PP APPROVAL RECORD

Planning Permission

Namakkal

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.

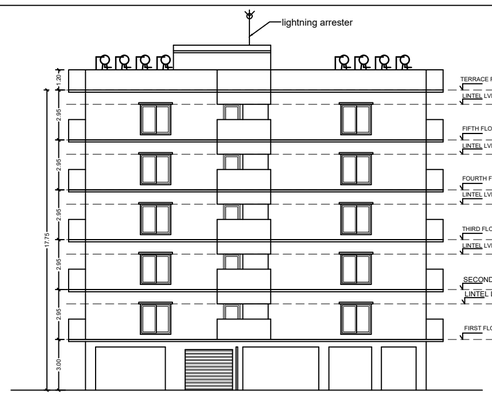
Verified RealEstate™

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

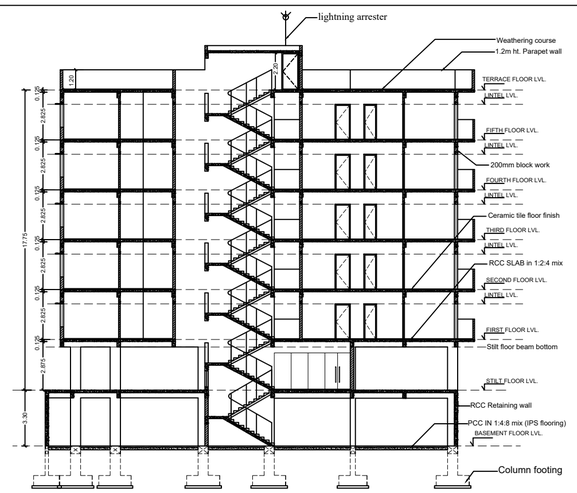
hello@verified.realestate

+91 9996 12 9996

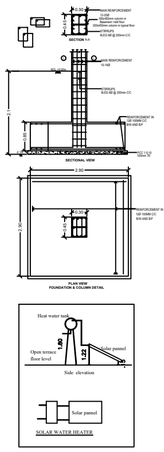
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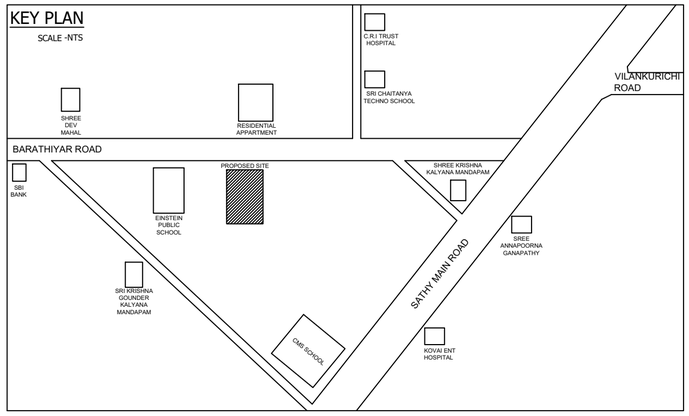


ELEVATION



SECTION ON "A-A"





PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN T.S.NO-17/2, WARD NO-V (22), BLOCK NO-49 IN GANAPATHY VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

SCHEDULE OF JOINERY		METRE
MD	MAIN DOOR	1.00 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
D2/V	DOOR/ VENTILATOR	0.75 x 2.10/ 0.75x0.60
FD/FW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/1.05x 2.10
D/FW/V	DOOR/ FRENCH WINDOW/VENTILATOR	0.75 x 2.10/0.6x 2.10/1.35x0.6
LD	LIFT DOOR	1.20 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.50 x 1.50
FW	FRENCH WINDOW	1.80 x 2.00
FW1	FRENCH WINDOW	0.875x 2.00
W	WINDOW	1.50 x 1.35
W1	WINDOW	1.20 x 1.35
W2	WINDOW	0.75 x 1.20
V	VENTILATOR	0.75 x 0.75
V1	VENTILATOR	2.40 x 0.45
V2	VENTILATOR	1.50 x 0.60
RS	ROLLING SHUTTER	3.00 x 2.40

ALL METRIC DIMENSIONS ARE IN "M"

FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.

