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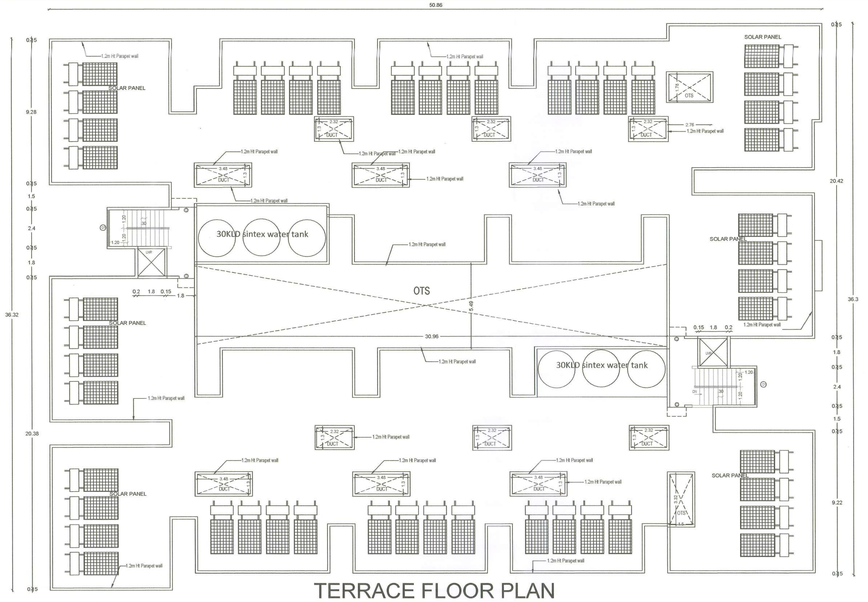
Official Property Record

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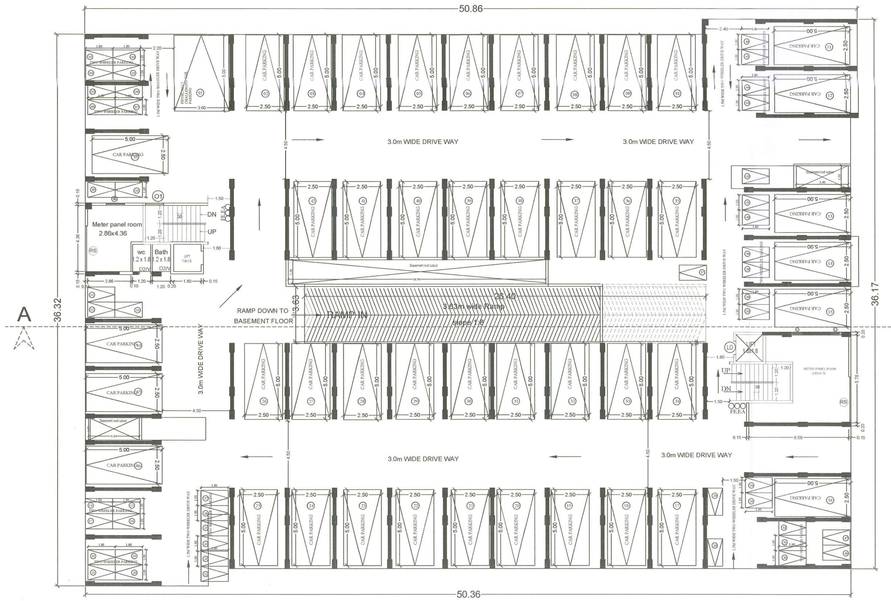




