PP APPROVAL RECORD

Planning Permission

Namakkal

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

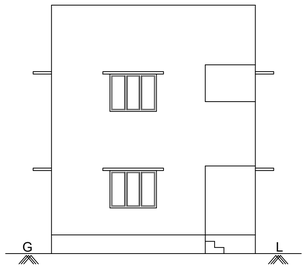
PURPOSE
Residential

The approval as the planning authority issued it, reproduced in full behind this page.

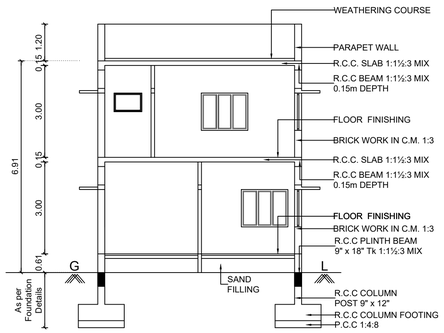
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT AT S.F.No: 44/3B1C & 44/6, VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK, EAST ZONE, COIMBATORE CORPORATION.

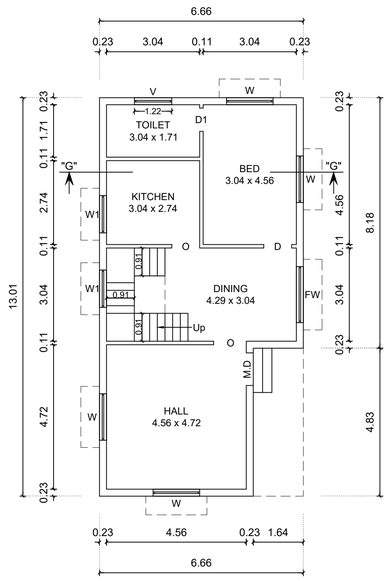
SCALE 1 : 100

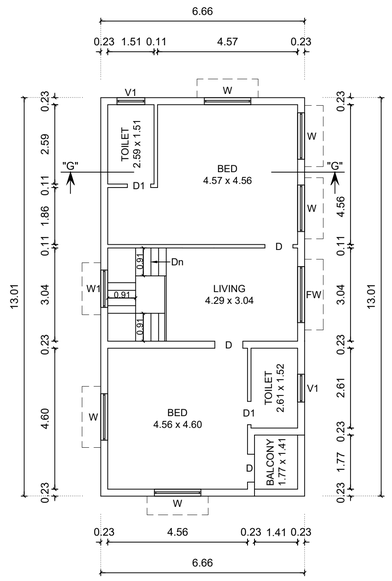


ELEVATION



SECTION ON "GG"

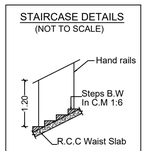




GROUND FLOOR PLAN

FIRST FLOOR PLAN

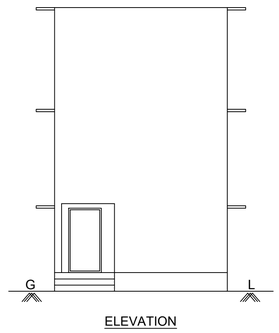
STAIRCASE DETAILS
(NOT TO SCALE)



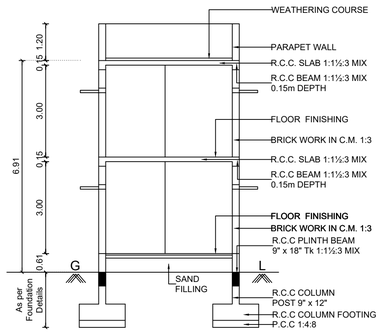
WIDTH : 0.91
TREAD : 0.25
RISE : 0.175

TYPICAL BLOCK - 16

AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
PRO. GROUND FLOOR	80.56	-	80.56
PRO. FIRST FLOOR	80.56	-	80.56
TOTAL BUILTUP AREA	161.12	-	161.12

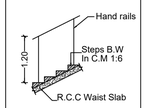


ELEVATION

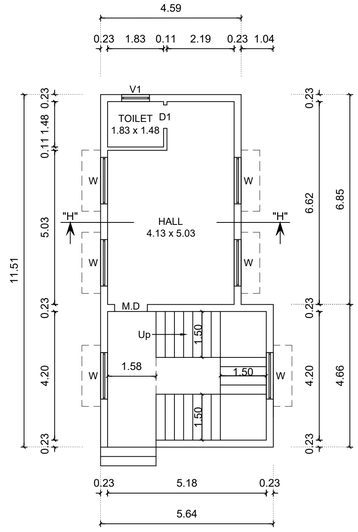


SECTION ON "HH"

