PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

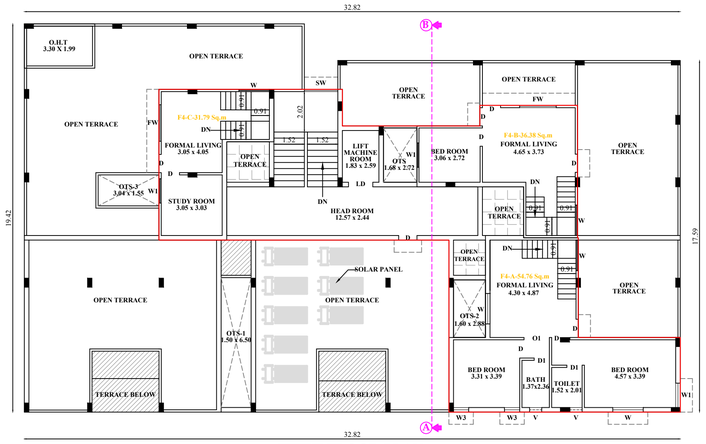
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

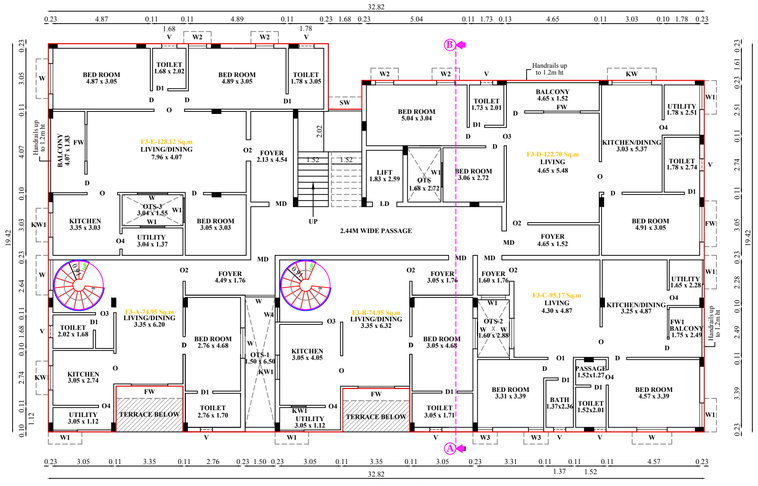
hello@verified.realestate

+91 9996 12 9996

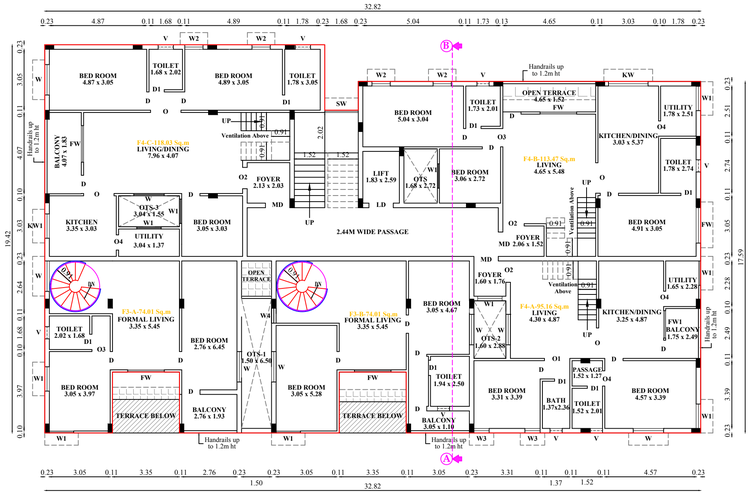
