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

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING IN S.F. No : 411/2B, 411/2C & 411/2D, AT VEERAKERALAM VILLAGE, COIMBATORE CORPORATION.

VEERAKERALAM D.D. PLAN No : 5 SCALE : 1 : 100

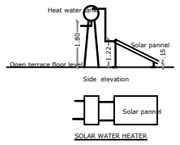
N



ELEVATION



SECTION ON A A



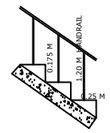
SOLAR WATER HEATER

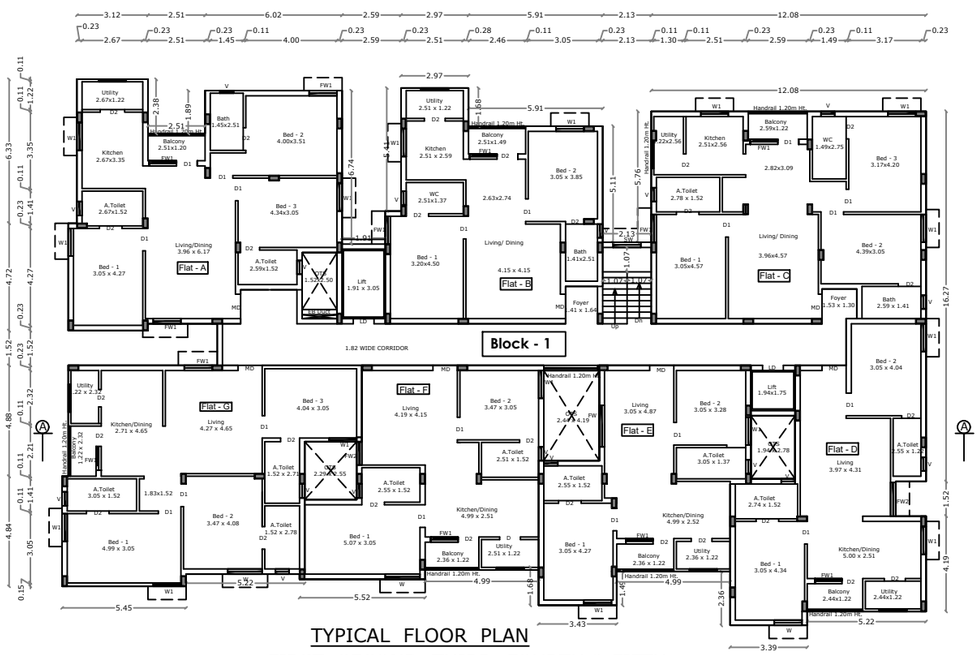
STAIRCASE DETAILS

WIDTH - 1.07 m

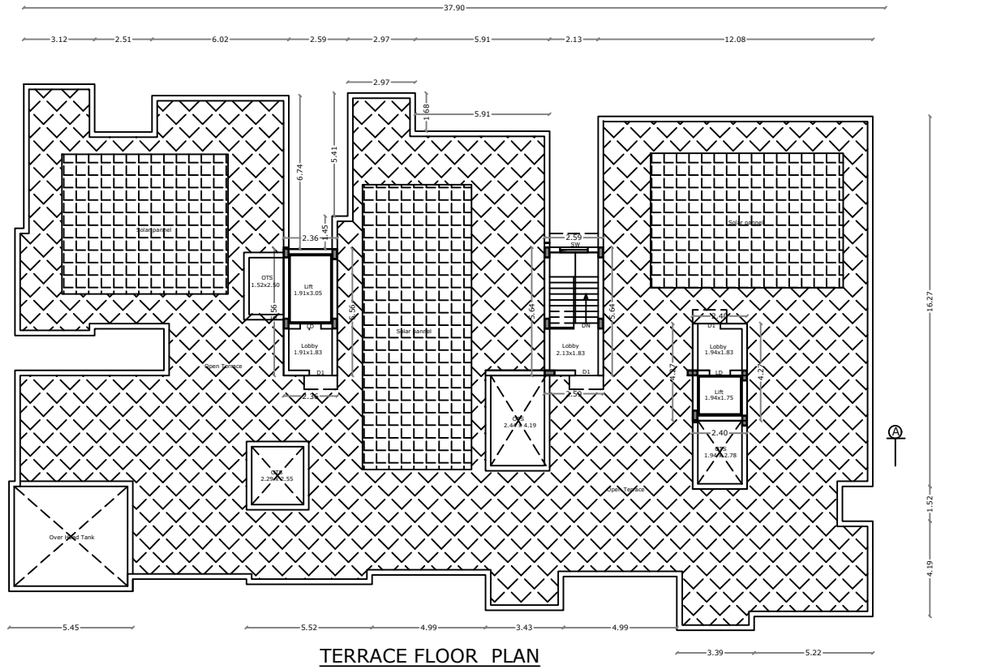
TREAD - 0.25 m

RISE - 0.175 m





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



TERRACE FLOOR PLAN

BLOCK - 1

AREA STATEMENT

FLOOR NAME	F.S.I. Sqm	Non F.S.I. Area	Total Area Sqm
STILT FLOOR	8.75	724.05	732.80
FIRST FLOOR	732.80	----	732.80
SECOND FLOOR	732.80	----	732.80
THIRD FLOOR	732.80	----	732.80
FOURTH FLOOR	732.80	----	732.80
FIFTH FLOOR	732.80	----	732.80
TERRACE FLOOR	----	38.00	38.00
TOTAL all Floors	3672.75	762.05	4434.80

TOTAL F.S.I. AREA	3672.75 Sqm
HEIGHT OF THE BUILDING	18.30 m
NO. OF DWELLINGS	35 Nos

