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



SOUTH ELEVATION



SECTION ON "AA"

SECTION AND ELEVATION | Sheet No - 6/6

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

N

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

PREYADARSHI. S
REG.No: SE-I/004/2021/GR-I(SE)
16A1, Huzur 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-II/19/03/003,
16A2, Anna Statue to Hosur Road,
Behind Taj Vivanta,
Coimbatore-18, Ph: 0422 4274945.

ARCHITECT.

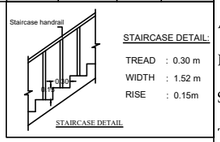
For PATTEESWARA DEVELOPERS INDIA (P) LTD
MANAGING DIRECTOR

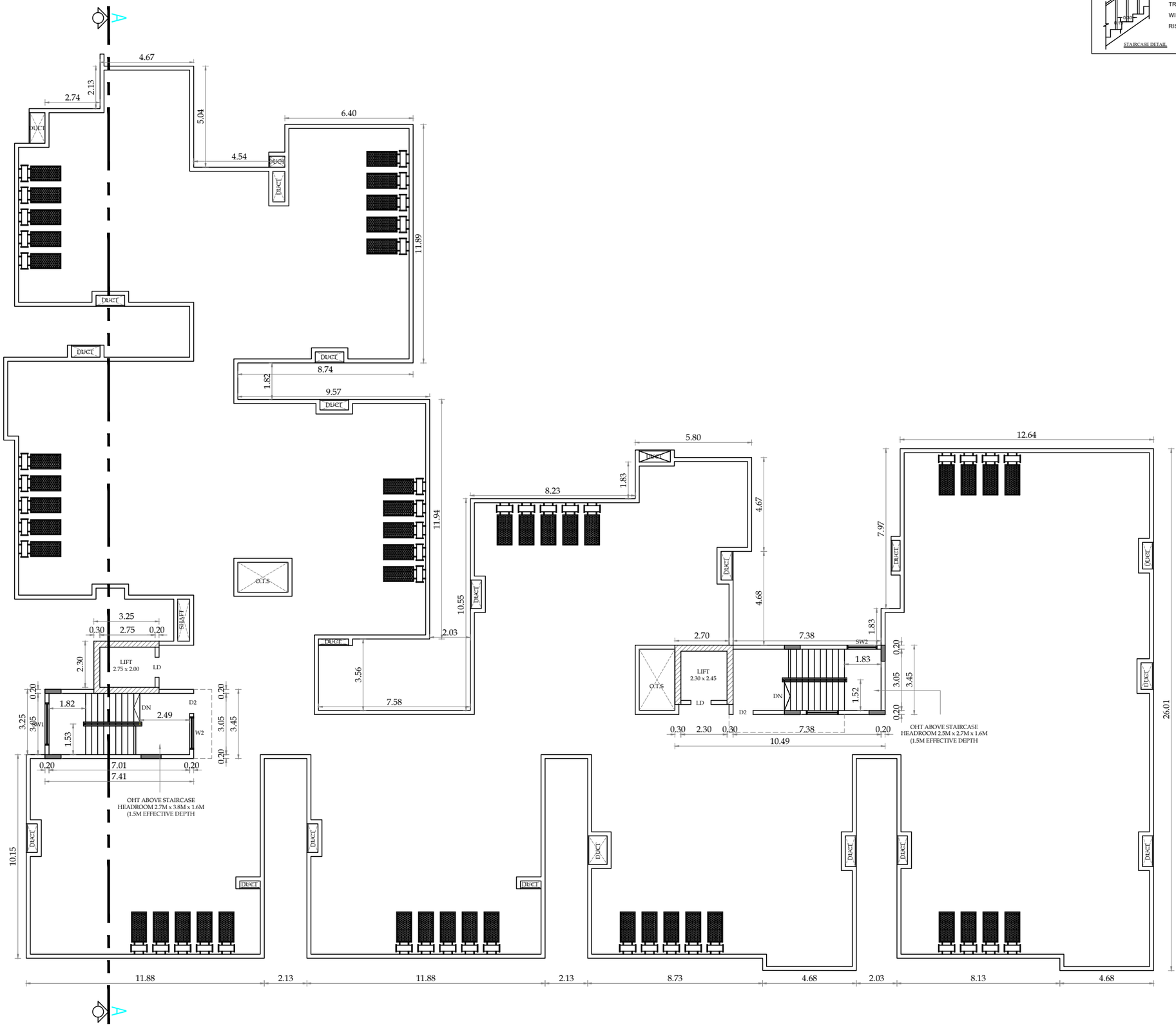
APPLICANT.

