

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.

|     | JOINERY DESCRIPTION | SIZE IN M   |
|-----|---------------------|-------------|
| MD  | MAIN DOOR           | 1.20 x 2.10 |
| D1  | DOOR                | 0.91 x 2.10 |
| D2  | DOOR                | 0.83 x 2.10 |
| D3  | DOOR                | 1.00 x 2.10 |
| DD  | DOOR                | 1.50 x 2.10 |
| SD  | SLIDING DOOR        | 1.20 x 2.10 |
| LD  | LIFT DOOR           | 1.00 x 2.10 |
| W   | WINDOW              | 2.10 x 1.35 |
| W1  | WINDOW              | 1.80 x 1.35 |
| W2  | WINDOW              | 1.60 x 1.35 |
| W3  | WINDOW              | 1.00 x 1.35 |
| KW1 | WINDOW              | 1.50 x 1.10 |
| KW2 | WINDOW              | 1.25 x 1.10 |
| CW1 | WINDOW              | 3.23 x 1.35 |
| CW2 | WINDOW              | 3.10 x 1.35 |
| CW3 | WINDOW              | 2.78 x 1.35 |
| SW1 | WINDOW              | 2.10 x 2.40 |
| SW2 | WINDOW              | 1.50 x 2.40 |
| FW  | FRENCH WINDOW       | 0.60 x 2.10 |
| EXF | EXHAUST FAN         | 0.60 x 0.60 |
| V   | VENTILATOR          | 0.60 x 0.90 |

### SOUTH ELEVATION



  
**PREYADARSHI. S**  
REG.No: SE-1/004/2021/GR-I(SE)  
16A1, Huzur Road, Anna Statue,  
Behind Taj Vivanta, Coimbatore-641 018.  
PH: 98430 09974  
E-MAIL: info@nmsgv.com

*Nayhu*  
S. NAGAPRASAD, BE.,  
Engineer Grade - II (RE),  
Coimbatore LPA/RE/GR-II/19/03/003,  
16A2, Anna Statue to Hosur Road,  
Behind Taj Vivanta,  
Coimbatore-18, Ph: 0422 4274945.

For PATTEESWARA DEVELOPERS INDIA (P) LTD  
  
 MANAGING DIRECTOR

*Nayhu*  
S. NAGAPRASAD, BE.,  
Engineer Grade - II (RE),  
Coimbatore LPA/RE/GR-II/19/03/003,  
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Behind Taj Vivanta,  
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| Typical Block Name | Floor Name    | Total Buildup Area    | Non FSI Area |   | Residential |
|--------------------|---------------|-----------------------|--------------|---|-------------|
| Covered Parking    | Deduction     | Incidental Structural | FSI Area     |   |             |
| Others             | Terrace Floor | 69.55                 | -            | - | 69.55       |



STAIRCASE DETAIL:  
TREAD : 0.30 m  
WIDTH : 1.52 m  
RISE : 0.15 m

TERRACE FLOOR PLAN  
Sheet No - 5/6  
PLAN SHOWING THE PROPOSED RESIDENTIAL  
APARTMENT BUILDING IN OLD S.F.No. 280/1PT,  
NEW T.S.No. 120/1, WARD No. 36(AJ), BLOCK No. 19  
SINGANALLUR VILLAGE, COIMBATORE SOUTH  
TALUK, COIMBATORE CORPORATION,  
COIMBATORE DISTRICT.

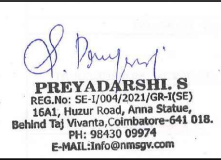
SCALE - 1 : 100



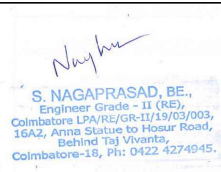
JOINERY DETAILS

|      | JOINERY DESCRIPTION | SIZE IN M   |
|------|---------------------|-------------|
| MD   | MAIN DOOR           | 1.20 x 2.10 |
| D1   | DOOR                | 0.91 x 2.10 |
| D2   | DOOR                | 0.83 x 2.10 |
| D3   | DOOR                | 1.00 x 2.10 |
| DD   | DOOR                | 1.50 x 2.10 |
| SD   | SLIDING DOOR        | 1.20 x 2.10 |
| LD   | LIFT DOOR           | 1.00 x 2.10 |
| W    | WINDOW              | 2.10 x 1.35 |
| W1   | WINDOW              | 1.80 x 1.35 |
| W2   | WINDOW              | 1.60 x 1.35 |
| W3   | WINDOW              | 1.00 x 1.35 |
| KW1  | WINDOW              | 1.50 x 1.10 |
| KW2  | WINDOW              | 1.25 x 1.10 |
| CW1  | WINDOW              | 3.23 x 1.35 |
| CW2  | WINDOW              | 3.10 x 1.35 |
| CW3  | WINDOW              | 2.78 x 1.35 |
| SW1  | WINDOW              | 2.10 x 2.40 |
| SW2  | WINDOW              | 1.50 x 2.40 |
| FW   | FRENCH WINDOW       | 0.60 x 2.10 |
| EX.F | EXHAUST FAN         | 0.60 x 0.60 |
| V    | VENTILATOR          | 0.60 x 0.90 |

ALL DIMENSIONS ARE IN METERS



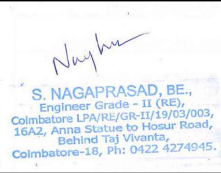
STRUCTURAL.



