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

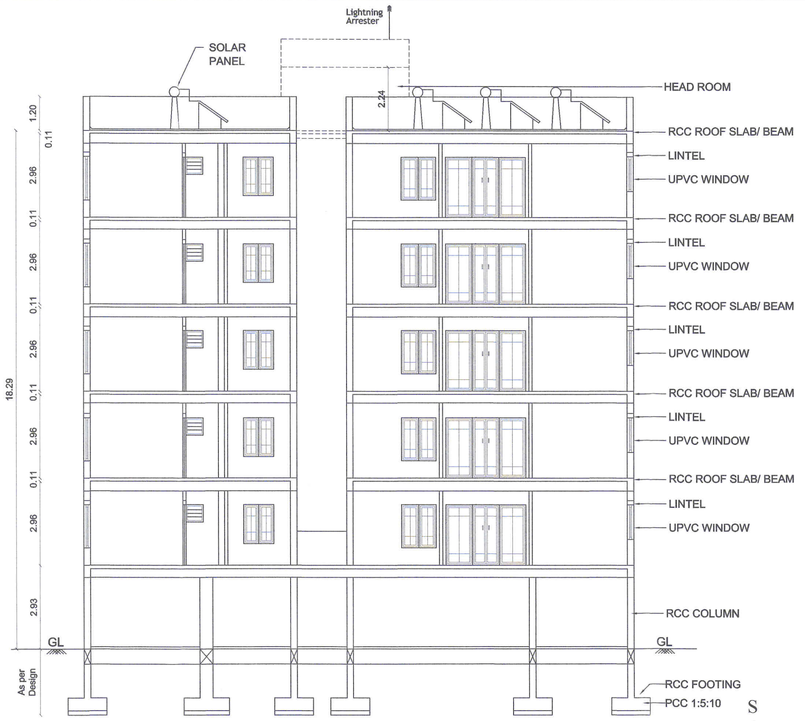
+91 9996 12 9996

verified.realestate



NORTH SIDE ELEVATION

BLOCK A



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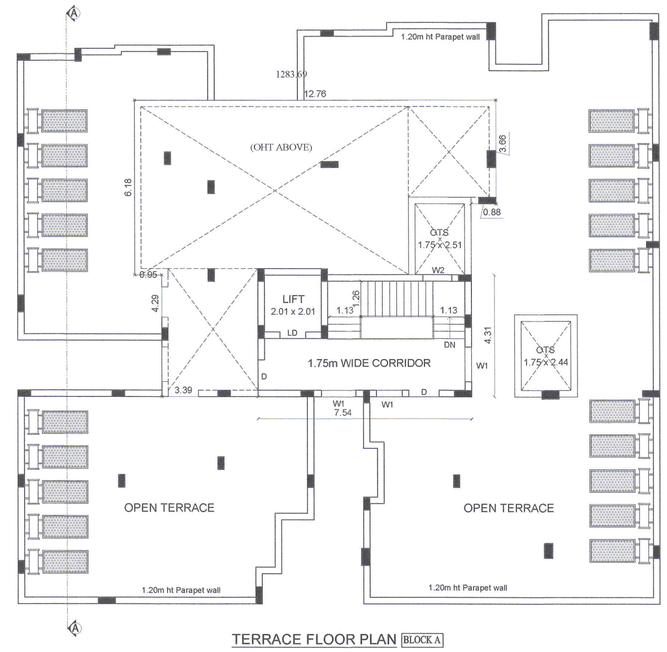
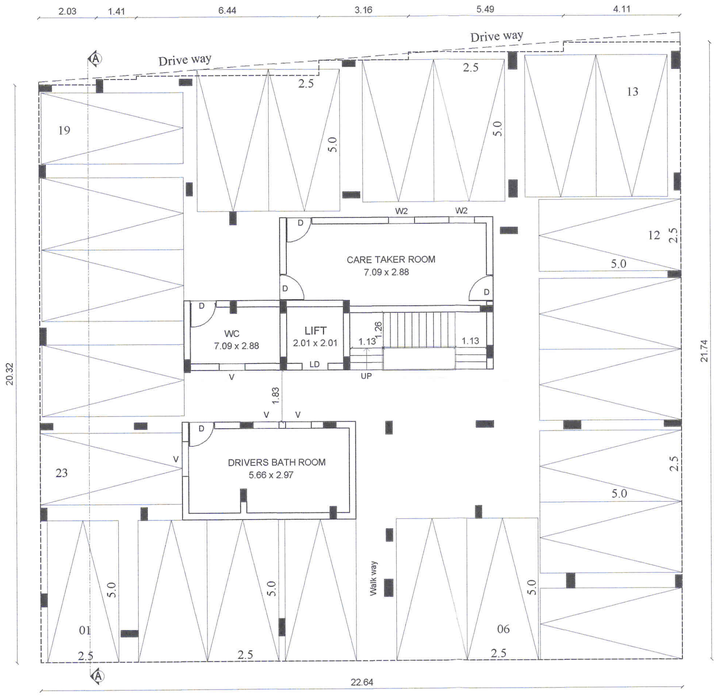
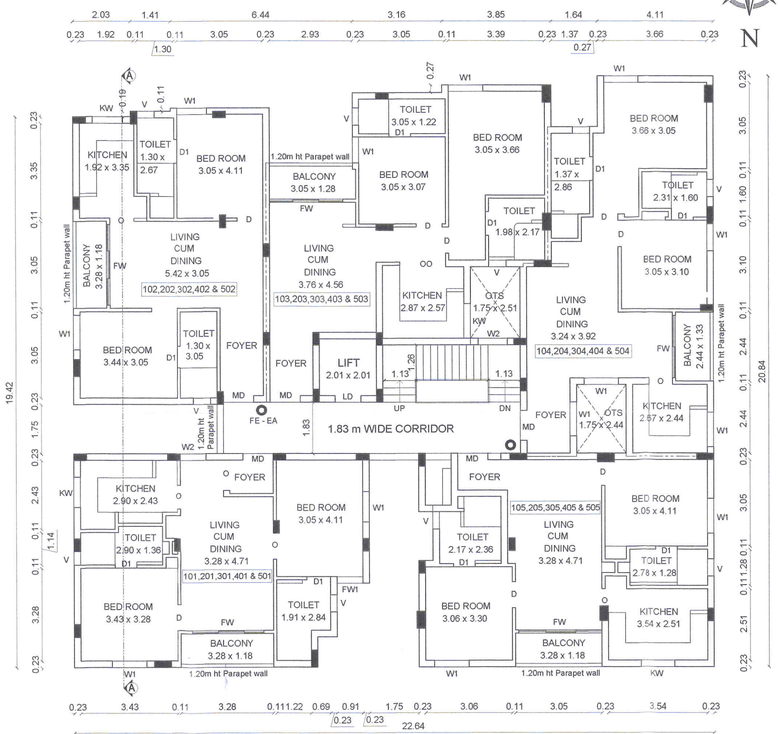


