PP APPROVAL RECORD

Planning Permission

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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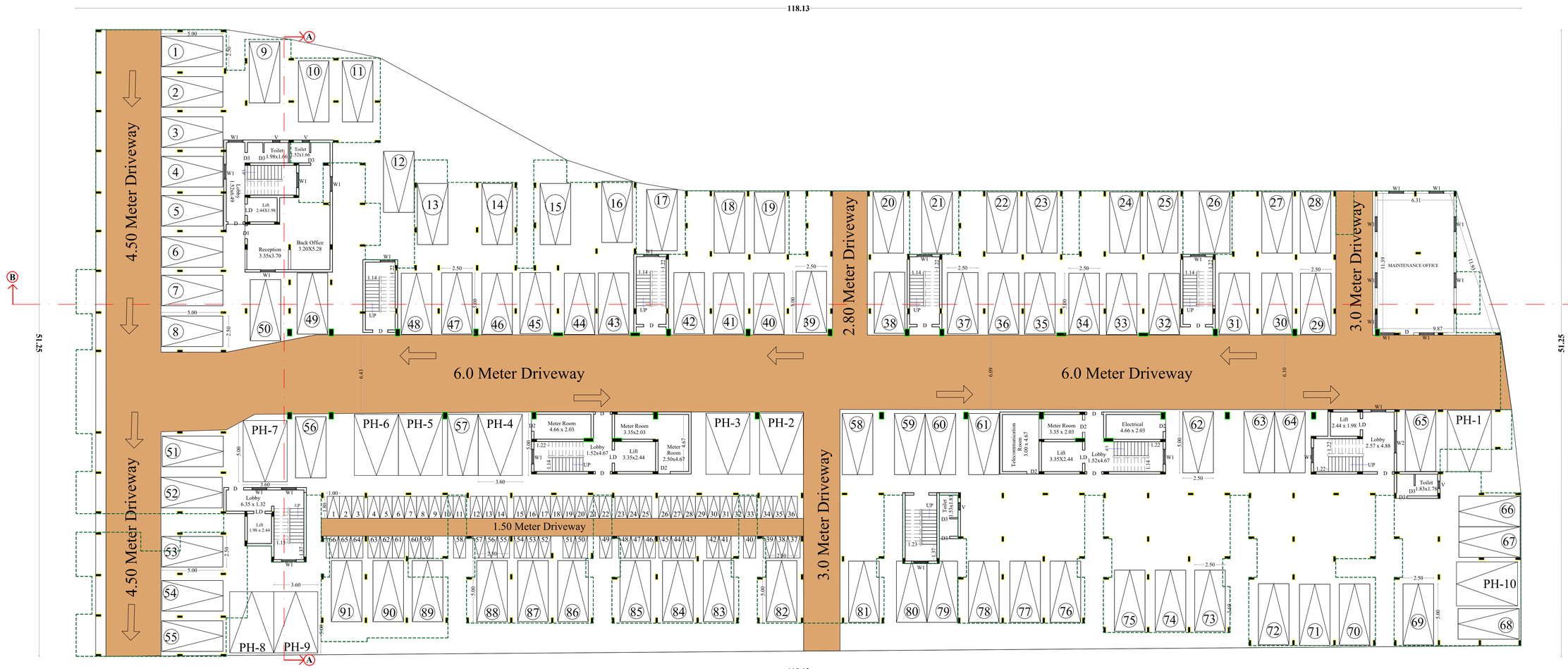
STILT FLOOR PLAN	SHEET No: 02/06



STILT FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.No.439/3, IKKARAIPOOLUVAMPATTI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

M/s.KRISHI LAND FARMS DEVELOPERS PRIVATE LIMITED

SCALE - 1:100

NOTE :
ALL DIMENSIONS ARE IN METERS

N

JOINERY SCHEDULE

S. NO.	TAG	DESCRIPTION	SIZE (M)
DOORS			
1	D	DOOR	1.22x2.10
2	D1	DOOR	1.07X2.10
3	D2	DOOR	0.99X2.10
4	D3	DOOR	0.84X2.10
5	D4	DOOR	2.44X2.10
6	SD	SLIDING DOOR	2.59X2.10
WINDOWS			
1	W1	WINDOW	1.22X1.20
2	W2	WINDOW	0.61X1.20
3	W3	WINDOW	2.44X1.20
4	W4	WINDOW	1.82X1.20
5	V	VENTILATOR	0.61X0.61