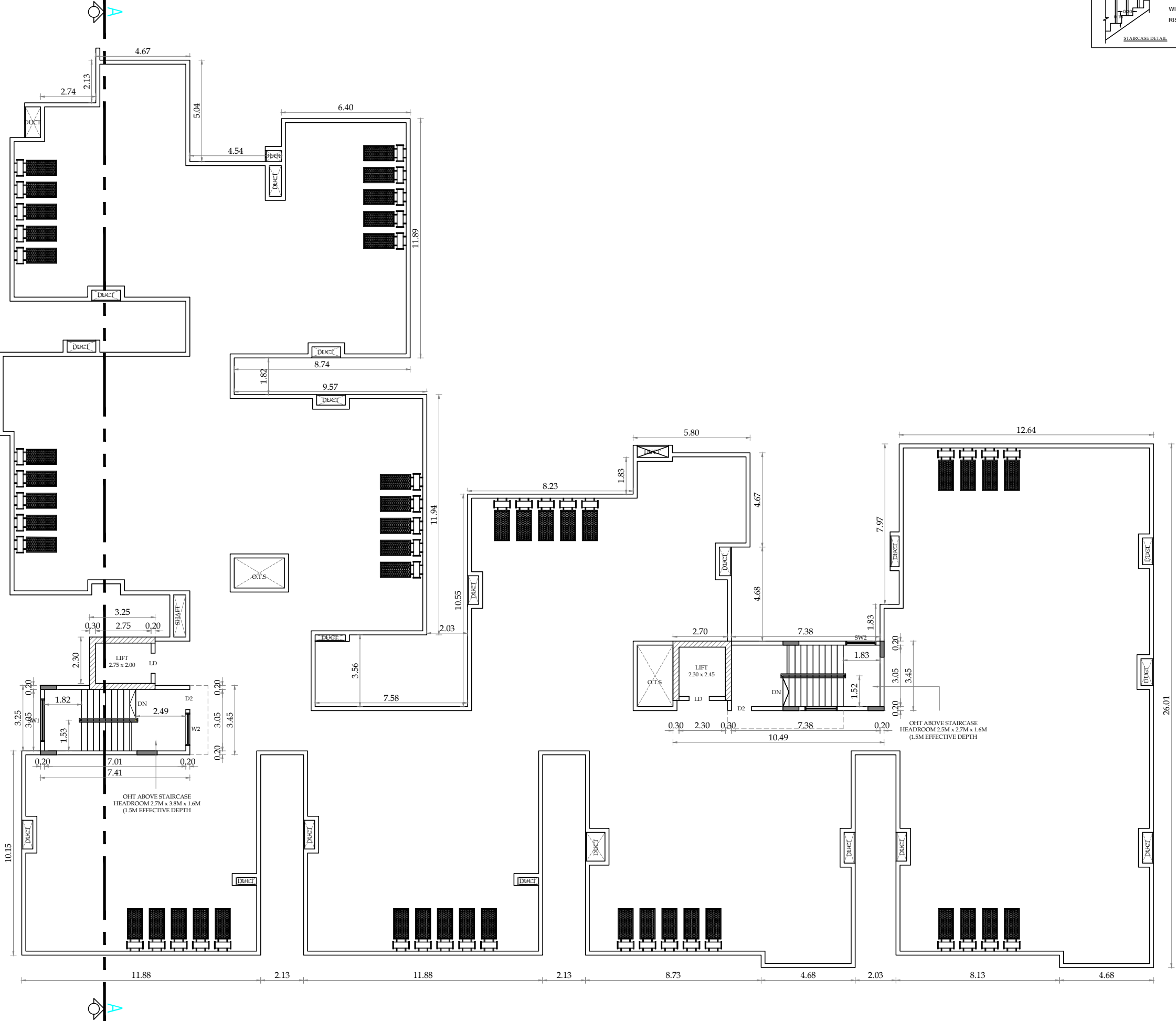
ARCHITECT.



APPLICANT.



