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.

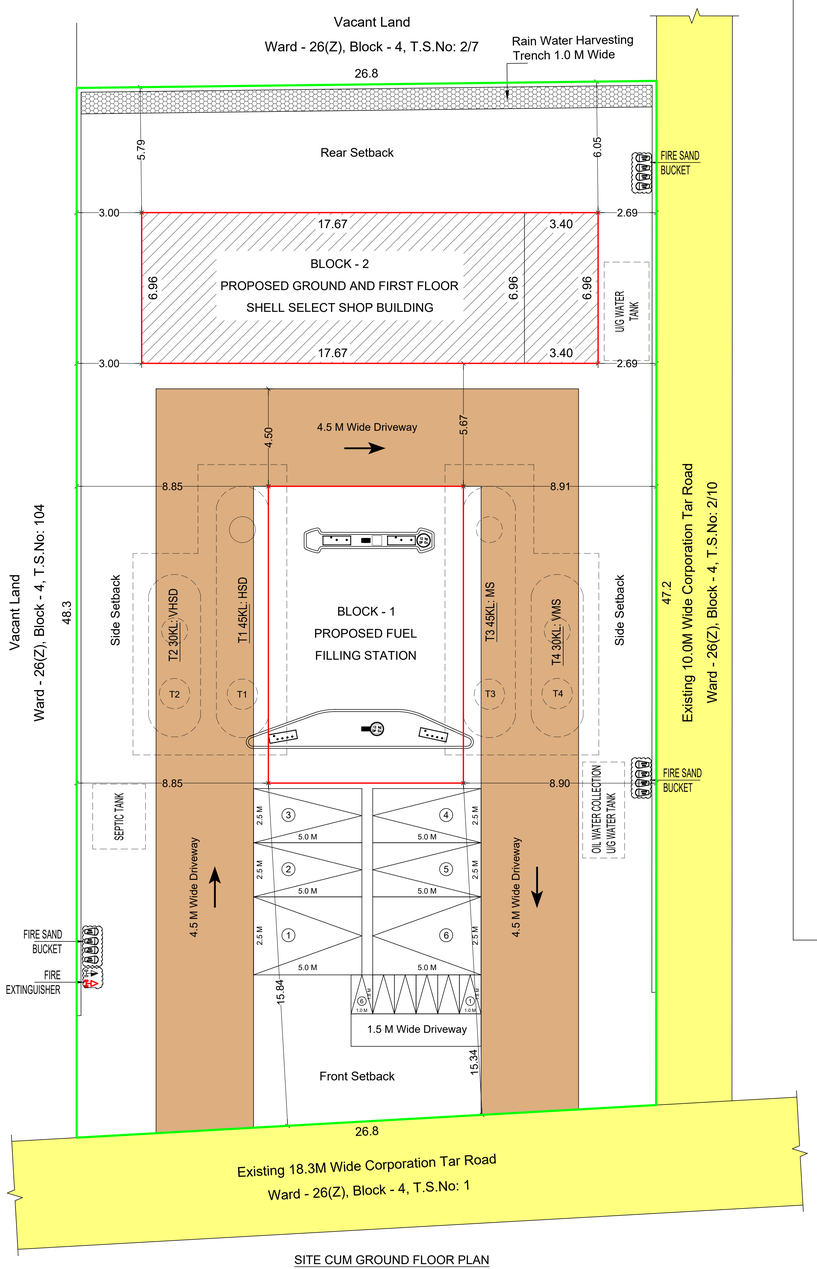
Verified RealEstate™

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

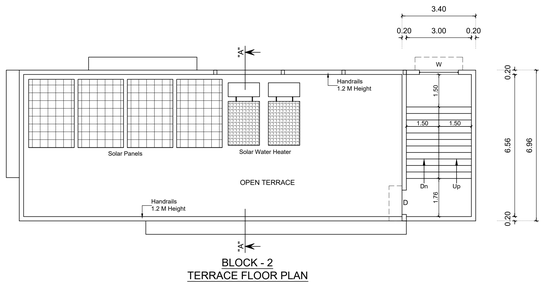
hello@verified.realestate

+91 9996 12 9996

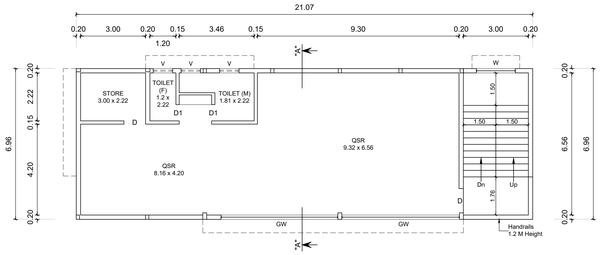
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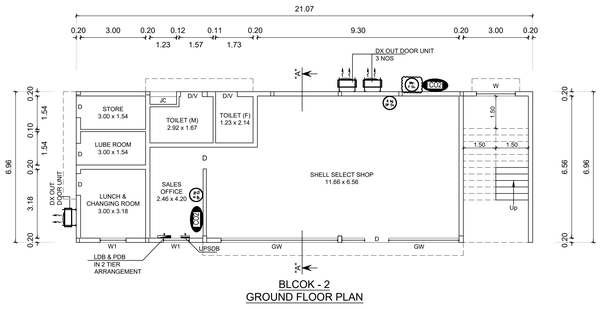
SITE CUM GROUND FLOOR PLAN



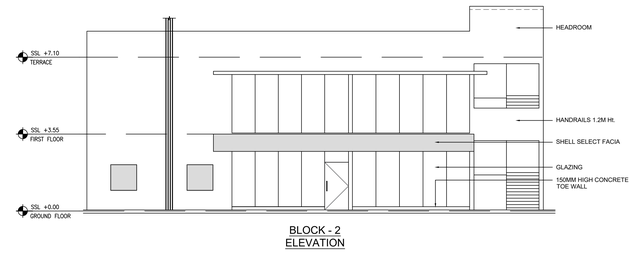
BLOCK - 2
TERRACE FLOOR PLAN



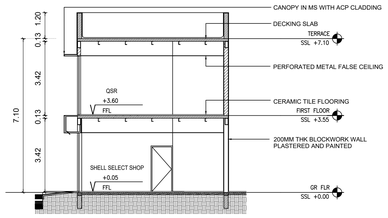
BLOCK - 2
FIRST FLOOR PLAN



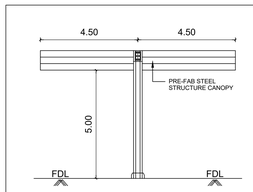
BLCOK - 2
GROUND FLOOR PLAN



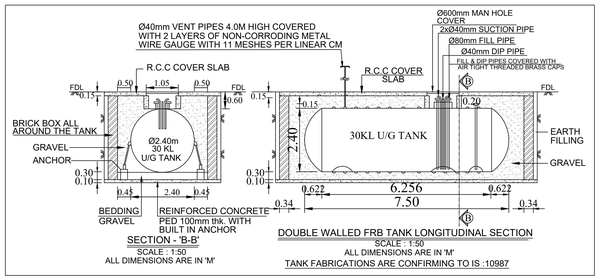
BLOCK - 2
ELEVATION



BLOCK - 2
SECTION



BLOCK - 1
CANOPY SECTION



PARKING DETAILS	75 % of Total Plinth area in Sq.M.	REQUIRED	PROVIDED
1 Car Space for every 50 Sq.M.(Excluding First 50 Sq.M.) Including PH.	330.135	6	6
1 Two Wheeler Space for every 50 Sq.M.(Excluding First 50 Sq.M.)	330.135	6	6



M/S. SHELL INDIA MARKETS PRIVATE LIMITED

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF A PETROL BUNK IN WARD - 26(Z), BLOCK - 4, T.S.No: 2/2, VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK, EAST ZONE, COIMBATORE CORPORATION.
(VILANKURICHI D.D.PLAN No: 8)

SCALE 1 : 100

All Dimensions are in Meter

N

SITE AREA DETAILS :-

AS PER DOCUMENT	- 1282.85	Sq.M.
AS PER TSLR	- 1285.00	Sq.M.
AS PER SUPER IMPOSED AREA	- 1280.48	Sq.M.

BUILDING AREA DETAILS :-

PROPOSED AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
BLOCK - 1			
FUEL FILLING STATION	123.30	-	123.30
BLOCK - 2			
SELECT SHOP GROUND FLOOR	146.61	-	146.61
SELECT SHOP FIRST FLOOR	146.61	-	146.61
SELECT SHOP HEAD ROOM	-	23.66	23.66
TOTAL BUILTUP AREA	416.52	23.66	440.18

FLOOR SPACE INDEX:-

FSI = 416.52 / 1280.48 = 0.325

PLOT COVERAGE:-

PLOT COVERAGE = 269.91 / 1280.48 x 100 = 21.08 %

JOINERY DETAILS:-

		Metre
D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
GW	GLASS WINDOW	5.40 x 2.70
W	WINDOW	1.83 x 1.22
W1	WINDOW	1.22 x 1.22
V	VENTILATOR	0.91 x 0.61

COLOUR INDEX:-

EXISTING ROAD
SITE BOUNDARY
PROPOSED BUILDING
DRIVEWAY

Online Application No.: SWP/BPA/0007929/2023
LP/CLPA No. : 190/2023
P.P. No. : 218/2023
Draughtsman-III : G.Balamurugan

FOR PHEONIX LEASING LLP
PARTNER
LAND OWNER / APPLICANT

Er. S. PRATHABAN, M.E.,Structural
Registered Structural Engineer - Grade-I
Reg.No: SE/Cr-1/906/2022
92A/41A,Bharathi Nagar,S.I.H.S. Colony,
Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99440 30020.
REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/HIGH-03/02/2021
APEL ASSOCIATES
BVG, 34/1Sri Kanya Complex,
100 Feet Road, Ganapathy, Coimbatore - 12
Mob : 93667 18585
REGISTERED ENGINEER / ARCHITECT

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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OMR Thoraipakkam,
Chennai 600 097, India
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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.