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™

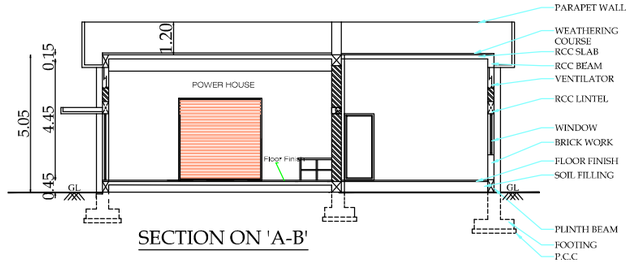
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

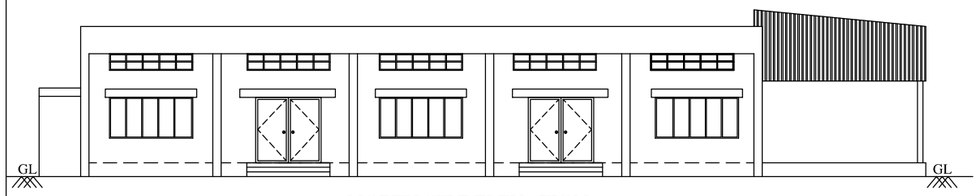
+91 9996 12 9996

verified.realestate

BLOCK-7



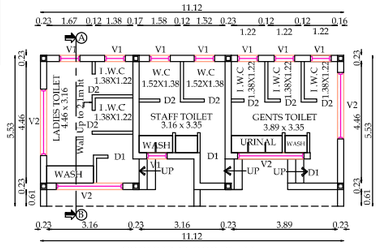
SECTION ON 'A-B'



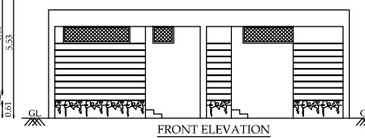
NORTH SIDE ELEVATION

GROUND FLOOR PLAN

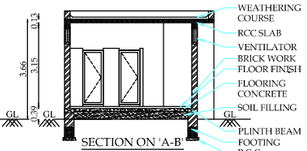
BLOCK-8



GROUND FLOOR PLAN

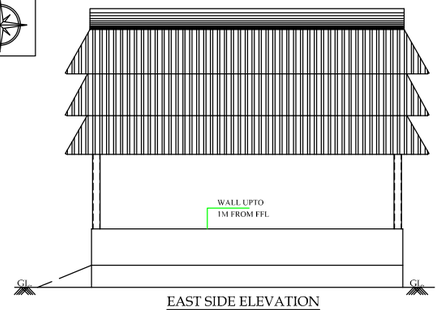


FRONT ELEVATION

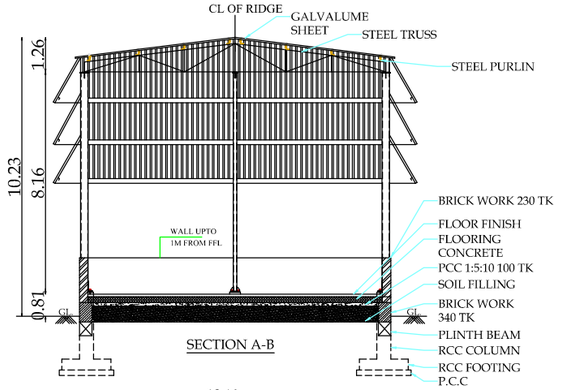


SECTION ON 'A-B'

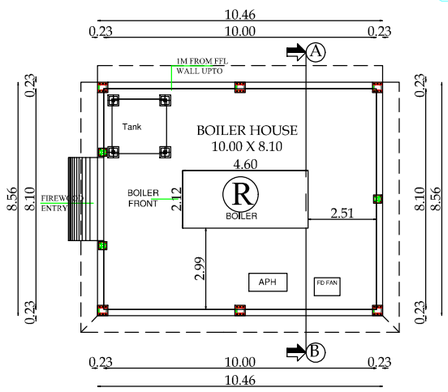
BLOCK-9



EAST SIDE ELEVATION

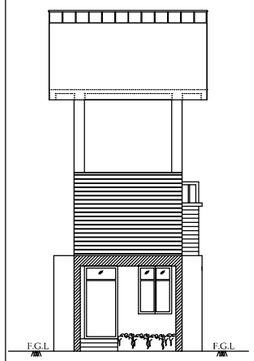


SECTION A-B

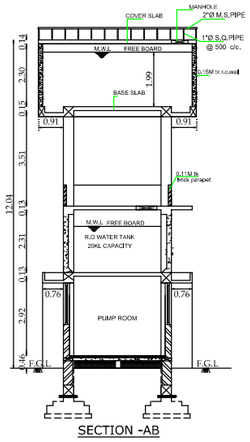


GROUND FLOOR PLAN

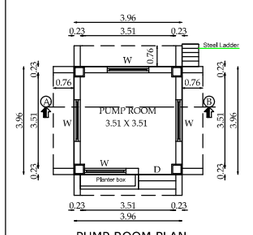
BLOCK-10



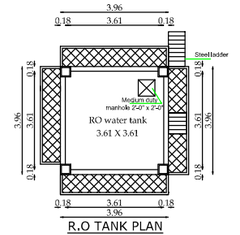
ELEVATION



SECTION -AB



PUMP ROOM PLAN



R.O TANK PLAN

BLOCK- 7,8,9 & 10	SHEET NO: 9/9

PLAN SHOWING THE PROPOSED CONSTRUCTION OF POWER HOUSE, TOILET BLOCK, BOILER ROOM & O.H.T BUILDING IN S.F.NO:492/1B1,493/1,493/2, 494, 495,496/2A2,496/2B, 497/1C1 & 497/2A AT J.KRISHNAPURAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

Scale 1:100

AREA DETAILS

BLOCK - 7

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	445.66	-	445.66

BLOCK - 8

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	61.55	-	61.55

BLOCK - 9

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	89.55	-	89.55

BLOCK - 10

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	15.70	-	15.70
FIRST FLOOR	15.70	-	15.70
TOTAL	31.40	-	31.40

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
GRS	ROLLING SHUTTER	4.00 X 3.00
GRS	ROLLING SHUTTER	3.05 X 3.00
FD	DOOR	2.40 X 2.40
D	DOOR	1.20 X 2.40
D1	DOOR 1	0.92 X 2.13
D2	DOOR 2	0.76 X 2.13
W	WINDOW	1.52 X 1.52
W1	WINDOW 1	1.80 X 1.52
NV	N TYPE VENTILATOR	3.05 X 0.61
NV1	N TYPE VENTILATOR	1.80 X 0.61
NV2	N TYPE VENTILATOR	2.40 X 0.61
V1	VENTILATOR	0.76 X 0.61
V2	VENTILATOR 1	2.44 X 0.61

V.P. PONNUSWAMI, B.E.,(CIVIL) F.I.E.,
Chartered Engineer F-125939-5
Structural Engineer Grade-II
Coimbatore LPA/SE/Gr.II/19/07/042
Licensed Building Surveyor.

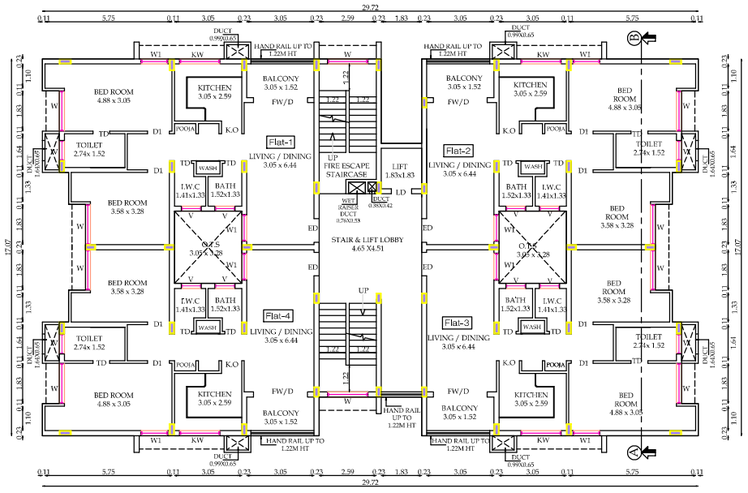
Architect

SIDDARTH GOPALA SANKAR, B.ARCH.,F.I.I.A.,
Registered Architect As
L.S.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/BA/GR-I/19/04/016

