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™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

verified.realestate

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.

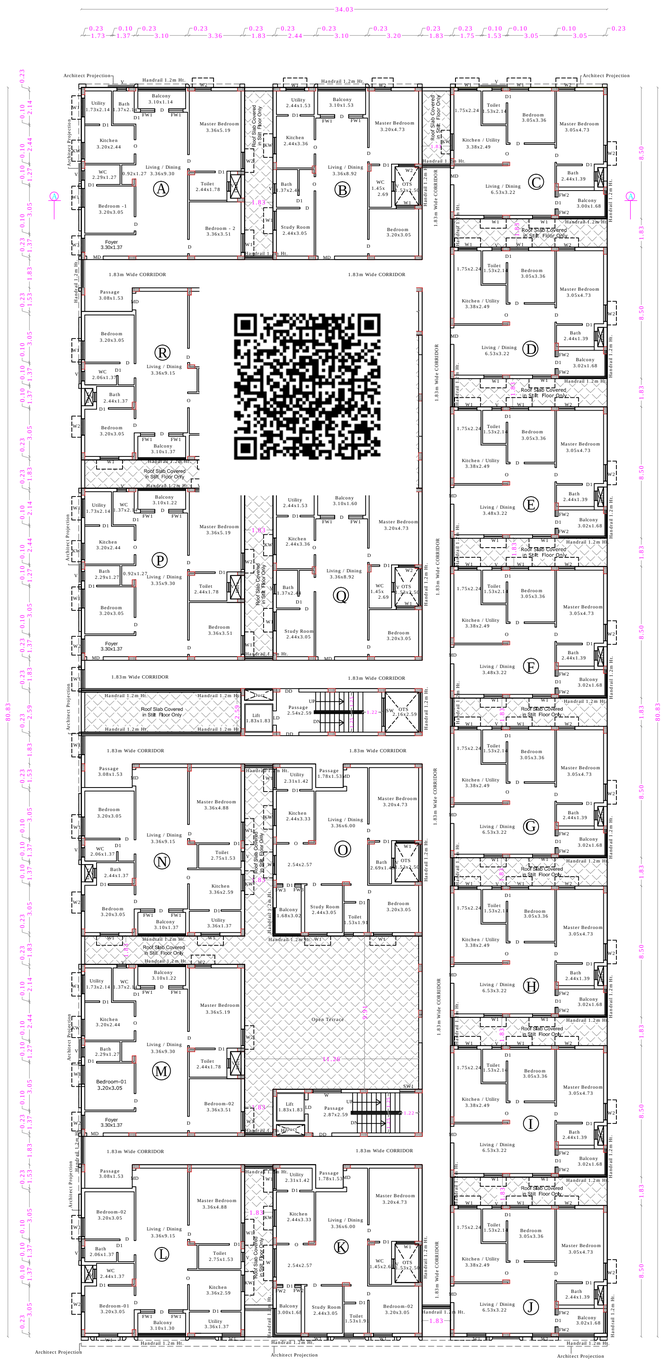
VELLAKINAR D.D. PLAN No : 03 SCALE : 1 : 100



STILT FLOOR PLAN

APPLICATION NUMBER
SWP/BPA/133443/2024

N



FIRST FLOOR PLAN

SHEET NO : 1

AREA STATEMENT

FLOOR NAME	FSI Area SQM	Non FSIArea 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

		METRE
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 FSIArea 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

Er. S. KADIRVEL, B.E.,M.Sc.(REV)., M.I.E.,F.I.V.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No.:- M-128435/5, F-14059
ENGINEER GRADE-I (RE) CBE LPA/RE/GR-I/19/03/011
STRUCTURAL ENGINEER GR-II (SE)
CBE LPA/SE/GR-II/19/03/007
#302, First Floor, Dr. Radhakrishnan Road
Tatabad, 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-I / 19 / 03 / 002