* All Dimensions are in metre.

Typical Floor (First, Second,Third & Fourth) Area Details

FLAT	FSI Area Sqm	Non FSI Area Sqm	Total Area Sqm
A	109.55	----	109.55
B	82.81	----	82.81
C	109.81	----	109.81
D	86.00	----	86.00
E	73.97	----	73.97
F	82.53	----	82.53
G	107.99	----	107.99
Common Area	80.14	----	80.14
Total	732.80	----	732.80

SCHEDULE OF JOINERY

		METRE
MD	MAIN DOOR	1.07 x 2.10
LD	LIFT DOOR	1.00 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.84 x 2.10
FW	FRENCH WINDOW	1.80 x 2.10
FW1	FRENCH WINDOW	1.20 x 2.10
FW2	FRENCH WINDOW	1.50 x 2.10
W	WINDOW	1.52 x 1.35
W1	WINDOW	1.22 x 1.35
V	VENTILATOR	0.60 x 0.90

STRUCTURAL ENGINEER

For SRI VEERAMATHIAMMAN INFRA DEVELOPER PVT. LTD.

Managing Director

APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extension
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE /
GR-1 / 19 / 03 / 002

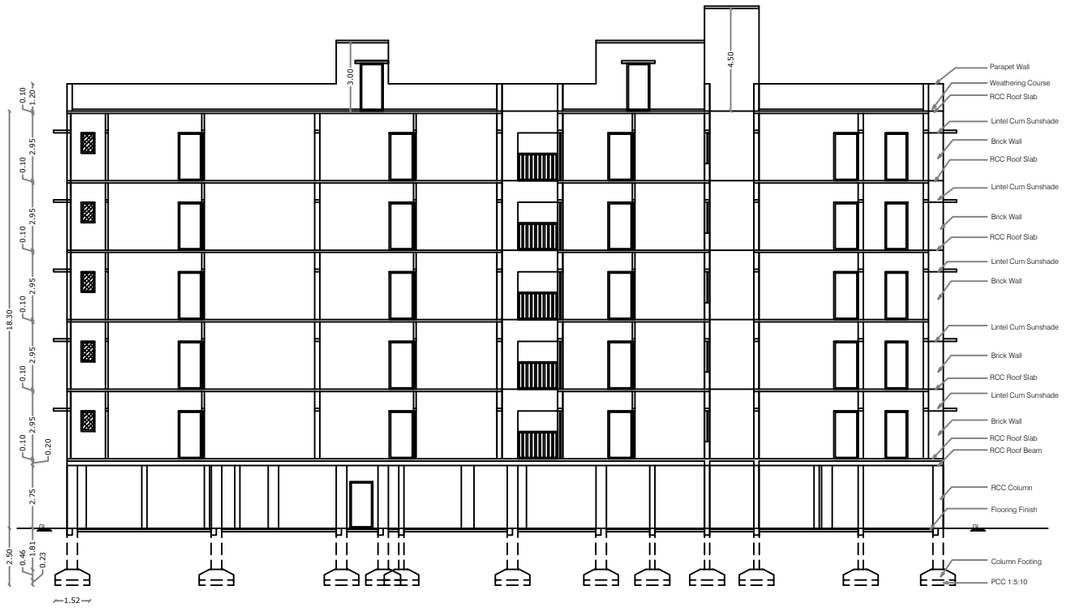
LBS/ REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING IN S.F. No : 411/2B, 411/2C & 411/2D, AT VEERAKERALAM VILLAGE, COIMBATORE CORPORATION.

