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.

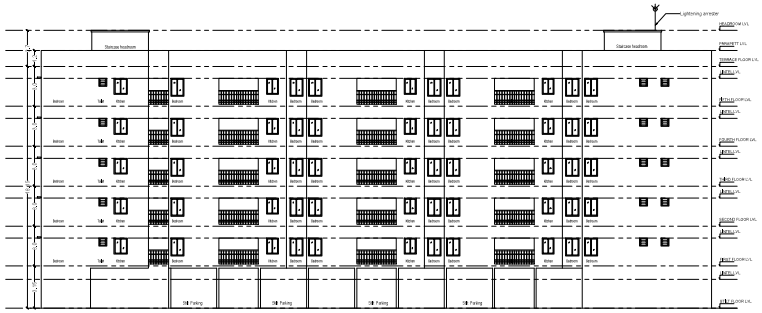
Verified RealEstate™

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

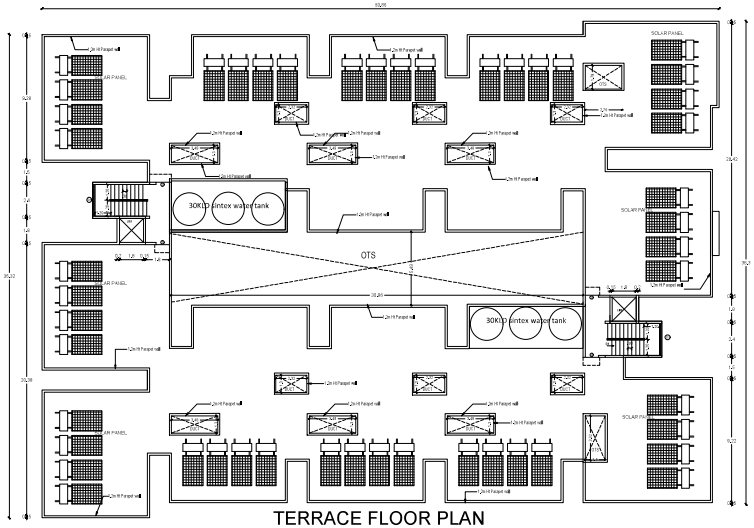
hello@verified.realestate

+91 9996 12 9996

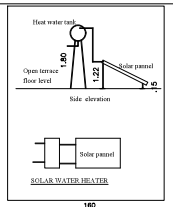
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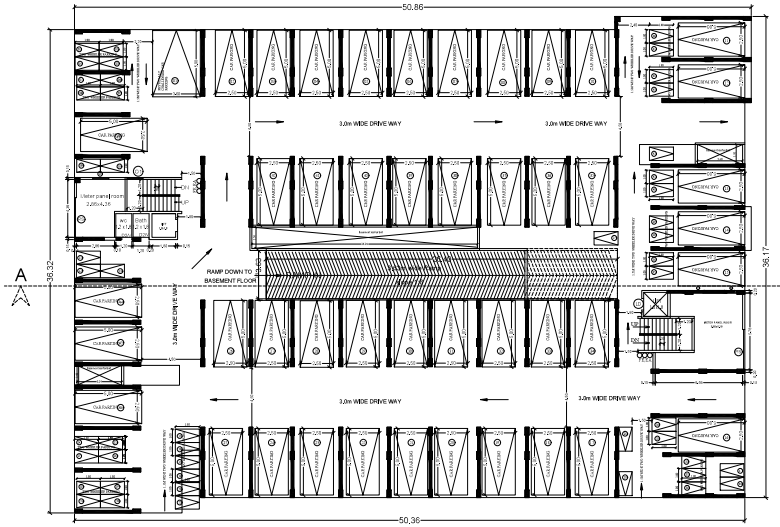


