Verified RealEstate™

REFERENCE
SWP/BPA/141275/2024

ISSUED
04 April 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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

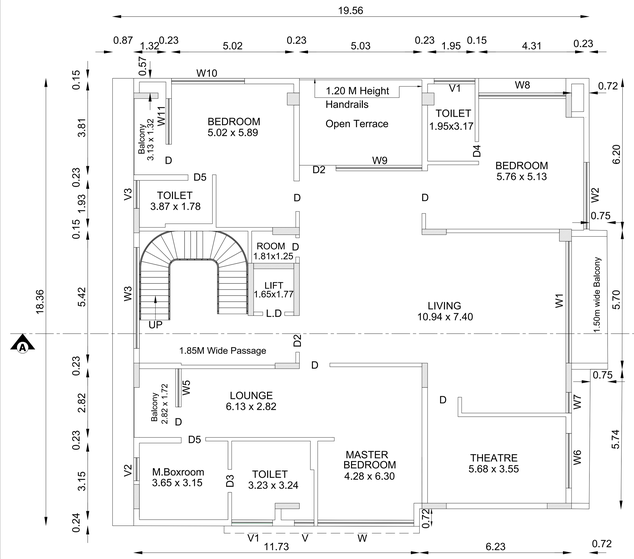
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

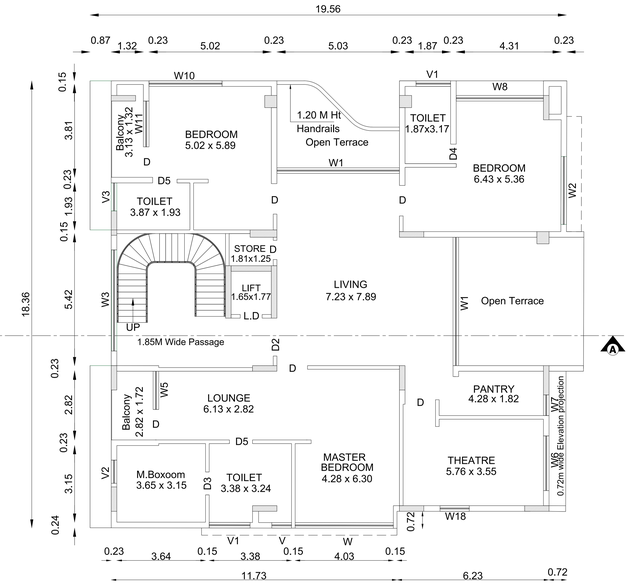
SWP : Online Building Application NO - SWP / BPA / 141275 / 2024