LBS/ REGISTERED ENGINEER

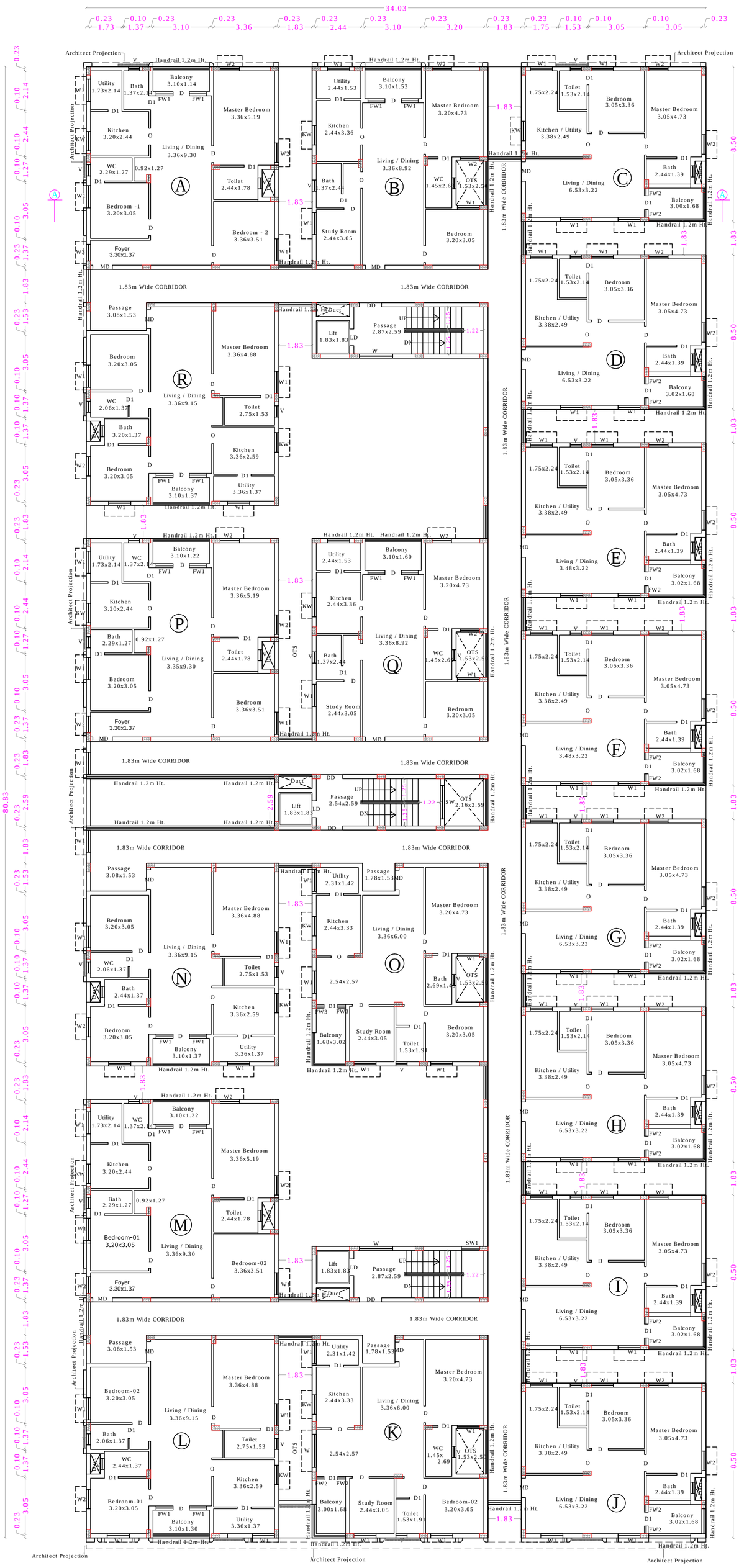
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING IN S.F.No : 92/1B2, 92/1C1B, 92/2B, AT VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBTORE CORPORATION.

