

PP

APPROVAL RECORD

Planning Permission

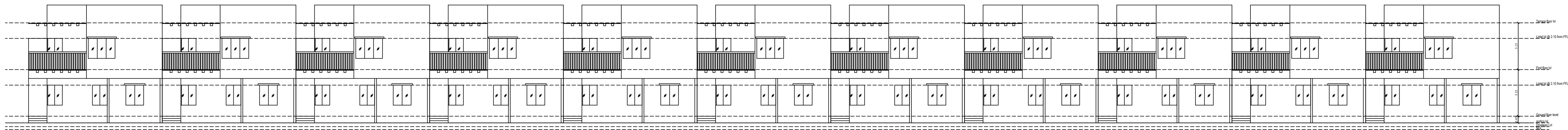
Perambalur
Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

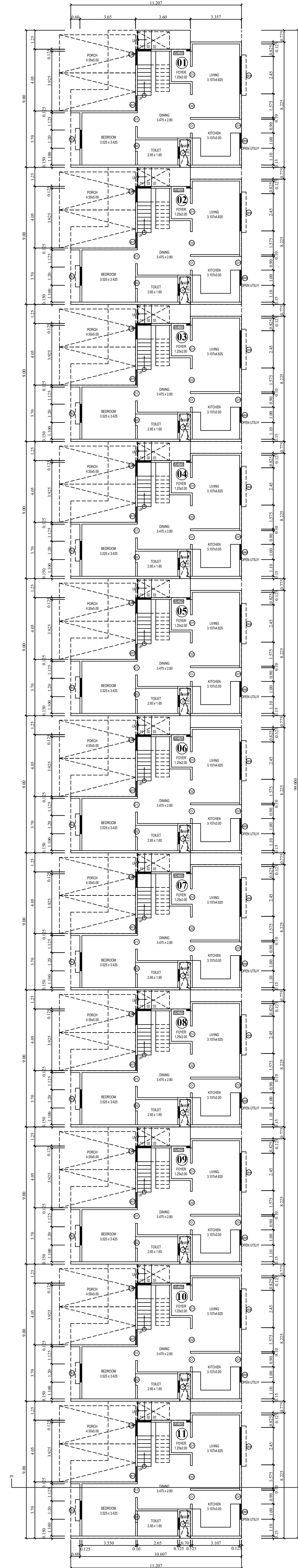
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

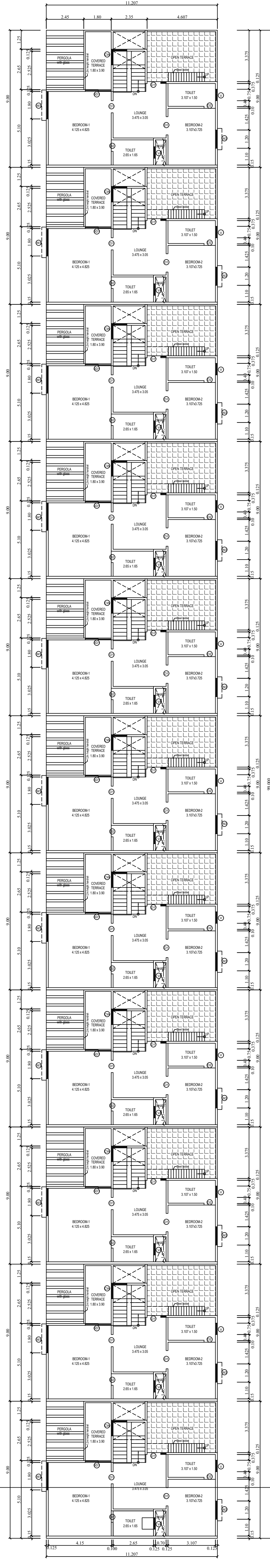
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



