PP APPROVAL RECORD

Planning Permission

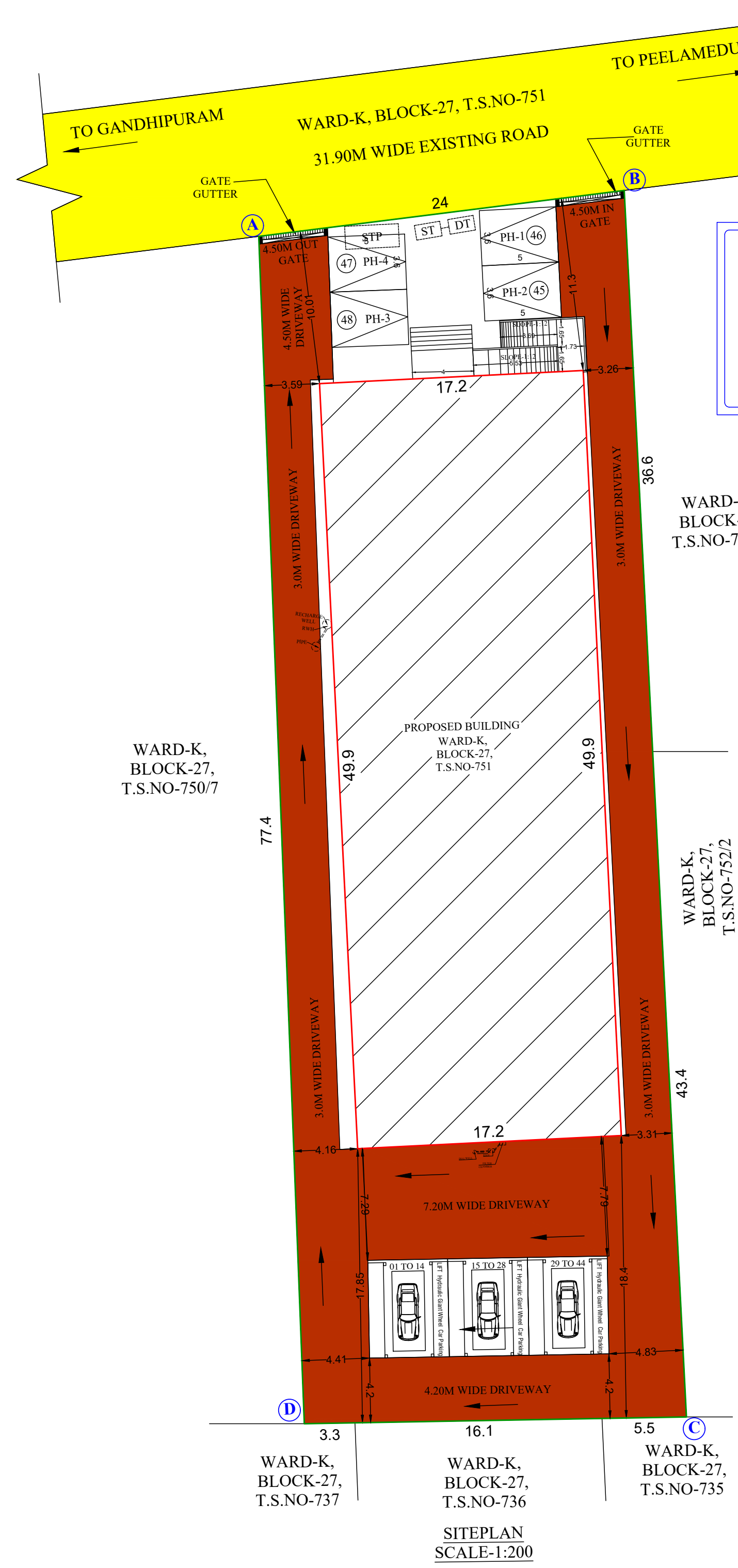
Perambalur
Coimbatore district, Tamil Nadu

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.


TO GANDHIPURAM
WARD-K, BLOCK-27, T.S.NO-751
31.90M WIDE EXISTING ROAD
TO PEELAMEDU
GATE GUTTER
4.50M OUT GATE
4.50M IN GATE
4.50M WIDE DRIVEWAY
STP
ST
DT
PH-1 46
PH-2 45
PH-3 48
PH-4 47
3.0M WIDE DRIVEWAY
PROPOSED BUILDING WARD-K, BLOCK-27, T.S.NO-751
WARD-K, BLOCK-27, T.S.NO-750/7
WARD-K, BLOCK-27, T.S.NO-752/1
WARD-K, BLOCK-27, T.S.NO-752/2
7.20M WIDE DRIVEWAY
01 TO 14
15 TO 28
29 TO 44
LIFT Hydraulic Giant Wheel Car Parking
4.20M WIDE DRIVEWAY
WARD-K, BLOCK-27, T.S.NO-737
WARD-K, BLOCK-27, T.S.NO-736
WARD-K, BLOCK-27, T.S.NO-735
24
17.2
77.4
49.9
36.6
43.4
16.1
3.3
5.5
A
B
C
D