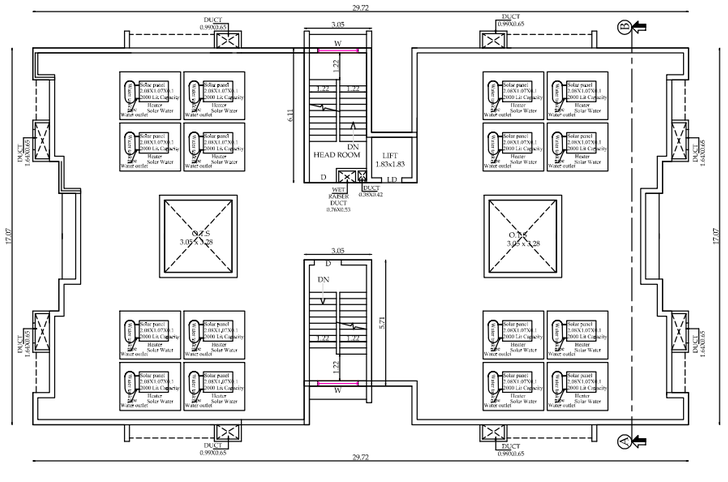
Structural Engineer

GUARDIAN

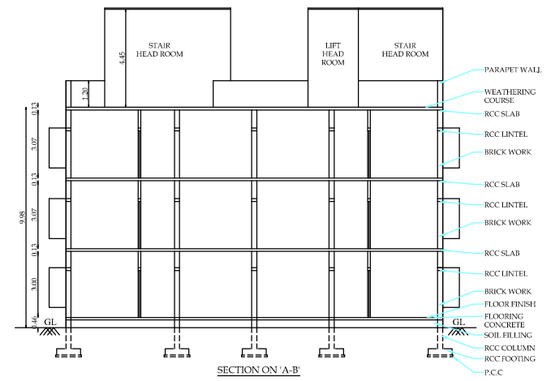
Applicant



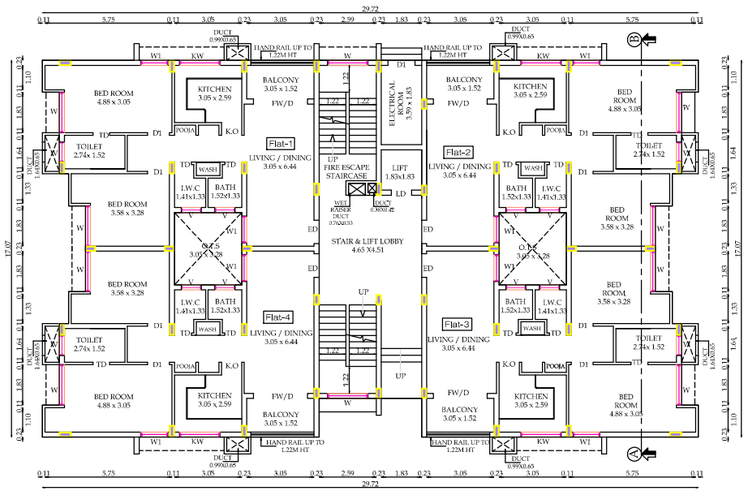
SECOND FLOOR PLAN



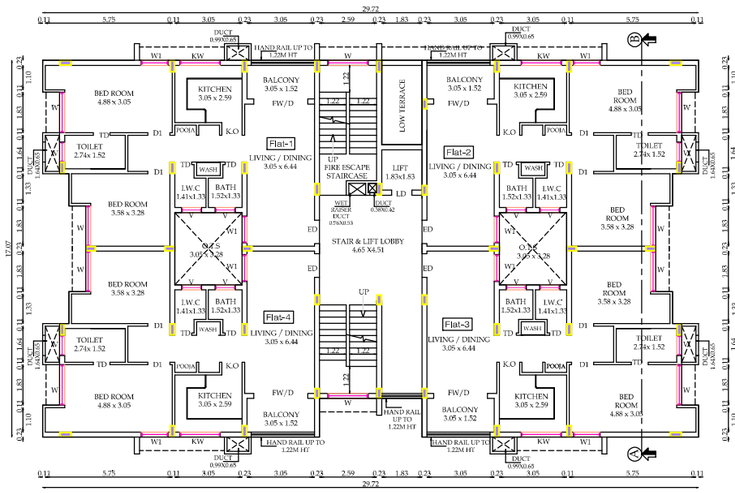
TERRACE FLOOR PLAN



SECTION ON 'A-B'



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION

BLOCK-6		SHEET NO: 8/9

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STAFF QUARTERS BUILDING IN S.F.NO:492/1B1,493/1,493/2, 494, 495,496/2A2,496/2B, 497/1C1 & 497/2A AT J.KRISHNAPURAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

N

Scale 1:100

AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	445.35	-	445.35
FIRST FLOOR	438.40	-	438.40
SECOND FLOOR	438.36	-	438.36
HEAD ROOM	-	40.71	40.71
TOTAL	1322.11	40.71	1362.82

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.07 X 2.13
D	DOOR 1	1.22 X 2.13
D1	DOOR 2	0.99 X 2.13
TD	TOILET DOOR	0.76 X 2.13
W	WINDOW 1	1.83 X 1.22
W1	WINDOW 2	1.22 X 1.83
KW	WINDOW 3	1.83 X 1.07
V	VENTILATOR	0.91 X 0.61

V.P. PONNUSWAMI, B.E.,(CIVIL) F.I.E., Chartered Engineer F-125939-5 Structural Engineer Grade-II Coimbatore LPA/SE/Gr.II/19/07/042 Licensed Building Surveyor.

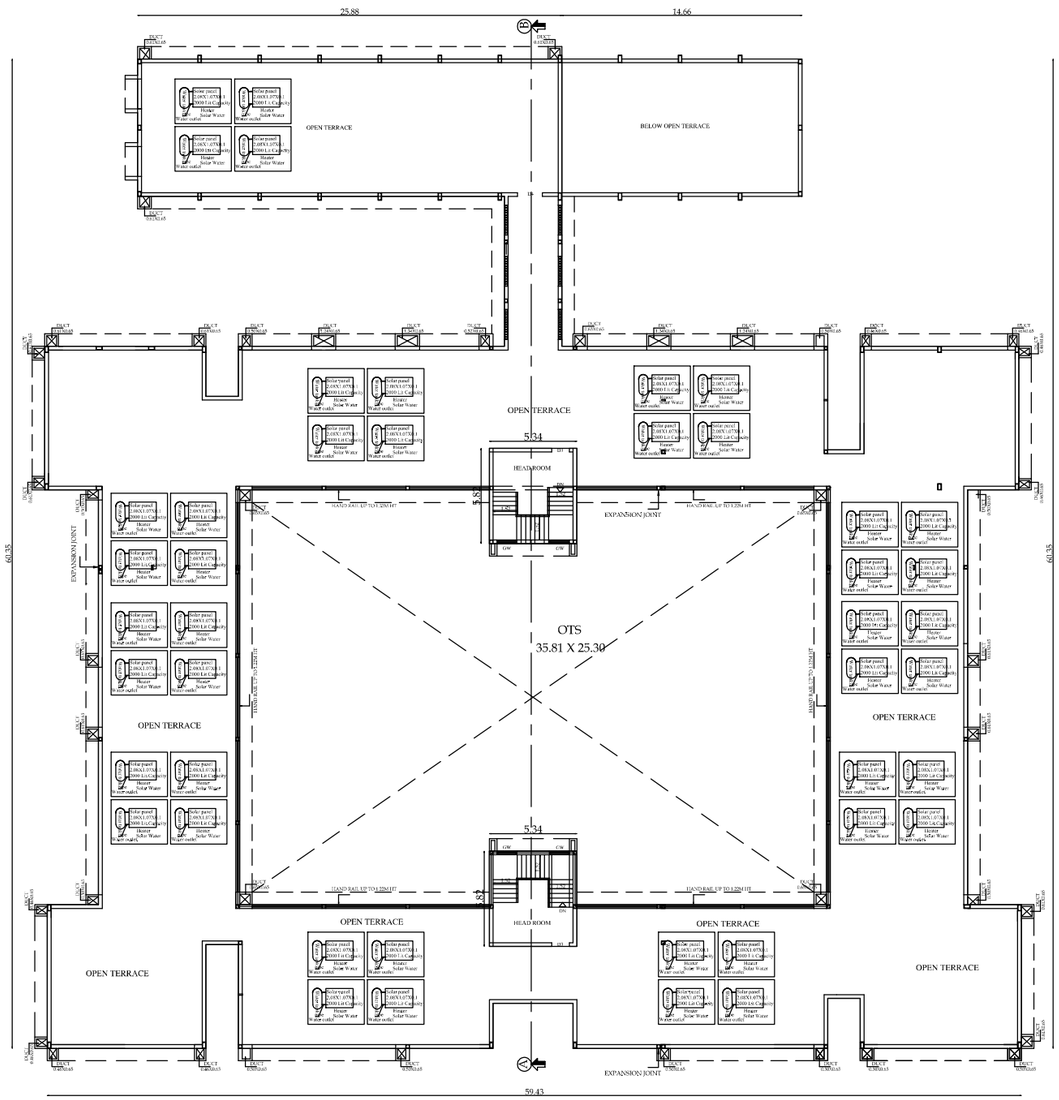
Architect

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A., Registered Architect As L.B.S. GRADE-I L.S. ARCHITECT No: CA/2005/36220 Coimbatore LPA/RA/GR-I/19/04/016