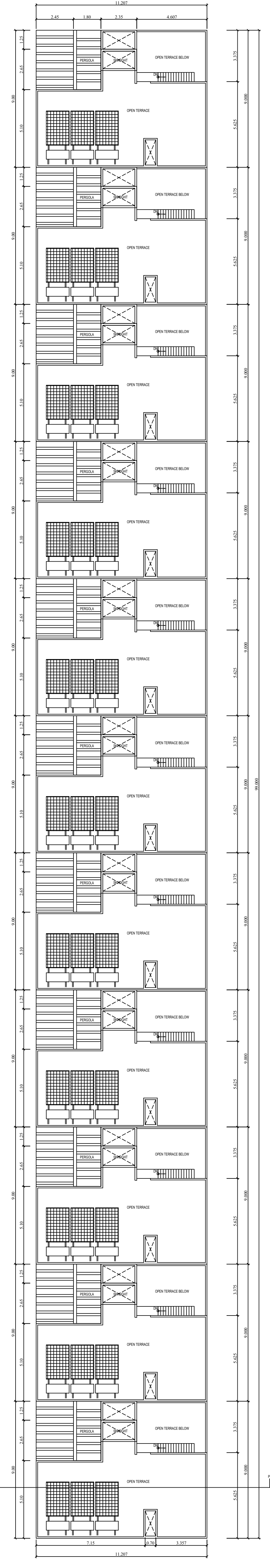
FRONT ELEVATION



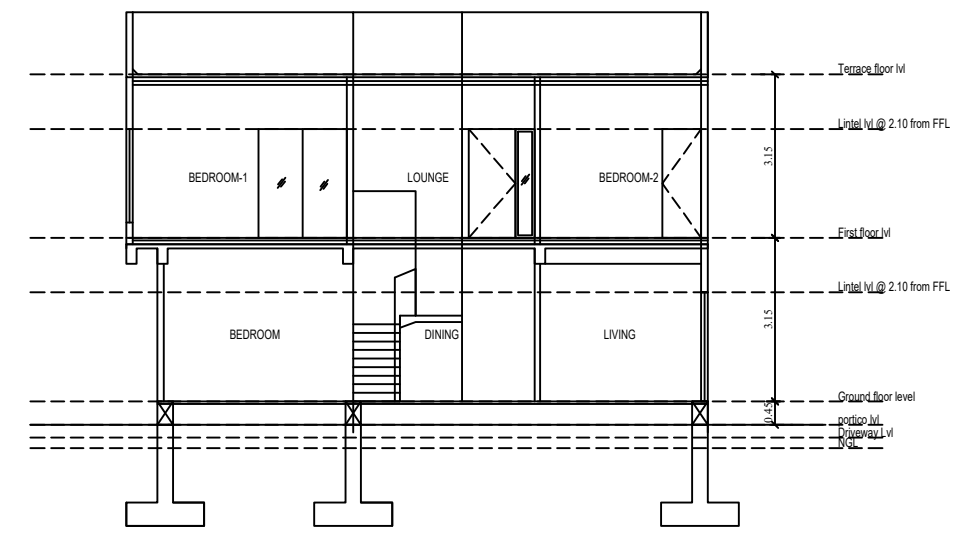
GROUND FLOOR PLAN



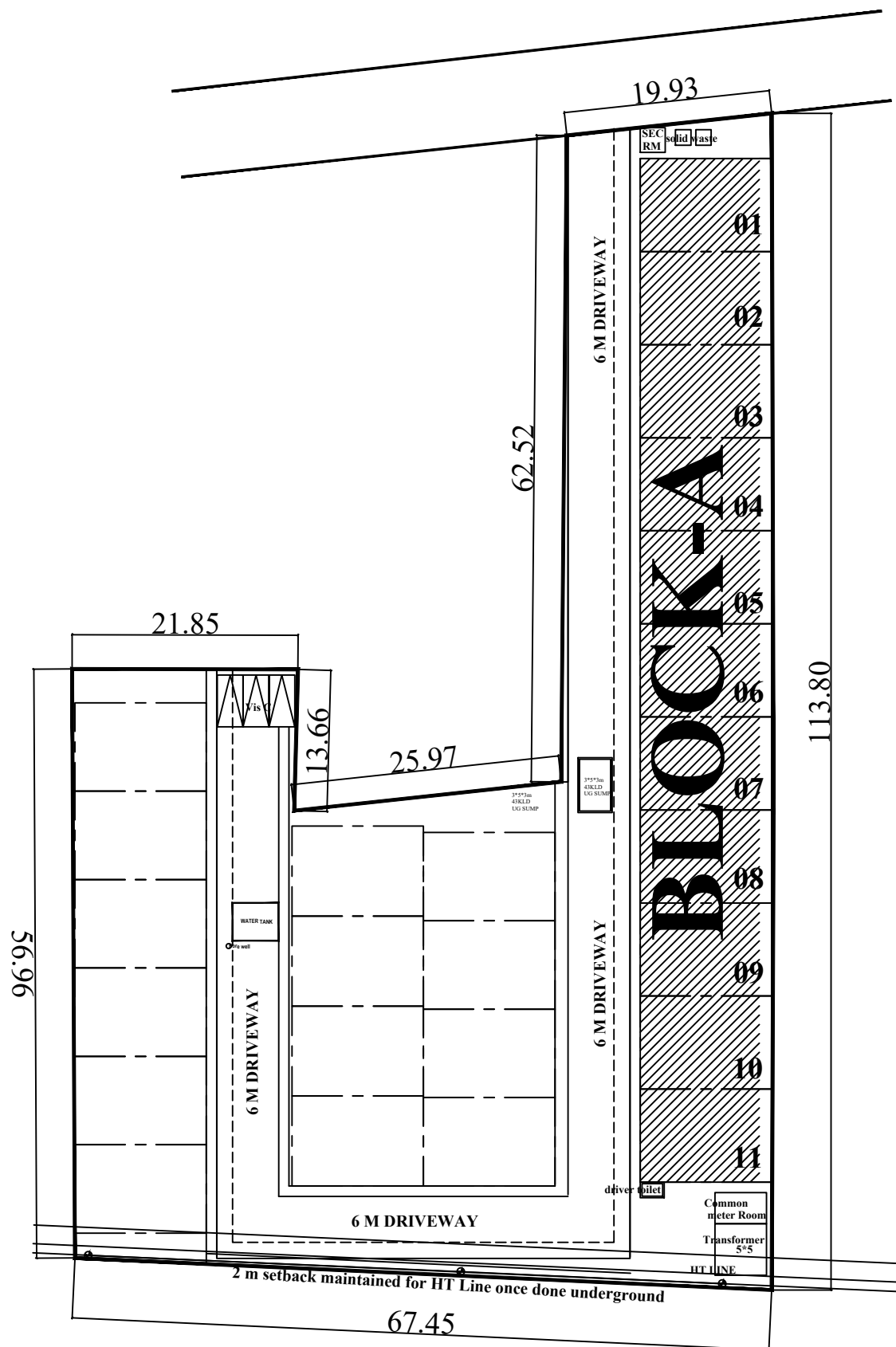
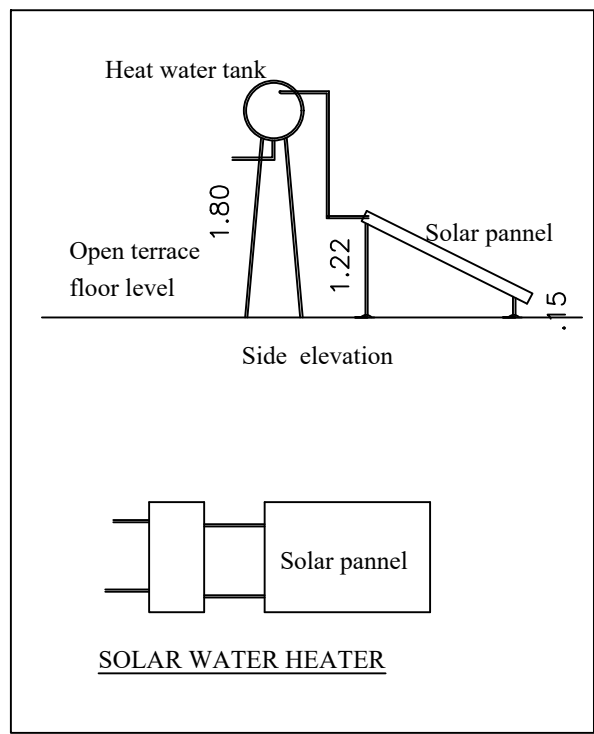
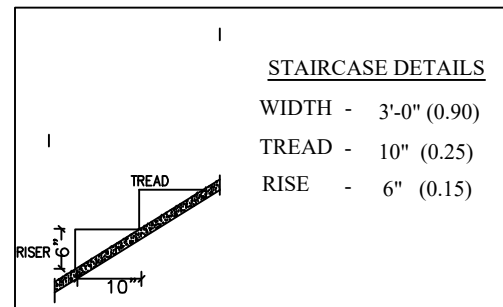
FIRST FLOOR PLAN



