

PP

APPROVAL RECORD

Planning Permission

Perambalur
Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

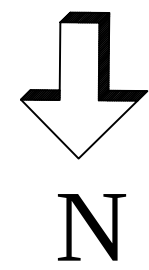
The approval as the planning authority issued it, reproduced in full behind this page.

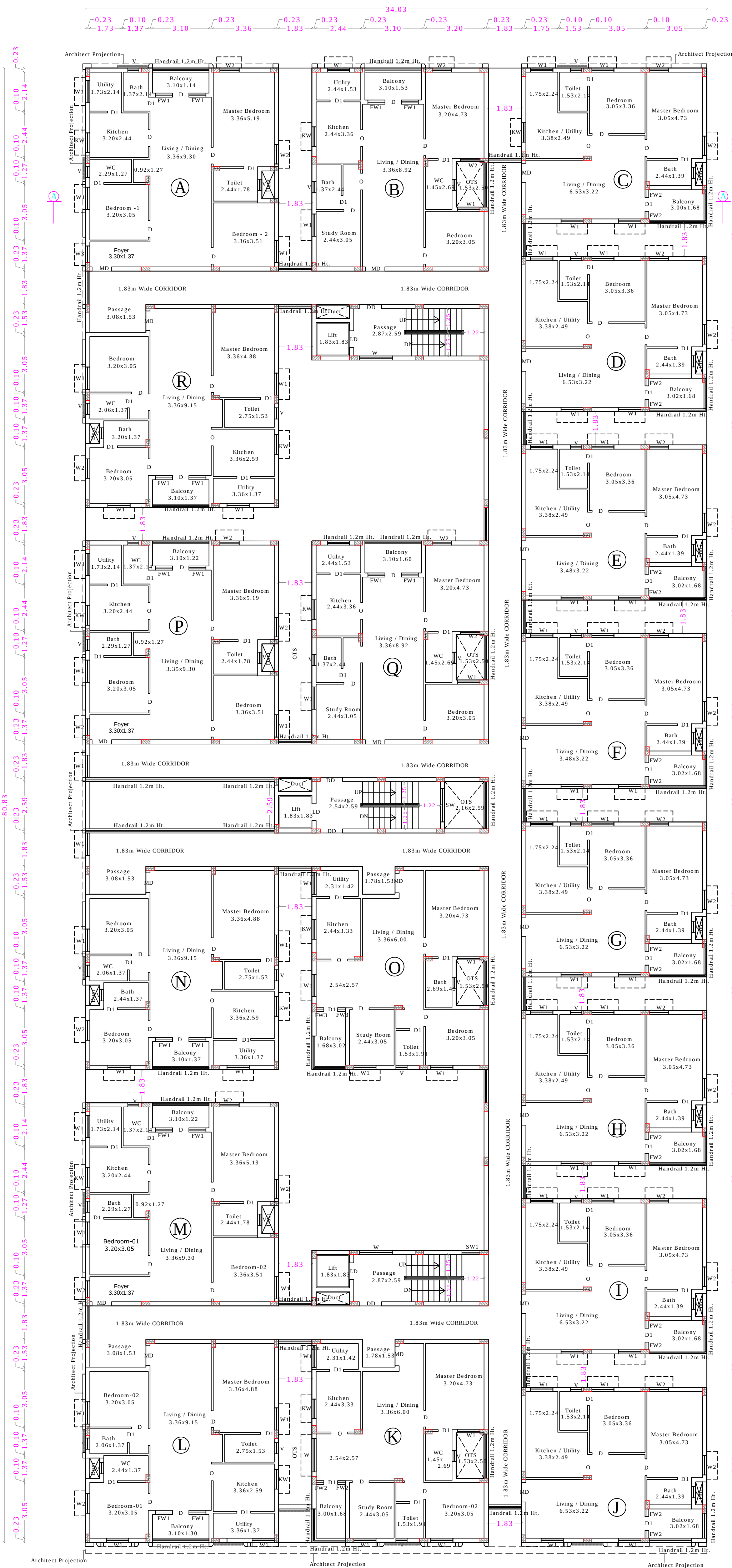
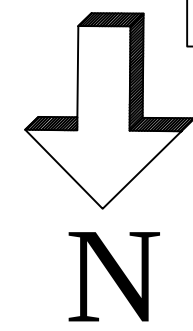
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING IN S.F.No : 92/1B2, 92/1C1B, 92/2B,
AT VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBTORE CORPORATION.

