Verified RealEstate™

REFERENCE
SWP/BPA/048742/2023

ISSUED
21 November 2023

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.

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

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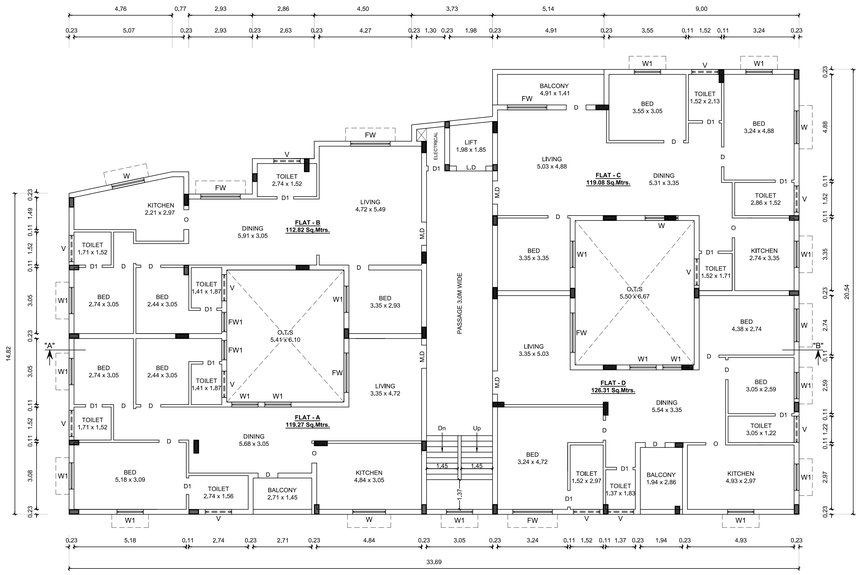
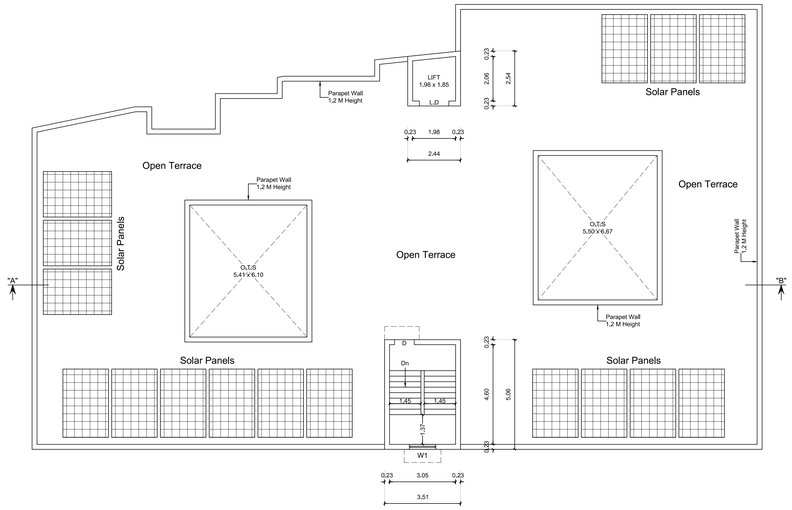
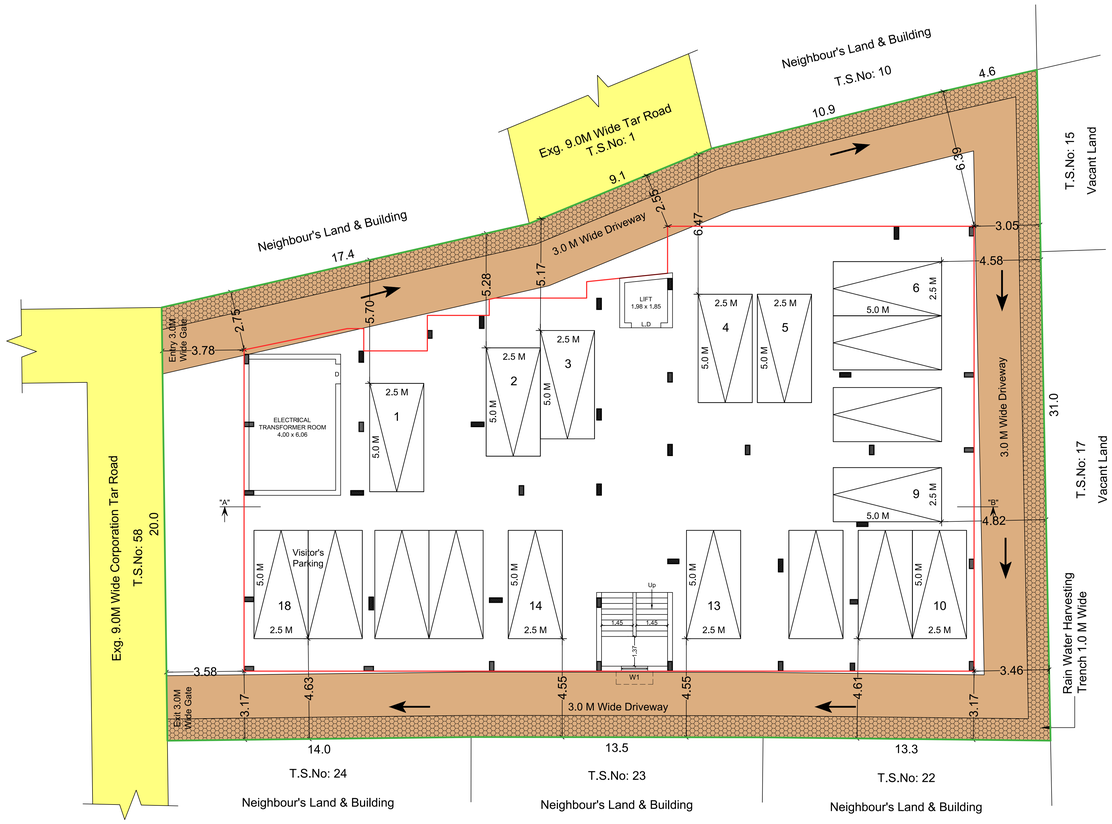
DIGITALLY VERIFIED RECORD