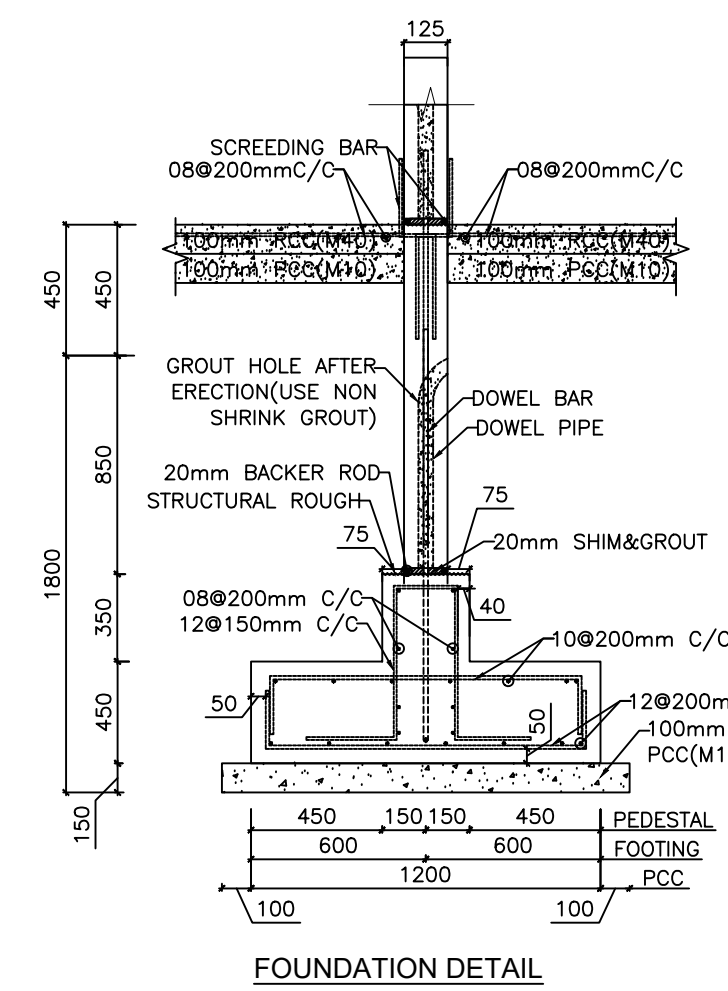
TERRACE FLOOR PLAN



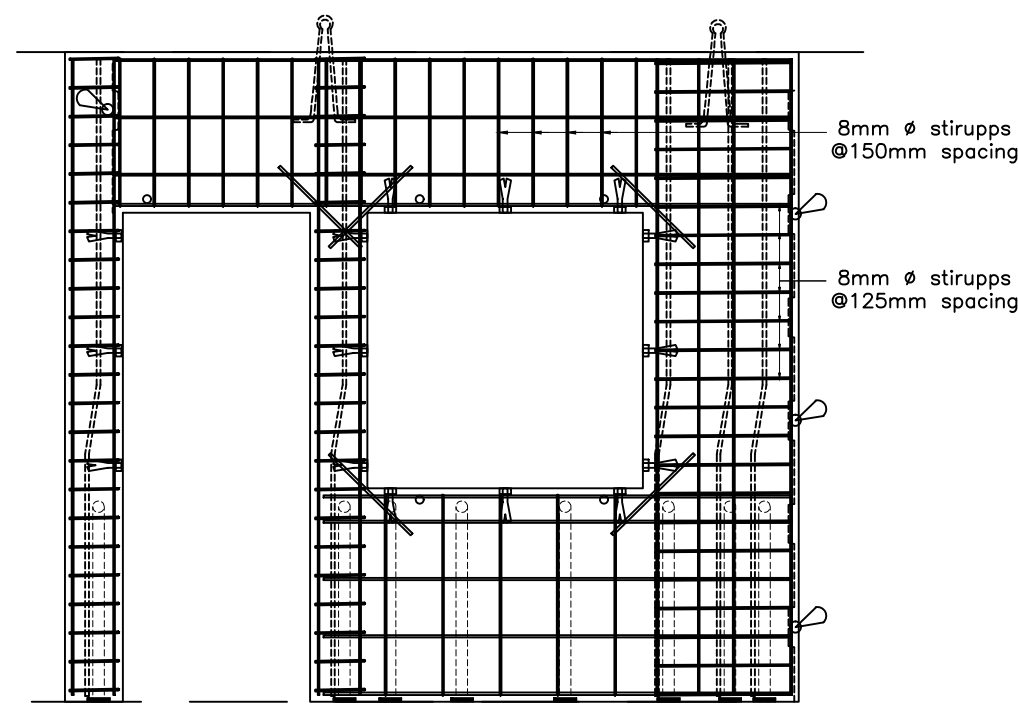
SECTION-P1



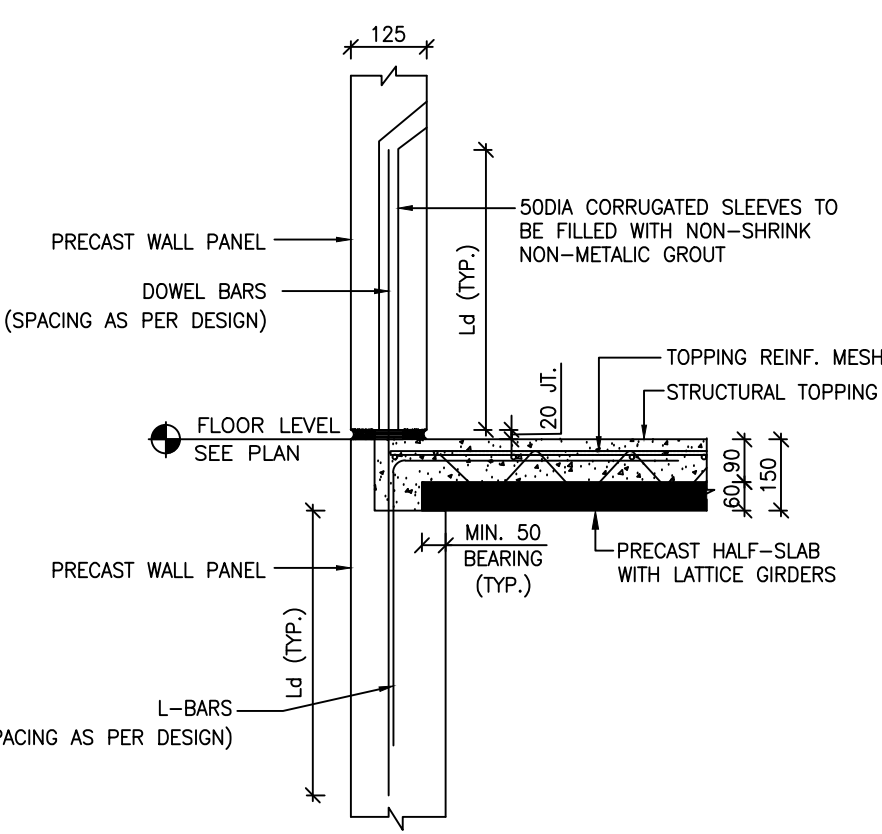
KEY PLAN



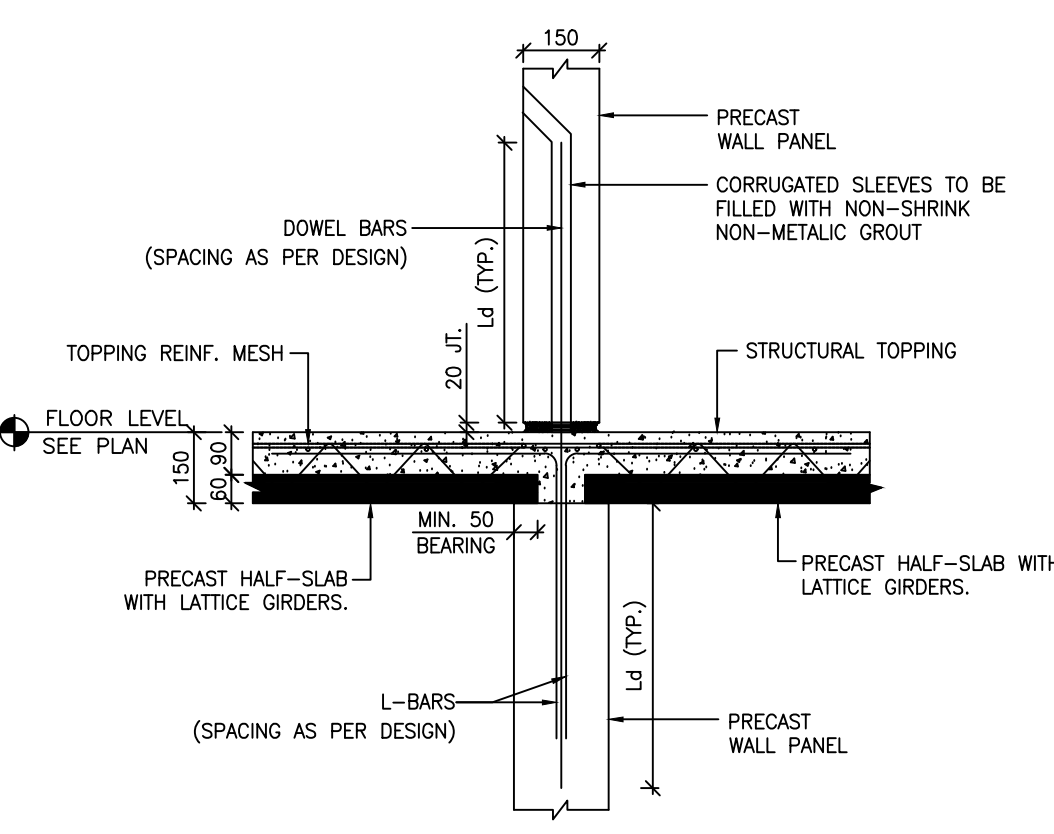
FOUNDATION DETAIL



WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS



PRECAST WALL TO
SLAB CONNECTION DETAIL



PRECAST WALL TO
SLAB CONNECTION DETAIL

BLOCK-A

PLAN SHOWING THE PROPOSED
ROW HOUSING PROJECT
BUILDING IN S.F.No:784/1F1,784/4B,
784/7
KALAPATTY VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

SCHEDULE OF JOINERY		METRE
MDW	MAIN DOOR WITH WINDOW	1.25 x 2.10
MDW1	MAIN DOOR WITH WINDOW	1.375 x 2.10
DDW	DOOR WITH WINDOW	0.9 x 2.10 / 0.35 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
D3	FRENCH WINDOW DOOR	0.60 x 2.10 / 0.60 x 2.10
SD1	SLIDING DOOR	1.70 x 2.10
SD2	SLIDING DOOR	2.00 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.00 x 2.10
O2	OPEN	1.50 x 2.10
O3	OPEN	1.36 x 2.10
W	WINDOW	0.60 x 1.65
CW	CORNER WINDOW	1.025 x 1.20 / 1.025 x 1.20
W1	WINDOW	1.00 x 1.35
W2	WINDOW	1.20 x 1.35
W3	WINDOW	1.80 x 1.35
W4	WINDOW	2.45 x 2.10
W4	WINDOW	2.45 x 1.35
W5	WINDOW	1.35 x 1.35
W5	WINDOW	1.35 x 1.65
W6	WINDOW	1.00 x 1.20
W6	WINDOW	1.20 x 1.20
V	VENTILATOR	0.75 x 0.75

ALL METRIC DIMENSIONS ARE IN "M"

THE EXISTING SYSTEM PROVIDED IN ALL FLOORS

FF - FIRE DETECTING AND EXTINGUISHING

SYSTEM PROVIDED

EA - EMERGENCY ALARM PROVIDED

SAND ROCKS PROVIDED



SCALE 1:100

BUILT UP AREA

S.NO	FLOOR	All measurement in "Sq.m"			TOTAL BUA	NO OF UNIT
		FSI	NON FSI	DEDUCTION		
1	GROUND FLOOR	1058.29				11
2	FIRST FLOOR	788.92				
TOTAL AREA		1847.21			1847.21	11 unit

HEIGHT OF THE BUILDING= 6.75M

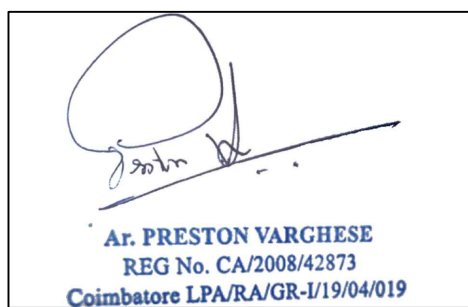
INDIVIDUAL UNIT AREA: BLOCK A

Flat no.	Ground floor	First floor	Total Area (On-site measured)
1	96.21 sqm	71.72 sqm	167.93 sqm
2	96.21 sqm	71.72 sqm	167.93 sqm
3	96.21 sqm	71.72 sqm	167.93 sqm
4	96.21 sqm	71.72 sqm	167.93 sqm
5	96.21 sqm	71.72 sqm	167.93 sqm
6	96.21 sqm	71.72 sqm	167.93 sqm
7	96.21 sqm	71.72 sqm	167.93 sqm
8	96.21 sqm	71.72 sqm	167.93 sqm
9	96.21 sqm	71.72 sqm	167.93 sqm
10	96.21 sqm	71.72 sqm	167.93 sqm
11	96.19 sqm	71.72 sqm	167.91 sqm

TOTAL NOS OF DWELLING - 11 UNIT



APPLICANT



ARCHITECT



STRUCTURAL ENGINEER

LBS/ ENGINEER

SCALE : 1 :100

SHEET NO :2of6

PLAN SHOWING THE PROPOSED
ROW HOUSING PROJECT
BUILDING IN S.F.No:784/1F1,784/4B,784/7
KALAPATTY VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

SCHEDULE OF JOINERY		METRE
MD-W	MAIN DOOR WITH WINDOW	1.25 x 2.10
MD-W1	MAIN DOOR WITH WINDOW	1.375 x 2.10
D1-W	DOOR WITH WINDOW	0.9 x 2.10 - 0.35 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
D3	FRENCH WINDOW/DOOR	0.60 x 2.10 / 0.60 x 2.10
S1	SLIDING DOOR	1.70 x 2.10
SD2	SLIDING DOOR	2.00 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.00 x 2.10
O2	OPEN	1.50 x 2.10
G3	OPEN	1.36 x 2.10
W	WINDOW	0.60 x 1.65
CW	CORNER WINDOW	1.025 x 1.20 / 1.025 x 1.20
W1	WINDOW	1.00 x 1.35
W2	WINDOW	1.20 x 1.35
W3	WINDOW	1.80 x 1.35
W4	WINDOW	2.45 x 2.10
W4	WINDOW	2.45 x 1.35
W5	WINDOW	1.25 x 1.35
W6	WINDOW	1.25 x 1.65
W6	WINDOW	1.00 x 1.20
W6	WINDOW	1.20 x 1.20
V	VENTILATOR	0.75 x 0.75

BUILT UP AREA						
S.NO	FLOOR	All measurement in "Sqm"				
		FSI	NON FSI	DEDUCTION (OTS)	TOTAL BUA	NO OF UNIT
1	GROUND FLOOR	376.77				4
2	FIRST FLOOR	255.17				
	TOTAL AREA	631.94			631.94	4 unit

INDIVIDUAL UNIT AREA: BLOCK B

Flat no.	Ground floor	First floor	Total Area (Include balconies)
12	94.440 sqm	63.925 sqm	158.365 sqm
13	93.945 sqm	63.660 sqm	157.605 sqm
14	93.945 sqm	63.660 sqm	157.605 sqm
15	94.440 sqm	63.925 sqm	158.365 sqm

For Town & City Developers
Sanjaval
Partner

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-1/19/04/019

ARCHITECT


DINESH KUMAR BHANDARI B.E.,M.S.,MIE
Chartered Engineer M-1586518
DTPC Reg: SE-1/001/2021
72,Cooperative Colony,Uppilipalayam,
Coimbatore - 641015.

