PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

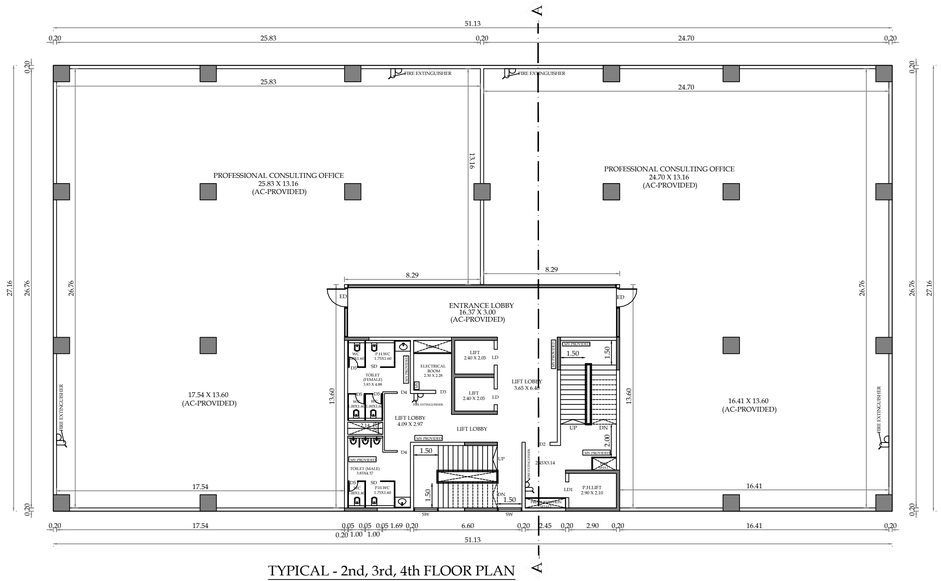
ISSUING AUTHORITY
DTCP

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

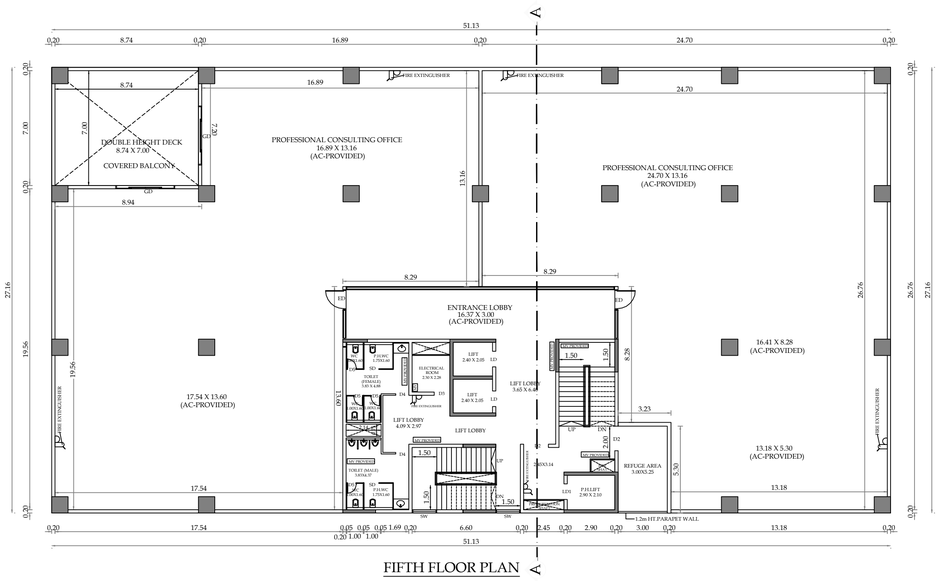
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

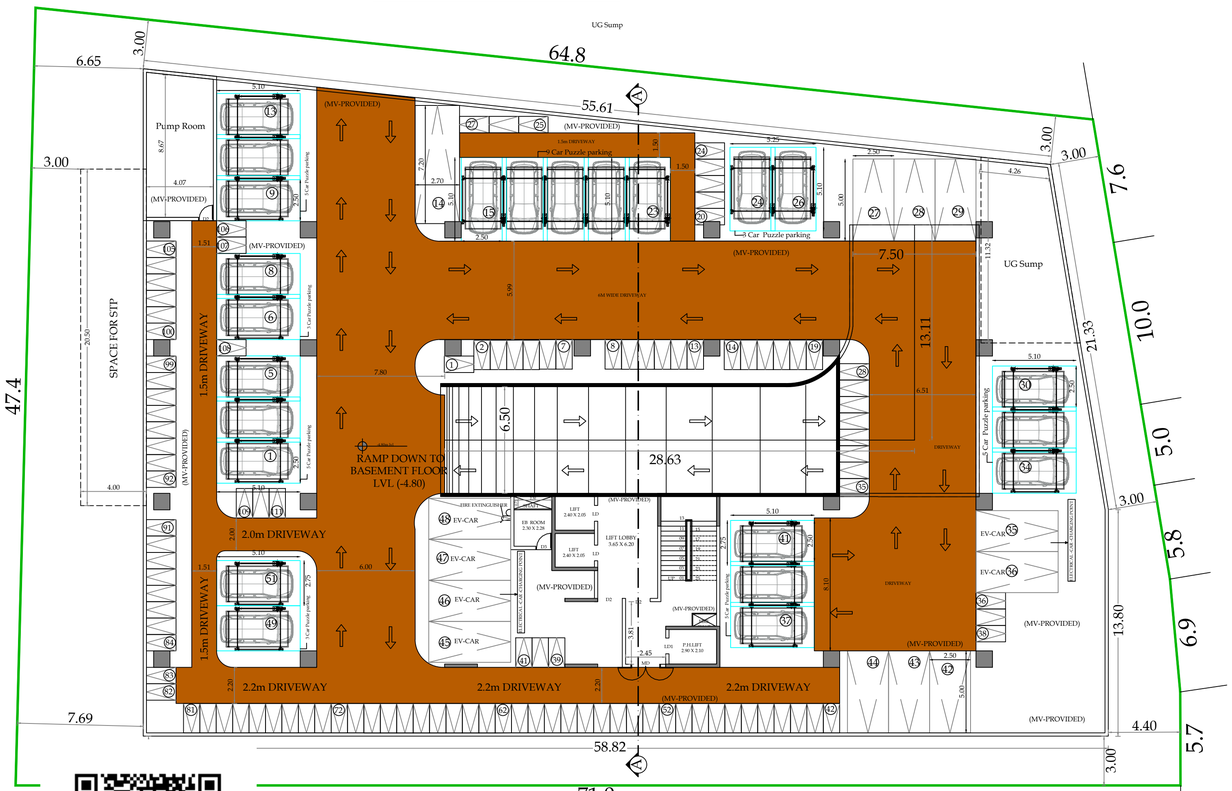
hello@verified.realestate
+91 9996 12 9996
verified.realestate



