Verified RealEstate™

REFERENCE
SWP/BPA/128875/2024

ISSUED
01 June 2024

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.

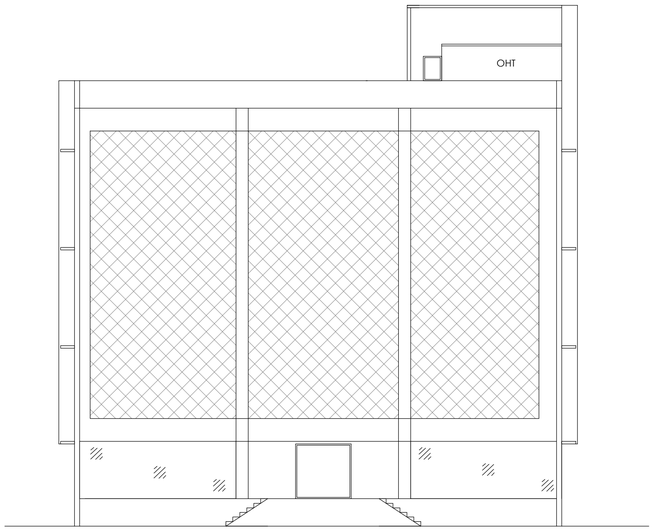
Verified RealEstate™
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Chennai 600 097, India

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+91 9996 12 9996
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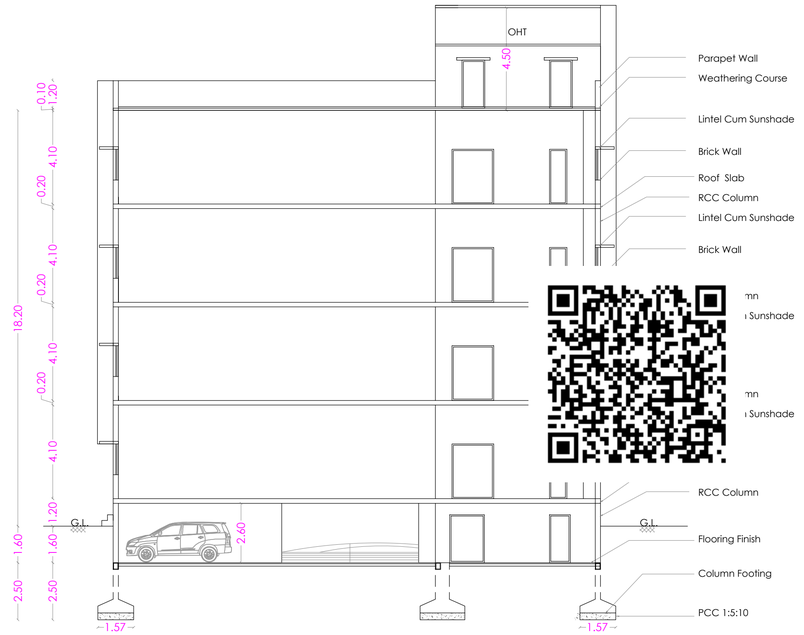
PLAN SHOWING THE PROPOSED OFFICE BUILDING IN S.F. No : 800/ 6D2 AT KALAPATTI VILLAGE, COIMBATORE NORTH TALUK, EAST ZONE, COIMBATORE CORPORATION.

KALAPATTI D.D. PLAN No : 15 SCALE : 1 : 100

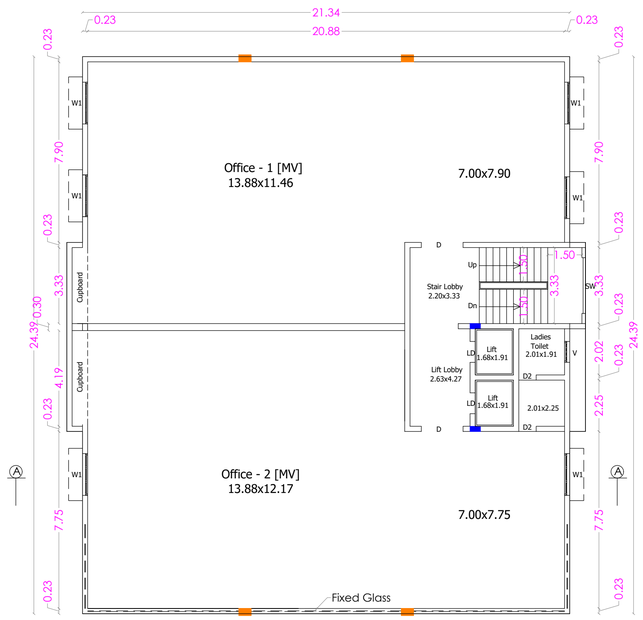
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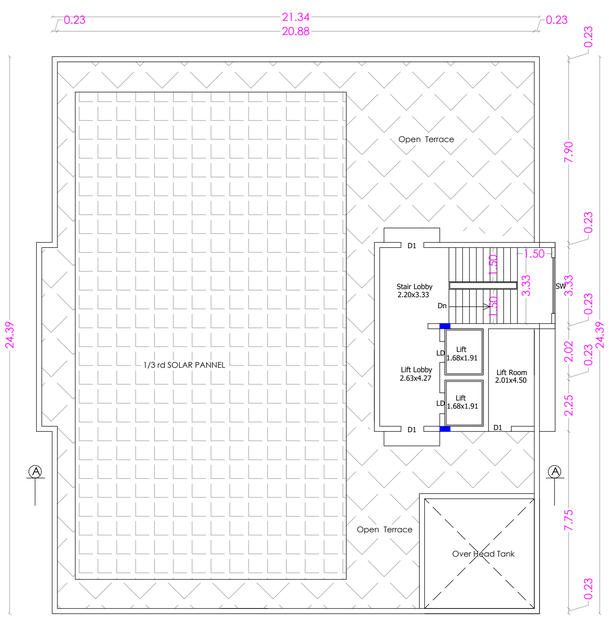
ELEVATION



