Partner
APPLICANT

Er. M.RAGGUL, B.E.,CIVIL.,
Registered Construction Engineer,
Reg.No: Coimbatore LPA/CE/19/09/115
Plot No: 5, 9th Cross Extn., New Thillai Nagar,
Vadavalli, Coimbatore - 641 041.
REGISTERED CONSTRUCTION ENGINEER

J. PREM KUMAR
B.E. (CIVIL). M.E. (STRUCTURES)
COIMBATORE LPA/SE/GR-1/19/03/001
REGISTERED STRUCTURAL ENGINEER GRADE-1
12A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.
REGISTERED STRUCTURAL ENGINEER

J. PREM KUMAR
B.E. (CIVIL). M.E. (STRUCTURES)
COIMBATORE LPA/RE/GR-1/19/03/005
REGISTERED ENGINEER GRADE-1
12A, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.
REGISTERED ENGINEER

B.P / DTCP No:90 / 2025

SHEET NO:02/06

0148/2025/MH3/N
162/BPA/2025/00690

PLAN SHOWING THE PROPOSED BUILDING (WITH PREMIUM FSI) IN S.F.NO.322/2B2, AT THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT & CORPORATION.

SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

AREA DETAILS	SQ.M	ACRE
AS PER DOCUMENT	4046.86	1.00
AS PER FMB & PATTA	4047.00	1.01

AREA DETAILS

BLOCK 1	FSI AREA	NON FSI AREA	TOT BUILTUP AREA	TOT NO OF DWELLINGS
BASEMENT FLOOR	-	1473.12	1473.12	-
STILT FLOOR	-	2231.11	2231.11	-
FIRST FLOOR	2231.11	-	2231.11	12
SECOND FLOOR	2059.18	171.93	2231.11	14
THIRD FLOOR	2059.18	171.93	2231.11	14
FOURTH FLOOR	2059.18	171.93	2231.11	14
FIFTH FLOOR	2059.18	171.93	2231.11	14
TERRACE FLOOR	-	69.84	69.84	-
EB ROOM	28.81	-	28.81	-
SECURITY ROOM	3.92	-	3.92	-
SERVANT ROOM	3.54	-	3.54	-
SERVANT W.C	4.20	-	4.20	-
SERVANT BATHROOM COMMON TOILET	4.08	-	4.08	-
	3.42	-	3.42	-
TOTAL	10515.80	4461.79	14977.59	68

TYPE	DISCRIPTION	SIZE IN METER
MD	MAIN DOOR	1.07 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR 1	0.84 X 2.13
PD	POOJA DOOR	1.22 X 2.13
FD	FRENCH DOOR	2.74 X 2.13
O	OPEN	0.80 X 2.13
W	WINDOW	1.22 X 1.22
W1	WINDOW 1	0.91 X 1.52
W2	WINDOW 2	1.22 X 1.52
W3	WINDOW 3	1.83 X 1.22
W4	WINDOW 4	0.91 X 1.98
W5	WINDOW 5	1.22 X 1.83
FW	FRENCH WINDOW	1.22 X 1.83
FW1	FRENCH WINDOW 1	2.44 X 1.83
KW	KITCHEN WINDOW	1.83 X 1.22
KW1	KITCHEN WINDOW 1	0.62 X 1.82
SLW	SLIDING WINDOW	2.90 X 1.82
V	VENTILATOR	0.61 X 0.91
V1	VENTILATOR 1	0.91 X 0.61

BLOCK TYPE	DWELLING UNITS	DWELLING AREA
FLOOR 1	UNIT - 01	148.46
	UNIT - 02	148.46
	UNIT - 03	148.46
	UNIT - 04	155.90
	UNIT - 05	160.49
	UNIT - 06	149.28
	UNIT - 07	149.28
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	UNIT - 10	99.29
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	UNIT - 03	148.46
	UNIT - 04	155.90
	UNIT - 05	160.49
	UNIT - 06	149.28
	UNIT - 07	149.28
	UNIT - 08	149.28
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	UNIT - 10	99.29
	UNIT - 11	99.29
	UNIT - 12	98.92
	UNIT - 13	98.92
	UNIT - 14	98.92
TOTAL NO.OF. DWELLING UNITS - 68 Nos		

FIRST FLOOR PLAN

TYPICAL - 2,3,4 &5 FLOOR PLAN

TERRACE FLOOR PLAN

B.P / DTCP No:90 / 2025

W S N E

For LUMBODHARA REAL ESTATE
S.K. Murugesan
Partner
APPLICANT

Er. M.RAGGUL, B.E.,CIVIL.,
Registered Construction Engineer,
Reg. No: Coimbatore LPA/CE/1160/11S
Plot No: 5, 5th Cross Extn., New Thillai Nagar,
Vadavalli, Coimbatore - 641 041.
REGISTERED
CONSTRUCTION ENGINEER

N. RAGGUL M.E.
Registered Geo Technical Engineer,
GTE / 031 / 2021
District Town & Country Planning Office,
COIMBATORE
REGISTERED
GEOTECH ENGINEER

