Verified RealEstate™

REFERENCE
SWP/BPA/144032/2024

ISSUED
02 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

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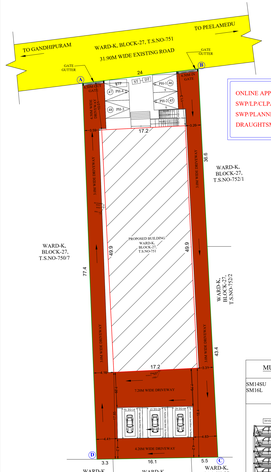
DIGITALLY VERIFIED RECORD

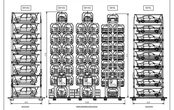


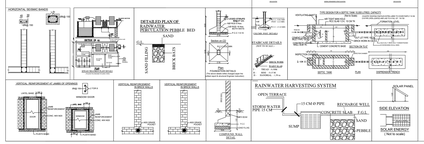
ONLINE APPLICATION NO	- SWP/BPA/ 0144032/2024	
SWP/LP/CLPA NO	- 183/2024	
SWP/PLANNING PERMISSION NO	- 213/2024	
DRAUGHTSMAN GRADE-III	- K.SELVAKUMAR	

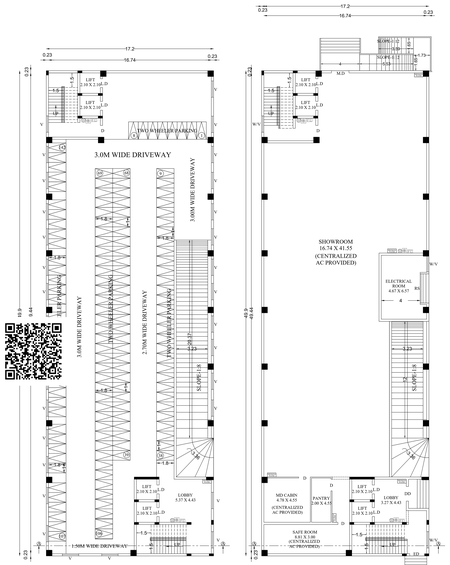
MULTILEVEL ROTARY PARKING SYSTEM

SM145U	- 2 UNIT X 14 CARS	= 28 CARS
SM16L	- 1 UNIT X 16 CARS	= 16 CARS
	TOTAL	= 44 CARS

Rotary Parking System

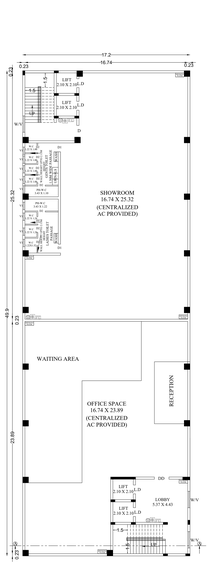




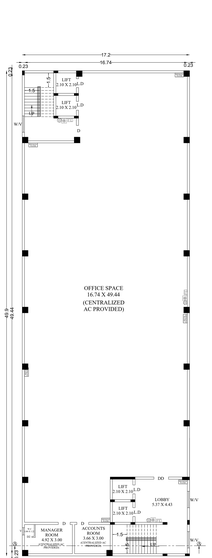


BASEMENT FLOOR PLAN

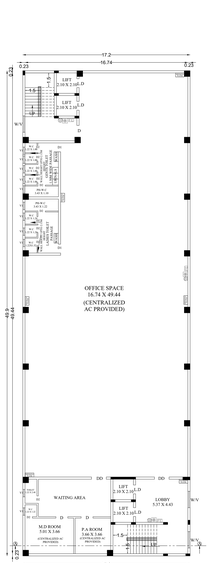
GROUND FLOOR PLAN



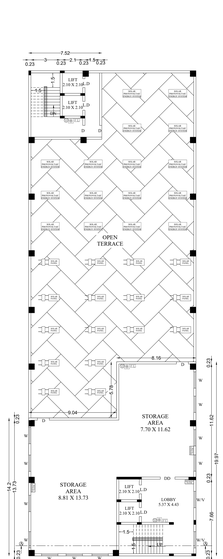
FIRST FLOOR PLAN



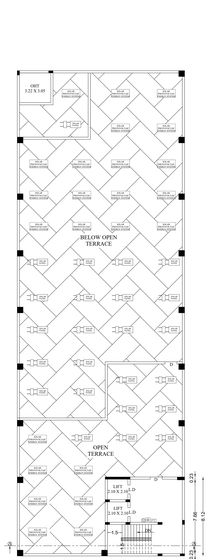
SECOND FLOOR PLAN



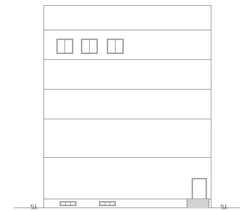
THIRD FLOOR PLAN



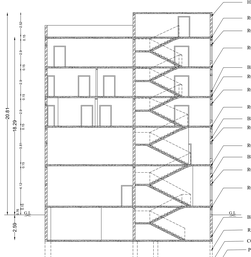
FOURTH FLOOR PLAN



TERRACE FLOOR PLAN



SOUTH SIDE ELAVTION



SECTION ON A-A

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE ROOF SHOWROOM AND PROPOSED CONSULTING OFFICE BUILDING HAVING BASEMENT+7 FLOOR FLOORS IN WARD-K, BLOCK-27, T.S.NO-750/7 SANGANOOR VILLAGE, COIMBATORE CORPORATION NORTH PART, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO: SWP/BPA/ 0144032/2024