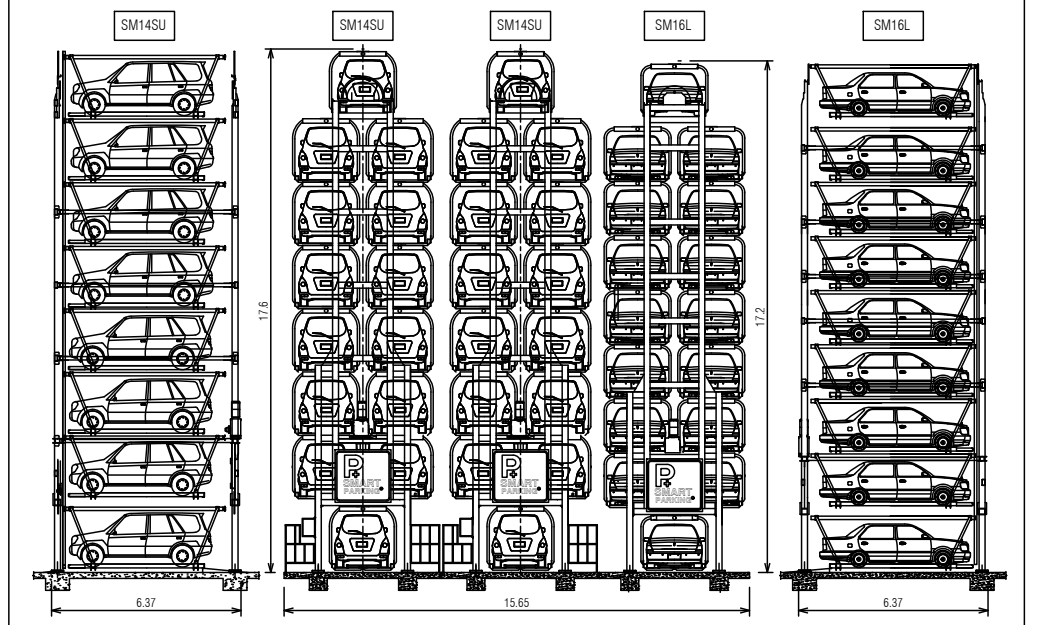
SITEPLAN
SCALE-1:200

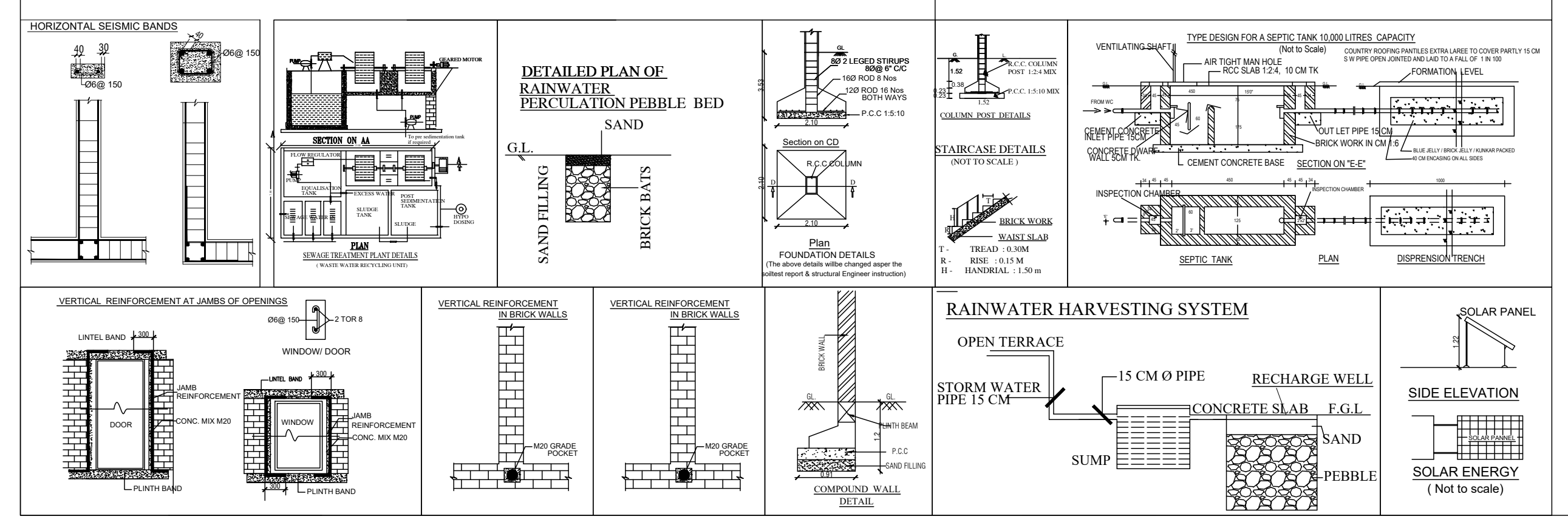
ONLINE APPLICATION NO - SWP/BPA/ 0144032/2024
SWP/LP/CLPA NO - 183/2024
SWP/PLANNING PERMISSION NO - 213/2024
DRAUGHTSMAN GRADE-III - K.SELVAKUMAR

