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™

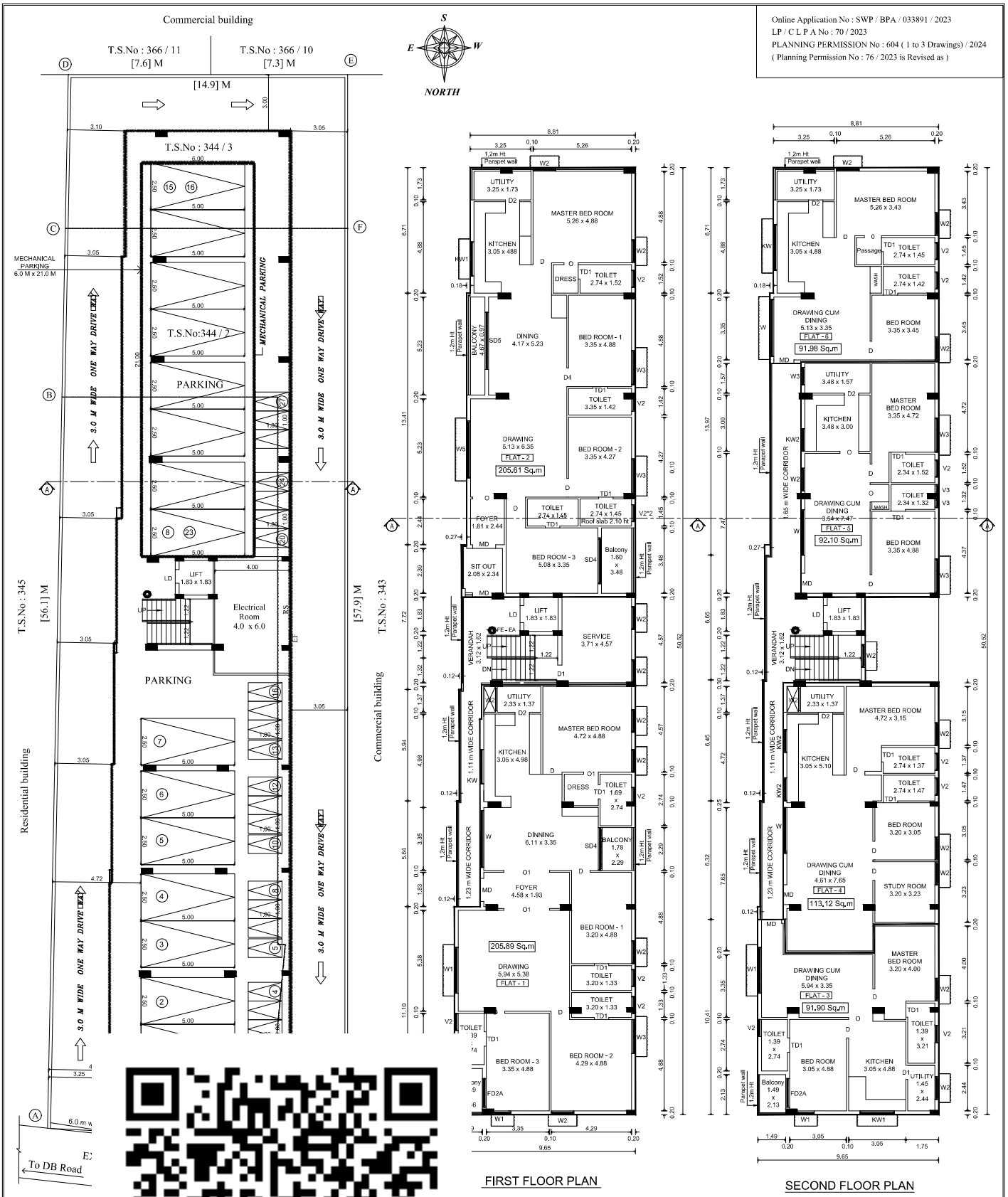
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