For KRISHI LAND FARM DEVELOPERS PVT. LTD.
Director
Applicant

S. NAGAPRASAD, BE.,
Engineer Grade - II (RE),
Coimbatore LPA/RE/GR-II/002/2024,
16A2, Anna Statue to Hosur Road,
Behind Taj Vivanta,
Coimbatore-18, Ph: 0422 4274945.
Architect

PREYADARSHI. S
REG.No: SE-1/004/2021/GR-I(SE)
16A1, Huzur Road, Anna Statue,
Behind Taj Vivanta,Coimbatore-641 018.
PH: 98430 09974
E-MAIL:info@vmsgv.com
Structural Engineer

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Engineer Grade - II (RE),
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Behind Taj Vivanta,
Coimbatore-18, Ph: 0422 4274945.
Engineer/ LBS



FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.No.439/3, IKKARAIPOOLUVAMPATTI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

M/s.KRISHI LAND FARMS DEVELOPERS PRIVATE LIMITED

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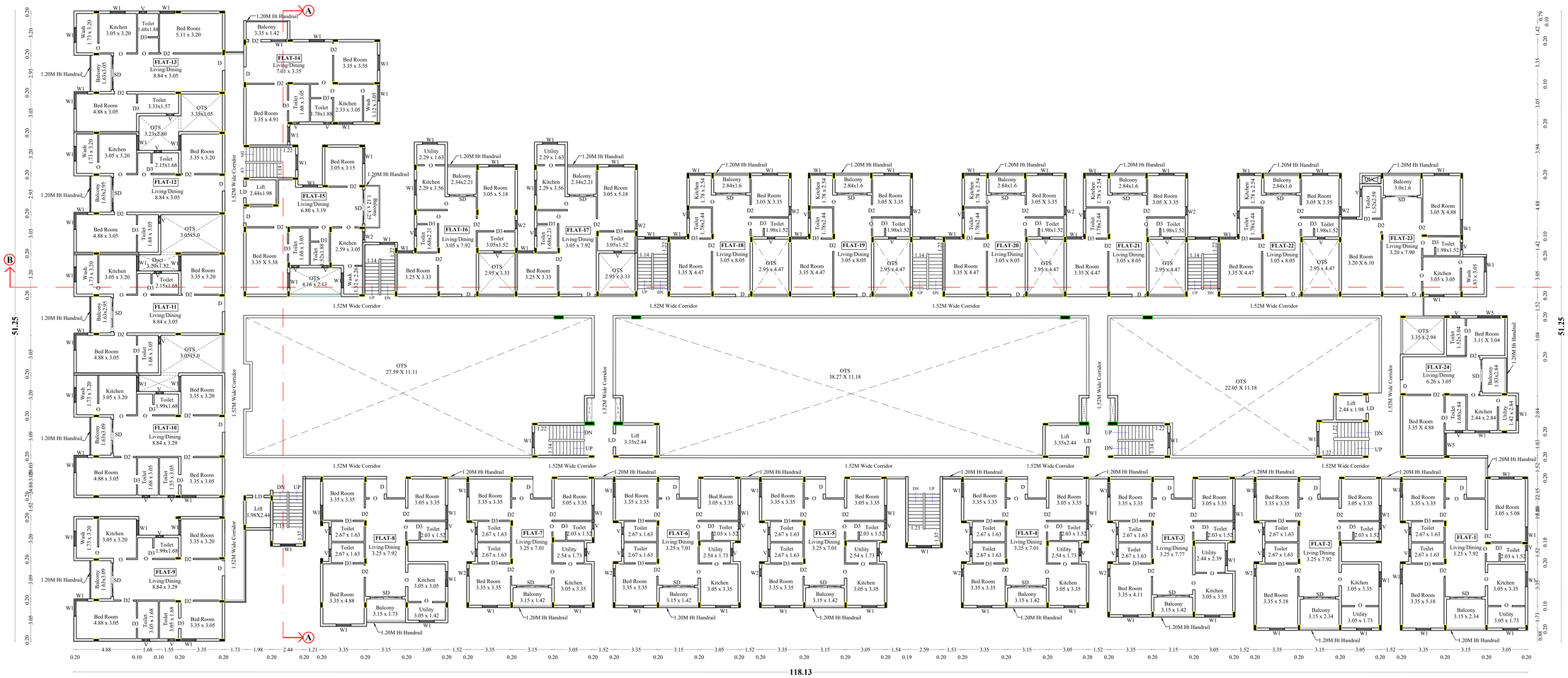
Engineer/ LBS