STRUCTURAL ENGINEER

BS/ ENGINEER

HEET NO :3of6

Architectural floor plan of a four-unit residential building. The plan shows four identical units arranged in a row. Each unit includes a bedroom (4.925 x 3.275), a lounge (3.182 x 3.35), a covered terrace (4.5 x 3.30), a toilet (3.10 x 1.50), and an open terrace. The building has a total width of 11.207m and a depth of 8.55m. The plan also shows common areas, stairs, and a pergola with glass.

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

The site plan illustrates the layout of Block-B, a rectangular building with a central hatched area labeled 'BLOCK-B'. The building is oriented vertically on the page. Key dimensions and features include:

- Overall Dimensions:** The total width of the site is 96.95, and the total height is 113.80.
- Internal Dimensions:** The building's width is 21.85. The central hatched area is 15 units wide and 12 units high. The distance from the top of the hatched area to the top of the building is 13.66. The distance from the bottom of the hatched area to the bottom of the building is 12. The distance from the right side of the hatched area to the right side of the building is 25.97.
- Driveways:** There are four 6 M DRIVEWAYS: one on the left, one on the right, one at the top, and one at the bottom.
- Infrastructure:** A 2 m setback is maintained for the HT Line once underground. A 6 M DRIVEWAY is also shown at the bottom right.
- Other Features:** A 1000 mm dimension is shown at the top left. A 1000 mm dimension is shown at the bottom right. A 1000 mm dimension is shown at the bottom right.

Technical drawing of a solar water heater showing a plan view and a side elevation.

Plan View:

- 8mm ϕ stirrups
- ϕ 150mm spacing
- 8mm ϕ stirrups
- ϕ 125mm spacing

Side Elevation:

- Hot water tank
- Open terrace floor level
- Solar panel
- Side elevation
- 12°

Legend:

- Solar panel

SOLAR WATER HEATER

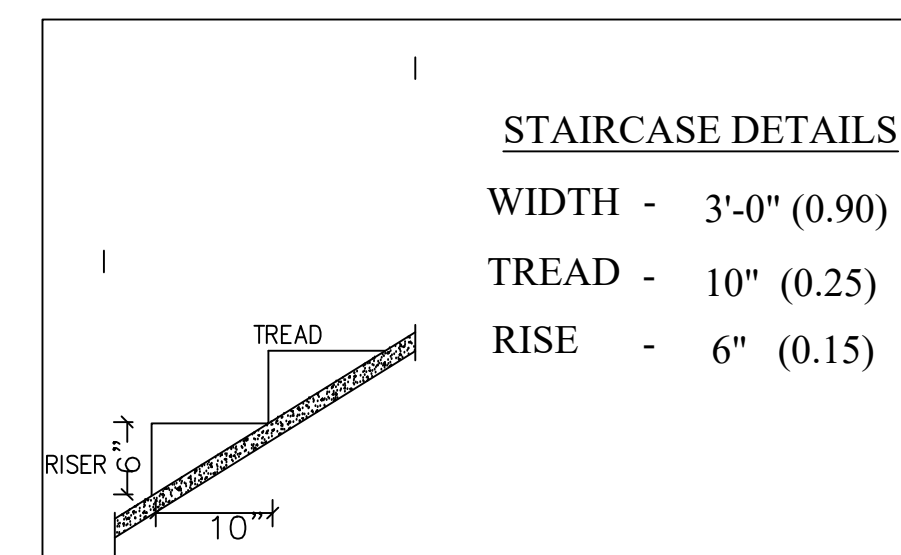
[illegible]

WIDTH - 3'-0" (0.90)
TREAD - 10" (0.25)
RISE - 6" (0.15)

[illegible]

SLAB CONNECTION DETAIL

GROUND FLOOR PLAN

BLOCK-C

PLAN SHOWING THE PROPOSED
ROW HOUSING PROJECT
BUILDING IN S.F.No:784/1F1,784/4B,784/7
KALAPATTY VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

SCHEDULE OF JOINERY		METRE
MD/W	MAIN DOOR WITH WINDOW	1.25 x 2.10
MD/W1	MAIN DOOR WITH WINDOW	1.73 x 2.10
D1/W	DOOR WITH WINDOW	0.95 x 2.10 / 0.35 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
D3	FRENCH WINDOW/DOOR	0.60 x 2.10 / 0.60 x 2.10
SD1	SLIDING DOOR	1.70 x 2.10
SD2	SLIDING DOOR	2.00 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.00 x 2.10
O2	OPEN	1.50 x 2.10
O3	OPEN	1.36 x 2.10
W	WINDOW	0.60 x 1.65
CW	CORNER WINDOW	1.025 x 1.20 / 1.025 x 1.20
W1	WINDOW	1.00 x 1.35
W2	WINDOW	1.20 x 1.35
W3	WINDOW	1.80 x 1.35
W4	WINDOW	2.45 x 1.20
W4'	WINDOW	2.45 x 1.35
W5	WINDOW	1.35 x 1.35
W5'	WINDOW	1.35 x 1.65
W6	WINDOW	1.00 x 1.20
W6'	WINDOW	1.20 x 1.20
V	VENTILATOR	0.75 x 0.75

V	VENTILATOR
ALL METRIC DIMENSIONS ARE IN "M"	
FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOOR	
FE :-	FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :-	EMERGENCY ALARM PROVIDED. SAND BUCKTS PROVIDED.

N
SCALE 1:100

BUILT UP AREA		All measurement in "Sqm"				
S.NO	FLOOR	FSI	NON FSI	DEDUCTION (GTS)	TOTAL BUA	NO OF UNIT
1	GROUND FLOOR	378.72				4
2	FIRST FLOOR	267.34				
	TOTAL AREA	646.06			646.06	4 unit

HEIGHT OF THE BUILDING= 6.75M

INDIVIDUAL UNIT AREA: BLOCK C			
Flat no.	Ground floor	First floor	Total Area (include pergolas)
16	94.73 sqm	66.855 sqm	161.585 sqm
17	94.68 sqm	66.860 sqm	161.540 sqm
18	94.68 sqm	66.860 sqm	161.540 sqm
19	94.73 sqm	66.855 sqm	161.585 sqm

TOTAL NOS OF DWELLING - 4 UNIT

For Town & City Developers
Sanjaval
Partner

APPLICANT


Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-1/19/04/019

ARCHITECT


DINESH KUMAR BHANDARI B.E.,M.S.,MIE
Chartered Engineer M-1586518
DTCP Reg: SE-V/001/2021
72,Cooperative Colony,Uppilipalayam,
Coimbatore - 641015.

STRUCTURAL ENGINEER

LBS/ ENGINEER

SCALE : 1 :100

SHEET NO :4of6

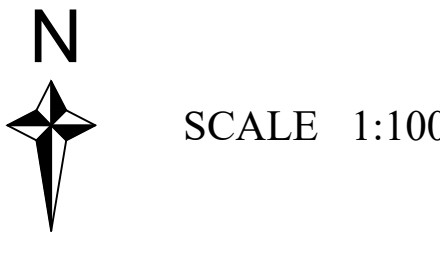
BLOCK-D

PLAN SHOWING THE PROPOSED
ROW HOUSING PROJECT
BUILDING IN S.F.No:784/1F1, 784/4B, 784/7
KALAPATTY VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

SCHEDULE OF JOINERY		METRE
MD/W	MAIN DOOR WITH WINDOW	1.25 x 2.10
MD/W1	MAIN DOOR WITH WINDOW	1.375 x 2.10
D1/W	DOOR WITH WINDOW	0.9 x 2.10 / 0.35 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
D3	FRENCH WINDOW/DOOR	0.60 x 2.10 / 0.60 x 2.10
SD1	SLIDING DOOR	1.70 x 2.10
SD2	SLIDING DOOR	2.00 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.00 x 2.10
O2	OPEN	1.50 x 2.10
O3	OPEN	1.36 x 2.10
W	WINDOW	0.60 x 1.65
CW	CORNER WINDOW	1.025 x 1.20 / 1.025 x 1.20
W1	WINDOW	1.00 x 1.35
W2	WINDOW	1.20 x 1.35
W3	WINDOW	1.80 x 1.35
W4	WINDOW	2.45 x 2.10
W4'	WINDOW	2.45 x 1.35
W5	WINDOW	1.35 x 1.35
W5'	WINDOW	1.35 x 1.65
W6	WINDOW	1.00 x 1.20
W6'	WINDOW	1.20 x 1.20
V	VENTILATOR	0.75 x 0.75