TERRACE FLOOR PLAN BLOCK A

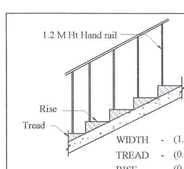


STILIT FLOOR PLAN

BLOCK A



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



STAIR-CASE - 1 DETAILS

(NOT TO SCALE)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND, THIRD , FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.No: 110/4B &126/1B, PATTA No : 5191, KURUDAMPALAYAM VILLAGE, & PANCHAYAT, COIMBATORE NORTH TALUK & DISTRICT.

JOINERY DETAILS:	METER
MD- MAIN DOOR	1.07 x 2.10
D - DOOR	0.91 x 2.10
D1 - DOOR	0.76 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
W2 - WINDOW	1.07 x 1.37
FW - FRENCH WINDOW	1.83 x 2.10
FW1- FRENCH WINDOW	0.91 x 2.10
KW - KITCHEN WINDOW	1.22 x 1.07
O - OPEN	0.91 x 2.00
V - VENTILATOR	0.61 x 0.61
V1 - VENTILATOR	0.76 x 0.91

AREA OF THE DWELLING UNIT : BLOCK A

Dwelling Reference	Single/Duplex	Dwelling Area
Dwelling - 101,201,301,401 & 501	Single	74.53 Sq m
Dwelling - 102,202,302,402 & 502	Single	70.68 Sq m
Dwelling - 103,203,303,403 & 503	Single	77.63 Sq m
Dwelling - 104,204,304,404 & 504	Single	77.91 Sq m
Dwelling - 105,205,305,405 & 505	Single	75.12 Sq m
Total Number of Dwellings = 5 x 5 = 25 Nos		

For SAI UVR PROPERTIES PRIVATE LIMITED

Director

APPLICANT

K.T. SRIGANESH B.E.,
COIMBATORE LPA
Structural Engineer Grade - II
Reg. No. SE / GRII/19/03/19/009

STRUCTURAL ENGINEER

M SATHISH KUMAR
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GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