2,3,4 & 5 FLOOR PLAN - TYPICAL	SHEET No: 04/06



TYPICAL - 2,3,4 & 5 FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.No.439/3, IKKARAIPOOLUVAMPATTI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

M/s.KRISHI LAND FARMS DEVELOPERS PRIVATE LIMITED

SCALE - 1:100

NOTE :
ALL DIMENSIONS ARE IN METERS

N

JOINERY SCHEDULE

S. NO.	TAG	DESCRIPTION	SIZE (M)
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For KRISHI LAND FARM DEVELOPERS PVT. LTD.
Director

Applicant

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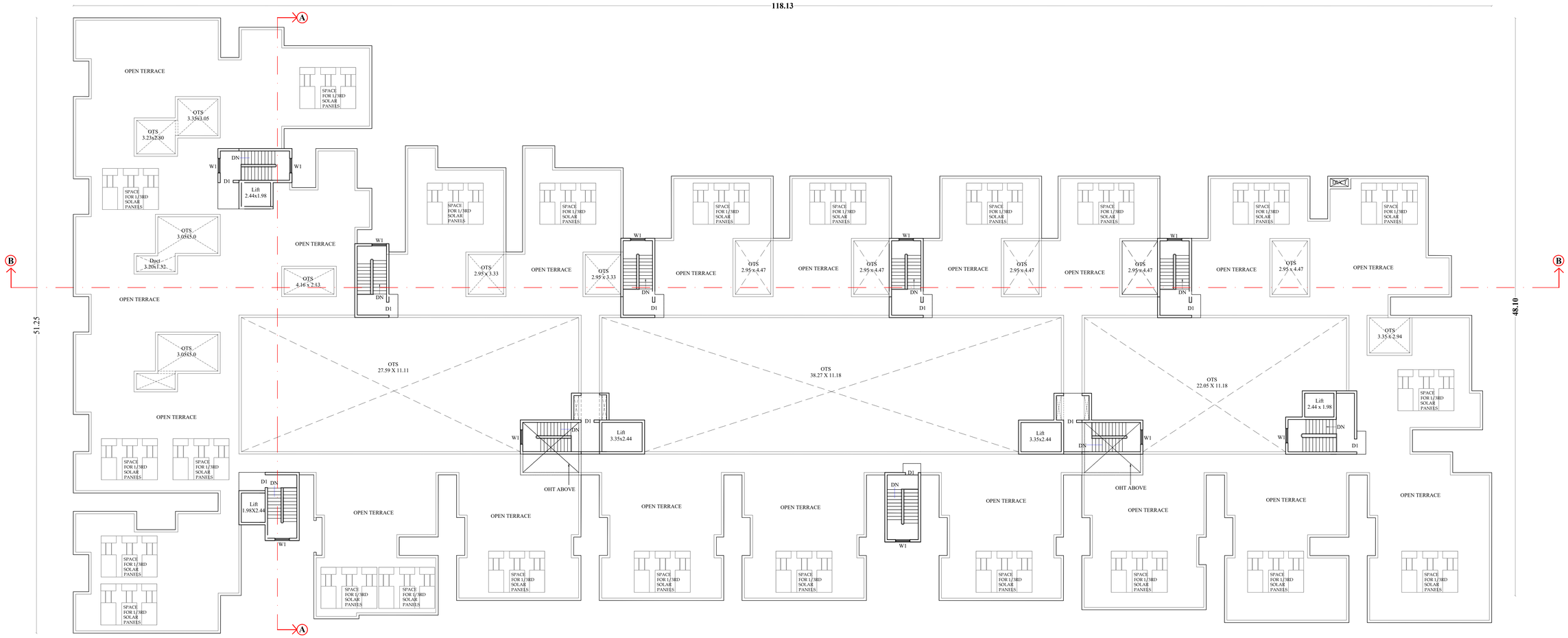
Engineer/ LBS