SOUTH ELEVATION

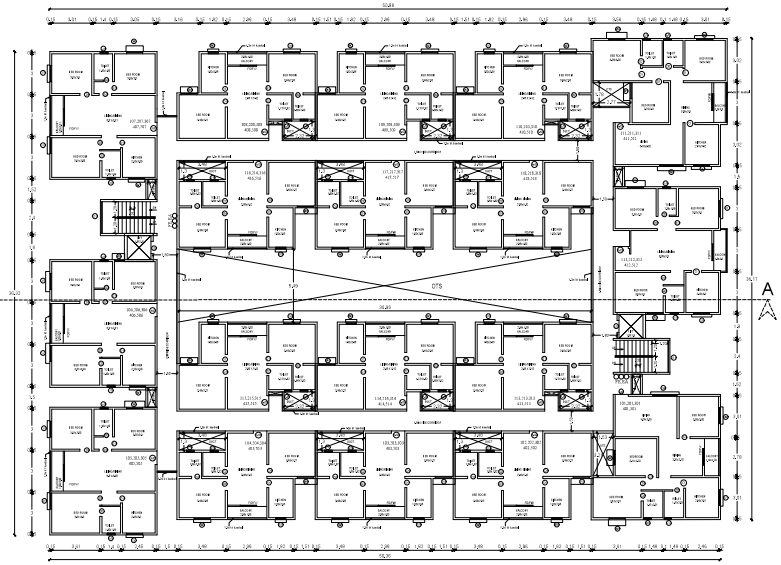


TERRACE FLOOR PLAN

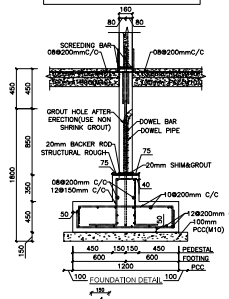


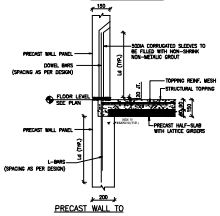


STILT FLOOR PLAN

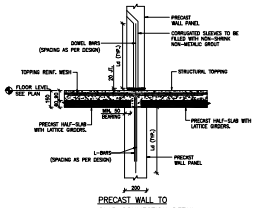


TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR)

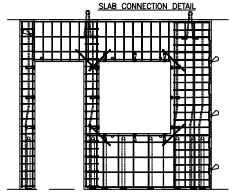




PRECAST WALL TO SLAB CONNECTION DETAIL



PRECAST WALL TO SLAB CONNECTION DETAIL



WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT BLOCK "A" APARTMENT BUILDING IN T.S.NO-3/11, WARD NO-26 (Z), BLOCK NO-04 IN VILANKURUCHI 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
DJ	DOOR	0.75 x 2.10
FD/FW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/1.35 x 2.10
LD	LIFT DOOR	1.20 x 2.10
O	OPEN	0.90 x 2.10
OL	OPEN	1.80 x 1.35
W	WINDOW	1.20 x 1.20
W1	WINDOW	1.20 x 1.35
W2	WINDOW	0.75 x 1.20
W3	WINDOW	0.75 x 2.00
V	VENTILATOR	0.90 x 0.90
V1	VENTILATOR	0.75 x 0.75
V2	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	2.80 x 2.80

ALL METRIC DIMENSIONS ARE IN 'M'
FIRE DETECTION AND EXT.HOSEREEL SYSTEM PROVIDED
FD - FIRE DETECTION AND EXT.HOSEREEL SYSTEM PROVIDED
EL - EMERGENCY ALARAM PROVIDED
SAND BUCKETS PROVIDED

N

SCALE 1:100

BLOCK "A" BUILT UP AREA

SL.NO	FLOOR	All measurement in "Sqm" FSI	NON FSI	DEDUCTION AREA	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	STILT FLOOR	45.71	1723.99		1769.70		PARKING FOR RESIDENTIAL Stairs, Lift&OTS
2	FIRST FLOOR	1413.63		251.64	1665.27	18	
3	SECOND FLOOR	1413.63		251.64	1665.27	18	
4	THIRD FLOOR	1413.63		251.64	1665.27	18	
5	FOURTH FLOOR	1413.63		251.64	1665.27	18	
6	FIFTH FLOOR	1413.63		251.64	1665.27	18	
7	TERRACE FLOOR (HEAD ROOM)		80.60		80.60		Staircase, Lift
8	TOTAL AREA	7113.86	1804.59	1258.20	10176.65	90 nos	

ACTUAL BLOCK "A" BUILT UP AREA = Total BUA - OTS =10176.65 - 1258.20 =8918.45 Sqm.