LBS/ENGINEERS



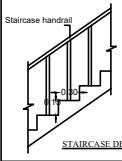
TERRACE FLOOR PLAN



FIFTH FLOOR PLAN

| Block Name      | Floor Name | Dwelling Reference         | Single / Duplex | Dwelling FSI Area | FIFTH FLOOR PLAN                                                                                                                                                                                                            |                                                                                     | Sheet No - 4/6 |
|-----------------|------------|----------------------------|-----------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------|
| Single Building | FLOOR05    | A1                         | Single          | 136.64            | PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING IN OLD S.F.No. 280/1PT, NEW T.S.No. 120/1, WARD No. 36(AJ), BLOCK No. 19 SINGANALLUR VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT. |                                                                                     |                |
|                 |            | A2                         | Single          | 119.75            |                                                                                                                                                                                                                             |                                                                                     |                |
|                 |            | A3                         | Single          | 119.75            |                                                                                                                                                                                                                             |                                                                                     |                |
|                 |            | A4                         | Single          | 109.20            |                                                                                                                                                                                                                             |                                                                                     |                |
|                 |            | A5                         | Single          | 94.58             |                                                                                                                                                                                                                             |                                                                                     |                |
|                 |            | A6                         | Single          | 95.66             |                                                                                                                                                                                                                             |                                                                                     |                |
|                 |            | A7                         | Single          | 125.67            |                                                                                                                                                                                                                             |                                                                                     |                |
|                 |            | A8                         | Single          | 134.80            |                                                                                                                                                                                                                             |                                                                                     |                |
|                 |            | HOME THEATER, INDOOR GAMES |                 | 304.12            | SCALE - 1 : 100                                                                                                                                                                                                             |  |                |
|                 |            | STAIR, LIFT, CORRIDOR      |                 | 235.05            |                                                                                                                                                                                                                             |                                                                                     |                |

| Typical Block Name | Floor Name | Total Buildup Area | Covered Parking | Non FSI Area Deduction | Residential Incidental Structural FSI Area |
|--------------------|------------|--------------------|-----------------|------------------------|--------------------------------------------|
| Others             | FLOOR05    | 1484.38            | -               | 9.16                   | -                                          |



STAIRCASE DETAIL  
TREAD : 0.30 m  
WIDTH : 1.52 m  
RISE : 0.15m

| JOINERY DETAILS |                     |             |
|-----------------|---------------------|-------------|
|                 | JOINERY DESCRIPTION | SIZE IN M   |
| MD              | MAIN DOOR           | 1.20 x 2.10 |
| D1              | DOOR                | 0.91 x 2.10 |
| D2              | DOOR                | 0.83 x 2.10 |
| D3              | DOOR                | 1.00 x 2.10 |
| DD              | DOOR                | 1.50 x 2.10 |
| SD              | SLIDING DOOR        | 1.20 x 2.10 |
| LD              | LIFT DOOR           | 1.00 x 2.10 |
| W               | WINDOW              | 2.10 x 1.35 |
| W1              | WINDOW              | 1.80 x 1.35 |
| W2              | WINDOW              | 1.60 x 1.35 |
| W3              | WINDOW              | 1.00 x 1.35 |
| KW1             | WINDOW              | 1.50 x 1.10 |
| KW2             | WINDOW              | 1.25 x 1.10 |
| CW1             | WINDOW              | 3.23 x 1.35 |
| CW2             | WINDOW              | 3.10 x 1.35 |
| CW3             | WINDOW              | 2.78 x 1.35 |
| SW1             | WINDOW              | 2.10 x 2.40 |
| SW2             | WINDOW              | 1.50 x 2.40 |
| FW              | FRENCH WINDOW       | 0.60 x 2.10 |
| EXF             | EXHAUST FAN         | 0.60 x 0.60 |
| V               | VENTILATOR          | 0.60 x 0.90 |

ALL DIMENSIONS ARE IN METERS

**PREYADARSHIL S**  
REG.No: SE-1/004/2021/GR-1(SE)  
16A1, Huzar Road, Anna Statue,  
Behind Taj Vivanta, Coimbatore-641 018.  
Ph: 98430 09974  
E-MAIL:info@nmsgv.com

STRUCTURAL.

**S. NAGAPRASAD, BE.**  
Engineer Grade - II (RE),  
Coimbatore LPA/RE/GR-11/19/03/003,  
16A2, Anna Statue to Hosur Road,  
Behind Taj Vivanta,  
Coimbatore-18, Ph: 0422 4274945.

ARCHITECT.

For **PATTEESWARAR DEVELOPERS INDIA PVT. LTD.**  
MANAGING DIRECTOR

APPLICANT.

