Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

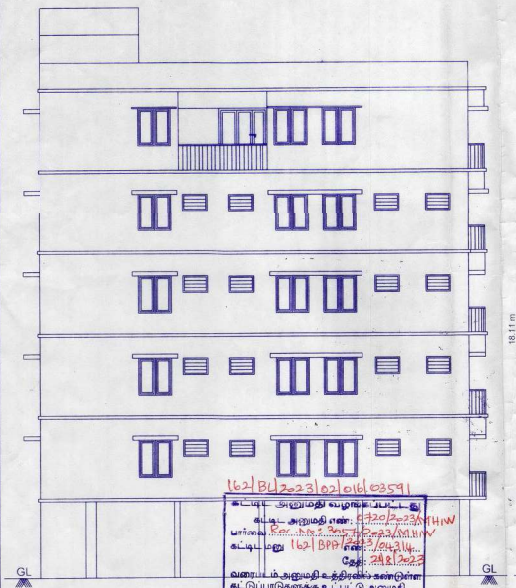


PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN OLD S.F.No : 155/2B, T.S.No : 2, 3 & 4, BLOCK No : 72, WARD No: D(4), KAVUNDAMPALAYAM VILLAGE, COIMBATORE CORPORATION.

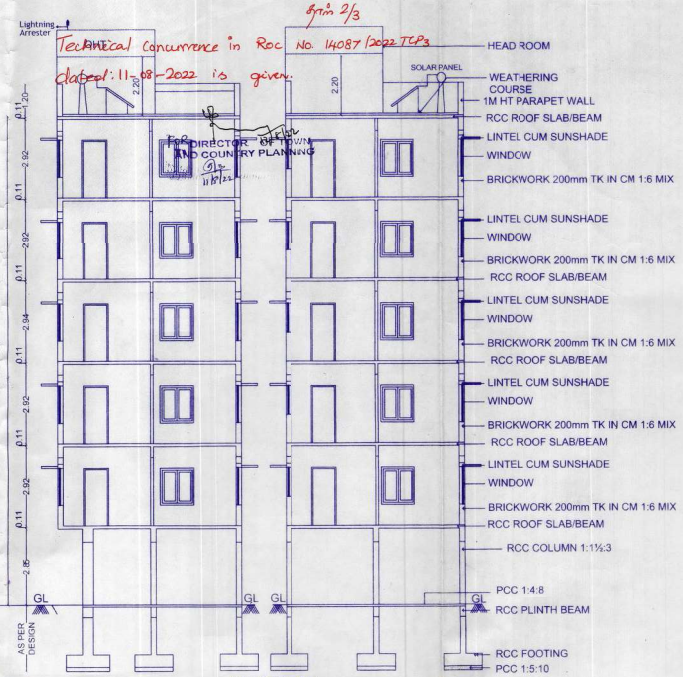
Technical concurrence in Roc No. 140871/2022 TCP3 dated: 11-08-2022 is given.

FOR DIRECTOR OF TOWN AND COUNTRY PLANNING

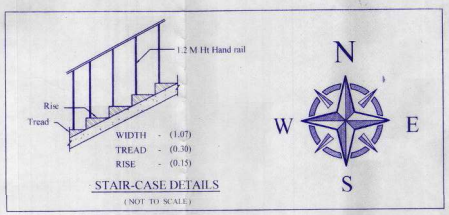
ELEVATION



SECTION 'AA'

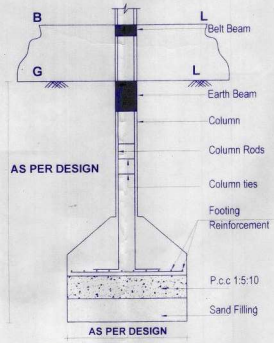


STAIR-CASE DETAILS



(NOT TO SCALE)

