

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

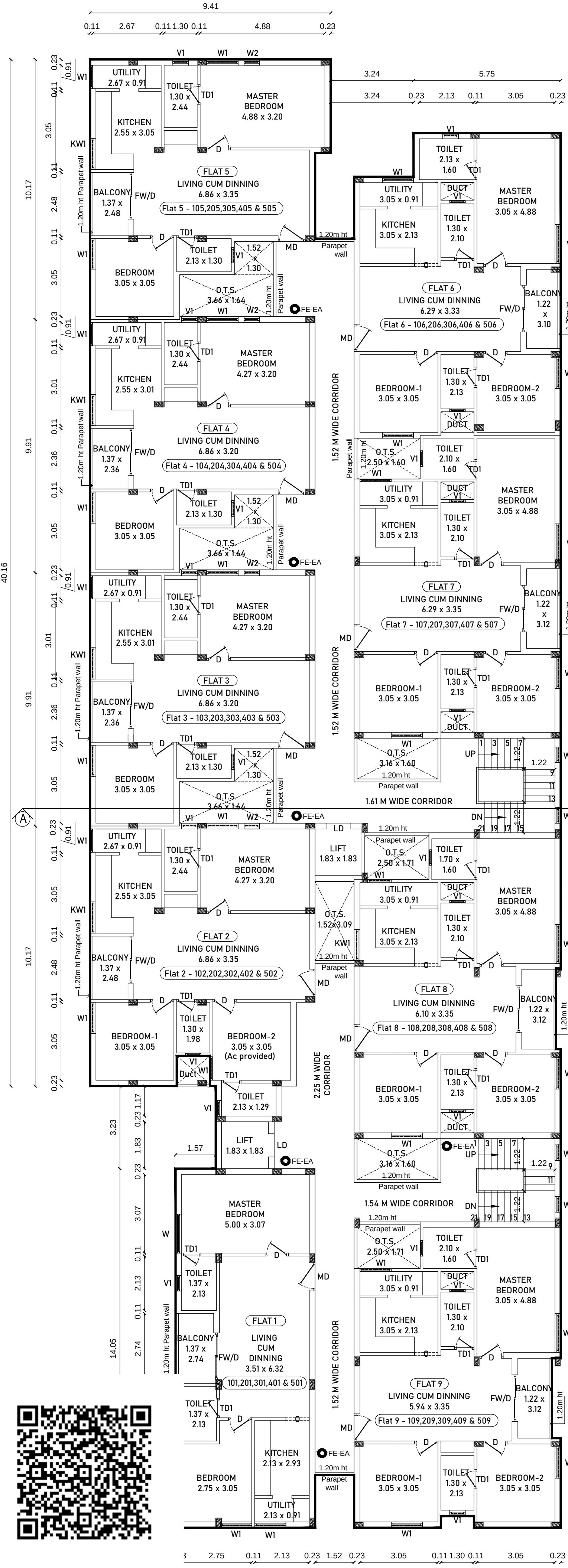
Building Plan

ISSUING AUTHORITY

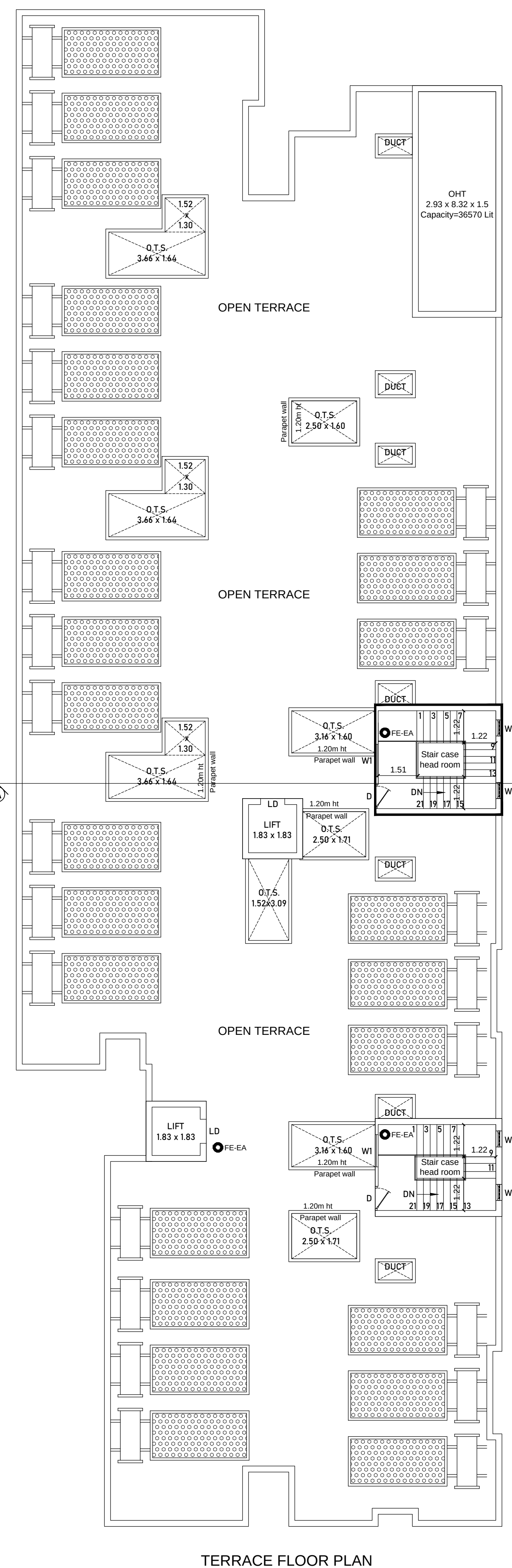