TERRACE FLOOR PLAN	SHEET No: 05/06



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.No.439/3, IKKARAIPOOLUVAMPATTI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

M/s.KRISHI LAND FARMS DEVELOPERS PRIVATE LIMITED

SCALE - 1:100

NOTE :
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N

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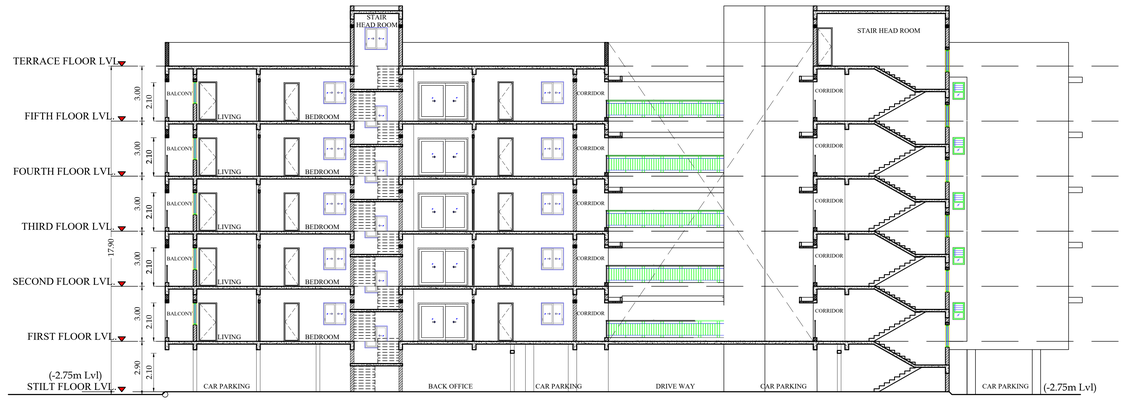
Engineer/ LBS

SECTION & ELEVATION	SHEET No: 06/06



WEST SIDE ELEVATION



SECTION "A-A"



SECTION "B-B"

PLAN SHOWING THE PROPOSED CONSTRUCTION OFRESIDENTIAL APARTMENT BUILDING IN S.F.No.439/3,IKKARAIPOOLUVAMPATTI VILLAGE, PERUR TALUK,COIMBATORE DISTRICT.