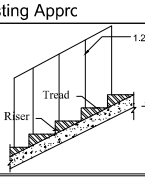
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Online Application No : SWP / BPA / 033891 / 2023
LP / C L P A No : 70 / 2023
PLANNING PERMISSION No : 604 (1 to 3 Drawings) / 2024
(Planning Permission No : 76 / 2023 is Revised as)



PLAN SHOWI
CONSTRUCTI
RCC ROOF RI
BUILDING IN
WARD No : H(
WEST PONNU
R.S.PURAM, (
Existing Apprc

Dwelling Unit area Details		
Dwelling Reference	Dwel Area	Req Parking
Dwelling - 1	205.89 Sq.m	2 Nos
Dwelling - 2	205.61 Sq.m	2 Nos
Dwelling - 3	91.90 Sq.m	1 Nos
Dwelling - 4	113.12 Sq.m	1 Nos
Dwelling - 5	92.10 Sq.m	1 Nos
Dwelling - 6	91.98 Sq.m	1 Nos
Dwelling - 7	205.89 Sq.m	2 Nos
Dwelling - 8	205.61 Sq.m	2 Nos
Dwelling - 9	205.89 Sq.m	2 Nos
Dwelling - 10	205.61 Sq.m	2 Nos
Dwelling - 11	205.89 Sq.m	2 Nos
Dwelling - 12	205.61 Sq.m	2 Nos
Total		20 Nos
Visitors parking		2 Nos



V2 - Ventilator	0.91 x 0.61
LD1 - Lift Door	0.91 x 2.10

FE :-FIRE DETECTING AND EXTINGUI-SHING SYSTEM PROVIDED.
EA :-EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

For VAKAMAN DEVELOPERS
Partner

APPLICANT

ARCHITECT

Dr.A.Sudhahar B.E (Civil),M.E (Struct), Ph.D.
Registered Structural Engineer Grade - I
Coimbatore LPA / SE / CR - 11 / 19/2003
#57,Krishnasamy Mudhaliyar Street,
R.S.Puram, Coimbatore - 641 002.