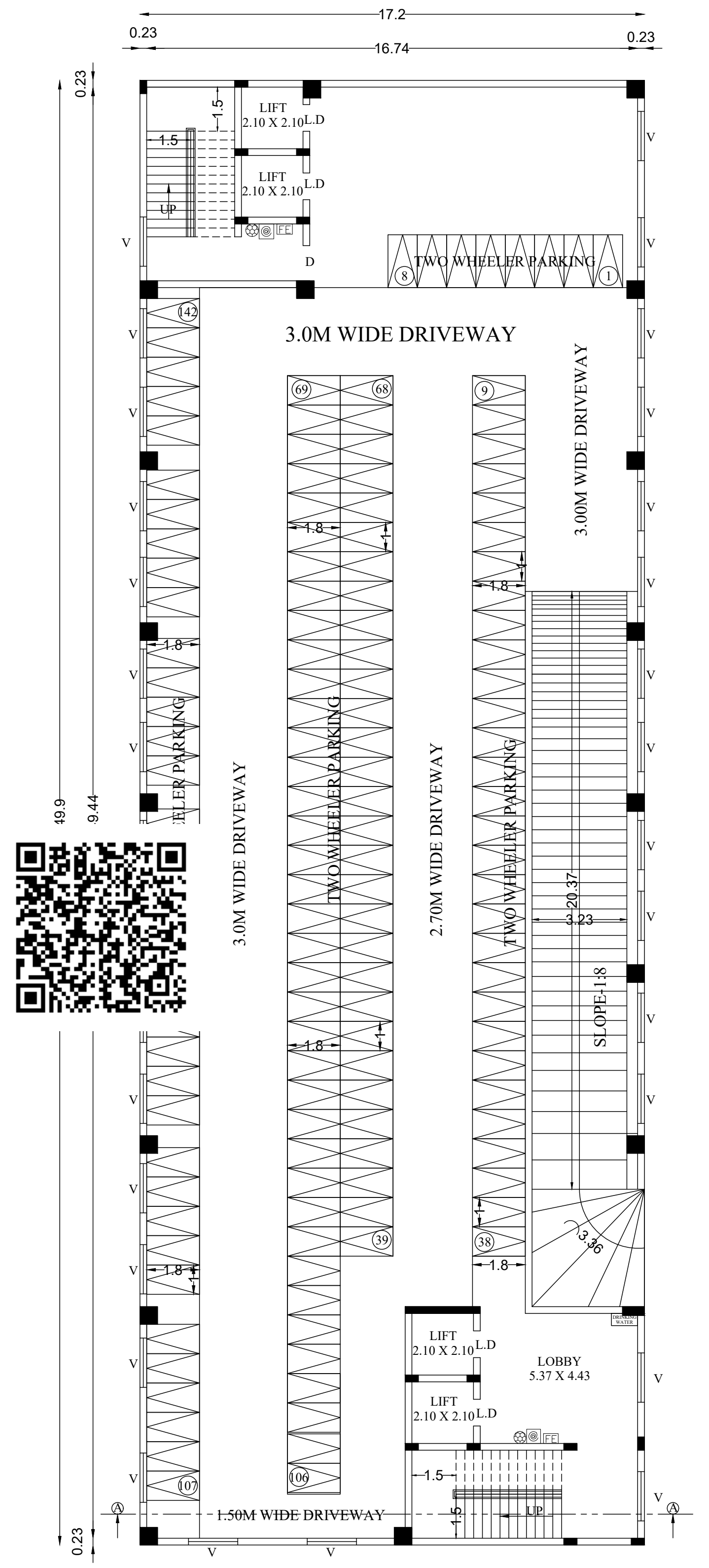
MULTILEVEL ROTARY PARKING SYSTEM

SM14SU	- 2 UNIT X 14 CARS	= 28 CARS
SM16L	- 1 UNIT X 16 CARS	= 16 CARS
	TOTAL	= 44 CARS

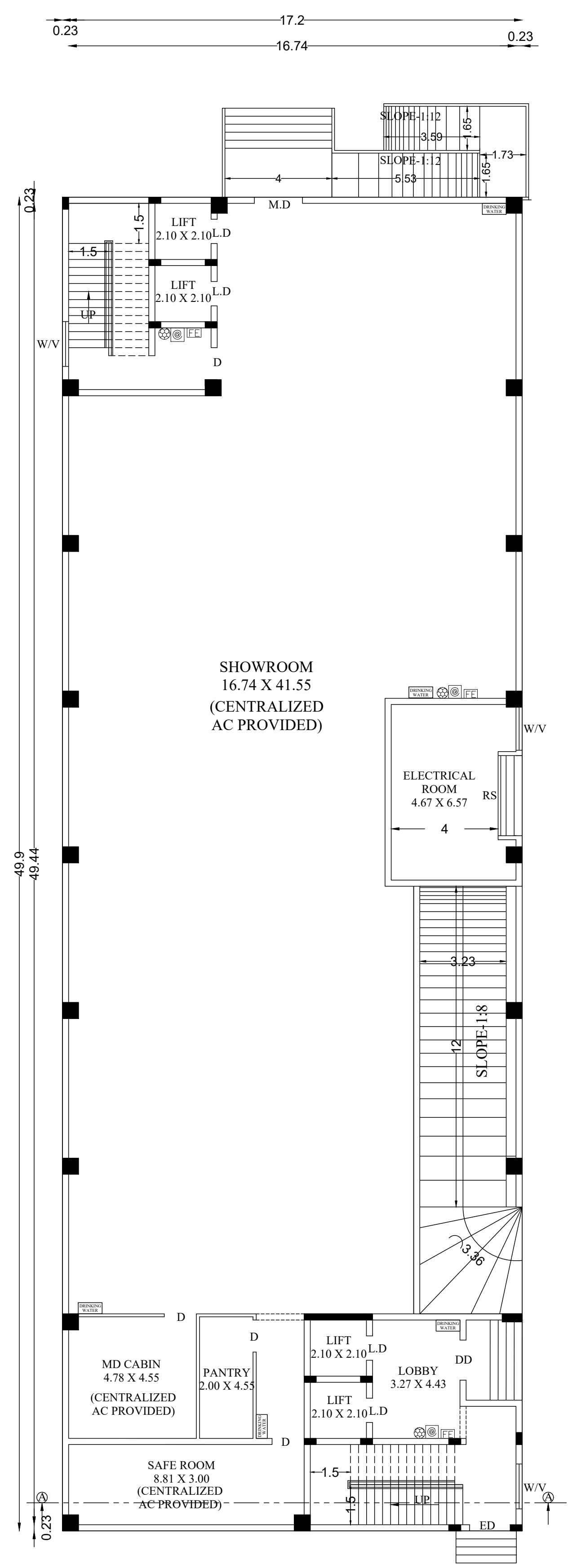
Rotary Parking System


SM14SU
SM14SU
SM14SU
SM16L
SM16L
6.37
15.65
6.37
SIDE ELEVATION
GENERAL ARRANGEMENT (FRONT ELEVATION)
SIDE ELEVATION

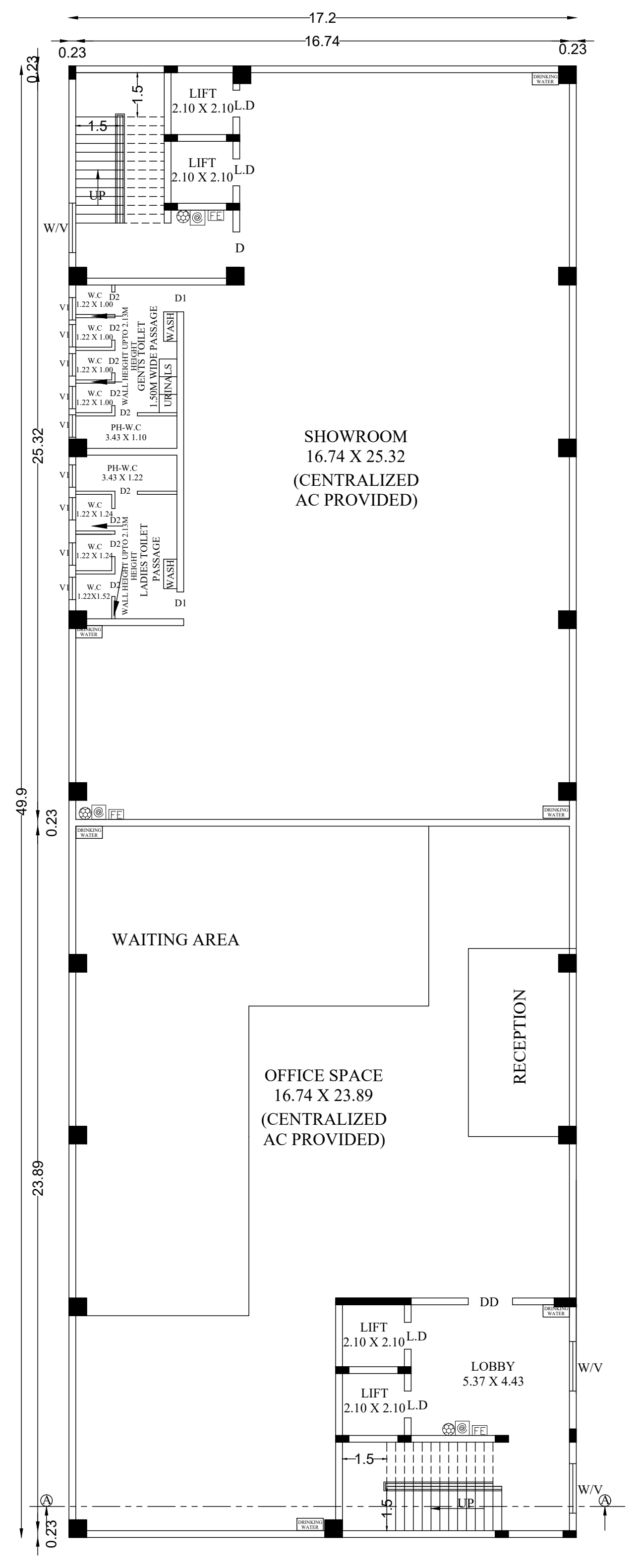

HORIZONTAL SEISMIC BANDS
SECTION ON AA
PLAN
SEWAGE TREATMENT PLANT DETAILS
(WASTE WATER RECYCLING UNIT)
DETAILED PLAN OF RAINWATER PERCULATION PEBBLE BED
SAND
G.L.
SAND FILLING
BRICK BATS
8Ø 2 LEGED STIRUPS 8Ø@ 6" C/C
16Ø ROD 8 Nos
12Ø ROD 16 Nos BOTH WAYS
P.C.C 1:5:10
Section on CD
R.C.C COLUMN
Plan
FOUNDATION DETAILS
(The above details willbe changed asper the soiltest report & structural Engineer instruction)
COLUMN POST DETAILS
STAIRCASE DETAILS
(NOT TO SCALE)
BRICK WORK
WAIST SLAB
T - TREAD : 0.30M
R - RISE : 0.15 M
H - HANDRIAL : 1.50 m
TYPE DESIGN FOR A SEPTIC TANK 10,000 LITRES CAPACITY
(Not to Scale)