SECTION 'AA'



TYPICAL FLOOR PLAN
[FIRST,SECOND & THIRD]



TERRACE FLOOR PLAN

ONLINE APPLICATION No:
SWP/BPA/128875/2024
SWP/DTCP/Planning Permission No: 323/2024
SWP/Site Approval/ DTCP/LP/CLPA No: 279/2024

AREA STATEMENT

FLOOR NAME	F.S.I.	Non. F.S.I.	TOTAL
BASEMENT FLOOR	----	609.95	609.95
GROUND FLOOR	531.83	----	531.83
FIRST FLOOR	531.83	----	531.83
SECOND FLOOR	531.83	----	531.83
THIRD FLOOR	531.83	----	531.83
TERRACE FLOOR		65.64	65.64
TOTAL FSI AREA	2127.32	675.59	2802.91

TOTAL F.S.I. AREA	2127.32Sqm
HEIGHT OF THE BUILDING	18.20 m

SCHEDULE OF JOINERY

		METER
MD	MAIN DOOR	2.44 x 3.04
RS	ROLLING SHUTTER	3.33 x 2.40
FG	FIXED GLASS	21.34 x17.65
LD	LIFT DOOR	0.91 x 2.13
D	DOOR	1.80 x 2.13
D1	DOOR	1.00 x 2.13
D2	DOOR	0.76 x 2.10
W	WINDOW	2.44 x 1.50
W 1	WINDOW	1.83 x 1.50
V	VENTILATOR	0.91 x 0.60
V1	VENTILATOR	1.83 x 0.60

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.
A/C :- AIR CONDITIONER TO BE PROVIDED WHERE EVER NECESSARY
MV :- MECHANICAL VENTILATION PROVIDED

M. KABEERHASAN, M.E., A.M.I.E.
Consulting Structural Engineer
KABEER & ASSOCIATES
349, Second Street Extension
Gandhipuram, Coimbatore - 641012.
Regd. Struct Engg. Coimbatore LPA
SE/GR-II/006/2022