INDIVIDUAL UNIT AREA (with Balcony)

Flat no	Area	Nos	Flat no	Area	Nos
101,201	81.32 sqm	5 no	111,211	82.48 sqm	5 no
301,401,501			311,411,511		
102,202	59.59 sqm	5 no	112,212	77.54 sqm	5 no
302,402,502			312,412,512		
103,203	59.43 sqm	5 no	113,213	59.61 sqm	5 no
303,403,503			313,413,513		
104,204	59.61 sqm	5 no	114,214	59.43 sqm	5 no
304,404,504			314,414,514		
105,205	77.38 sqm	5 no	115,215	59.59 sqm	5 no
305,405,505			315,415,515		
106,206	77.38 sqm	5 no	116,216	59.61 sqm	5 no
306,406,506			316,416,516		
107,207	77.38 sqm	5 no	117,217	59.43 sqm	5 no
307,407,507			317,417,517		
108,208	59.59 sqm	5 no	118,218	59.59 sqm	5 no
308,408,508			318,418,518		
109,209	59.43 sqm	5 no			
309,409,509					
110,210	58.43 sqm	5 no			
310,410,510					

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

For Town & City Developers
Sanjaval
Partner

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/43873
Coimbatore LPA/RA/OB-2/1904/019

ARCHITECT

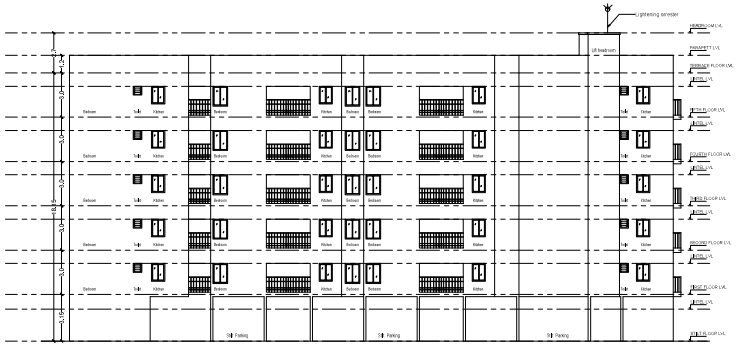
S. ARUN KUMAR, ME., (Struct.)
CRE Rgn./SE/G-1/07/14/07/006
METIS STRUCTURES
E3-Lakshmi Garden, Sarkara College Road,
Saravanampatti, Coimbatore - 35
GSTIN : 33AAFFM6918P1ZT

STRUCTURAL ENGINEER

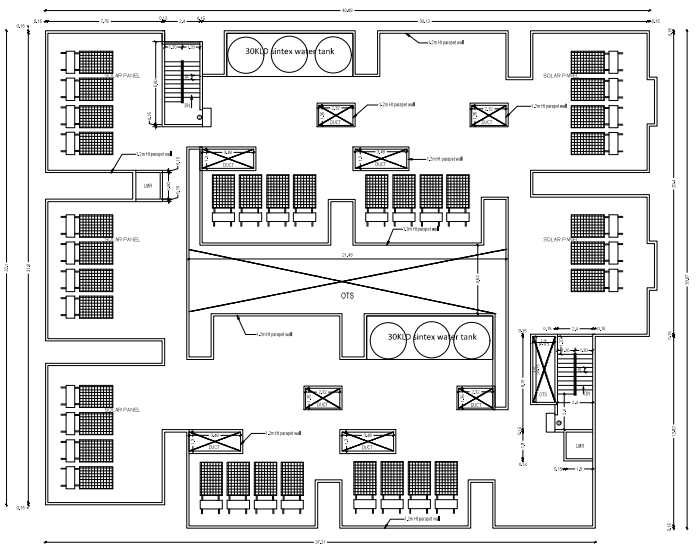
LBS/ ENGINEER

SCALE : 1 :100

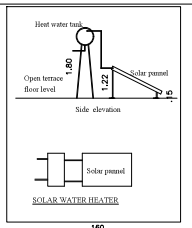
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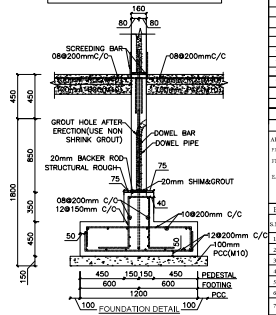