FOUNDATION DETAILS

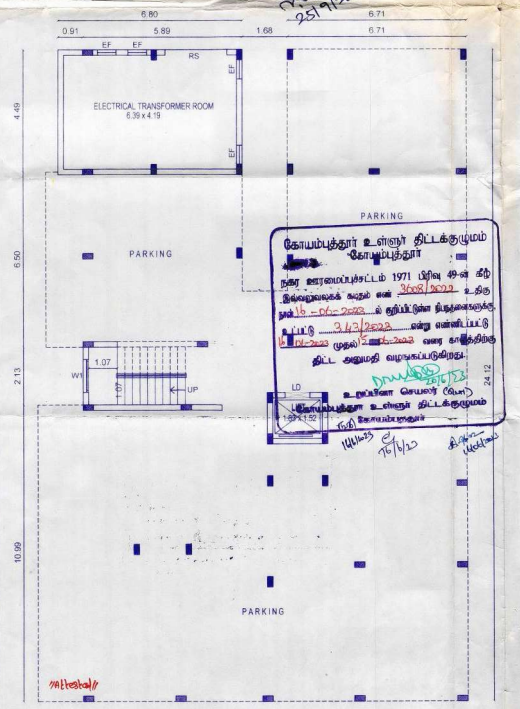


JOINERY DETAILS:	METER
MD- MAIN DOOR	1.07 x 2.10
D - DOOR	0.91 x 2.10
D1 - DOOR	0.69 x 2.10
LD - LIFT DOOR	0.91 x 2.10
W - WINDOW	1.83 x 1.37
W1 - WINDOW	1.22 x 1.37
W3 - WINDOW	0.91 x 1.37
FW - FRENCH WINDOW	1.83 x 2.10
KW - KITCHEN WINDOW	1.22 x 1.07
FW1 - FRENCH WINDOW	1.83 x 2.00
O - OPEN	0.91 x 2.00
V1 - VENTILATOR	0.91 x 0.61
V - VENTILATOR	0.91 x 0.91

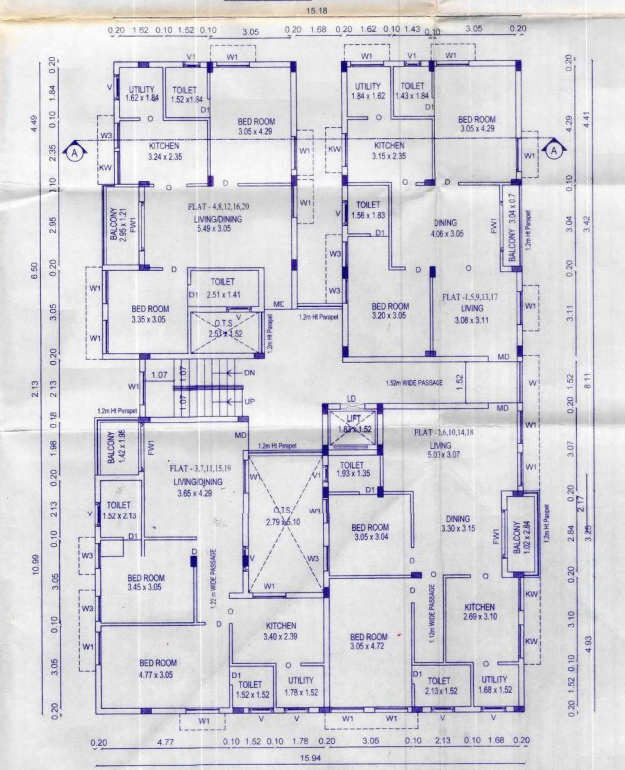
AREA OF THE DWELLING UNIT : BLOCK A

Dwelling Reference	Single/Duplex	Dwelling Area
Dwelling - 1,5,9,13,17	Single	74.72 Sq.m
Dwelling - 2,6,10,14,18	Single	83.51 Sq.m
Dwelling - 3,7,11,15,19	Single	74.58 Sq.m
Dwelling - 4,8,12,16,20	Single	70.70 Sq.m

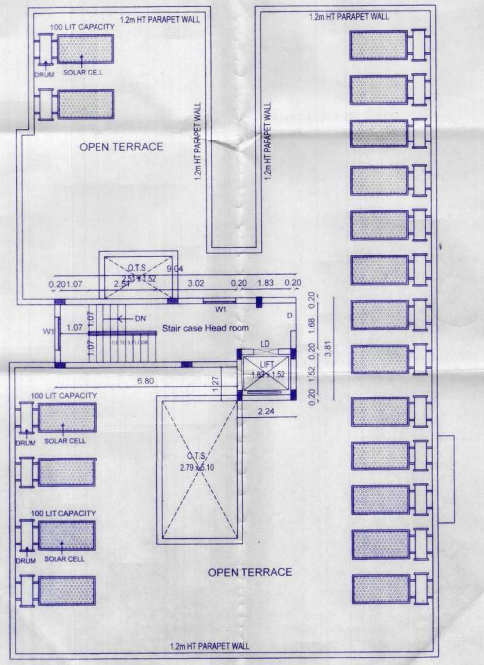
Total Number of Dwellings = 20 Nos



STILT FLOOR PLAN



TYPICAL FIRST, SECOND , THIRD & FOURTH FLOOR PLAN BLOCK A



TERRACE FLOOR PLAN

Er. M. LOGANATHAN, ME (Struct.,) MIE.,FIV.,
PWD CLASS 1-A PANEL ENGINEER,
(COIMBATORE DISTRICT)
GOVT. APPROVED VALUER
G-7, Sri Sai Complex, Opp. Avila Convent,
Venkittapuram, Coimbatore - 641 025.
Cell: 98430-76865, 73737 40009

