

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.

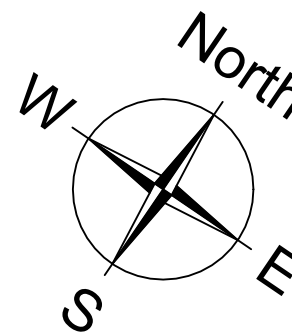
JOB TITLE

PLAN SHOWING THE PROPOSED  
CONSTRUCTION OF BASEMENT (PARKING) +  
GROUND (PARKING) + 1ST TO 4TH FLOORS  
OFFICE BUILDING IN T.S.NO: 114 / 3, 147, WARD  
NO: 32, BLOCK NO: 29, KAMARAJ ROAD,  
UPPILIPALAYAM VILLAGE, COIMBATORE SOUTH  
TALUK, COIMBATORE - 641015.

SCHEDULE OF JOINERY

| S.No. | Joinery | Sizes        |  |
|-------|---------|--------------|--|
|       | GD      | 2.0m x 2.4m  |  |
|       | D1      | 1.2m x 2.4m  |  |
|       | D2      | 1.0m x 2.4m  |  |
|       | D3      | 0.9m x 2.4m  |  |
|       | D4      | 0.75m x 2.4m |  |
|       | V1      | 0.6m x 1.2m  |  |
| 10.   | W1      | 0.6m x 2.0m  |  |

NORTH POINT



COLOUR INDICATION

|                   |  |
|-------------------|--|
| PROPOSED BUILDING |  |
| PLOT BOUNDARY     |  |
| ACCESS ROAD       |  |

ARCHITECT:

nataraj & venkat Architects,  
NO:18, Third Seaward Road,  
Valmiki Nagar,  
Thiruvanniyur, Chennai 600 041  
Phone : T- 044 2457 2457,

DRAWING TITLE

TYPICAL FLOOR PLANS (1st to 4th),  
TERRACE FLOOR PLAN,  
SECTION AND ELEVATION

SCALE  
1:100

OWNER'S SIGNATURE

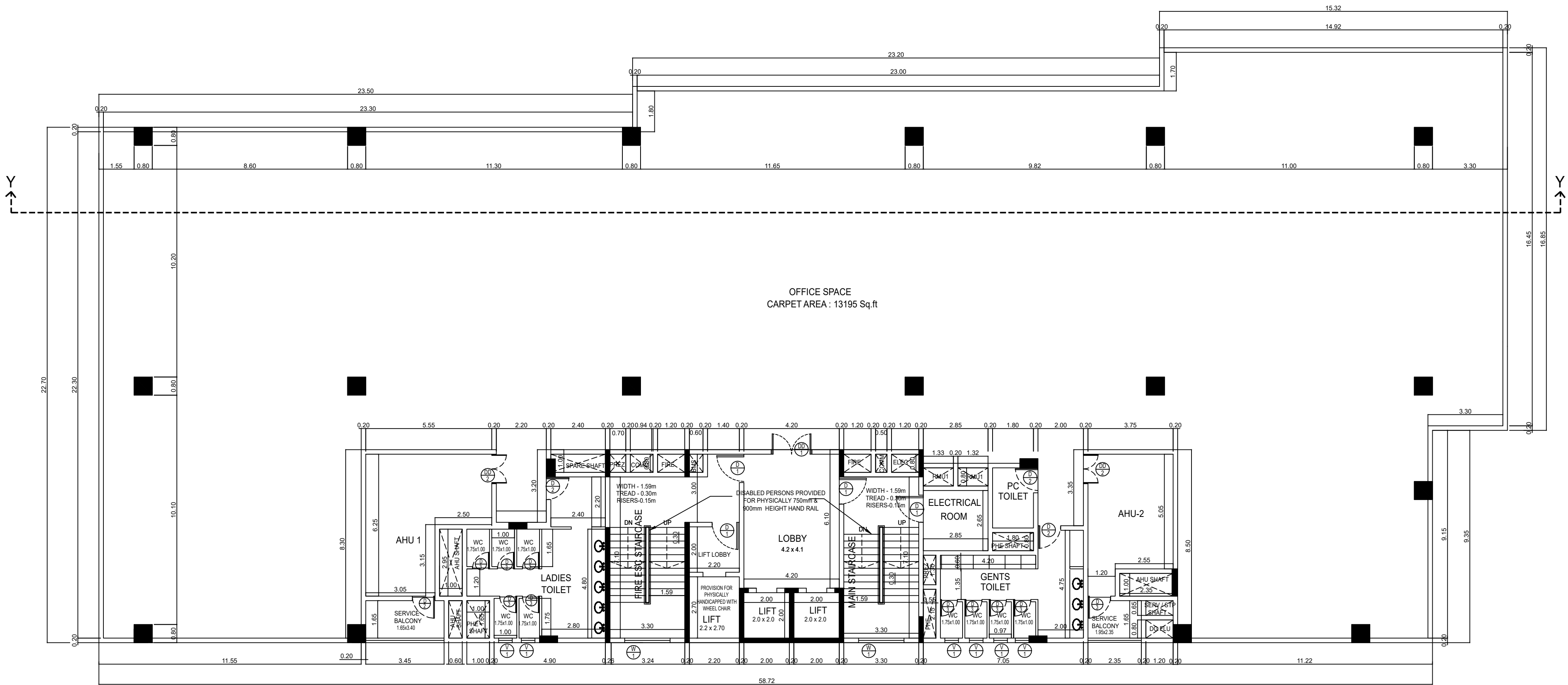
For Mahalakshmi Enterprises LLP  
*Sanjayal*  
Partner