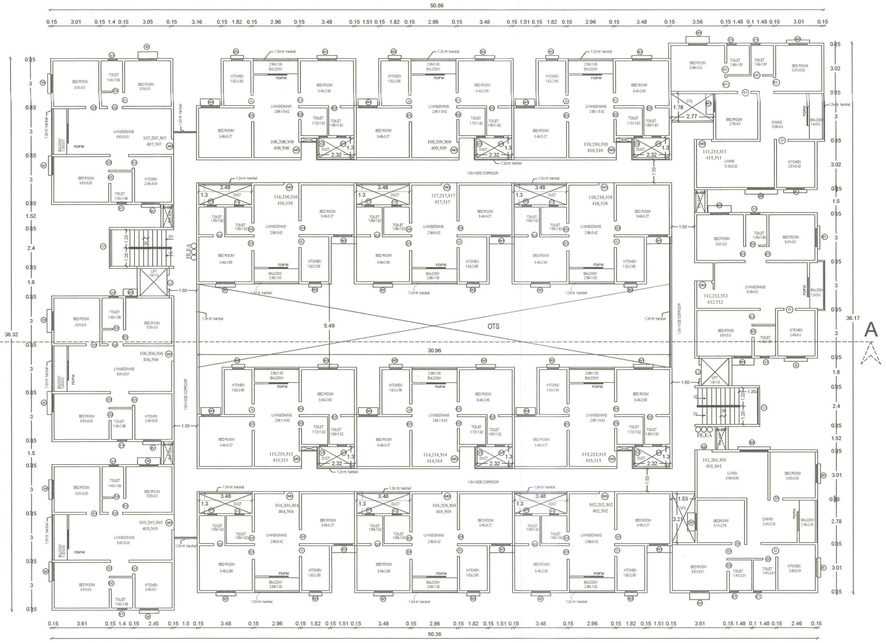
SOUTH ELEVATION



TERRACE FLOOR PLAN

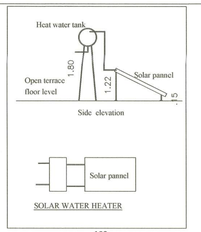


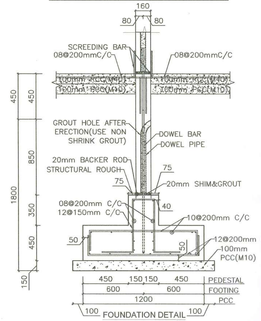
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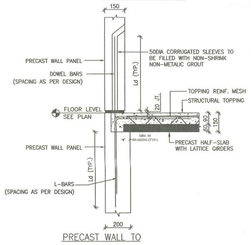


TYPICAL FLOOR PLAN

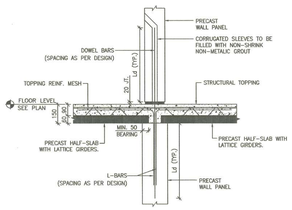
(FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR)



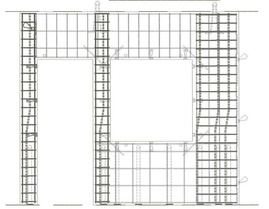




PRECAST WALL TO SLAB CONNECTION DETAIL



PRECAST WALL TO SLAB CONNECTION DETAIL



WALL REINFORCEMENT DETAILS

EARTHQUAKE SAFE DESIGN DETAILS

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT BLOCK "A" APARTMENT BUILDING IN T.S.NO-3/11, WARD NO-26 (Z), BLOCK NO-04 IN VILANKURUCHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

APPLICANT - TOWN AND CITY DEVELOPERS

SCHEDULE OF JOINERY		METRE
MD	MAIN DOOR	1.00 x 2.10
D	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
LD	LIFT DOOR	1.20 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.80 x 1.35
W	WINDOW	1.20 x 1.20
W1	WINDOW	1.20 x 1.35
W2	WINDOW	0.75 x 1.20
W3	WINDOW	0.75 x 2.00
V	VENTILATOR	0.90 x 0.90
V1	VENTILATOR	0.75 x 0.75
V2	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	2.40 x 2.40

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

BLOCK "A" BUILT UP AREA

All measurement in "Sqm"

S.NO	FLOOR	FSI	NON FSI	DEDUCTION AREA	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	STILT FLOOR	45.71	1723.99		1769.70		Staircase, Lift & Parking, Drivers Rest& WC
2	FIRST FLOOR	1413.63		251.64	1665.27	18	
3	SECOND FLOOR	1413.63		251.64	1665.27	18	
4	THIRD FLOOR	1413.63		251.64	1665.27	18	
5	FOURTH FLOOR	1413.63		251.64	1665.27	18	
6	FIFTH FLOOR	1413.63		251.64	1665.27	18	
7	TERRACE FLOOR (HEAD ROOM)		80.60		80.60		Staircase, Lift
8	TOTAL AREA	7113.86	1804.59	1258.20	10176.65	90 unit	

ACTUAL BLOCK "A" BUILT UP AREA = Total BUA- OTS =10176.65 - 1258.20 =8918.45 Sqm.