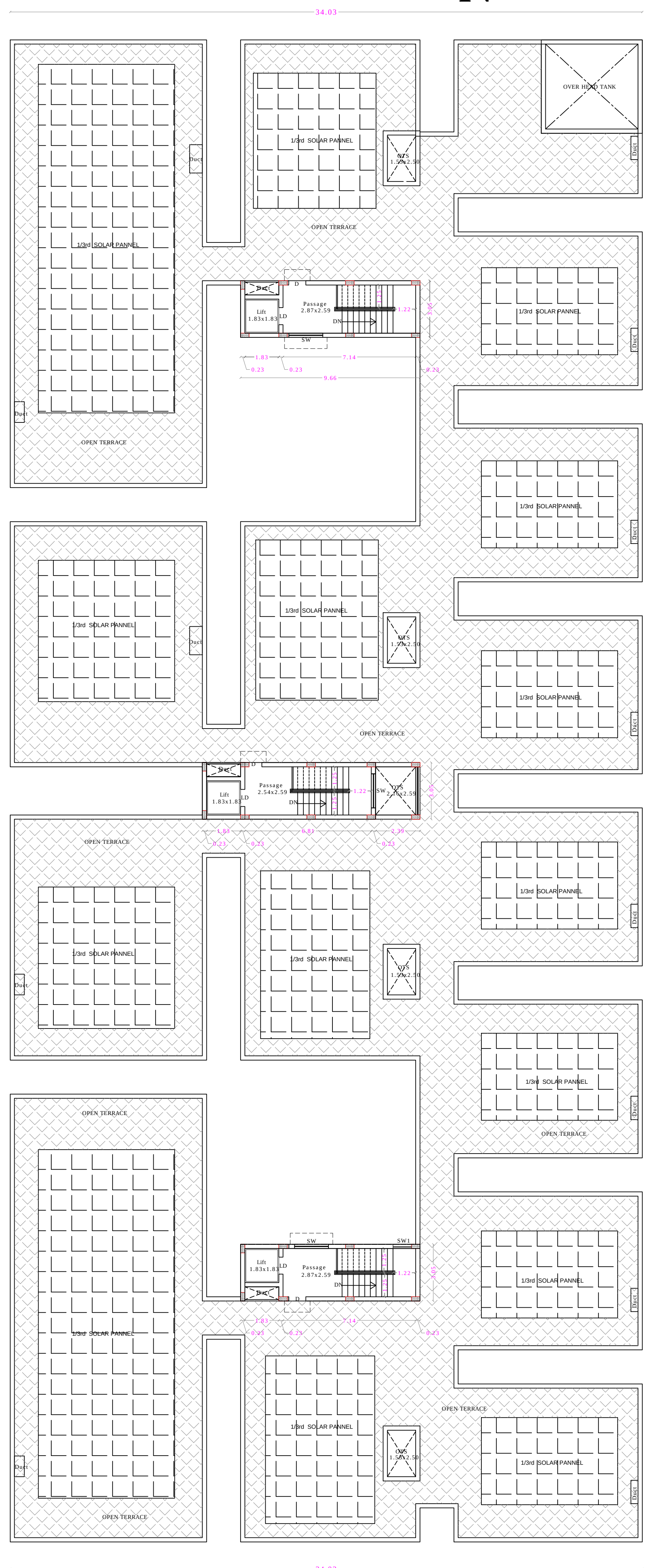
VELLAKINAR D.D. PLAN No : 03 SCALE : 1 : 100

APPLICATION NUMBER
SWP/BPA/133443/2024





34.03
TYPICAL FLOOR PLAN
[SECOND, THIRD, FOURTH & FIFTH]



TERRACE FLOOR PLAN

AREA	STATEMENT
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FLOOR NAME	FSI Area SQM	Non FSI Area SQM	Total Area SQM
STILT FLOOR	----	2750.71	2750.71
FIRST FLOOR	2194.53	----	2194.53
SECOND FLOOR	2194.53	----	2194.53
THIRD FLOOR	2194.53	----	2194.53
FOURTH FLOOR	2194.53	----	2194.53
FIFTH FLOOR	2194.53	----	2194.53
TERRACE FLOOR	---	87.37	87.37
TOTAL All Floors	10972.65	2838.08	13810.73

TOTAL F.S.I. AREA	10972.65 Sqm
NUMBER OF DWELLINGS	90 Nos.
HEIGHT OF THE BUILDING	18.30M

* All Dimensions are in metre.