STRUCTURAL ENGINEER

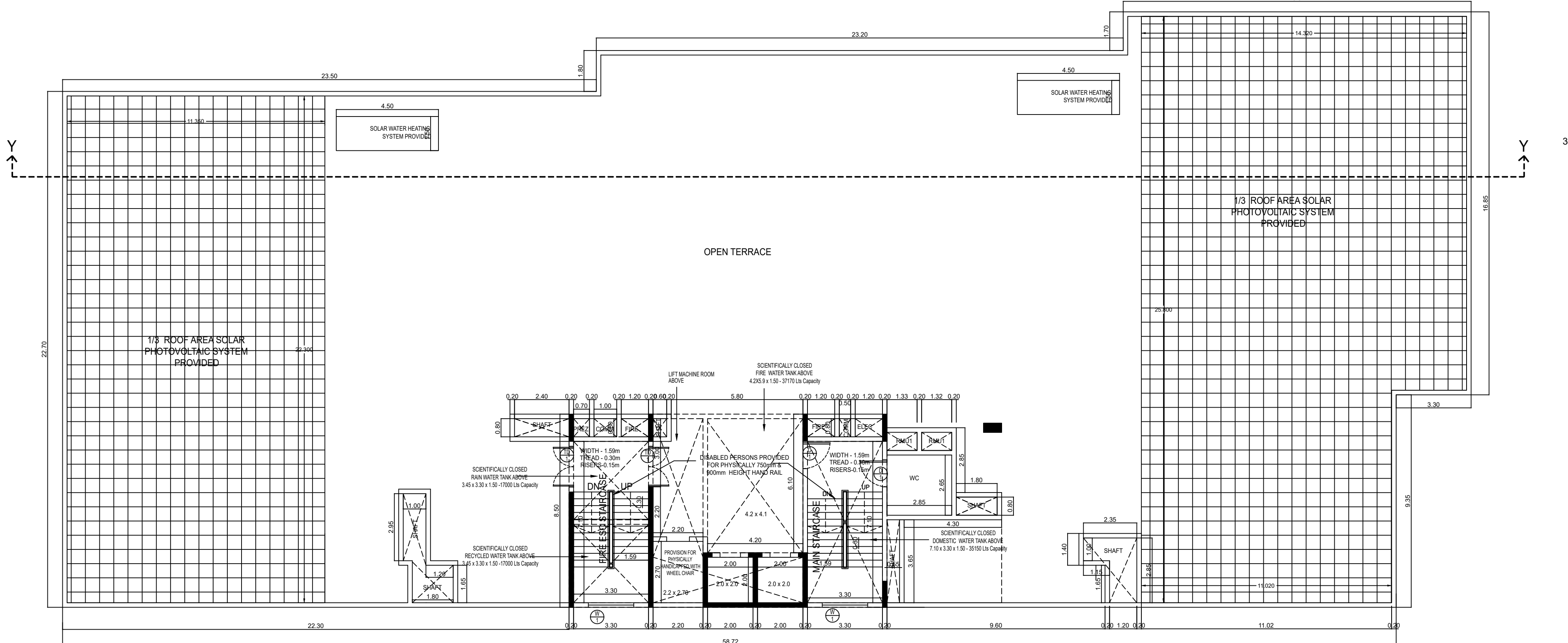
*P. Jegatheesan*  
P. JEGATHEESAN, M.E., (Struct.), M.I.E.  
REGISTERED STRUCTURAL ENGINEER  
DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING  
REGISTRATION No. G.S. REG. (C) 2019/110872  
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E-Mail: jegatheesan@stuctureengineers.in  
Mobile: +91 9362545651

LICENSED SURVEYOR / ARCHITECT

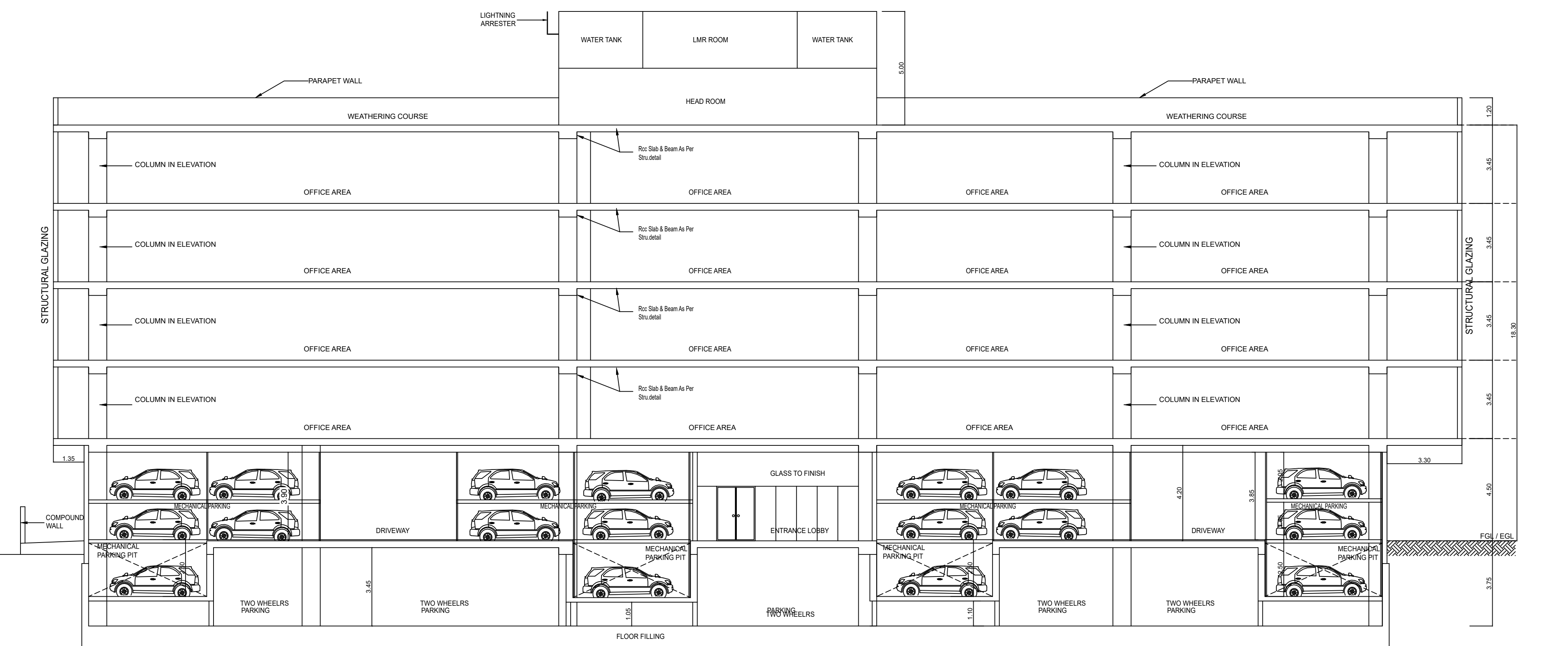
*R. Viswesh Krishna*  
R. VISWESH KRISHNA, B.Arch.,  
COA. REGN. No. CA / 2019 / 110872  
CORPORATION REGN. NO. RA003282022  
A-302, HELIX NEST, 4th FL, OCEAN STREET,  
SOWDESHWARI NAGAR, THOOSARANKUNNAM,  
CHENNAI - 600 097. PHONE: 9894022352