VEERAKERALAM D.D. PLAN No : 5 SCALE : 1 : 100

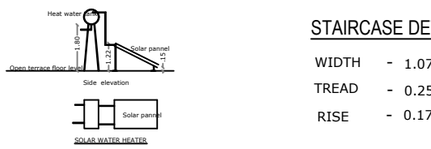


ELEVATION



SECTION ON A A

N

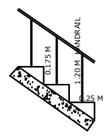


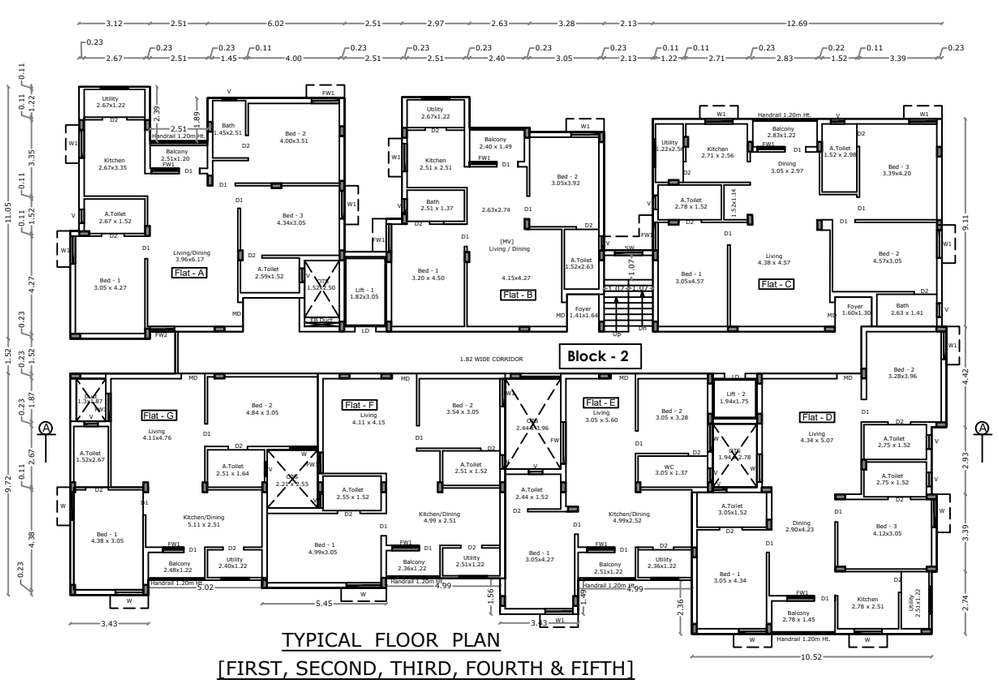
STAIRCASE DETAILS

WIDTH - 1.07 m

TREAD - 0.25 m

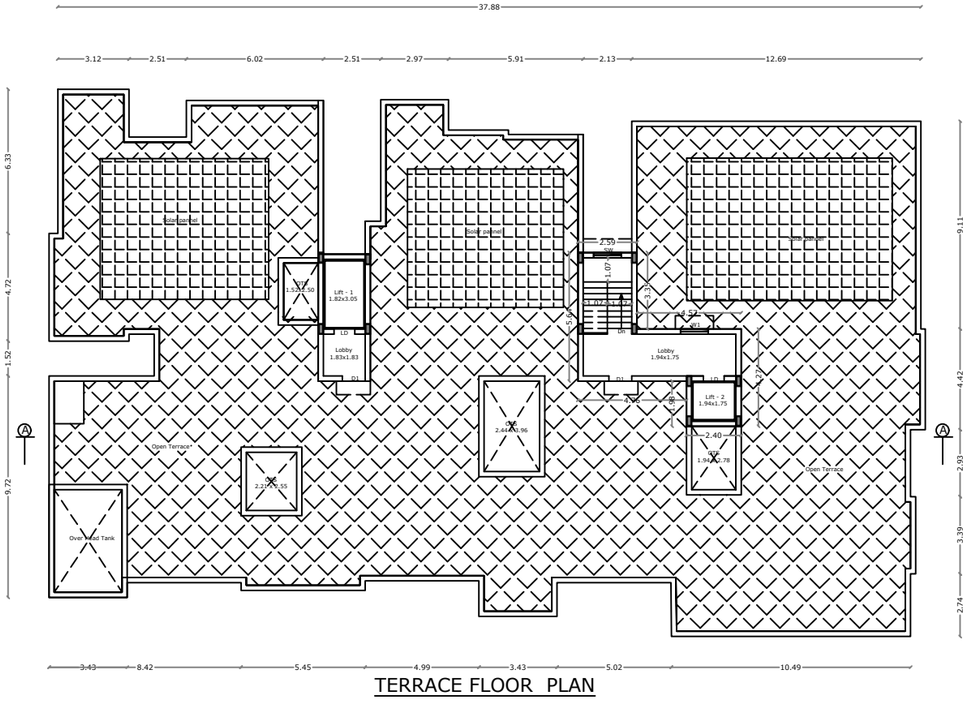
RISE - 0.175 m





TYPICAL FLOOR PLAN

[FIRST, SECOND, THIRD, FOURTH & FIFTH]



TERRACE FLOOR PLAN

BLOCK - 2

AREA STATEMENT

FLOOR NAME	F.S.I. Sqm	Non F.S.I. Area	Total Area Sqm
STILT FLOOR	7.90	743.65	751.55
FIRST FLOOR	751.55	----	751.55
SECOND FLOOR	751.55	----	751.55
THIRD FLOOR	751.55	----	751.55
FOURTH FLOOR	751.55	----	751.55
FIFTH FLOOR	751.55	----	751.55
TERRACE FLOOR	----	42.39	42.39
TOTAL all Floors	3765.65	786.04	4551.69

TOTAL F.S.I. AREA	3765.65 Sqm
HEIGHT OF THE BUILDING	18.30 m
NO. OF DWELLINGS	35 Nos

* All Dimensions are in metre.

Typical Floor (First, Second,Third & Fourth) Area Details			
FLAT	FSI Area Sqm	Non FSI Area Sqm	Total Area Sqm
A	109.54	----	109.54
B	83.53	----	83.53
C	115.39	----	115.39
D	115.77	----	115.77
E	73.95	----	73.95
F	83.08	----	83.08
G	84.78	----	84.78
Common Area	85.51	----	85.51
Total	751.55	----	751.55

SCHEDULE OF JOINERY

		METRE
MD	MAIN DOOR	1.07 x 2.10
LD	LIFT DOOR	1.00 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.84 x 2.10
FW	FRENCH WINDOW	1.80 x 2.10
FW1	FRENCH WINDOW	1.20 x 2.10
FW2	FRENCH WINDOW	1.50 x 2.10
W	WINDOW	1.52 x 1.35
W1	WINDOW	1.22 x 1.35
V	VENTILATOR	0.60 x 0.90

STRUCTURAL ENGINEER

For SRI VEERAMACHIYAMMAN INFRA DEVELOPER PVT. LTD.