APPLICANT

Er. M. LOGANATHAN, ME (Struct.,) MIE.,FIV.,
PWD CLASS 1-A PANEL ENGINEER,
(COIMBATORE DISTRICT)
GOVT. APPROVED VALUER
G-7, Sri Sai Complex, Opp. Avila Convent,
Venkittapuram, Coimbatore - 641 025.
Cell: 98430-76865, 73737 40009

STRUCTURAL ENGINEER

S. KANNAN B.Arch.,
Reg. No: CA/2005/35491
CLPA/RA/GR-1/19/09/041
YELLOW ARCHITECTS
#52, NANDINI STREET, RAMNAGAR,
COIMBATORE-641009, PH: 0422-2232080

ARCHITECT

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97900 28222
LBS No. GBS.057.2019 LPA/RE/GR-II/19/04/008

LBS

BLOCK - A

SHEET No : 2/3

3/3

1489

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN OLD S.F.No : 155/2B, T.S.No : 2, 3 & 4, BLOCK No : 72, WARD No: D(4), KAVUNDAMPALAYAM VILLAGE, COIMBATORE CORPORATION.

JOINERY DETAILS:	METER
MD- MAIN DOOR	1.07 x 2.10
D - DOOR	0.91 x 2.10
D1 - DOOR	0.69 x 2.10
LD - LIFT DOOR	0.91 x 2.10
W - WINDOW	1.83 x 1.37
W1 - WINDOW	1.22 x 1.37
W3 - WINDOW	0.91 x 1.37
FW - FRENCH WINDOW	1.83 x 2.10
KW - KITCHEN WINDOW	1.22 x 1.07
FW1 - FRENCH WINDOW	1.83 x 2.00
O - OPEN	0.91 x 2.00
V1 - VENTILATOR	0.91 x 0.61
V - VENTILATOR	0.91 x 0.91

AREA OF THE DWELLING UNIT : BLOCK B

Dwelling Reference	Single/Duplex	Dwelling Area
Dwelling - 1,6,11,16,21	Single	63.73 Sq.m
Dwelling - 2,7,12,17,22	Single	61.46 Sq.m
Dwelling - 3,8,13,18,23	Single	70.07 Sq.m
Dwelling - 4,9,14,19,24	Single	62.24 Sq.m
Dwelling - 5,10,15,20,25	Single	64.88 Sq.m

Total Number of Dwellings = 25 Nos

R. Mallika
APPLICANT

Er.M. LOGANATHAN, ME(Struct.) MIE.,FIV.,
PROFESS I-A PANEL ENGINEER,
(COIMBATORE DISTRICT)
GOVT. APPROVED VALUER
G-7, Sri Sai Complex, Opp. Avila Convent,
Venkitapuram, Coimbatore - 641 025.
Cell: 98430-76865, 73737 40009

STRUCTURAL ENGINEER

S.KANNAN B.Arch.,
Regn. No: CA/2005/36491
CLPA/RA/GR-I/19/09/041
YELLOW ARCHITECTS
#52, SAROJINI STREET, RAMNAGAR,
COIMBATORE-641009, PH: 0422-2232080