STRUCTURAL ENGINEER

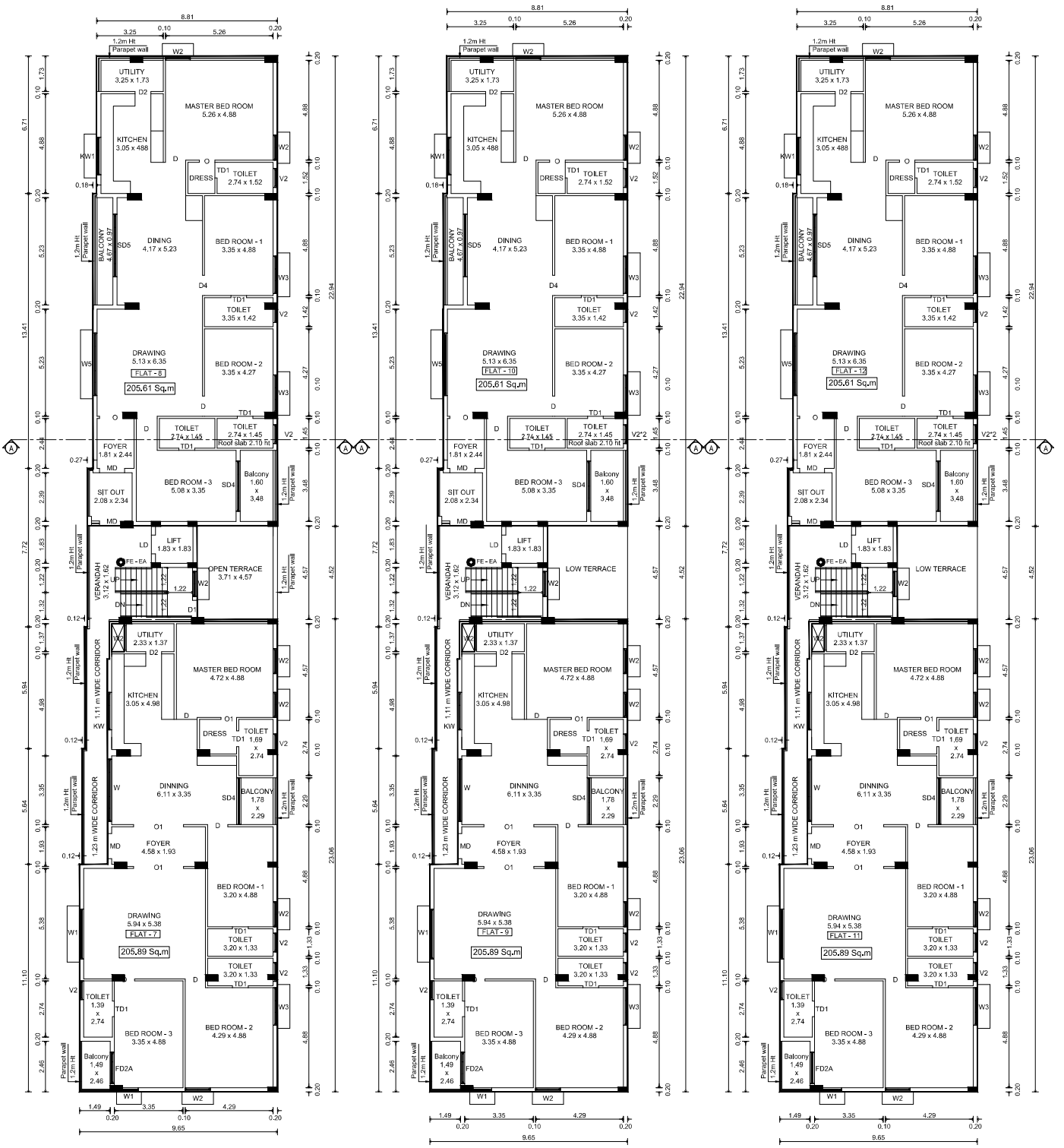
Er. A. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lic
No 54, 1st Main, Bharathi Park 2th Cross, Near RTO Avak,
ECE, Coimbatore - 641 043, Cell: 91 97900 33332
Lic No. C&B/857/2019 LPA/GE/GA-A/19/04/888

REGISTERED ENGINEER

Stilt, First & Second floor plan

SHEET No 3 / 3

Online Application No : SWP / BPA / 033891 / 2023
LP / C L P A No : 70 / 2023
PLANNING PERMISSION No : 604 (1 to 3 Drawings) / 2024
(Planning Permission No : 76 / 2023 is Revised as)

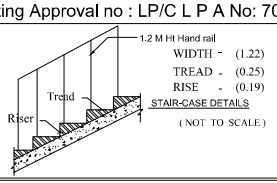


PLAN SHOWING THE REVISED CONSTRUCTION OF STILT+5 FLOORS RCC ROOF RESIDENTIAL APARTMENT BUILDING IN T.S.No : 344/1, 2 & 3, WARD No : H(8), BLOCK No : 10, WEST PONNURANGAM ROAD, R.S.PURAM, COIMBATORE CORPORATION.
Existing Approval no : LP/C L P A No: 70 / 2023

JOINERY D1ETAILS:	METER
MD - Main Door	1.06 x 2.10
D - Door	1.00 x 2.10
TD1 - Door	0.76 x 2.10
D2 - Door	0.76 x 2.10
O - Open	0.91 x 2.10
O1 - Open	2.44 x 2.10
W - Window	3.05 x 1.52
W1 - Window	2.44 x 1.52
W1 - Window	1.22 x 1.52
KW - Kitchen Window	2.44 x 1.22
KW1- Kitchen Window	1.83 x 1.22
KW2- Kitchen Window	1.22 x 1.22
V1 - Ventilator	0.61 x 0.61
V2 - Ventilator	0.91 x 0.61
LD1 - Lift Door	0.91 x 2.10

Dwelling Unit area Details

Dwelling Reference	Dwel Area	Req Parking
Dwelling - 1	205.89 Sq.m	2 Nos
Dwelling - 2	205.61 Sq.m	2 Nos
Dwelling - 3	91.90 Sq.m	1 Nos
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Dwelling - 12	205.61 Sq.m	2 Nos
Total		20 Nos
Visitors parking		2 Nos



FE :-FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA -EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.