STRUCTURAL ENGINEER

For Krishna Timber And Plywoods
Partner

APPLICANT

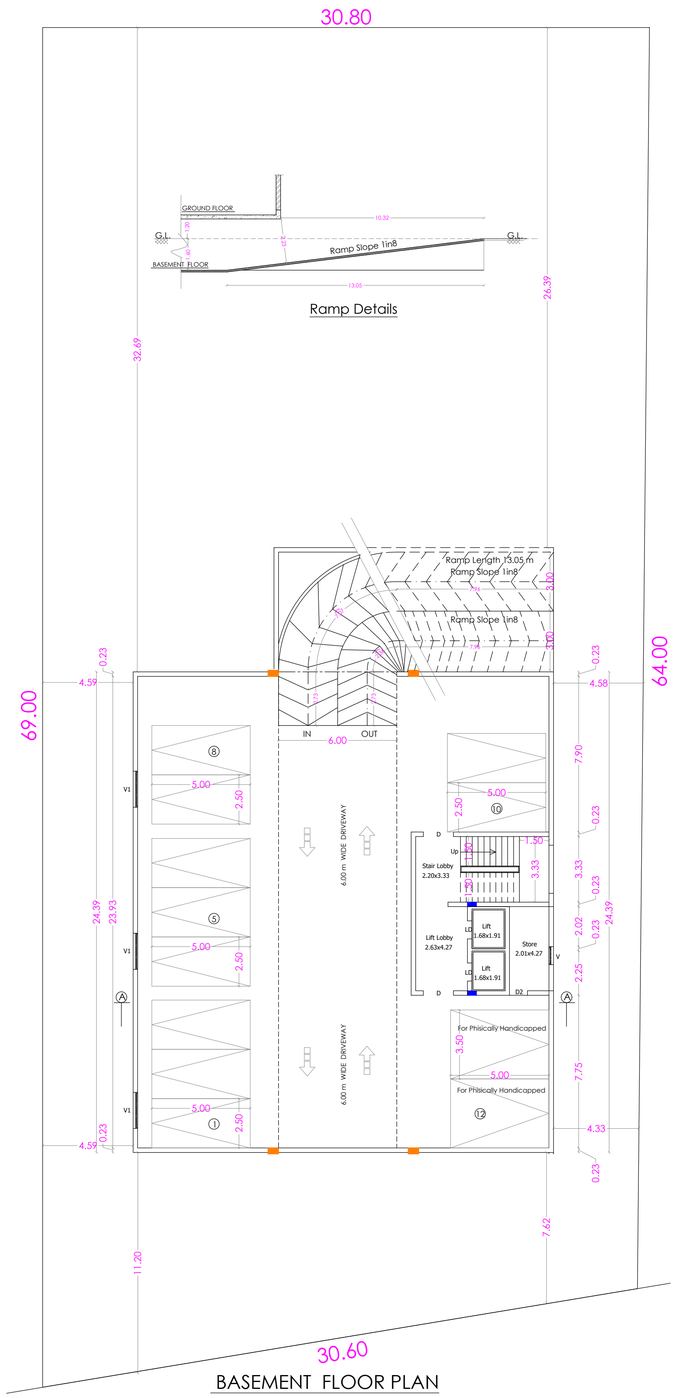
C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extension
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE /
GR-I / 19 / 03 / 002

REGISTERED ENGINEER

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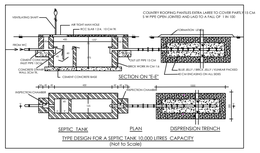


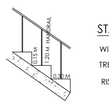
BASEMENT FLOOR PLAN

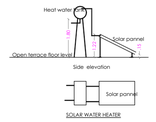


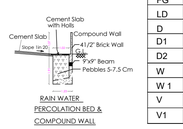
GROUND FLOOR PLAN

N



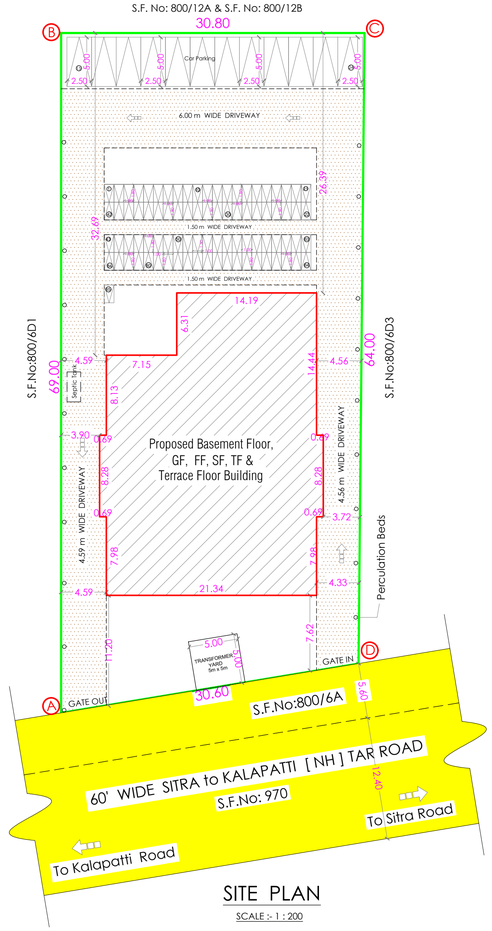






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S.F. No: 800/12A & S.F. No: 800/12B



SITE PLAN

SCALE :- 1 : 200

REFERENCE

DESCRIPTION	CALCULATION	ALLOWED	PROVIDED
F.S.I	2127.32 / 2023.60	2.00	1.049
PARKING AREA		24 Car & 85 Two Wheelers Spacing	24 Car & 85 Two Wheelers Spacing

AREA STATEMENT

		Sqm
AREA OF THE SITE	[AS PER Document] [50 Cent]	2023.60
AREA OF THE SITE	[AS PER PATTA] (A) - (D)	2024.00
SUPER IMPOSED PLOT AREA		2027.05

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TOTAL F.S.I. AREA 2127.32 Sqm

HEIGHT OF THE BUILDING 18.20 m

COLOUR INDEX

EXISTING ROAD -

SITE BOUNDARY -

PROPOSED BUILDING -

FIRE HYDRANT -

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COIMBATORE LPA / RE /
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REGISTERED ENGINEER

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

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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.