M/s.KRISHI LAND FARMS DEVELOPERS PRIVATE LIMITED

SCALE - 1:100

NOTE :
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JOINERY SCHEDULE

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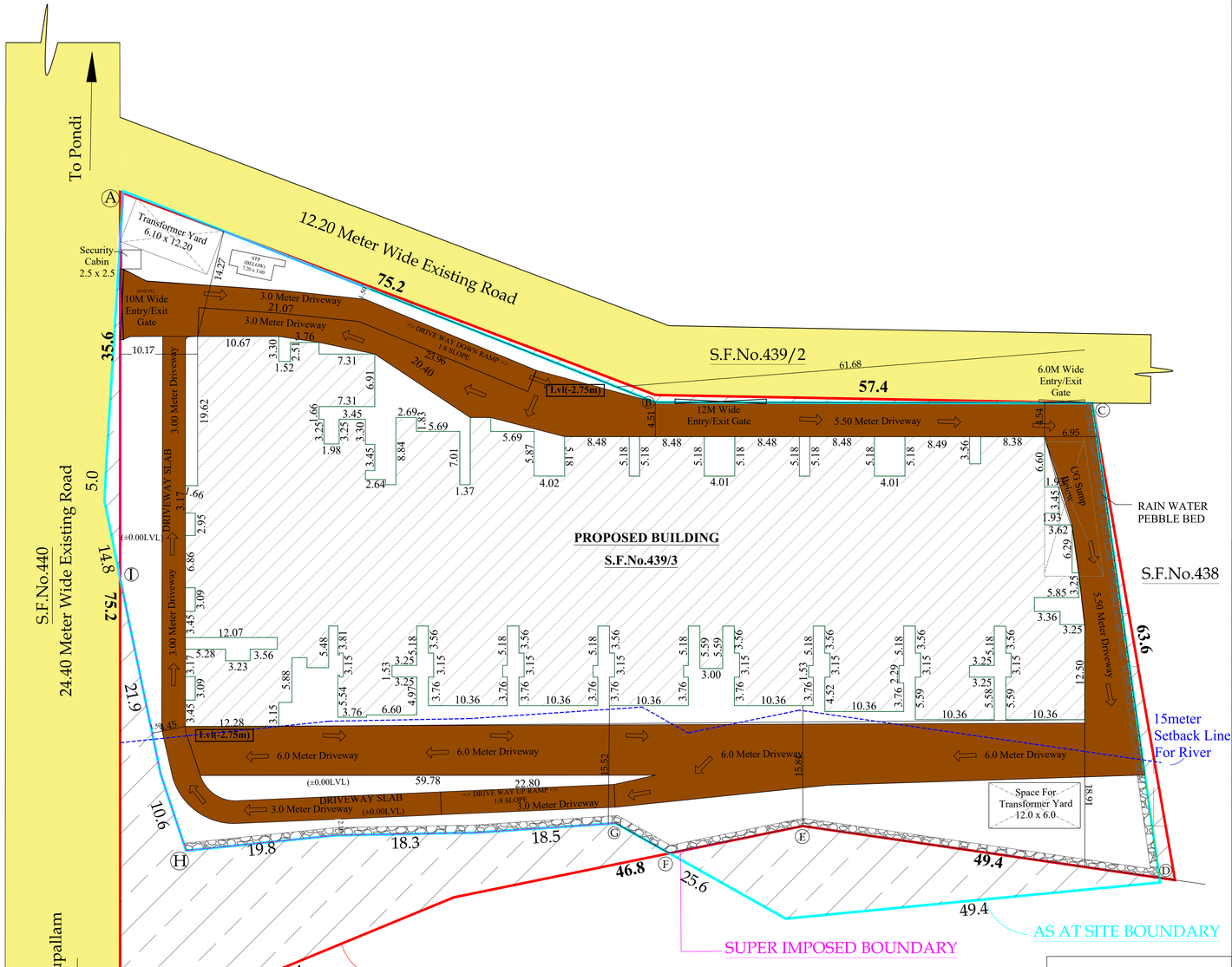


DWELLING UNIT AREA - FLOOR 1

FLAT NO	AREA (IN Sq.m)	PARKING REQUIRED	
		CAR	2-WHEELER
1	124.72	1	-
2	119.75	1	-
3	112.27	1	-
4	104.83	1	-
5	104.83	1	-
6	104.83	1	-
7	104.83	1	-
8	114.68	1	-
9	115.66	1	-
10	115.09	1	-
11	95.65	1	1
12	88.83		1
13	91.02	1	1
14	89.34		1
15	89.23	1	1
16	77.76		1
17	78.25	1	1
18	77.76		1
19	78.25	1	1
20	77.76		1
21	100.03	1	-
22	82.45	1	1
TOTAL		17	11