**S. NAGAPRASAD, BE.**  
Engineer Grade - II (RE),  
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LBS/ENGINEERS

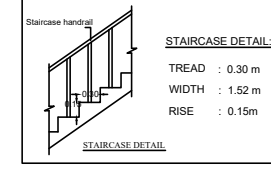


TYPICAL 1st, 2nd, 3rd and 4th FLOOR PLAN

| Block Name      | Floor Name                                   | Dwelling Reference | Single / Duplex       | Dwelling FSI Area | TYPICAL 1st, 2nd, 3rd 4th FLOOR PLAN                                                                                                                                                                                        |                 | Sheet No - 3/6 |
|-----------------|----------------------------------------------|--------------------|-----------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| Single Building | FLOOR01, FLOOR02, FLOOR03, FLOOR04, -TYPICAL | A1                 | Single                | 130.75            | PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING IN OLD S.F.No. 280/1PT, NEW T.S.No. 120/1, WARD No. 36(AJ), BLOCK No. 19 SINGANALLUR VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT. |                 |                |
|                 |                                              | A2                 | Single                | 136.64            |                                                                                                                                                                                                                             |                 |                |
|                 |                                              | A3                 | Single                | 119.75            |                                                                                                                                                                                                                             |                 |                |
|                 |                                              | A4                 | Single                | 119.75            |                                                                                                                                                                                                                             |                 |                |
|                 |                                              | A5                 | Single                | 109.20            |                                                                                                                                                                                                                             |                 |                |
|                 |                                              | A6                 | Single                | 94.58             |                                                                                                                                                                                                                             |                 |                |
|                 |                                              | A7                 | Single                | 95.66             |                                                                                                                                                                                                                             |                 |                |
|                 |                                              | A8                 | Single                | 125.67            |                                                                                                                                                                                                                             |                 |                |
|                 |                                              | A9                 | Single                | 134.80            |                                                                                                                                                                                                                             |                 |                |
|                 |                                              | A10                | Single                | 178.58            |                                                                                                                                                                                                                             |                 |                |
|                 |                                              |                    | STAIR, LIFT, CORRIDOR |                   | 229.84                                                                                                                                                                                                                      | SCALE - 1 : 100 |                |
|                 |                                              |                    |                       | JOINERY DETAILS   |                                                                                                                                                                                                                             |                 |                |

| Typical Block Name | Floor Name | Total Buildup Area | Covered Parking | Non FSI Area Deduction | Incidental Structural | Residential FSI Area |
|--------------------|------------|--------------------|-----------------|------------------------|-----------------------|----------------------|
| Others             | FLOOR01    | 1484.38            | -               | 9.16                   | -                     | 1475.22              |
|                    | FLOOR02    | 1484.38            | -               | 9.16                   | -                     | 1475.22              |
|                    | FLOOR03    | 1484.38            | -               | 9.16                   | -                     | 1475.22              |
|                    | FLOOR04    | 1484.38            | -               | 9.16                   | -                     | 1475.22              |

ALL DIMENSIONS ARE IN METERS



| JOINERY DETAILS |                     |             |
|-----------------|---------------------|-------------|
|                 | JOINERY DESCRIPTION | SIZE IN M   |
| MD              | MAIN DOOR           | 1.20 x 2.10 |
| D1              | DOOR                | 0.91 x 2.10 |
| D2              | DOOR                | 0.83 x 2.10 |
| D3              | DOOR                | 1.00 x 2.10 |
| DD              | DOOR                | 1.50 x 2.10 |
| SD              | SLIDING DOOR        | 1.20 x 2.10 |
| LD              | LIFT DOOR           | 1.00 x 2.10 |
| W               | WINDOW              | 2.10 x 1.35 |
| W1              | WINDOW              | 1.80 x 1.35 |
| W2              | WINDOW              | 1.60 x 1.35 |
| W3              | WINDOW              | 1.00 x 1.35 |
| KW1             | WINDOW              | 1.50 x 1.10 |
| KW2             | WINDOW              | 1.25 x 1.10 |
| CW1             | WINDOW              | 3.23 x 1.35 |
| CW2             | WINDOW              | 3.10 x 1.35 |
| CW3             | WINDOW              | 2.78 x 1.35 |
| SW1             | WINDOW              | 2.10 x 2.40 |
| SW2             | WINDOW              | 1.50 x 2.40 |
| FW              | FRENCH WINDOW       | 0.60 x 2.10 |
| EXF             | EXHAUST FAN         | 0.60 x 0.60 |
| V               | VENTILATOR          | 0.60 x 0.90 |

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STRUCTURAL.

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Coimbatore LPA/RE/GR-11/19/03/003,  
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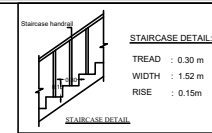
ARCHITECT.

For PATTEESWARA DEVELOPERS (INDIA) PVT LTD  
**MANAGING DIRECTOR**

APPLICANT.