verified.realestate



FIFTH FLOOR PLAN



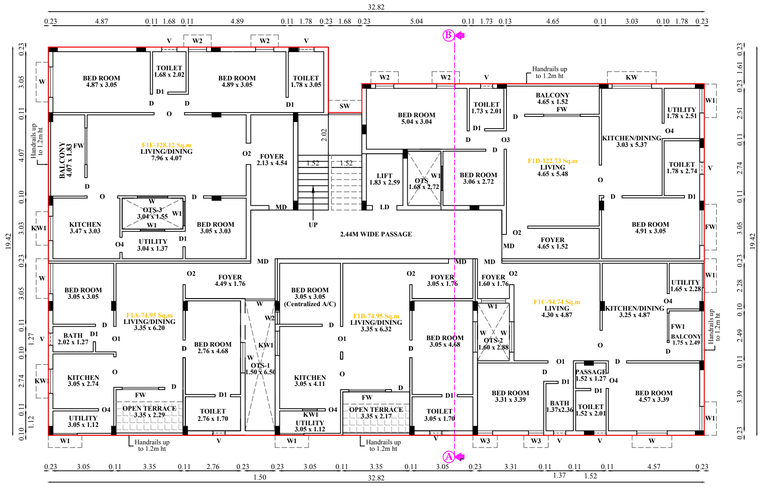
THIRD FLOOR PLAN



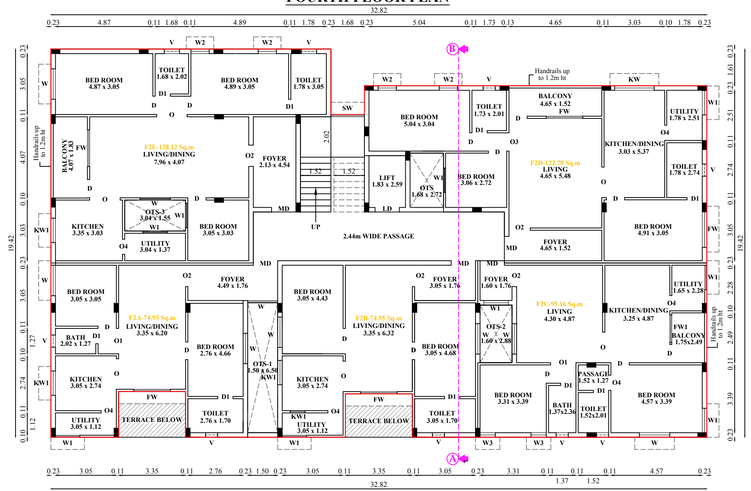
FOURTH FLOOR PLAN



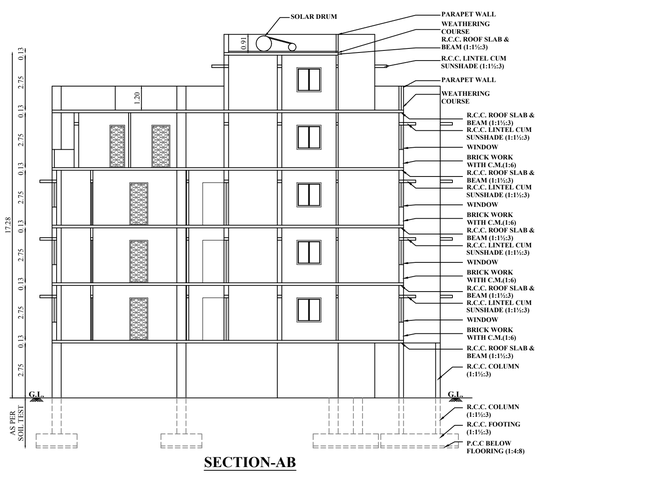
FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SECTION-AB