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



BUILT UP AREA		All measurement in "Sqm"			
S.NO	FLOOR	FSI	NON FSI	DEDUCTION (OTS)	NO OF UNIT
1	GROUND FLOOR	564.32			6
2	FIRST FLOOR	382.49			
TOTAL AREA		946.81		946.81	6 unit

HEIGHT OF THE BUILDING= 6.75M

INDIVIDUAL UNIT AREA: BLOCK D

Flat no.	Ground floor	First floor	Total Area (include pergas)
20	94.40 sqm	63.925 sqm	158.325 sqm
21	93.88 sqm	63.660 sqm	157.540 sqm
22	93.88 sqm	63.660 sqm	157.540 sqm
23	93.88 sqm	63.660 sqm	157.540 sqm
24	93.88 sqm	63.660 sqm	157.540 sqm
25	94.40 sqm	63.925 sqm	158.325 sqm

TOTAL NOS OF DWELLING - 6 UNIT

For Town & City Developers
Sarjanal
Partner

APPLICANT

Dr. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-V/19/04/019

ARCHITECT

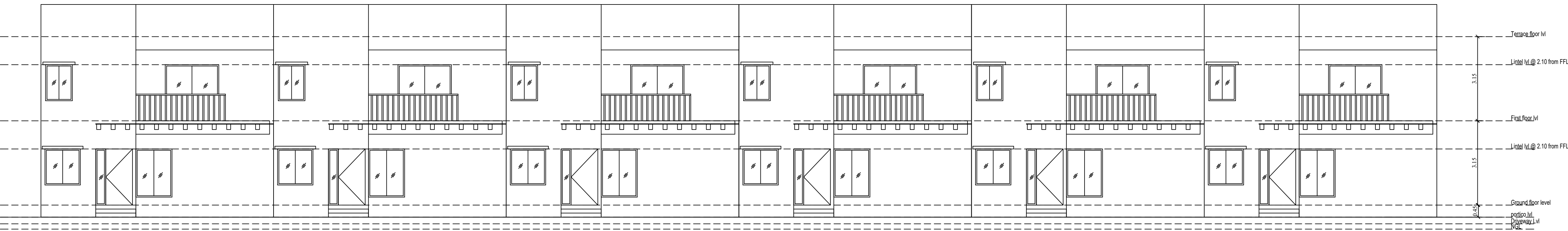
DINESH KUMAR BHANDARI B.E.MS.ME
Chartered Engineer M-1586518
DTCR Reg. SE-1001/2021
72,Cooperative Colony,Oppulapalayam,
Coimbatore - 641015.