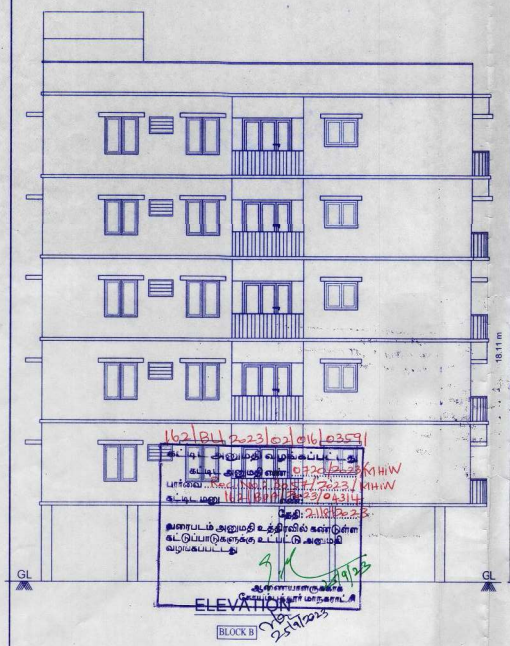
ARCHITECT

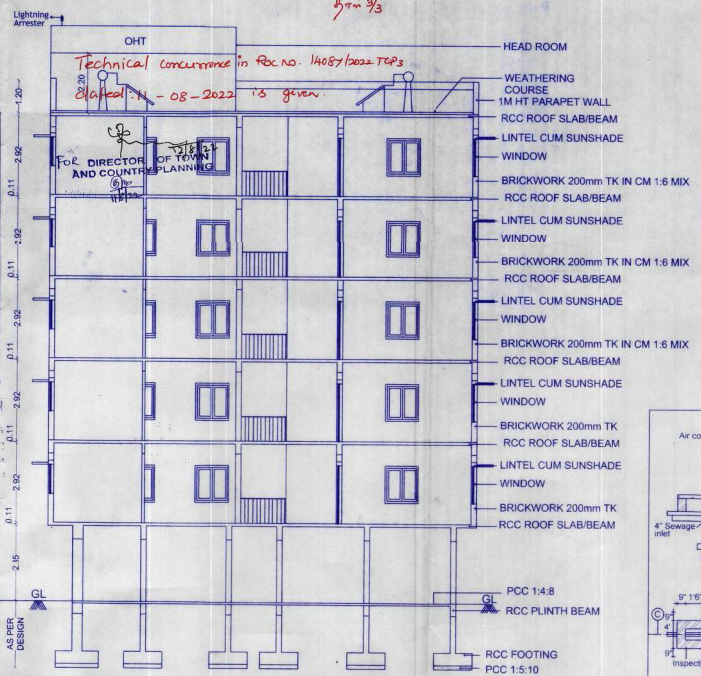
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GBH.057.2019 LBS/RE/GR-II/19/04/008