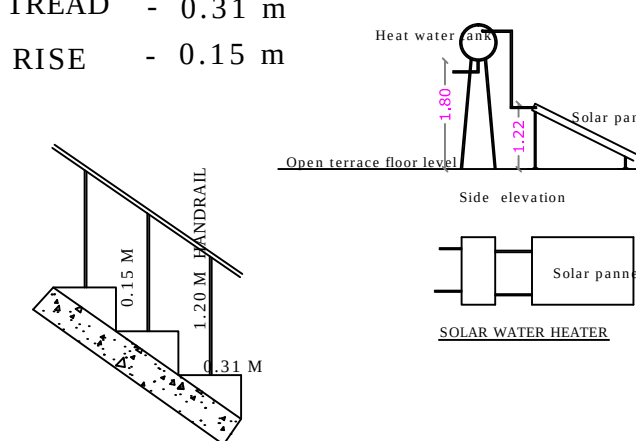
SCHEDULE OF JOINERY

MD	MAIN DOOR	1.07 x 2.40
LD	LIFT DOOR	0.92 x 2.40
DD	DOOR	1.22 x 2.40
D	DOOR	0.92 x 2.40
D1	DOOR	0.76 x 2.40
D2	DOOR	1.83 x 2.40
W	WINDOW	1.83 x 1.50
W1	WINDOW	1.22 x 1.50
W2	WINDOW	1.07 x 1.50
W3	WINDOW	0.92 x 1.50
W4	WINDOW	0.61 x 1.50
FW1	FRENCH WINDOW	0.93 x 2.40
FW2	FRENCH WINDOW	0.42 x 2.40
KW	KITCHEN WINDOW	1.07 x 1.22
SW	STAIR WINDOW	1.83 x 1.80
SW1	STAIR WINDOW	1.00 x 1.80
V	VENTILATOR	0.61 x 0.90

FLAT	FSI Area SQM	Non FSI Area SQM	Total Area SQM
A	116.67	----	116.67
B	103.71	----	103.71
C	85.74	----	85.74
D	85.74	----	85.74
E	85.74	----	85.74
F	85.74	----	85.74
G	85.74	----	85.74
H	85.74	----	85.74
I	85.74	----	85.74
J	85.74	----	85.74
K	101.00	----	101.00
L	112.08	----	112.08
M	116.67	----	116.67
N	112.08	----	112.08
O	101.00	----	101.00
P	116.67	----	116.67
Q	103.69	----	103.69
R	112.08	----	112.08
Common Area	412.96	----	412.96
TOTAL	2194.53	----	2194.53

STAIRCASE DETAILS

WIDTH - 1.20 m
TREAD - 0.31 m
RISE - 0.15 m



S. Kadivel
E. S. KADIRVEL, B.E., M.Sc. (REV), M.E., F.I.M.
 REGISTERED ENGINEER & APPROVED VALUER
 Regd. No.-M-128435/S, P-54559
 ENGINEER GRADCE (REV) CIVIL LANCOR 11060491
 STRUCTURAL ENGINEER G.M. (S2)
 CCE LANCOR/111602007
 4302, First Floor, Dr. Radhakrishnan Road
 Tambol, Coimbatore - 641 012

STRUCTURAL ENGINEER

For ESHANYA CONSTRUCTIONS

Partners

APPLICANT


C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
364, Second St., Extension
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE /
GR-1 / 19 / 03 / 002

