Verified RealEstate™

REFERENCE
SWP/BPA/031332/2023

ISSUED
13 March 2024

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

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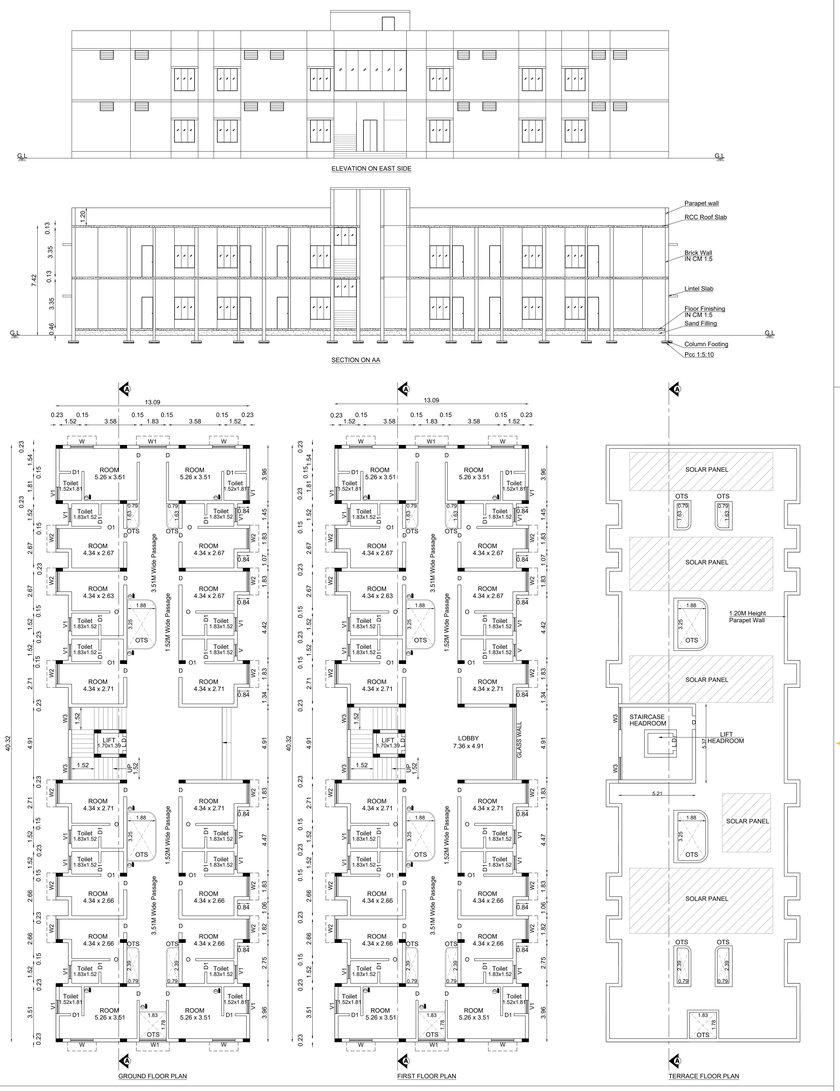
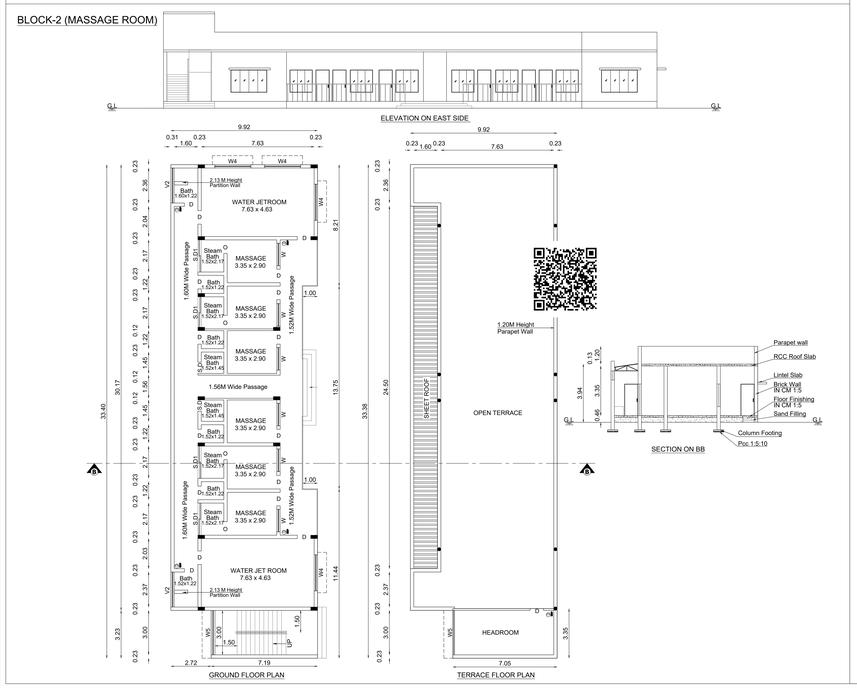
DIGITALLY VERIFIED RECORD

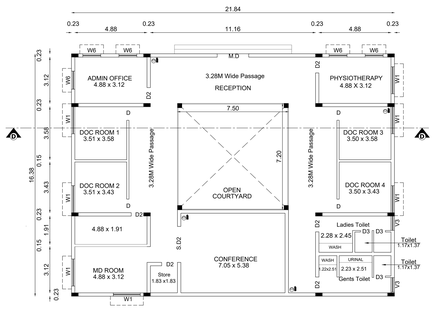
BLOCK-1(ROOMS)



BLOCK-2 (MASSAGE ROOM)



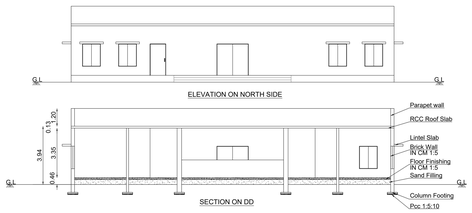
BLOCK-4 (OFFICE)



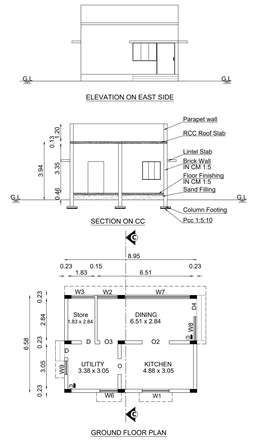
SWP: Online building application No - SWP / BPA / 031332 / 2023

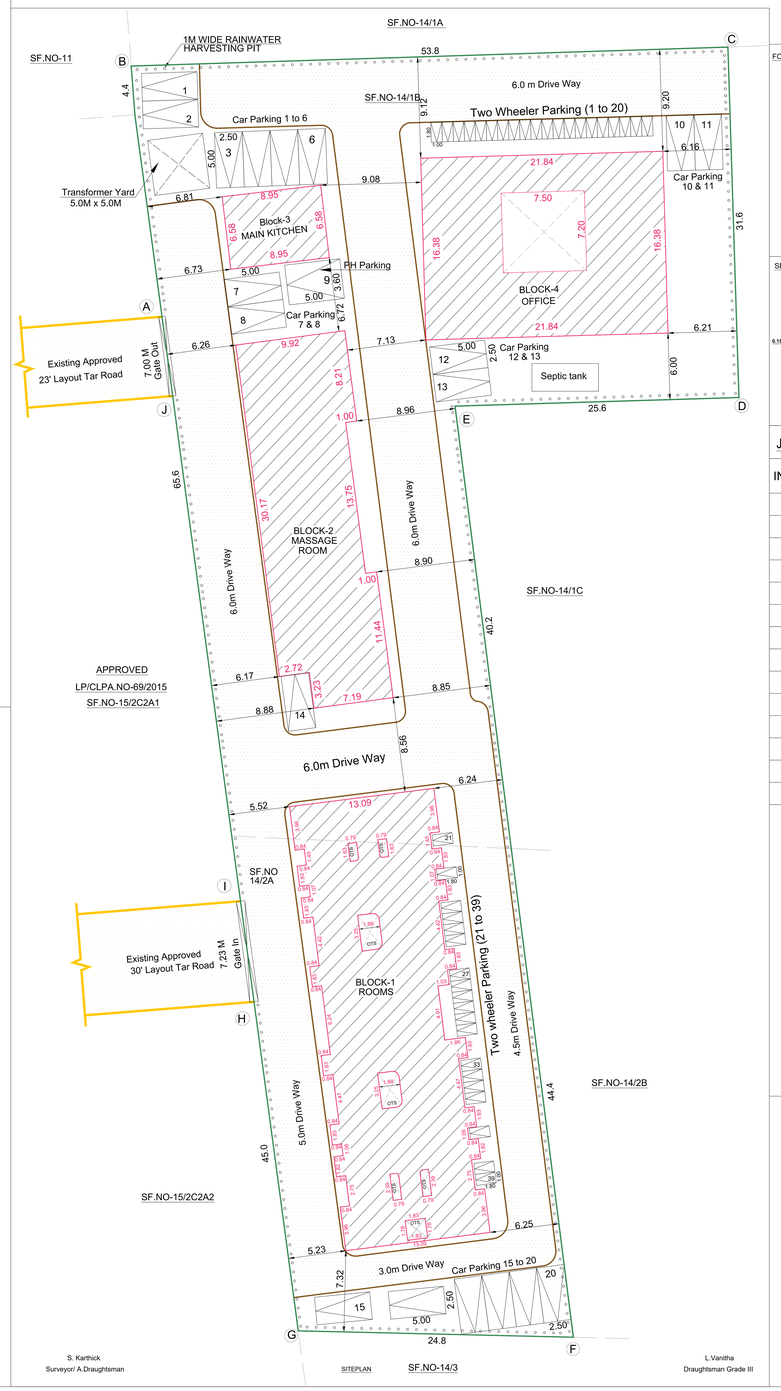
Site approval LP / CLPA NO - 134 / 2024

Planning Permission NO - 156 / 2024

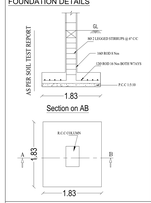


BLOCK-3 (KITCHEN)

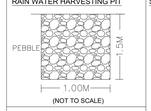




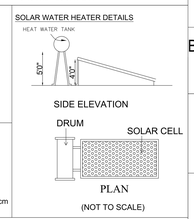
FOUNDATION DETAILS



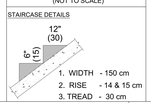
RAIN WATER HARVESTING PIT



SOLAR WATER HEATER DETAILS

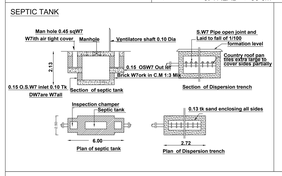


STAIRCASE DETAILS

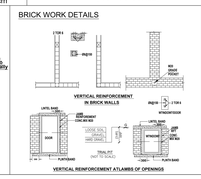


1. WIDTH - 150 cm
2. RISE - 14 & 15 cm
3. TREAD - 30 cm

SEPTIC TANK



BRICK WORK DETAILS



Joinery details:

INDEX	DESCRIPTION	SIZE IN M	INDEX	DESCRIPTION	SIZE IN M
M.D	MAIN DOOR	2.13 X 2.13	W	WINDOW	1.54 X 1.52
D	DOOR	0.91 X 2.13	W1	WINDOW	1.83 X 1.52
D1	DOOR	0.76 X 2.13	W2	WINDOW	1.37 X 1.52
D2	DOOR	1.07 X 2.13	W3	WINDOW	1.52 X 1.52
D3	DOOR	0.79 X 2.13	W4	WINDOW	2.44 X 1.52
D4	DOOR	1.22 X 2.13	W5	WINDOW	3.00 X 0.61
O	OPEN	0.91 X 2.13	W6	WINDOW	1.22 X 1.52
O1	OPEN	1.29 X 2.13	W7	WINDOW	4.42 X 1.52
O2	OPEN	1.83 X 2.13	W8	WINDOW	1.62 X 1.52
O3	OPEN	1.22 X 2.13	W9	WINDOW	0.91 X 1.52
SD	OPEN	0.76 X 2.13	V1	VENTILATOR	0.91 X 0.61
SD1	OPEN	2.17 X 2.13	V2	VENTILATOR	2.36 X 0.61
SD2	OPEN	2.43 X 2.13	V3	VENTILATOR	0.98 X 0.61
V	VENTILATOR	0.80 X 0.61			

Er. HARINI. P.S, ME.(Str)., MB
Reg. No. Coimbatore LPA / SE / GR-I / 00
PRIME PROPDOC CONSULTANTS PVT L
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Ramanathapuram, Coimbatore 641 04
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Structural Engineer

Er. S. SIVARAJ
Reg. No Coimbatore LPA/RE/GR-2
EMPHORA ASSOCIATES
660, Poonga Nagar, Civil Aerodrome Post, Coimbatore - 641 014
Ph : 9486141272
Email: emphoraassociates@gmail.com

Registered Engineer

S. Karthick
Surveyor/ A.Draughtsman

L.Vanitha
Draughtsman Grade III

North

Scale 1 : 100

SITE PLAN & DETAIL PLAN

PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING (RESORT) IN S.F.NO-:14/1B & 14/2A AT KANGEYAMPALAYAM VILLAGE / PANCHAYAT, SULUR TALUK , COIMBATORE DISTRICT.

AREA OF SITE - 3865.00 SQM

BUILDING AREA DETAILS

BLOCK NO	BLOCK NAME	FLOOR NAME	FSI AREA SQM	NON FSI AREA SQM	TOTAL BUILTUP AREA
1.	ROOMS	GROUND FLOOR	466.41	-	466.41
		FIRST FLOOR	471.38		471.38
		TERRACE FLOOR	-	27.98	27.98
2.	MASSAGE ROOM	GROUND FLOOR	308.34	-	308.34
		TERRACE FLOOR	-	23.62	23.62
3.	KITCHEN		58.73	-	58.73
4.	OFFICE		303.74	-	303.79
		GRAND TOTAL	1608.60	51.60	1660.20

ALL DIMENSIONS ARE IN METERS

MECHANICAL VENTILATION WILL BE PROVIDED WHEREVER NECESSARY

$$FSI = \frac{1608.60}{3865.00} = 0.416$$

REFERENCE :-

SITE BOUNDARY

EXISTING ROAD

PROPOSED DRIVE WAY

PROPOSED BUILDING FOR APPROVAL

Parking Details:

Description	Required	Provided
Car Parking (PH Parking included)	13 Nos	20 Nos
Two wheeler Parking	26 Nos	39 Nos

Er. HARINI. P.S. ME.(Str)., MBA (HR).
Reg. No. Coimbatore LPA / CE / 005 / 2023
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29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373371000,
E - mail harini@propdoc.in

Construction Engineer

C. Saradha Devi

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

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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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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.