J. PREM KUMAR
B.E. (CIVIL) M.E. (STRUCTURES)
COIMBATORE LPA/SE/GR-I/19/03/004
REGISTERED STRUCTURAL ENGINEER GRADE-I
134, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Sukkula Colony, Coimbatore - 641 045.
REGISTERED
STRUCTURAL ENGINEER

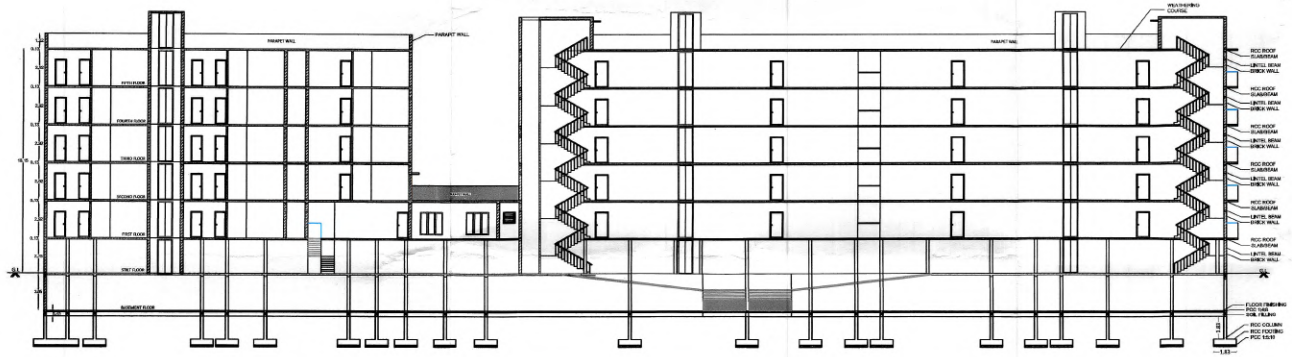
J. PREM KUMAR
B.E. (CIVIL) M.E. (STRUCTURES)
COIMBATORE LPA/RE/GR-I/19/03/005
REGISTERED ENGINEER GRADE-I
134, SM Towers, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Sukkula Colony, Coimbatore - 641 045.
REGISTERED ENGINEER

SHEET NO:03/04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING (WITH PREMIUM FSI) IN S.F.NO.322/2B2, AT THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT & CORPORATION.



EAST SIDE ELEVATION



SECTION A-A

SCALE - 1:100 (ALL DIMENSIONS ARE IN METER)

AREA DETAILS	SQ.M	ACRE
AS PER DOCUMENT	4046.86	1.00
AS PER FMB & PATTA	4047.00	1.01

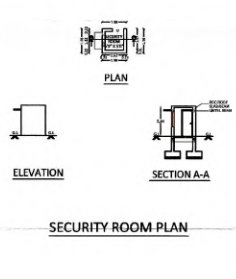
AREA DETAILS

BLOCK 1	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILTUP AREA (Sq.m)	TOTAL NO OF DWELLINGS
BASEMENT FLOOR	-	1473.12	1473.12	-
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TERRACE FLOOR	-	69.84	69.84	-
EB ROOM	28.81	-	28.81	-
SECURITY ROOM	3.92	-	3.92	-
SERVANT ROOM	3.54	-	3.54	-
SERVANT W.C	4.20	-	4.20	-
SERVANT BATHROOM	4.08	-	4.08	-
COMMON TOILET	3.42	-	3.42	-
TOTAL	10515.80	4461.79	14977.59	68

BLOCK TYPE	DWELLING UNITS	DWELLING AREA
FLOOR 1	UNIT - 01	148.46
	UNIT - 02	148.46
	UNIT - 03	148.46
	UNIT - 04	155.90
	UNIT - 05	160.49
	UNIT - 06	149.28
	UNIT - 07	149.28
	UNIT - 08	149.28
	UNIT - 09	99.29
	UNIT - 10	99.29
	UNIT - 11	98.92
	UNIT - 12	98.92
	GYM	98.04
	CONFERENCE HALL	112.21
	INDOOR GAMES	147.78
	RECEPTION/LIBRARY	29.71
TYPICAL FLOOR 2 to 5	UNIT - 01	148.46
	UNIT - 02	148.46
	UNIT - 03	148.46
	UNIT - 04	155.90
	UNIT - 05	160.49
	UNIT - 06	149.28
	UNIT - 07	149.28
	UNIT - 08	149.28
	UNIT - 09	99.29
	UNIT - 10	99.29
	UNIT - 11	98.92
	UNIT - 12	98.92
	UNIT - 13	98.92
	UNIT - 14	98.92

TOTAL NO.OF. DWELLING UNITS - 68 Nos





SECURITY ROOM PLAN

0148/2025/MHS/N
162/BPA/2025/00690

கட்டிட அனுமதி வழங்கப்பட்டது
கட்டிட அனுமதி எண். 162/BL/2025/041001/00837
பார்வை 2.ஆன்லை/2025/MHS/N
கட்டிட மனு எண். 162/CP/24-25/0393724
தேதி 22.04.2025
வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.
ஆணையாளருக்காக
மேலாண்மை மாநகராட்சி

30/4/25

B.P / DTCP No:90 / 2025

W S N E

For LUMBODHARA REAL ESTATE
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REGISTERED ENGINEER

SHEET NO:04/04

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

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