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

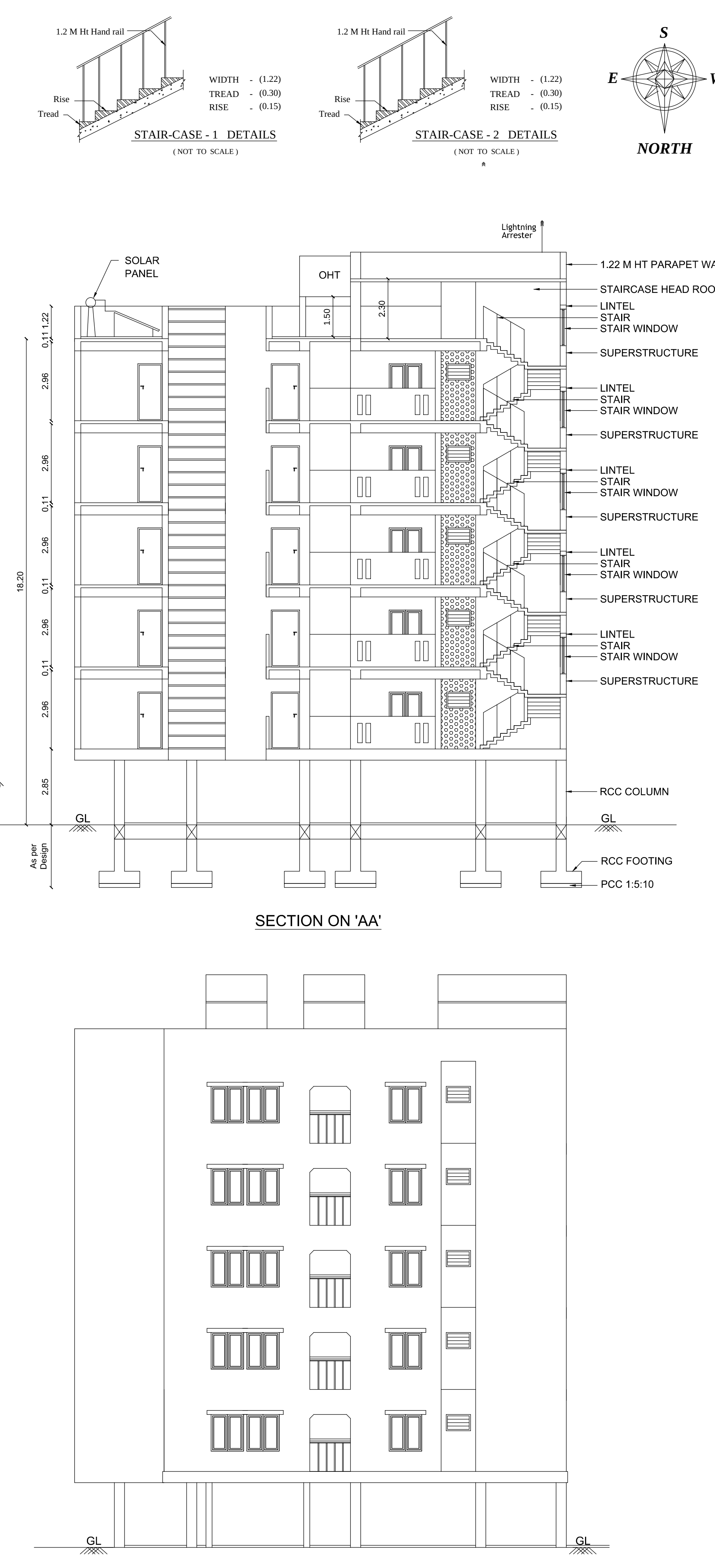
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