LBS

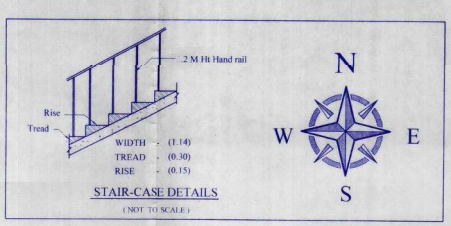
BLOCK - B

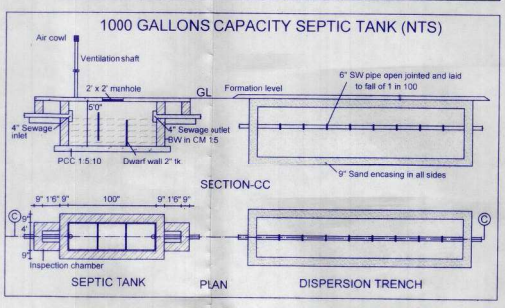
SHEET No : 3/3

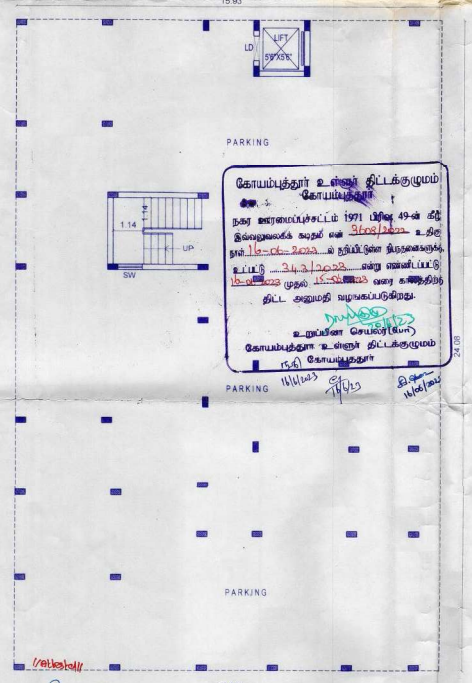




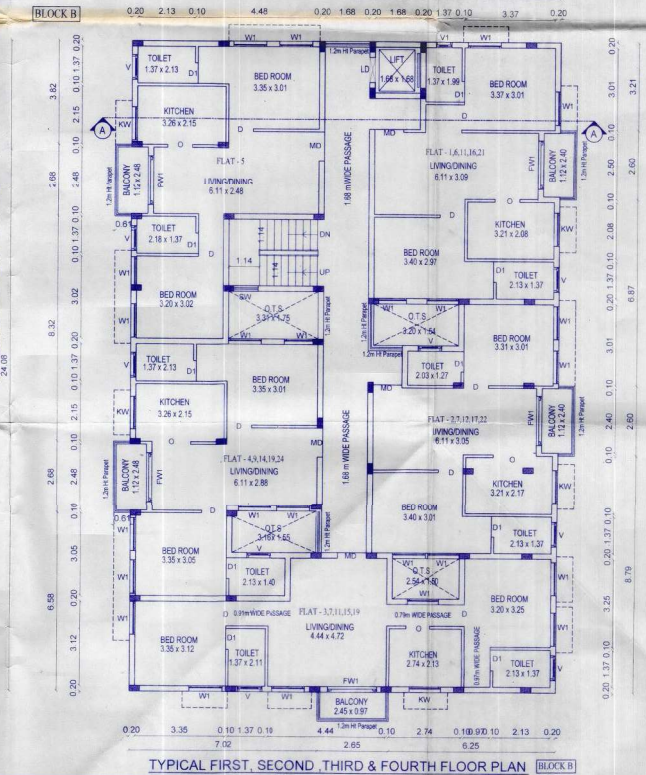
SECTION 'AA'



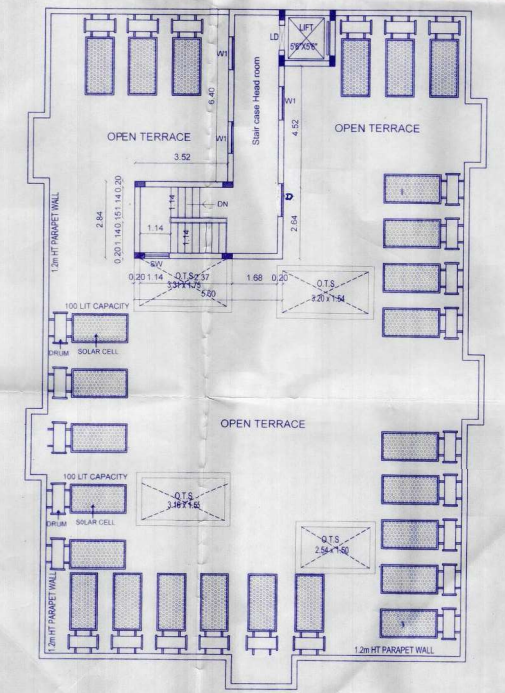




STILT FLOOR PLAN



TYPICAL FIRST, SECOND ,THIRD & FOURTH FLOOR PLAN BLOCK B



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN OLD S.F.No : 155/2B, T.S.No : 2, 3 & 4, BLOCK No : 72, WARD No: D(4), KAVUNDAMPALAYAM VILLAGE, COIMBATORE CORPORATION.

AREA DETAILS

AREA DETAILS AS PER TSLR	T.S.No.	AREA DETAILS
	2	559.8
	3	329.7
	4	428.0
TOTAL AREA AS PER TSLR (ABCDEFGHA)		1317.50 Sqm
AREA OF THE SITE (As per TSLR)		1317.50 Sq m
AREA OF THE SITE (As per Document)		1361.20 Sq m

FLOORWISE BREAKUP

BLOCK A	Total Built Up	Non Fsi Area Parking	Deduc	Fsi Area Stuctu	Balcony	Residential
AREA OF STILT FLOOR	360.55	333.78		26.77	----	26.77
AREA OF FIRST FLOOR	362.48	---	18.60	---	10.49	343.88
AREA OF SECOND FLOOR	362.48	---	18.60	---	10.49	343.88
AREA OF THIRD FLOOR	362.48	---	18.60	---	10.49	343.88
AREA OF FOURTH FLOOR	362.48	---	18.60	---	10.49	343.88
AREA OF FIFTH FLOOR	362.48	---	18.60	---	10.49	343.88
AREA OF TERRACE FLOOR	25.79					
TOTAL BUILT UP AREA	2198.74	333.78	93.00	26.77	52.45	1746.17

NOS OF DWELINGS - 20 NOS (A Block)