INDIVIDUAL UNIT AREA (with Balcony)

Flat no.	Area	Nos.	Flat no	Area	Nos.
101,201 301,401,501	81.32 sqm	5 no	111,211 311,411,511	82.48 sqm	5 no
102,202 302,402,502	59.59 sqm	5 no	112,212 312,412,512	77.54 sqm	5 no
103,203 303,403,503	59.43 sqm	5 no	113,213 313,413,513	59.61 sqm	5 no
104,204 304,404,504	59.61 sqm	5 no	114,214 314,414,514	59.43 sqm	5 no
105,205 305,405,505	77.38 sqm	5 no	115,215 315,415,515	59.59 sqm	5 no
106,206 306,406,506	77.38 sqm	5 no	116,216 316,416,516	59.61 sqm	5 no
107,207 307,407,507	77.38 sqm	5 no	117,217 317,417,517	59.43 sqm	5 no
108,208 308,408,508	59.59 sqm	5 no	118,218 318,418,518	59.59 sqm	5 no
109,209 309,409,509	59.43 sqm	5 no			
110,210 310,410,510	58.43 sqm	5 no			

50 Sqm to 75 Sqm flat - 60 nos

75 Sqm to 90 Sqm flat - 30 nos

TOTAL NOS OF DWELLING - 90 UNIT

For Towns & City Developers
Sanjanal Partner

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/42373
Coimbatore LPA/RA/GR-I/19/04019

ARCHITECT

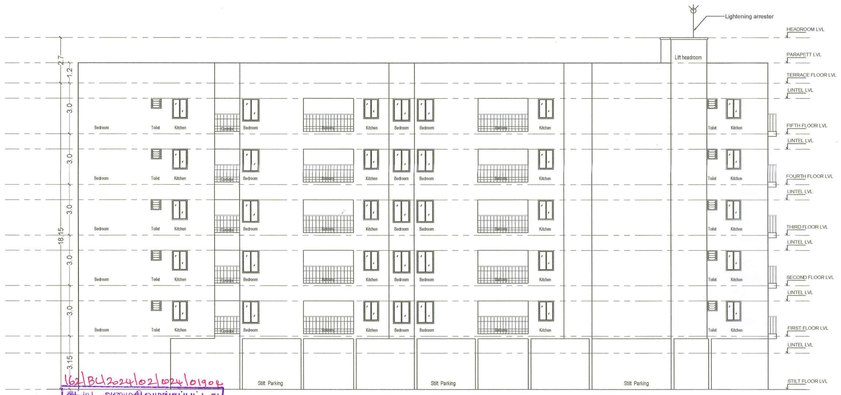
B. ARUN KUMAR, ME., (Struct.)
CBE Regn./SE/Cir-I/2019/077006
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara College Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAKFM0607P1ZT