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

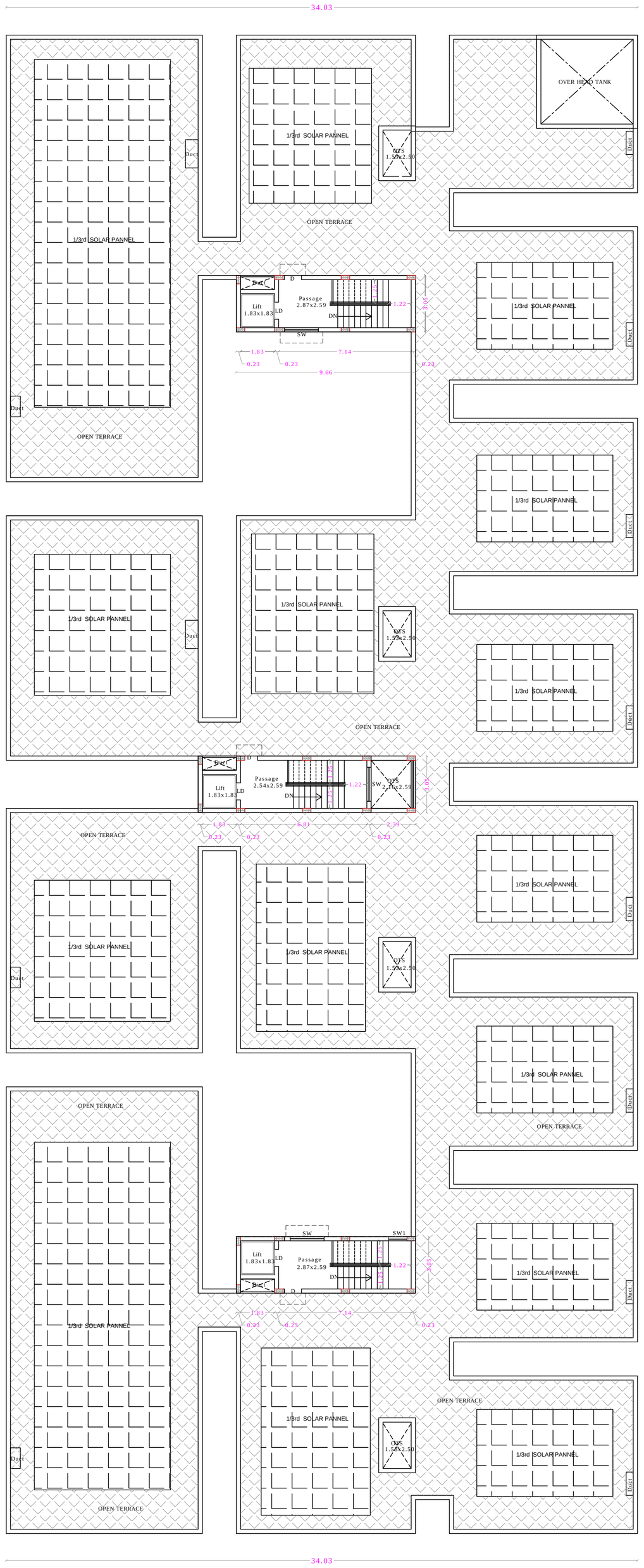
SHEET NO : 2

APPLICATION NUMBER
SWP/BPA/133443/2024

N



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



TERRACE FLOOR PLAN

AREA STATEMENT

FLOOR NAME	FSI Area SQM	Non FSIArea 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

		METRE
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 FSIArea 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

STRUCTURAL ENGINEER

APPLICANT

REGISTERED ENGINEER

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

Parking Details.