DWELLING DETAILS			
Floor Name	Flat Name	No of Dwelling unit	Carpet Area
FLOOR01	F1-A	1	74.95
	F1-B	1	74.95
	F1-C	1	94.74
	F1-D	1	122.73
	F1-E	1	128.12
FLOOR02	F2-A	1	74.95
	F2-B	1	74.95
	F2-C	1	95.16
	F2-D	1	122.70
	F2-E	1	128.12
FLOOR03	F3-A (Duplex)	1	74.95
	F3-B (Duplex)	1	74.95
	F3-C	1	95.17
	F3-D	1	122.70
	F3-E	1	128.12
FLOOR04	F3-A (Duplex)	-	74.01
	F3-B (Duplex)	-	74.01
	F4-A (Duplex)	1	95.16
	F4-B (Duplex)	1	113.47
	F4-C (Duplex)	1	118.03
FLOOR05	F4-A (Duplex)	-	54.76
	F4-B (Duplex)	-	36.38
	F4-C (Duplex)	-	31.79
		18	

STILT, FIRST, SECOND & THIRD FLOOR

SHEET NO: 2/2

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT WARD No.29(AC),BLOCK No.03,T.S.No.101/3 (OLD S.F.No.66) IN SOWRIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION.

North

Scale 1 : 100

AREA DETAILS

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
STILT FLOOR	-	600.67	600.67
FIRST FLOOR	562.10	-	562.10
SECOND FLOOR	562.10	-	562.10
THIRD FLOOR	562.10	-	562.10
FOURTH FLOOR	553.98	-	553.98
FIFTH FLOOR	194.92	-	194.92
TOTAL	2435.20	600.67	3035.87

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
MD	MAIN DOOR	1.22 x 2.13
LD	LIFT DOOR	1.22 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
O	OPEN	1.52 x 2.13
O1	OPEN	1.27 x 2.13
O2	OPEN	1.07 x 2.13
O3	OPEN	0.91 x 2.13
O4	OPEN	0.76 x 2.13
FW	FRENCH WINDOW	1.83 x 1.83
FW1	FRENCH WINDOW	1.37 x 1.83
W	WINDOW	1.52 x 1.22
W1	WINDOW	1.22 x 1.22
W2	WINDOW	0.91 x 1.22
W3	WINDOW	0.76 x 1.22
W4	WINDOW	0.75 x 2.00
SW	STAIRCASE WINDOW	1.68 x 1.22
KW	KITCHEN WINDOW	1.98 x 1.07
KW1	KITCHEN WINDOW	1.22 x 1.07
V	VENTILATOR	0.61 x 0.61

SITE APPROVAL

Application No.: SWP/BPA/00877/2022

Site Boundary shown as "A to D" and numbered as SWP / DTCP / COIMBATORE / Site Approval No. : 265 / 2023

PLANNING PERMISSION

Application No.: SWP/BPA/00877/2022

Planning Permission No. : 302/2023

Er.V.JOHNPAUL, B.Tech M.E (Ph.D)
Registered Engineer
Reg.No.LPA/RE/GR-II/19/06/822
3/358, Arul Jothi Nagar, Karanampettai
Palladam, Tirupur - 641 401
Ph. 99525 86549

Architect

Er.V.JOHNPAUL B.Tech,M.E.,(Struct),(Ph.D) A.M.I.E.
Approved Civil & Structural Engineer,
LPA/SE/GR-1 19/04/032, LBS GR-1/032/
Contact No.: 99 52 50 65 49