VENTILATING SHAFT
AIR TIGHT MAN HOLE
RCC SLAB 1:2:4, 10 CM TK
FORMATION LEVEL
CEMENT CONCRETE INLET PIPE 15CM
CONCRETE DWARF WALL 5CM TK
CEMENT CONCRETE BASE
OUT LET PIPE 15 CM
BRICK WORK IN CM 1:6
SECTION ON "E-E"
INSPECTION CHAMBER
SEPTIC TANK
PLAN
DISPRENSION TRENCH
VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS
LINTEL BAND
DOOR
WINDOW
JAMB REINFORCEMENT
CONC. MIX M20
PLINTH BAND
WINDOW/ DOOR
Ø6@ 150
2 TOR 8
VERTICAL REINFORCEMENT IN BRICK WALLS
M20 GRADE POCKET
VERTICAL REINFORCEMENT IN BRICK WALLS
M20 GRADE POCKET
BRICK WALL
PLINTH BEAM
P.C.C
SAND FILLING
COMPOUND WALL DETAIL
RAINWATER HARVESTING SYSTEM
OPEN TERRACE
STORM WATER PIPE 15 CM
15 CM Ø PIPE
RECHARGE WELL
CONCRETE SLAB
F.G.L
SUMP
SAND
PEBBLE
SOLAR PANEL
SIDE ELEVATION
SOLAR ENERGY
(Not to scale)


17.2
16.74
0.23
49.9
49.44
LIFT 2.10 X 2.10 L.D
LIFT 2.10 X 2.10 L.D
UP
TWO WHEELER PARKING
3.0M WIDE DRIVEWAY
3.00M WIDE DRIVEWAY
3.0M WIDE DRIVEWAY
2.70M WIDE DRIVEWAY
TWO WHEELER PARKING
SLOPE-1:8
LOBBY 5.37 X 4.43
1.50M WIDE DRIVEWAY