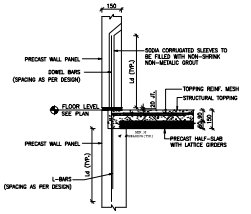
SOUTH ELEVATION



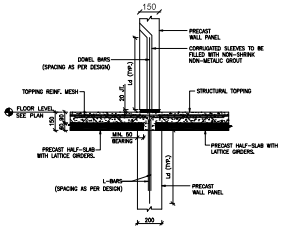
TERRACE FLOOR PLAN



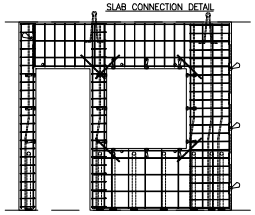




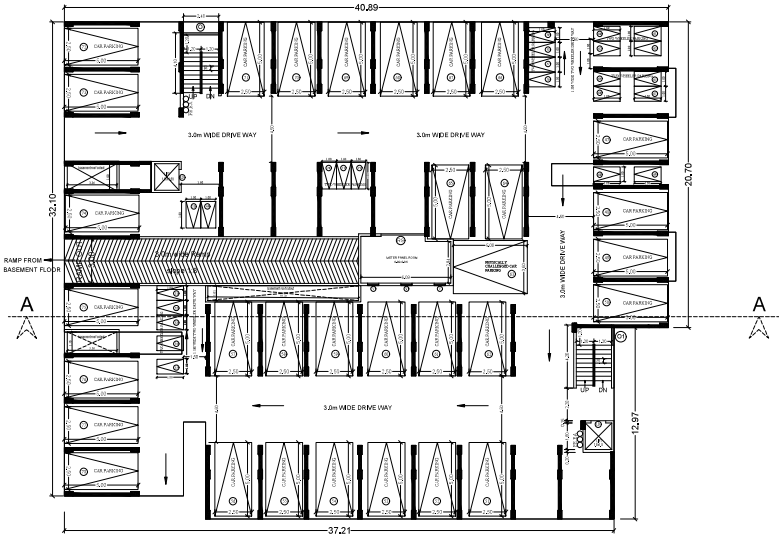
PRECAST WALL TO SLAB CONNECTION DETAIL



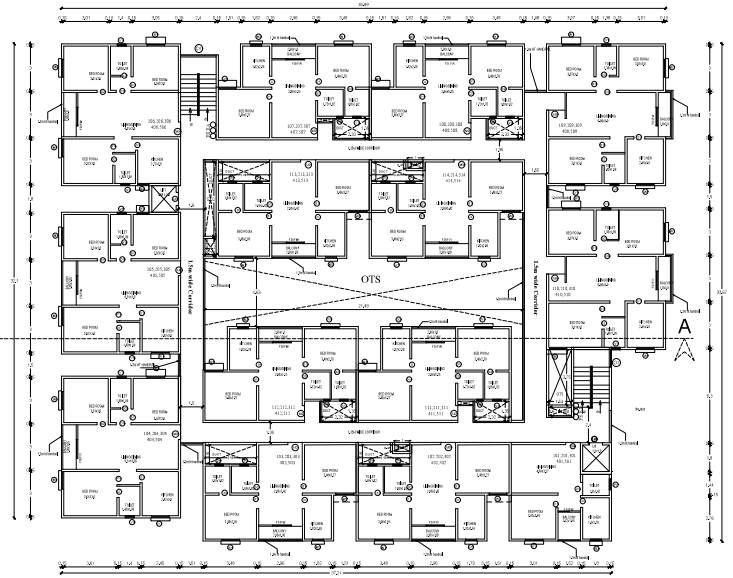
PRECAST WALL TO SLAB CONNECTION DETAIL



WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS



STILT FLOOR PLAN



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

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT BLOCK "B" APARTMENT BUILDING IN T.S.NO-3/11, WARD NO-26 (Z), BLOCK NO-04 IN VILANKURUCHI 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
FD/FW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/1.25x 2.10
LD	LIFT DOOR	1.20 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.80 x 1.35
W	WINDOW	1.20 x 1.20
W1	WINDOW	1.20 x 1.35
W2	WINDOW	0.75 x 1.20
W3	WINDOW	0.75 x 2.00
V	VENTILATOR	0.90 x 0.90
V1	VENTILATOR	0.75 x 0.75
V2	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	2.40 x 2.40

ALL METRIC DIMENSIONS ARE IN "M"
FIRE EXTINGUISHER SYSTEM PROVIDED IN ALL FLOORS
FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED
SAND BUCKETS PROVIDED

N
SCALE 1:100

BLOCK "B" BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm." FSI	NON FSI	DEDUCTION (Stair)	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	STILT FLOOR	16.79	1272.69		1289.48		Staircase, Lift & Parking
2	FIRST FLOOR	1085.36		165.44	1250.80	14	
3	SECOND FLOOR	1085.36		165.44	1250.80	14	
4	THIRD FLOOR	1085.36		165.44	1250.80	14	
5	FOURTH FLOOR	1085.36		165.44	1250.80	14	
6	FIFTH FLOOR	1085.36		165.44	1250.80	14	
7	TERRACE FLOOR (HEAD ROOM)		67.36		67.36		Staircase, Lift
8	TOTAL AREA	5445.59	1340.05	827.20	7610.84	70 unit	

ACTUAL BLOCK "B" BUILT UP AREA = Total BUA - OTS =7610.84 - 827.20 =6783.64 Sqm.