STRUCTURAL ENGINEER

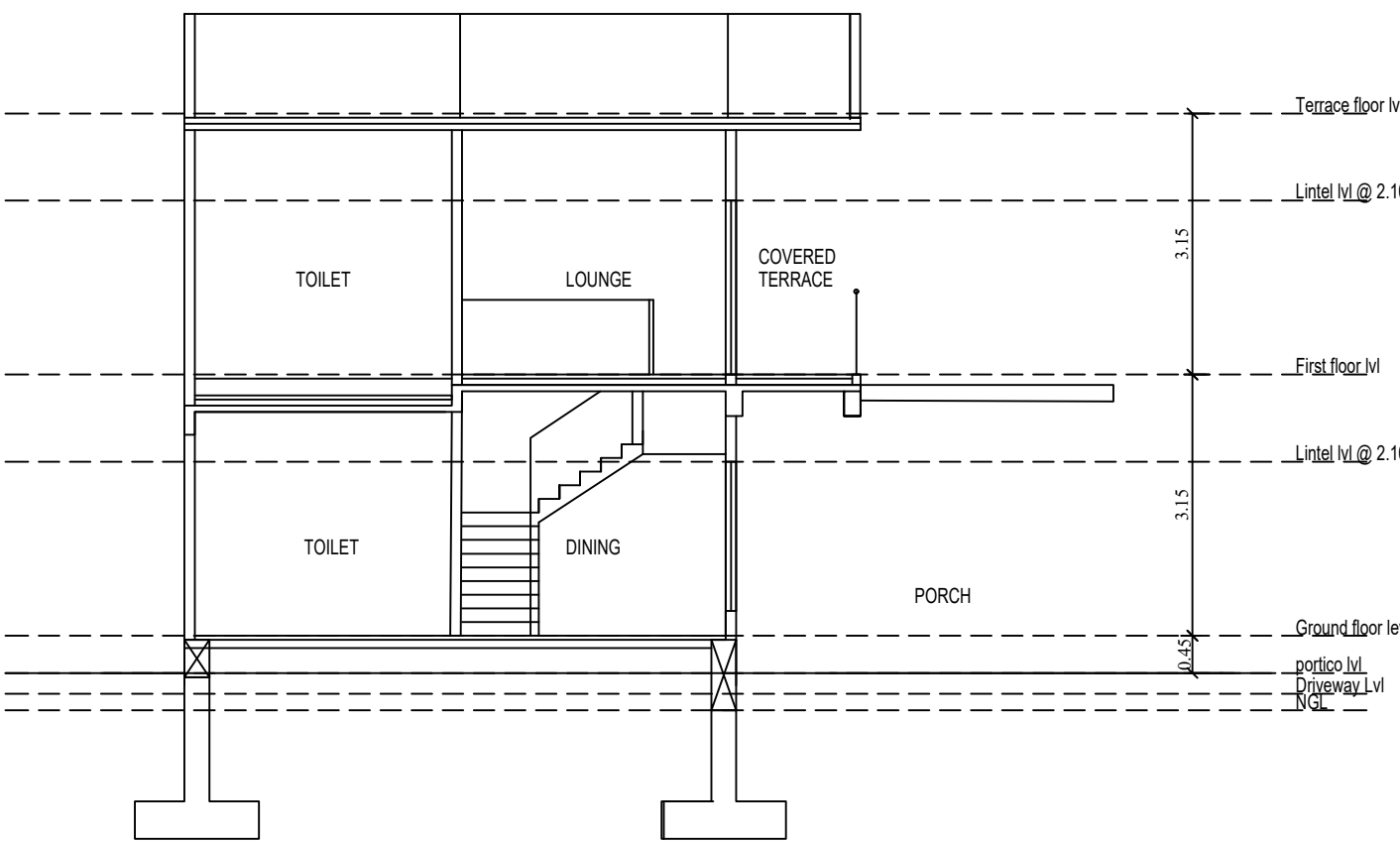
LBS/ ENGINEER

SCALE : 1 : 100

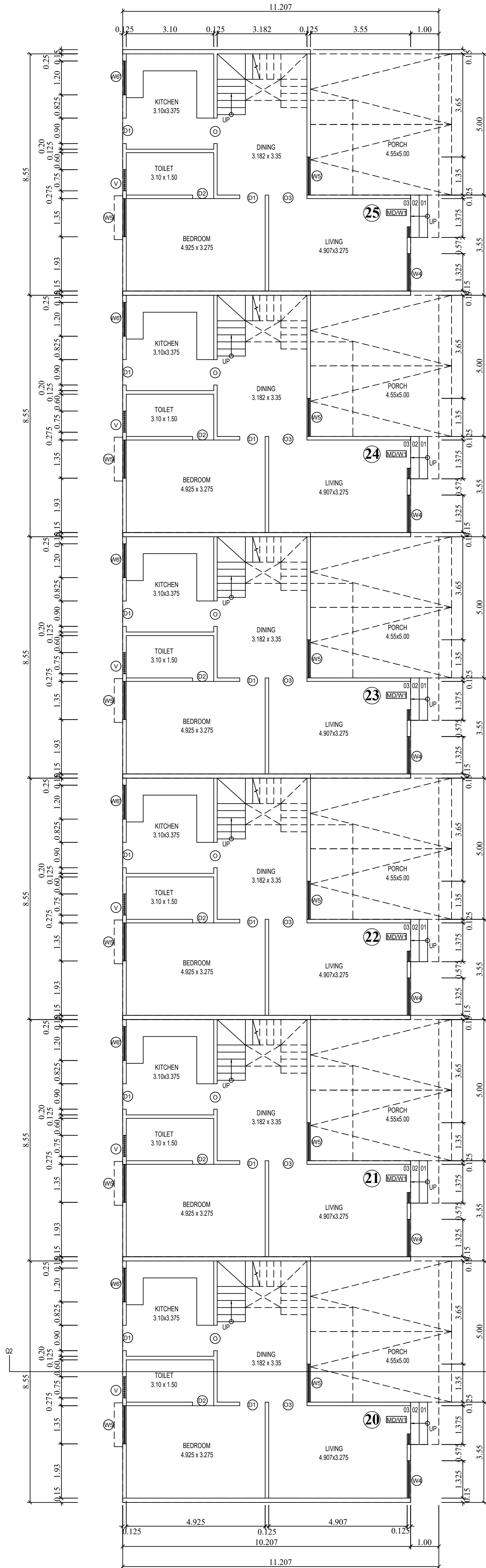
SHEET NO :50f6



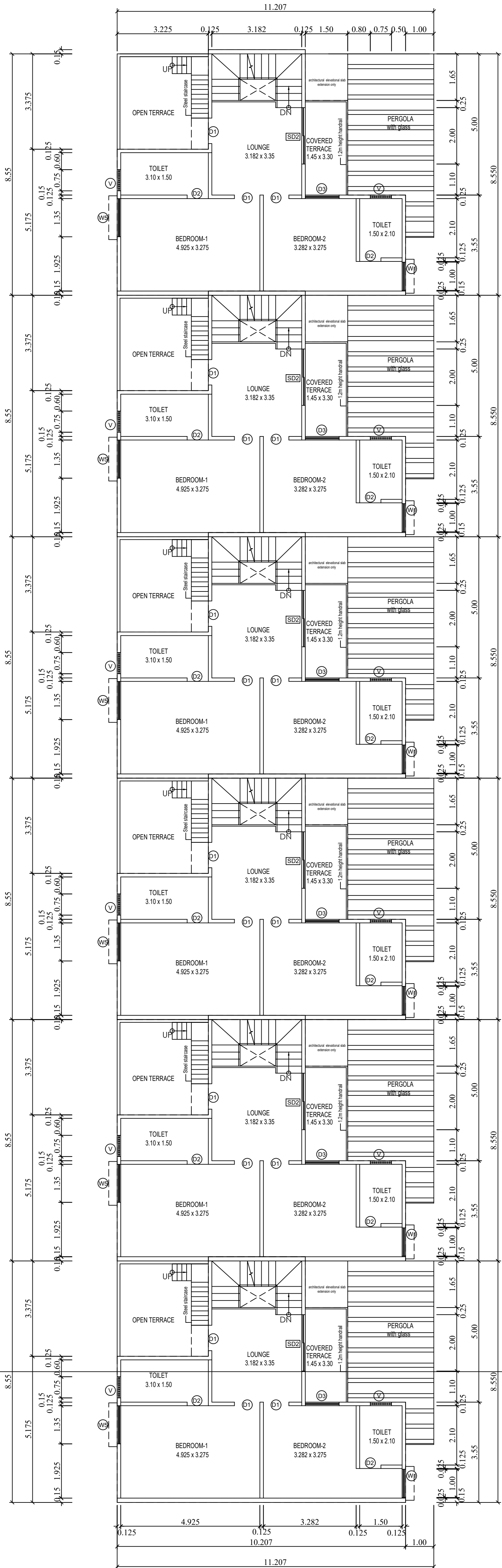
FRONT ELEVATION



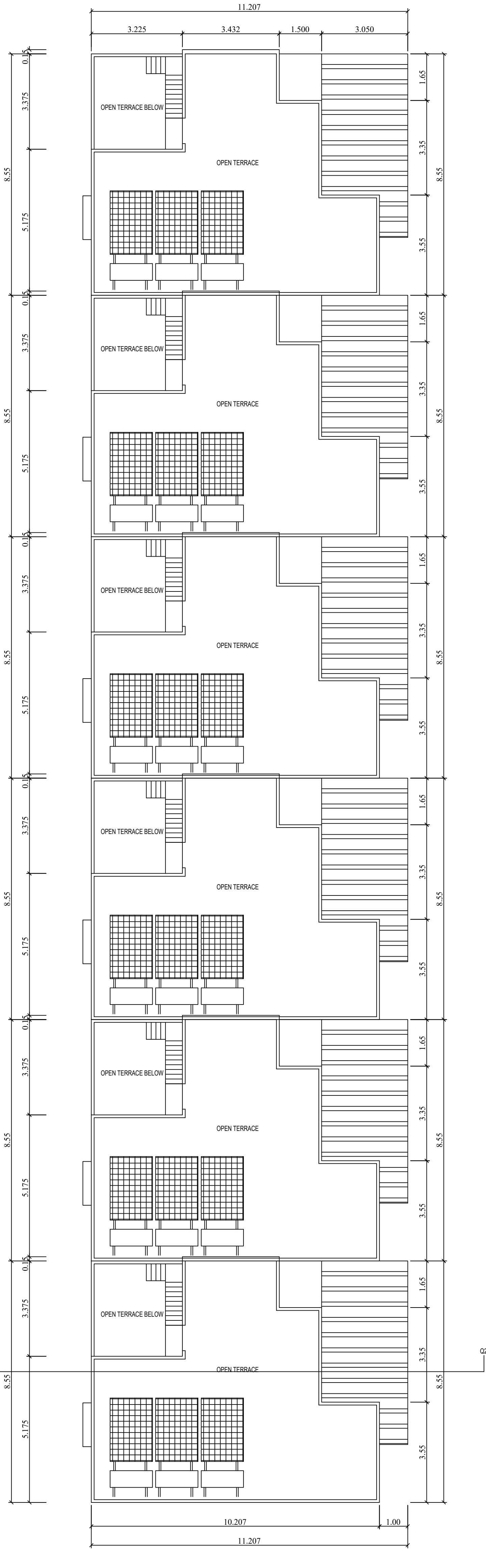
SECTION-Q2



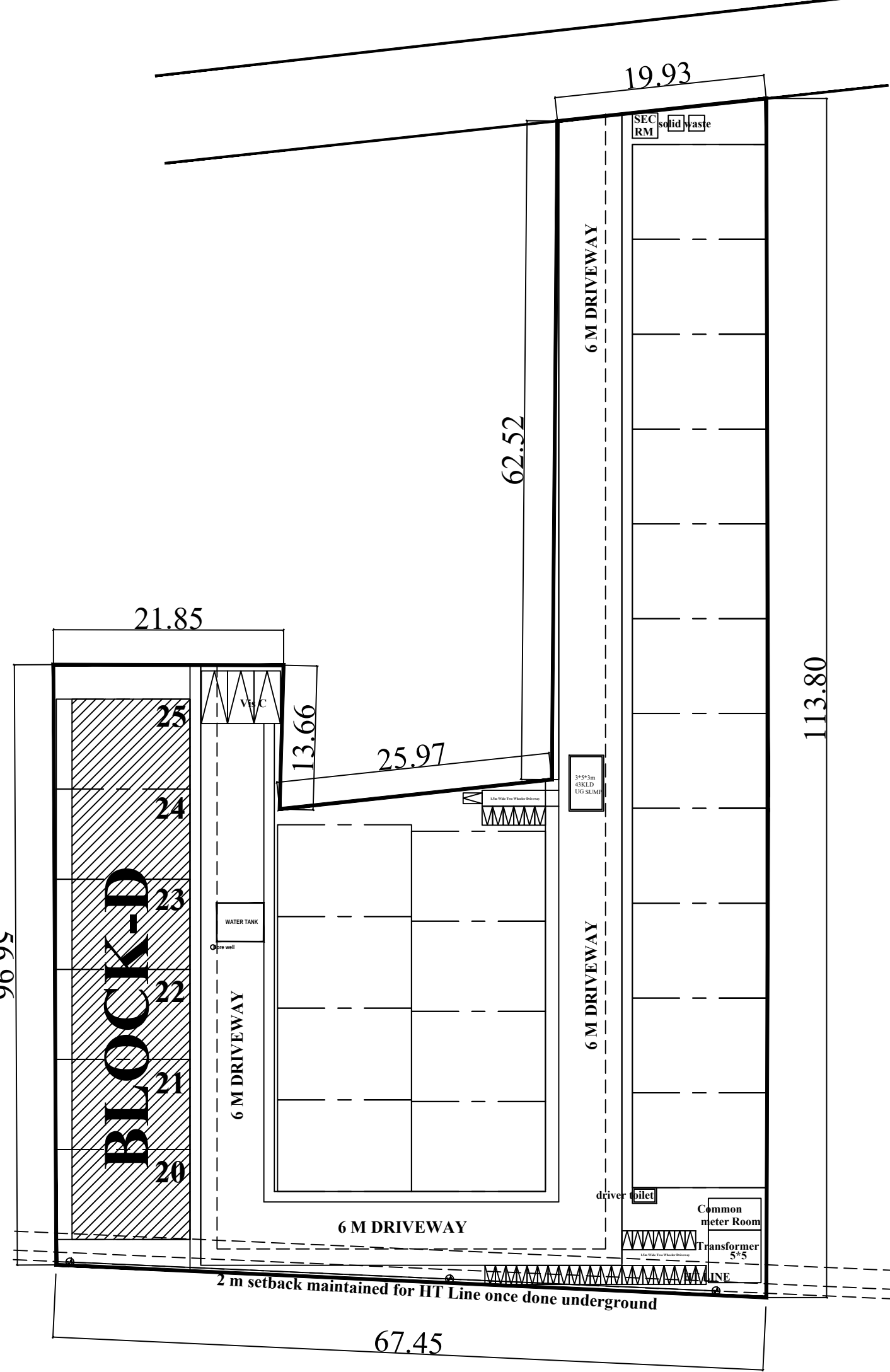
GROUND FLOOR PLAN



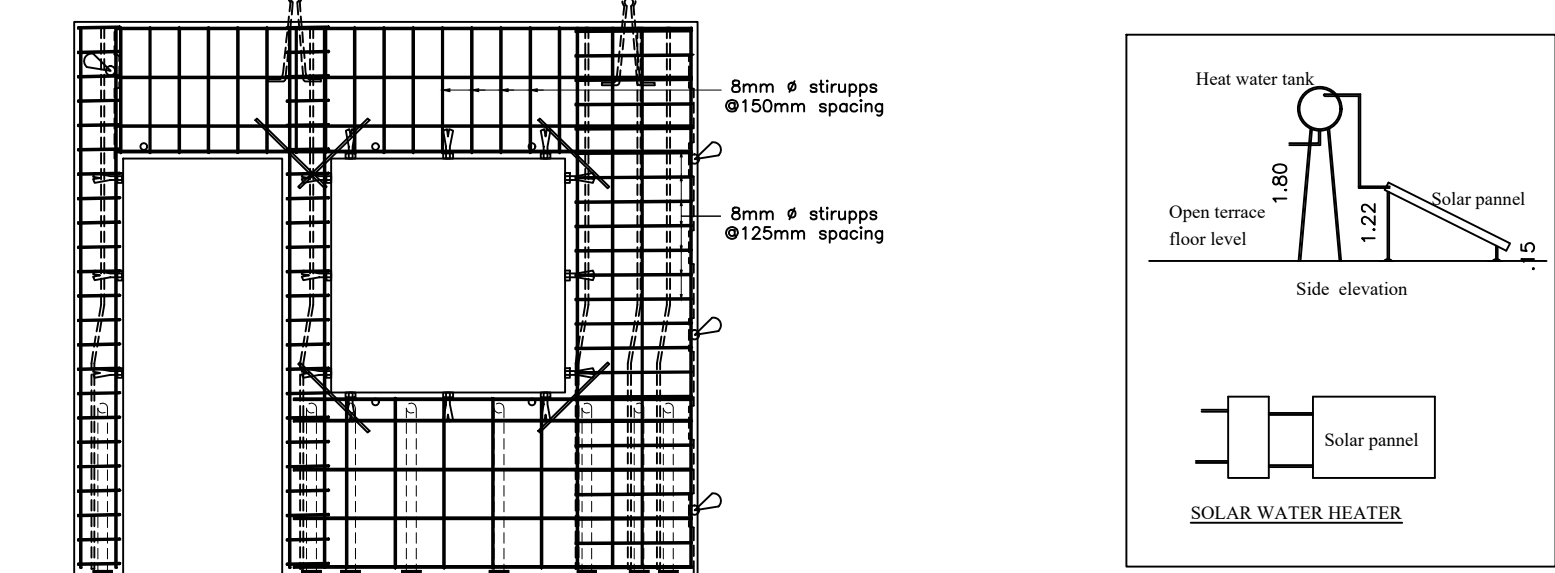
FIRST FLOOR PLAN



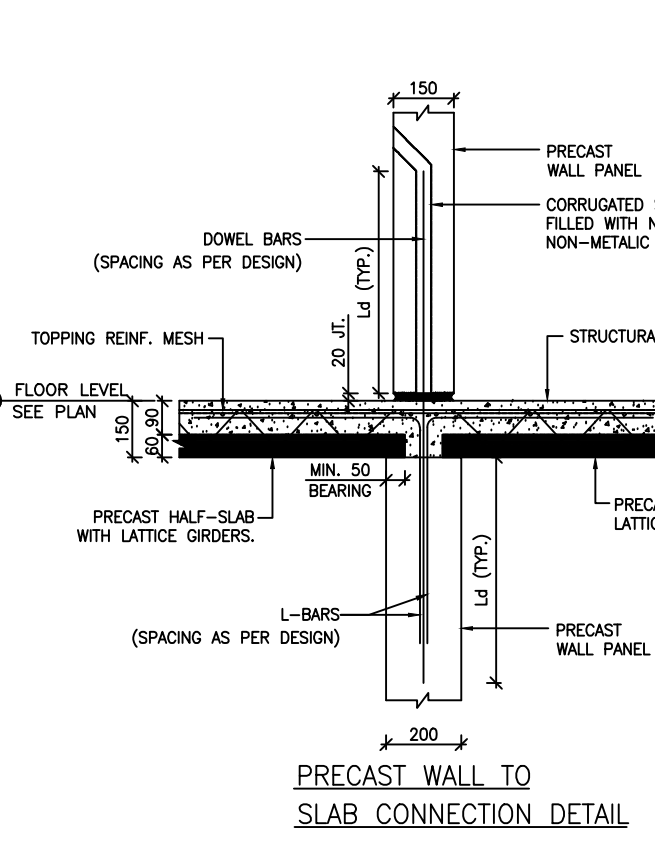
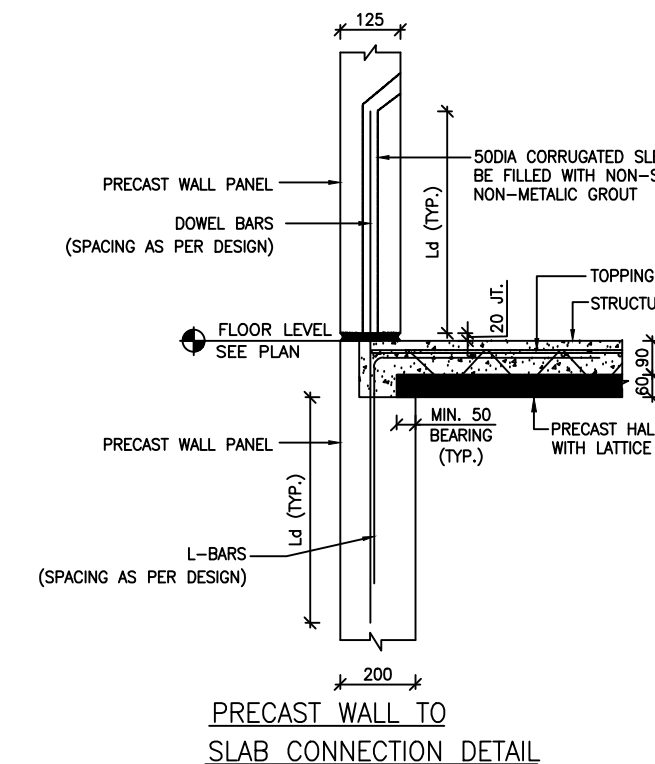
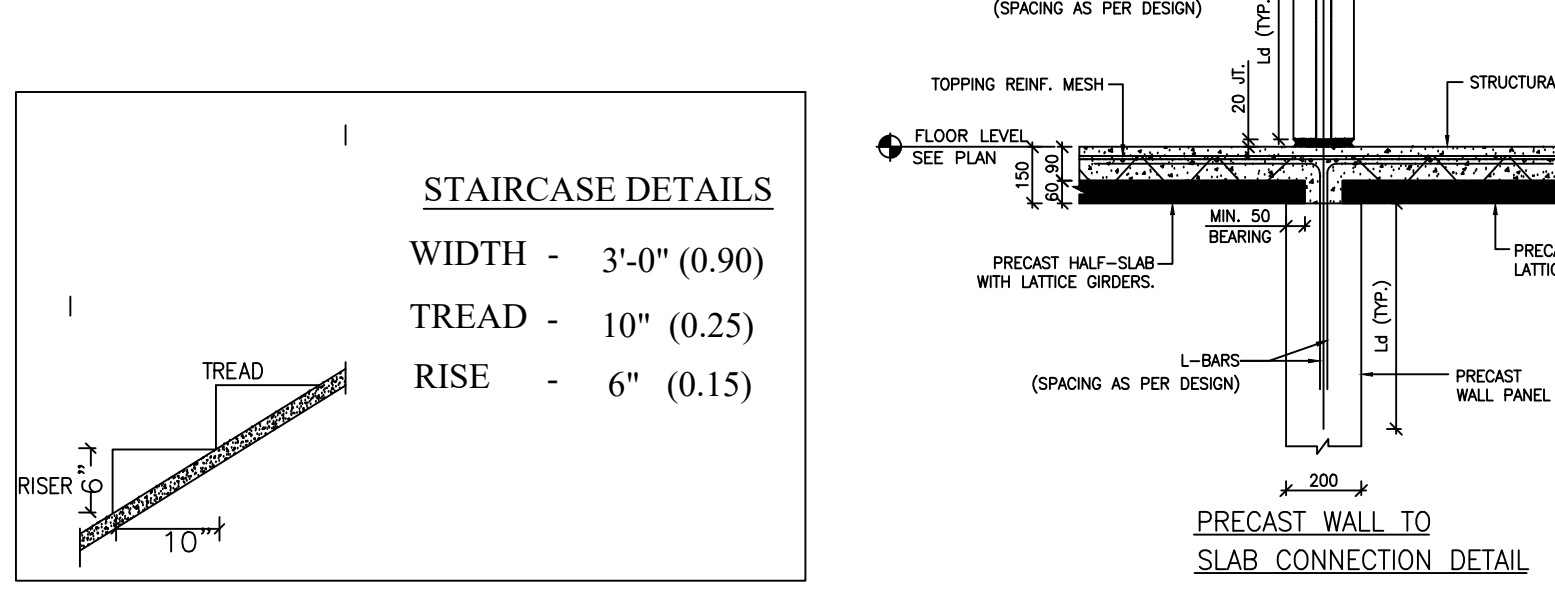
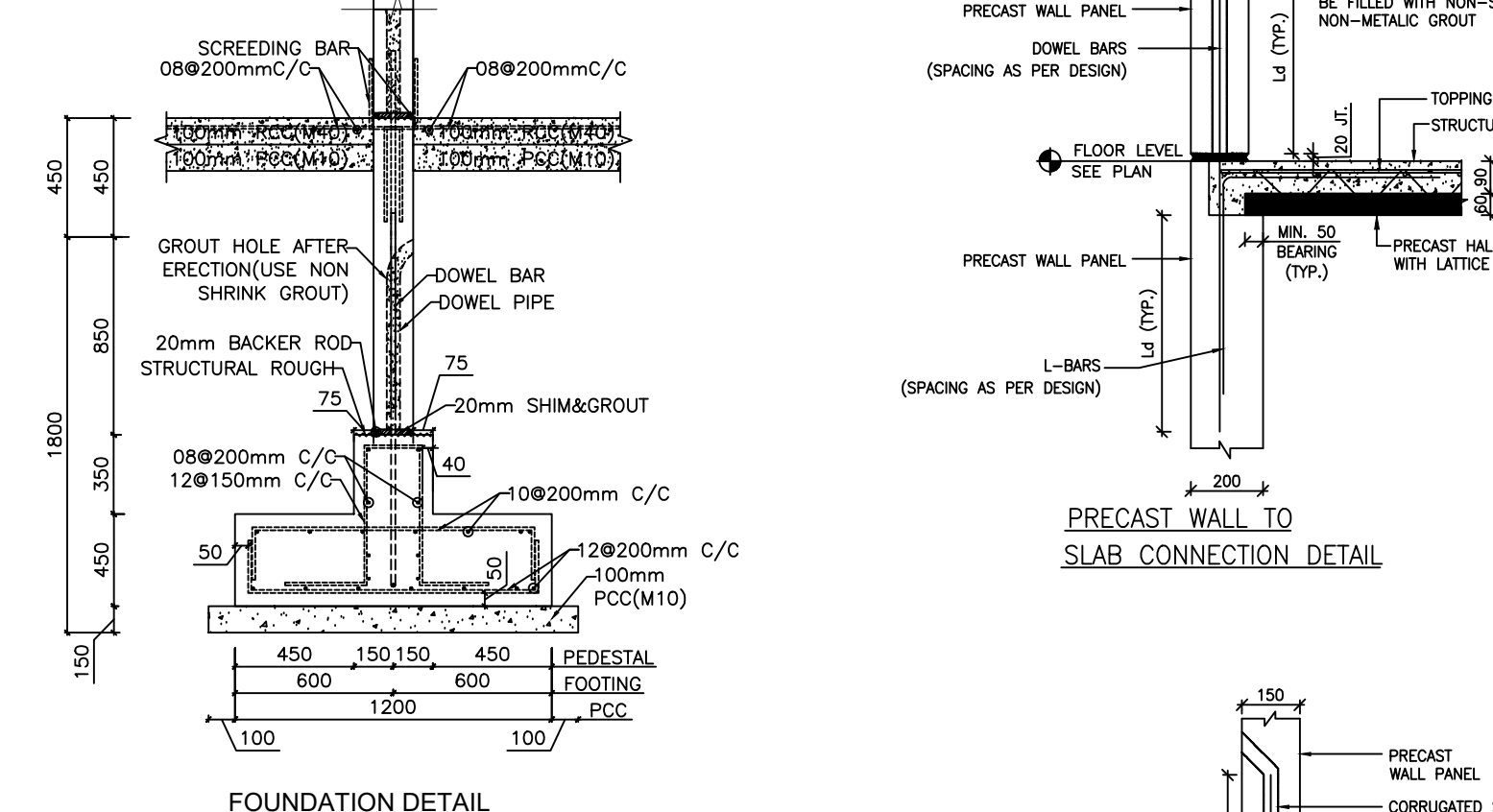
TERRACE FLOOR PLAN

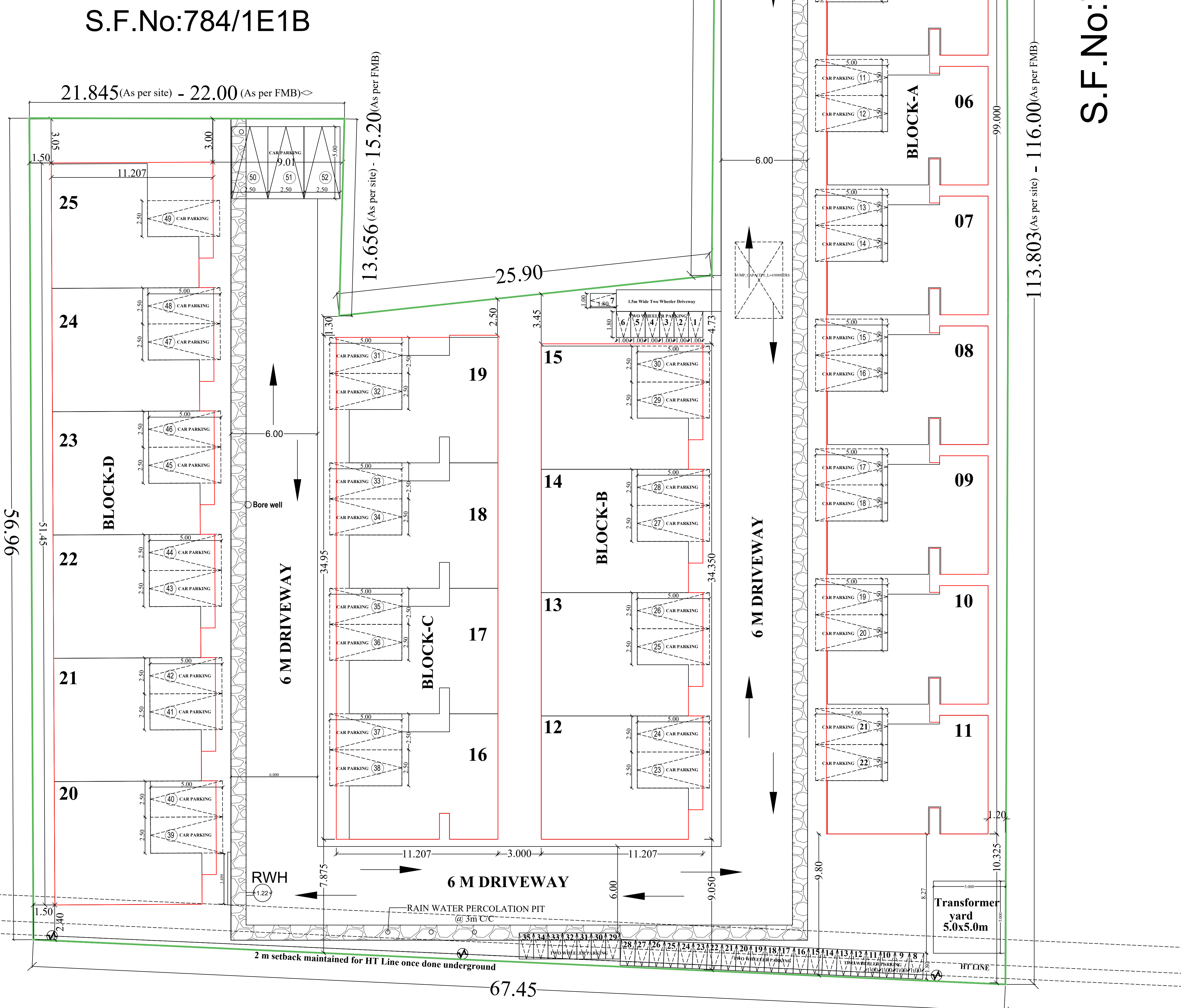
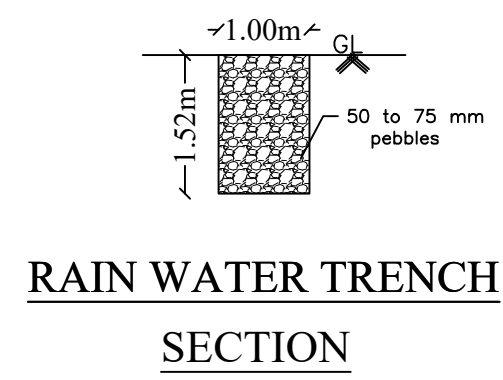
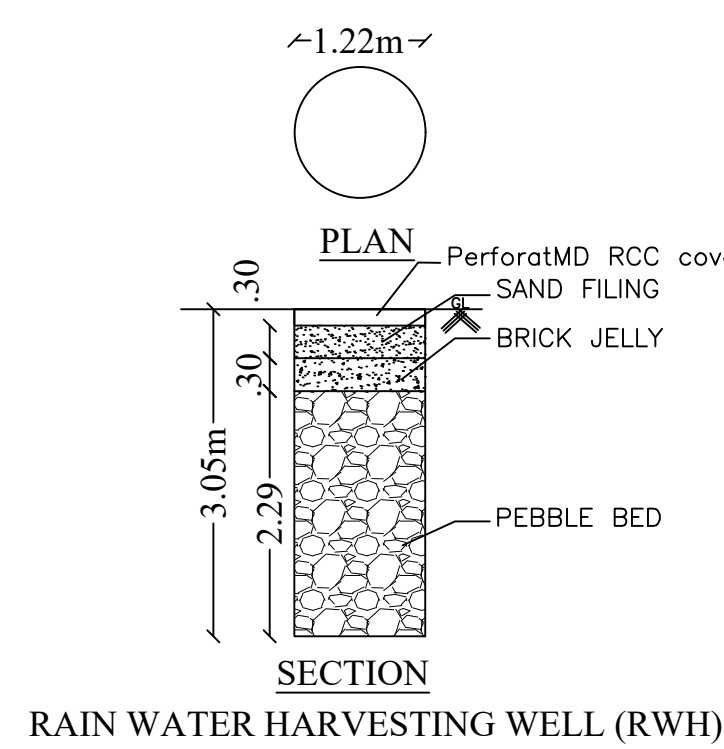


KEY PLAN



WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS





SITE PLAN

SHEET NO :6of6

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

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



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.