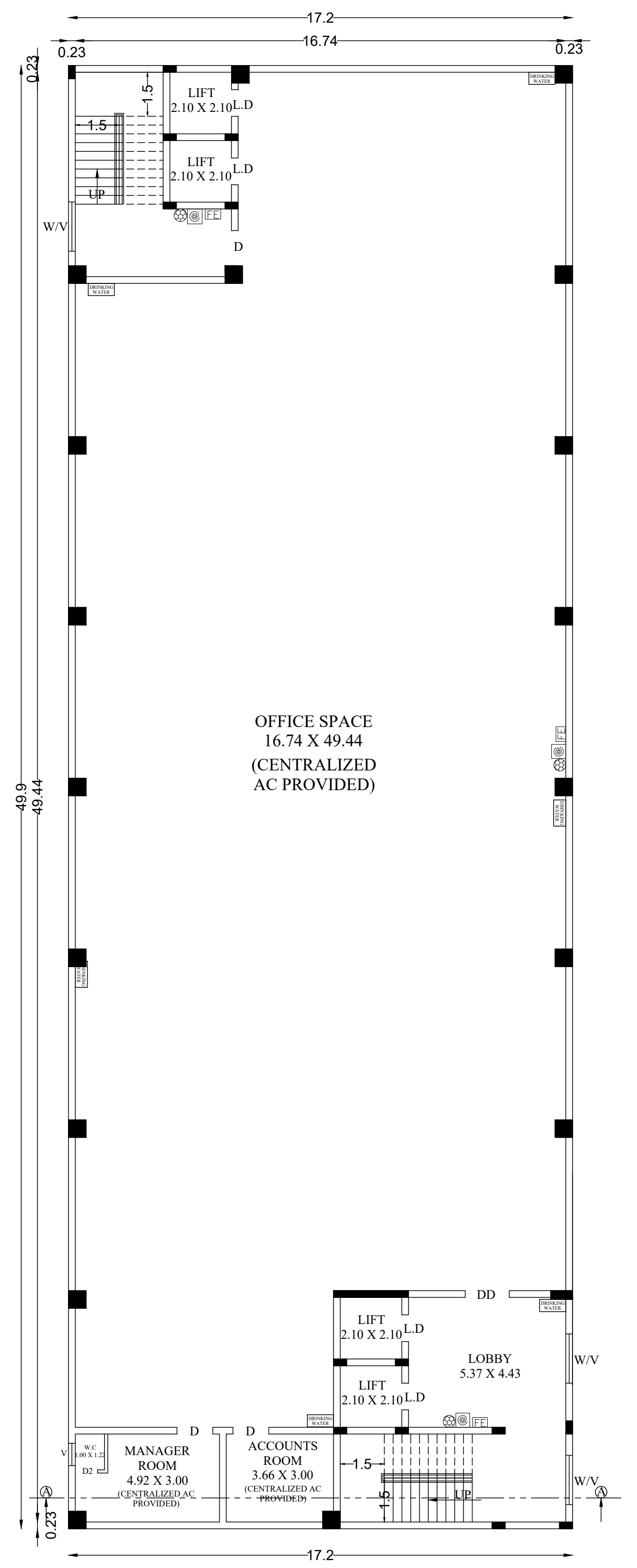
BASEMENT FLOOR PLAN


17.2
16.74
TWO WHEELER PARKING
SHOWROOM 16.74 X 41.55 (CENTRALIZED AC PROVIDED)
ELECTRICAL ROOM 4.67 X 6.57
RS
W/V
SLOPE-1:8
MD CABIN 4.78 X 4.55 (CENTRALIZED AC PROVIDED)
PANTRY 2.00 X 4.55
LIFT 2.10 X 2.10 L.D
LOBBY 3.27 X 4.43
DD
SAFE ROOM 8.81 X 3.00 (CENTRALIZED AC PROVIDED)
UP
ED
49.9
49.44
25.32
23.89

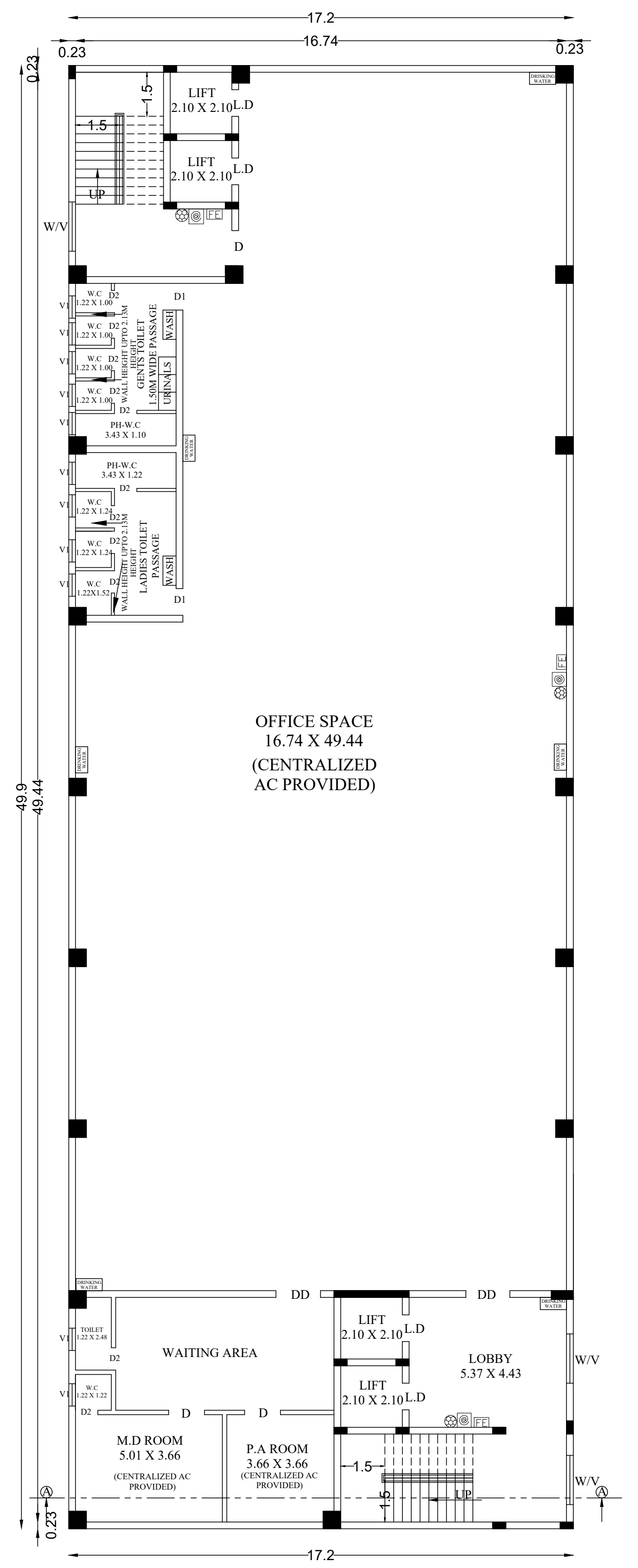
GROUND FLOOR PLAN


17.2
16.74
W.C 1.22 X 1.00
GENTS TOILET
1.50M WIDE PASSAGE
WALL HEIGHT UPTO 2.13M HEIGHT
URINALS
WASH
PH-W.C 3.43 X 1.10
PH-W.C 3.43 X 1.22
LADIES TOILET PASSAGE
W.C 1.22X1.52
SHOWROOM 16.74 X 25.32 (CENTRALIZED AC PROVIDED)
WAITING AREA
OFFICE SPACE 16.74 X 23.89 (CENTRALIZED AC PROVIDED)
RECEPTION
LIFT 2.10 X 2.10 L.D
LOBBY 5.37 X 4.43
UP