Managing Director

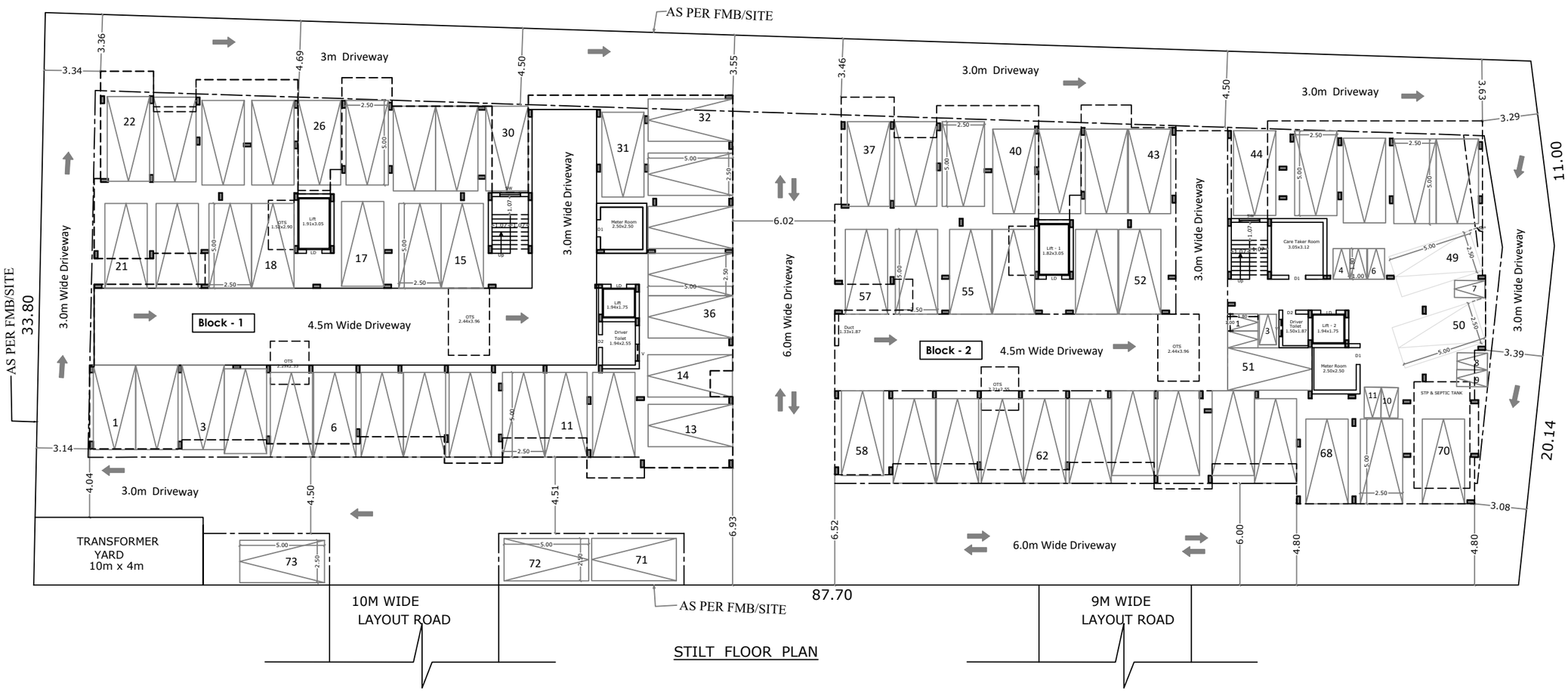
APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extension
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE /
GR-1 / 19 / 03 / 002

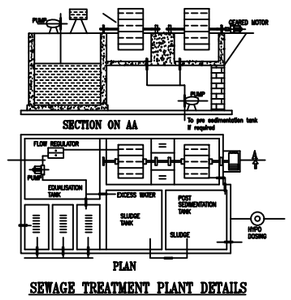
LBS/ REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING IN S.F. No : 411/2B, 411/2C & 411/2D, AT VEERAKERALAM VILLAGE, COIMBATORE CORPORATION.

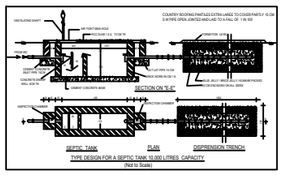
VEERAKERALAM D.D. PLAN No : 5 SCALE : 1 : 100