STRUCTURAL ENGINEER

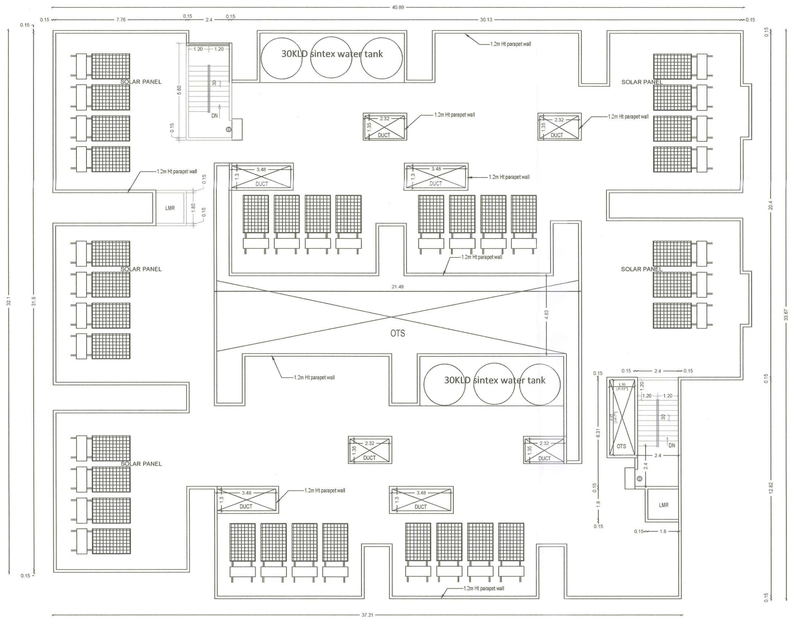
LBS/ ENGINEER

SCALE : 1 :100

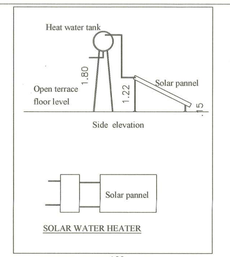
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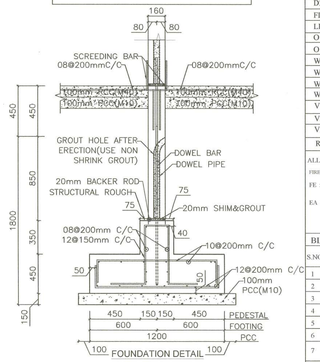