SITE APPROVAL LP / CLPA NO - 188 / 2024

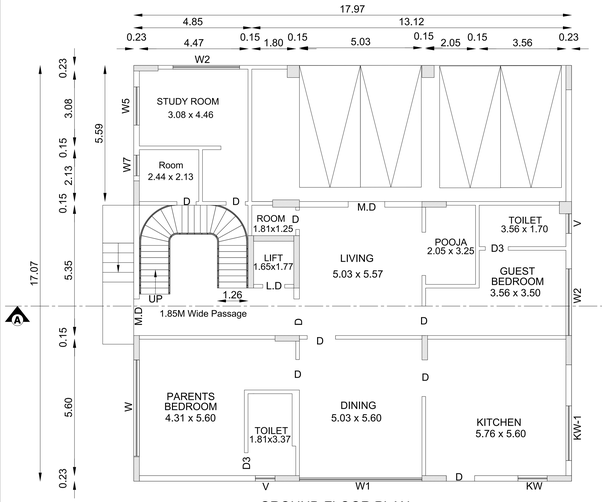
PLANNING PERMISSION NO - 218 / 2024



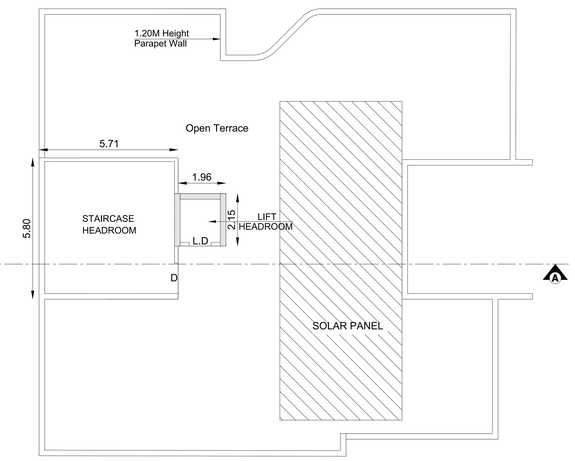
FIRST FLOOR PLAN



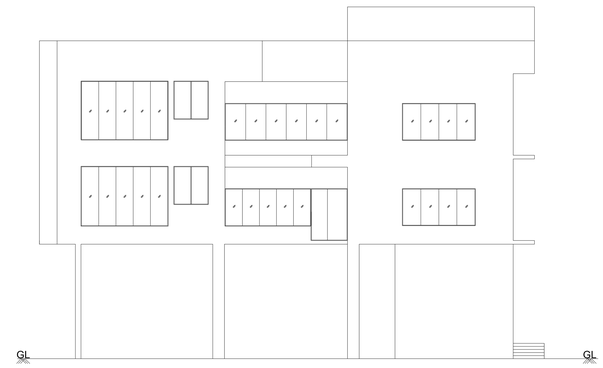
SECOND FLOOR PLAN



GROUND FLOOR PLAN

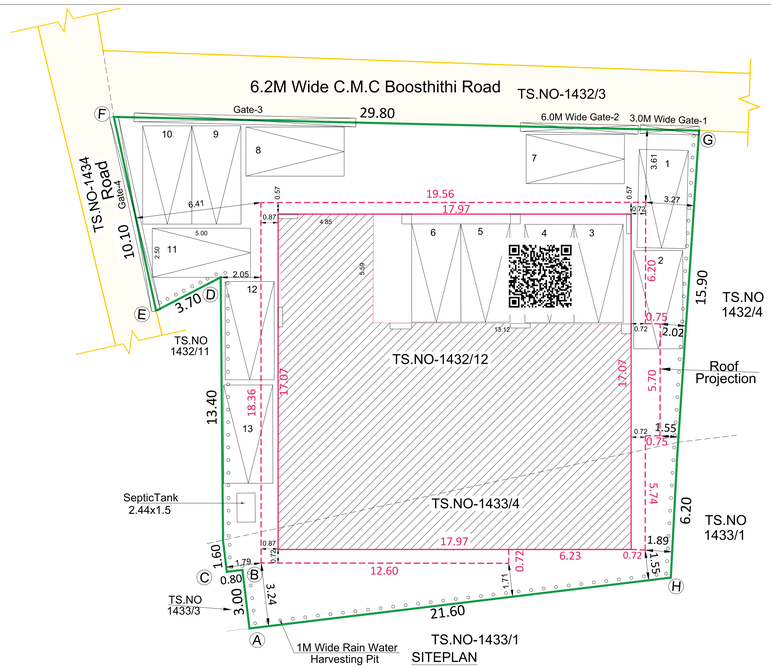


TERRACE FLOOR PLAN



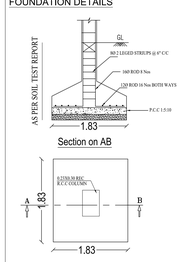
ELEVATION ON NORTH SIDE

SECTION ON AA

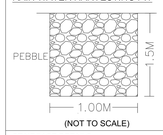


SITEPLAN

FOUNDATION DETAILS

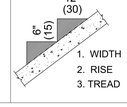


RAIN WATER HARVESTING PIT



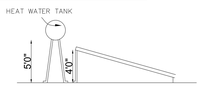
(NOT TO SCALE)