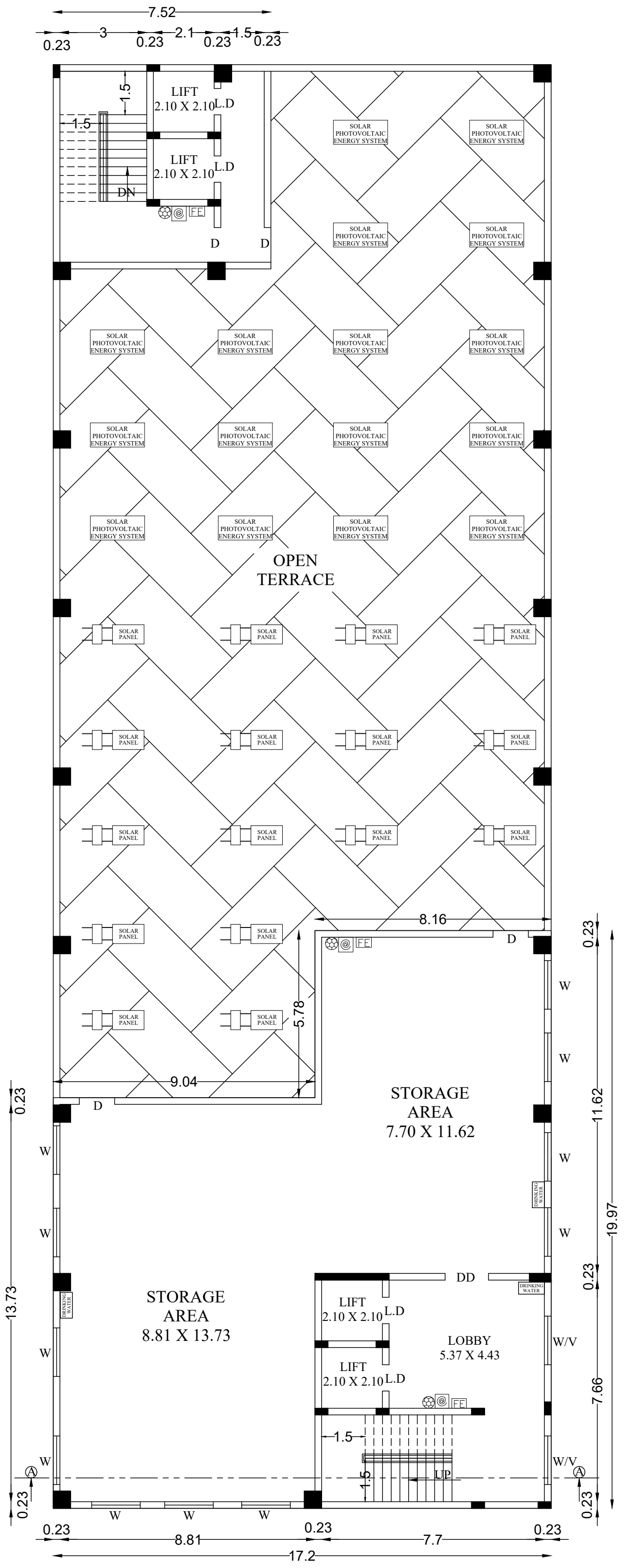
FIRST FLOOR PLAN


17.2
16.74
OFFICE SPACE 16.74 X 49.44 (CENTRALIZED AC PROVIDED)
MANAGER ROOM 4.92 X 3.00 (CENTRALIZED AC PROVIDED)
ACCOUNTS ROOM 3.66 X 3.00 (CENTRALIZED AC PROVIDED)
LIFT 2.10 X 2.10 L.D
LOBBY 5.37 X 4.43
UP

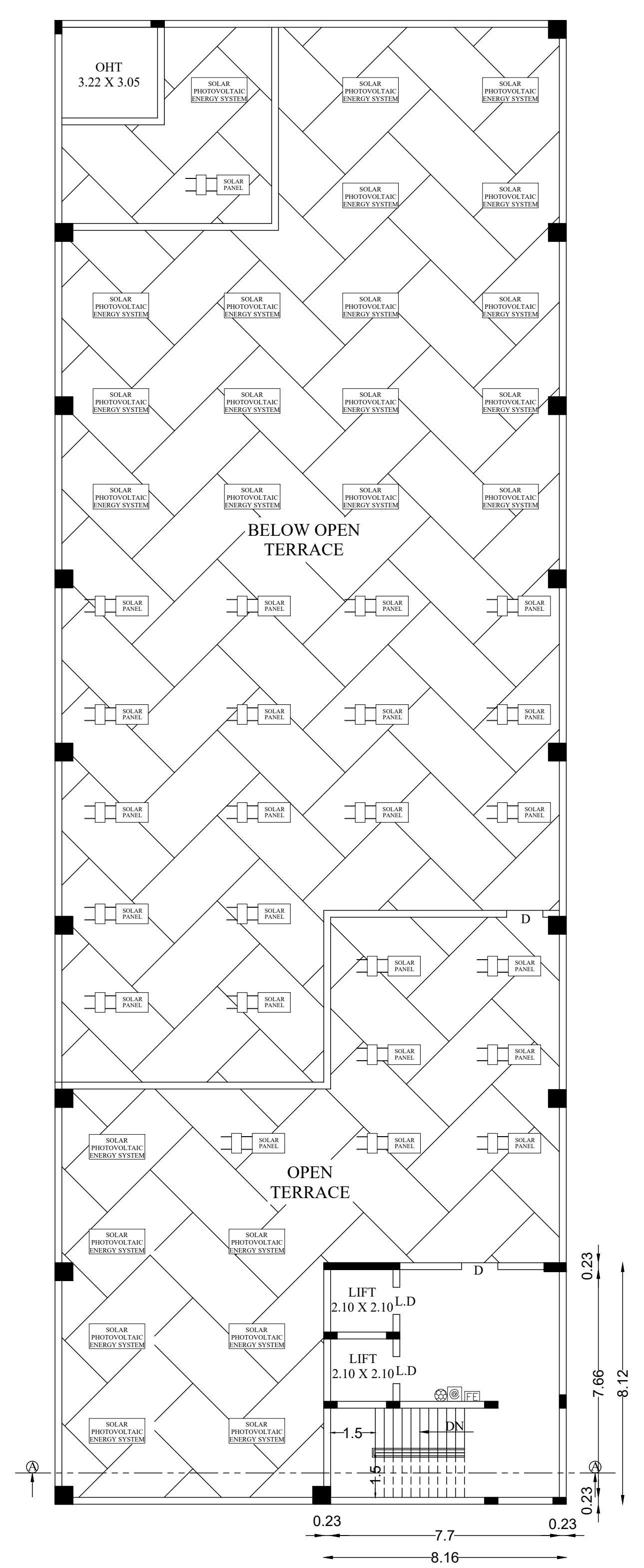
SECOND FLOOR PLAN


17.2
16.74
OFFICE SPACE 16.74 X 49.44 (CENTRALIZED AC PROVIDED)
WAITING AREA
TOILET 1.22 X 2.48
M.D ROOM 5.01 X 3.66 (CENTRALIZED AC PROVIDED)
P.A ROOM 3.66 X 3.66 (CENTRALIZED AC PROVIDED)
LIFT 2.10 X 2.10 L.D
LOBBY 5.37 X 4.43
UP