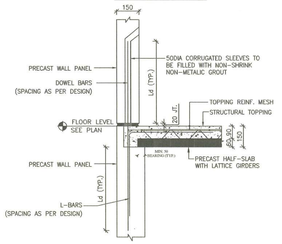
SOUTH ELEVATION



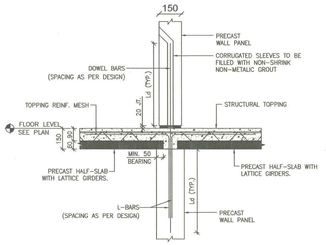
TERRACE FLOOR PLAN



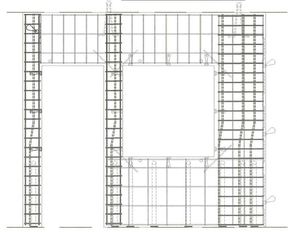




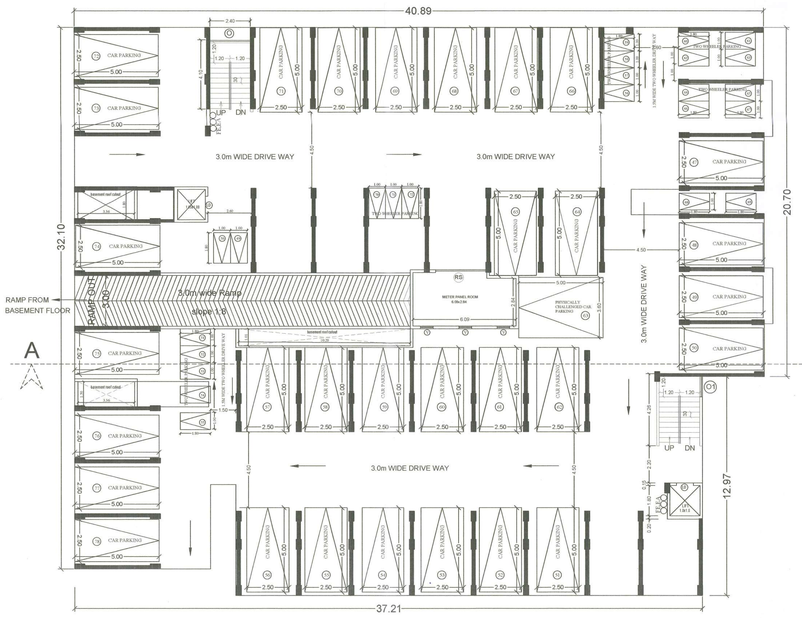
PRECAST WALL TO SLAB CONNECTION DETAIL



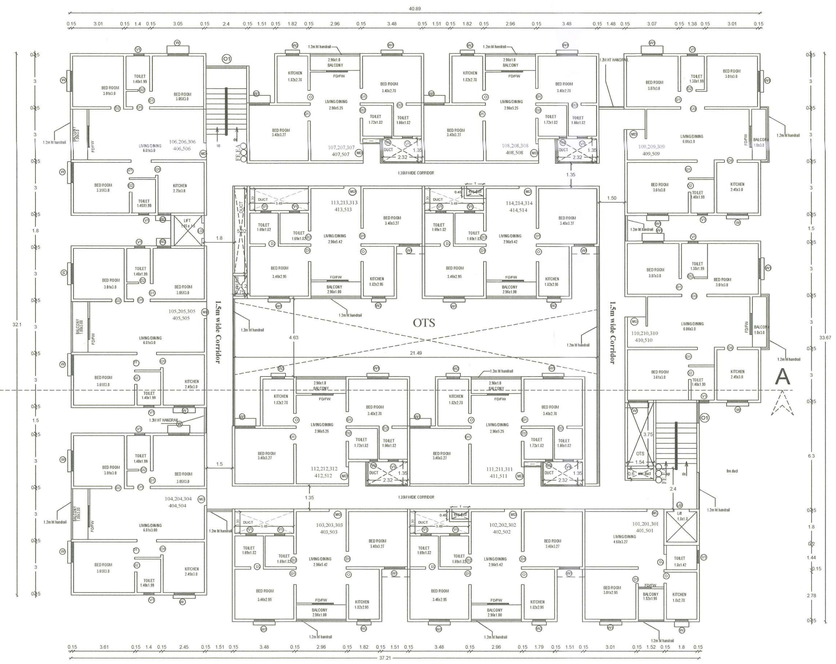
PRECAST WALL TO SLAB CONNECTION DETAIL



WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS



STILT FLOOR PLAN



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

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT BLOCK "B" APARTMENT BUILDING IN T.S.NO-3/11, WARD NO-26 (Z), BLOCK NO-04 IN VILANKURUCHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

SCHEDULE OF JOINERY		METRE
MD	MAIN DOOR	1.00 x 2.10
D	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
LD	LIFT DOOR	1.20 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.80 x 1.35
W	WINDOW	1.20 x 1.20
W1	WINDOW	1.20 x 1.35
W2	WINDOW	0.75 x 1.20
W3	WINDOW	0.75 x 2.00
V	VENTILATOR	0.90 x 0.90
V1	VENTILATOR	0.75 x 0.75
V2	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	2.40 x 2.40

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 BUCKTS PROVIDED.

N

SCALE 1:100

BLOCK "B" BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm" FSI	NON FSI	DEDUCTION (OTS)	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	STILT FLOOR	16.79	1272.69		1289.48		Staircase, Lift & Parking.
2	FIRST FLOOR	1085.36		165.44	1250.80	14	
3	SECOND FLOOR	1085.36		165.44	1250.80	14	
4	THIRD FLOOR	1085.36		165.44	1250.80	14	
5	FOURTH FLOOR	1085.36		165.44	1250.80	14	
6	FIFTH FLOOR	1085.36		165.44	1250.80	14	
7	TERRACE FLOOR (HEAD ROOM)		67.36		67.36		Staircase, Lift
8	TOTAL AREA	5443.59	1340.05	827.20	7610.84	70 unit	

ACTUAL BLOCK "B" BUILT UP AREA = Total BUA- OTS =7610.84 - 827.20 =6783.64 Sqm.

INDIVIDUAL UNIT AREA (with Balcony)

Flat no.	Area	Nos
101,201 301,401,501	41.78 sqm	5 no
102,202 302,402,502	59.33 sqm	5 no
103,203 303,403,503	59.61 sqm	5 no
104,204 304,404,504	77.38 sqm	5 no
105,205 305,405,505	77.38 sqm	5 no
106,206 306,406,506	77.38 sqm	5 no
107,207 307,407,507	58.10 sqm	5 no
108,208 308,408,508	58.10 sqm	5 no

Flat no.	Area	Nos
109,209 309,409,509	77.54 sqm	5 no
110,210 310,410,510	77.54 sqm	5 no
111,211 311,411,511	58.10 sqm	5 no
112,212 312,412,512	58.10 sqm	5 no
113,213 313,413,513	59.61 sqm	5 no
114,214 314,414,514	59.59 sqm	5 no

25 Sqm to 50 Sqm flat - 5 nos
50 Sqm to 75 Sqm flat - 40 nos
75 Sqm to 90 Sqm flat - 25 nos

TOTAL NOS OF DWELLING - 70 UNIT

For Town & City Developers
Sanjanal
Partner

APPLICANT

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

ARCHITECT

S. ARUN KUMAR, ME., (Struct.)
CBE Rgn./SE/G-1/2019/07/006
METIS STRUCTURES
93-1,Lakshmi Garden, Sankara College Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAVFM6693P1ZT

STRUCTURAL ENGINEER

LBS/ ENGINEER

SCALE : 1 :100

SHEET NO :4of5

162/BL/2024/02/2024/01904
கட்டட அனுமதி வழங்கப்பட்டது
கட்டட அனுமதி எண்:0604/2024/MH2E
பதிவை Rec.No:2 34246/2024/MH2E
கட்டட மனு 162/BP/விண்ணப்.192452
தேதி: 01/11/2024
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கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி
வழங்கப்பட்டது
ஆணையாளருக்காக
செயல் அலுவலர் அதிகாரம்
01/11/2024