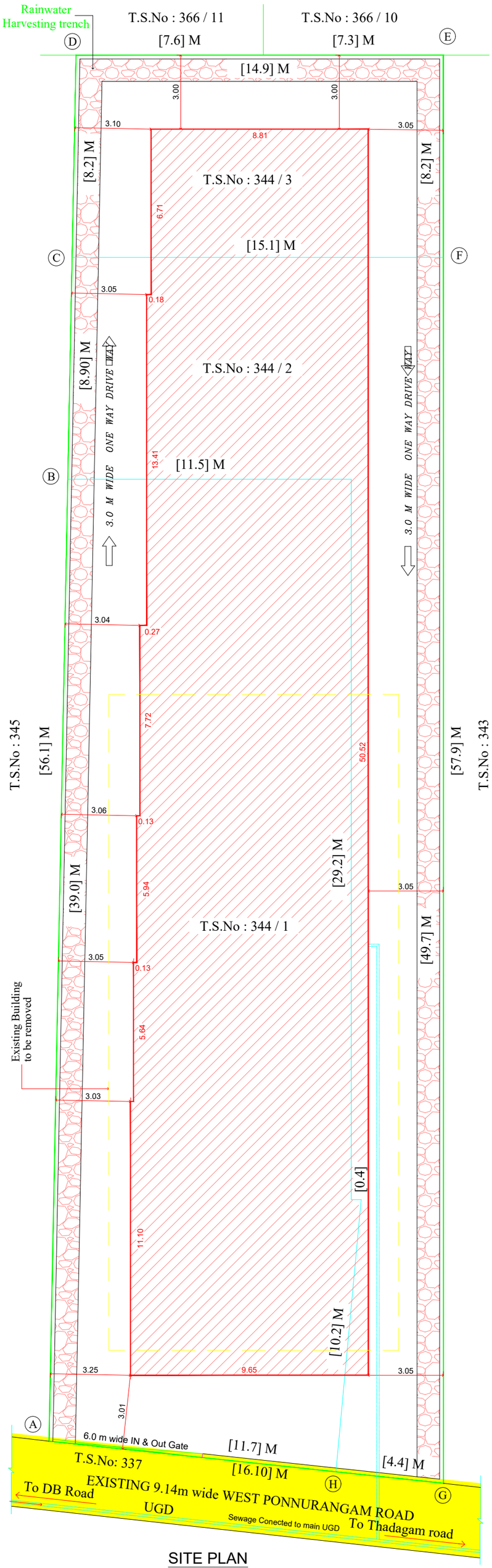
For VAKAMAN DEVELOPERS
Partner
APPLICANT