N

SCALE 1:100

AREA STATEMENT	SFT	SQM
1.FMB AREA	23519.34	2185.00
2.DOCUMENT AREA	23522.40	2185.28
3.SUPER IMPOSED PLOT AREA	23191.25	2154.52

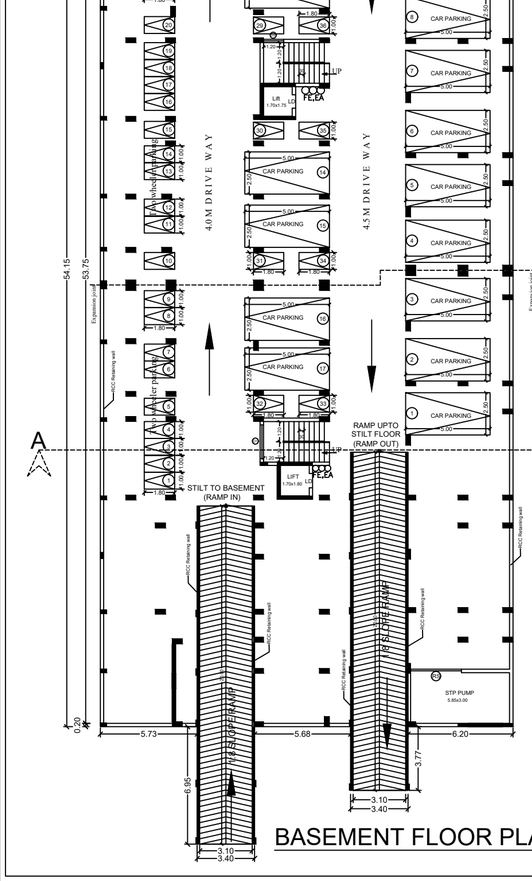
BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm" FSI	NON FSI	DEDUCTION (STILT)	TOTAL BUA	NO-OF UNIT	USAGE (non FSI)
1	BASEMENT FLOOR	20.57	1333.14		1353.71		Staircase, Lift & Parking
2	STILT FLOOR	63.50	1100.82		1164.32		Staircase, Lift & Parking, Drivers toilet
3	FIRST FLOOR	1054.68		16.90	1071.58	18	
4	SECOND FLOOR	1054.68		16.90	1071.58	18	
5	THIRD FLOOR	1054.68		16.90	1071.58	18	
6	FOURTH FLOOR	1054.68		16.90	1071.58	18	
7	FIFTH FLOOR	1054.68		16.90	1071.58	18	
8	TERRACE FLOOR (HEAD ROOM)		55.12		55.12		Staircase, Lift
9	WATCHMEN ROOM		6.25		6.25		
10	TOTAL AREA	5357.47	2495.33	84.50	7937.30	90 unit	

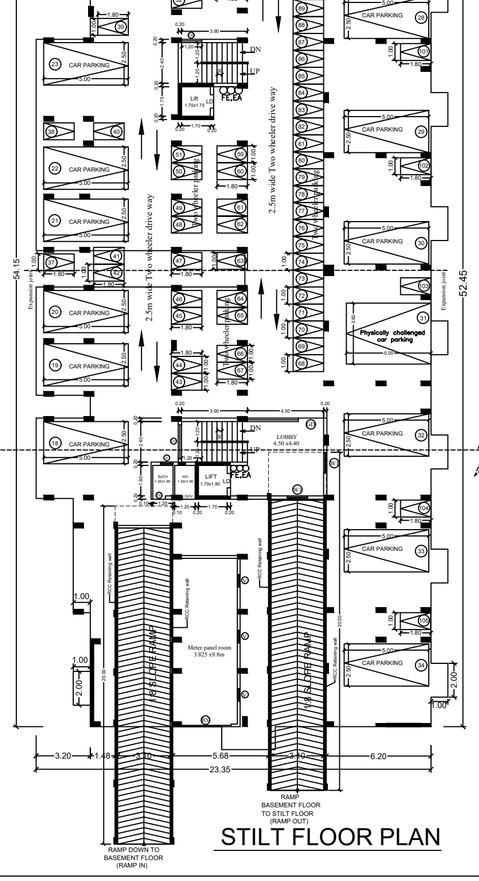
INDIVIDUAL UNIT AREA (with Balcony)