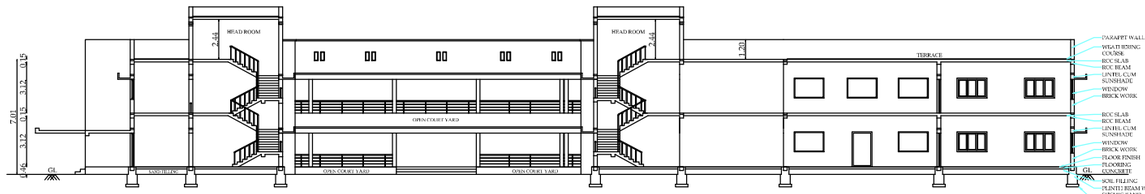
Structural Engineer

GUARDIAN

Applicant



TERRACE FLOOR PLAN



SECTION ON "A-B"



FRONT ELEVATION

BLOCK-5	TERRACE FLOOR, ELEVATION & SECTION	SHEET NO: 7/9

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GIRLS HOSTEL BUILDING IN S.F.NO:492/1B1,493/1,493/2, 494, 495,496/2A2,496/2B, 497/1C1 & 497/2A AT J.KRISHNAPURAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

N

Scale 1:100

AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
HEAD ROOM	-	62.12	62.12

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.52 X 2.13
D	DOOR	0.76 X 2.13
D1	DOOR 1	0.84 X 2.13
D2	DOOR 2	0.99 X 2.13
D3	DOOR 3	1.07 X 2.13
D4	DOOR 4	1.52 X 2.13
W	WINDOW	1.82 X 1.22
W1	WINDOW 1	1.22 X 1.22
W2	WINDOW 2	2.44 X 1.22
V	VENTILATOR	0.91 X 0.61
V1	VENTILATOR 1	1.22 X 0.61
V2	VENTILATOR 2	1.82 X 0.61
V3	VENTILATOR 3	2.44 X 0.90
V4	VENTILATOR 4	2.44 X 0.90
GW	GLASS WINDOW	1.22 X 1.22

V.P. PONNUSWAMI, B.E.,(CIVIL) F.I.E.,
Chartered Engineer F-125939-5
Structural Engineer Grade-II
Coimbatore LPA/SE/Gr.II/19/07/042
Licensed Building Surveyor.

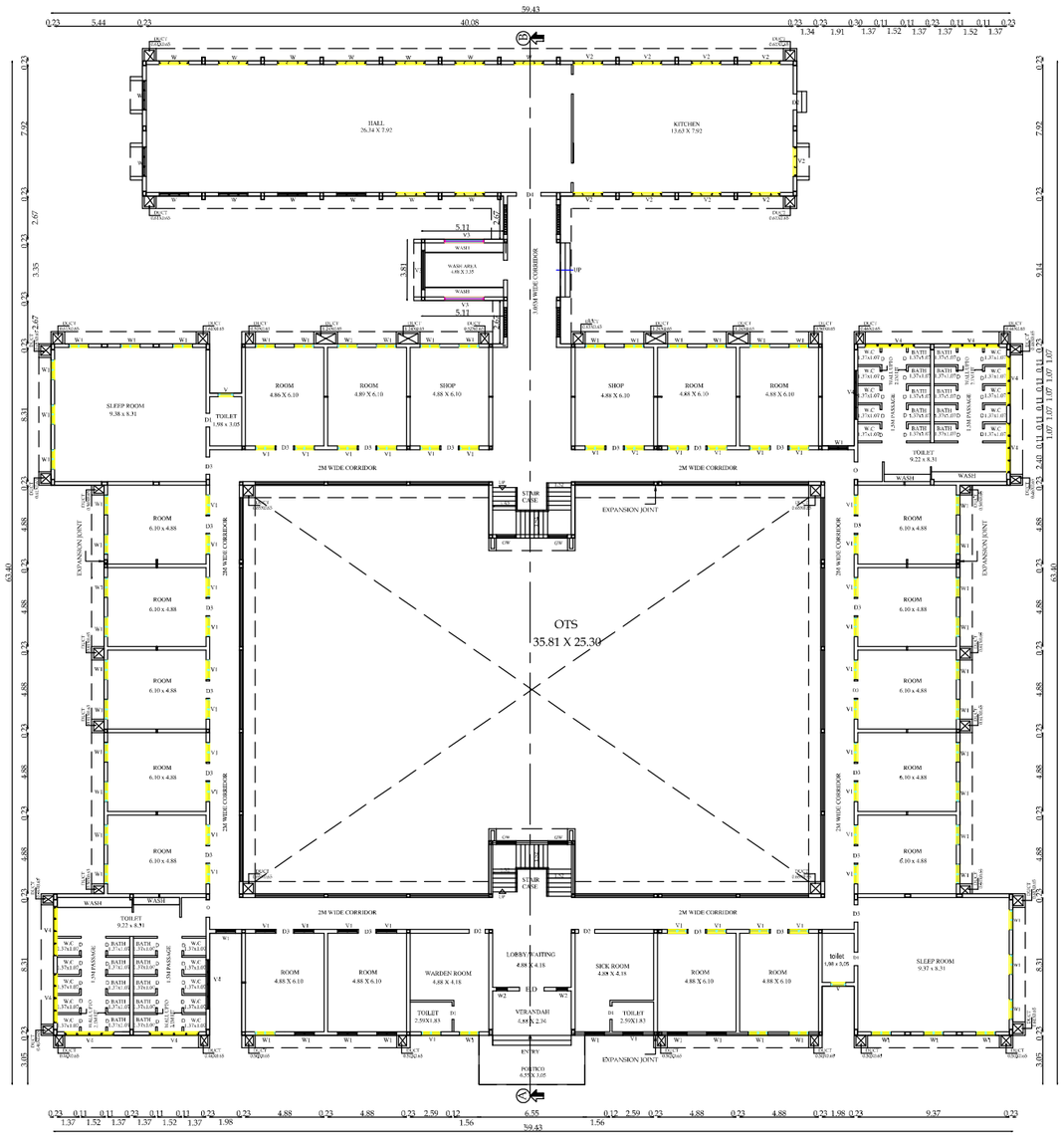
Architect

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No: CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

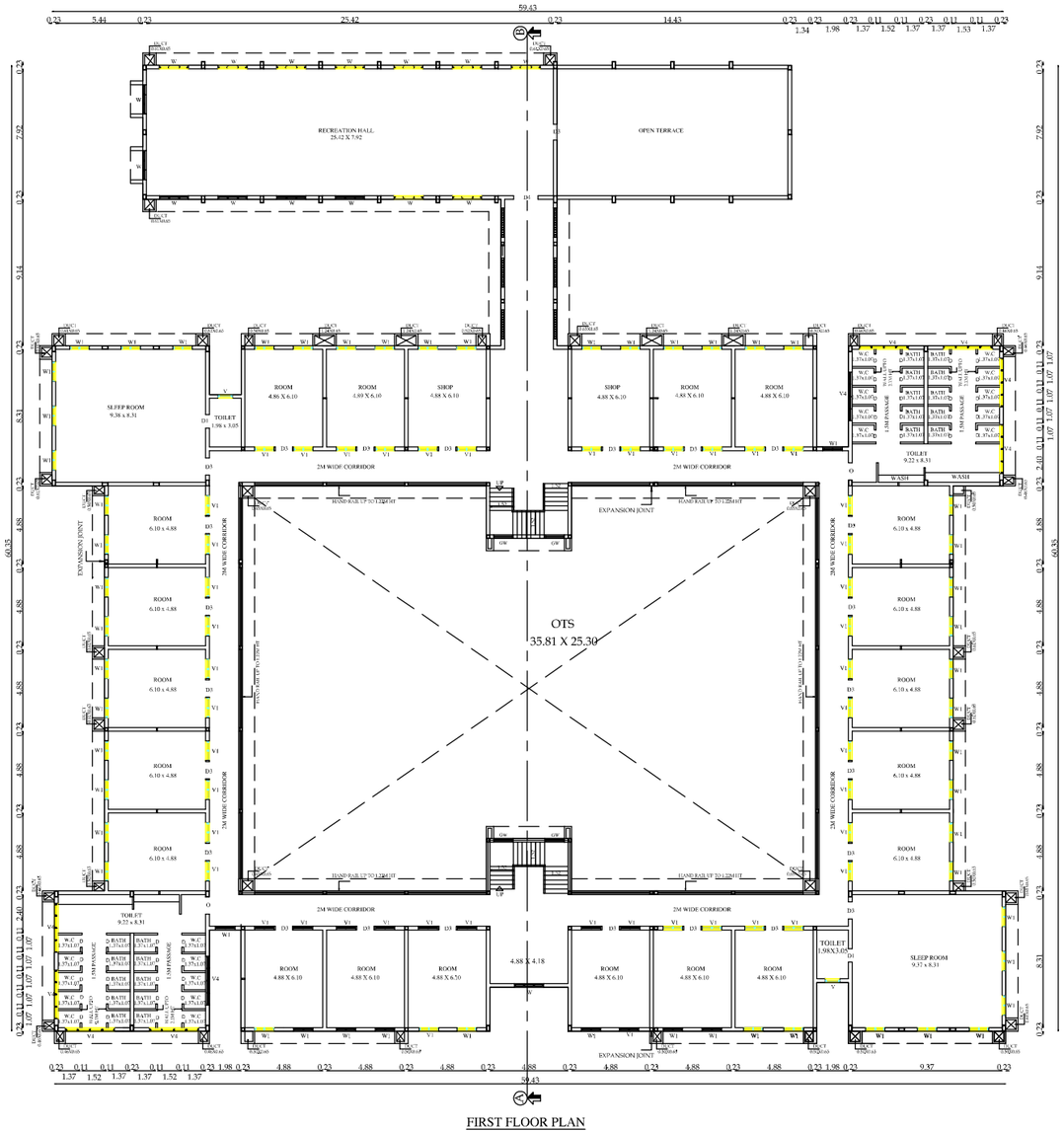
Structural Engineer

GUARDIAN

Applicant



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BLOCK-5	GROUND & FIRST FLOOR	SHEET NO: 6/9