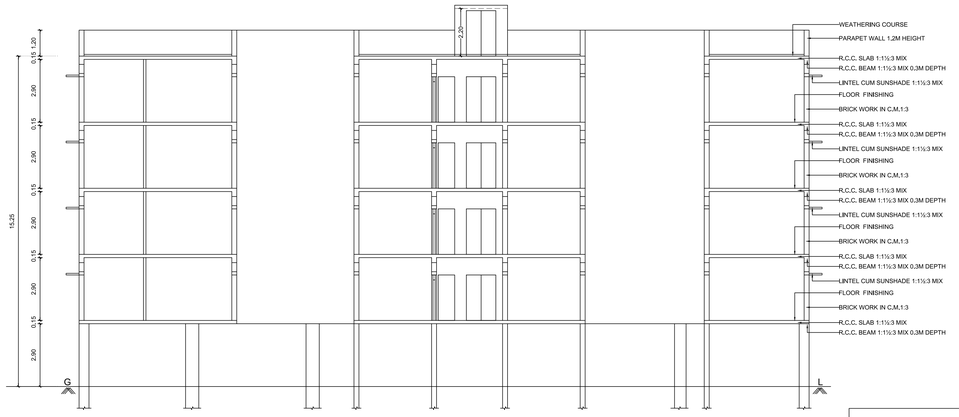
TYPICAL FLOOR PLAN -
FIRST, SECOND, THIRD & FOURTH FLOOR



TERRACE FLOOR PLAN

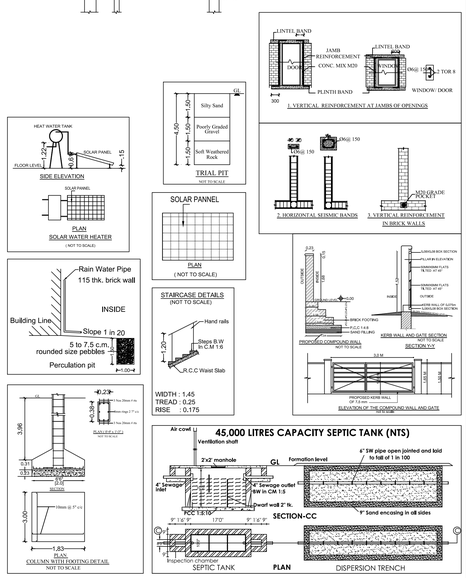


SITE CUM STILT FLOOR PLAN



SECTION ON "AB"