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



TERRACE FLOOR PLAN



NORTH SIDE ELEVATION

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

APPLICANT

ARCHITECT

Dr. M. BALAJI, M.E., (STRUCT)
Reg. No. LPA/SE/AR-1119/04/037
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65, KALLURI NAGAR, PEELEMEDE,
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Cell - 98944-44949
Email - saistructuraldesigns@gmail.com

STRUCTURAL ENGINEER

REGISTERED ENGINEER

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Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICGI Bank,
6CT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRH.057.2019 LPA/RE/GR-11/19/04/008

REGISTERED ENGINEER

B.P / DTCP No : 604 / 2024

BLOCK - 1 SHEET No : 2 / 3

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

TERRACE FLOOR PLAN

NORTH SIDE ELEVATION

<u>BLOCK - 2</u>
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

<u>JOINERY DETAILS:</u>	<u>METER</u>
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 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 = $(9 \times 5) = 45$ Nos

For EASTERN SPINWELL LTD. ?
Managing Director
APPLICANT

ARCHITECT

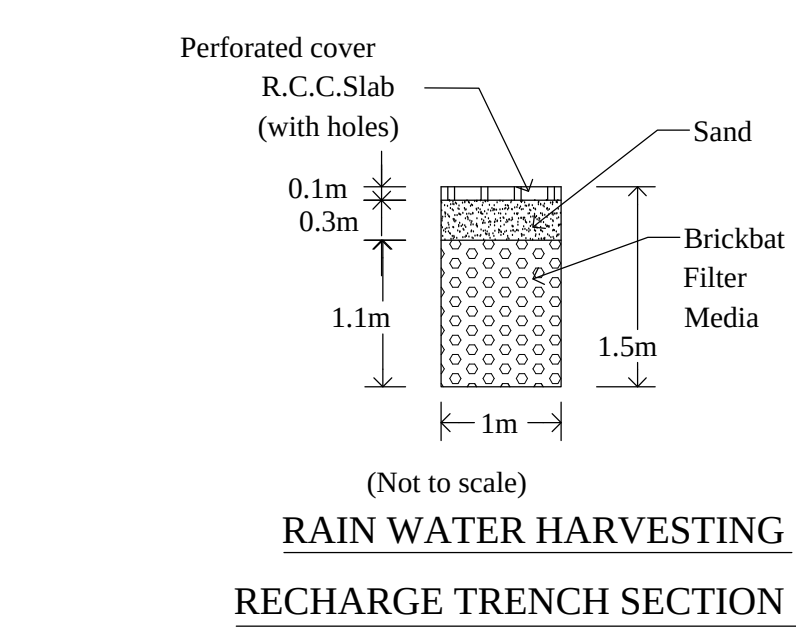
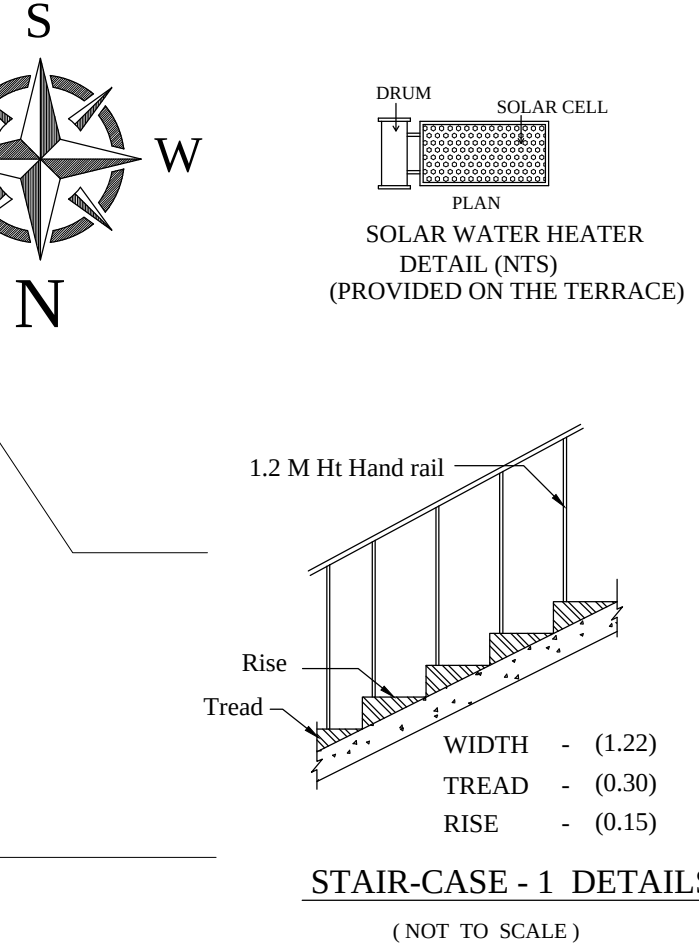
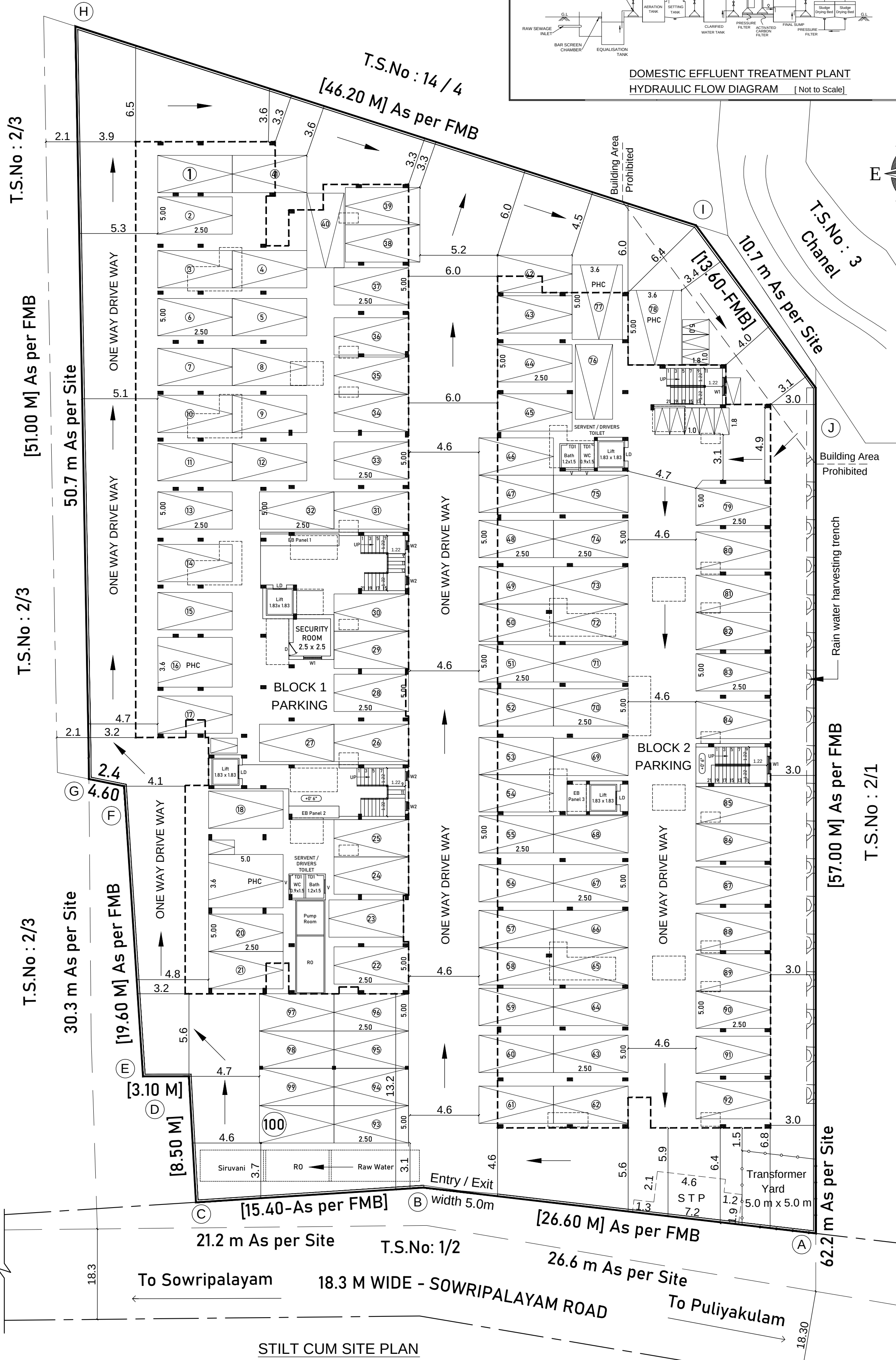
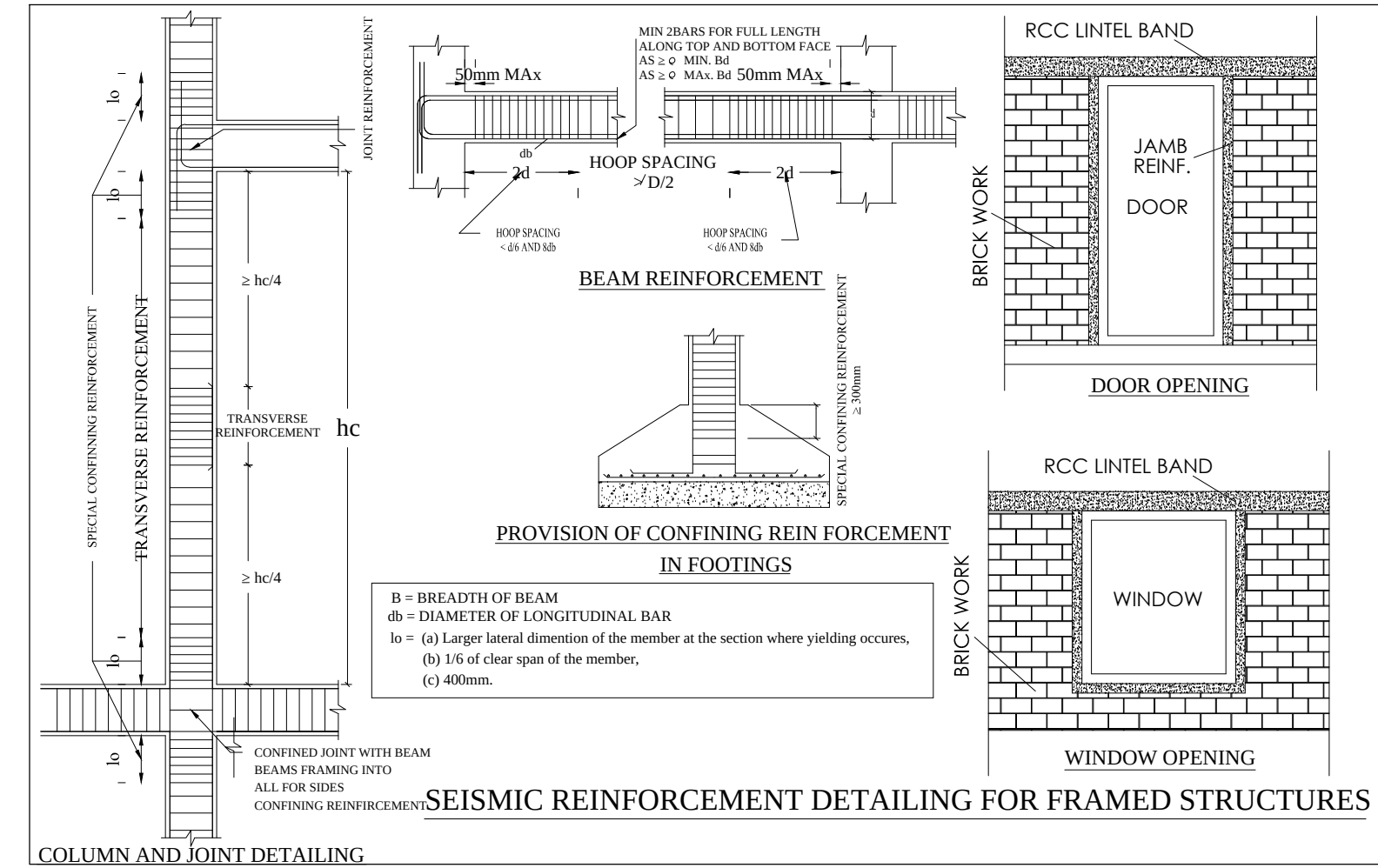
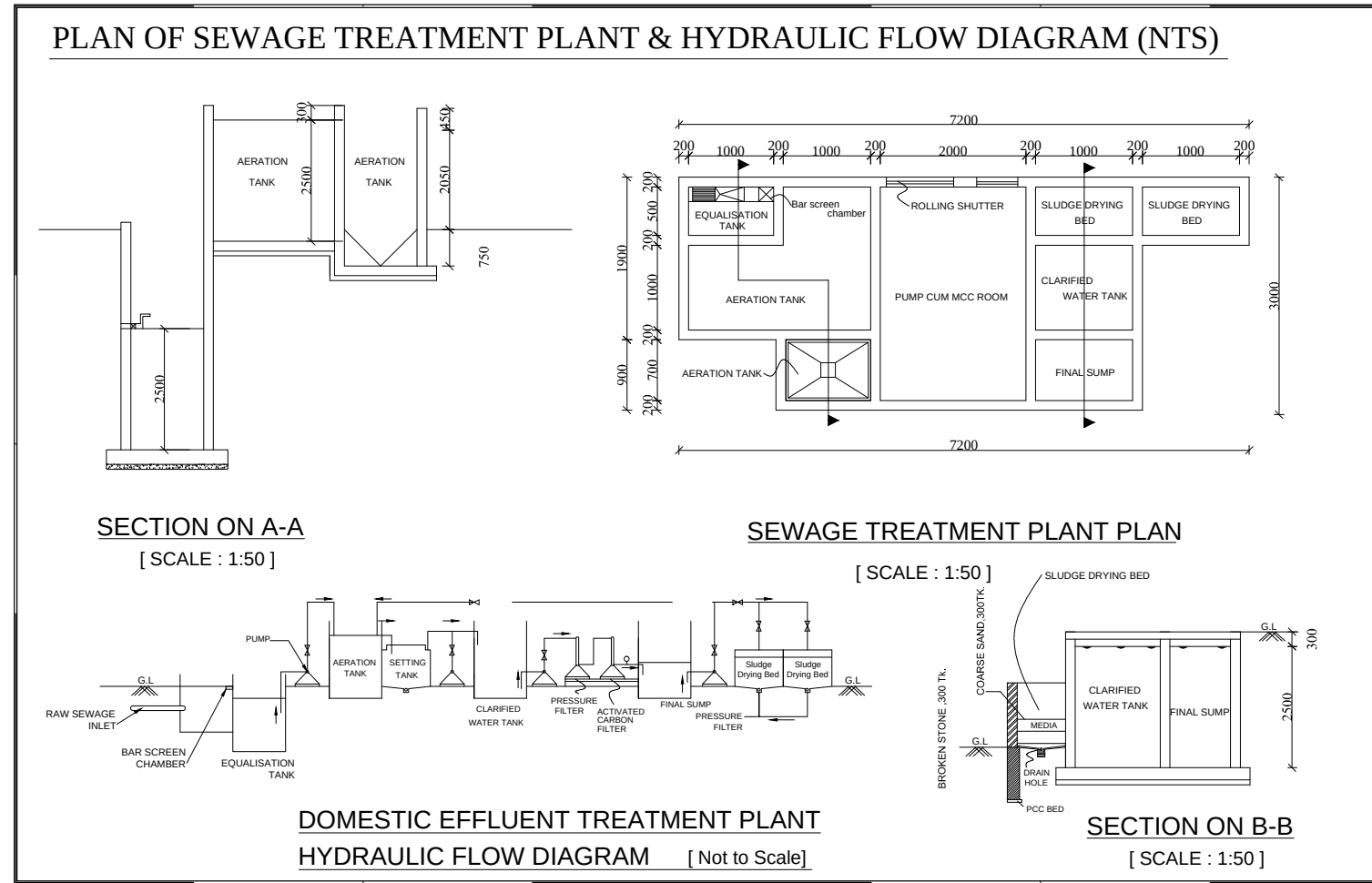
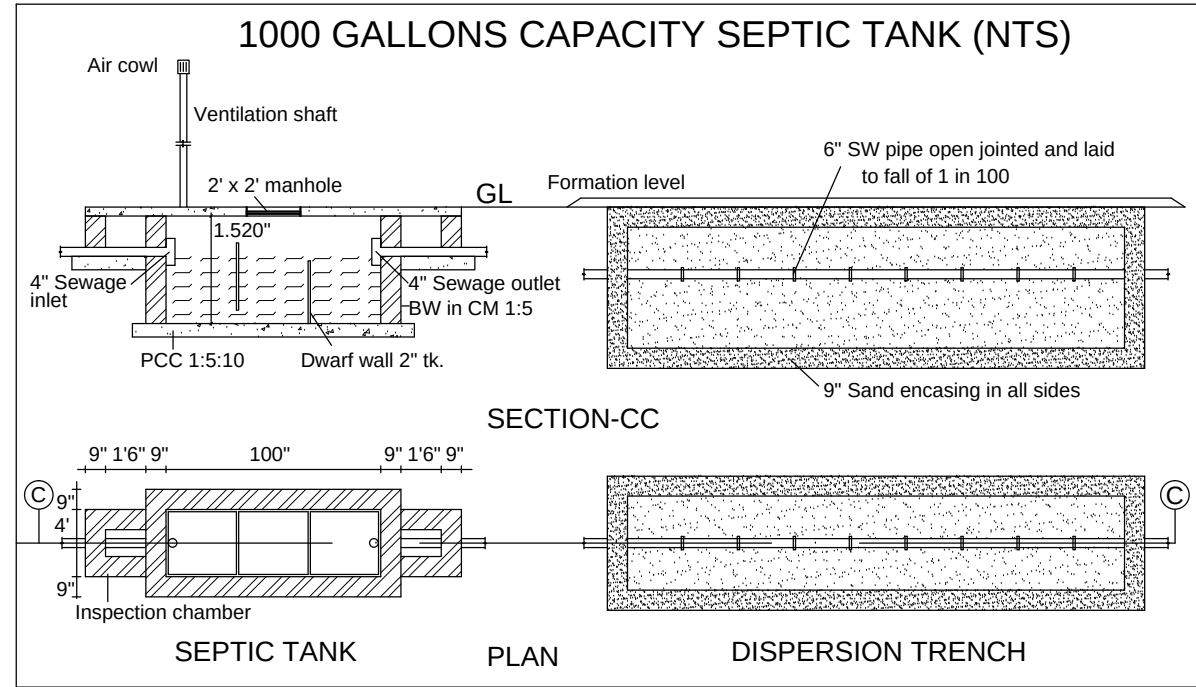