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

APPLICATION NUMBER
SWP/BPA/133443/2024

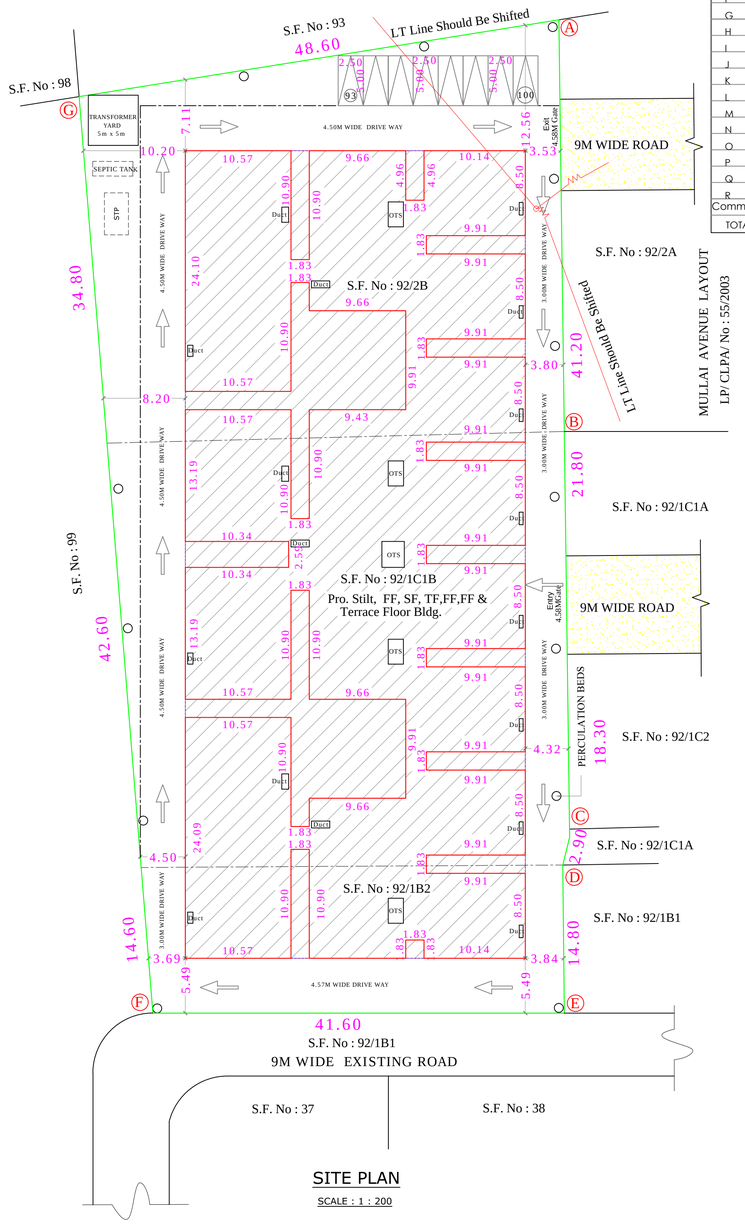
N



ELEVATION



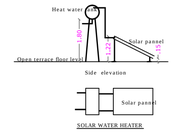
SECTION ON A A



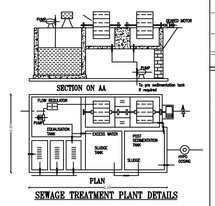
SITE PLAN

SCALE : 1 : 200

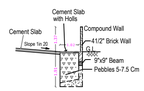
FLAT	FSI Area SQM	Non FSIArea SQM	Total Area SQM
A	116.67	----	116.67
B	103.71	----	103.71
C	85.74	----	85.74
D	85.74	----	85.74
E	85.74	----	85.74
F	85.74	----	85.74
G	85.74	----	85.74
H	85.74	----	85.74
I	85.74	----	85.74
J	85.74	----	85.74
K	101.00	----	101.00
L	112.08	----	112.08
M	116.67	----	116.67
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



SOLAR WATER HEATER



SEWAGE TREATMENT PLANT DETAILS



RAIN WATER PERCOLATION BED & COMPOUND WALL

REFERENCE

SHEET NO : 3

DESCRIPTION	CALCULATION	ALLOWED	PROVIDED
FLOOR AREA RATIO	10972.65 / 4400.92	2.00 + 0.60	2.49

AREA STATEMENT

			SQM
AREA OF THE SITE	[As per Document]	[1.0875 Acres]	4400.92
AREA OF THE SITE	[As per Patta]	A - G	4412.00
AREA OF THE SITE	[Super Imposed Area]		4303.64

FLOOR NAME	FSI Area SQM	Non FSIArea 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

		METRE
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

COLOUR INDEX

EXISTING ROAD -
SITE BOUNDARY -
PROPOSED BUILDING -
FIRE HYDRANT -

Er. S. KADIRVEL, B.E. M.Sc.(Rsh), M.I.E.,F.I.V.
Govt. Regd. Engineer & Approved Valuer
Regd. No. : RE/ DN/ CBE/ A-1/ 2008-09/ 010/2011
STRUCTURAL ENGINEER (SR.C.0/62)
CBE LPA/REGR-II/19/03/2007
#262, First Floor, Dr. Radhakrishnan Road
Tatabad, 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

LBS/ 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

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.