ARCHITECT

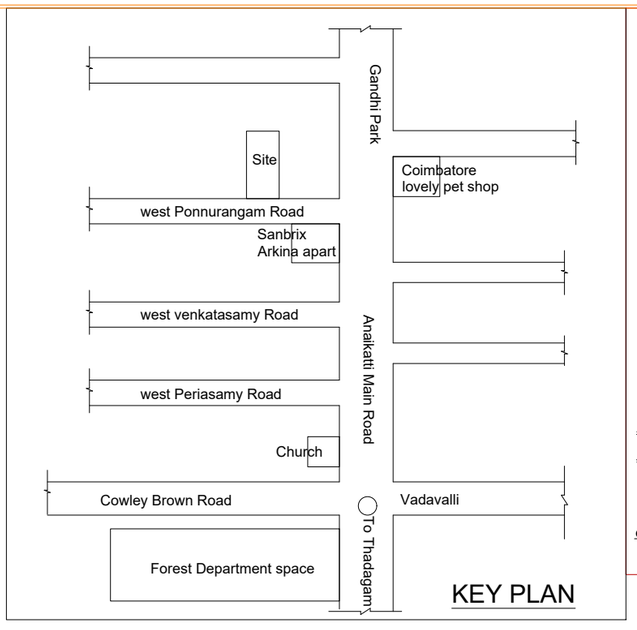
Dr.A.Sudhahar B.E (Civil),M.E (Struct),Ph.D.
Registered Structural Engineer Grade - I
Coimbatore LPA / SE / GR - I / 19/2/2009
#57,Krishnasamy Mudhaliyar Street,
R.S.Puram, Coimbatore - 641 002.
STRUCTURAL ENGINEER

P.RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lic
No 54, 1st Floor, Block 'C' 24 Cross, Near IOB Bank,
ECE, Coimbatore - 641 012, Cell: 91-97902 23332
LSS No. CAR/057.2019 (PA/TC/CA-I/19/66/188
REGISTERED ENGINEER

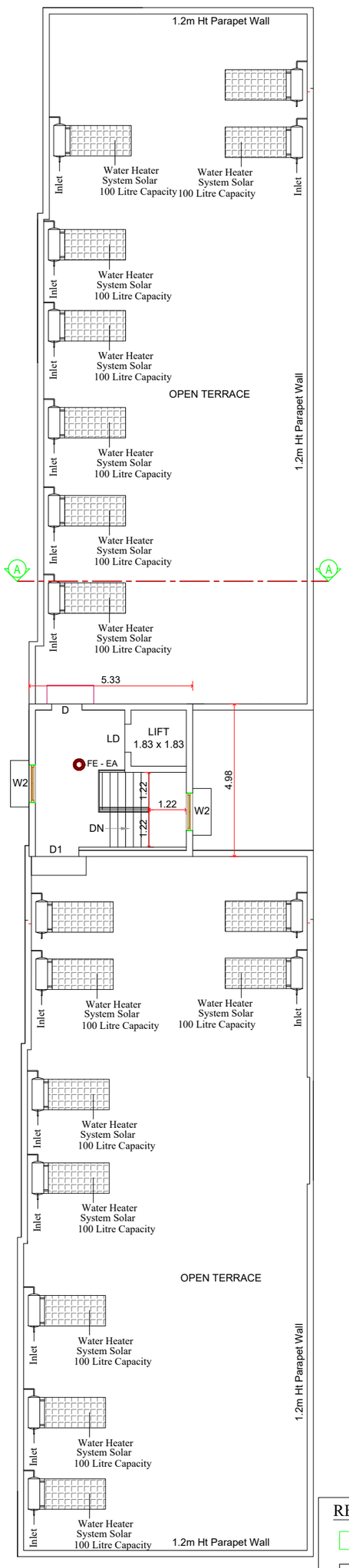
Third , Fourth & Fifth floor plan
SHEET No 2 / 3