WESTERN SIDE ELEVATION



SITE AND DETAILED PLAN SHOWING THE REVISED RESIDENTIAL APARTMENT BUILDING IN T.S.WARD No: U(21), BLOCK No: 7, T.S.No: 16 (S.F.No: 146/1 pt), GANAPATHY VILLAGE, NORTH ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

All Dimensions are in Meter

N

SITE AREA DETAILS :-

AS PER DOCUMENT	- 1053.52 Sq.M.
AS PER TSLR	- 1000.00 Sq.M.
AS PER SUPER IMPOSED AREA	- 1000.00 Sq.M.

BUILDING AREA DETAILS :-

REVISED AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
STILT FLOOR	29.04	582.03	611.07
FIRST FLOOR	541.44	69.63	611.07
SECOND FLOOR	541.44	69.63	611.07
THIRD FLOOR	541.44	69.63	611.07
FOURTH FLOOR	541.44	69.63	611.07
HEAD ROOM	-	23.62	23.62
TOTAL BUILTUP AREA	2194.80	884.17	3078.97

FLOOR SPACE INDEX:-

FSI = $\frac{2194.80}{1000.00}$ = 2.195

Total No. Of Dwellings = 16

JOINERY DETAILS:-

		Metre
M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D1	DOOR	0.76 x 2.10
L.D	LIFT DOOR	1.36 x 2.10
O	OPEN	0.91 x 2.10
FW	FRENCH WINDOW	1.83 x 1.83
FW1	FRENCH WINDOW	0.90 x 1.50
W	WINDOW	1.52 x 1.22
W1	WINDOW	1.22 x 1.22
V	VENTILATOR	1.22 x 0.61

PARKING DETAILS:-

DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers Reqd.	No. Of Two Wheelers Provd.	No. Of Cars Reqd.	No. Of Cars Provd.
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	16	-	-	16	16
Visitor's Parking 10%	-	-	-	2	2
Total No. Of Parkings	-	-	-	18	18

COLOUR INDEX:-

- EXG. ROAD
- SITE BOUNDARY
- EXISTING BUILDING
- DRIVEWAY

Online Application No. : SWP/BPA/0048742/2023
P.P. No. : 642/2023

1. 2. 3. 4. S. Malathi 5. 6. 7. 8. 9. S. Mahesh. 10. 11. 12. 13. S. Soundarya 14. 15. 16. 17.

LAND OWNER / APPLICANT

B.PRABHAVATHI,M.E (Geotech) M.I.G.S
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GTE /1804/2022,
No: 1725-A, Amur Road, Karumathampatti,
Coimbatore - 641 659.
Ph: 0422-4319772, Mob: +91 9600056798

REGISTERED GEOTECHNICAL ENGINEER

Er. D. MOHANKUMAR
B.E., M.E. (Coach.), M.I.T.S., LLB (P.G.)
Registered Construction Engineer (CE)
Reg. No. CRE UPA/CE/006/2021
Registered Quality Auditor (QA)
Reg. No. QAE UPA/QA/006/2021
Coimbatore-641 037. Ph: 96777-99977

REGISTERED CONSTRUCTION ENGINEER

J. PREM KUMAR
B.E.,(CIVIL), M.E. (STRUCTURE)
COMMERCIAL CONSULTANT & ENGINEER
REGISTERED STRUCTURAL ENGINEER GRADE-I
209, Alagesan Road, Subbiah Colony,
Coimbatore - 641 041

REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CRE (IP)/31/GCB-I/2022/2021
APEL ASSOCIATES
Building Consultants & Contractors,
100 Feet Road, Ganapathy, Coimbatore - 12
Ph:0 / 95667 18169

REGISTERED ENGINEER / ARCHITECT

மு.பூபதி	சு.வேல்குமார்	பொ.வசந்தி
அளவர் / உதவி வரைவாளர்	வரைவாளர் நிலை - III	கட்டிடக்கலை / திட்ட உதவியாளர்

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.