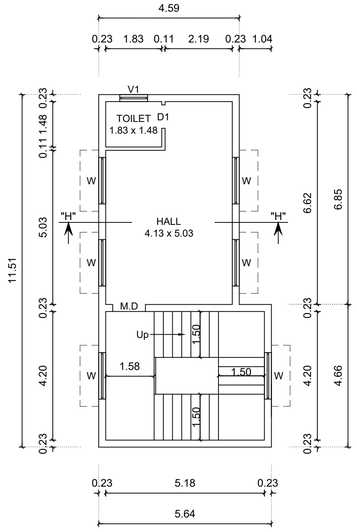
STAIRCASE DETAILS
(NOT TO SCALE)



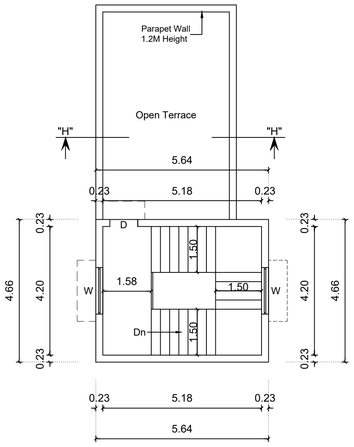
WIDTH : 1.50
TREAD : 0.30
RISE : 0.15



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

TYPICAL BLOCK - 17 (AMENITY)

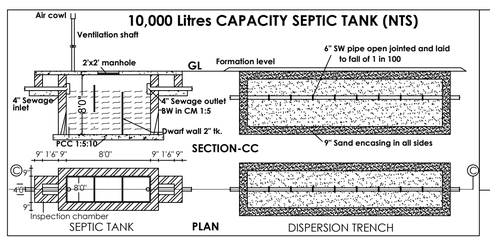
AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
PRO. GROUND FLOOR	57.69	-	57.69
PRO. FIRST FLOOR	57.69	-	57.69
PRO. HEAD ROOM	-	26.26	26.26
TOTAL BUILTUP AREA	115.38	26.26	141.64

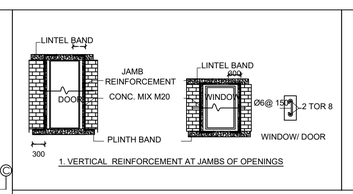
JOINERY DETAILS:-		Metre
M.D	MAIN DOOR	1.07 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
O	OPEN	1.07 x 2.13
FW	FRENCH WINDOW	1.83 x 1.22
W	WINDOW	1.52 x 1.22
W1	WINDOW	1.22 x 1.22
V	VENTILATOR	1.22 x 0.61
V1	VENTILATOR	0.91 x 0.61

ONLINE APPLICATION No: SWP/BPA/0007340/2023

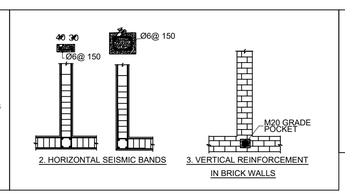
LP/CLPA No: 125/2023

Planning Permission No: 138/2023



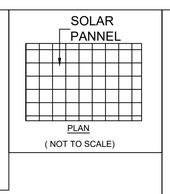


1. VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS

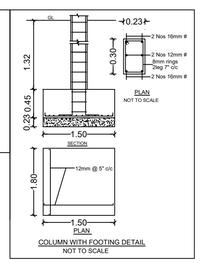


2. HORIZONTAL SEISMIC BANDS

3. VERTICAL REINFORCEMENT IN BRICK WALLS



PLAN
(NOT TO SCALE)



COLUMN WITH FOOTING DETAIL
NOT TO SCALE

APPLICANT

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/RE/GR-II/02/2021
APEL ASSOCIATES
85-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589

REGISTERED ENGINEER

S.DIVYA
SURVEYOR

G.BALAMURUGAN
DRAUGHTSMAN GRADE - III

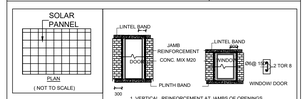
S.MOHANA
PLANNING ASSISTANT

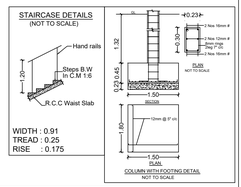
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT AT S.F.No: 44/3B1C & 44/6, VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK, EAST ZONE, COIMBATORE CORPORATION.