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Engineer Grade - II (RE),  
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LBS/ENGINEERS



**BASEMENT FLOOR PLAN** Sheet No - 2/6

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING IN OLD S.F.No. 280/1PT, NEW T.S.No. 120/1, WARD No. 36(A), BLOCK No. 19 SINGANALLUR VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

SCALE - 1 : 100

N

| JOINERY DETAILS    |                     |                    |
|--------------------|---------------------|--------------------|
|                    | JOINERY DESCRIPTION | SIZE IN M          |
| MD                 | MAIN DOOR           | 1.20 x 2.10        |
| DI                 | DOOR                | 0.91 x 2.10        |
| D2                 | DOOR                | 0.90 x 2.10        |
| D3                 | DOOR                | 1.00 x 2.10        |
| D4                 | DOOR                | 1.30 x 2.10        |
| SD                 | SLIDING DOOR        | 2.40 x 2.10        |
| LD                 | LIFT DOOR           | 1.00 x 1.35        |
| W                  | WINDOW              | 2.10 x 1.35        |
| W1                 | WINDOW              | 1.80 x 1.35        |
| W2                 | WINDOW              | 1.60 x 1.35        |
| W3                 | WINDOW              | 1.00 x 1.35        |
| KW1                | WINDOW              | 1.50 x 1.10        |
| KW2                | WINDOW              | 1.25 x 1.10        |
| CW1                | WINDOW              | 3.25 x 1.35        |
| CW2                | WINDOW              | 3.10 x 1.35        |
| CW3                | WINDOW              | 2.78 x 1.35        |
| SW1                | WINDOW              | 2.10 x 2.40        |
| SW2                | WINDOW              | 1.50 x 2.40        |
| EXP                | EXHAUST FAN         | 0.60 x 0.60        |
| V                  | VENTILATOR          | 0.60 x 0.90        |
| Typical Block Name | Floor Name          | Total Buildup Area |
| Others             | FLOOR: BASEMENT     | 1723.90            |
|                    |                     | Non ISI Area       |
|                    |                     | Coverage Parking   |
|                    |                     | Reduction          |
|                    |                     | Residential        |
|                    |                     | ISI Area           |
|                    |                     | 33.75              |

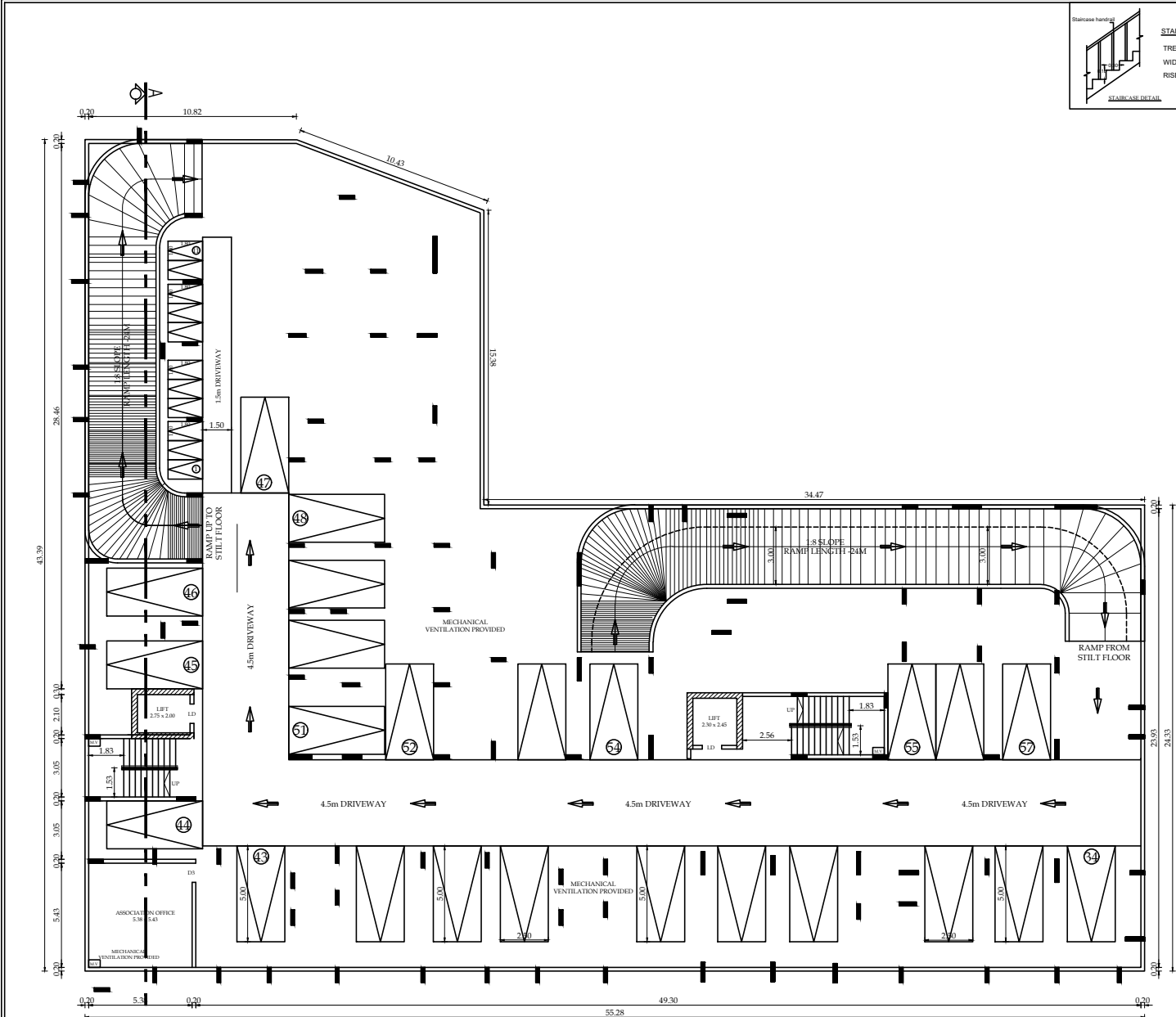
| ALL DIMENSIONS ARE IN METERS |          |          |          |
|------------------------------|----------|----------|----------|
| VEHICLE                      | REQUIRED | PROVIDED | TOTAL    |
| CAR                          | 52 - Nos | 52 - Nos | 57 - Nos |
| VISITORS CAR (10%)           | 5 - Nos  | 5 - Nos  |          |
| TWO WHEELER                  | N.A      | 11 - Nos | 11 - Nos |