THIRD FLOOR PLAN

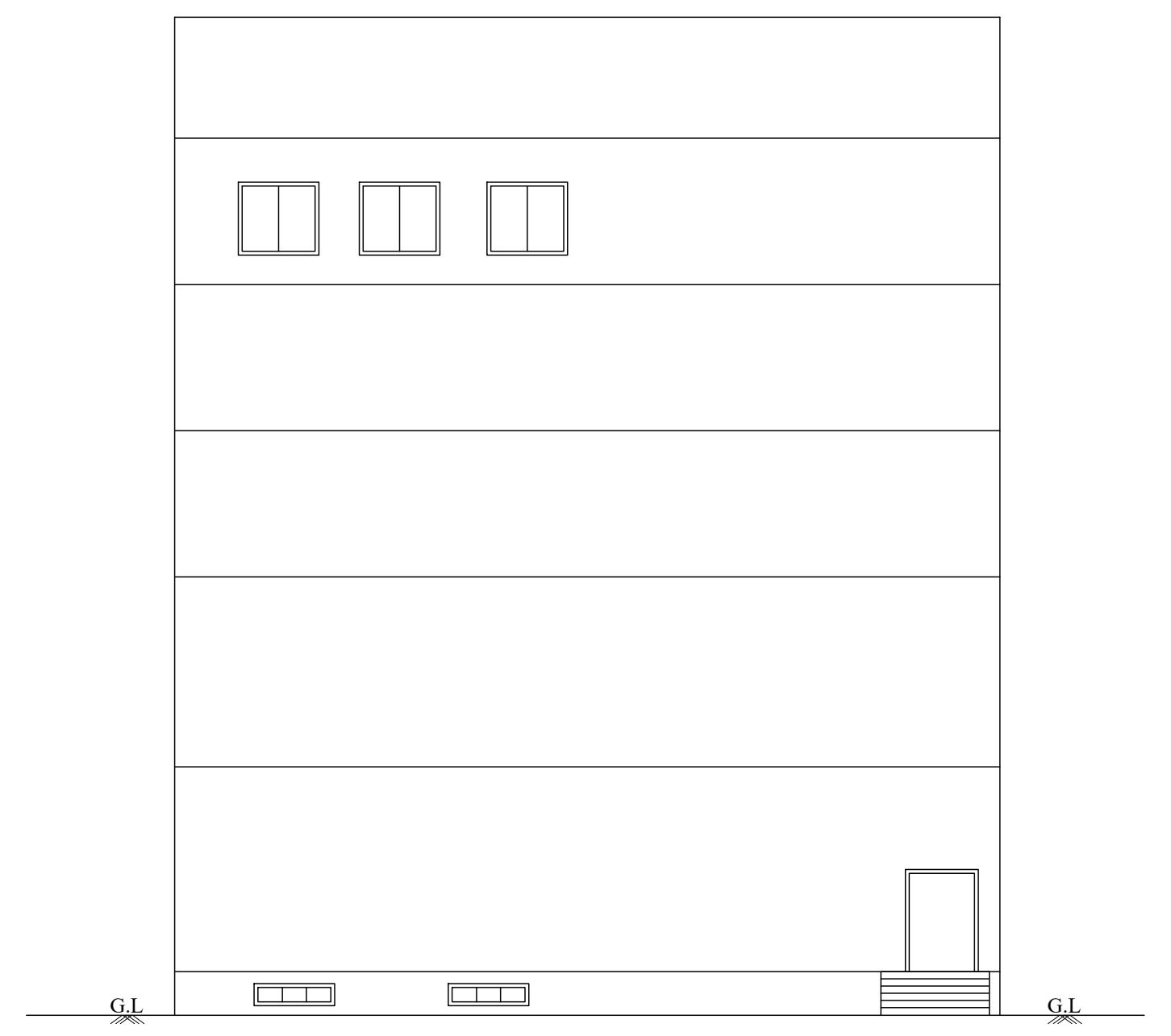

7.52
LIFT 2.10 X 2.10 L.D
DN
SOLAR PHOTOVOLTAIC ENERGY SYSTEM
SOLAR PANEL
OPEN TERRACE
STORAGE AREA 7.70 X 11.62
STORAGE AREA 8.81 X 13.73
LIFT 2.10 X 2.10 L.D
LOBBY 5.37 X 4.43
UP
8.81
7.7
17.2