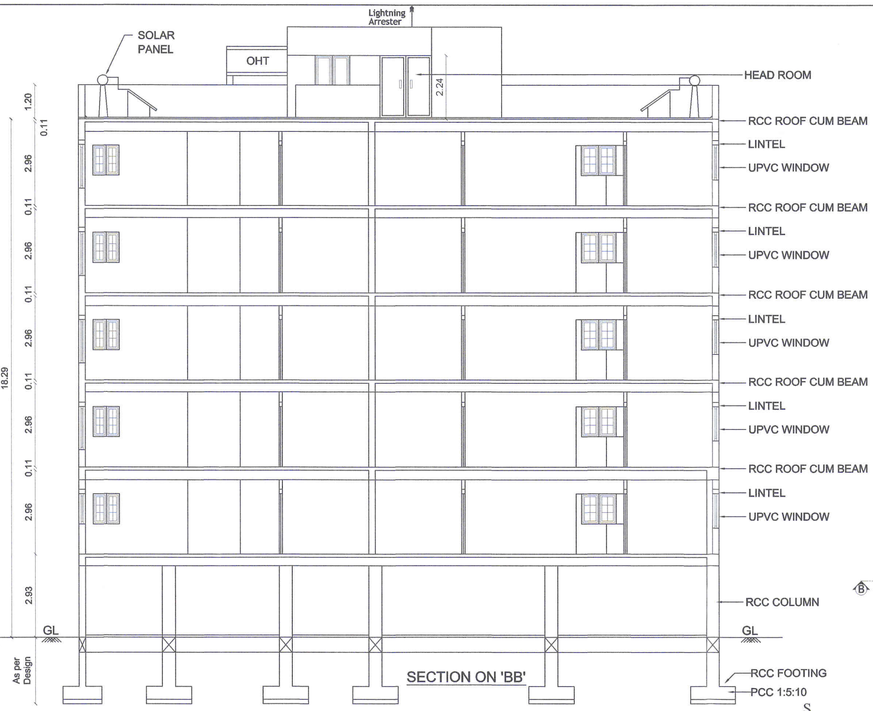
REGISTED ENGINEER

BLOCK - A SHEET No : 2/5



NORTH SIDE ELEVATION

BLOCK B



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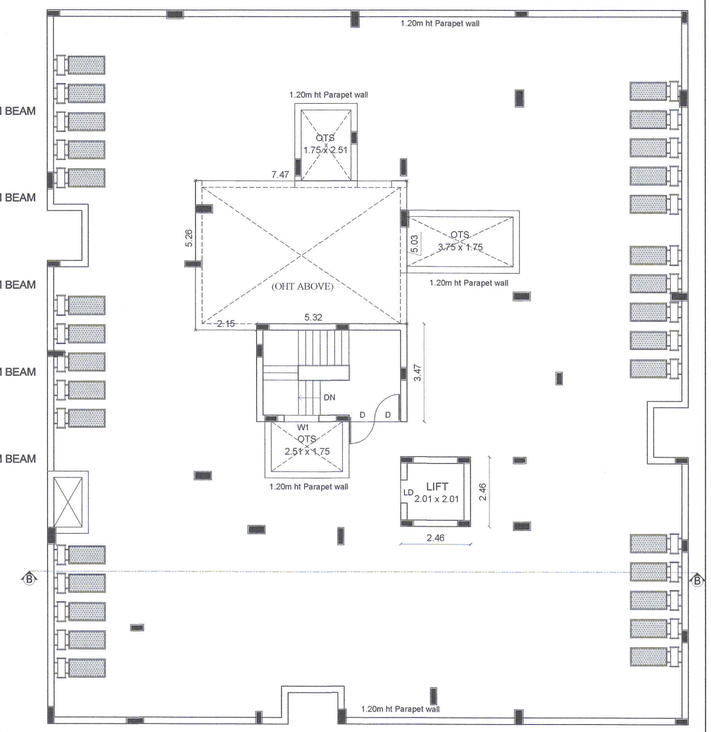
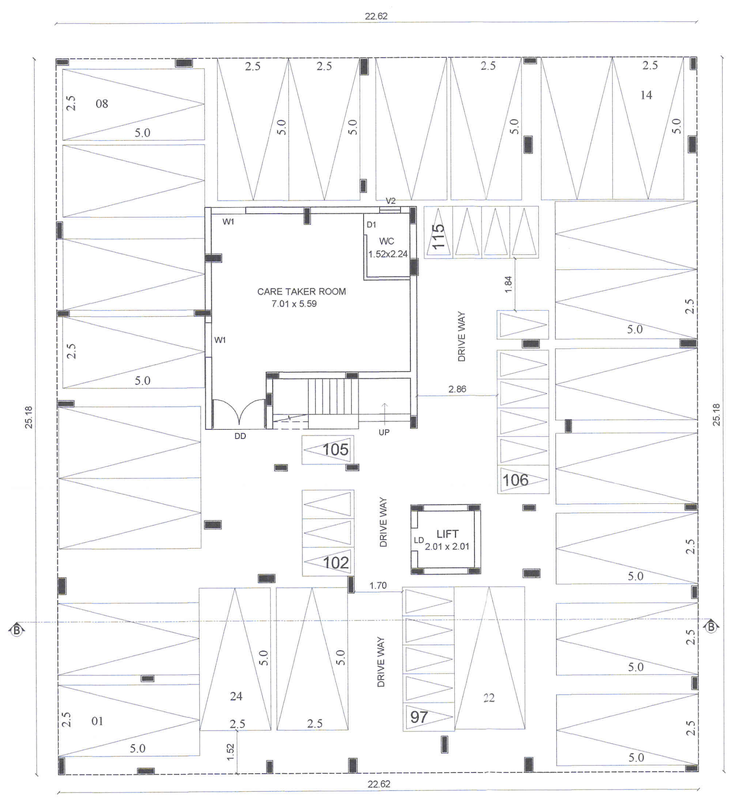
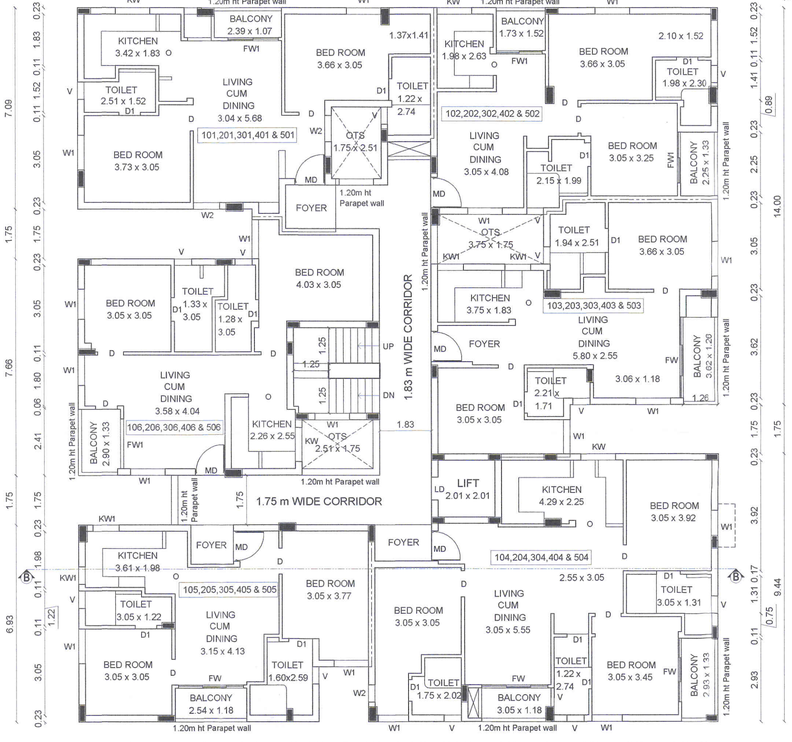


TERRACE FLOOR PLAN



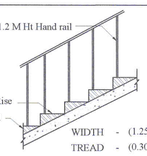
STILIT FLOOR PLAN

BLOCK B



TYPICAL FIRST, SECOND ,THIRD, FOURTH & FIFTH FLOOR PLAN

BLOCK B



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W2 - WINDOW	1.07 x 1.37
FW - FRENCH WINDOW	1.83 x 2.10
KW - KITCHEN WINDOW	0.91 x 1.07
KW1- KITCHEN WINDOW	1.22 x 1.07
O - OPEN	0.91 x 2.00
V - VENTILATOR	0.91 x 0.61
V1 - VENTILATOR	0.76 x 0.91

AREA OF THE DWELLING UNIT : BLOCK B

Dwelling Reference	Single/Duplex	Dwelling Area
Dwelling - 101,201,301,401 & 501	Single	80.48 Sq m
Dwelling - 102,202,302,402 & 502	Single	70.41 Sq m
Dwelling - 103,203,303,403 & 503	Single	73.56 Sq m
Dwelling - 104,204,304,404 & 504	Single	105.40 Sq m
Dwelling - 105,205,305,405 & 505	Single	68.17 Sq m
Dwelling - 106,206,306,406 & 506	Single	71.39 Sq m
Total Number of Dwellings = (6 x 5) = 30 Nos		

For SAI UVR PROPERTIES PRIVATE LIMITED

Director

APPLICANT

S.R.M SRIGANESH B.E.,
COIMBATORE-IPA
Structural Engineer Grade - II
Reg. No. SE / GRII/19/03/19/009