Flat no.	Area	Nos	Flat no.	Area	Nos
101,201 301,401,501	55.82 sqm	5 no	110,210 310,410,510	55.25 sqm	5 no
102,202 302,402,502	55.50 sqm	5 no	111,211 311,411,511	56.26 sqm	5 no
103,203 303,403,503	55.50 sqm	5 no	112,212 312,412,512	55.95 sqm	5 no
104,204 304,404,504	55.11 sqm	5 no	113,213 313,413,513	57.22 sqm	5 no
105,205 305,405,505	55.82 sqm	5 no	114,214 314,414,514	56.51 sqm	5 no
106,206 306,406,506	55.50 sqm	5 no	115,215 315,415,515	56.20 sqm	5 no
107,207 307,407,507	55.50 sqm	5 no	116,216 316,416,516	56.43 sqm	5 no
108,208 308,408,508	55.66 sqm	5 no	117,217 317,417,517	56.63 sqm	5 no
109,209 309,409,509	57.93 sqm	5 no	118,218 318,418,518	55.61 sqm	5 no

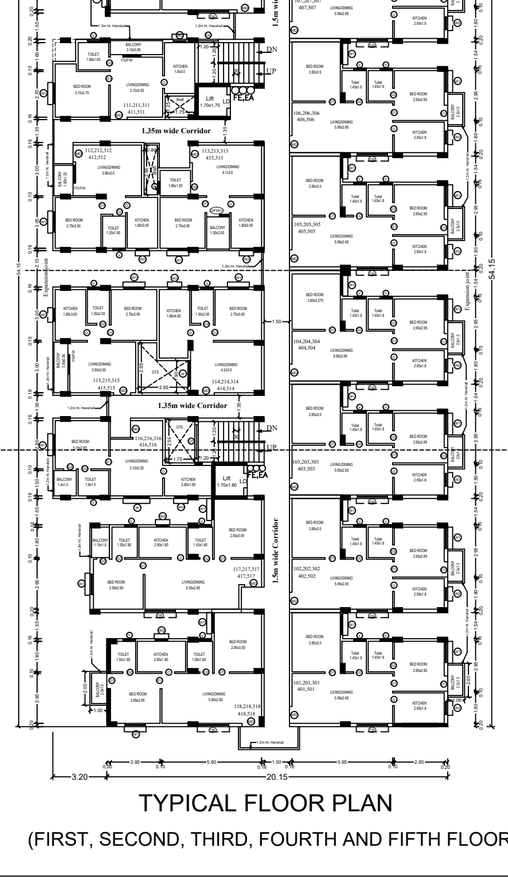
25 Sqm to 50 Sqm flat - 30 nos
50 Sqm to 75 Sqm flat - 60 nos
TOTAL NOS OF DWELLING - 90 UNIT



BASEMENT FLOOR PLAN

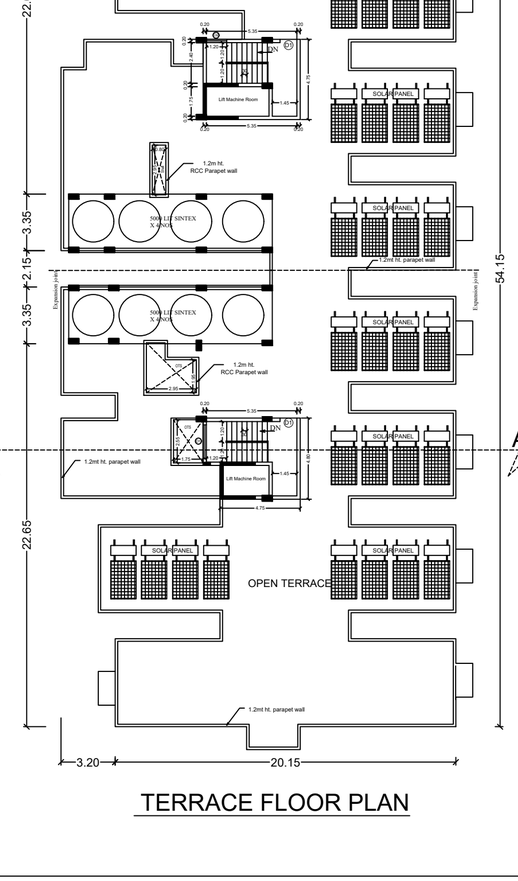


STILT FLOOR PLAN



TYPICAL FLOOR PLAN

(FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR)