STAIRCASE DETAILS

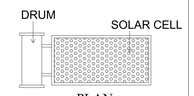


1. WIDTH - 126 cm
2. RISE - 14 &15 cm
3. TREAD - 30 cm

SOLAR WATER HEATER DETAILS



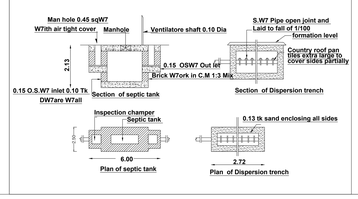
SIDE ELEVATION



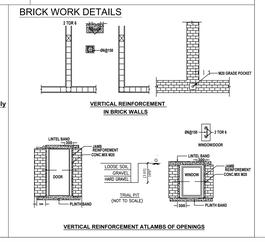
PLAN

(NOT TO SCALE)

SEPTIC TANK



BRICK WORK DETAILS



SITEPLAN & DETAILPLAN

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING INTS.NO-1432/12 & 1433/4 WARD -A (ANUPPERPALAYAM), BLOCK-35, COIMBATORE NORTH TALUK,COIMBATORE DISTRICT.

North

Scale 1 : 100

AREA DETAILS (LAND)

AREA OF SITE AS PER TSLR	-	596.00	SQM
AREA OF SITE AS PER DOCUMENT	-	596.09	SQM

BUILDING AREA DETAILS

NO	FLOOR NAME	FSI AREA SQM	NON FSI AREA SQM	TOTAL BUILTUP AREA
1.	GROUND FLOOR	233.40	73.40	306.80
	FIRST FLOOR	341.40	-	341.40
	SECOND FLOOR	313.70	-	313.70
	TERRACE FLOOR	-	37.33	37.33
	GRAND TOTAL	888.50	110.73	999.23

ALL DIMENSIONS ARE IN METERS

$$FSI = \frac{888.50}{596.00} = 1.490$$

JOINERY DETAILS :-

INDEX	Description	Size in M	Index	Description	Size in M
M.D	Main door	1.50 x 2.13	W6	Window	2.25 x 1.52
D	Door	1.25 x 2.13	W7	Window	0.85 x 1.52
D1	Door	1.11 x 2.13	W8	Window	3.58 x 1.52
D2	Door	1.50 x 2.13	W9	Window	3.53 x 1.52
D3	Door	0.94 x 2.13	W10	Window	3.00 x 1.52
D4	Door	0.80 x 2.13	W11	Window	3.00 x 1.52
D5	Door	1.00 x 1.52	KW	Kitchen window	3.00 x 1.52
L.D	Lift Door	0.90 x 2.13	KW1	Kitchen window	3.00 x 1.52
W	Window	3.98 x 1.52	V	Ventilator	0.81 x 0.61
W1	Window	5.03 x 1.52	V1	Ventilator	1.68 x 0.61
W2	Window	2.74 x 1.52	V2	Ventilator	0.95 x 0.61
W3	Window	4.15 x 1.52	V3	Ventilator	1.15 x 0.61
W5	Window	1.57 x 1.52	O	Open	1.95 x 2.13

REFERENCE :-

- SITE BOUNDARY
- EXISTING ROAD
- DRIVEWAY
- PROPOSED BUILDING FOR APPROVAL

PARKING DETAILS :-	Required	Provided
CAR PARKING	13 Nos	13 Nos

Er. HARINI. P.S
Reg. No. Coimbatore LPA / RE / GR-I / 008 / 2022
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373371000,
E mail : harini.propdoc@gmail.com.
Registered Engineer

Er. HARINI. P.S, ME.(Str)., MBA (HR).
Reg. No. Coimbatore LPA / SE / GR-I / 004 / 2022
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph 7373371000
E mail : harini.propdoc@gmail.com.
Structural Engineer

Applicant

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

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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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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.