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LBS No. COI/057/2019 LPA/RE/GR-II/13/04/008

REGISTED ENGINEER

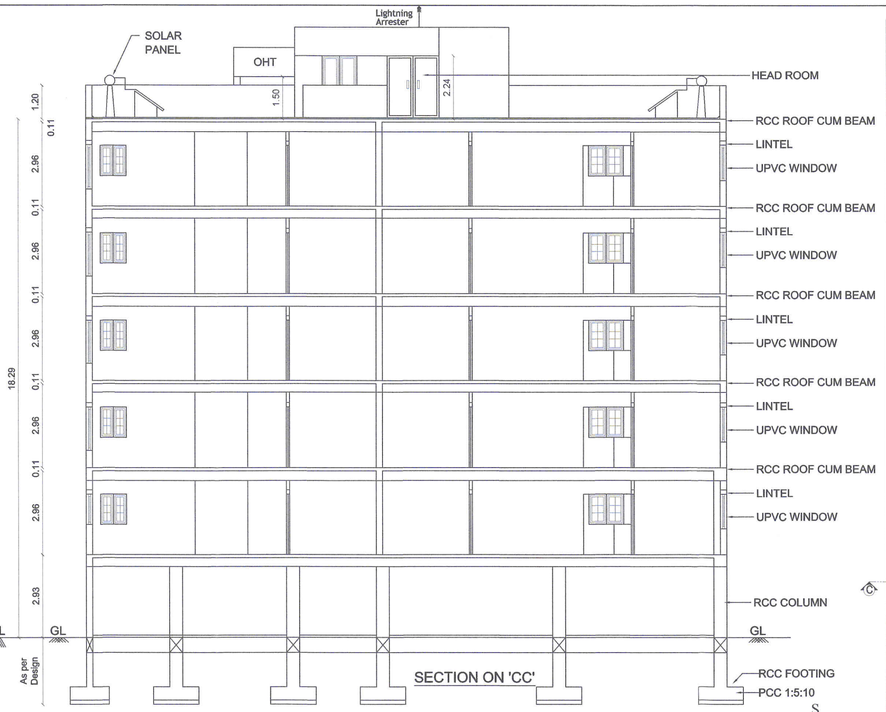
BLOCK- B

SHEET No : 3/5

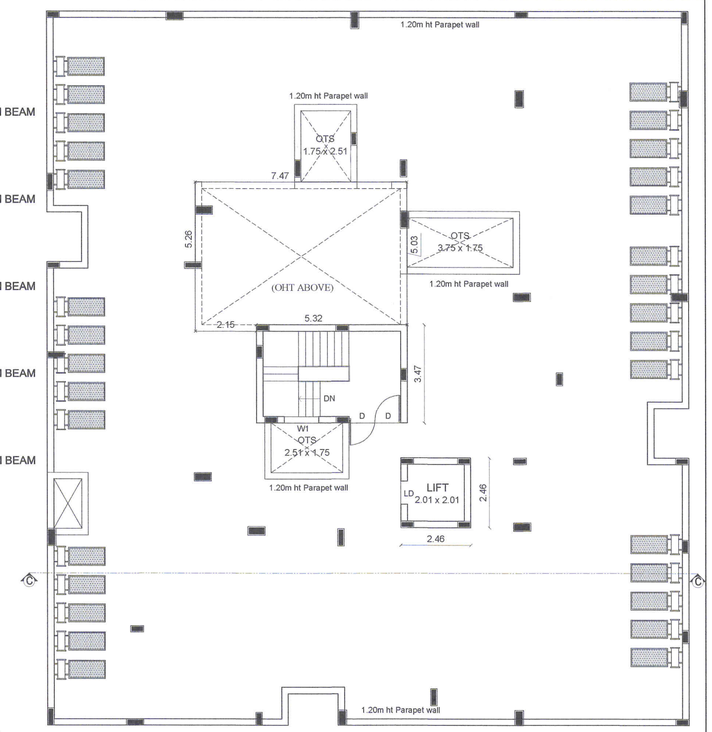


NORTH SIDE ELEVATION

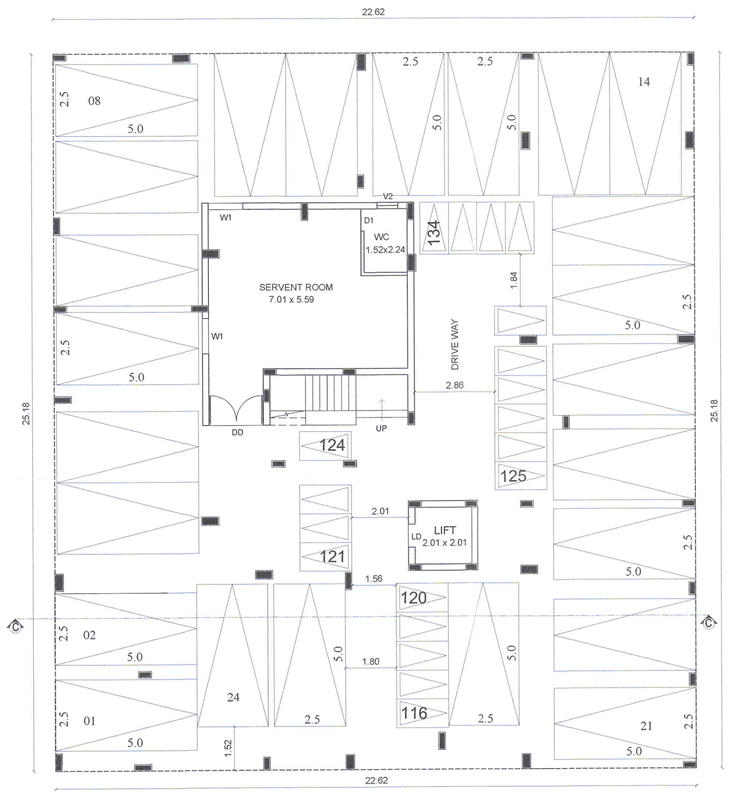
BLOCK C



SECTION ON 'CC'