TERRACE FLOOR PLAN

For Town & City Developers
Sanjanal Member

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/BA/GR-I/1904/019

ARCHITECT

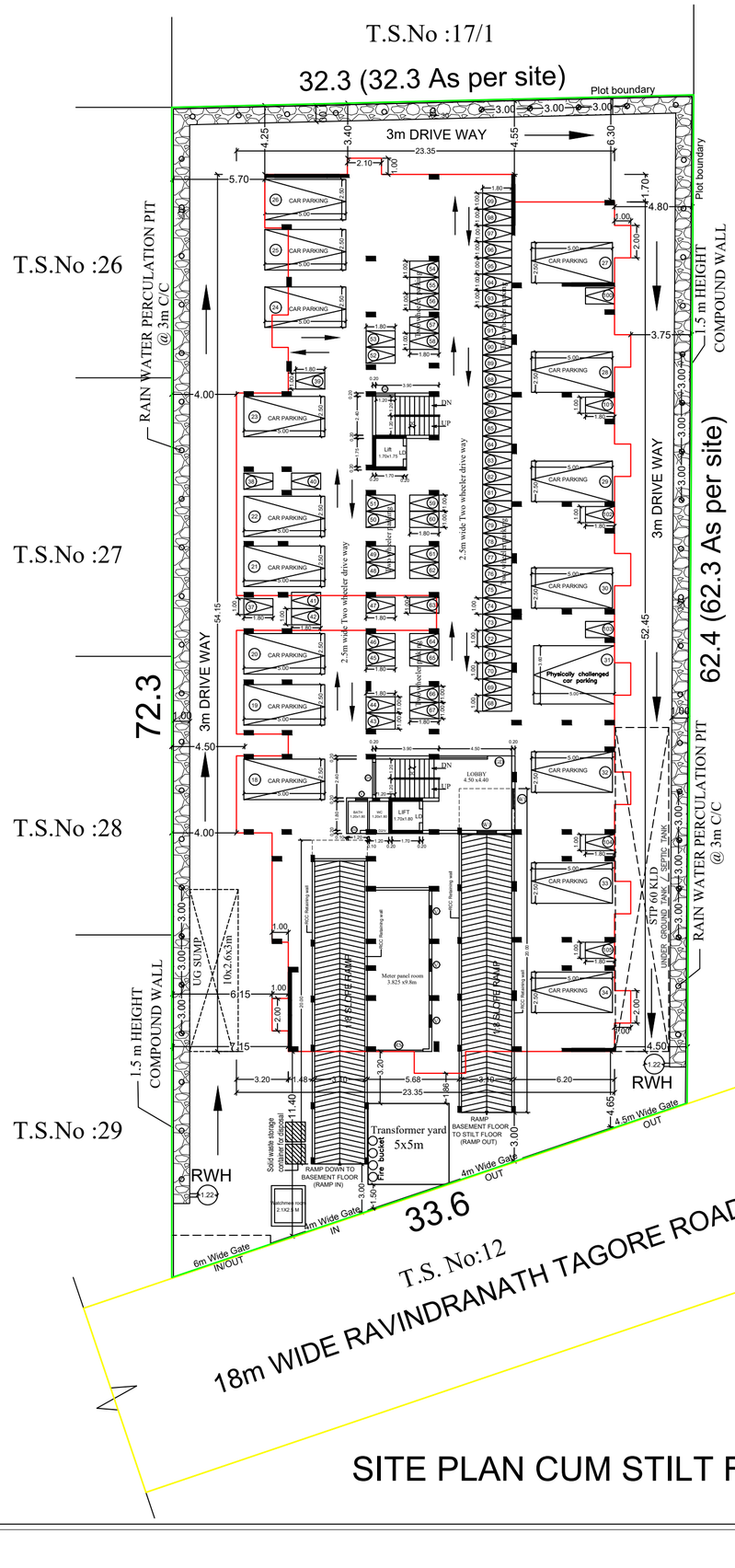
S. ARUN KUMAR, ME., (Struct.)
CBE Rgn./SE/GI-1/2019/97/006
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara Collage Road,
Saravanampatti, Coimbatore - 35.
GSTN : 33AAXFM9597P1ZT