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GIRLS HOSTEL BUILDING IN S.F.NO:492/1B1,493/1,493/2, 494, 495,496/2A2,496/2B, 497/1C1 & 497/2A AT J.KRISHNAPURAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

N

Scale 1:100

AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	1886.42	-	1886.42
FIRST FLOOR	1710.75	-	1710.75

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.52 X 2.13
D	DOOR	0.76 X 2.13
D1	DOOR 1	0.84 X 2.13
D2	DOOR 2	0.99 X 2.13
D3	DOOR 3	1.07 X 2.13
D4	DOOR 4	1.52 X 2.13
W	WINDOW	1.82 X 1.22
W1	WINDOW 1	1.22 X 1.22
W2	WINDOW 2	2.44 X 1.22
V	VENTILATOR	0.91 X 0.61
V1	VENTILATOR 1	1.22 X 0.61
V2	VENTILATOR 2	1.82 X 0.61
V3	VENTILATOR 3	2.44 X 0.90
V4	VENTILATOR 4	2.44 X 0.90
GW	GLASS WINDOW	1.22 X 1.22

V.P. PONNUSWAMI, B.E.,(CIVIL) F.I.E.,
Chartered Engineer F-125939-5
Structural Engineer Grade-II
Coimbatore LPA/SE/Gr.II/19/07/1042
Licensed Building Surveyor.

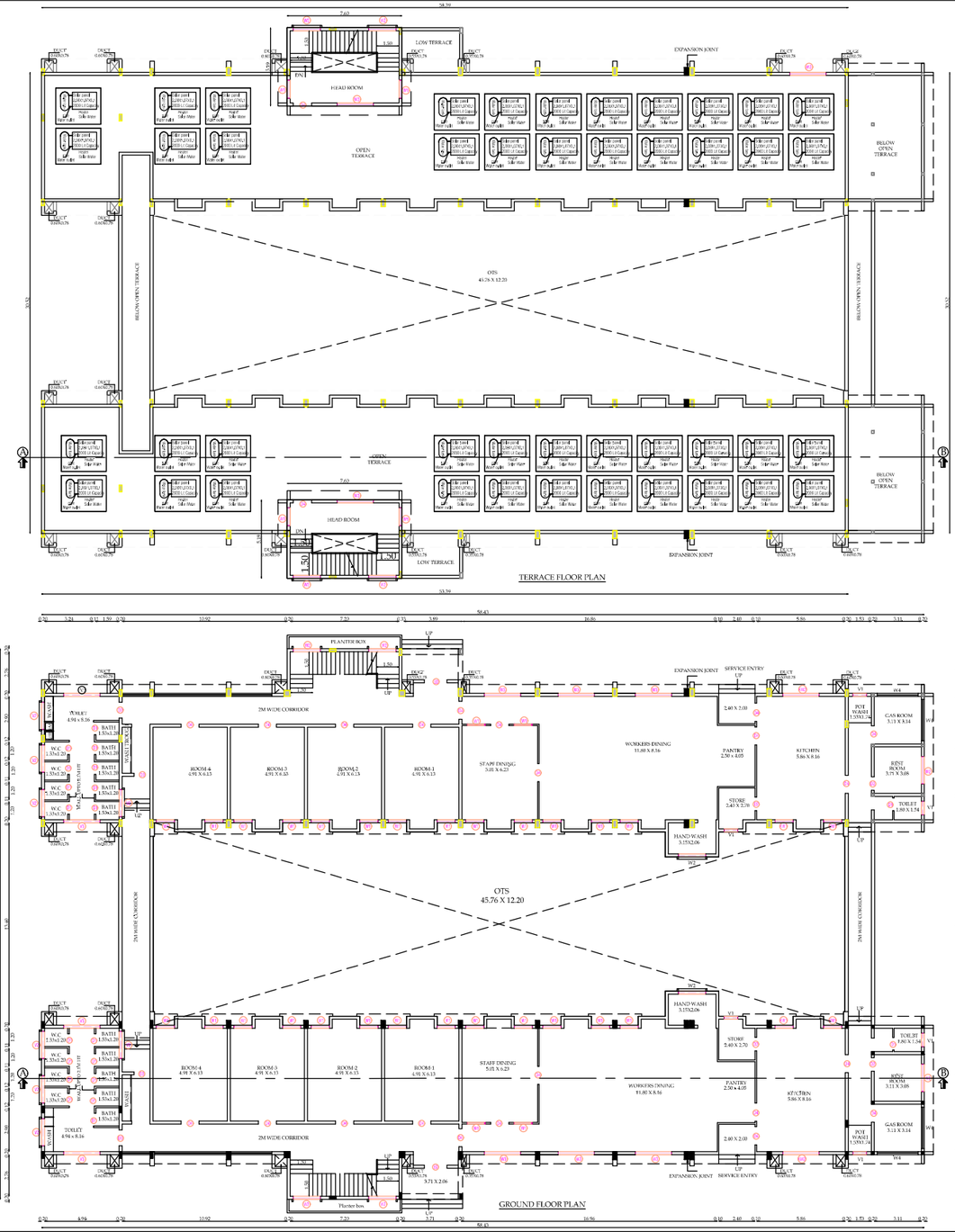
Architect

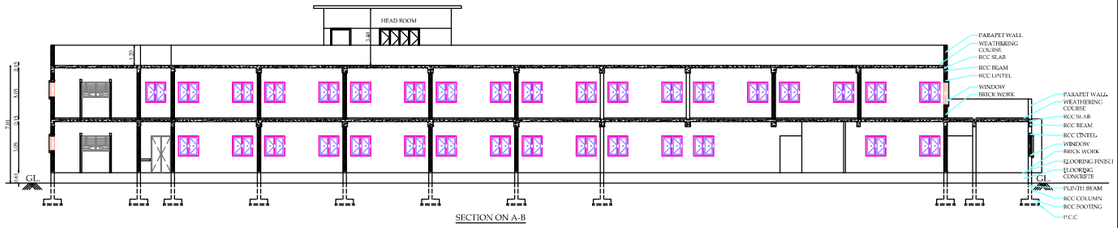
SIDDARTH GOPALA SANKAR, B.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-1/19/04/016

Structural Engineer

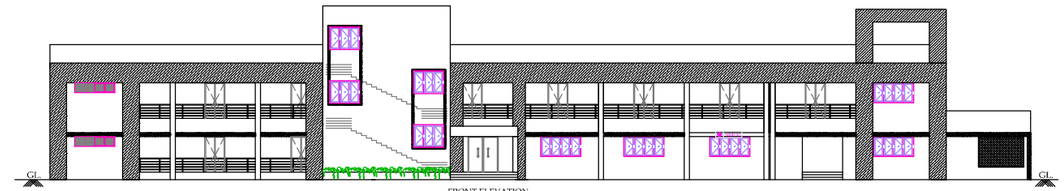
GUARDIAN

Applicant





SECTION ON A-B



FRONT ELEVATION

BLOCK-4		SHEET NO: 5/9

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BOYS HOSTEL BUILDING IN S.F.NO:492/1B1,493/1,493/2, 494, 495,496/2A2,496/2B, 497/1C1 & 497/2A AT J.KRISHNAPURAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

N

Scale 1:100

AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	1163.44	-	1163.44
FIRST FLOOR	974.93	-	974.93
HEAD ROOM	-	78.89	78.89
TOTAL	2138.37	78.89	2217.26

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.50 X 2.13
D1	DOOR 1	0.83 X 2.13
D2	DOOR 2	0.90 X 2.13
D3	DOOR 3	1.05 X 2.13
D4	DOOR 4	1.20 X 2.13
W1	WINDOW 1	1.20 X 1.20
W2	WINDOW 2	1.80 X 1.20
W3	WINDOW 3	2.40 X 1.20
W4	WINDOW 4	2.74 X 1.20
V1	VENTILATOR 1	0.90 X 0.90
V2	VENTILATOR 2	1.80 X 0.90

V.P. PONNUSWAMI, B.E.,(CIVIL) F.I.E.,
Chartered Engineer F-125939-5
Structural Engineer Grade-II
Coimbatore LPA/SE/Gr.II/19/07/042
Licensed Building Surveyor.

