PP APPROVAL RECORD

Planning Permission

Coimbatore

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.

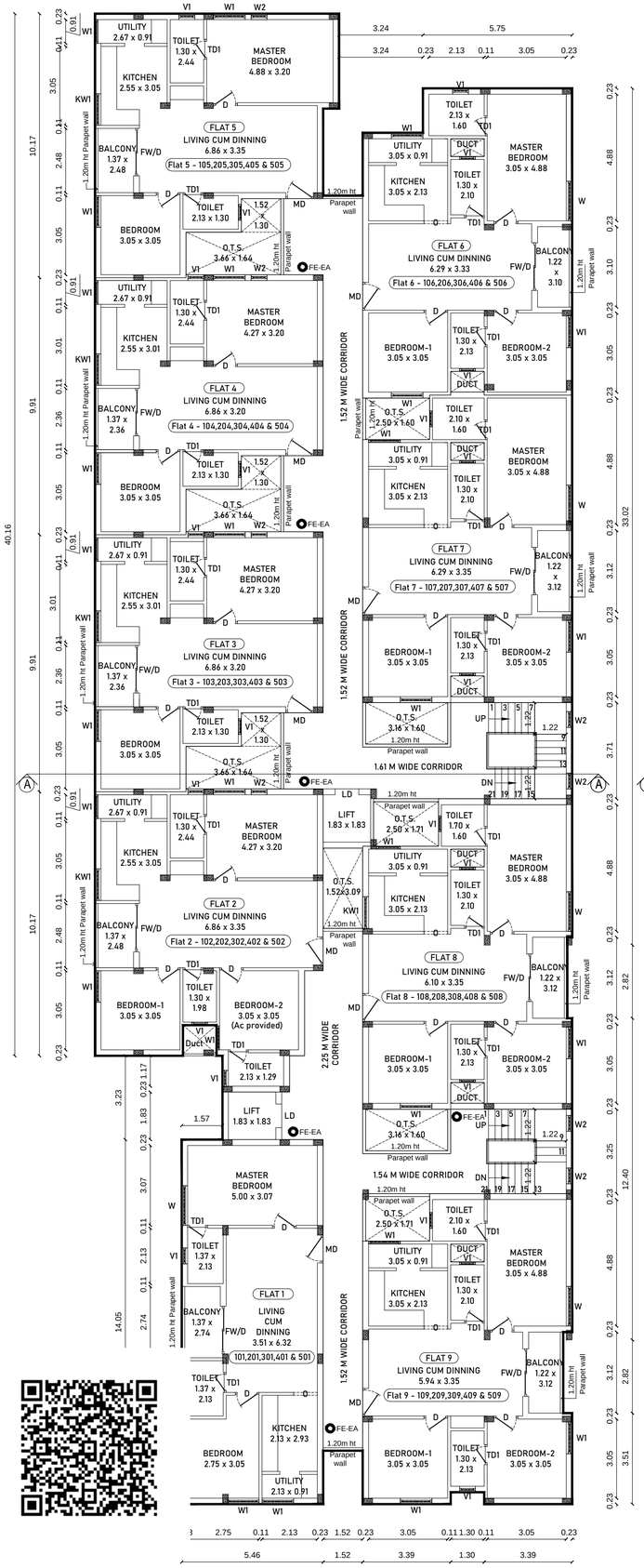
Verified RealEstate™

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

hello@verified.realestate

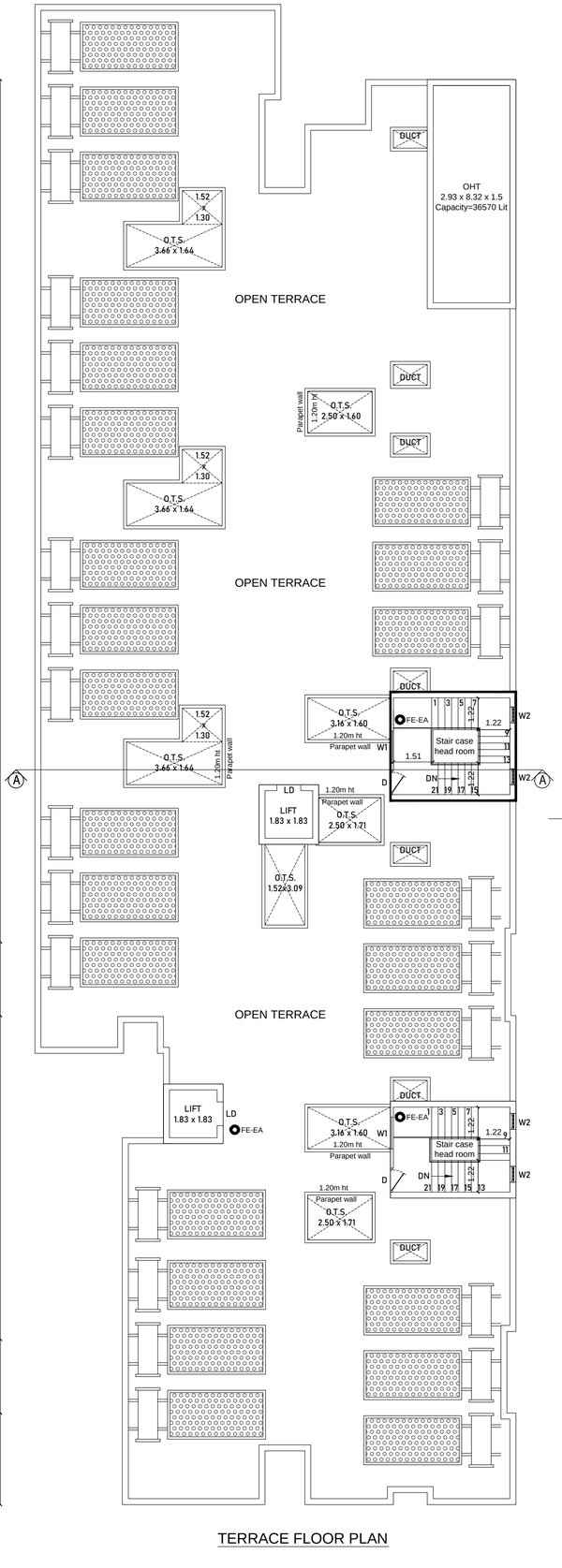
+91 9996 12 9996

verified.realestate

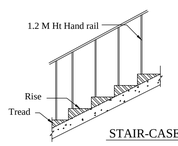


TYPICAL FIRST,SECOND,THIRD,FOURTH & FIFTH FLOOR PLAN

BLOCK 1



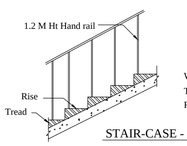
TERRACE FLOOR PLAN



WIDTH - (1.22)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE - 1 DETAILS

(NOT TO SCALE)

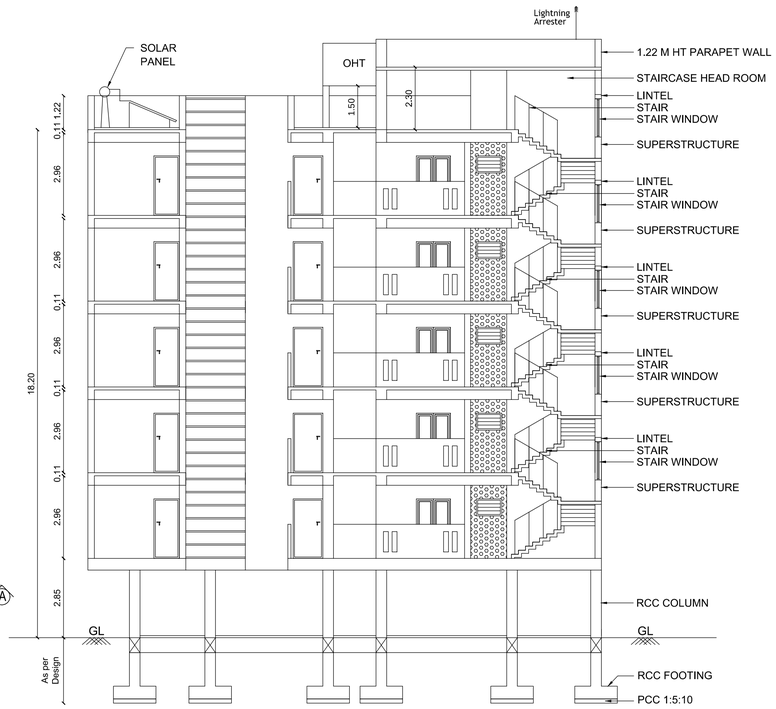


WIDTH - (1.22)
TREAD - (0.30)
RISE - (0.15)

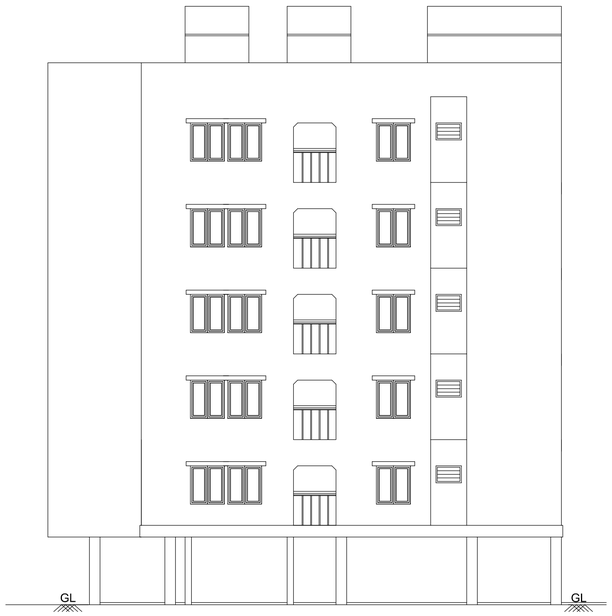
STAIR-CASE - 2 DETAILS

(NOT TO SCALE)





SECTION ON 'AA'



NORTH SIDE ELEVATION

B.P / DTCP No : 604 / 2024

BLOCK - 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BLOCK 1 (STILIT + 5 FLOOR Affordable Housing Residential units) BUILDINGS IN T.S.No : 2 / 2, WARD No : 28, BLOCK No :52,S.F.No :513/B1pt,489/1pt, 2pt & 3pt, SOWRIPALAYAM ROAD, RAMANATHAPURAM VILLAGE, COIMBATORE CORPORATION. Singanallur DD plan no : 21

JOINERY DETAILS:	METER
MD- MAIN DOOR	1.22 x 2.10
D - DOOR	0.91 x 2.10
TD1 - TOILETDOOR	0.76 x 2.10
LD - LIFT DOOR	0.91 x 2.10
W - WINDOW	1.52 x 1.37
W1 - WINDOW	1.22 x 1.37
W2 - WINDOW	0.61 x 1.37
FW - FRENCH WINDOW	1.83 x 2.10
KW - KITCHEN WINDOW	0.91 x 1.07
KW1- KITCHEN WINDOW	1.22 x 1.07
O - OPEN	0.91 x 2.00
V - VENTILATOR	0.61 x 0.91

AREA OF THE DWELLING UNIT : BLOCK 1

Dwelling Reference	Carpet Area
Dwelling - 101,201,301,401 & 501	76.67 Sq m
Dwelling - 102,202,302,402 & 502	89.87 Sq m
Dwelling - 103,203,303,403 & 503	74.42 Sq m
Dwelling - 104,204,304,404 & 504	74.42 Sq m
Dwelling - 105,205,305,405 & 505	78.39 Sq m
Dwelling - 106,206,306,406 & 506	89.71 Sq m
Dwelling - 107,207,307,407 & 507	89.24 Sq m
Dwelling - 108,208,308,408 & 508	88.50 Sq m
Dwelling - 109,209,309,409 & 509	89.39 Sq m

BLOCK - 1

Total Number of Dwellings = (9 x 5) = 45 Nos

"For EASTERN SPINWELL LTD."

Managing Director

APPLICANT

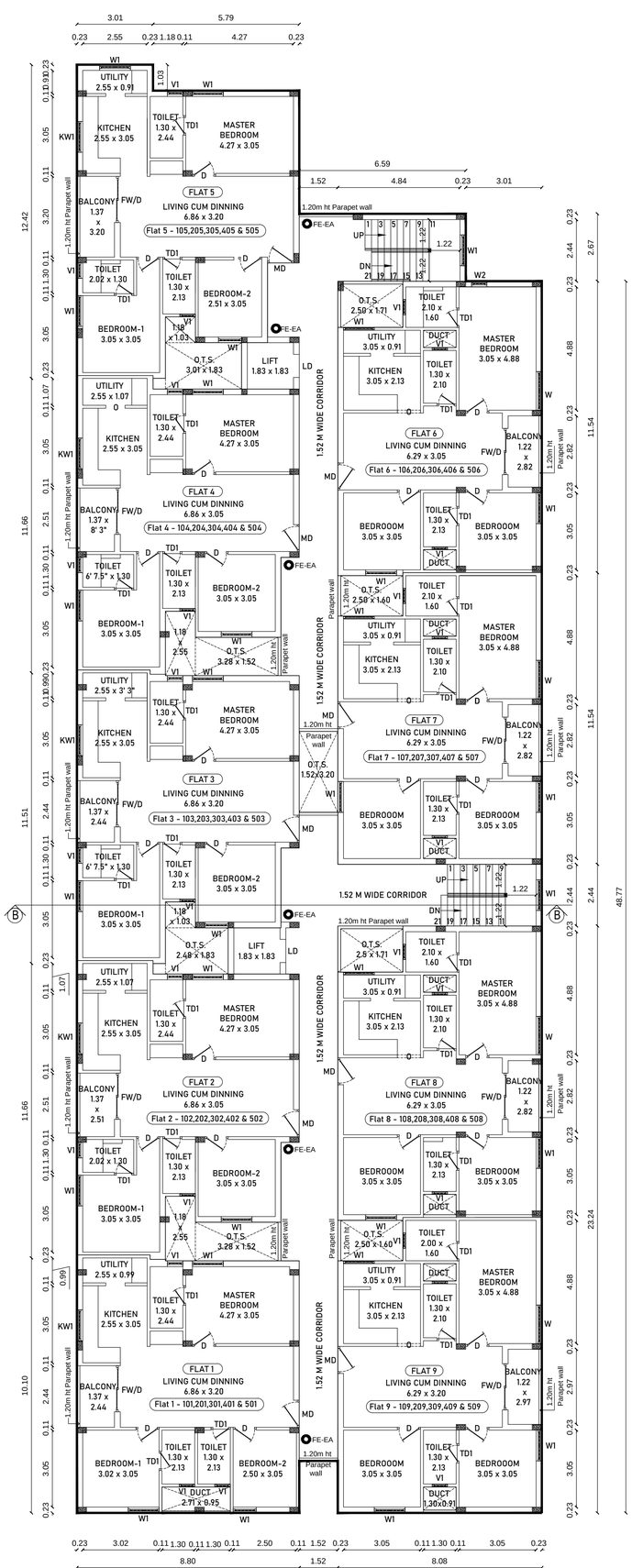
ARCHITECT

Er. M. BALAJI, M.E., (STRUCT
Regd. No. LPA/SE/GR-1/19054/037
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No.5, KALLUKATTI NAGAR, PEELAMEDU,
COIMBATORE-641 004.
Cell : 98944-44949
Email : saistructuraldesigns@gmail.com

STRUCTURAL ENGINEER

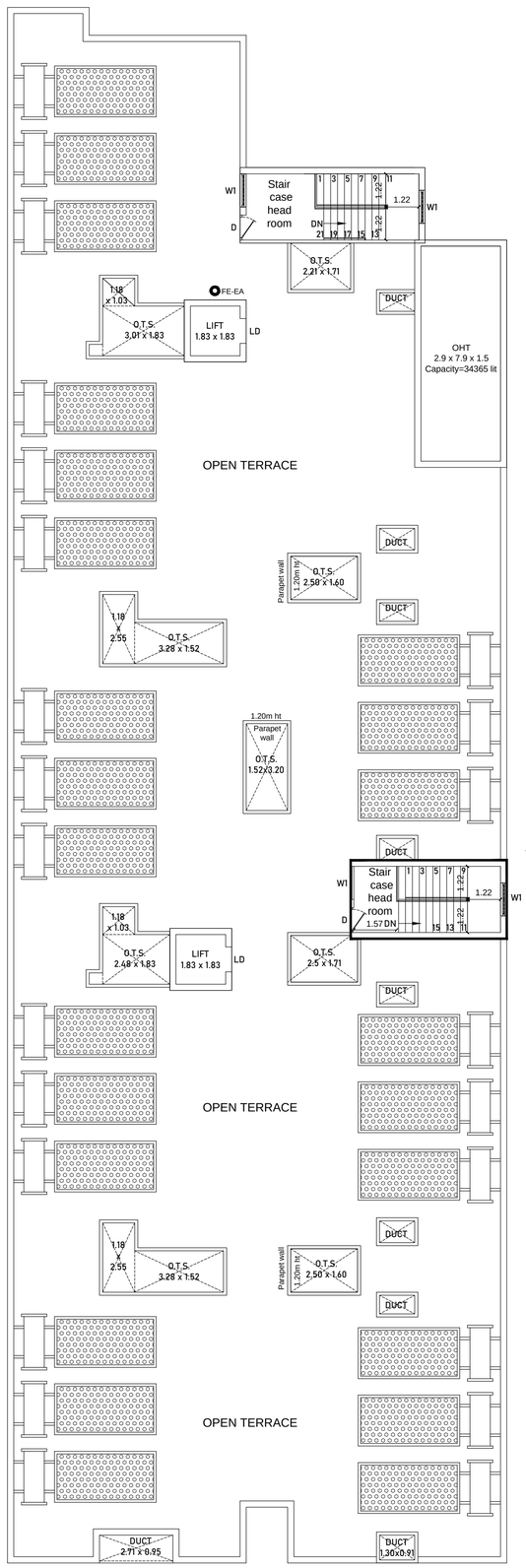
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

REGISTERED ENGINEER

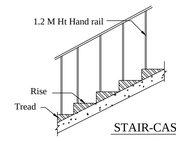


TYPICAL FIRST,SECOND,THIRD,FOURTH & FIFTH FLOOR PLAN

BLOCK 2



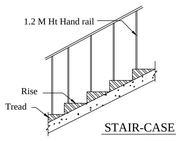
TERRACE FLOOR PLAN



WIDTH - (1.22)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE - 1 DETAILS

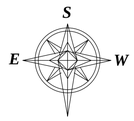
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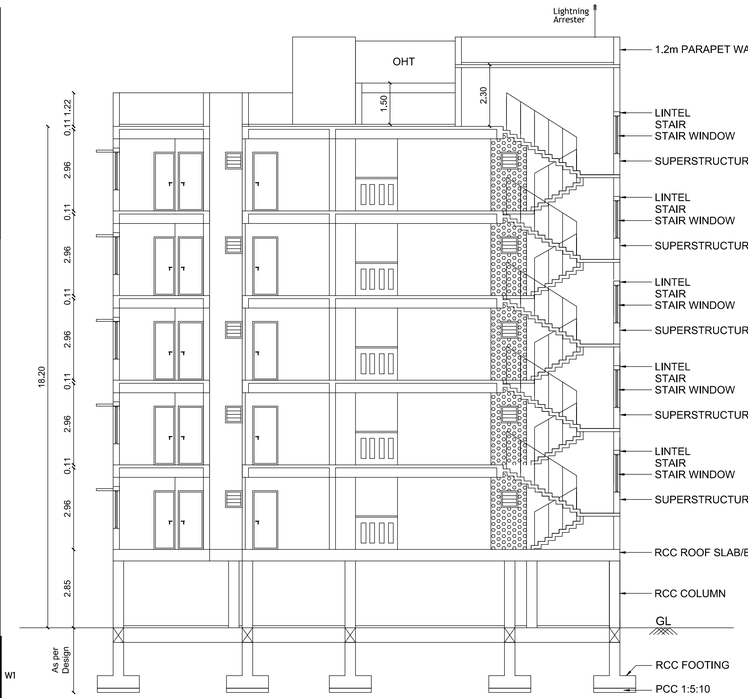


WIDTH - (1.22)
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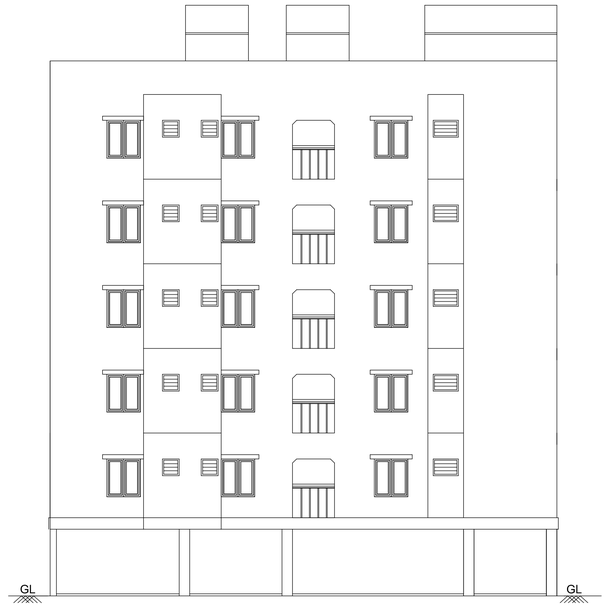
STAIR-CASE - 2 DETAILS

(NOT TO SCALE)





SECTION ON 'BB'



NORTH SIDE ELEVATION

B.P / DTCP No : 604 / 2024

BLOCK - 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BLOCK 2 (STILIT + 5 FLOOR Housing Residential units) BUILDINGS T.S.No : 2 / 2, WARD No : 28, BLOCK No :52, S.F.No :513/B1pt,489/1pt, 2pt & 3pt, SOWRIPALAYAM ROAD, RAMANATHAPURAM VILLAGE COIMBATORE CORPORATION. Singanallur DD plan no : 21

JOINERY DETAILS:	METER
MD- MAIN DOOR	1.22 x 2.10
D - DOOR	0.91 x 2.10
TD1 - TOILETDOOR	0.76 x 2.10
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W - WINDOW	1.52 x 1.37
W1 - WINDOW	1.22 x 1.37
W2 - WINDOW	0.61 x 1.37
FW - FRENCH WINDOW	1.83 x 2.10
KW - KITCHEN WINDOW	0.91 x 1.07
KW1- KITCHEN WINDOW	1.22 x 1.07
O - OPEN	0.91 x 2.00
V - VENTILATOR	0.61 x 0.91

AREA OF THE DWELLING UNIT : BLOCK 2

Dwelling Reference	Carpet Area
Dwelling - 101,201,301,401 & 501	85.78 Sq m
Dwelling - 102,202,302,402 & 502	89.27 Sq m
Dwelling - 103,203,303,403 & 503	89.65 Sq m
Dwelling - 104,204,304,404 & 504	89.27 Sq m
Dwelling - 105,205,305,405 & 505	89.76 Sq m
Dwelling - 106,206,306,406 & 506	86.93 Sq m
Dwelling - 107,207,307,407 & 507	86.93 Sq m
Dwelling - 108,208,308,408 & 508	86.93 Sq m
Dwelling - 109,209,309,409 & 509	89.20 Sq m

BLOCK - 2

Total Number of Dwellings = (9 x 5) = 45 Nos

"For EASTERN SPINWELL LTD"
Managing Director

APPLICANT

ARCHITECT

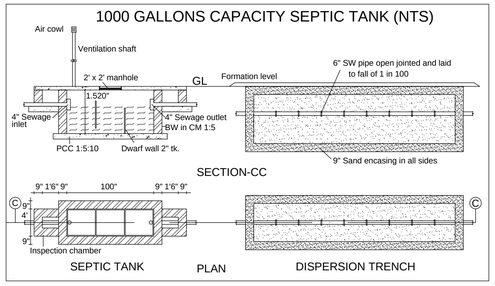
Er. M. BALAJI, M.E., (STRUCT
Regn. No. LPA/SE/GR-II/19/04037
SAI STRUCTURAL DESIGNS
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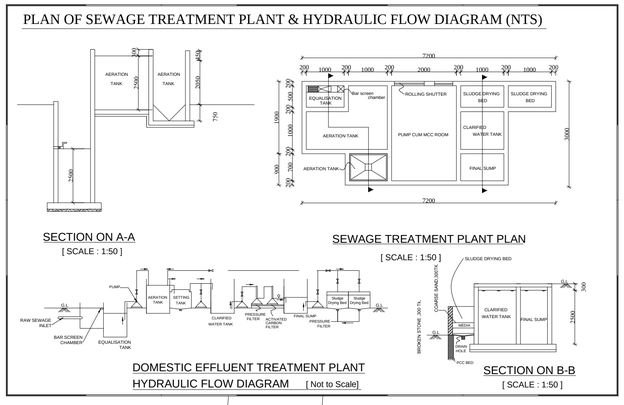
STRUCTURAL ENGINEER

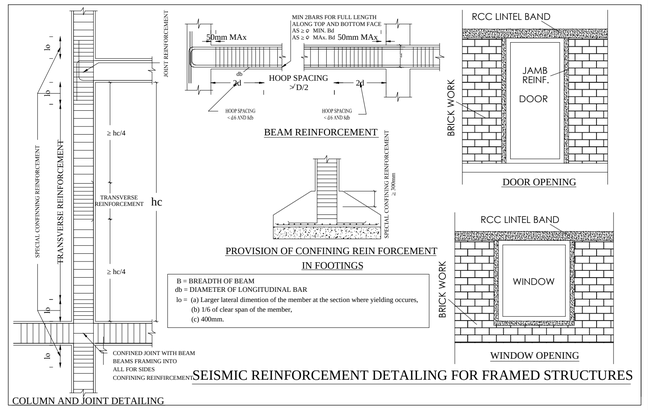
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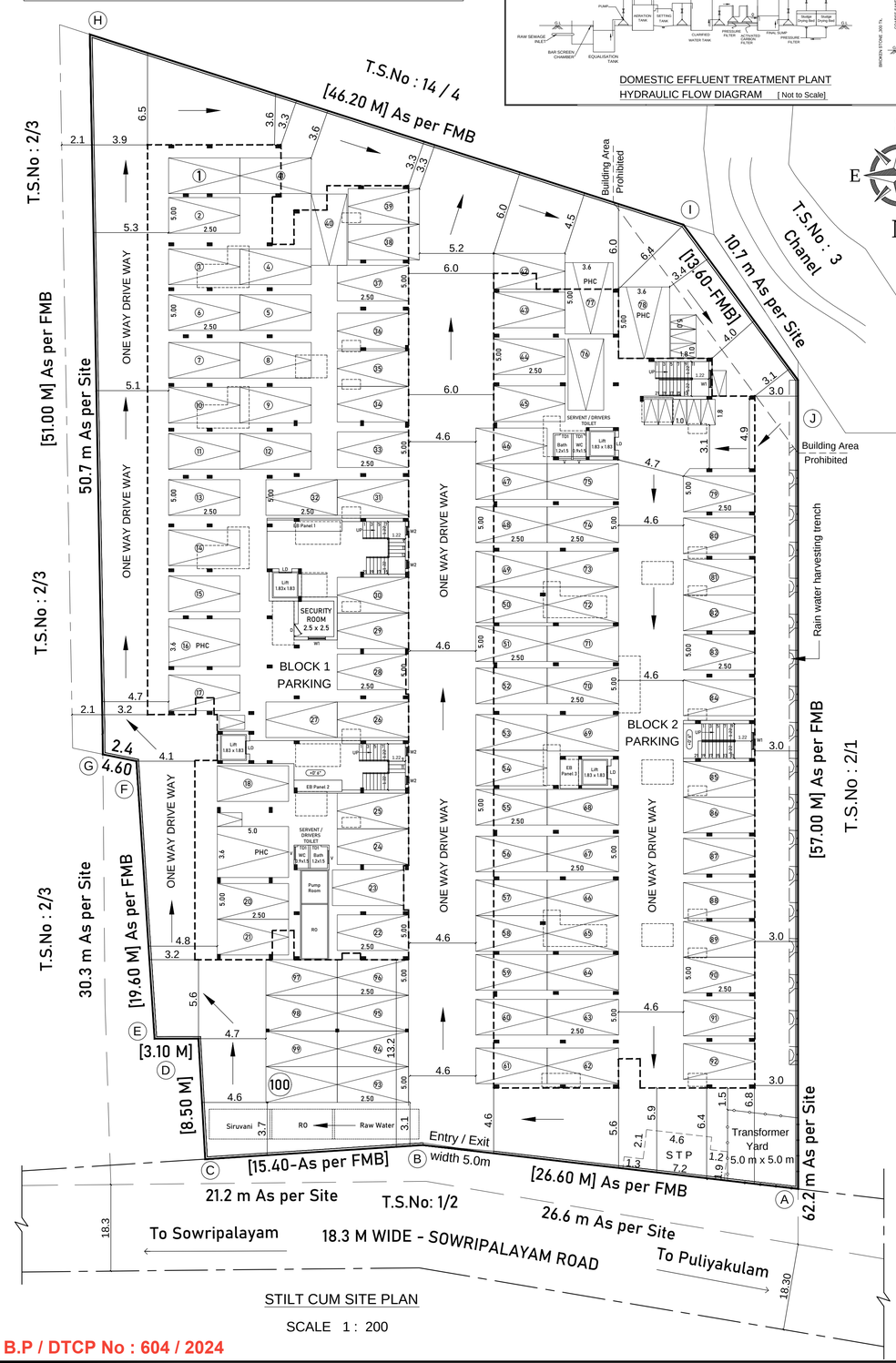
REGISTERED ENGINEER

BLOCK - 2 SHEET No : 3 / 3





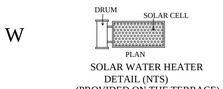




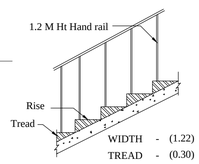
STILT CUM SITE PLAN

SCALE 1 : 200

B.P / DTCP No : 604 / 2024

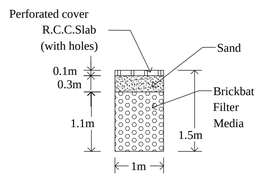


SOLAR WATER HEATER DETAIL (NTS) (PROVIDED ON THE TERRACE)



STAIR-CASE - 1 DETAILS

(NOT TO SCALE)



(Not to scale)

RAIN WATER HARVESTING RECHARGE TRENCH SECTION

FE :- FIRE DETECTING AND EXTINGUI-SHING SYSTEM PROVIDED.

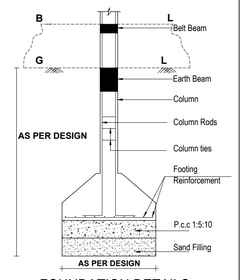
EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

REFERENCE:

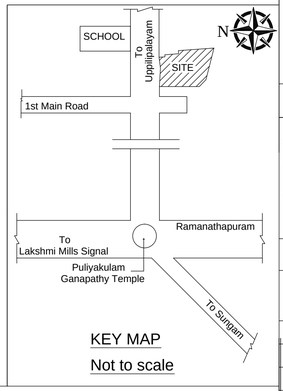
- SITE BOUNDARY(A-J) (As Per Super imposed)
- AS PER FMB
- AS ON SITE
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH

AREA OF THE DWELLING UNIT : BLOCK 1	
Dwelling Reference	Carpet Area
Dwelling - 101,201,301,401 & 501	76.67 Sq m
Dwelling - 102,202,302,402 & 502	89.87 Sq m
Dwelling - 103,203,303,403 & 503	74.42 Sq m
Dwelling - 104,204,304,404 & 504	74.42 Sq m
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Dwelling - 106,206,306,406 & 506	89.71 Sq m
Dwelling - 107,207,307,407 & 507	89.24 Sq m
Dwelling - 108,208,308,408 & 508	88.50 Sq m
Dwelling - 109,209,309,409 & 509	89.39 Sq m
BLOCK - 1	
Total Number of Dwellings = (9 x 5) = 45 Nos	

AREA OF THE DWELLING UNIT : BLOCK 2	
Dwelling Reference	Carpet Area
Dwelling - 101,201,301,401 & 501	85.78 Sq m
Dwelling - 102,202,302,402 & 502	89.27 Sq m
Dwelling - 103,203,303,403 & 503	89.65 Sq m
Dwelling - 104,204,304,404 & 504	89.27 Sq m
Dwelling - 105,205,305,405 & 505	89.76 Sq m
Dwelling - 106,206,306,406 & 506	86.93 Sq m
Dwelling - 107,207,307,407 & 507	86.93 Sq m
Dwelling - 108,208,308,408 & 508	86.93 Sq m
Dwelling - 109,209,309,409 & 509	89.20 Sq m
BLOCK - 2	
Total Number of Dwellings = (9 x 5) = 45 Nos	



FOUNDATION DETAILS



KEY MAP

Not to scale

HORIZANTAL DIST. FROM ELEC. LINE : NIL

TP OR NTP AREA : NTP

NOTE : ALL DIMENSIONS ARE IN METRE

SCALE 1 : 200

BLOCK - 1 = TOTAL NUMBER OF DWELLINGS = (9 X 5) = 45 NOS

BLOCK - 2 = TOTAL NUMBER OF DWELLINGS = (9 X 5) = 45 NOS

BLOCK - 1 + 2 = TOTAL NUMBER OF DWELLINGS = 90 NOS

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	NORMS
1)	RESIDENTIAL Upto 75 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit
2)	RESIDENTIAL Above 75 sq.m	1 car space for every 75 sq.m

	CAR PARKING		TWO WHEELER	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
RESIDENTIAL Above 75 sq.m 16 NOS X 5 FLOORS = 80 NOS	80 NO'S	80 NO'S	NA	NA
RESIDENTIAL Below 75 sq.m 2 NOS X 5 FLOORS = 10 NOS	5 NO'S	5 NO'S	10 nos	10 Nos
(VISITOR'S PARKING 10%)	9 NO'S	9 NO'S	1 nos	1 Nos
TOTAL PARKING	94 NO'S	94 NO'S	11 nos	11 Nos

CERTIFICATE :

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM & WASH BASIN WATER IS CONNECTED TO PERCOLAION PIT FOR GROUND WATER RECHARGE. PROPOSED CONSTRUCTION AS PER PLAN.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THE BUILDING CONSTRUCTION AS PER PLAN.

Er. M. BALAJI, M.E., I.STRUCT
Reg. No. LPA/SE/GR-I/19/04/037
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STRUCTURAL ENGINEER

ARCHITECT

For EASTERN SPINWELL LTD.

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LBS No. GOII.057.2019 LPA/RE/GR-II/19/04/008

REGISTERED ENGINEER

SITE PLAN

SHEET No : 1 / 3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BLOCK 1 & BLOCK 2 (STILIT + 5 FLOOR Affordable Housing Residential units) BUILDINGS IN T.S.No : 2 / 2, WARD No : 28, BLOCK No : 52, S.F.No :513/B1 part, 489/1 pt, 2 pt & 3 pt, RAMANATHAPURAM VILLAGE , COIMBATORE CORPORATION.
Singanallur DD plan no : 21

SITE AREA DETAILS

AREA OF THE SITE (As per TSLR)	3487.00 Sq m
AREA OF THE SITE (As per Document)	3490.80 Sq m
AREA OF THE SITE (As per Super Imposed 'A to J')	3362.80 Sq m

BUILDING AREA DETAILS :

BLOCK 1	Total Built Up	Non Fsi Area		Fsi Area
		Parking	Ots+Du	Residential
AREA OF STILT FLOOR	951.56	951.56	----	----
AREA OF FIRST FLOOR	951.56	----	57.88	893.68
AREA OF SECOND FLOOR	951.56	----	57.88	893.68
AREA OF THIRD FLOOR	951.56	----	57.88	893.68
AREA OF FOURTH FLOOR	951.56	----	57.88	893.68
AREA OF FIFTH FLOOR	951.48	----	57.88	893.68
AREA OF TERRACE FLOOR	48.24	48.24	----	----
TOTAL BUILT UP AREA	5757.60	999.80	289.40	4468.40

BLOCK - 2	Total Built Up	Non Fsi Area		Fsi Area
		Parking	Ots+Du	Residential
AREA OF STILT FLOOR	981.46	981.46	----	----
AREA OF FIRST FLOOR	981.46	----	60.15	921.31
AREA OF SECOND FLOOR	981.46		60.15	921.31
AREA OF THIRD FLOOR	981.46		60.15	921.31
AREA OF FOURTH FLOOR	981.46		60.15	921.31
AREA OF FIFTH FLOOR	981.46		60.15	921.31
AREA OF TERRACE FLOOR	46.08	46.08	----	----
TOTAL BUILT UP AREA	5934.84	1027.54	300.75	4606.55

$$FSI \quad \frac{9074.95}{3487.00} = 2.60$$

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.