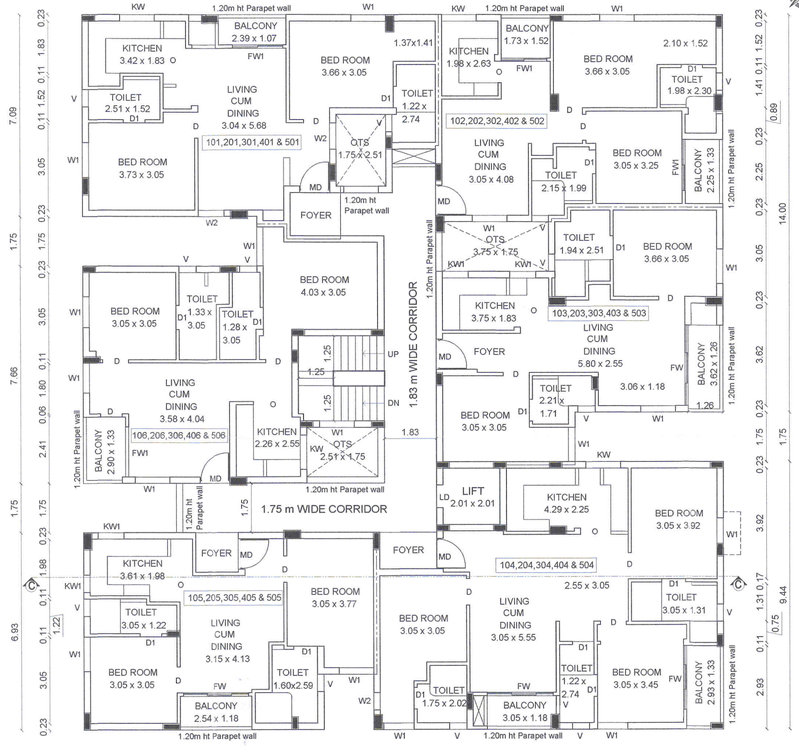


TERRACE FLOOR PLAN



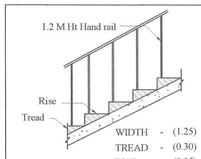
STILIT FLOOR PLAN

BLOCK C



TYPICAL FIRST, SECOND ,THIRD, FOURTH & FIFTH FLOOR PLAN BLOCK C





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(NOT TO SCALE)

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JOINERY DETAILS:	METER
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D - DOOR	0.91 x 2.10
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LD - LIFT DOOR	0.91 x 2.10
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W1 - WINDOW	1.22 x 1.37
W2 - WINDOW	1.07 x 1.37
FW - FRENCH WINDOW	1.83 x 2.10
KW - KITCHEN WINDOW	0.91 x 1.07
KW1- KITCHEN WINDOW	1.22 x 1.07
O - OPEN	0.91 x 2.00
V - VENTILATOR	0.91 x 0.61
V1 - VENTILATOR	0.76 x 0.91

AREA OF THE DWELLING UNIT : BLOCK C

Dwelling Reference	Single/Duplex	Dwelling Area
Dwelling - 101,201,301,401 & 501	Single	80.48 Sq m
Dwelling - 102,202,302,402 & 502	Single	70.41 Sq m
Dwelling - 103,203,303,403 & 503	Single	73.56 Sq m
Dwelling - 104,204,304,404 & 504	Single	105.40 Sq m
Dwelling - 105,205,305,405 & 505	Single	68.17 Sq m
Dwelling - 106,206,306,406 & 506	Single	71.39 Sq m
Total Number of Dwellings = (6 x 5) = 30 Nos		

For SAI UVR PROPERTIES PRIVATE LIMITED

Director

APPLICANT

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COIMBATORE LPA
Structural Engineer Grade - II
Reg. No. SE / GRII/19/03/19/009

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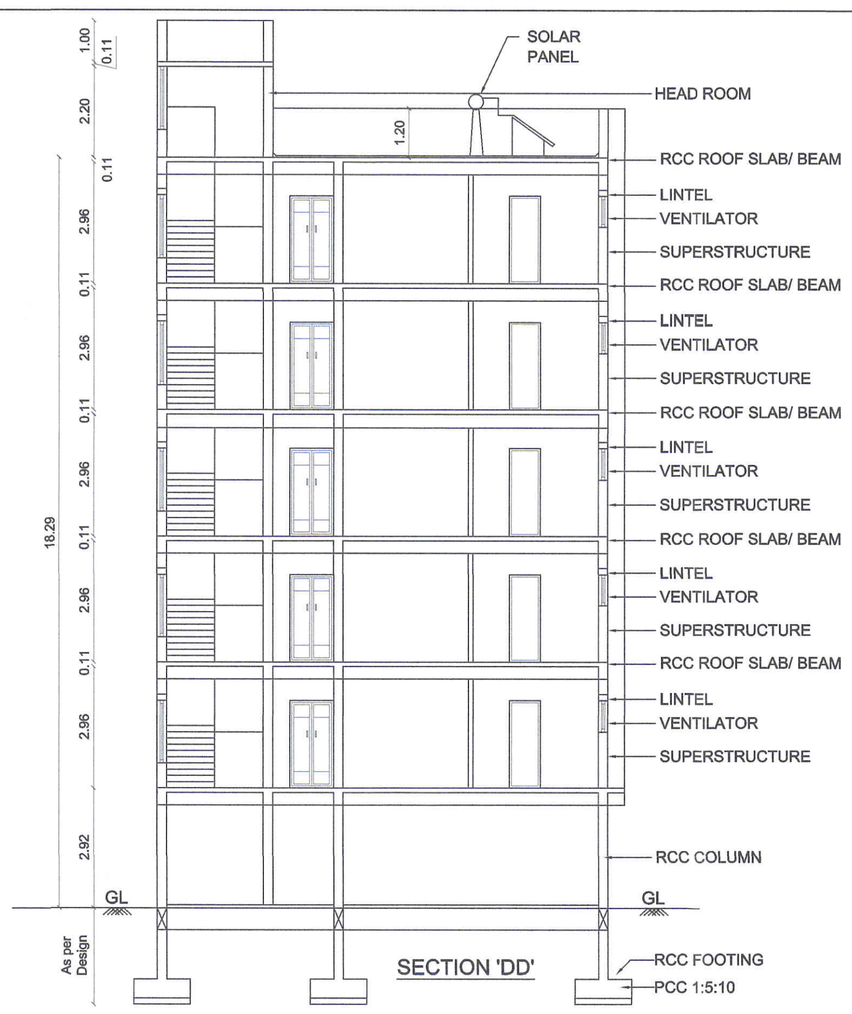
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