NAME OF THE APPLICANT :
M/S AMZI GOLD
BY ITS PARTNER
Mr.V. AMARENDRAN S/o, Mr. VUMMIDI RAGHUNATH

AREA DETAILS :

AS PER PATTA/TSLR	
AS PER DOCUMENT	- 1944.00 Sq.m
AS PER SUPER IMPOSED SITE AREA	- 0.4725 Acre
	- 1920.75 Sq.m

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT UP AREA (SQ.M)
1	BASEMENT FLOOR	-	858.46	858.46
2	GROUND FLOOR	793.45	65.01	858.46
3	FIRST FLOOR	858.46	-	858.46
4	SECOND FLOOR	858.46	-	858.46
5	THIRD FLOOR	858.46	-	858.46
6	FOURTH FLOOR	291.33	53.09	344.42
7	HEAD ROOM	-	66.28	66.28
	TOTAL	3660.16	1042.84	4703.00

FLOOR SPACE INDEX = FSI AREA / SITE AREA
3660.16 / 1920.75 = 1.906 - 2.00

HEIGHT OF THE BUILDING=18.29 M

PARKING DETAILS

PARKING AREA DESCRIPTION	FLOOR WISE AREA IN Sq.M	FSI AREA IN Sq.M	REQUIRED PARKING	75% OF PARKING	PROVIDED
1 CAR SPACE FOR EVERY 50 Sq.M OF FLOOR (SHOWROOM) FLOOR AREA	G.F.-793.45 F.F-424.00	1217.45	24	58	25(INCLUDING 2 PH)
1 CAR SPACE FOR EVERY 100 Sq.M OF FLOOR AREA	T.F-454.46 S.F-858.46 F.F-291.33	2442.71	25	59	25(INCLUDING 2 PH)
10% VISITORS TWO WHEELER PARKING	-	-	3	2	2
1 CAR SPACE FOR EVERY 50 Sq.M OF FLOOR AREA	G.F.-793.45 F.F-424.00	1217.45	24	18	30
1 CAR SPACE FOR EVERY 25 Sq.M OF FLOOR AREA	T.F-454.46 S.F-858.46 F.F-291.33	2442.71	98	74	100
10% VISITORS TWO WHEELER PARKING	-	-	10	8	12

NOTE:
1) 1 CAR = 2 PLUS FOR CAR
2) 1 PLUS FOR TWO WHEELER

(8 NOS (PROVIDED) - 40 NOS)
(12 NOS (PROVIDED) - 60 NOS)

REFERENCE

FIRE ALARM SYSTEM	
FIRE EXTINGUISHER	
FIRE HYDRANT EQUIPMENT	
DRINKING WATER	

COLOR INDEX

SITE BOUNDARY	
ROAD WIDENING	
PROPOSED BUILDING	
DRIVE WAY	

JOINERY DETAILS

1	MAIN DOOR-MD	1.80 X 2.13
2	DOOR-D	1.20 X 2.13
3	DOOR-D2	0.91 X 2.13
4	DOOR-D2	0.76 X 2.13
5	DOUBLE DOOR-DD	1.50 X 2.13
6	LIFT DOOR-LD	0.91 X 2.13
7	EXIT DOOR-ED	1.52 X 2.13
8	WINDOW - W	1.68 X 1.52
9	VENTILATOR - V	1.68 X 0.46
10	VENTILATOR - V1	0.76 X 0.76

Er.C.PALANISAMY, B.E.,
Structural Engineer - 5/1B/11-12/2012-13
Consulting Structural Engineer - 5/1B/11-12/2012-13
Plot No.2, Ground Floor, Sri Ganesh Nagar, Near Ganesh Temple,
Ammankovil Road, Ganapathy, Coimbatore - 641 006.
Office Address: Door No. 1/1, Ganesh Nagar, Ganapathy,
Near Ammankovil Road, Coimbatore - 641 006.
Mobile: 94431 - 41414, 98422 - 41414
E-Mail: palanisamy1414@gmail.com

REGISTERED STRUCTURAL ENGINEER

Er.C.PALANISAMY, B.E.,
Structural Engineer - 5/1B/11-12/2012-13
Consulting Structural Engineer - 5/1B/11-12/2012-13
Plot No.2, Ground Floor, Sri Ganesh Nagar, Near Ganesh Temple,
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Mobile: 94431 - 41414, 98422 - 41414
E-Mail: palanisamy1414@gmail.com

REGISTERED ENGINEER

For AMZI Gold
Partner

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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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.