REGISTERED ENGINEER

VELLAKINAR D.D. PLAN No : 03 SCALE : 1 : 100

<u>Parking Details.</u>					
Description Floor Area	No. Of Dwelling	Required Parking		Provided Parking	
		Two Wheeler	Car	Two Wheeler	Car
Floor Area 75 Sq.m To 150 Sq.m	90 Nos	--	90 Nos	--	90 Nos
TOTAL	90 Nos	--	90 Nos	--	90 Nos
Visitors Parking		--	10 Nos	--	10 Nos
NET TOTAL		--	100Nos	--	100Nos

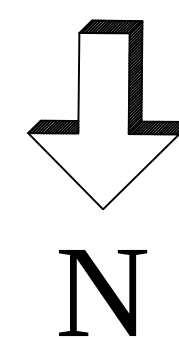


ELEVATION



SECTION ON A A

APPLICATION NUMBER
SWP/BPA/133443/2024



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Common Area	412.96	-----	412.96
TOTAL	2194.53	-----	2194.53

<u>REFERENCE</u>		<u>SHEET NO : 3</u>	
DESCRIPTION	CALCULATION	ALLOWED	PROVIDED
FLOOR AREA RATIO	10972.65 / 4400.92	2.00 + 0.60	2.49

<u>AREA STATEMENT</u>			SQM
AREA OF THE SITE	[As per Document]	[1.0875 Acres]	4400.9
AREA OF THE SITE	[As per Patta]	(A) - (C)	4412.0
AREA OF THE SITE	[Super Imposed Area]		4303.6

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NUMBER OF DWELLINGS	90 Nos.
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HEIGHT OF THE BUILDING	18.30M
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* All Dimensions are in metre.

<u>SCHEDULE OF JOINERY</u>		METRE
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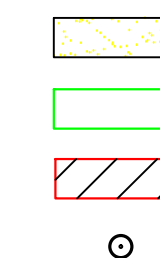
COLOUR INDEX

EXISTING ROAD

SITE BOUNDARY

PROPOSED BUILDING

FIRE HYDRANT



S. Kadriavel
E. S. KADRIVEL, B.E., M.Sc. (REV), M.I.E., F.I.Y.
 CHARTERED ENGINEER & APPROVED VALUER
 Regd. No. - M-128335, P-56259
 ENGINEER GRADE (III) CSE LPWSEGR 116030911
 STRUCTURAL ENGINEER GR III (243)
 CSE LPWSEGR-116030007
 J007, First Floor, Dr. Nandhireshwari Road
 Tambod, Coimbatore - 641 012.

STRUCTURAL ENGINEER

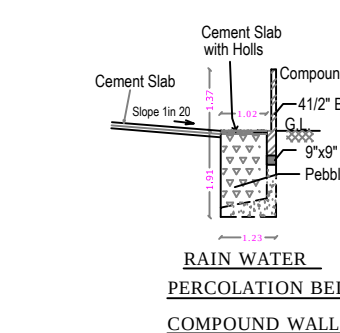
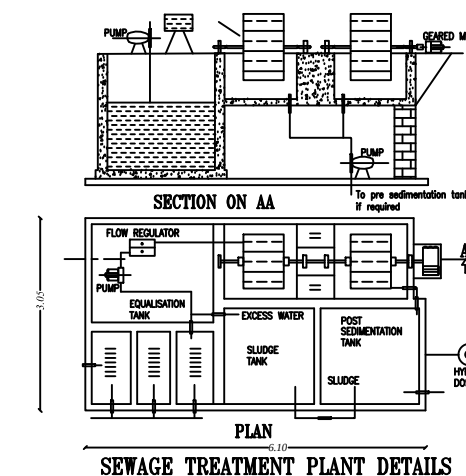
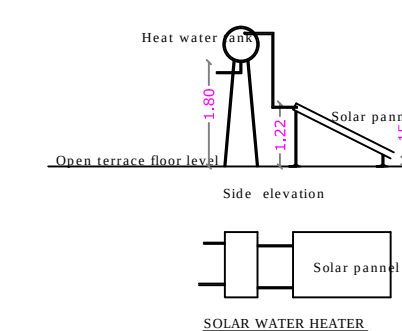
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COIMBATORE LPA / RE /
GR-I / 19 / 03 / 002

LBS/ REGISTERED ENGINEER



SITE PLAN

SCALE : 1 : 200

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.