REGISTED ENGINEER

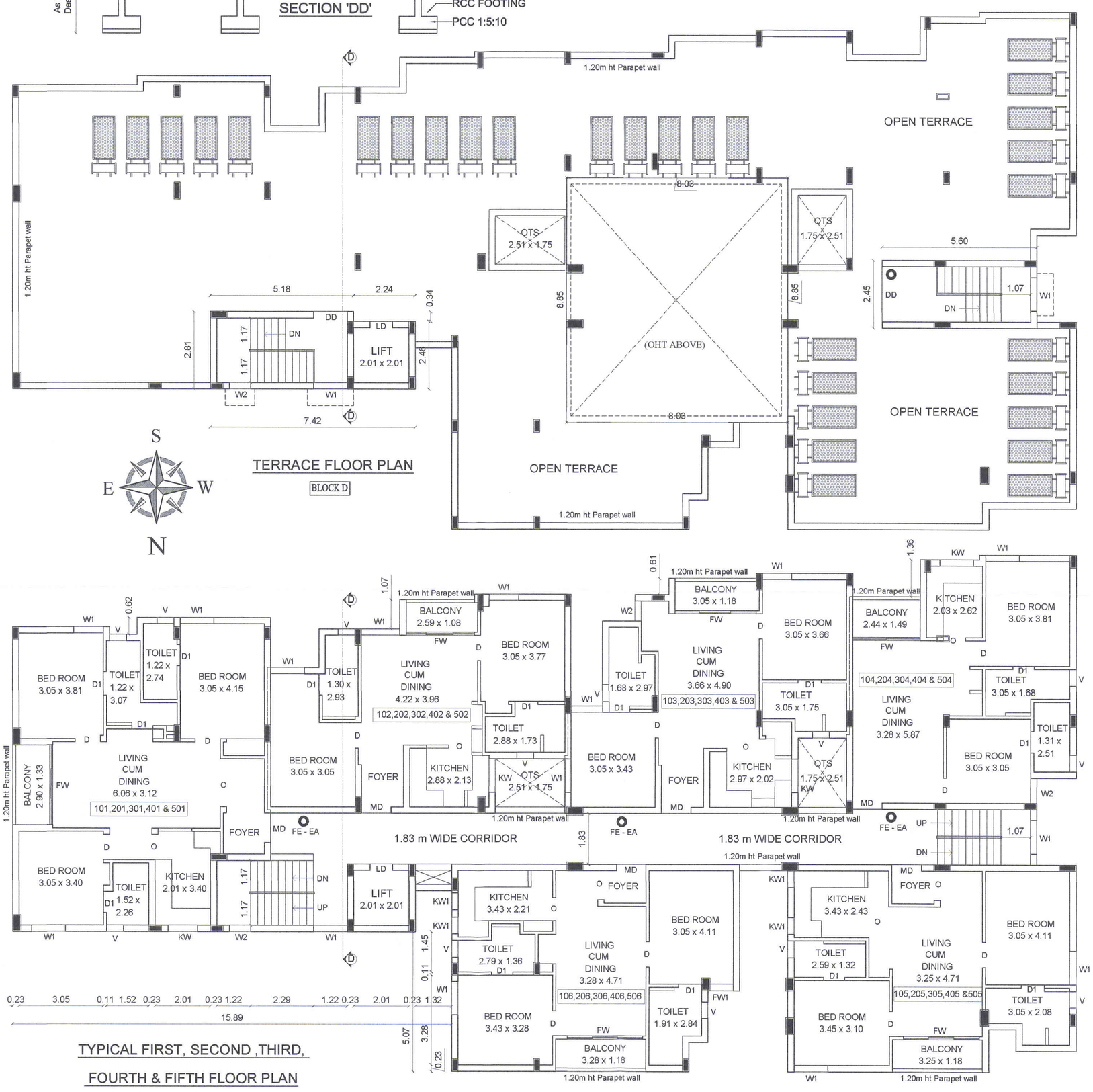
BLOCK- C | SHEET No : 4/5



SECTION 'DD'



NORTH SIDE ELEVATION



STAIR-CASE - 1 DETAILS
(NOT TO SCALE)

STAIR-CASE - 2 DETAILS
(NOT TO SCALE)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND,THIRD , FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN Patta no: 5191,S.F.No :110/4B & 126/1B KURUDAMPALAYAM VILLAGE & , PANCHAYAT, COIMBATORE NORTH TALUK & DISTRICT.

TYPICAL FIRST, SECOND ,THIRD, FOURTH & FIFTH FLOOR PLAN

BLOCK D

AREA OF THE DWELLING UNIT : BLOCK D

Dwelling Reference	Si/D	Area
Dwelling - 101,201,301,401 & 501	Single	98.69 Sq m
Dwelling - 102,202,302,402 & 502	Single	72.38 Sq m
Dwelling - 103,203,303,403 & 503	Single	74.59 Sq m
Dwelling - 104,204,304,404 & 504	Single	70.11 Sq m
Dwelling - 105,205,305,405 &505	Single	75.46 Sq m
Dwelling - 106,206,306,406 & 506	Single	74.53 Sq m
Total Number of Dwellings = 6 x 5 = 30 Nos		

JOINERY DETAILS:	METER
MD- MAIN DOOR	1.07 x 2.10
D - DOOR	0.91 x 2.10
D1 - DOOR	0.76 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
W2 - WINDOW	1.07 x 1.37
FW - FRENCH WINDOW	1.83 x 2.10
FW1- FRENCH WINDOW	0.91 x 2.10
KW - KITCHEN WINDOW	1.22 x 1.07
KW1 - KITCHEN WINDOW	0.61 x 1.07
O - OPEN	0.91 x 2.00
V - VENTILATOR	0.91 x 0.61
V1 - VENTILATOR	0.76 x 0.91