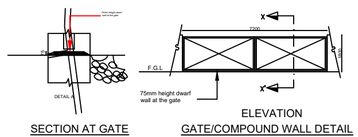
STRUCTURAL ENGINEER

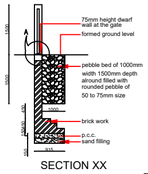
LBS/ ENGINEER

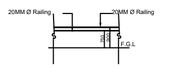
SCALE : 1 :100

SHEET NO :2of3

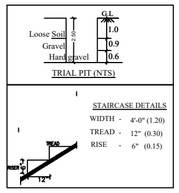


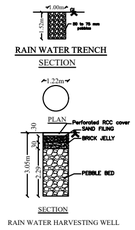


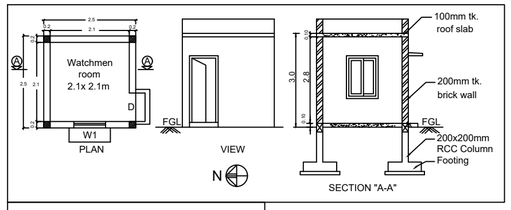


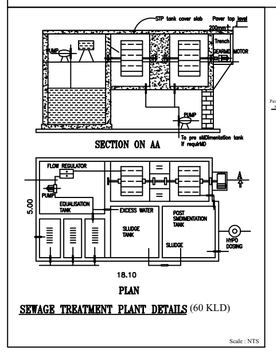


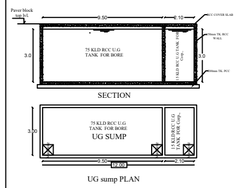
(DETAIL OF COMPOUND WALL & RAIN WATER CONSERVATION TRENCH)



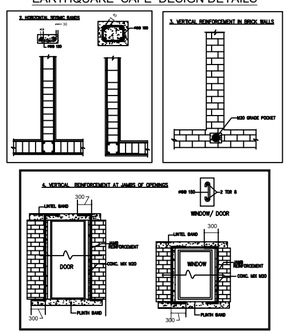








EARTHQUAKE SAFE DESIGN DETAILS



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APPLICANT : TOWN AND CITY DEVELOPERS

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

COLOUR INDEX

EXISTING ROAD -
SITE BOUNDARY -
PROPOSED BUILDING -
OSR AREA -
RAINWATER HARVESTING -
FIRE HYDRANT -

N

ALL METRIC DIMENSIONS ARE IN "M"

AREA STATEMENT	SFT	SQM
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2.DOCUMENT AREA	23522.40	2185.28
3.SUPER IMPOSED PLOT AREA	23191.25	2154.52

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10	TOTAL AREA	5357.47	2495.33	84.50	7937.30	90 unit	

$$FSI = \frac{\text{Total FSI area}}{\text{Plot area}} = \frac{5357.47}{2154.52} = 2.487 \quad \text{(Premium FSI Provided)}$$

TOTAL NUMBERS OF DWELLING - 90 UNIT

PARKING DETAIL:-

Parking category	Total No of Unit	Two wheelers required	Cars required
25 Sqm to 50 Sqm flat	30	30	--
50 Sqm to 75 Sqm flat	60	60	30
Visitors parking of 10%		9	3
Total Required parking		99	33
Provided Parking		105	34

For Town & City Developers
Partner

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

ARCHITECT

S. ARUN KUMAR, ME., (Struct.)
CBE Rgn./SE/G-I/2019/07/006
METIS STRUCTURES
9,S-1,Lakshmi Garden, Sankara College Road, Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM9597P1ZT

STRUCTURAL ENGINEER

LBS/ ENGINEER

SCALE : 1 :100

SHEET NO :1of3

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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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.