INDIVIDUAL UNIT AREA (with Balcony)

Flat no	Area	Nos	Flat no	Area	Nos
101,201	41.78 sqm	5 no	109,209	77.54 sqm	5 no
301,401,501			309,409,509		
102,202	59.33 sqm	5 no	110,210	77.54 sqm	5 no
302,402,502			310,410,510		
103,203	59.61 sqm	5 no	111,211	58.10 sqm	5 no
303,403,503			311,411,511		
104,204	77.38 sqm	5 no	112,212	58.10 sqm	5 no
304,404,504			312,412,512		
105,205	77.38 sqm	5 no	113,213	59.61 sqm	5 no
305,405,505			313,413,513		
106,206	77.38 sqm	5 no	114,214	59.59 sqm	5 no
306,406,506			314,414,514		
107,207	58.10 sqm	5 no			
307,407,507					
108,208	58.10 sqm	5 no			
308,408,508					

25 Sqm to 50 Sqm flat - 5 nos
50 Sqm to 75 Sqm flat - 40 nos
75 Sqm to 90 Sqm flat - 25 nos

TOTAL NOS OF DWELLING - 70 UNIT

For Town & City Developers
Sanjaral Partndr

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2004/43373
Coimbatore LPA/RA/GR-I/190/04019

ARCHITECT

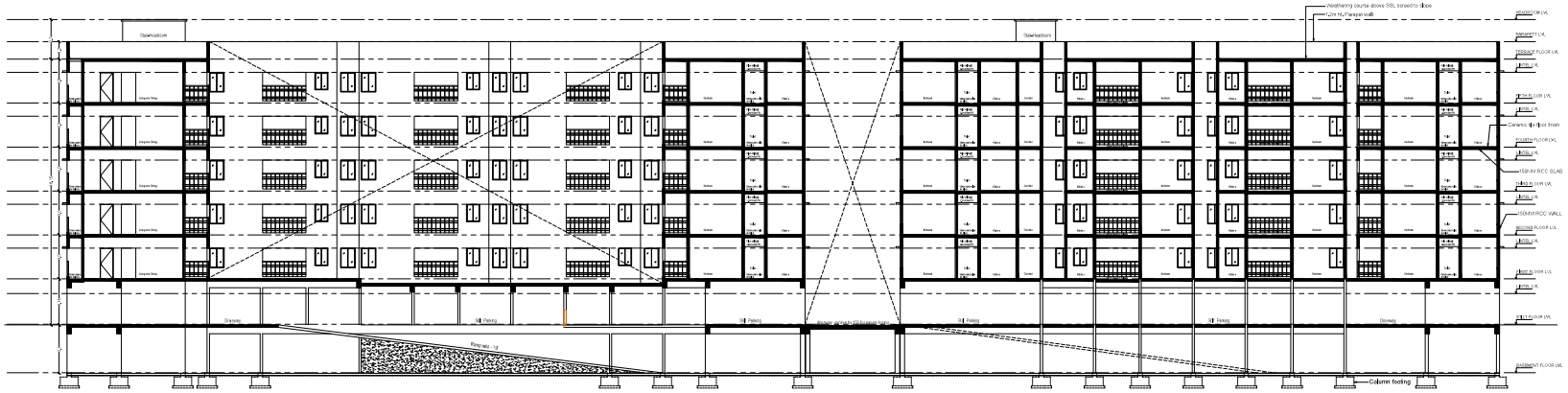
S. ARUN KUMAR, ME., (Struct.)
CBE Rgn./SE/Gr-I/2019/07006
METIS STRUCTURES
8,9-1,Lakshmi Garden, Sankara College Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAFFM5979J1ZT