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT BLOCK "A&B" APARTMENT BUILDING IN T.S.NO-3/11, WARD NO-26 (Z), BLOCK NO-04 IN VILANKURUCHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

SCHEDULE OF JOINERY

		METRE
MD	MAIN DOOR	1.00 x 2.10
D	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
LD	LIFT DOOR	1.20 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.80 x 1.35
W	WINDOW	1.20 x 1.20
W1	WINDOW	1.20 x 1.35
W2	WINDOW	0.75 x 1.20
W3	WINDOW	0.75 x 2.00
V	VENTILATOR	0.90 x 0.90
V1	VENTILATOR	0.75 x 0.75
V2	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	2.40 x 2.40

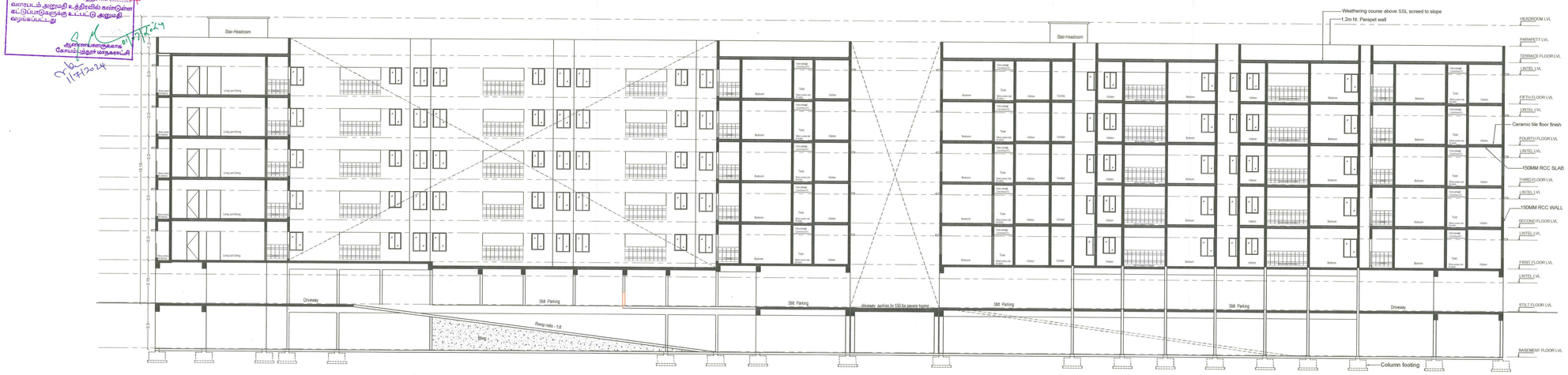
ALL METRIC DIMENSIONS ARE IN "M"
FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
SAND BUCKETS PROVIDED.