STRUCTURAL

ARCHITECT

APPLICANT

LBS/ENGINEERS



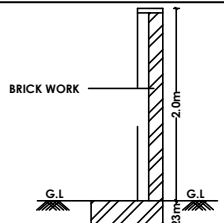
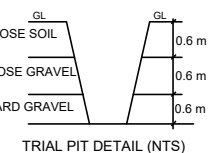
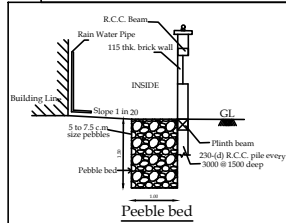
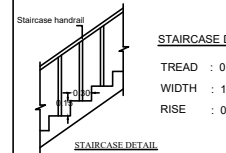
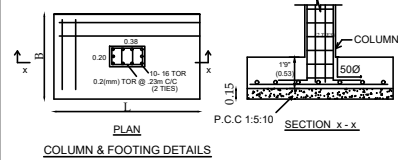
**BASEMENT FLOOR PLAN**

| PROPOSED BUILDING DWELLING AREA DETAILS |                                              |                                      |                 |                   | TWO WHEELER & CAR PARKING DETAILS |     |                  |     |
|-----------------------------------------|----------------------------------------------|--------------------------------------|-----------------|-------------------|-----------------------------------|-----|------------------|-----|
| Block Name                              | Floor Name                                   | Dwelling Reference                   | Single / Duplex | Dwelling FSI Area | No's Required                     |     | Visitors parking |     |
|                                         |                                              |                                      |                 |                   | Two Wheeler                       | Car | Two Wheeler      | Car |
| Single Building                         | FLOOR01, FLOOR02, FLOOR03, FLOOR04, -TYPICAL | A1                                   | Single          | 130.75            | -                                 | 1   | -                | 1   |
|                                         |                                              | A2                                   | Single          | 136.64            | -                                 | 1   |                  |     |
|                                         |                                              | A3                                   | Single          | 119.75            | -                                 | 1   |                  |     |
|                                         |                                              | A4                                   | Single          | 119.75            | -                                 | 1   |                  |     |
|                                         |                                              | A5                                   | Single          | 109.20            | -                                 | 1   |                  |     |
|                                         |                                              | A6                                   | Single          | 94.58             | -                                 | 1   |                  |     |
|                                         |                                              | A7                                   | Single          | 95.66             | -                                 | 1   |                  |     |
|                                         |                                              | A8                                   | Single          | 125.67            | -                                 | 1   |                  |     |
|                                         |                                              | A9                                   | Single          | 134.80            | -                                 | 1   |                  |     |
|                                         |                                              | A10                                  | Single          | 178.58            | -                                 | 2   |                  |     |
| STAIR, LIFT, CORRIDOR                   |                                              | 229.84                               | -               | -                 |                                   |     |                  |     |
| Single Building                         | FLOOR05                                      | TOTAL (11 Cars x 4 Floors - Typical) |                 |                   |                                   | 44  | -                | 4   |
|                                         |                                              | A1                                   | Single          | 136.64            | -                                 | 1   | -                | 1   |
|                                         |                                              | A2                                   | Single          | 119.75            | -                                 | 1   |                  |     |
|                                         |                                              | A3                                   | Single          | 119.75            | -                                 | 1   |                  |     |
|                                         |                                              | A4                                   | Single          | 109.20            | -                                 | 1   |                  |     |
|                                         |                                              | A5                                   | Single          | 94.58             | -                                 | 1   |                  |     |
|                                         |                                              | A6                                   | Single          | 95.66             | -                                 | 1   |                  |     |
|                                         |                                              | A7                                   | Single          | 125.67            | -                                 | 1   |                  |     |
|                                         |                                              | A8                                   | Single          | 134.80            | -                                 | 1   |                  |     |
|                                         |                                              | HOME THEATER, INDOOR GAMES           |                 | 304.12            | -                                 | -   |                  |     |
|                                         |                                              | STAIR, LIFT, CORRIDOR                |                 | 235.05            | -                                 | -   |                  |     |
| TOTAL - 5th Floor                       |                                              |                                      |                 | -                 | 8                                 | -   | 1                |     |