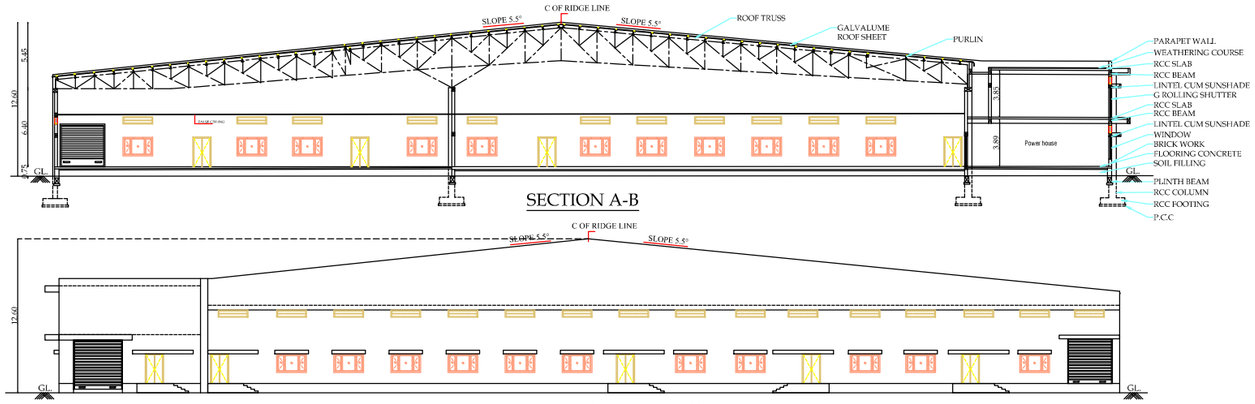
Architect

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

Structural Engineer

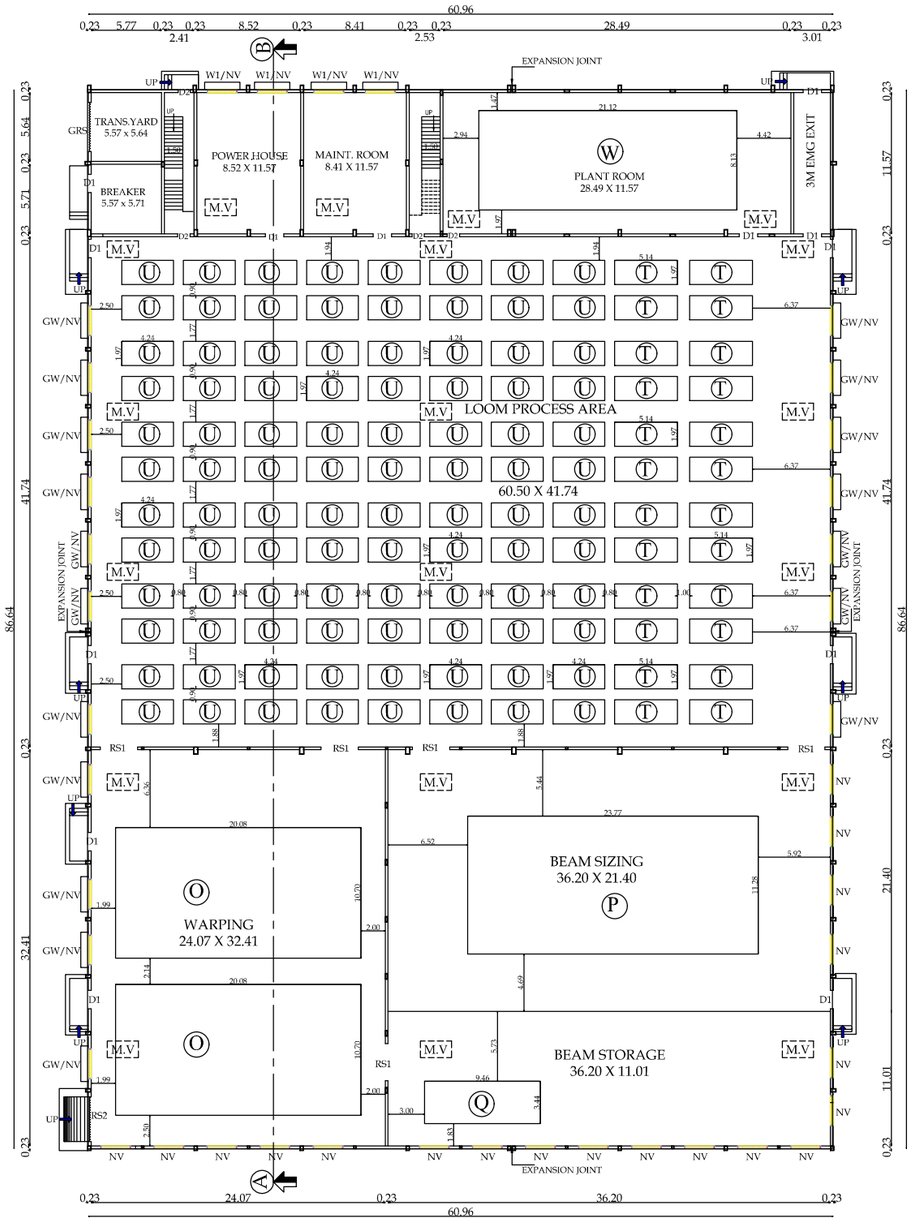
GUARDIAN

Applicant

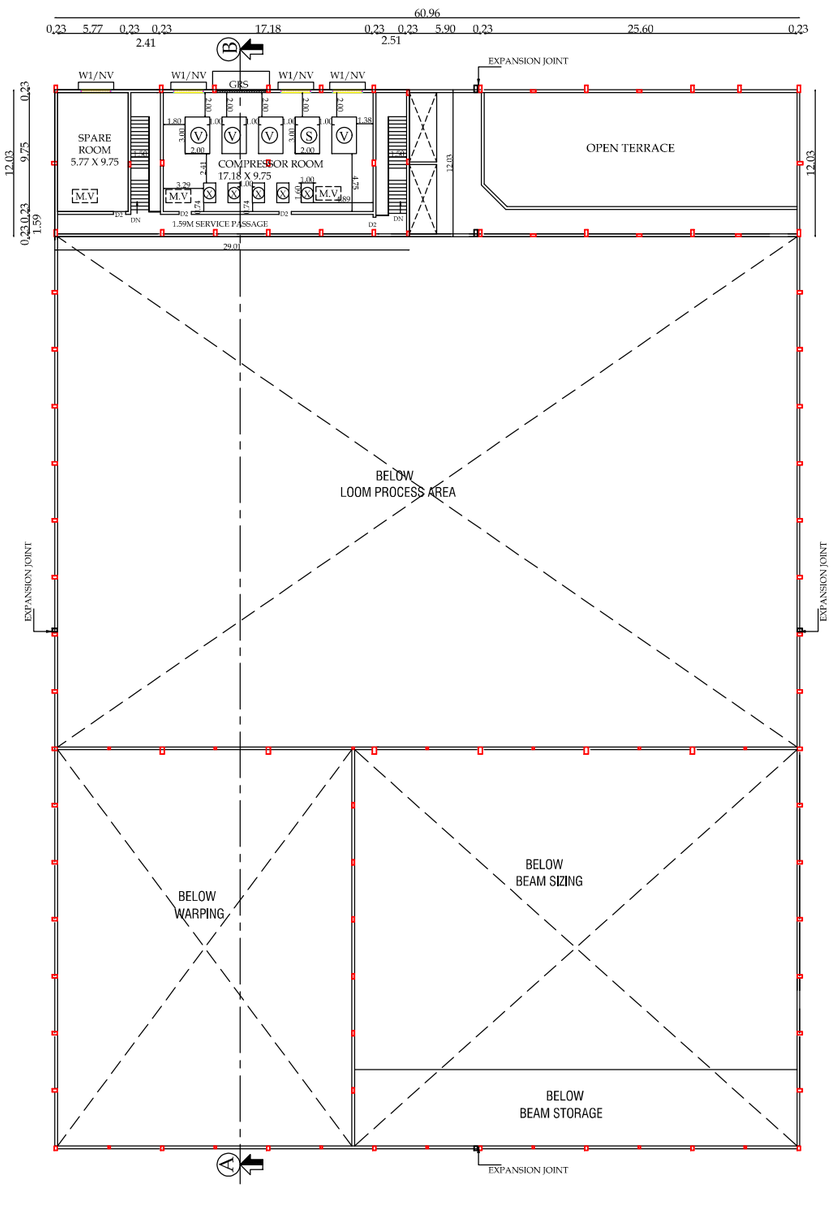


SECTION A-B

WEST SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BLOCK-3		SHEET NO: 4/9