STRUCTURAL ENGINEER

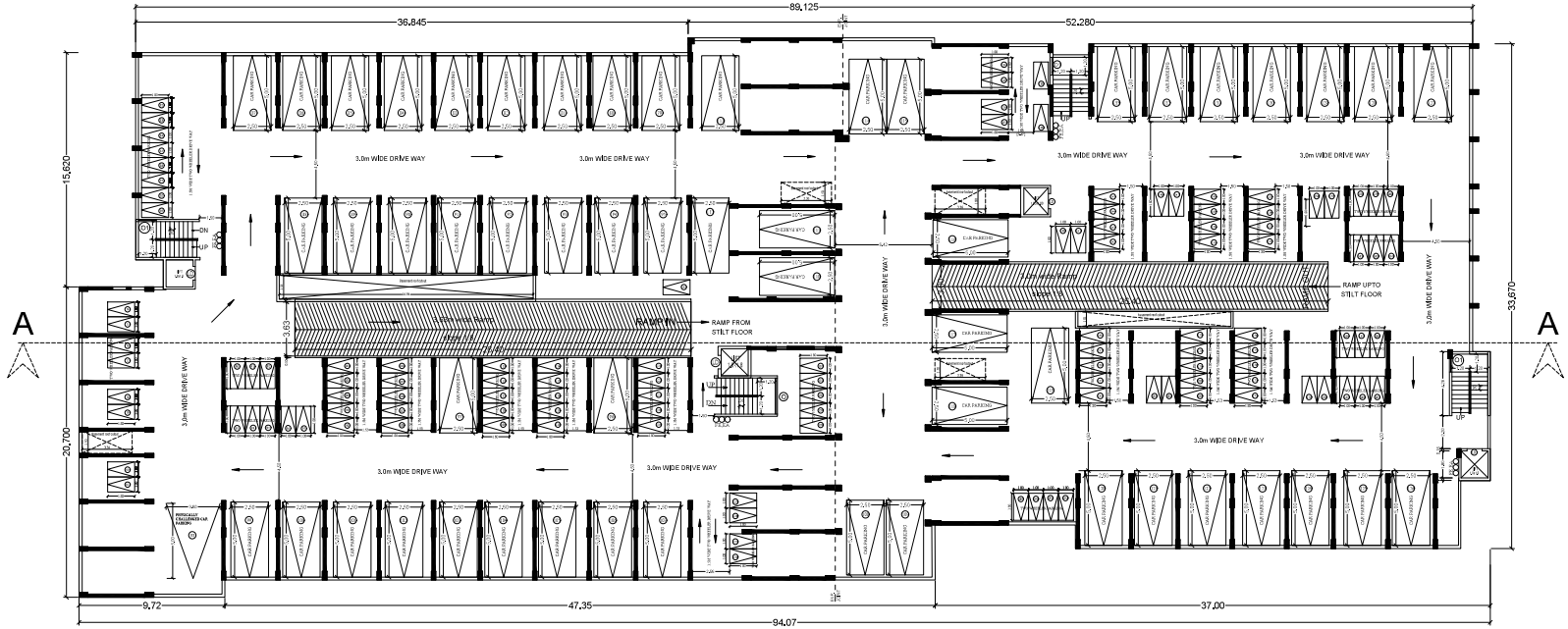
LBS/ ENGINEER

SCALE : 1 :100

SHEET NO :4of5



SECTION-AA'



BASEMENT FLOOR PLAN

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT BLOCK "A&B" APARTMENT BUILDING IN T.S.NO-3/11, WARD NO-26 (Z), BLOCK NO-04 IN VILANKURUCHI 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
FD/PW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/1.25x 2.10
LD	LIFT DOOR	1.20 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.80 x 1.35
W	WINDOW	1.20 x 1.20
W1	WINDOW	1.20 x 1.35
W2	WINDOW	0.75 x 1.20
W3	WINDOW	0.75 x 2.00
V	VENTILATOR	0.90 x 0.90
V1	VENTILATOR	0.75 x 0.75
V2	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	2.40 x 2.40

ALL METRIC DIMENSIONS ARE IN 'M'
FEE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
FE - FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED
EA - ESSENCE/ACT ALARAM PROVIDED
SAND BUCKETS PROVIDED

N

SCALE 1:100

COMBINED BASEMENT FLOOR "C"

S.NO	FLOOR	All measurement in "Sqm" FSI	NON FSI	DEDUCTION AREA	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	BASEMENT FLOOR		3197.86		3197.86		Division, Lift & Parking

For Town & City Developers

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/42373
Coimbatore LPA/BA/GR-I/19/04/019