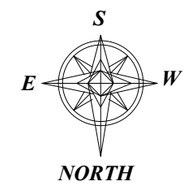
SITE PLAN

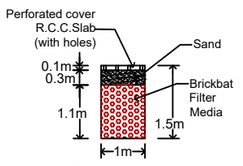


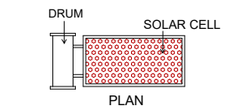
KEY PLAN



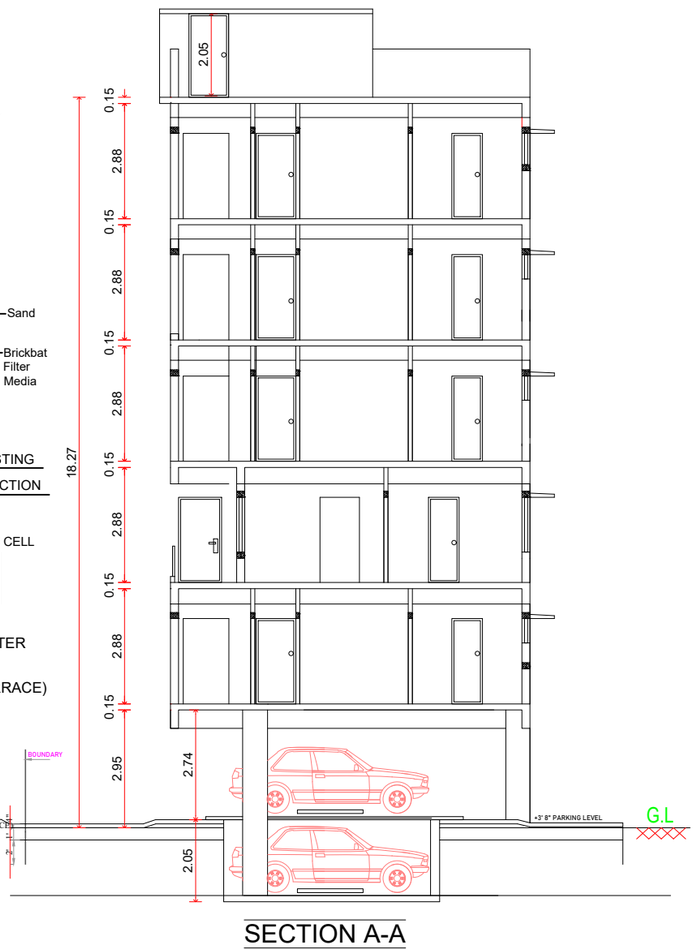
TERRACE FLOOR PLAN



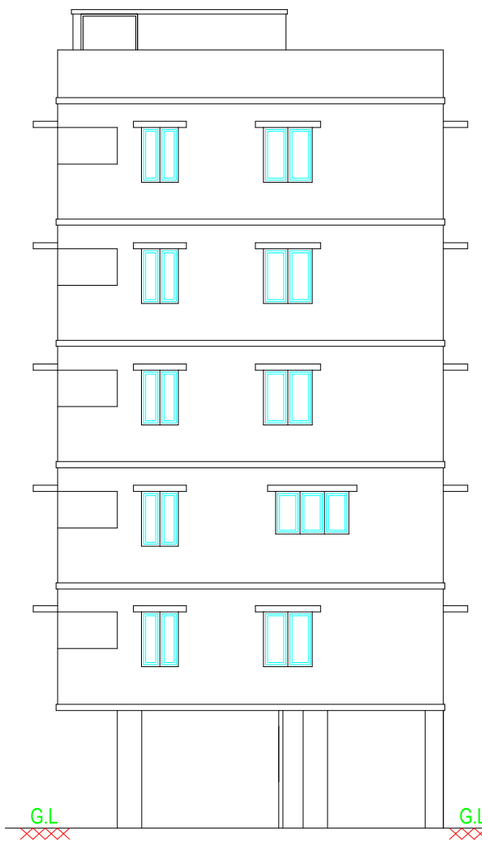




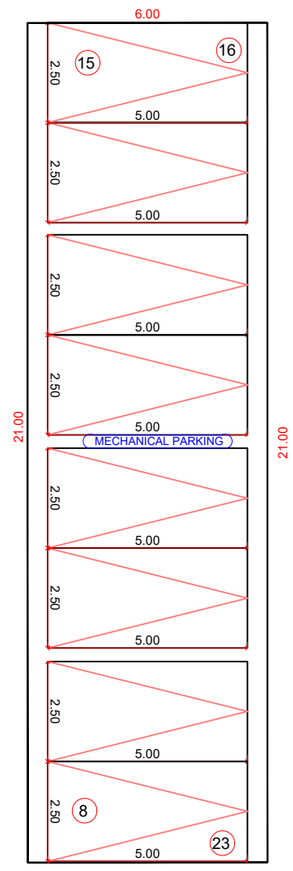
SOLAR WATER HEATER DETAIL (NTS) (PROVIDED ON THE TERRACE)