PLAN SHOWING THE PROPOSED CONSTRUCTION OF WEAVING MILL FACTORY BUILDING IN S.F.NO:492/1B1,493/1,493/2, 494, 495,496/2A2,496/2B, 497/1C1 & 497/2A AT J.KRISHNAPURAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

INDUSTRIAL TYPE - ORANGE CATEGORY

TEXTILE INDUSTRY

N

Scale 1:200

AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	5282.04	-	5282.04
FIRST FLOOR	349.02	-	349.02
TOTAL	5631.06	-	5631.06

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	4.73 X 3.66
RS2	ROLLING SHUTTER	4.73 X 3.66
GRS	ROLLING SHUTTER	4.73 X 3.66
D1	DOOR 1	3.00 X 2.44
D2	DOOR 2	1.80 X 2.44
W1	WINDOW 1	2.44 X 1.53
GW	GLASS WINDOW	2.44 X 1.53
NV	VENTILATOR	2.44 X 0.60

M.V- MECHANICAL VENTILATION PROVIDED

MACHINERY DETAILS

SL.NO	MACHINE MODEL	QTY	KW	TOTAL KW
O	KARL MAYER	2	45.0	90.0
P	KARL MAYER	1	100.0	100.0
Q	MIXING	1	25.0	25.0
R	BOILER	1	50.0	50.0
S	COMPRESSOR	1	90.0	90.0
T	PICANOL OMNIPLUS-1 CONNECT-280	24	6.0	144.0
U	PICANOL OMNIPLUS-1 CONNECT-190	96	5.5	528.0
V	COMPRESSOR	4	160.0	640.0
W	HUMIDIFICATION PLANT	1	250.0	250.0
X	KAESER AIR DRYER	5	5.0	25.0
	TOTAL			1942.0 KW (or) 2604.26 HP

V.P. PONNUSWAMI, B.E.,(CIVIL) F.I.E.,
Chartered Engineer F-125939-5
Structural Engineer Grade-II
Coimbatore LPA/SE/Gr.II/19/07/042
Licensed Building Surveyor.

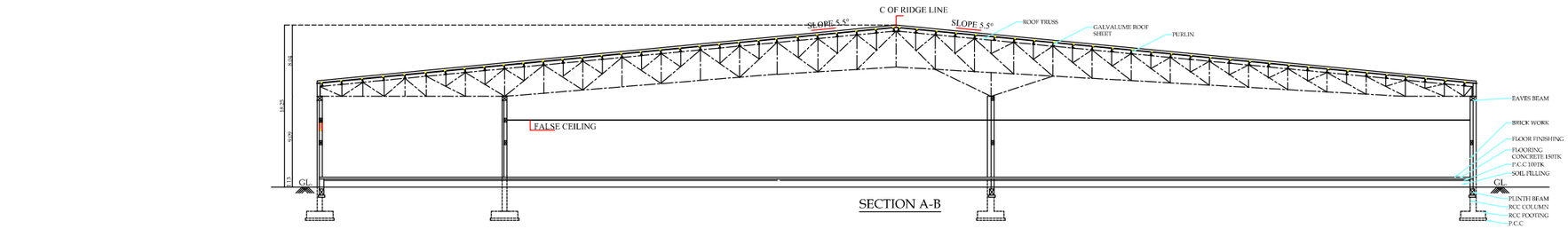
Architect

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

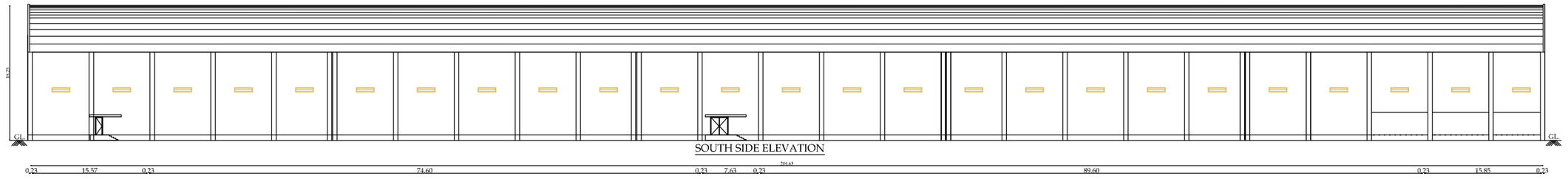
Structural Engineer

GUARDIAN

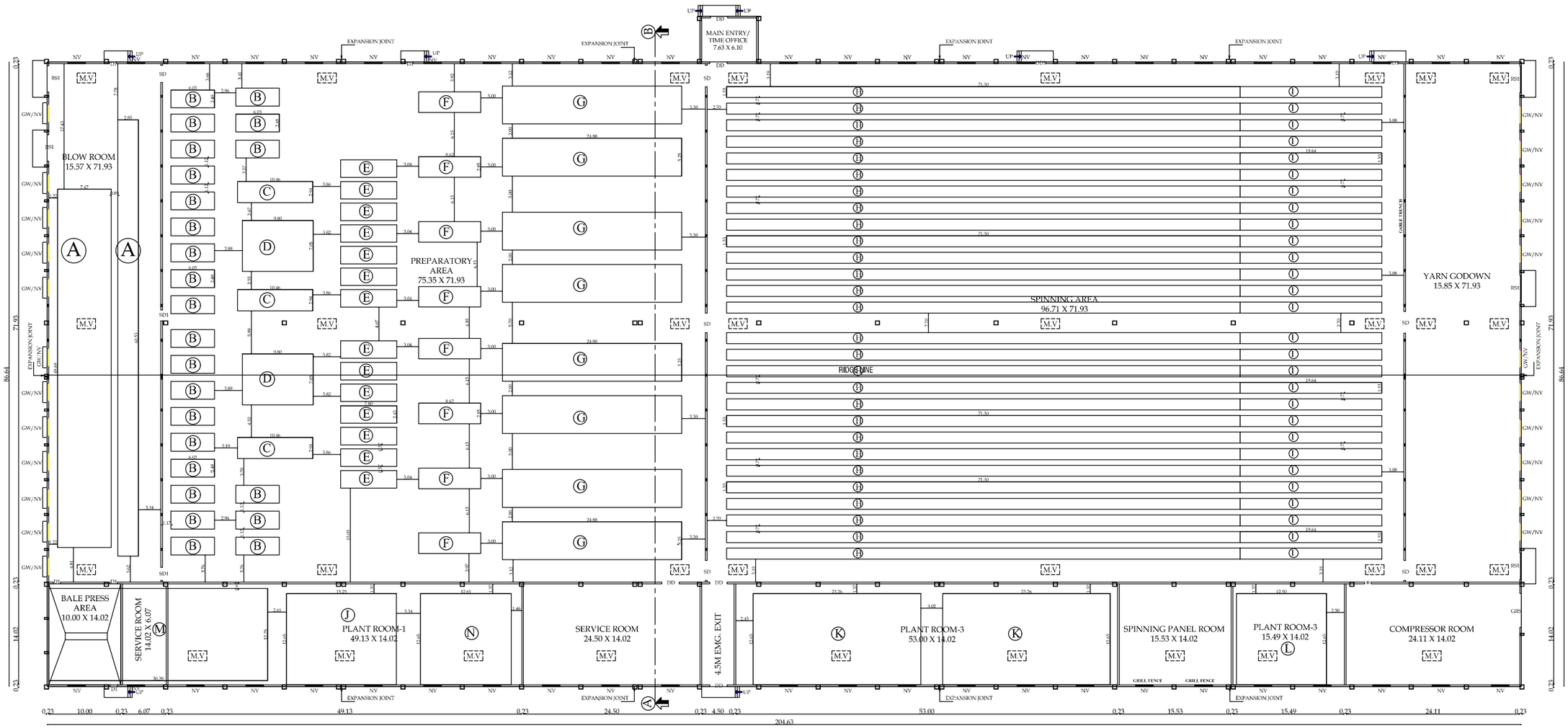
Applicant



SECTION A-B



SOUTH SIDE ELEVATION



GROUND FLOOR PLAN

BLOCK-2 | SHEET NO: 3/9

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SPINNING MILL FACTORY BUILDING IN S.F.NO:492/1B1,493/1,493/2, 494, 495,496/2A2,496/2B, 497/1C1 & 497/2A AT J.KRISHNAPURAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

INDUSTRIAL TYPE - ORANGE CATEGORY

TEXTILE INDUSTRY

N

Scale 1:200

AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	17781.44	-	17781.44

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	4.73 X 3.66
GRS	ROLLING SHUTTER	4.73 X 3.66
SD	SLIDING DOOR	3.00 X 2.44
SD1	SLIDING DOOR 1	1.80 X 2.44
DD	DOUBLE DOOR	2.40 X 2.44
DD1	DOUBLE DOOR	1.50 X 2.44
D	DOOR	0.92 X 2.44
D1	DOOR 1	1.00 X 2.44
GW	GLASS WINDOW	2.44 X 2.44
NV	VENTILATOR	2.44 X 0.76

M.V- MECHANICAL VENTILATION PROVIDED

MACHINERY DETAILS

SL.NO	MACHINE MODEL	QTY	KW	TOTAL KW
A	TRUTZSCHLER	2	75.0	150.0
B	TC-12	24	19.1	458.4
C	SB D26	3	11.5	34.5
D	OMEGALAP E 36	2	14.5	29.0
E	E86S	14	5.4	75.6
F	RSB D50	8	9.6	76.8
G	LF 4280 SX/200 SPINDLES	8	43.8	350.4
	PNEUMABLO (OHTC)	8	2.2	17.6
H	LR/9 SXL/1824 SPINDLES	28	136.0	3808.0
	PNEUMABLO (OHTC)	28	2.2	61.6
I	RIETER AUTOMATIC PACKAGE WINDER	28	36.0	1008.0
	PNEUMABLO (OHTC)	28	2.2	61.6
J	BLOW ROOM/CARDING & PREPARATORY	1	170.0	170.0
K	SPINNING	2	261.0	522.0
L	LINK CONER	1	115.0	115.0
M	BLOW ROOM/CARDING &	1	228.0	228.0
N	COMBER	1	60.0	60.0
	PNEUMATIC PLANT	2	16.0	32.0
	COMPRESSOR	2	110.0	220.0
	LIGHTING	1	100.0	100.0
	TOTAL			7578.5 KW (or) 10162.94 HP

V.P. PONNUSWAMI, B.E.,(CIVIL) F.I.E.,
Chartered Engineer F-125939-5
Structural Engineer Grade-II
Coimbatore LPA/SE/Gr.II/19/07/042
Licensed Building Surveyor.

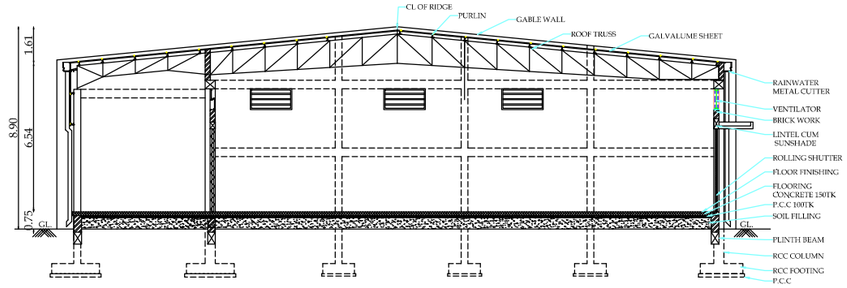
Architect

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

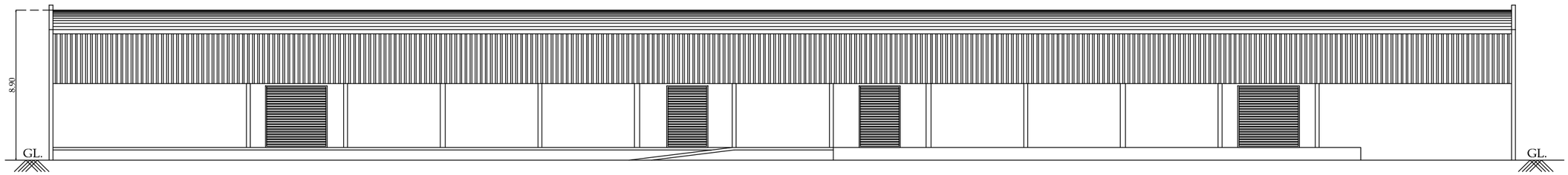
Structural Engineer

GUARDIAN

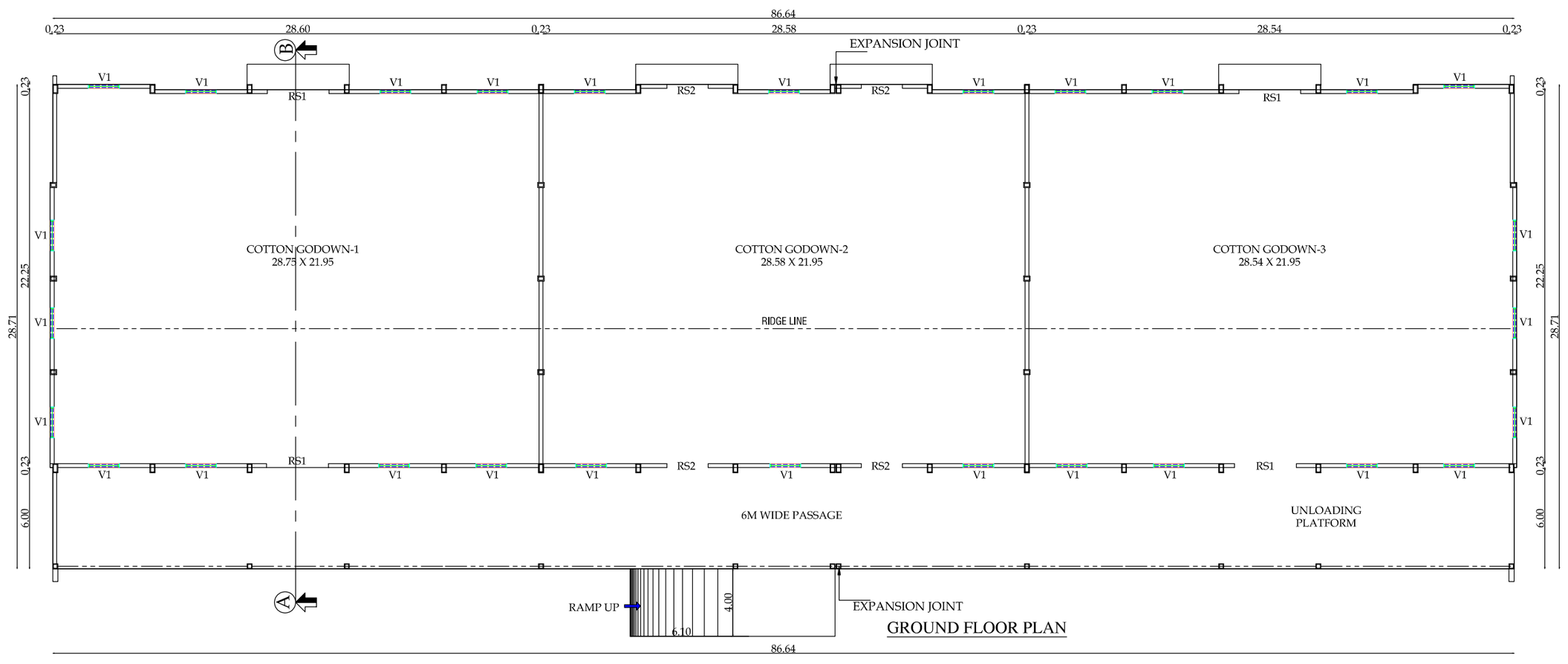
Applicant



SECTION A-B



EAST SIDE ELEVATION



GROUND FLOOR PLAN

BLOCK-1		SHEET NO: 2/9

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COTTON GODOWN FACTORY BUILDING IN S.F.NO:492/1B1,493/1,493/2, 494, 495,496/2A2,496/2B, 497/1C1 & 497/2A AT J.KRISHNAPURAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

INDUSTRIAL TYPE - ORANGE CATEGORY

TEXTILE INDUSTRY

N

Scale 1:100

AREA DETAILS:

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
GROUND FLOOR	2473.98	-	2473.98

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	3.66 X 3.66
RS2	ROLLING SHUTTER	2.44 X 3.66
V	VENTILATOR	2.44 X 0.76

M.V-MECHANICAL VENTILATION PROVIDED

V.P. PONNUSWAMI, B.E.,(CIVIL) F.I.E.,
Chartered Engineer F-125939-5
Structural Engineer Grade-II
Coimbatore LPA/SE/Gr.II/19/07/042
Licensed Building Surveyor.