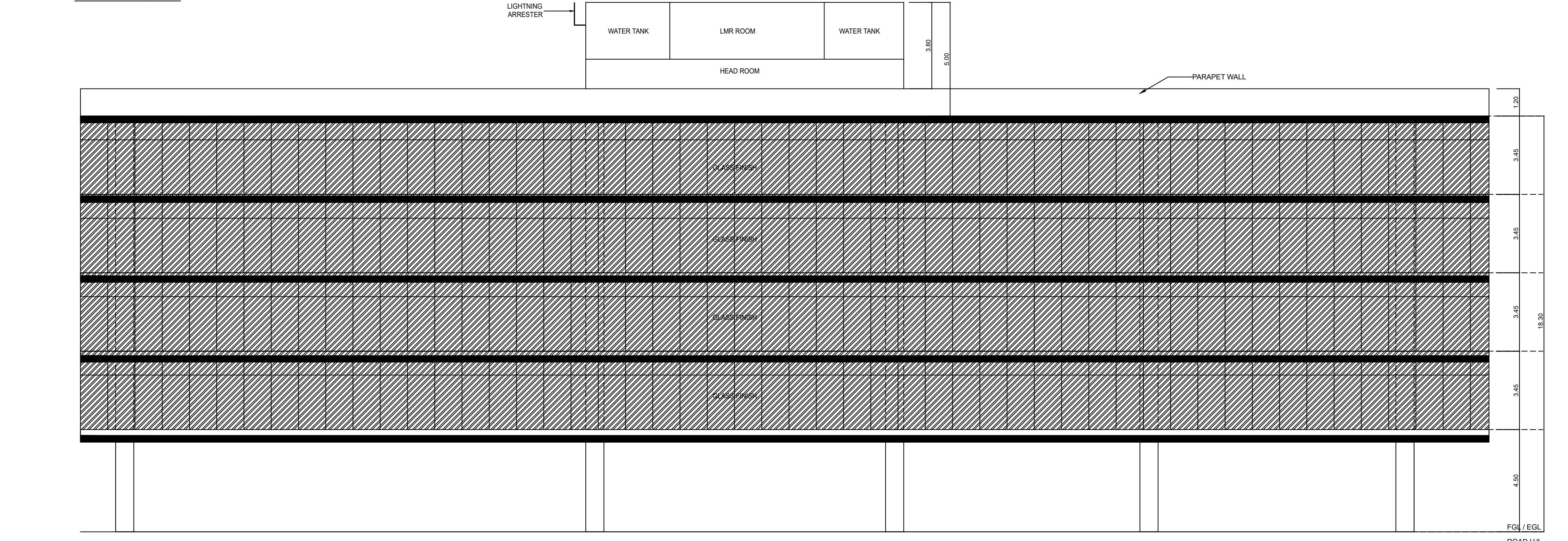
TYPICAL 1 - 4 FLOOR PLAN



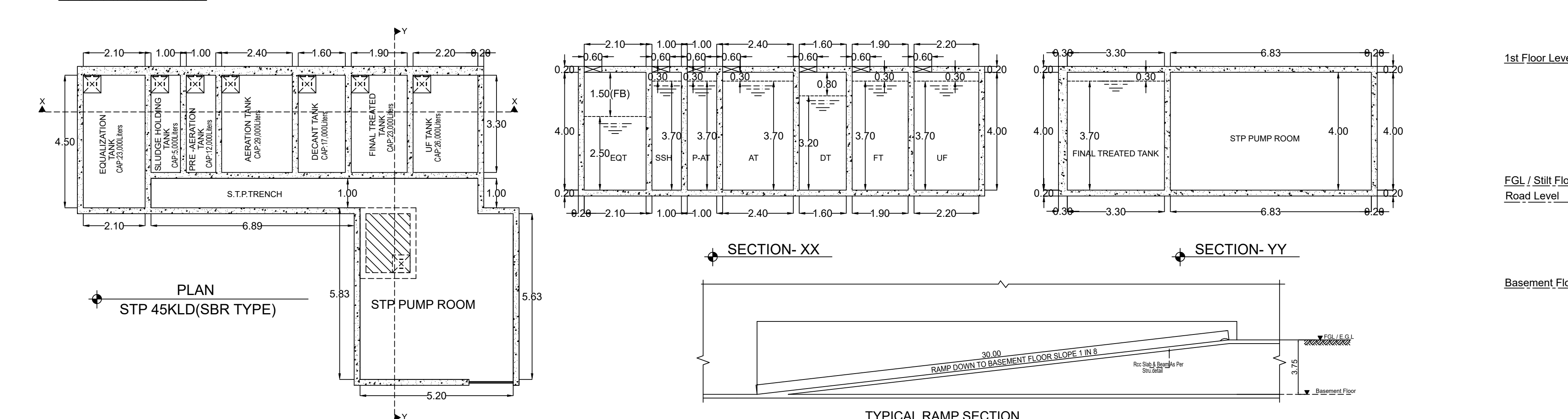
TERRACE FLOOR PLAN



SECTION - AA



FRONT ELEVATION

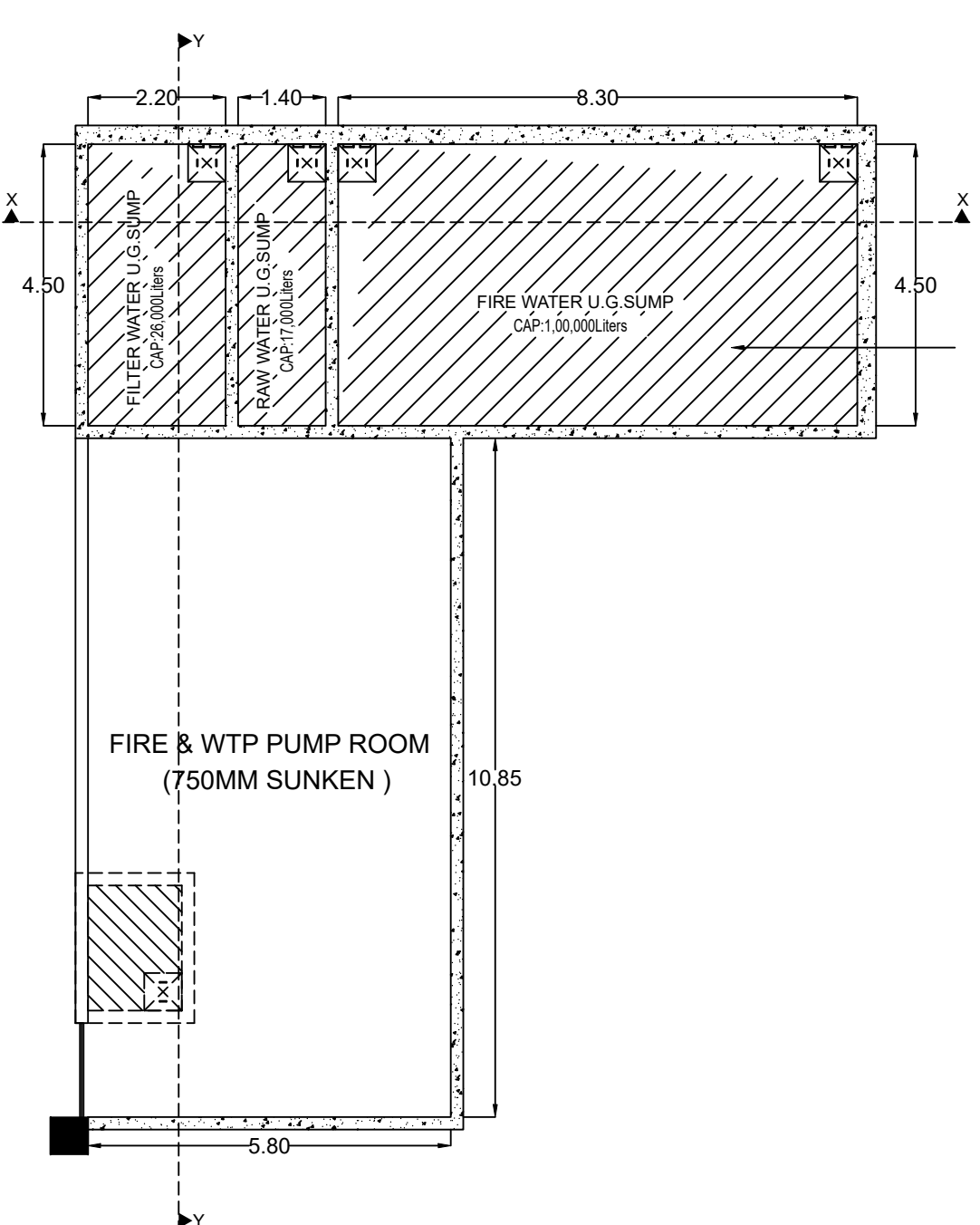


PLAN  
STP 45KLD(SBR TYPE)

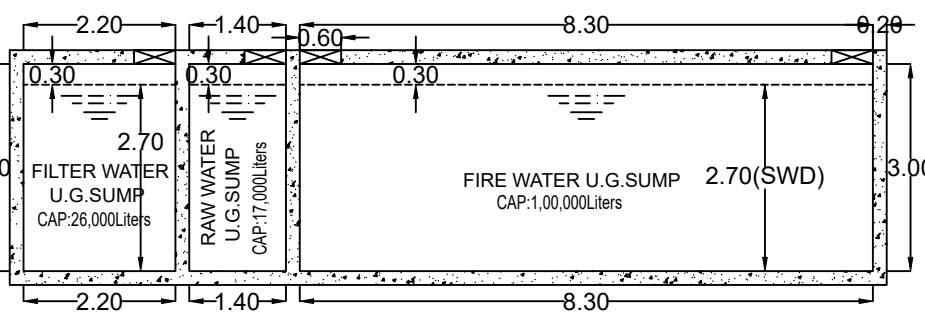
SECTION- XX

SECTION- YY

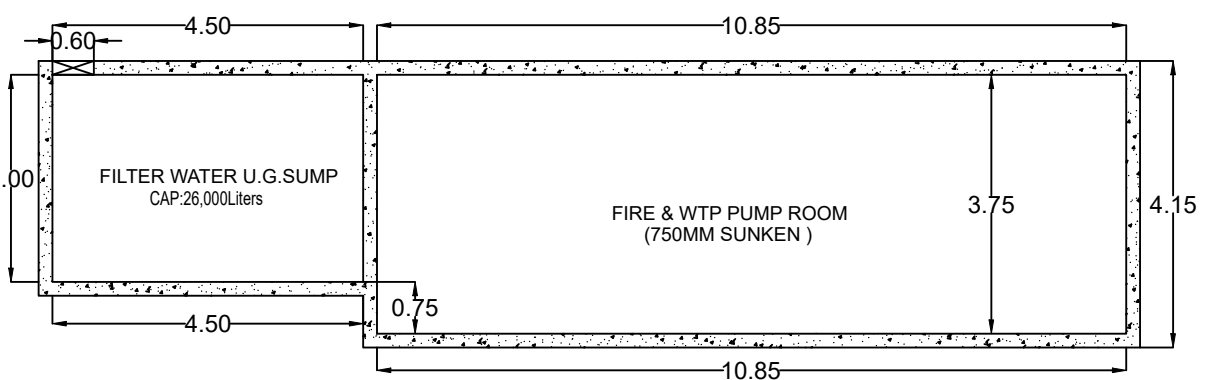
TYPICAL RAMP SECTION



PLAN  
UG SUMP AND PUMP ROOM

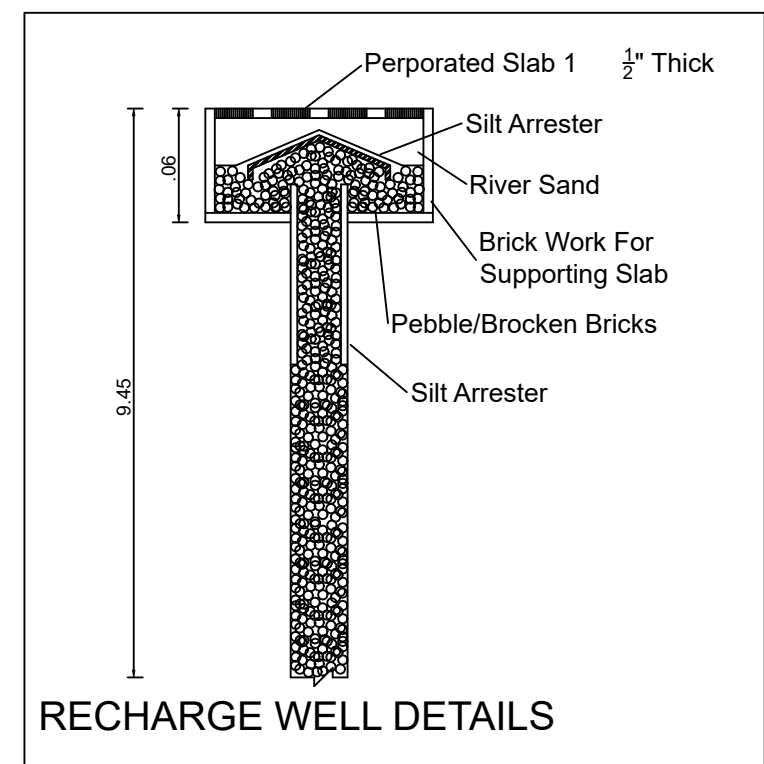


SECTION- XX

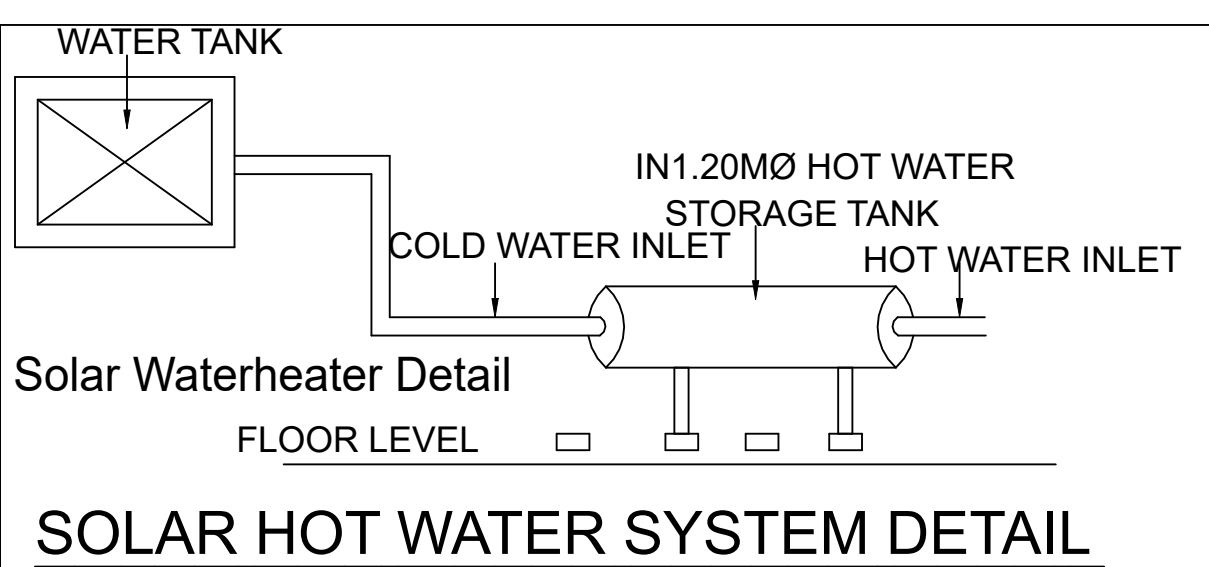


SECTION- YY

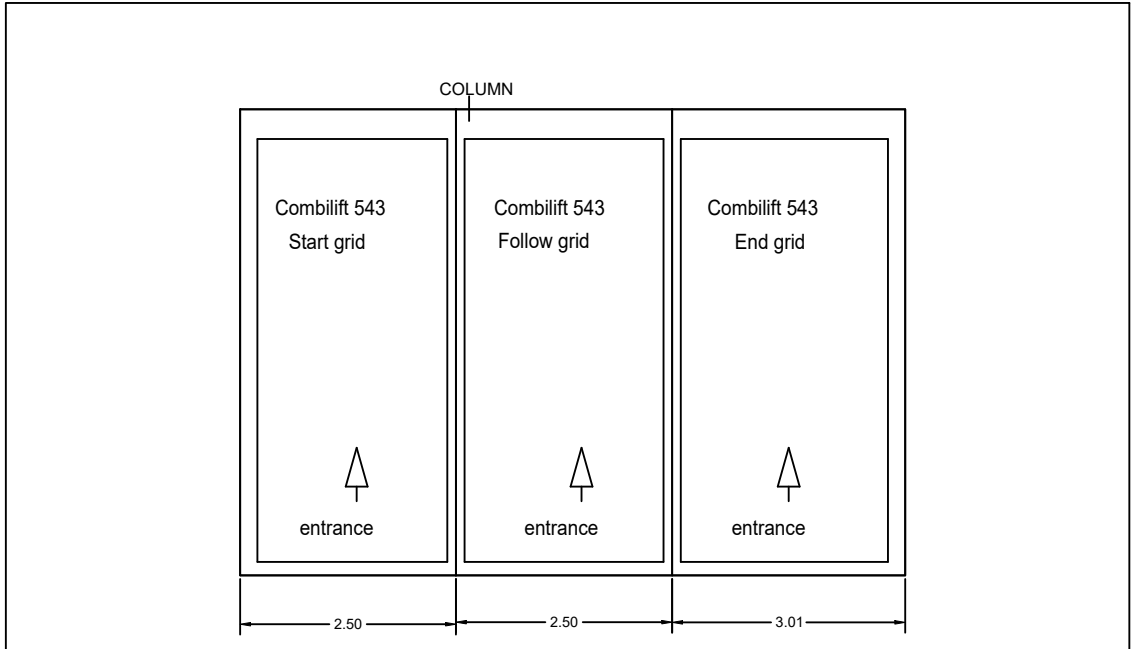
UG SUMP FIRE AND WTP PUMP ROOM  
CROSS SECTION



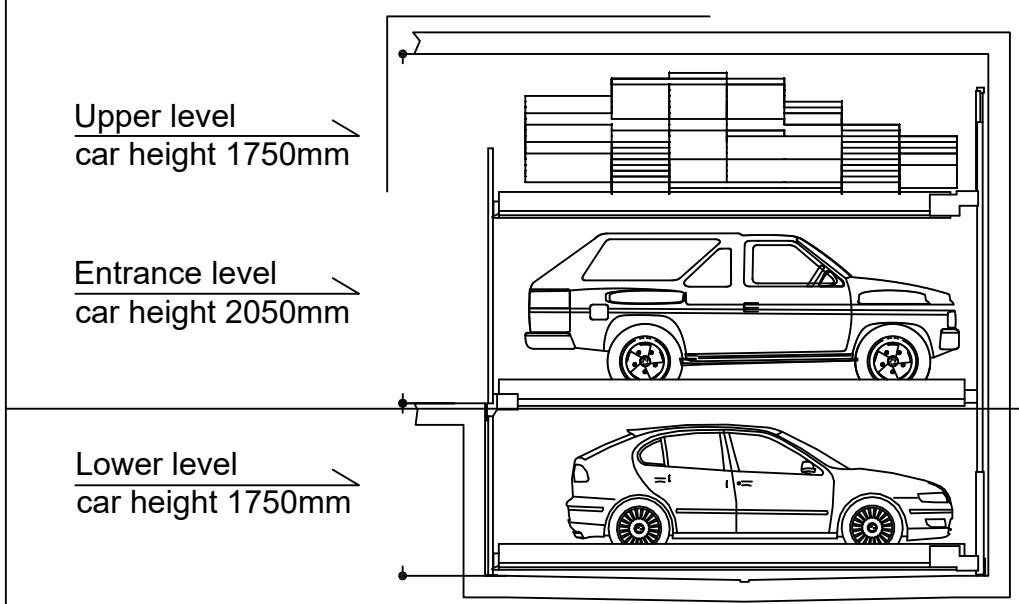
RECHARGE WELL DETAILS



SOLAR HOT WATER SYSTEM DETAIL



MECHANICAL PARKING



TYPICAL ENTRY & EXIT RAMP SLOPE DETAIL

## JOB TITLE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT (PARKING) + GROUND (PARKING) + 1ST TO 4TH FLOORS OFFICE BUILDING IN T.S.NO: 114 / 3, 147, WARD NO: 32, BLOCK NO: 29, KAMARAJ ROAD, UPPILIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE - 641015.

| AREA STATEMENT             | SOFT     | SQM     |
|----------------------------|----------|---------|
| 1. TSLR AREA               | 24272.82 | 2255.00 |
| 2. DOCUMENT AREA           | 24272.82 | 2255.00 |
| 3. SUPER IMPOSED PLOT AREA | 24272.82 | 2255.00 |

| BUILT UP AREA |                |          |         |           |                       |
|---------------|----------------|----------|---------|-----------|-----------------------|
| S.No.         | FLOOR          | FSI      | NON FSI | TOTAL BUA | USAGE                 |
| 1             | BASEMENT FLOOR | 98.530   | 78.301  | 176.831   | STAIRCASE, LIFT SHAFT |
| 2             | GROUND FLOOR   | 388.861  | 78.301  | 467.162   | STAIRCASE, LIFT SHAFT |
| 3             | FIRST FLOOR    | 1450.368 | 22.184  | 1472.552  |                       |
| 4             | SECOND FLOOR   | 1450.368 | 22.184  | 1472.552  |                       |
| 5             | THIRD FLOOR    | 1450.368 | 22.184  | 1472.552  |                       |
| 6             | FOURTH FLOOR   | 1450.368 | 22.184  | 1472.552  |                       |
| 7             | TERRACE FLOOR  | 131.772  | 10.584  | 142.356   | STAIRCASE, LIFT SHAFT |
| 8             | TOTAL AREA     | 6288.863 | 288.374 | 6691.739  |                       |

1. FSI =  $\frac{\text{FSI Area}}{\text{Site area}} = \frac{6288.863}{2255.00} = 2.788$

ALL METRIC DIMENSIONS ARE IN "M"

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

## COLOUR INDEX

|                      |  |
|----------------------|--|
| EXISTING ROAD        |  |
| SITE BOUNDARY        |  |
| PROPOSED BUILDING    |  |
| RAINWATER HARVESTING |  |

## PARKING DETAIL:-

| Parking category    | BUA      | 75% OF BUA | REQUIRED | PROVIDED |
|---------------------|----------|------------|----------|----------|
| CAR PARKING         | 6691.739 | 5018.80    | 50       | 64       |
| TWO WHEELER PARKING | 6691.739 | 5018.80    | 221      | 199      |

## SCHEDULE OF JOINERY

| S.No. | Joinery | Sizes        |
|-------|---------|--------------|
| 1.    | GD      | 2.0m x 2.4m  |
| 2.    | D1      | 1.2m x 2.4m  |
| 3.    | D2      | 1.0m x 2.4m  |
| 4.    | D3      | 0.9m x 2.4m  |
| 5.    | D4      | 0.75m x 2.4m |
| 9.    | V1      | 0.6m x 1.2m  |
| 10.   | W1      | 0.6m x 2.0m  |

## NORTH POINT



## COLOUR INDICATION

|                   |  |
|-------------------|--|
| PROPOSED BUILDING |  |
| PROT BOUNDARY     |  |
| ACCESS ROAD       |  |

ARCHITECT:-

nataraj & venkat Architects,  
NO:18, Third Seaward Road,  
Valmiki Nagar,  
Thiruvanniyur, Chennai 600 041  
Phone : T - 044 2457 2457,