SECTION A-A



FRONT ELEVATION



MECHANICAL PARKING

SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES

PLAN SHOWING THE REVISED CONSTRUCTION OF STILT+5 FLOORS R.C.C ROOF RESIDENTIAL APARTMENT BUILDING IN T.S.No : 344 / 1, 2 & 3, WARD No : H(8), BLOCK No : 10, WEST PONNURANGAM ROAD, R.S.PURAM, COIMBATORE CORPORATION.

AREA DETAILS:	Sq.m
AREA OF THE SITE (AS PER TSLR)	888.50
AREA OF THE SITE (AS PER DOCUMENT)	890.30
AREA OF THE SITE (AS PER Superimpose)	888.66

Existing 1st Approval details : 227 / 2017 ; Date : 13 / 04 / 2017.
Fsi Area : 1591.76 Sq.m

Existing 1st Revised Approval Details :
Online Application No : SWP / BPA / 002150 / 2022
LP / C L P A No : 70 / 2023 ; Date : 25 / 02 / 2023
PLANNING PERMISSION No : 76 (1 to 3 Drawings) / 2023
Fsi Area : 2292.32 Sq.m

2nd Revised Approval Details :
Online Application No : SWP / BPA / 033891 / 2023
LP / C L P A No : 70 / 2023
PLANNING PERMISSION No : 604 (1 to 3 Drawings) / 2024
(Planning Permission No : 76 / 2023 is Revised as)
Fsi Area : 2292.32 Sq.m
NOTE : In Stilt Floor Mechanical Parking is changed To PIT Parking .

HORIZANTAL DIST. FROM ELEC. LINE : NIL

NOTE : ALL DIMENSIONS ARE IN METRE

FE :- SCALE 1 : 100

FIRE DETECTING AND EXTINGUI-SHING SYSTEM PROVIDED. EA :-EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

Revised Building Area Details :

Floor Details	Total Built Up In Sq m	Non FSI In Sq m	FSI Residential In Sq m
AREA OF STILT FLOOR (Mechanical Pit Park)	593.92	569.92	24.00(Eb)
AREA OF FIRST FLOOR	467.92	---	467.92
AREA OF SECOND FLOOR	450.10	---	450.10
AREA OF THIRD FLOOR	450.10	---	450.10
AREA OF FOURTH FLOOR	450.10	---	450.10
AREA OF FIFTH FLOOR	450.10	---	450.10
AREA OF TERRACE FLOOR	26.54	26.54	
TOTAL BUILT UP AREA	2888.78	596.46	2292.32

FSI 2292.32 / 888.50 = 2.58 Premium FSI

TOTAL NUMBER OF DWELLING UNITS : 12 No's

PARKING DETAILS :	Required	Provided
Car Parking	20 + 2	15 + 08 (MP) = 23 Nos
Two Wheeler Parking	NA	27 Nos

REFERENCE:
- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH
- Existing To Be Removed

For VAKAMAN DEVELOPERS
K. vasudevan
Partner
APPLICANT

ARCHITECT

Dr.A.Sudhahar B.E (Civil,M.E (Struct), Ph.D.
Registered Structural Engineer Grade - I
Coimbatore LPA / SE / GR - I / 19/03/009
#57,Krishnasamy Mudhaliyar Street,
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STRUCTURAL ENGINEER

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No 54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
CIT, Coimbatore - 641 043, Cell: 91-97902 33332
LSS No. GRH.057.2019 LPA/RE/GB-II/19/04/008
REGISTERED ENGINEER

(Site, Elevation & Sectional plans) SHEET No 1 / 3

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.