BLOCK B	Total Built Up	Non Fsi Area Parking	Deduc	Balcony	Residential
AREA OF STILT FLOOR	383.36	383.36		---	---
AREA OF FIRST FLOOR	392.63	---	19.43	15.18	373.20
AREA OF SECOND FLOOR	392.63	---	19.43	15.18	373.20
AREA OF THIRD FLOOR	392.63	---	19.43	15.18	373.20
AREA OF FOURTH FLOOR	392.63	---	19.43	15.18	373.20
AREA OF FIFTH FLOOR	392.63	---	19.43	15.18	373.20
AREA OF TERRACE FLOOR	33.19				
TOTAL BUILT UP AREA	2379.70	383.36	97.15	75.90	1866.00

NOS OF DWELINGS 25 NOS (B Block) — A Block (20) + B Block (25) = 45 nos

FSI $\frac{3612.17}{1317.50}$ = 2.74 (Premium FSI) PC $\frac{755.11}{1317.50}$ = 57.31 %

HORIZANTAL DIST. FROM ELEC. LINE : NIL

TP OR NTP AREA : NTP

NOTE : ALL DIMENSIONS ARE IN FEET [METRE]

SCALE 1 : 100

TOTAL NO's DWELLINGS : 45 Nos

PARKING DETAILS :	Required	Provided
Car Parking	28	28
Two Wheeler Parking	44	45

R. Mallika
APPLICANT

Er. M. LOGANATHAN B.E.(Struct.), MIE, FIV.
PWD CLASS I PANEL ENGINEER,
(COIMBATORE DISTRICT)
GOVT. APPROVED VALUER
G-7, Sri Sai Complex, Opp. Avila Convent,
Venkittapuram, Coimbatore - 641 025.
Cell: 98430-76865, 72737 40009
STRUCTURAL ENGINEER

S. KANNAN B.Arch.,
Reg. No: CA/2005/36491
C.PA/RA/GR-1/19/09/041
YELLOW ARCHITECTS
#52, SAROJINI STREET, RAMNAGAR,
COIMBATORE-641009,PH: 0422-2232080
ARCHITECT

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Che
No.54, 1st Floor, Bharathi Park 7th Cross, Near IOB Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GOLD/57.2019 LPA/92/08.10/19/04/008
LBS

SITE PLAN — SHEET No : 1/3

PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)

Technical Conformance to Ref No. 14087/2022/TP3 dated 11.8.2022 is given.

FOR DIRECTOR OF TOWN AND COUNTRY PLANNING

SECTION ON A-A [SCALE : 1:50]

SEWAGE TREATMENT PLANT PLAN [SCALE : 1:50]

SECTION ON B-B [SCALE : 1:50]

DOMESTIC EFFLUENT TREATMENT PLANT HYDRAULIC FLOW DIAGRAM [Not to Scale]

SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES

COLUMN AND JOINT DETAILING

BEAM REINFORCEMENT

PROVISION OF CONFINING REIN FORCEMENT IN FOOTINGS

RCC LINTEL BAND — JAMB REINF. — DOOR — DOOR OPENING

RCC LINTEL BAND — WINDOW — WINDOW OPENING

Residetial Buildings [0.44 + 18.20 m]

old S.F NO: 155 / 1A2 [7.15 + 2.64 m]

BLOCK No : 76

Rain water harvesting recharge trench section [14.38 m As per TSLR]

[As per Site]

3.0m SINGLE DRIVE WAY

ELECTRICAL ROOM 6.39 x 4.19

PARKING

STP

T.S.No : 1 Vacant land

T.S.No : 2

T.S.No : 3

T.S.No : 4

T.S.No : 5

S.F NO. 155 / 2A

S.F NO. 155 / 2C

[29.85 m]

[29.96 m]

[18.80 m]

12.20 m] IN & OUT GATE

14.20 m]

Vacant land

T.S.No : 11 Vacant land

STILT CUM SITE PLAN

SCALE 1 : 100

T.S.No : 10

12.10 m WIDE NORTH - SOUTH Existing Corporation Lay out Road to Kavundampalayam

7.1 m WIDE East - West Existing Corporation Lay out Road

To TVS Nagarar road

S.F NO. 2C pt

Septic tank 4.87 m

RAIN WATER HARVESTING RECHARGE TRENCH SECTION

Perforated cover R.C.C.Slab (with holes) — Sand — Brickbat — Filter Media

SOLAR WATER HEATER DETAIL (NTS) (PROVIDED ON THE TERRACE)

DRUM — SOLAR CELL — PLAN

REFERENCE:

SITE

PROPOSED BUILDING

EXISTING ROAD

PERCOLATION TRENCH

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED.

SAND BUCKTS PROVIDED.



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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate