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

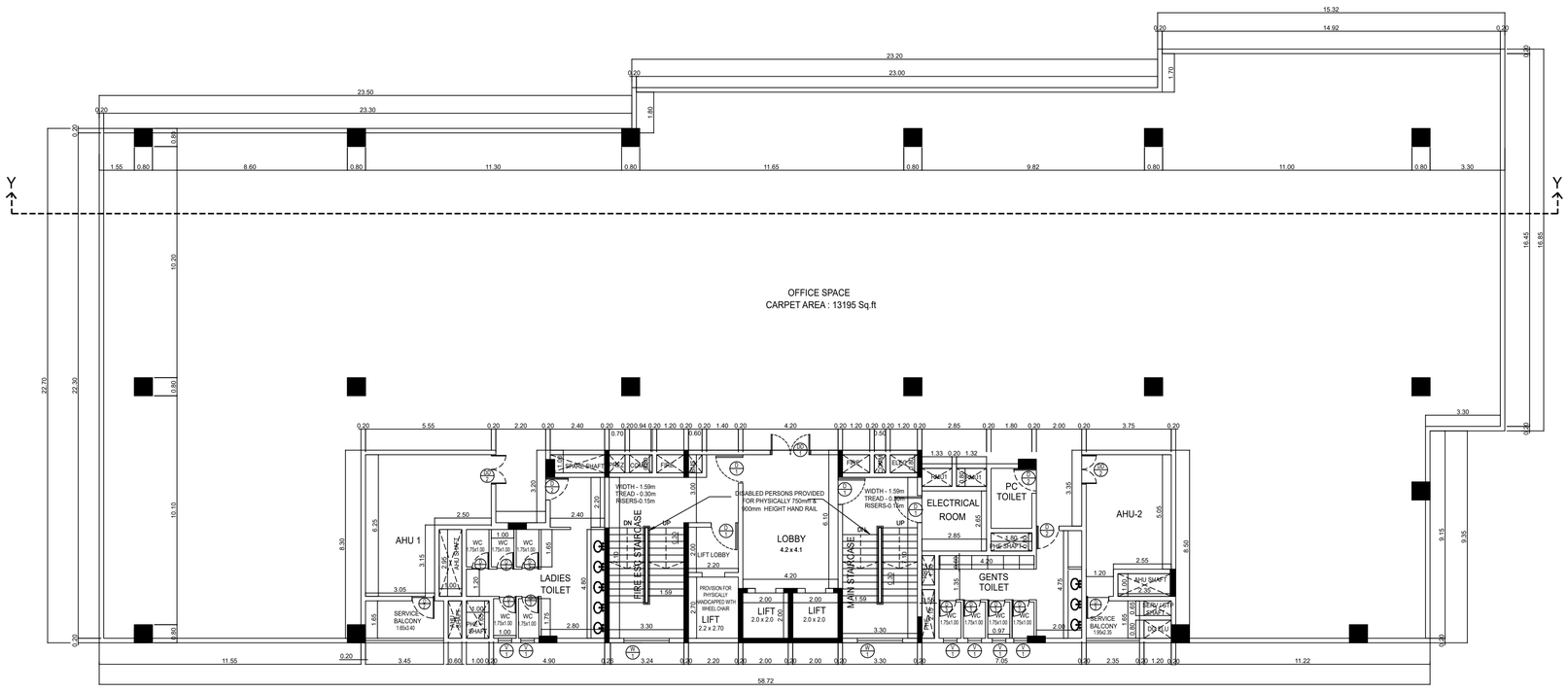
+91 9996 12 9996

verified.realestate

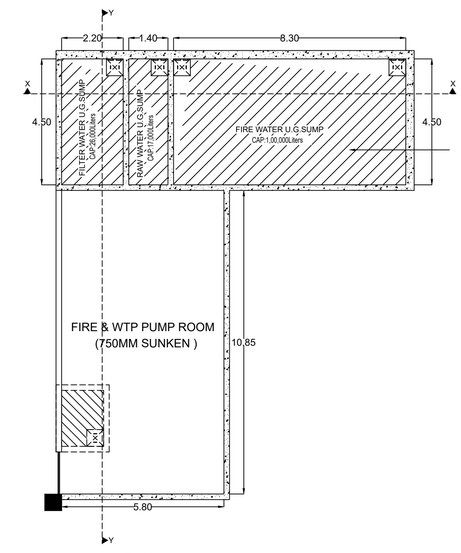
SHEET NO: 02/02

JOB TITLE

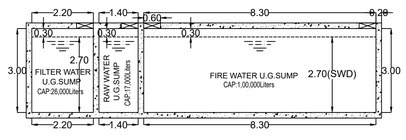
PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT (PARKING) + GROUND (PARKING) + 1ST TO 4TH FLOORS OFFICE BUILDING IN T.S.NO: 114 / 3, 147, WARD NO: 32, BLOCK NO: 29, KAMARAJ ROAD, UPPILIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE - 641015.



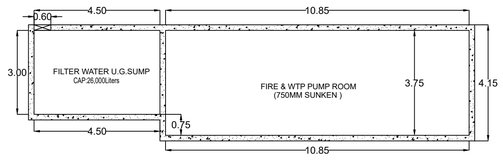
TYPICAL 1 - 4 FLOOR PLAN



PLAN
UG SUMP AND PUMP ROOM

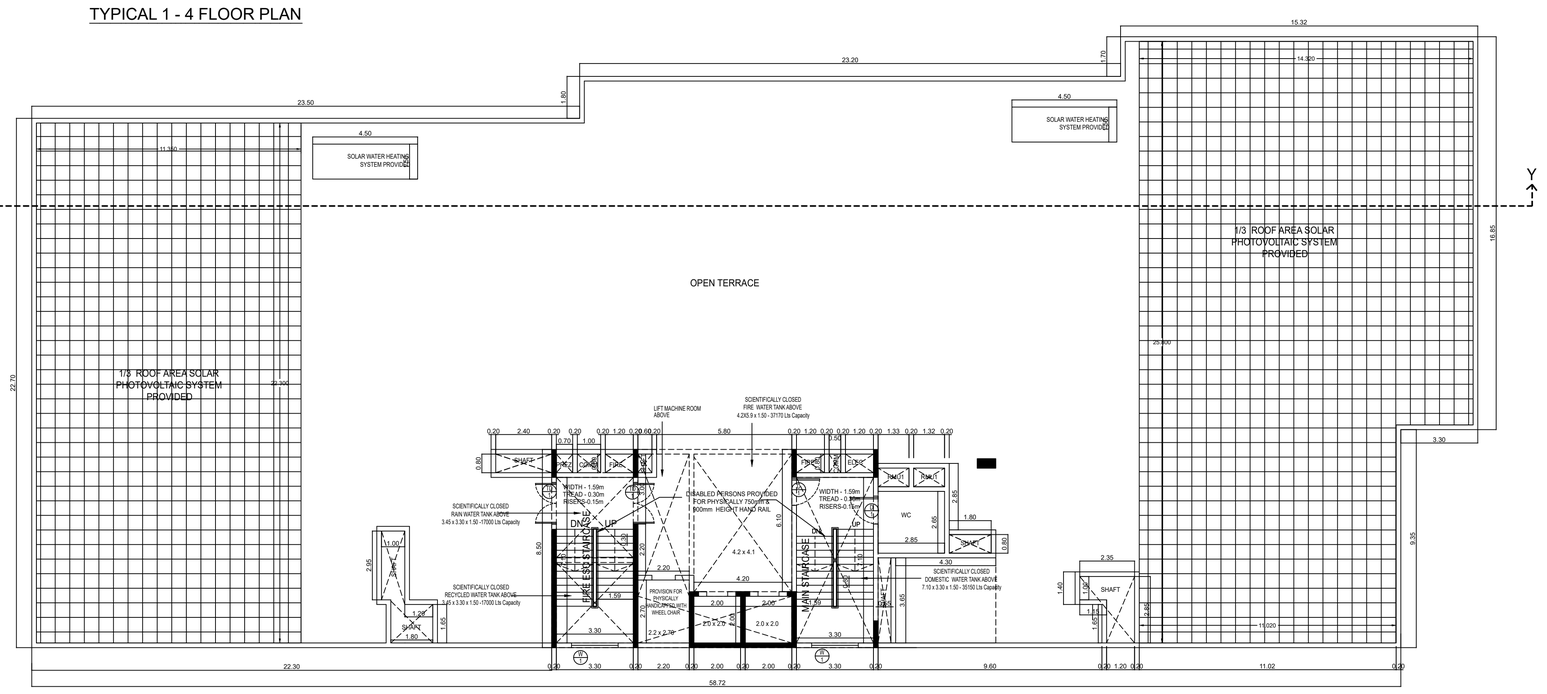


SECTION- XX

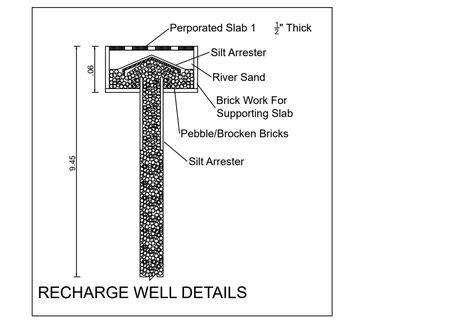


SECTION- YY

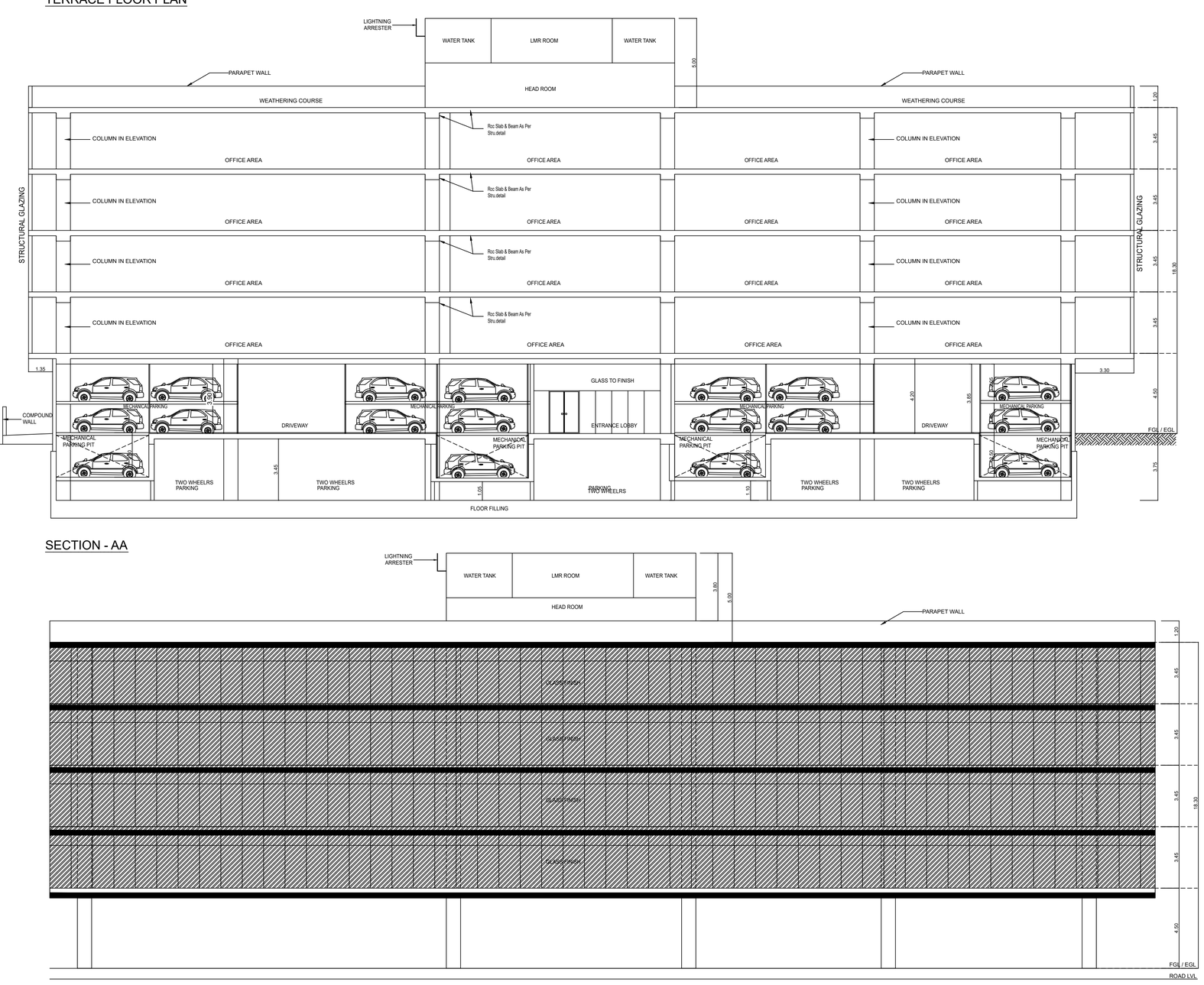
UG SUMP FIRE AND WTP PUMP ROOM
CROSS SECTION



TERRACE FLOOR PLAN

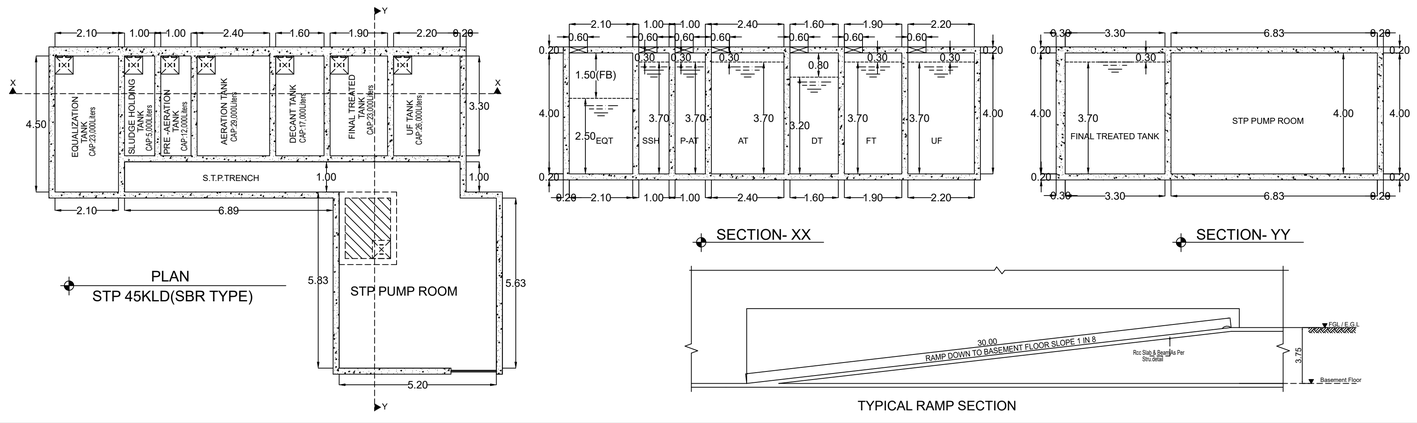


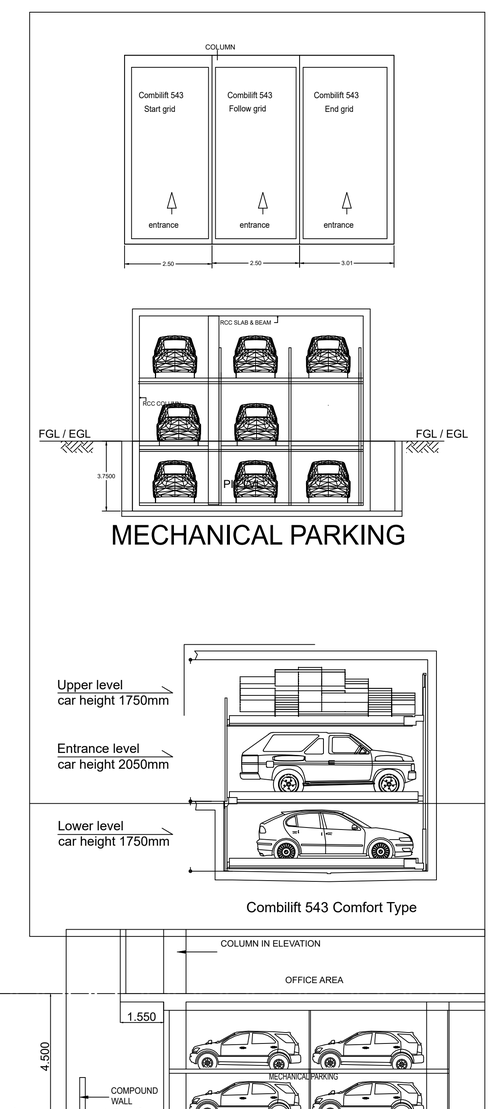
SOLAR HOT WATER SYSTEM DETAIL

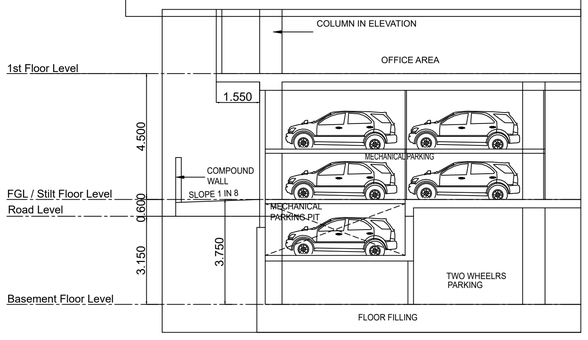


SECTION - AA

FRONT ELEVATION





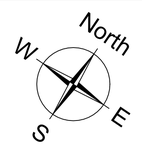


TYPICAL ENTRY & EXIT RAMP SLOPE DETAIL

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	

RECHARGE WELL DETAILS

ARCHITECT :

nataraj & venkat Architects,
NO:18, Third Seaward Road,
Valmiki Nagar,
Thiruvanmiyur, 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

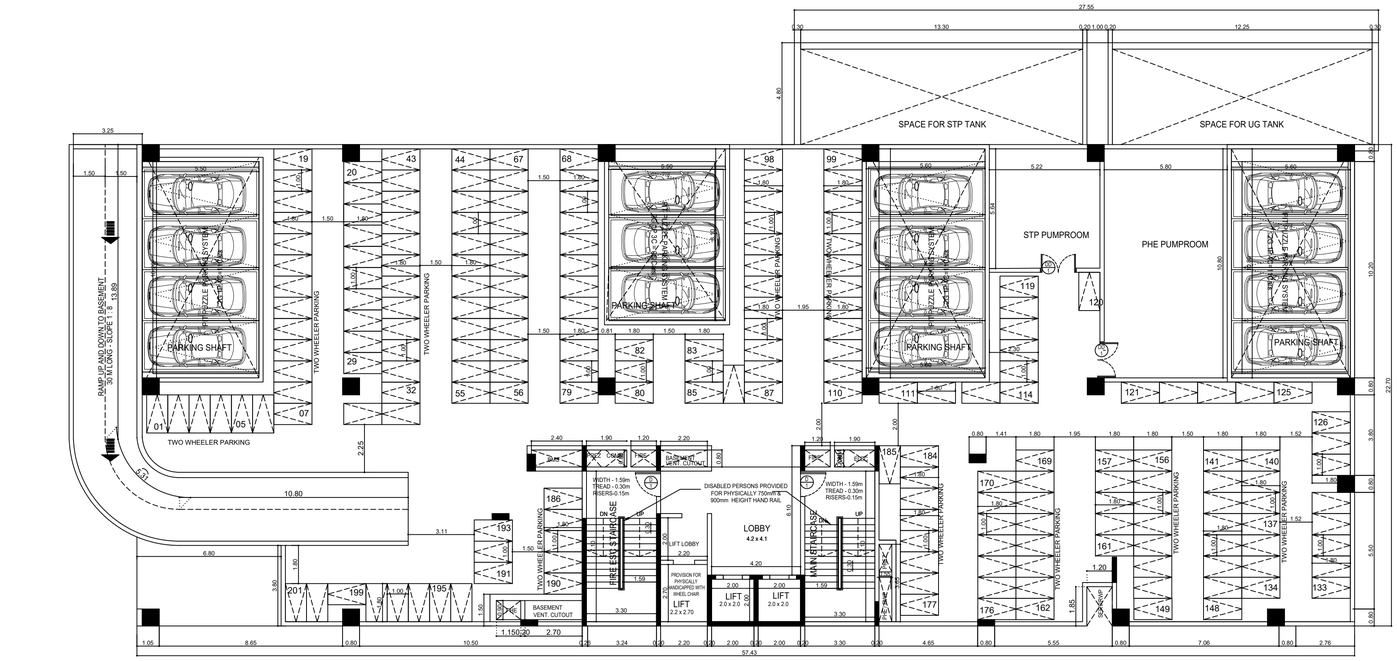
For Mahalakshmi Enterprises LLP
Partner

STRUCTURAL ENGINEER

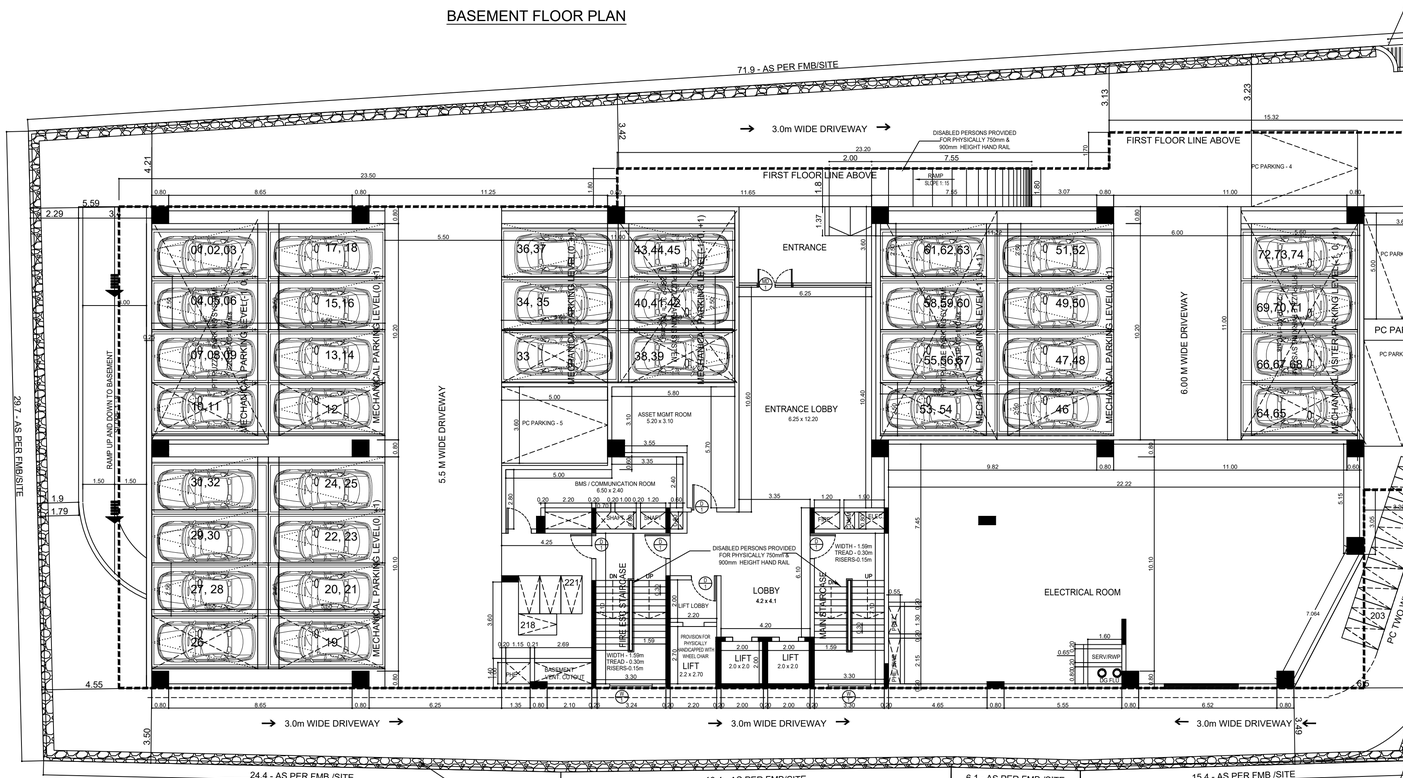
P. JEGATHEESAN, M.E., (Struct.), M.I.E.
REGISTERED STRUCTURAL ENGINEER
DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING
REGISTRATION No: CGLRGNSE/Gr-I/2019/07/020
NEW No. 31 (OLD No.14), BESANT AVENUE ROAD,
ADYAR, CHENNAI – 600 020.
E-Mail jegatheesan@bureengineers.in
Mobile: +91 9962545631

LICENSED SURVEYOR / ARCHITECT

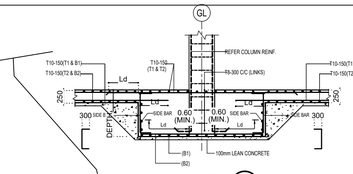
R. VISWESH KRISHNA, B.Arch.,
COA. REGN. No. CA / 2019 / 110872
CORPORATION REGN. NO. RA003282022
A-302, PELICAN NEST, 48/148, CREEK STREET,
SOWDEESHWARI NAGAR, THORAIPAKKAM,
CHENNAI - 600 097. PHONE : 9884022352