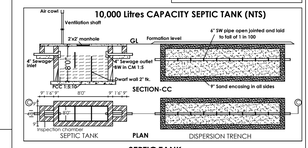
SCALE 1 : 100

JOINERY DETAILS:-

		Metre
M.D	MAIN DOOR	1.07 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
O	OPEN	2.30 x 2.13
O1	OPEN	0.91 x 2.13
FW	FRENCH WINDOW	1.83 x 1.22
W	WINDOW	1.52 x 1.22
W1	WINDOW	1.22 x 1.22
V	VENTILATOR	1.22 x 0.61
V1	VENTILATOR	0.91 x 0.61







SEPTIC TANK

ONLINE APPLICATION No: SWP/BPA/0007340/2023

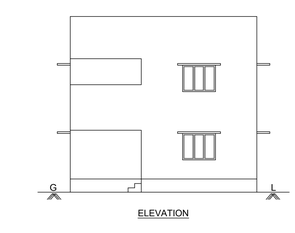
LP/CLPA No: 125/2023

Planning Permission No: 138/2023

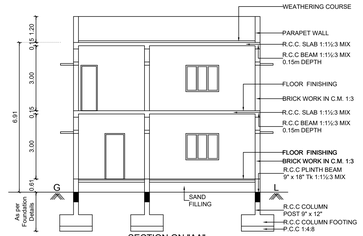
APPLICANT

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/RE/GR-II/02/2021
APEL ASSOCIATES
85-G, 1st Floor, Ramya Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589

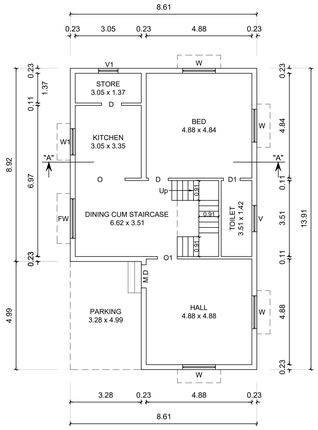
REGISTERED ENGINEER



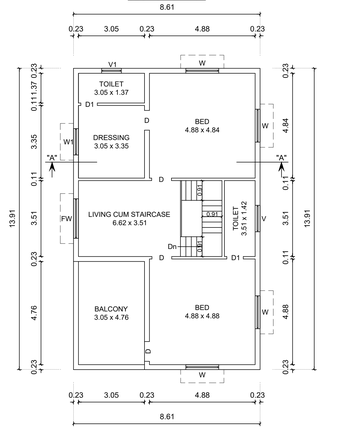
ELEVATION



SECTION ON "AA"



GROUND FLOOR PLAN

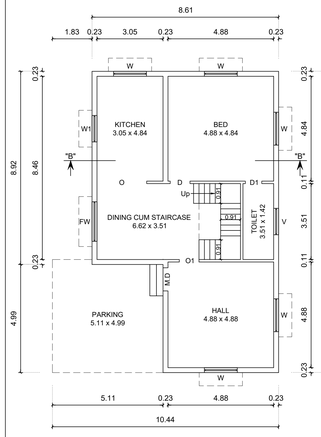


FIRST FLOOR PLAN

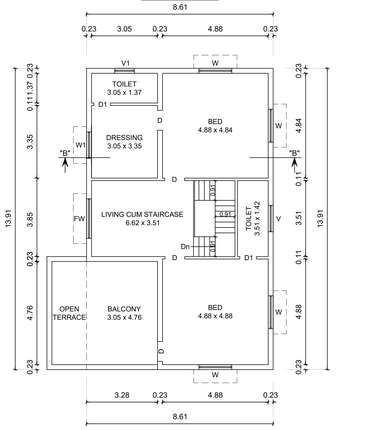
TYPICAL BLOCK - 1, 2 & 3			
AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
PRO. GROUND FLOOR	119.74	-	119.74
PRO. FIRST FLOOR	119.74	-	119.74
TOTAL BUILTUP AREA	239.48	-	239.48

ELEVATION

SECTION ON "BB"



GROUND FLOOR PLAN

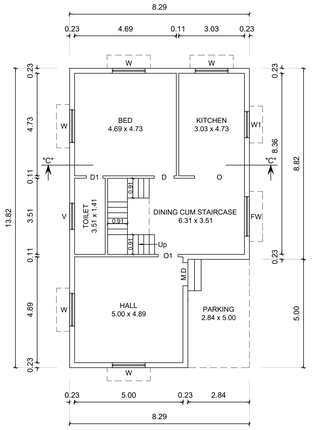


FIRST FLOOR PLAN

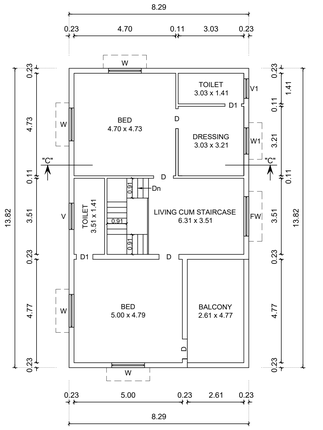
BLOCK - 4			
AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
PRO. GROUND FLOOR	129.29	-	129.29
PRO. FIRST FLOOR	119.74	-	119.74
TOTAL BUILTUP AREA	249.03	-	249.03

ELEVATION

SECTION ON "CC"



GROUND FLOOR PLAN

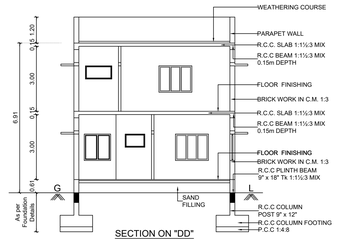


FIRST FLOOR PLAN

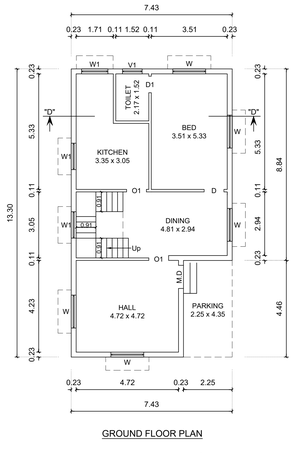
TYPICAL BLOCK - 5, 6, 7 & 8			
AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
PRO. GROUND FLOOR	114.63	-	114.63
PRO. FIRST FLOOR	114.63	-	114.63
TOTAL BUILTUP AREA	229.26	-	229.26



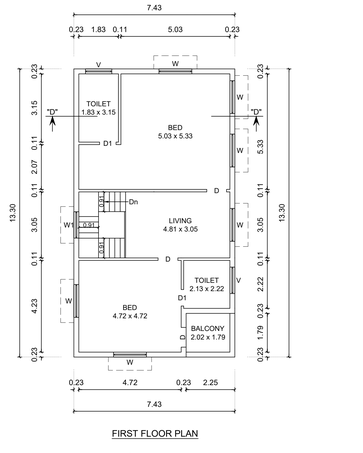
ELEVATION



SECTION ON "DD"



GROUND FLOOR PLAN

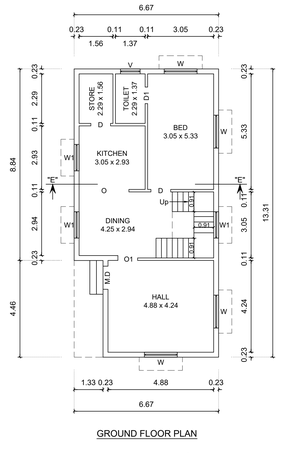


FIRST FLOOR PLAN

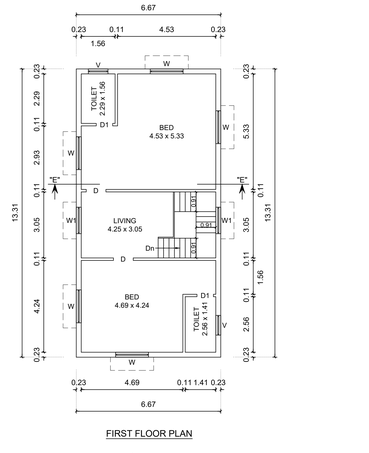
TYPICAL BLOCK - 9, 10 & 11			
AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
PRO. GROUND FLOOR	98.83	-	98.83
PRO. FIRST FLOOR	98.83	-	98.83
TOTAL BUILTUP AREA	197.66	-	197.66

ELEVATION

SECTION ON "EE"



GROUND FLOOR PLAN

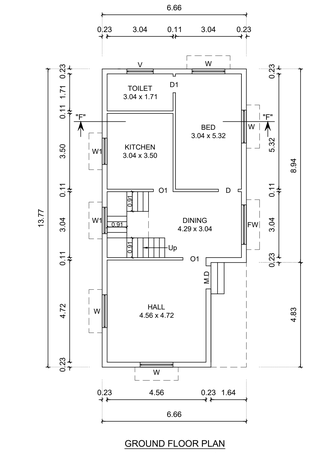


FIRST FLOOR PLAN

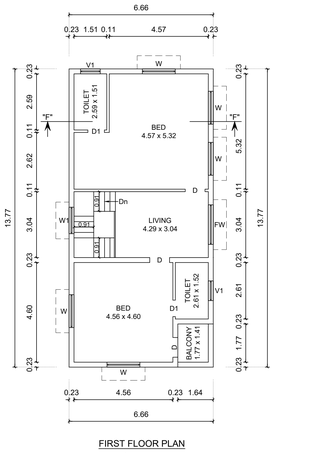
TYPICAL BLOCK - 12, 13 & 14			
AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
PRO. GROUND FLOOR	88.73	-	88.73
PRO. FIRST FLOOR	88.73	-	88.73
TOTAL BUILTUP AREA	177.46	-	177.46

ELEVATION

SECTION ON "FF"



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPICAL BLOCK - 15			
AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
PRO. GROUND FLOOR	91.62	-	91.62
PRO. FIRST FLOOR	91.62	-	91.62
TOTAL BUILTUP AREA	183.24	-	183.24

S.DIVYA
SURVEYOR

G.BALAMURUGAN
DRAUGHTSMAN GRADE - III

S.MOHANA
PLANNING ASSISTANT

SHEET No : (1 - 3) 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT AT S.F.No: 44/3B1C & 44/6, VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK, EAST ZONE, COIMBATORE CORPORATION.

SCALE 1 : 200

AREA DETAILS :-	FSI	Non FSI	Total
SITE AREA (As per Document)		-	4046.85
SITE AREA (As per Patta)		-	4049.00
SITE AREA (As per Super Imposed Area)		-	4054.18
BLOCK - 1, 2 & 3			
PRO. GROUND FLOOR	359.22	-	359.22
PRO. FIRST FLOOR	359.22	-	359.22
BLOCK - 4			
PRO. GROUND FLOOR	129.29	-	129.29
PRO. FIRST FLOOR	119.74	-	119.74
BLOCK - 5, 6, 7 & 8			
PRO. GROUND FLOOR	458.52	-	458.52
PRO. FIRST FLOOR	458.52	-	458.52
BLOCK - 9, 10 & 11			
PRO. GROUND FLOOR	296.49	-	296.49
PRO. FIRST FLOOR	296.49	-	296.49
BLOCK - 12, 13 & 14			
PRO. GROUND FLOOR	266.19	-	266.19
PRO. FIRST FLOOR	266.19	-	266.19
BLOCK - 15			
PRO. GROUND FLOOR	91.62	-	91.62
PRO. FIRST FLOOR	91.62	-	91.62
BLOCK - 16			
PRO. GROUND FLOOR	80.56	-	80.56
PRO. FIRST FLOOR	80.56	-	80.56
BLOCK - 17 (AMENITY)			
PRO. GROUND FLOOR	57.69	-	57.69
PRO. FIRST FLOOR	57.69	-	57.69
PRO. HEAD ROOM	-	26.26	26.26
TOTAL BUILTUP AREA	3469.61	26.26	3495.87

NOTE:- As Per eDCR

PLOT COVERAGE = 42.99 %

FSI = 0.86

PARKING DETAILS:-

DWELLING AREA	No. Of Dwellings	No. Of Cars	
		Required	Provided
Above 75 Sq.Mtrs	16 + 1	36	36
TOTAL	16 + 1	36	36

COLOUR INDEX:-

EXG. ROAD

SITE BOUNDARY

PRO. BUILDING

ONLINE APPLICATION No: SWP/BPA/0007340/2023

LP/CLPA No: 125/2023

Planning Permission No: 138/2023

S.DIVYA
SURVEYOR

G.BALAMURUGAN
DRAUGHTSMAN GRADE - III

S.MOHANA
PLANNING ASSISTANT

APPLICANT

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/RE/GR-II/02/2021
APEL ASSOCIATES
85-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589

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

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The LandLens suite
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Verified RealEstate™

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- 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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