N

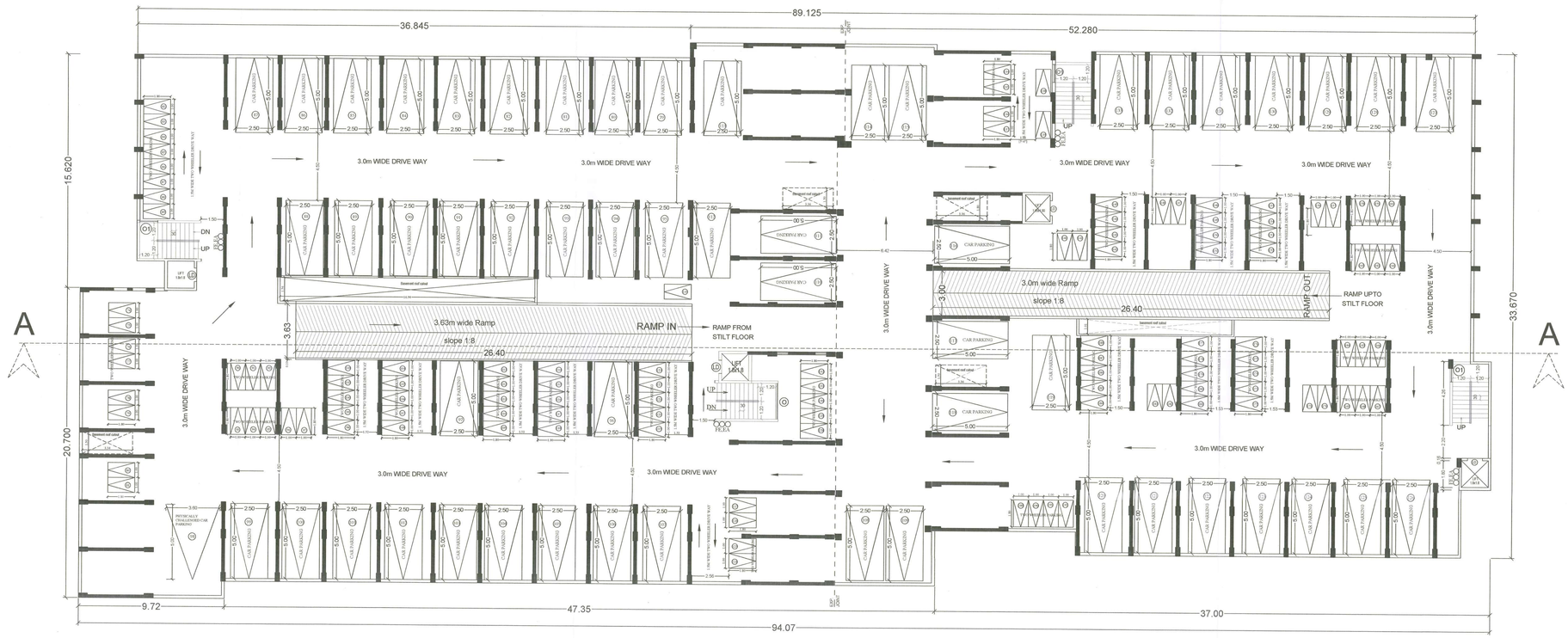
SCALE 1:100

COMBINED BASEMENT FLOOR "C"

S.NO	FLOOR	All measurement in "Sqm" FSI	NON FSI	DEDUCTION (NON)	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	BASEMENT FLOOR		3197.86		3197.86		Staircase, Lift & Parking



SECTION-AA'



BASEMENT FLOOR PLAN

For Town & City Developers

APPLICANT

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

ARCHITECT

S. ARUN KUMAR, ME., (Struct.)
CBE: Rgn./SE/Gr.-I/2019/07/006
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara Collage Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAFFM8697P1ZT

STRUCTURAL ENGINEER

LBS/ ENGINEER

SCALE : 1 :100

SHEET NO :2of5

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT BLOCK "A&B" APARTMENT BUILDING IN T.S.NO-3/11, WARD NO-26 (Z), BLOCK NO-04 IN VILANKURUCHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

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

COLOUR INDEX
EXISTING ROAD -
SITE BOUNDARY -
PROPOSMD BUILDING -
RAINWATER HARVESTING -
FIRE HYDRANT -
ROAD TO BE HANDED OVER TO LOCAL BODY -

N

SCALE 1:100

ALL METRIC DIMENSIONS ARE IN "M"

SITE AREA STATEMENT	SFT	SQM
1.FMB AREA	52269.98	4856.00
2.DOCUMENT AREA	52269.98	4856.00
3.SUPER IMPOSMD PLOT AREA	52039.96	4834.63

BLOCK "A" BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm" FSI	NON FSI	DEDUCTION (OTS)	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	STILT FLOOR	45.71	1723.99		1769.70		Staircase, Lift & Parking Deivers Bath&WC
2	FIRST FLOOR	1413.63		251.64	1665.27	18	
3	SECOND FLOOR	1413.63		251.64	1665.27	18	
4	THIRD FLOOR	1413.63		251.64	1665.27	18	
5	FOURTH FLOOR	1413.63		251.64	1665.27	18	
6	FIFTH FLOOR	1413.63		251.64	1665.27	18	
7	TERRACE FLOOR (HEAD ROOM)		80.60		80.60		Staircase, Lift
8	TOTAL AREA	7113.86	1804.59	1258.20	10176.65	90 unit	

ACTUAL BLOCK "A" BUILT UP AREA = Total BUA- OTS =10176.65 - 1258.20 =8918.45 Sqm.