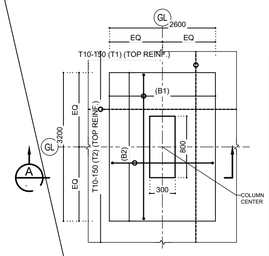
BASEMENT FLOOR PLAN



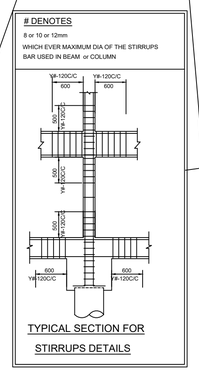
SITE WITH GROUND FLOOR PLAN



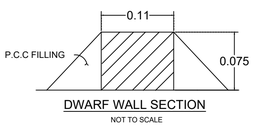
SECTION A
SCALE N.T.S



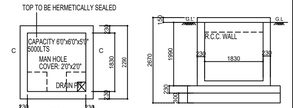
TYPICAL PLAN OF ISOLATED FOOTING



TYPICAL SECTION FOR STIRRUPS DETAILS

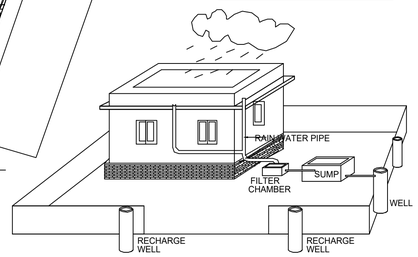


DWARF WALL SECTION
NOT TO SCALE

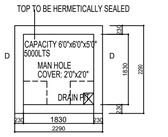


RAIN WATER COLLECTION SUMP DETAIL

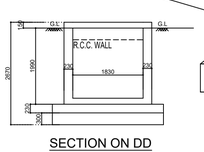
SECTION ON CC



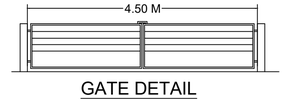
PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS DRAWING NO 2A
NOT TO SCALE



SULLAGE WATER COLLECTION SUMP DETAIL



SECTION ON DD



GATE DETAIL

SHEET NO: 01/02

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	SQFT	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	All measurement in "Sqm" FSI	NON FSI	DEDUCTION (DTS)	TOTAL BUA	USAGE
1	BASEMENT FLOOR	98.530	78.301	0.00	176.831	STAIRCASE,LIFT, STP& SUMP
2	GROUND FLOOR	388.861	78.301	15.182	482.344	STAIRCASE,LIFT
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 (HEAD ROOM + OHT)		131.772	10.584	142.356	STAIRCASE,LIFT, WC
8	TOTAL AREA	6288.863	288.374	114.502	6691.739	

1. FSI = FSI Area / Site area = 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 Regular	visitors	Total
CAR PARKING	6691.739	5018.80	55	64	10	74
TWO WHEELER PARKING	6691.739	5018.80	221	199	22	221

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
PLOT BOUNDARY
ACCESS ROAD

ARCHITECT :

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

DRAWING TITLE

SITE WITH GROUND FLOOR PLAN & BASEMENT FLOOR PLAN

SCALE
1:100

OWNER 'S SIGNATURE

For Mahalakshmi Enterprises LLP
Sanjanal
Partner.

STRUCTURAL ENGINEER

P. JEGATHEESAN, M.E., (STRUCT.), F.I.E.
REGISTERED STRUCTURAL ENGINEER
DEPUTY DIRECTOR OF TOWN & COUNTRY PLANNING (Retd.)
REGISTRATION NO. CO/ST/...
NEW No. 31 (OLD No. 14), BESANT AVENUE ROAD,
ADYAR, CHENNAI - 600 020.
E-Mail: jegatheesan.p@engineers.in
Mobile: +91 - ...

LICENSED SURVEYOR / ARCHITECT

R. VISWESH KRISHNA, B.Arch.,
COA, REGN. No. CA / 2019 / 110972
CORPORATION REGN. NO. RA0332202022
A-302, PELICAN NEST, 48/148, CREEK STREET,
SOWDESHWARI NAGAR, THORAIPAKKAM,
CHENNAI - 600 097. PHONE : 9884022352

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.