ARCHITECT

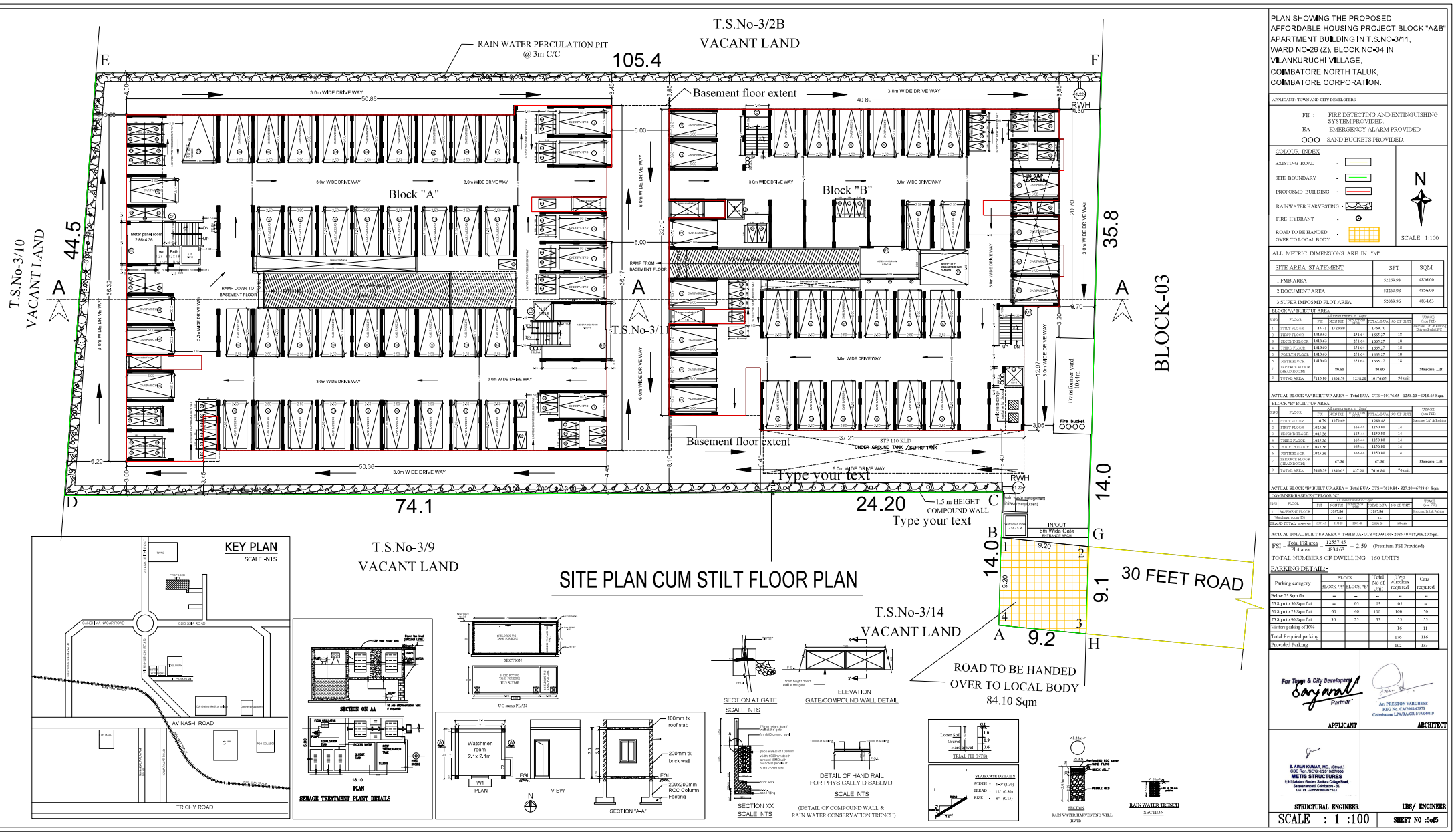
S. ARUN KUMAR, ME., (Struct.)
CME Rgn./SS/GI-I/2019/07/006
METIS STRUCTURES
8,9-1,Lakshmi Garden, Sarkaru College Road,
Saravanampatti, Coimbatore - 35.
GSTIN: 33AAFPM6697P1ZT

STRUCTURAL ENGINEER

LBS/ ENGINEER

SCALE : 1 :100

SHEET NO :2of5



SITE PLAN CUM STILT FLOOR PLAN

KEY PLAN
SCALE -NTS

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT BLOCK "A&B" APARTMENT BUILDING IN T.S.NO-3/11, WARD NO-26 (Z), BLOCK NO-04 IN VILANKURUCHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

FE - FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA - EMERGENCY ALARM PROVIDED.
○○○ SAND BUCKETS PROVIDED.