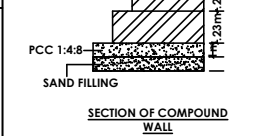
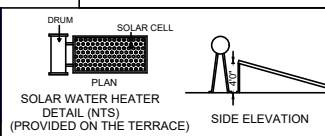
| VEHICLE            | REQUIRED | PROVIDED | TOTAL    |
|--------------------|----------|----------|----------|
| CAR                | 52 - Nos | 52 - Nos | 57 - Nos |
| VISITORS CAR (10%) | 5 - Nos  | 5 - Nos  |          |
| TWO WHEELER        | N.A      | 11 - Nos | 11 - Nos |

#### LEGEND:

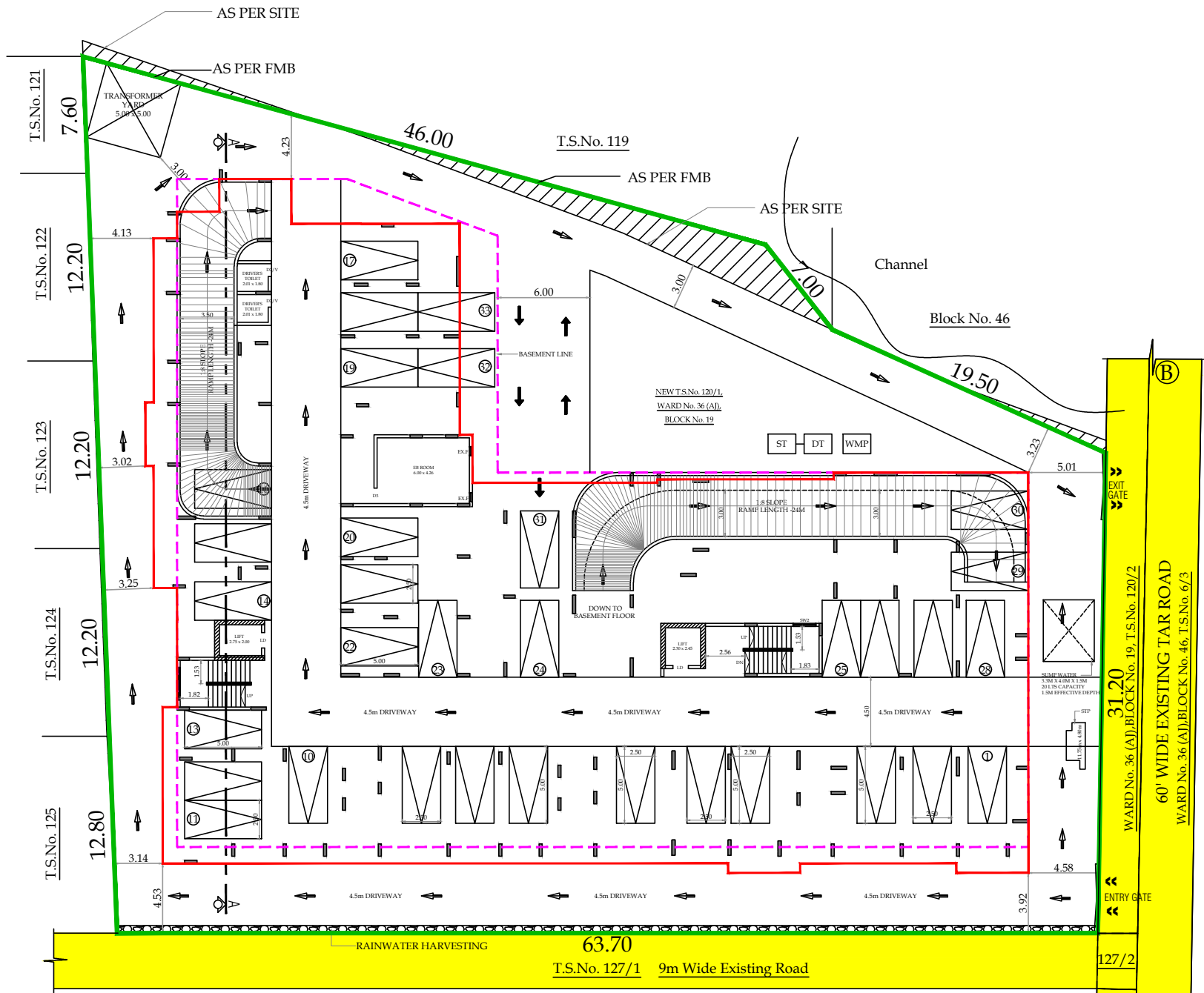
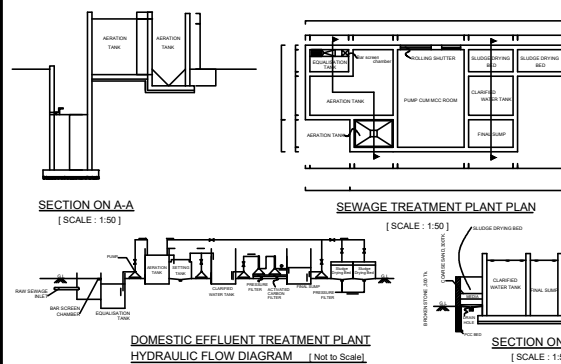
- EXISTING ROAD
- SITE BOUNDARY
- DRIVEWAY
- PROPOSED BUILDING
- PEBBLE BED