DRAWING TITLE  
SITE WITH GROUND FLOOR PLAN & BASEMENT FLOOR PLANSCALE  
1:100

## OWNER'S SIGNATURE

For Mahalakshmi Enterprises LLP

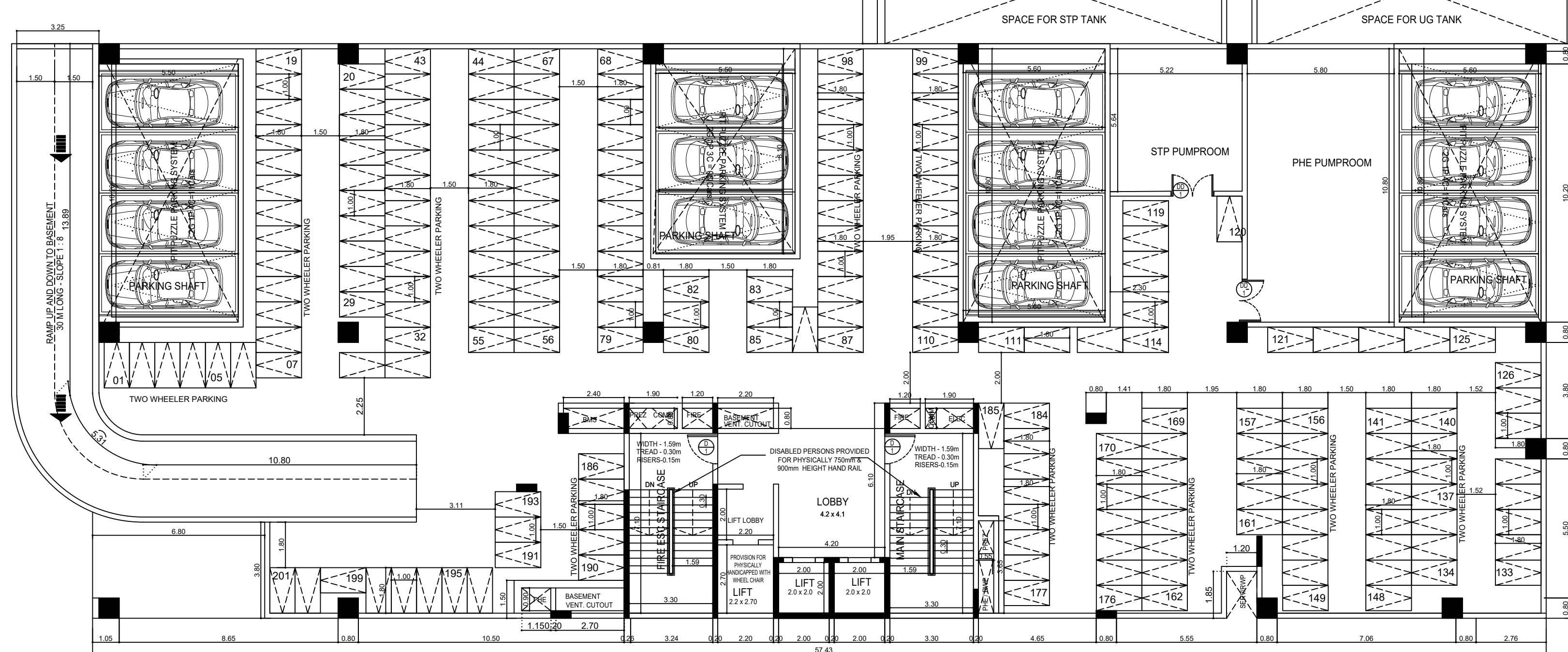
*Sanjaval*  
Partner

## STRUCTURAL ENGINEER

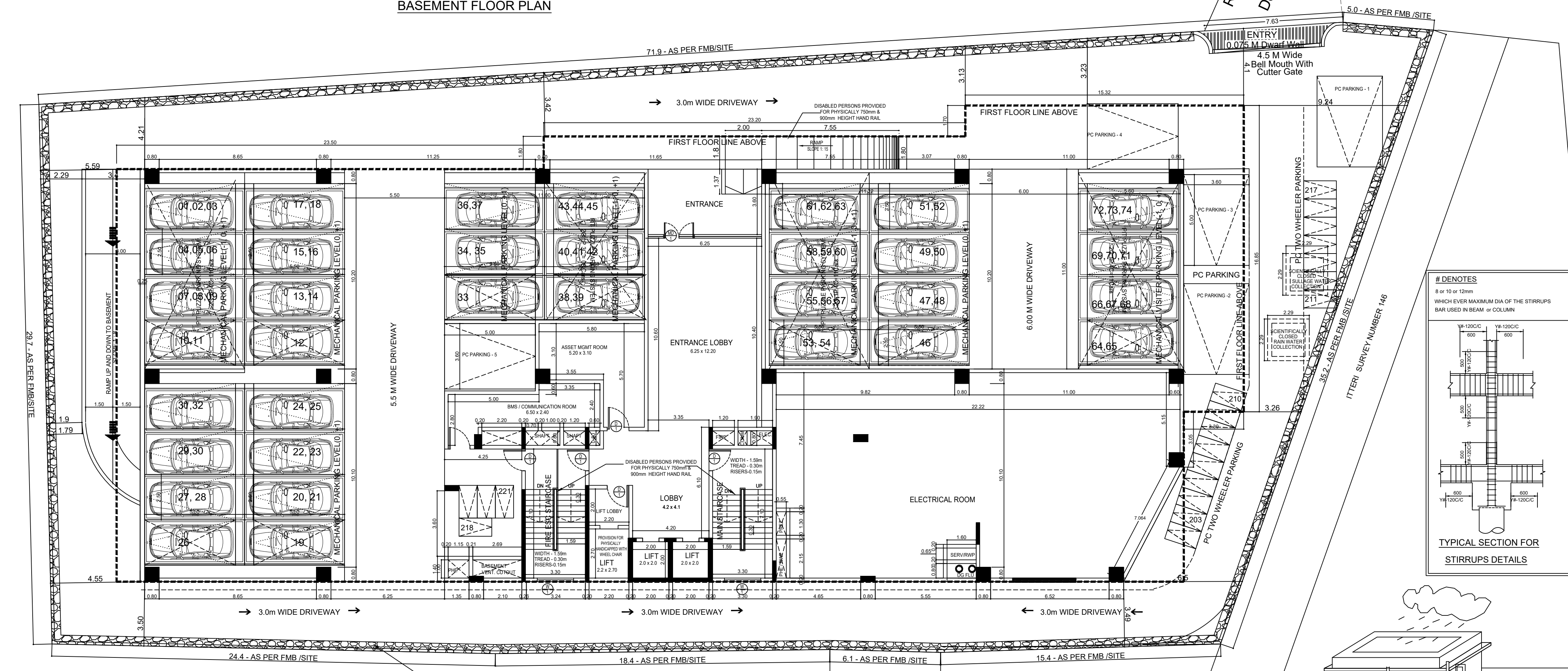
*P. JEGATHESAN*  
P. JEGATHESAN, I.E. (Struct), I.T.I.E.  
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DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING  
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ADVAR. CHENNAI - 600 022  
E-Mail: jgathesan@rediffmail.com  
Mobile: 9791111111