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.

LBS/ENGINEERS

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	-





TERRACE FLOOR PLAN

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

N

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

PREYADARSHI S
REG.No: SE-I/004/2021/GR-I(SE)
16A1, Huzur 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-II/19/03/003,
16A2, Anna Statue to Hosur Road,
Behind Taj Vivanta,
Coimbatore-18, Ph: 0422 4274945.

ARCHITECT.

For PATTEESWARA DEVELOPERS INDIA (P) LTD
MANAGING DIRECTOR

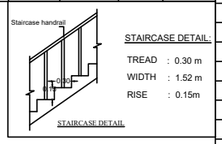
APPLICANT.

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.

LBS/ENGINEERS

Block Name	Floor Name	Dwelling Reference	Single / Duplex	Dwelling FSI Area
Single Building	FLOOR05	A1	Single	136.64
		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
		STAIR, LIFT, CORRIDOR		235.05

Typical Block Name	Floor Name	Total Buildup Area	Non FSI Area			Residential
			Covered Parking	Deduction	Incidental Structural	FSI Area
Others	FLOOR05	1484.38	-	9.16	-	1475.22



FIFTH FLOOR PLAN

Sheet No - 4/6

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

N

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

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

STRUCTURAL.

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.

ARCHITECT.

For PATTEESWARA DEVELOPERS INDIA (P) LTD
MANAGING DIRECTOR

APPLICANT.

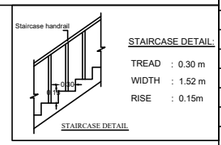
S. NAGAPRASAD, BE.,
Engineer Grade - II (RE),
Coimbatore LPA/RE/GR-II/19/03/003,
16A2, Anna Statue to Hosur Road,
Behind Taj Vivanta,
Coimbatore-18, Ph: 0422 4274945.

LBS/ENGINEERS

Block Name	Floor Name	Dwelling Reference	Single / Duplex	Dwelling FSI Area
Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, -TYPICAL	A1	Single	130.75
		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

Typical Block Name	Floor Name	Total Buildup Area	Non FSI Area			Residential
			Covered Parking	Deduction	Incidental Structural	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



STAIRCASE DETAIL

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

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

TYPICAL 1st, 2nd, 3rd 4th FLOOR PLAN | Sheet No - 3/6

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

N

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

PREYADARSHI. S
REG.No: SE-1/004/2021/GR-I(SE)
16A1, Huzur Road, Anna Statue,
Behind Taj Vivanta,Coimbatore-641 018.
PH: 99430 09974
E-MAIL:Info@nmsgv.com

STRUCTURAL.

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.