BLOCK "B" BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm" FSI	NON FSI	DEDUCTION (OTS)	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	STILT FLOOR	16.79	1272.69		1289.48		Staircase, Lift & Parking
2	FIRST FLOOR	1085.36		165.44	1250.80	14	
3	SECOND FLOOR	1085.36		165.44	1250.80	14	
4	THIRD FLOOR	1085.36		165.44	1250.80	14	
5	FOURTH FLOOR	1085.36		165.44	1250.80	14	
6	FIFTH FLOOR	1085.36		165.44	1250.80	14	
7	TERRACE FLOOR (HEAD ROOM)		67.36		67.36		Staircase, Lift
8	TOTAL AREA	5443.59	1340.05	827.20	7610.84	70 unit	

ACTUAL BLOCK "B" BUILT UP AREA = Total BUA- OTS =7610.84 - 827.20 =6783.64 Sqm.

COMBINED BASEMENT FLOOR "C"

S.NO	FLOOR	FSI	All measurement in "Sqm" NON FSI	DEDUCTION (OTS)	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	BASEMENT FLOOR		3197.86		3197.86		Staircase, Lift & Parking
	Watchmen room (1ft)		6.25		6.25		
GRAND TOTAL	(A+B+C+lft) 12557.45		3150.89	2085.40	20091.60	160 units	

ACTUAL TOTAL BUILT UP AREA = Total BUA- OTS =20991.60- 2085.40 =18,906.20 Sqm.

FSI = Total FSI area / Plot area = 12557.45 / 4834.63 = 2.59 (Premium FSI Provided)

TOTAL NUMBERS OF DWELLING - 160 UNITS

PARKING DETAIL:-

Parking category	BLOCK "A"	BLOCK "B"	Total No of Unit	Two wheelers required	Cars required
Below 25 Sqm flat	--	--	--	--	--
25 Sqm to 50 Sqm flat	--	05	05	05	--
50 Sqm to 75 Sqm flat	60	40	100	100	50
75 Sqm to 90 Sqm flat	30	25	55	55	55
Visitors parking of 10%				16	11
Total Requied parking				176	116
Provided Parking				192	133

For Town & City Developers
Sanjaravi Partner
APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/41573
Coimbatore LPA/RA/GR-I/19/04/019
ARCHITECT

S. ARUN KUMAR, ME., (Struct.)
CBE Rgn./SE/Gr-I/2018/07/006
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sarkaru College Road, Saravanampatti, Coimbatore - 35.
GSTIN : 33AAAFM9507P1ZT
STRUCTURAL ENGINEER

LBS/ ENGINEER

SCALE : 1 :100

SHEET NO :5of5

T.S.No-3/2B
VACANT LAND

RAIN WATER PERCULATION PIT @ 3m C/C

105.4

Basement floor extent

Block "A"

Block "B"

RAMP DOWN TO BASEMENT FLOOR

RAMP FROM BASEMENT FLOOR

T.S.No-3/11

T.S.No-3/10
VACANT LAND

44.5

35.8

BLOCK-03

Basement floor extent

Type your text

74.1

24.20

1.5 m HEIGHT COMPOUND WALL

Type your text

T.S.No-3/9
VACANT LAND

T.S.No-3/14
VACANT LAND

30 FEET ROAD

ROAD TO BE HANDED OVER TO LOCAL BODY
84.10 Sqm

SITE PLAN CUM STILT FLOOR PLAN

KEY PLAN
SCALE -NTS

AVINASHI ROAD
TRICHY ROAD
KUNIAMUTHUR ROAD
VILANKURICHI ROAD
CODISSIA ROAD
SIDCO NAGAR ROAD
IT PARK ROAD
Coimbatore Medical college
CIT
PSG COLLEGE
FUN MALL

SECTION ON AA

SEWAGE TREATMENT PLANT DETAILS

SECTION

UG sump PLAN

SECTION AT GATE
SCALE: NTS

ELEVATION
GATE/COMPOUND WALL DETAIL

SECTION XX
SCALE: NTS

DETAIL OF HAND RAIL FOR PHYSICALLY DISABLMD
SCALE: NTS
(DETAIL OF COMPOUND WALL & RAIN WATER CONSERVATION TRENCH)

TRIAL PIT (NTS)

STAIRCASE DETAILS
WIDTH - 4'-0" (1.20)
TREAD - 12" (0.30)
RISE - 6" (0.15)

SECTION
RAIN WATER HARVESTING WELL (RWH)

RAIN WATER TRENCH SECTION

Signature valid
Signed by: Director
Location:null
Date: 2024.02.19 17:16:48 IST



our services doesn't just end there

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