FOURTH FLOOR PLAN

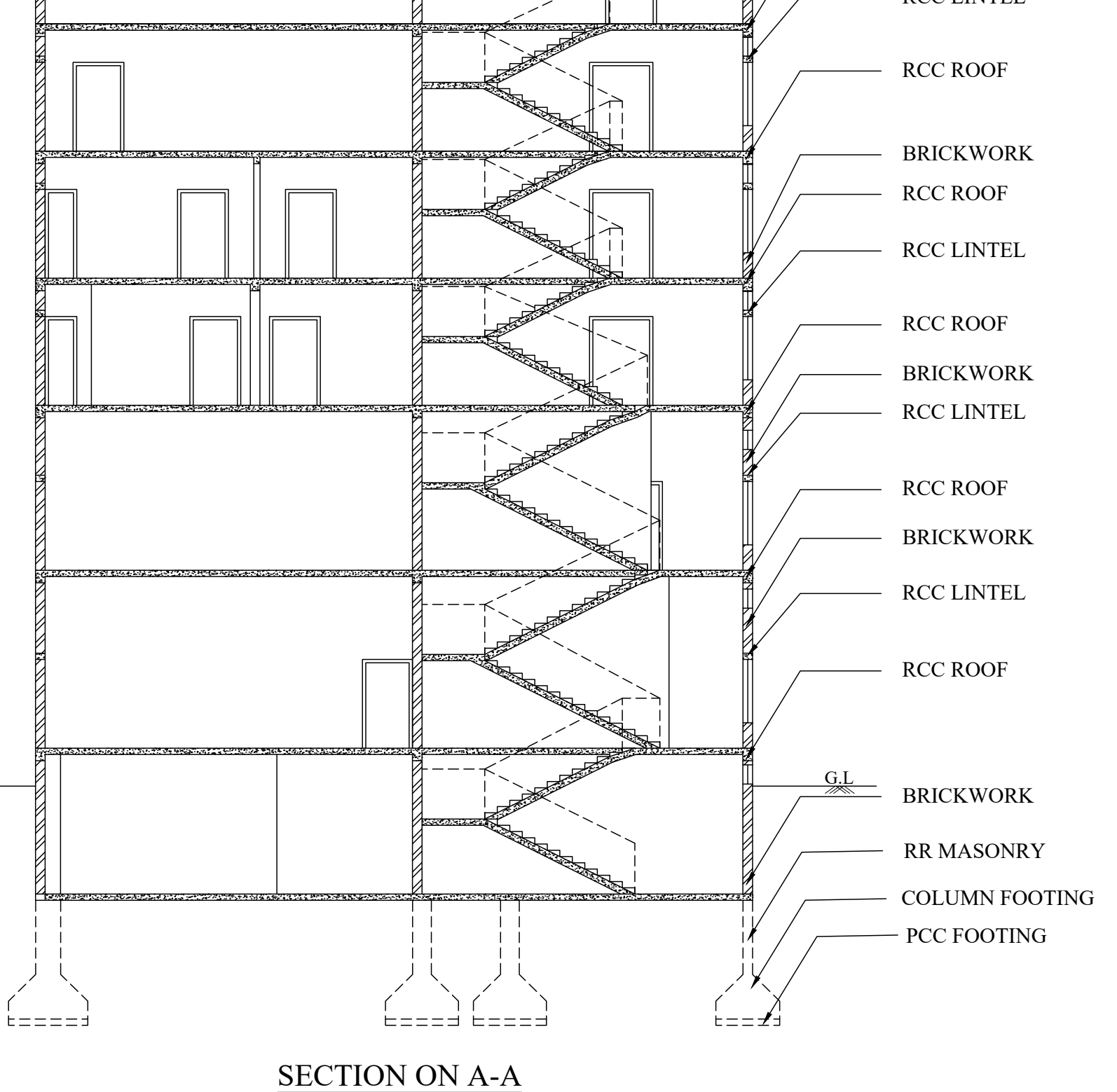

OHT 3.22 X 3.05
SOLAR PHOTOVOLTAIC ENERGY SYSTEM
SOLAR PANEL
BELOW OPEN TERRACE
OPEN TERRACE
LIFT 2.10 X 2.10 L.D
DN
7.7
8.16

TERRACE FLOOR PLAN

SCALE-1:100



SOUTH SIDE ELAVTION


HEAD ROOM
RCC ROOF
RCC LINTEL
RCC ROOF
BRICKWORK
RCC ROOF
RCC LINTEL
RCC ROOF
BRICKWORK
RCC LINTEL
RCC ROOF
BRICKWORK
RCC LINTEL
RCC ROOF
BRICKWORK
RR MASONRY
COLUMN FOOTING
PCC FOOTING
G.L
20.81
18.29
2.59

SECTION ON A-A

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF SHOWROOM AND PROFESSIONAL CONSULTING OFFICE BUILDING HAVING BASEMENT + FOUR FLOORS IN WARD -K, BLOCK-27, T.S.NO:751 AT 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 AMJI GOLD
BY ITS PARTNER
Mr.V. AMARENDRAN S/o, Mr. VUMMIDI RAGHUNATH

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

$$\text{FLOOR SPACE INDEX} = \frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{3660.16}{1920.75} = 1.906 < 2.00$$

HEIGHT OF THE BUILDING-18.29 M

PARKING DETAILS

PARKING AREA DESCRIPTION	FLOORWISE AREA IN Sq.M	FSI AREA IN Sq.M	REQUIRED	75% OF PARKING	PROVIDED
1 CAR SPACE FOR EVERY 50 Sq.M OF (SHOWROOM) FLOOR AREA	G.F-793.45 F.F-424.00	1217.45	24	18	23(INCLUDING 2 PH)
1 CAR SPACE FOR EVERY 100 Sq.M OF FLOOR AREA	F.F-434.46 S.F-858.46 T.F-858.46 F.F-291.33	2442.71	25	19	23(INCLUDING 2 PH)
10% VISITORS CAR PARKING		-	3	2	2
1 TWO WHEELER SPACE FOR EVERY 50 Sq.M OF FLOOR AREA	G.F-793.45 F.F-424.00	1217.45	24	18	30
1 TWO WHEELER SPACE FOR EVERY 25 Sq.M OF FLOOR AREA	F.F-434.46 S.F-858.46 T.F-858.46 F.F-291.33	2442.71	98	74	100
10% VISITORS TWO WHEELER PARKING	-	-	10	8	12

NOTE :
1) 75% OF FSI FOR CAR - 39 NOS (PROVIDED - 48 NOS)
2) 75% OF FSI FOR TWO WHEELER - 132 NOS (PROVIDED -142 NOS)

REFERENCE

❂	FIRE ALARM SYSTEM
◎	HOSE REEL
FE	FIRE FIGHTING EQUIPMENT
DRINKING WATER	DRINKING WATER

COLOR INDEX:

SITE BOUNDARY	🟩
EXISTING ROAD	🟨
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-D1	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.,
Registered Engineer - TD/RE/Gr-I/2023/05/001
Registered Structural Engineer - 016/RSE II
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor),
Stanes Road 4th Street, Avinashi Main Road,
Tirupur -641602, Cell No: 9894042540
E.mail :cpsamy.rgbuilders@gmail.com

REGISTERED STRUCTURAL ENGINEER

Er.C.PALANISAMY, B.E.,
Registered Engineer - TD/RE/Gr-I/2023/05/001
Registered Structural Engineer - 016/RSE II
Licensed Building Surveyor - 032/26/2016-2017
Consulting Civil Engineer
RG Builders No : 59/1, Swapna Towers (Third Floor),
Stanes Road 4th Street, Avinashi Main Road,
Tirupur -641602, Cell No: 9894042540
E.mail :cpsamy.rgbuilders@gmail.com

REGISTERED ENGINEER

For AMJI 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

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.