Structural Engineer

For SHAKIR VENTURES PRIVATE LIMITED

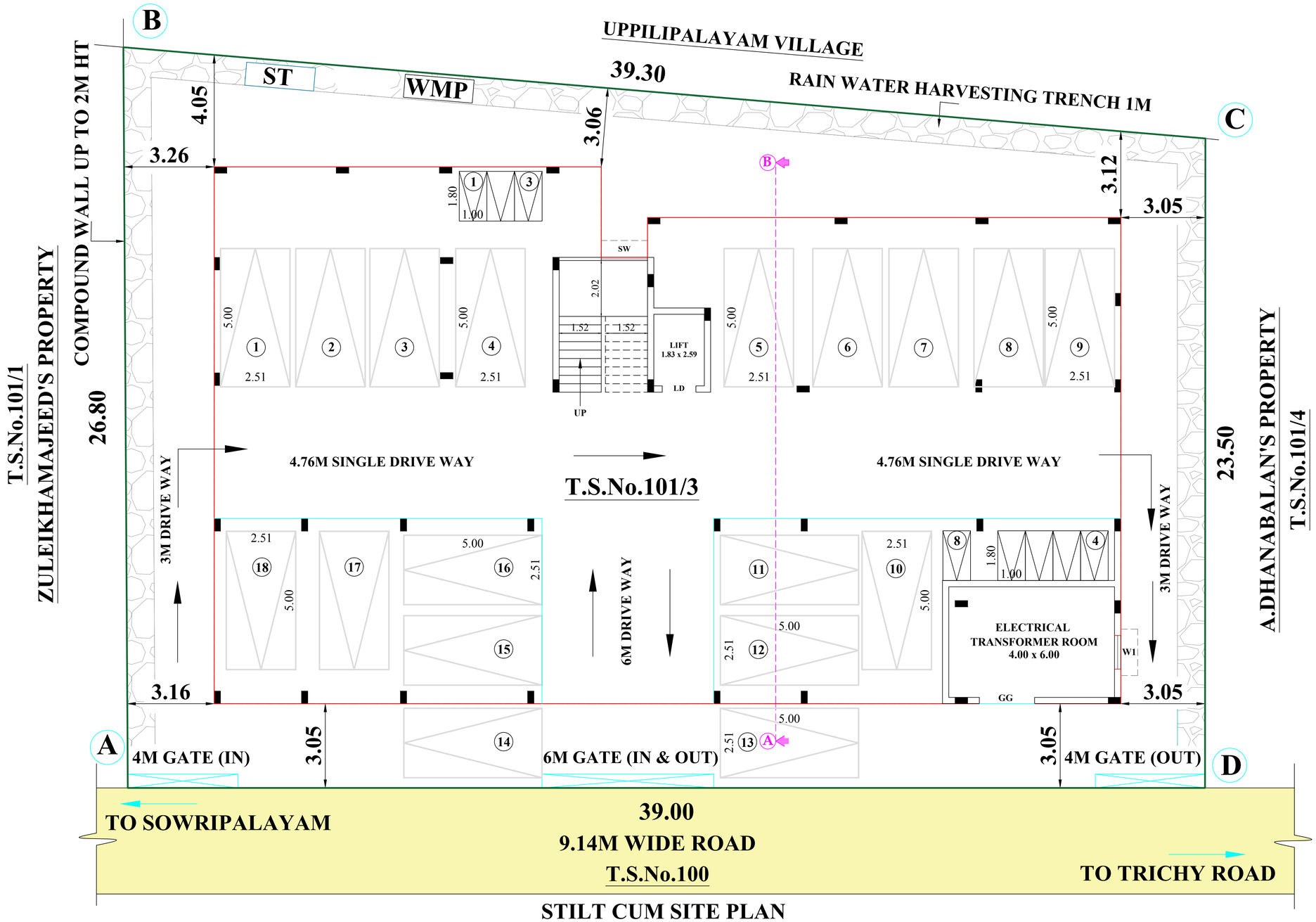
Director

Applicant

கி.கௌதமி
அளவர் / உ.தனி வரைவாளர்

கோ.பாலமுருகன்
வரைவாளர் நிலை-III

ந.கிரிஜா
மேற்பார்வையாளர்



STILT CUM SITE PLAN

SITE PLAN	SHEET NO:1/2

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT WARD No.29(AC), BLOCK No.03, T.S.No.101/3 (OLD S.F.No.66) IN SOWRIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION.