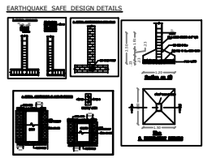


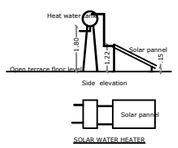
STILT FLOOR PLAN

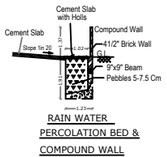


SEWAGE TREATMENT PLANT DETAILS



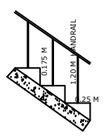


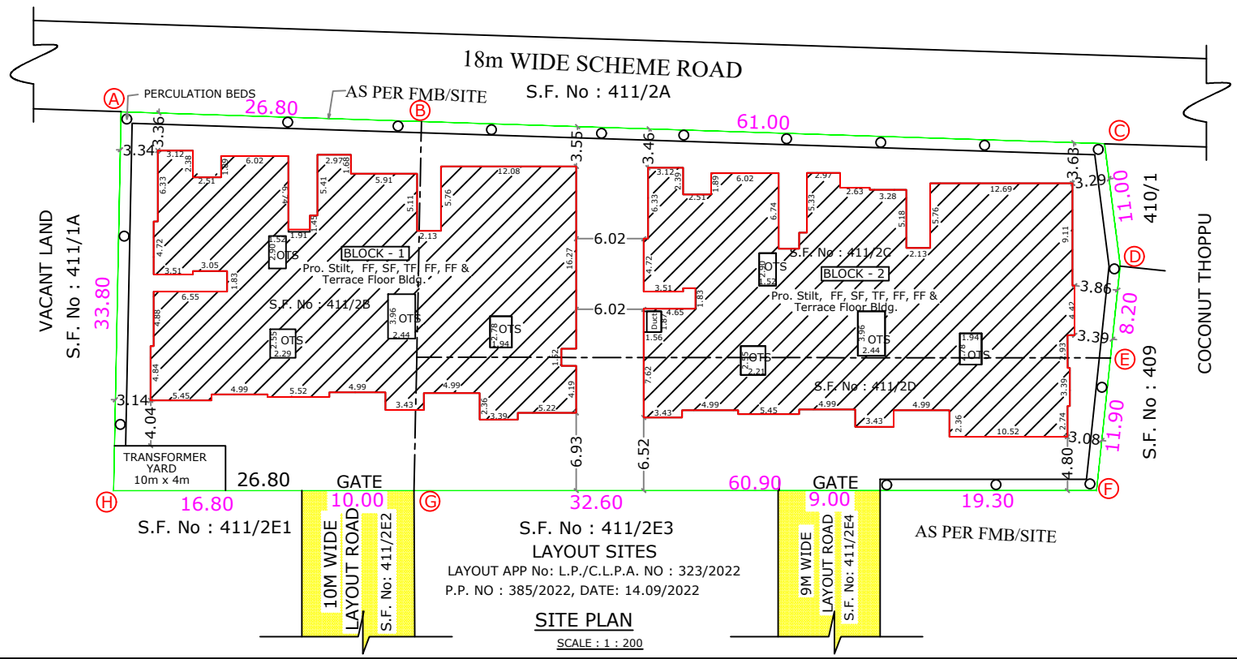




STAIRCASE DETAILS

WIDTH	-	1.07 m
TREAD	-	0.25 m
RISE	-	0.175 m





SITE PLAN

SCALE : 1 : 200

REFERENCE

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
FLOOR AREA RATIO	7438.40 / 2861.11	2+0.60 = 2.60	2.599
PARKING AREA		72 Cars + 11 TwoWheelers	73 Cars + 11 Two Wheelers

AREA STATEMENT

		SQM
AREA OF THE SITE	[As per Document]	2861.11
AREA OF THE SITE	[As per T.S.L.R.]	2863.00
SUPER IMPOSED PLOT AREA		2865.90

FLOOR NAME	F.S.I. Sqm	Non F.S.I. Area	Total Area Sqm
STILT FLOOR	16.65	1467.70	1484.35
FIRST FLOOR	1484.35	----	1484.35
SECOND FLOOR	1484.35	----	1484.35
THIRD FLOOR	1484.35	----	1484.35
FOURTH FLOOR	1484.35	----	1484.35
FIFTH FLOOR	1484.35	----	1484.35
TERRACE FLOOR	----	80.39	80.39
TOTAL all Floors	7438.40	1548.09	8986.49

TOTAL F.S.I. AREA	7438.40 Sqm
HEIGHT OF THE BUILDING	18.30 m
NO. OF DWELLINGS	70 Nos

FLOOR NAME	BLOCK - 1 F.S.I. Sqm	BLOCK - 1 Non F.S.I. Area	BLOCK - 2 F.S.I. Sqm	BLOCK - 2 Non F.S.I. Area	TOTAL AREA F.S.I. Sqm	TOTAL AREA Non F.S.I. Area
STILT FLOOR	8.75	724.05	7.90	743.65	16.65	1467.70
FIRST FLOOR	732.80	----	751.55	----	1484.35	----
SECOND FLOOR	732.80	----	751.55	----	1484.35	----
THIRD FLOOR	732.80	----	751.55	----	1484.35	----
FOURTH FLOOR	732.80	----	751.55	----	1484.35	----
FIFTH FLOOR	732.80	----	751.55	----	1484.35	----
TERRACE FLOOR	----	38.00	----	42.39	----	80.39
TOTAL all Floors	3672.75	762.05	3765.65	786.04	7438.40	1548.09

COLOUR INDEX

EXISTING ROAD	-	
SITE BOUNDARY	-	
PROPOSED BUILDING	-	
FIRE HYDRANT	-	⊙

STRUCTURAL ENGINEER

For SRI VEERAMATHIAMMAN INFRA DEVELOPER PVT. LTD.

Managing Director

APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extension
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE / GR-I / 19 / 03 / 002

LBS/ REGISTERED ENGINEER

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.