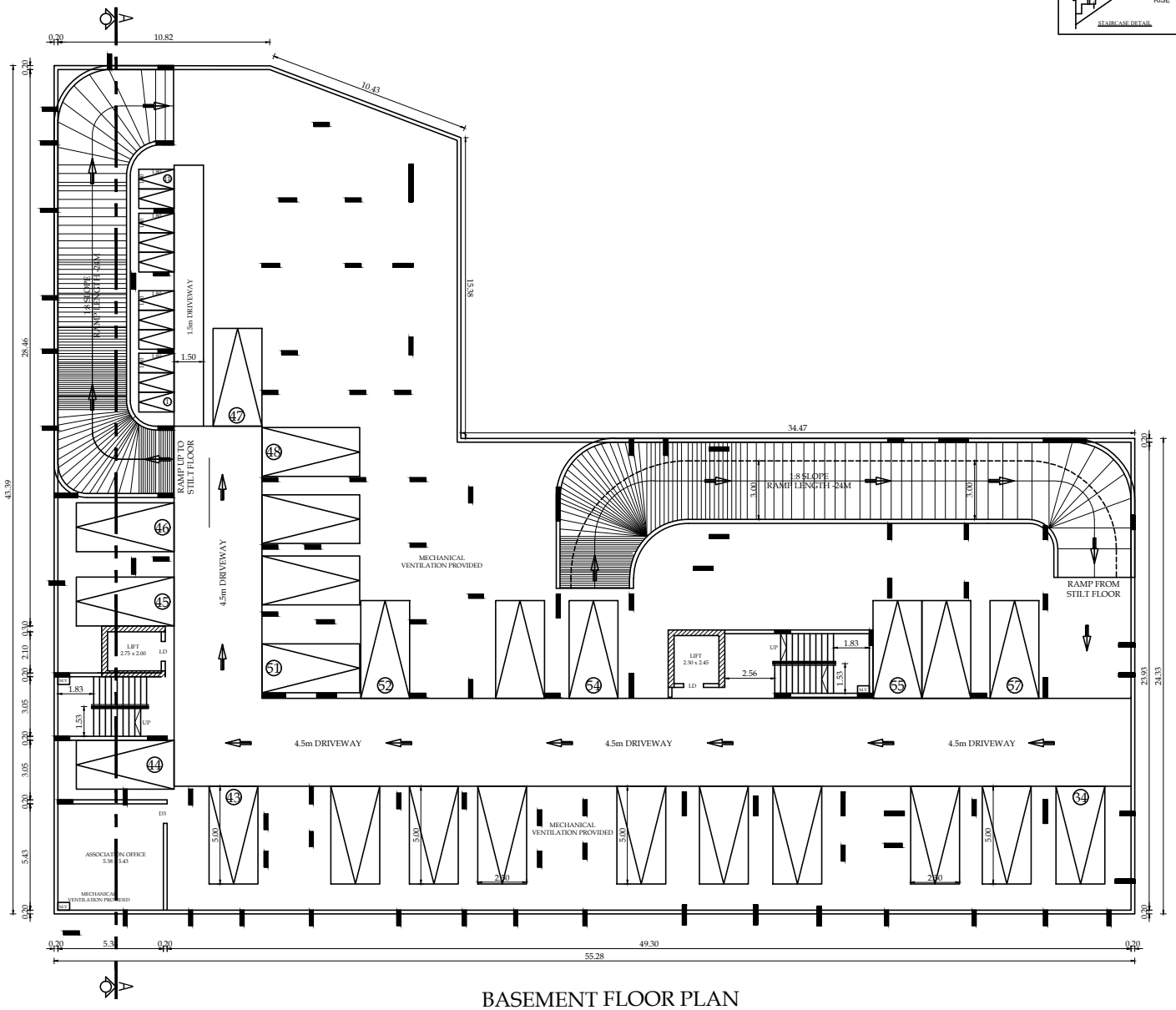
ARCHITECT.

For PATTEESWARA DEVELOPERS INDIA (P) LTD
MANAGING DIRECTOR

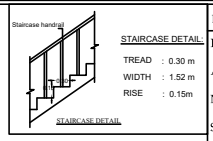
APPLICANT.

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.

LBS/ENGINEERS



BASEMENT FLOOR PLAN



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(AJ), 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
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	2.40 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
EX.F	EXHAUST FAN	0.60 x 0.60
V	VENTILATOR	0.60 x 0.90

Typical Block Name	Floor Name	Total Buildup Area	Non FSI Area			Residential FSI Area
			Covered Parking	Deduction	Residential Structural	
Others	FLOOR-BASEMENT	1723.90	1690.15	-	-	33.75