STILIT FLOOR PLAN

BLOCK D

For SAI UVR PROPERTIES PRIVATE LIMITED

T. Satheesh Kumar Director

APPLICANT

K.T. SRIGANESH B.E.,
COIMBATORE LPA
Structural Engineer Grade - II
Reg. No. SE / GRII/19/03/19/009

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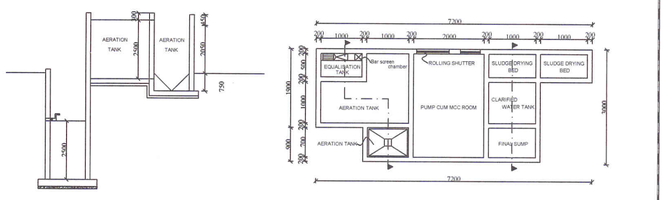
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

REGISTED ENGINEER

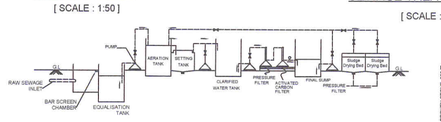
BLOCK - D SHEET No : 5/5

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

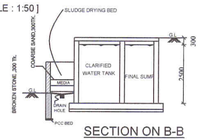


SECTION ON A-A
[SCALE : 1:50]

SEWAGE TREATMENT PLANT PLAN
[SCALE : 1:50]

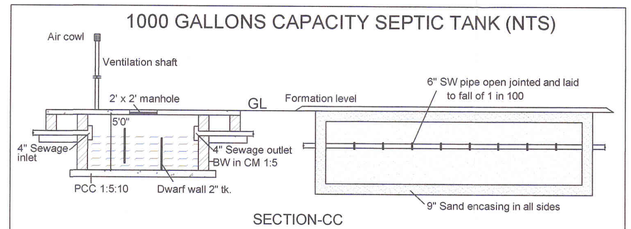


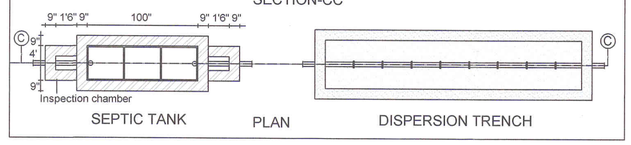
DOMESTIC EFFLUENT TREATMENT PLANT
HYDRAULIC FLOW DIAGRAM [Not to Scale]

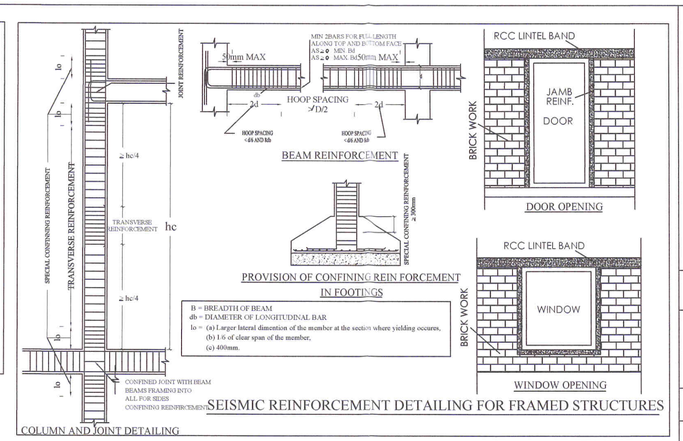


SECTION ON B-B
[SCALE : 1:50]

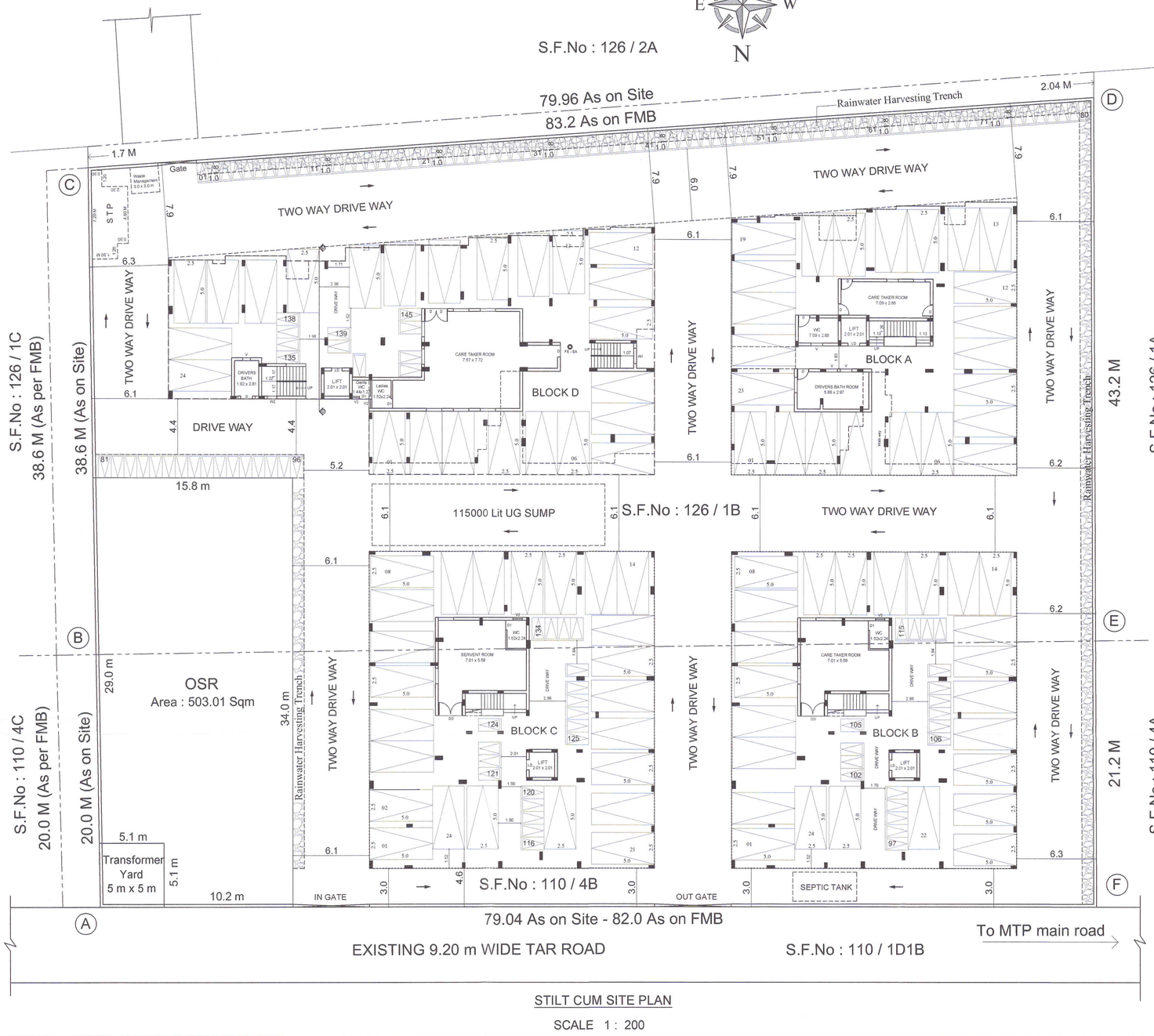
1000 GALLONS CAPACITY SEPTIC TANK (NTS)