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STRUCTURAL ENGINEER

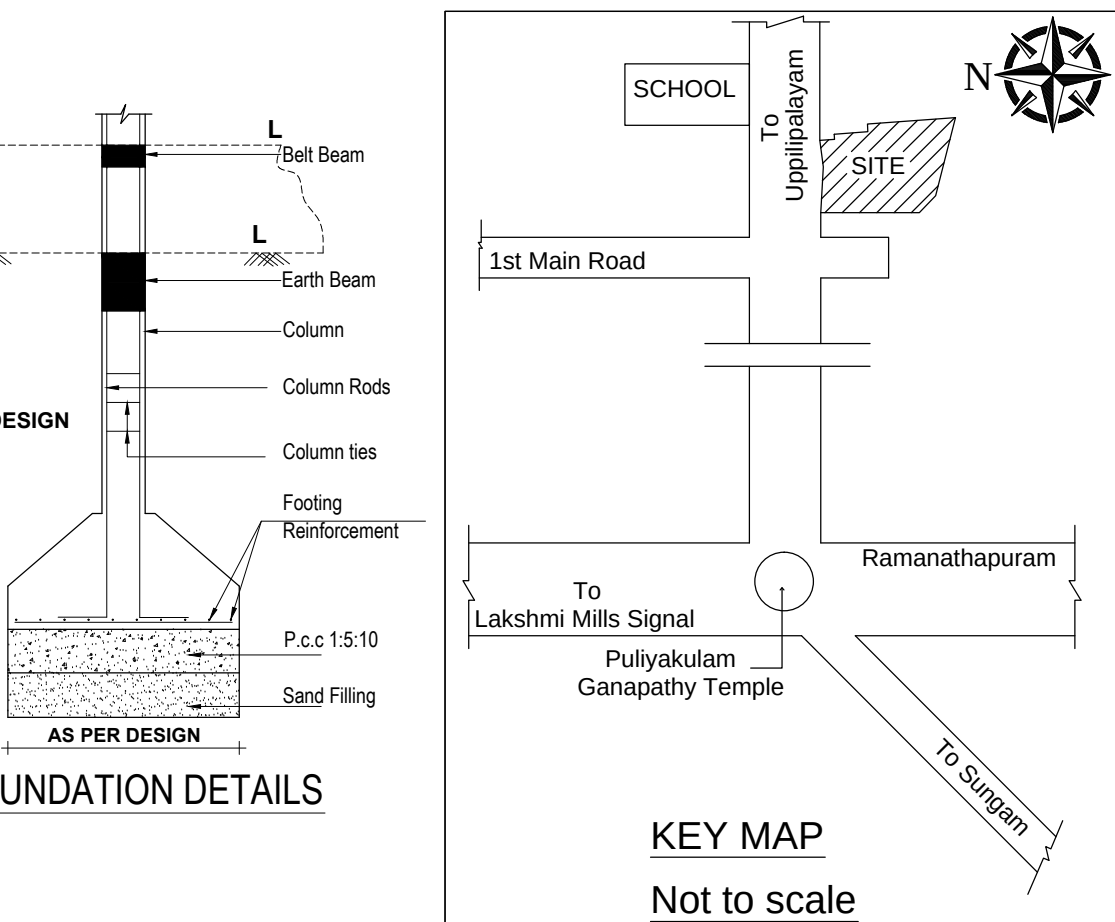

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GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GR11.057.2019 LPA/RE/GR-II/19/04/008

REGISTERED ENGINEER



- FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM 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		AREA OF THE DWELLING UNIT : BLOCK 2	
Dwelling Reference	Carpent Area	Dwelling Reference	Carpent Area
Dwelling - 101,201,301,401 & 501	76.67 Sq m	Dwelling - 101,201,301,401 & 501	85.78 Sq m
Dwelling - 102,202,302,402 & 502	89.87 Sq m	Dwelling - 102,202,302,402 & 502	89.27 Sq m
Dwelling - 103,203,303,403 & 503	74.42 Sq m	Dwelling - 103,203,303,403 & 503	89.65 Sq m
Dwelling - 104,204,304,404 & 504	74.42 Sq m	Dwelling - 104,204,304,404 & 504	89.27 Sq m
Dwelling - 105,205,305,405 & 505	78.39 Sq m	Dwelling - 105,205,305,405 & 505	89.76 Sq m
Dwelling - 106,206,306,406 & 506	89.71 Sq m	Dwelling - 106,206,306,406 & 506	86.93 Sq m
Dwelling - 107,207,307,407 & 507	89.24 Sq m	Dwelling - 107,207,307,407 & 507	86.93 Sq m
Dwelling - 108,208,308,408 & 508	88.50 Sq m	Dwelling - 108,208,308,408 & 508	86.93 Sq m
Dwelling - 109,209,309,409 & 509	89.39 Sq m	Dwelling - 109,209,309,409 & 509	89.20 Sq m
BLOCK - 1 Total Number of Dwellings = (9 x 5) = 45 Nos		BLOCK - 2 Total Number of Dwellings = (9 x 5) = 45 Nos	



HORIZONTAL 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
RESIDENTIAL Above 75 sq.m		REQUIRED PROVIDED REQUIRED PROVIDED
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 PERCOLATION PIT FOR GROUND WATER RECHARGE. PROPOSED CONSTRUCTION AS PER PLAN.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THE BUILDING CONSTRUCTION AS PER PLAN.

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STRUCTURAL ENGINEER

For EASTERN SPINWELL LTD
Managing Director

APPLICANT

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

ARCHITECT

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REGISTERED ENGINEER

SITE PLAN SHEET No : 1 / 3

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](#)



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

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

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

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



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,
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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.