COLOUR INDEX
EXISTING ROAD -
SITE BOUNDARY -
PROPOSMD BUILDING -
RAINWATER HARVESTING -
FIRE HYDRANT -
ROAD TO BE HANDED OVER TO LOCAL BODY -

N

SCALE 1:100

ALL METRIC DIMENSIONS ARE IN "M"

SITE AREA STATEMENT	SFT	SQM
1.FMB AREA	52269.98	4856.00
2.DOCUMENT AREA	52269.98	4856.00
3.SUPER IMPOSMD PLOT AREA	52035.96	4834.63

BLOCK "A" BUILT UP AREA

S.NO	FLOOR	All measurements in "Feet" FE	NON FE	DEDUCTION AREA	TOTAL BUA	NO OF UNIT	TOACH (nos FE)
1	STILT FLOOR	45.71	1723.99		1769.70		PARKING, UP & DOWN RAMP, Entrance Lobby & Lift etc.,
2	FIRST FLOOR	1413.63		273.64	1665.27	18	
3	SECOND FLOOR	1413.63		273.64	1665.27	18	
4	THIRD FLOOR	1413.63		273.64	1665.27	18	
5	FOURTH FLOOR	1413.63		273.64	1665.27	18	
6	FIFTH FLOOR	1413.63		273.64	1665.27	18	
7	TERRACE FLOOR (HEAD ROOM)		80.66		80.66		Staircase, Lift
8	TOTAL AREA	7115.80	1804.59	1258.20	10176.65	90 unit	

ACTUAL BLOCK "A" BUILT UP AREA = Total BUA - OTS =10176.65 - 1258.20 =8918.45 Sqm

BLOCK "B" BUILT UP AREA

S.NO	FLOOR	All measurements in "Feet" FE	NON FE	DEDUCTION AREA	TOTAL BUA	NO OF UNIT	TOACH (nos FE)
1	STILT FLOOR	16.70	1272.49		1289.40		Staircase, Lift & Parking
2	FIRST FLOOR	1015.36		165.44	1270.80	14	
3	SECOND FLOOR	1015.36		165.44	1270.80	14	
4	THIRD FLOOR	1015.36		165.44	1270.80	14	
5	FOURTH FLOOR	1015.36		165.44	1270.80	14	
6	FIFTH FLOOR	1015.36		165.44	1270.80	14	
7	TERRACE FLOOR (HEAD ROOM)		67.36		67.36		Staircase, Lift
8	TOTAL AREA	5443.59	1340.01	827.20	7610.84	70 unit	

ACTUAL BLOCK "B" BUILT UP AREA = Total BUA - OTS =7610.84 - 827.20 =6783.64 Sqm.

COMBINED BASEMENT FLOOR "C"

S.NO	FLOOR	All measurements in "Feet" FE	NON FE	DEDUCTION AREA	TOTAL BUA	NO OF UNIT	TOACH (nos FE)
1	BASEMENT FLOOR	2197.86			2197.86		Staircase, Lift & Parking
	Watchmen room (2*)			4.33	4.33		
GRAND TOTAL		13717.45	3144.50	2085.40	18906.20	160 unit	

ACTUAL TOTAL BUILT UP AREA = Total BUA - OTS =20991.60- 2085.40 =18,906.20 Sqm.

FSI = Total FSI area / Plot area = 12557.45 / 4834.63 = 2.59 (Premium FSI Provided)

TOTAL NUMBERS OF DWELLING - 160 UNITS

PARKING DETAIL -

Parking category	BLOCK "A"	BLOCK "B"	Total No of Unit	Two wheelers required	Cars required
Below 25 Sqm flat	--	--	--	--	--
25 Sqm to 50 Sqm flat	--	05	05	05	--
50 Sqm to 75 Sqm flat	60	40	100	100	50
75 Sqm to 90 Sqm flat	30	25	55	55	55
Visitors parking of 10%				16	11
Total Reqired parking				176	116
Provided Parking				192	133

For Town & City Developers
Partner

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/43573
Coimbatore LPA/RA/GR-I/1/04/019

ARCHITECT

S. ARUN KUMAR, ME., (Struct.)
CBE Rgn./SE/G-I/2019/07/1006
METIS STRUCTURES
S-9 Lakshmi Garden, Sankara College Road, Saravanampatti, Coimbatore - 35.
M.O.No. 9.AM/W M/2019/1142

STRUCTURAL ENGINEER

LBS/ ENGINEER

SCALE : 1 :100

SHEET NO :5of5

Signature valid

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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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.