ALL DIMENSIONS ARE IN METERS

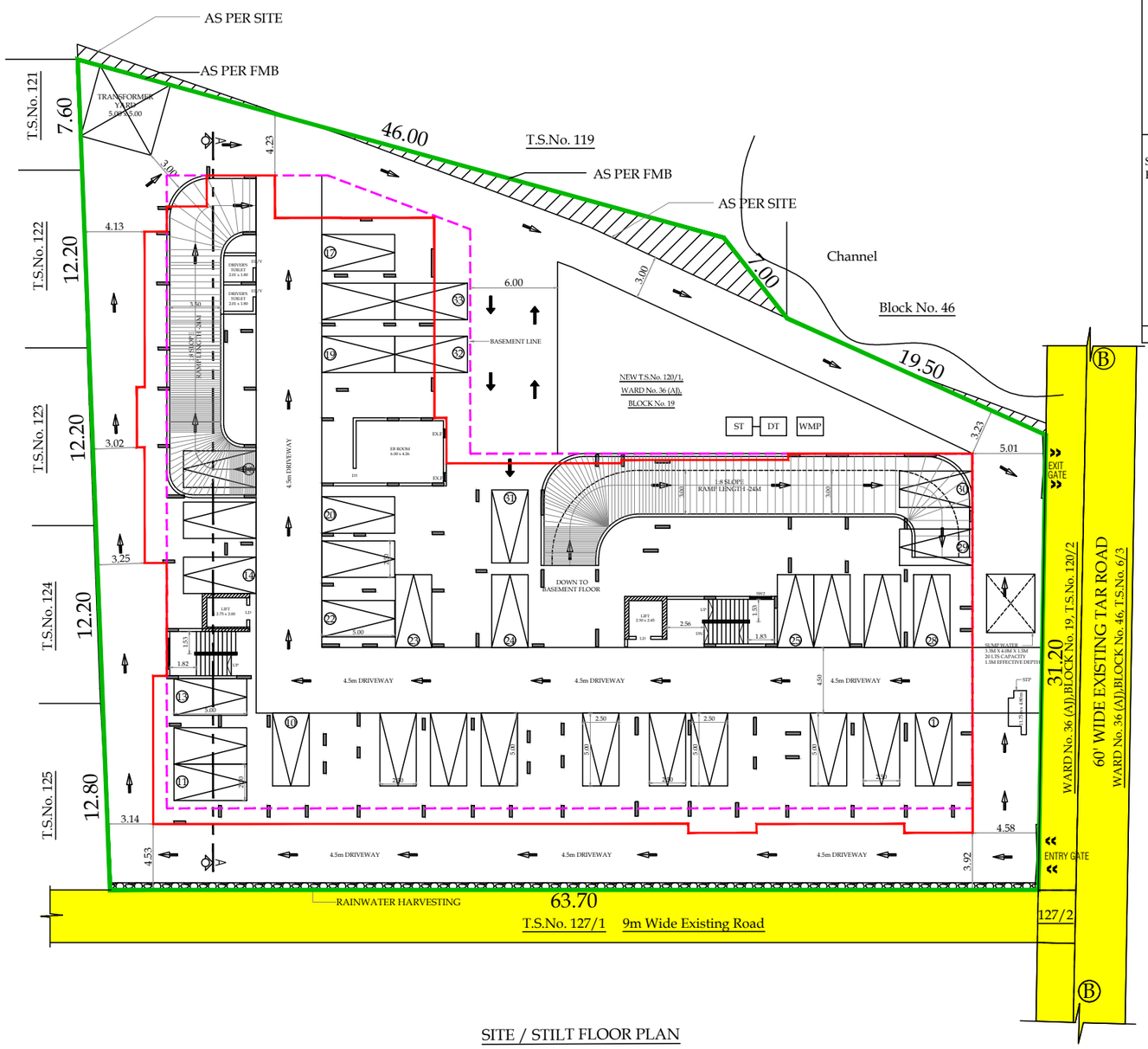
VEHICLE	REQUIRED	PROVIDED	TOTAL
CAR	52 - Nos	52 - Nos	57 - Nos
VISITORS CAR (10%)	5 - Nos	5 - Nos	
TWO WHEELER	N.A	11 - Nos	11 - Nos

STRUCTURAL.

ARCHITECT.

APPLICANT.

LBS/ENGINEERS



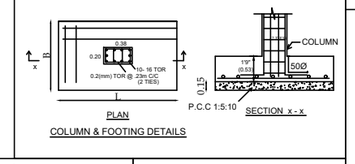
SITE / STILT FLOOR PLAN

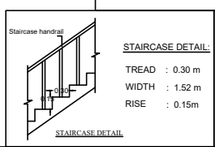
PROPOSED BUILDING DWELLING AREA DETAILS					TWO WHEELER & CAR PARKING DETAILS			
Block Name	Floor Name	Dwelling Reference	Single / Duplex	Dwelling FSI Area	No's Required		Visitors parking	
					Two Wheeler	Car	Two Wheeler	Car
Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, -TYPICAL	A1	Single	130.75	-	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	-	-		
		TOTAL (11 Cars x 4 Floors - Typical)				44	-	4
Single Building	FLOOR05	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

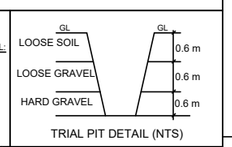
VEHICLE	REQUIRED	PROVIDED	TOTAL
CAR	52 - Nos	52 - Nos	57 - Nos
VISITORS CAR (10%)	5 - Nos	5 - Nos	
TWO WHEELER	N.A	11 - Nos	11 - Nos

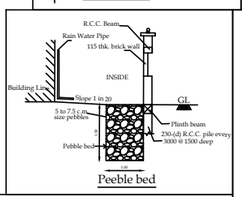
LEGEND:

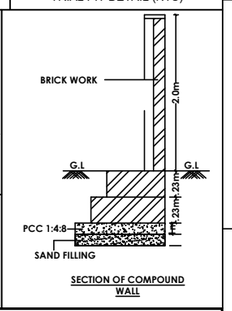
- EXISTING ROAD
- SITE BOUNDARY
- DRIVEWAY
- PROPOSED BUILDING
- PEBBLE BED



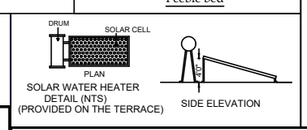


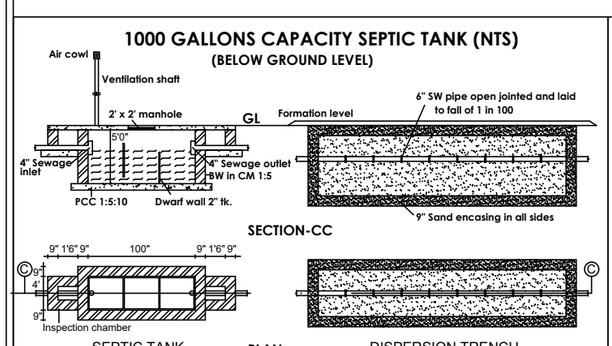


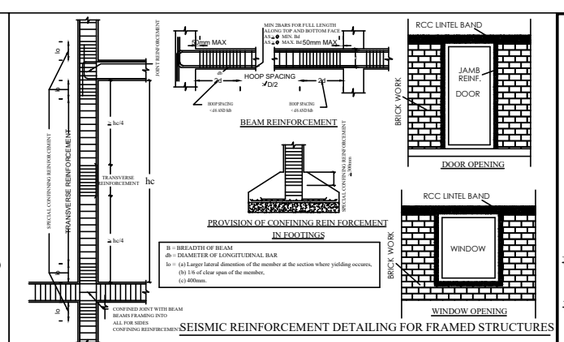


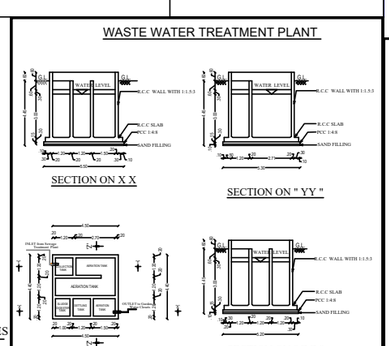


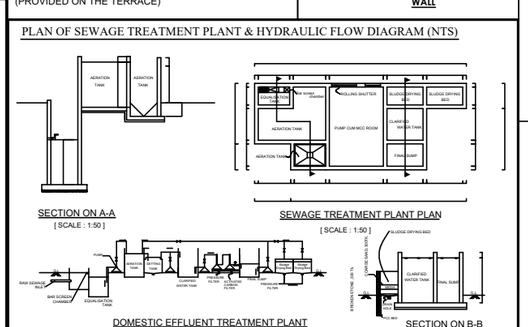
- FIRE EXTINGUISHER
- MULTY TYPE











SITE / STILT FLOOR PLAN

Sheet No - 1/6

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.

SINGANALLUR DD PLAN No. 38

SCALE - 1:200

N

NOTE :
ALL DIMENSIONS ARE IN METERS

AREA DETAILS

DOCUMENT AREA	- 3045.26 Sqm
PLR/FMB AREA	- 3007.00 Sqm
SUPER IMPOSED PLOT AREA	- 2990.41 Sqm

SITE EXTENT - 2990.41 Sqm

Typical Block Name	Floor Name	Total Buildup Area	Non FSI Area			Residential
			Covered Parking	Deduction	Incidental Structural	FSI Area
Others	FLOOR-BASEMENT	1723.90	1690.15	-	-	33.75
	FLOOR-STILT	1757.32	1717.35	-	-	39.97
	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
	FLOOR05	1484.38	-	9.16	-	1475.22
	Terrace Floor	69.55	-	-	69.55	-
	Total	10972.67	3407.50	45.8	69.55	7449.82

Premium FSI = 2.49 | Open space : 1233.09 - Sqm.

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.

ARCHITECT.

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

STRUCTURAL.

For PATTEESWARA DEVELOPERS INDIA (P) LTD
MANAGING DIRECTOR

APPLICANT.

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.

LBS/ENGINEERS

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.