## LICENSED SURVEYOR / ARCHITECT

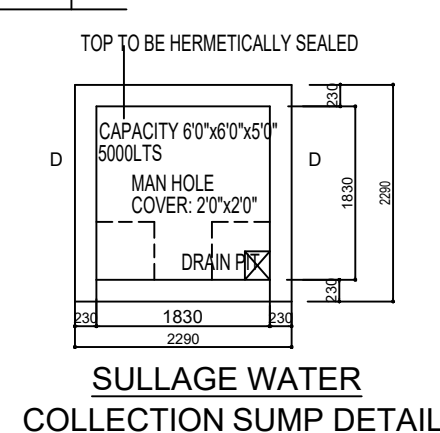
*R. VISWESH KRISHNA*  
R. VISWESH KRISHNA, B.Arch,  
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CORPORATION REGN. NO. RA032202022  
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SOMESHWARNAGAR, THIRUVAIRKANSA,  
CHENNAI - 600 057. PHONE: 9894022252



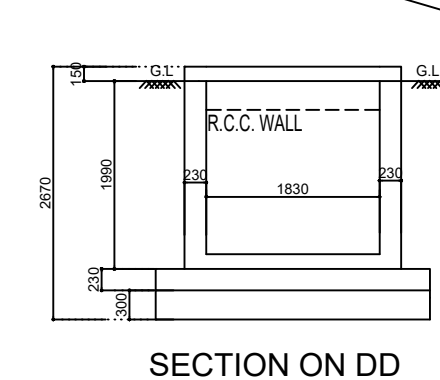
BASEMENT FLOOR PLAN



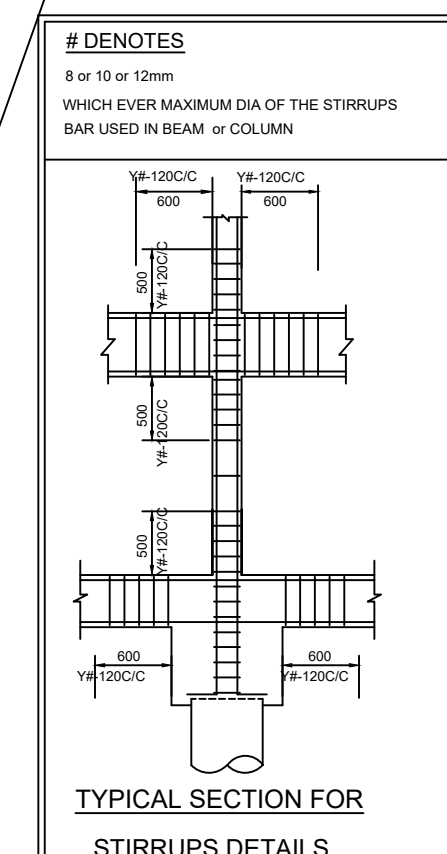
SITE WITH GROUND FLOOR PLAN



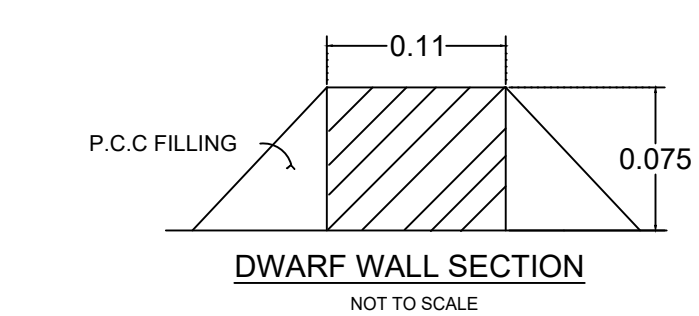
SULLAGE WATER COLLECTION SUMP DETAIL



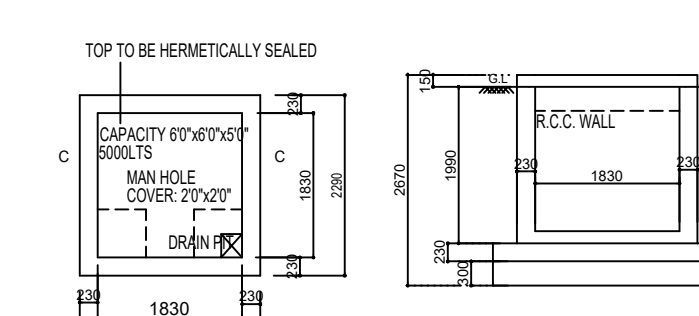
SECTION ON DD



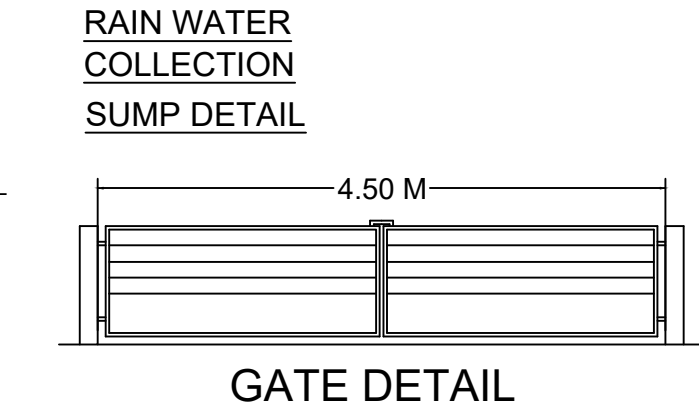
TYPICAL SECTION FOR STIRRUPS DETAILS



DWARF WALL SECTION NOT TO SCALE



RAIN WATER COLLECTION SUMP DETAIL



GATE DETAIL

PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS DRAWING NO 2A NOT TO SCALE



PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS DRAWING NO 2A NOT TO SCALE

# 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](#)



# 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

## 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

## 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

## 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



# 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**  
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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.