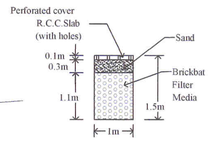




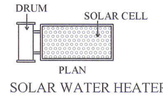
S.F.No : 126 / 2A



STILT CUM SITE PLAN
SCALE 1 : 200



RAIN WATER HARVESTING
RECHARGE TRENCH SECTION



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

REFERENCE:

- SITE
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

HORIZANTAL DIST. FROM ELEC. LINE : NIL
TP OR NTP AREA : NTP
NOTE : ALL DIMENSIONS ARE IN METRE
SCALE 1 : 200
TOTAL NO's DWELLINGS : 25+30+30+30 = 115 Nos

PARKING DETAILS :	Required	Provided
CAR PARKING	62+7	95
TWO WHEELER PARKING	116	145

For SAI UVR PROPERTIES PRIVATE LIMITED
Director
APPLICANT

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SITE AREA DETAILS

	S.F.No.	AREA DETAILS
AREA DETAILS AS PER PATTA	110 / 4B	1680.00 Sq.m
	126 / 1B	3348.00 Sq.m
TOTAL AREA AS PER PATTA (ABCDEFA)		5028.00 Sq.m
AREA OF THE SITE (As per Document)		5018.10 Sq m
AREA OF THE SITE (As per Patta)		5028.00 Sq m

BUILDING AREA FLOORWISE BREAKUP

BLOCK A	Total Built Up	Non Fsi Area Parking	Non Fsi Area Deduc	Fsi Area Residential
AREA OF STILT FLOOR	477.50	477.50	----	----
AREA OF FIRST FLOOR	421.78	----	8.68	413.10
AREA OF SECOND FLOOR	421.78	----	8.68	413.10
AREA OF THIRD FLOOR	421.78	----	8.68	413.10
AREA OF FOURTH FLOOR	421.78	----	8.68	413.10
AREA OF FIFTH FLOOR	421.78	----	8.68	413.10
AREA OF TERRACE FLOOR	119.26	119.26		----
TOTAL BUILT UP AREA - A	2705.66	596.76	43.40	2065.50
NOS OF DWELINGS - 25 NOS (A Block)				

BLOCK B	Total Built Up	Non Fsi Area Parking	Non Fsi Area Deduc	Fsi Area Residential
AREA OF STILT FLOOR	569.57	569.57	----	----
AREA OF FIRST FLOOR	540.54	----	15.39	525.15
AREA OF SECOND FLOOR	540.54	----	15.39	525.15
AREA OF THIRD FLOOR	540.54	----	15.39	525.15
AREA OF FOURTH FLOOR	540.54	----	15.39	525.15
AREA OF FIFTH FLOOR	540.54	----	15.39	525.15
AREA OF TERRACE FLOOR	56.52	56.52		----
TOTAL BUILT UP AREA - B	3328.79	626.09	76.95	2625.75
NOS OF DWELINGS - 30 NOS (B Block)				

BLOCK C	Total Built Up	Non Fsi Area Parking	Non Fsi Area Deduc	Fsi Area Residential
AREA OF STILT FLOOR	569.57	569.57	----	----
AREA OF FIRST FLOOR	540.54	----	15.39	525.15
AREA OF SECOND FLOOR	540.54	----	15.39	525.15
AREA OF THIRD FLOOR	540.54	----	15.39	525.15
AREA OF FOURTH FLOOR	540.54	----	15.39	525.15
AREA OF FIFTH FLOOR	540.54	----	15.39	525.15
AREA OF TERRACE FLOOR	56.52	56.52		----
TOTAL BUILT UP AREA - C	3328.79	626.09	76.95	2625.75
NOS OF DWELINGS - 30 NOS (C Block)				

BLOCK D	Total Built Up	Non Fsi Area Parking	Non Fsi Area Deduc	Fsi Area Residential
AREA OF STILT FLOOR	604.38	604.38	----	----
AREA OF FIRST FLOOR	546.96	----	8.78	538.18
AREA OF SECOND FLOOR	546.96	----	8.78	538.18
AREA OF THIRD FLOOR	546.96	----	8.78	538.18
AREA OF FOURTH FLOOR	546.96	----	8.78	538.18
AREA OF FIFTH FLOOR	546.96	----	8.78	538.18
AREA OF TERRACE FLOOR	104.88	104.88		----
TOTAL BUILT UP AREA - D	3444.06	709.26	43.90	2690.90
NOS OF DWELINGS - 30 NOS (D Block)				

FSI $\frac{10007.90}{5018.10} = 1.99$

SITE PLAN SHEET No : 1 / 5

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

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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.