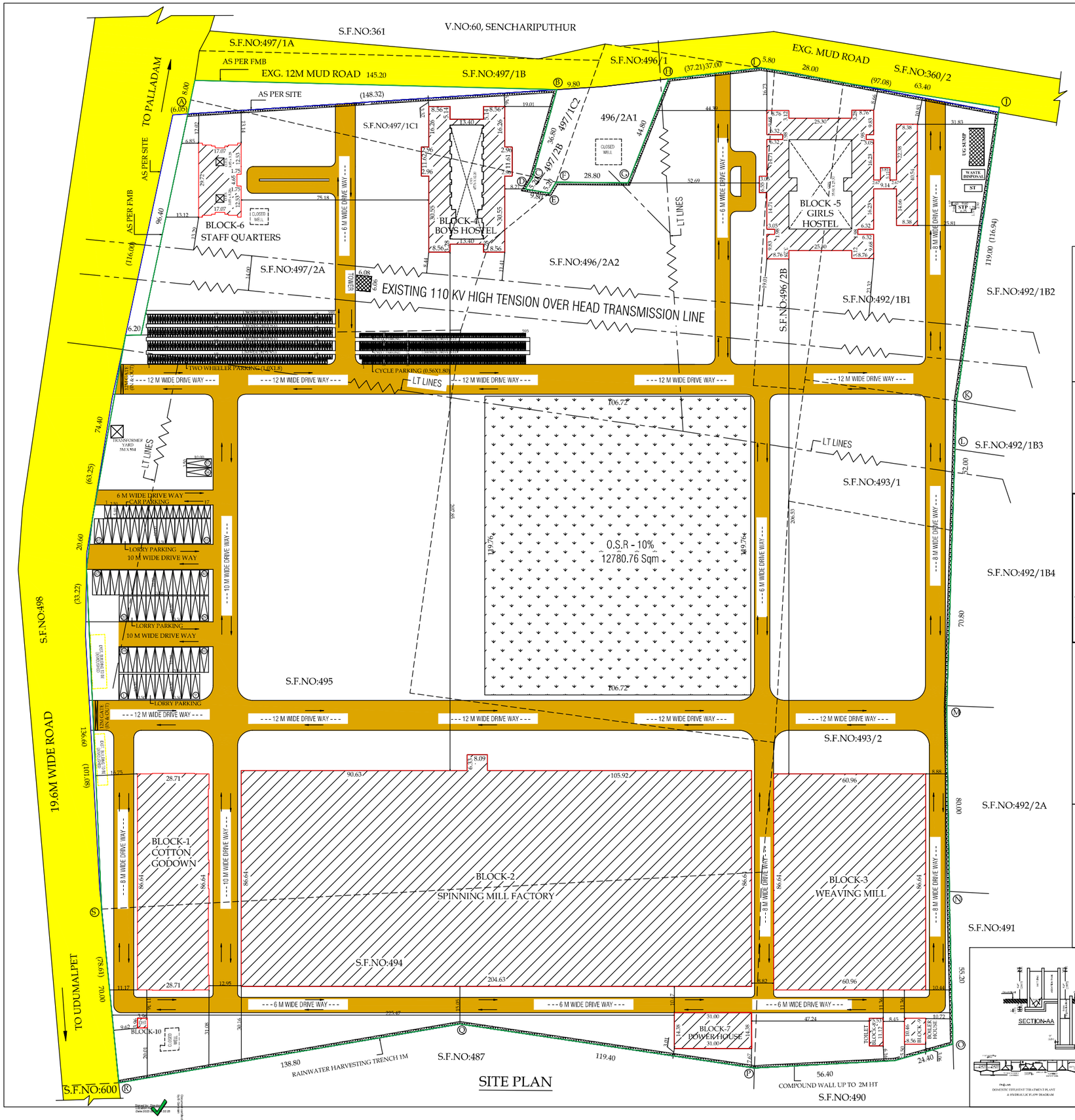
Architect

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

Structural Engineer

GUARDIAN

Applicant



SITE AREA DETAILS

S.No:	S.F.NO:	AS PER DOCUMENT (in Hectare)	AS PER PATTA (in Hectare)
1	492/1B1	0.79.50	0.79.50
2	493/1	0.33.00	0.33.00
3	493/2	1.53.00	1.53.00
4	494	1.54.50	1.54.50
5	495	3.63.00	3.63.00
6	496/2A2	3.17.00	3.16.79
7	496/2B	0.34.00	0.34.00
8	497/1C1	0.25.50	0.25.26
9	497/2A	1.10.05	1.10.10
	TOTAL	12.69.55	12.69.15

SITE PLAN — SHEET NO: 1/9

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDINGS (SPINNING MILL, WEAVING MILL, RAW MATERIAL GODOWN & HOSTELS) IN S.F.NO:492/1B1,493/1,493/2, 494, 495,496/2A2,496/2B, 497/1C1 & 497/2A AT J.KRISHNAPURAM VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

INDUSTRIAL TYPE - ORANGE CATEGORY
TEXTILE INDUSTRY

TOTAL HP : 12767.20 HP
NO. OF SKILLED WORKERS : 150 Nos.
NO. OF UNSKILLED WORKERS : 344 Nos.

North

Scale 1 : 800

AREA DETAILS

AREA OF THE SITE : 126915.00 Sqm

FLOOR NAME	FSI AREA (in Sqm)	NON-FSI AREA (in Sqm)	TOTAL AREA (in Sqm)
BLOCK - 1 (COTTON GODOWN)			
GROUND FLOOR	2473.98	-	2473.98
BLOCK - 2 (SPINNING MILL FACTORY)			
GROUND FLOOR	17781.44	-	17781.44
BLOCK -3 (WEAVING MILL)			
GROUND FLOOR	5282.04	-	5282.04
FIRST FLOOR	349.02	-	349.02
TOTAL	5631.06	-	5631.06
BLOCK -4 (BOYS HOSTEL)			
GROUND FLOOR	1163.44	-	1163.44
FIRST FLOOR	974.93	-	974.93
HEAD ROOM	-	78.89	78.89
TOTAL	2138.37	78.89	2217.26
BLOCK -5 (GIRLS HOSTEL)			
GROUND FLOOR	1886.42	-	1886.42
FIRST FLOOR	1710.75	-	1710.75
HEAD ROOM	-	62.12	62.12
TOTAL	3597.17	62.12	3659.29
BLOCK -6 (STAFF QUARTERS)			
GROUND FLOOR	445.35	-	445.35
FIRST FLOOR	438.40	-	438.40
SECOND FLOOR	438.36	-	438.36
HEAD ROOM	-	40.71	40.71
TOTAL	1322.11	40.71	1362.82
BLOCK - 7 (POWER HOUSE)			
GROUND FLOOR	445.66	-	445.66
BLOCK - 8 (TOILET)			
GROUND FLOOR	61.55	-	61.55
BLOCK - 9 (BOILER HOUSE)			
GROUND FLOOR	89.55	-	89.55
BLOCK - 10 (OHT & PUMP ROOM)			
GROUND FLOOR	15.70	-	15.70
FIRST FLOOR	15.70	-	15.70
TOTAL	31.40	-	31.40
NET TOTAL	33572.29	181.72	33754.01

FLOOR SPACE INDEX = 33572.29 / 126915.00 = 0.26

PARKING DETAILS:-

WORKSHOP AREA = 25807.61 Sqm

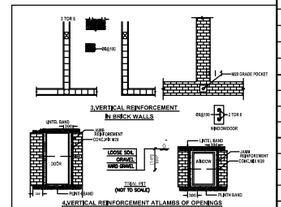
	REQUIRED	PROVIDED
1 LORRY SPACE FOR EVERY 500 Sqm	57	57
1 TWO WHEELER SPACE FOR EVERY 50 Sqm	536	590
1 CYCLE PARKING SPACE FOR EVERY 50 Sqm	517	593
1 CAR PARKING SPACE FOR EVERY 100 Sqm	02	17

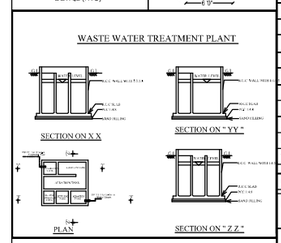
O.S.R 10%

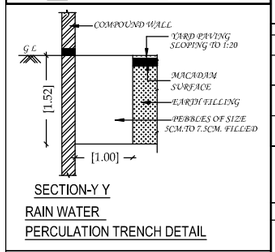
O.S.R REQUIRED : 12691.50 Sqm (10%)
O.S.R PROVIDED : 12780.76 Sqm (10.07%)

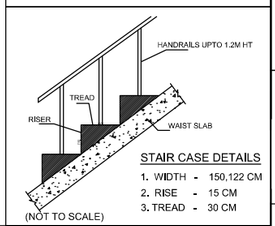
ALL DIMENSIONS ARE IN METERS

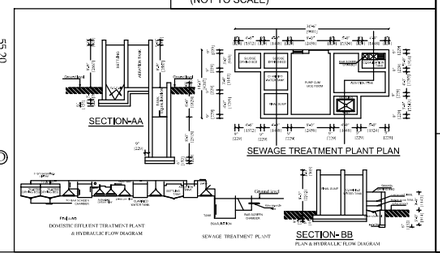
REFERENCE:
- SITE BOUNDRY AS PER FMB (A,B,C,D,...S)
- SITE BOUNDRY AS PER SITE (A,B,C,D,...S)
- EXISTING ROAD
- PROPOSED BUILDINGS
- EXISTING BUILDING TO BE REMOVED











V.P. PONNUSWAMI, B.E.,(CIVIL) F.I.E.,
Chartered Engineer F-125939-5
Structural Engineer Grade-II
Coimbatore LPA/SE/Gr.II/19/07/042
Licensed Building Surveyor.
Architect

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016
Structural Engineer

GUARDIAN
Applicant

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.