DWELLING UNIT AREA - FLOOR 2,3,4 & 5 Typical

FLAT NO	AREA (IN Sq.m)	PARKING REQUIRED	
		CAR	2-WHEELER
1	124.72	1	-
2	119.75	1	-
3	112.27	1	-
4	104.83	1	-
5	104.83	1	-
6	104.83	1	-
7	104.83	1	-
8	114.68	1	-
9	115.66	1	-
10	115.09	1	-
11	95.65	1	1
12	96.07		1
13	101.84	1	-
14	88.83	1	1
15	91.02		1
16	89.34	1	1
17	89.23		1
18	77.76	1	1
19	78.25		1
20	77.76	1	1
21	78.25		1
22	77.76	1	-
23	100.03	1	-
24	82.45	-	1
TOTAL		18	11

PARKING DETAILS

SL.NO	DESCRIPTION	NO OF DWELLING UNITS	PARKING REQUIRED	
			CAR	2-WHEELER
1	FLOOR01	22	17	11
2	FLOOR02	24	18	11
3	FLOOR03	24	18	11
4	FLOOR04	24	18	11
5	FLOOR05	24	18	11
	TOTAL	118	89	55

FLOOR AREA ABOVE 75 Sq.m TO 100 Sq.m -

1 CAR SPACE FOR EVERY 2 - DWELLING UNIT

1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT

FLOOR AREA ABOVE 100 Sq.m -

1 CAR SPACE FOR EVERY 100 Sq.m

SL.NO	DISCRIPTION	REQUIRED	PROVIDED
1)	CAR PARKING SPACE	98 - Nos	101 - Nos
2)	TWO WHEELER PARKING SPACE	61 - Nos.	66 - Nos.

PHYSICALLY CHALLENGED CAR PARKING - 10 Nos.(Including)

PHYSICALLY CHALLENGED TW PARKING - 06 Nos.(Including)

SITE PLAN	SHEET No: 01/06

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.No.439/3, IKKARAIPOOLUVAMPATTI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

NOTE :
ALL DIMENSIONS ARE IN METERS
SCALE - 1:400

N

ONLINE APPLICATION NO :

AREA DETAILS

DESCRIPTION	SQ.M
AS PER DOCUMENT AREA	9550.00 (2.36-Acres)
AS PER PATTA AREA	9550.00
SUPER IMPOSED SITE AREA	8458.76

MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT

PROPOSED BUILTUP AREA

Typical Block Name	Floor Name	Total Buildup Area	Deduction	Non FSI Area	FSI Area
BLOCK-1	STILT FLOOR	4095.62	-	3857.76	237.86
	FLOOR01	3074.49	1029.71	-	3074.49
	FLOOR02	3036.40	1078.17	-	3036.40
	FLOOR03	3036.40	1078.17	-	3036.40
	FLOOR04	3036.40	1078.17	-	3036.40
	FLOOR05	3036.40	1078.17	-	3036.40
	TERRACE FLOOR (Head Room)	254.10	-	254.10	-
	SECURITY CABIN	6.25	-	6.25	-
	DRIVEWAY SLAB	241.88		241.88	
	Total	19817.94	5342.39	4359.99	15457.95

No.Of Dwelling Units / No.Of Dwelling Unit Area Details

SL.NO	DESCRIPTION	NO OF DWELLING UNITS	FLOOR	FLOOR AREA ABOVE 75 Sq.m TO 100 Sq.m	FLOOR AREA ABOVE 100 Sq.m
1	FLOOR01	22	FLOOR01	11	11
2	FLOOR02	24	FLOOR02	12	12
3	FLOOR03	24	FLOOR03	12	12
4	FLOOR04	24	FLOOR04	12	12
5	FLOOR05	24	FLOOR05	12	12

FSI - 15457.95/8458.76 = 1.82

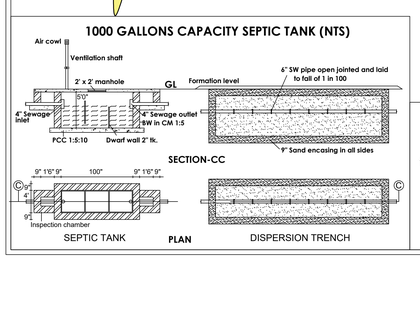
REFERENCE:

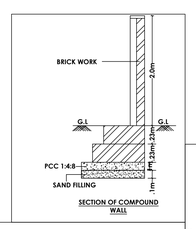
- EXISTING ROAD
- FMB BOUNDARY
- AS AT SITE BOUNDARY
- SUPERIMPOSED BOUNDARY
- DRIVE WAY
- PROPOSED BUILDING
- RAINWATER PEBBLE BED
- DEVEATION
- SETBACK BOUNDARY FOR RIVER

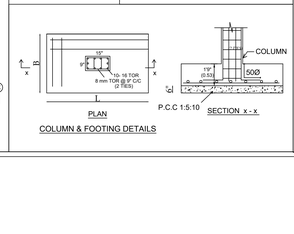
PROFESSIONAL DETAILS

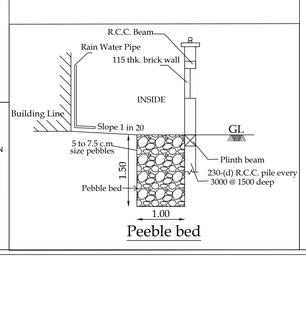
APPLICANT	M/S.KRISHI LAND FARMS DEVELOPERS PRIVATE LIMITED	For KRISHI LAND FARM DEVELOPERS PVT. Ltd. Director
REGISTERED ENGINEER	Er.S.NAGAPRASAD (CLPA/RE/GR-II/002/2024)	S. NAGAPRASAD, BE., Engineer - Licence No. CLPA/RE/GR-II/002/2024, 16A1, Annai Dalton Nagar Road, Behind Taj Viveira, Coimbatore-641 018. Ph: 99430 09974
STRUCTURAL ENGINEER	Er.PREYADARSHI.S (CLPA/SE/GR-I/004/2021)	PREYADARSHI. S, BE(C.E), ME (STRUCTURAL ENGINEERING), Reg.No: SE-I/004/2021(CLPA-SE/GR-I), 16A1, Nunnar Road, Anna Nagar, Behind Taj Viveira, Coimbatore-641 018. PH: 99430 09974, E-MAIL:Info@mmegr.com
SITE SUPERVISION/ ENGINEER	Er.SIVARAJ .S (CLPA/CE/19/08/095)	S. SIVARAJ, Regd.No. CLPA/CE/19/08/095, Engineer - Licence No. CLPA/CE/19/08/095, 16A1, Nunnar Road, Anna Nagar, Behind Taj Viveira, Coimbatore-641 018. Cell: 99430 09974

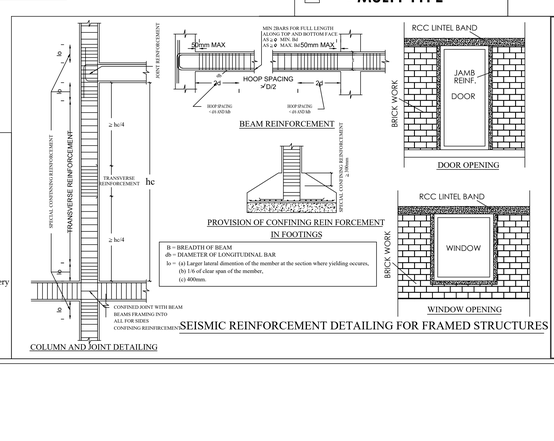
e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District

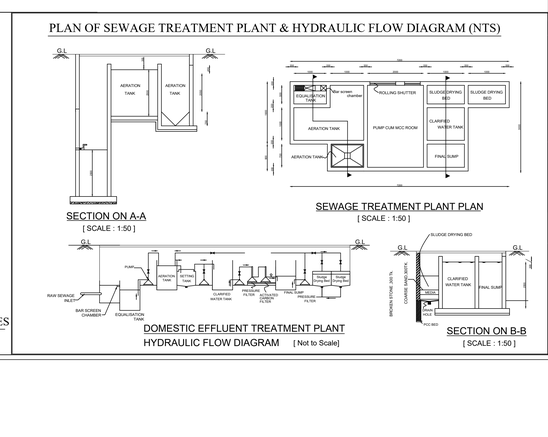












THE LANDLENS SUITE

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
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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
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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.