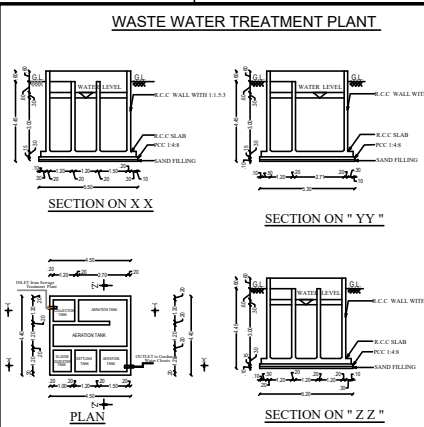
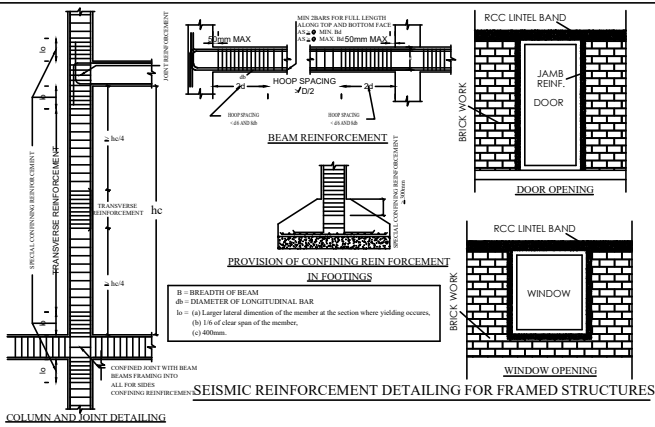
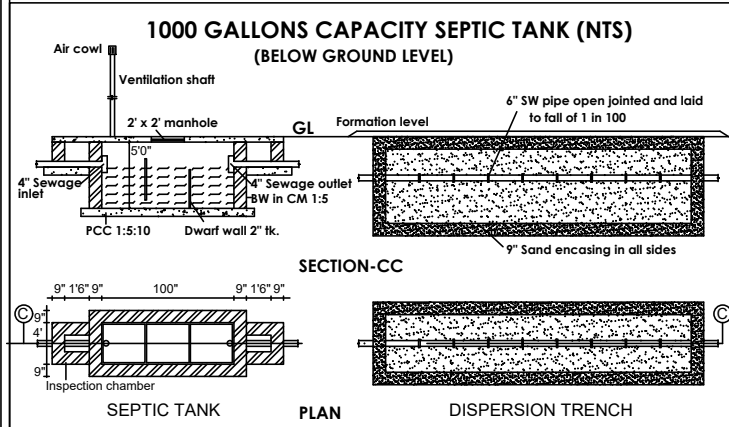
- FIRE EXTINGUISHER
- MULTY TYPE



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



#### SITE / STILT FLOOR PLAN



S. NAGAPRASAD, BE.,  
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STRUCTURAL.

For PATEESWARA DEVELOPERS INDIA (P) LTD  
MANAGING DIRECTOR

APPLICANT.

S. NAGAPRASAD, BE.,  
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LBS/ENGINEERS

# 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](#)



# 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

## 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

## 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

## 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



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

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