North | Scale 1 : 100

AREA DETAILS:

AREA OF THE SITE : 978.30 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
STILT FLOOR	-	600.67	600.67
FIRST FLOOR	562.10	-	562.10
SECOND FLOOR	562.10	-	562.10
THIRD FLOOR	562.10	-	562.10
FOURTH FLOOR	553.98	-	553.98
FIFTH FLOOR	194.92	-	194.92
TOTAL	2435.20	600.67	3035.87

FLOOR SPACE INDEX = $\frac{2435.20}{978.30}$ = 2.489

PARKING DETAILS

	DWELLING NUMBERS	TWO WHEELER PARKING		CAR PARKING	
		Required	Provided	Required	Provided
Below 75 Sqm	4	4	8	2	18
Above 75 Sqm	14	-		14	
TOTAL	18	5 (4x10%)	8	18 (16x10%)	18

Note:

- Existing Road
- Site boundry (A,B,C & D)
- Proposed Building

SITE APPROVAL

Application No.: SWP/BPA/003877/2022

Site Boundary shown as "A to D" and numbered as SWP / DTCP / COIMBATORE / Site Approval No. : 265 / 2023

PLANNING PERMISSION

Application No.: SWP/BPA/003877/2022

Planning Permission No. : 302/2023

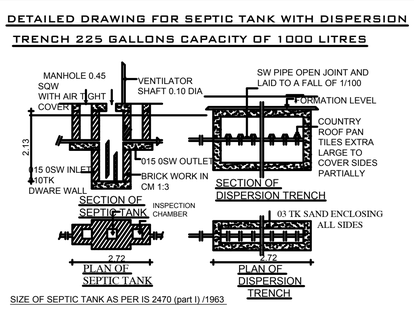
Er.V.JOHNPAUL, B.Tech M.E (Ph.D)
Registered Engineer
Reg.No.LPA/RE/GR-II/19/05/822
3/358, Arul Jothi Nagar, kerenempettai
Palladam, Tirupur - 641 401
Ph. 99525 06549
Architect

கி.கௌதமி
அளவர் / உதவி வரைவாளர்

கோ.பாலமுருகன்
வரைவாளர் நிலை-III

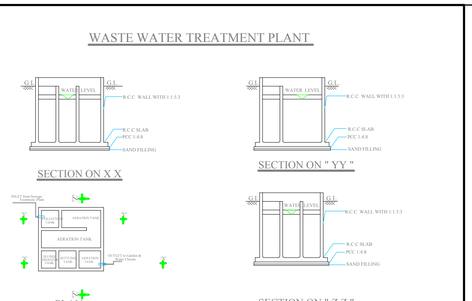
ந.கிரிஜா
மேற்பார்வையாளர்

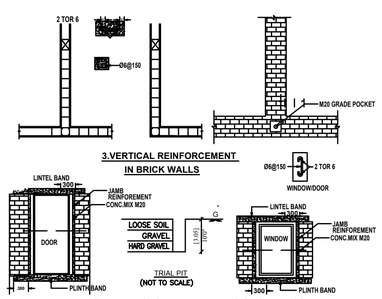
DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES

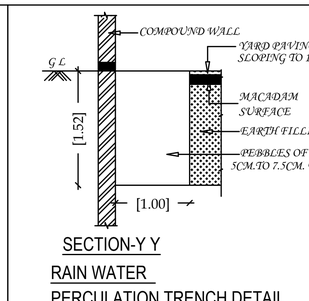


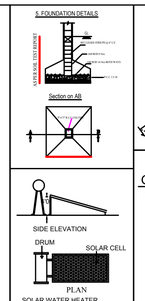
SIZE OF SEPTIC TANK AS PER IS 2470 (part I) /1963

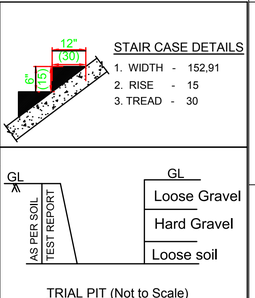
WASTE WATER TREATMENT PLANT











Er.V.JOHNPAUL B.Tech,M.E.,(Struct),(Ph.D) A.M.I.E.
Approved Civil & Structural Engineer,
LPA/SE/GR-1 19/04/032, LBS GR-1/032/
Contact No.: 99 52 50 65 49
Structural Engineer

For SHAKIR VENTURES PRIVATE LIMITED
Director
Applicant

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.