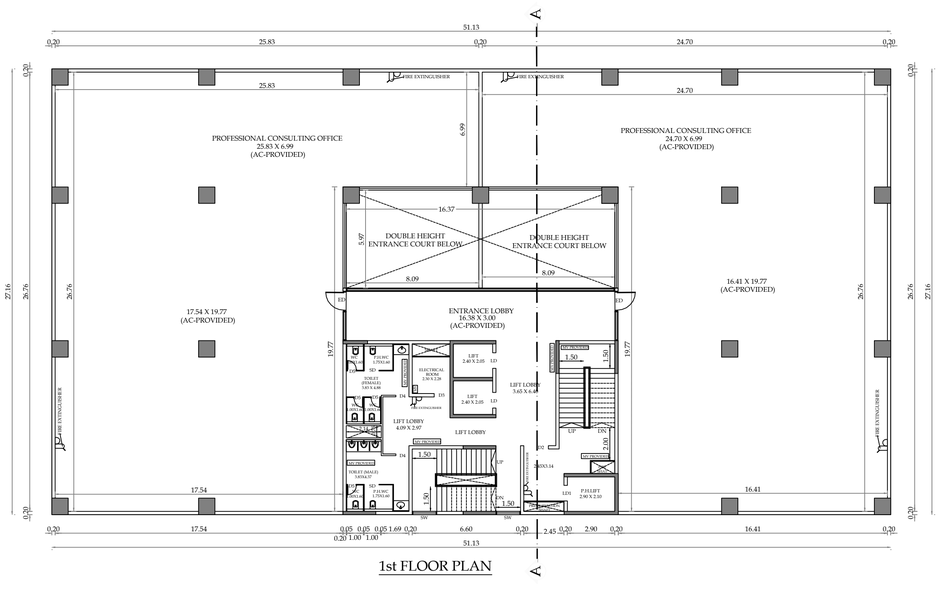
TYPICAL - 2nd, 3rd, 4th FLOOR PLAN



FIFTH FLOOR PLAN



BASEMENT FLOOR PLAN



1st FLOOR PLAN

BASEMENT FLOOR, 1st, 2nd,3rd FLOOR PLAN	Sheet No - 2/3

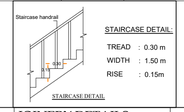
PLAN SHOWING THE PROPOSED COMMERCIAL OFFICE BUILDING IN T.S.No.613/1B, WARD No.10-J -ANNUPERPALAYAM , BLOCK No.59, KRISHNARAYAPURAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

SCALE - 1:100

N

NOTE :
ALL DIMENSIONS ARE IN METERS

Typical Block Name	Floor Name	Total Buildup Area	Non FSI Area	Residential FSI Area
Others	FLOOR-BF1	2170.64	2130.30	40.34
	FLOOR-01	1290.95	-	1290.95
	FLOOR-02	1388.69	-	1388.69
	FLOOR-03	1388.69	-	1388.69
	FLOOR-04	1388.69	-	1388.69
	FLOOR-05	1324.42	-	1324.42



JOINERY DETAILS

MD	Main Door	1.80 x 2.75
MD1	Main Door	1.60 x 2.75
ED	Entrance Door	1.20 x 2.75
D1	Door	1.70 x 2.13
D2	Door	1.50 x 2.13
D3	Door	0.96 x 2.13
D4	Door	0.82 x 2.13
SD	Sliding Door	0.90 x 2.13
FW	French Window	0.95 x 2.13
RS	Rolling Shutter	3.00 x 2.13
GD	Glass Door	3.60 x 2.13
LD	Lift Door	0.90 x 2.13
LD1	Lift Door	1.20 x 2.13
SW	Stair Window	2.10 x 1.60
V	Ventilator	1.36 x 0.61

MV- Mechanical window provided
AC- Air Conditioner provided
EF- Exhaust Fan provided

APPLICANT.

M.LOGANATHAN
CONSTRUCTION ENGINEER
COIMBATORE LPA/CE/043/2024
16A1, ANNA STATUE TO HUZUR ROAD,
BEHIND TAJ VIVANTA,
COIMBATORE - 641018

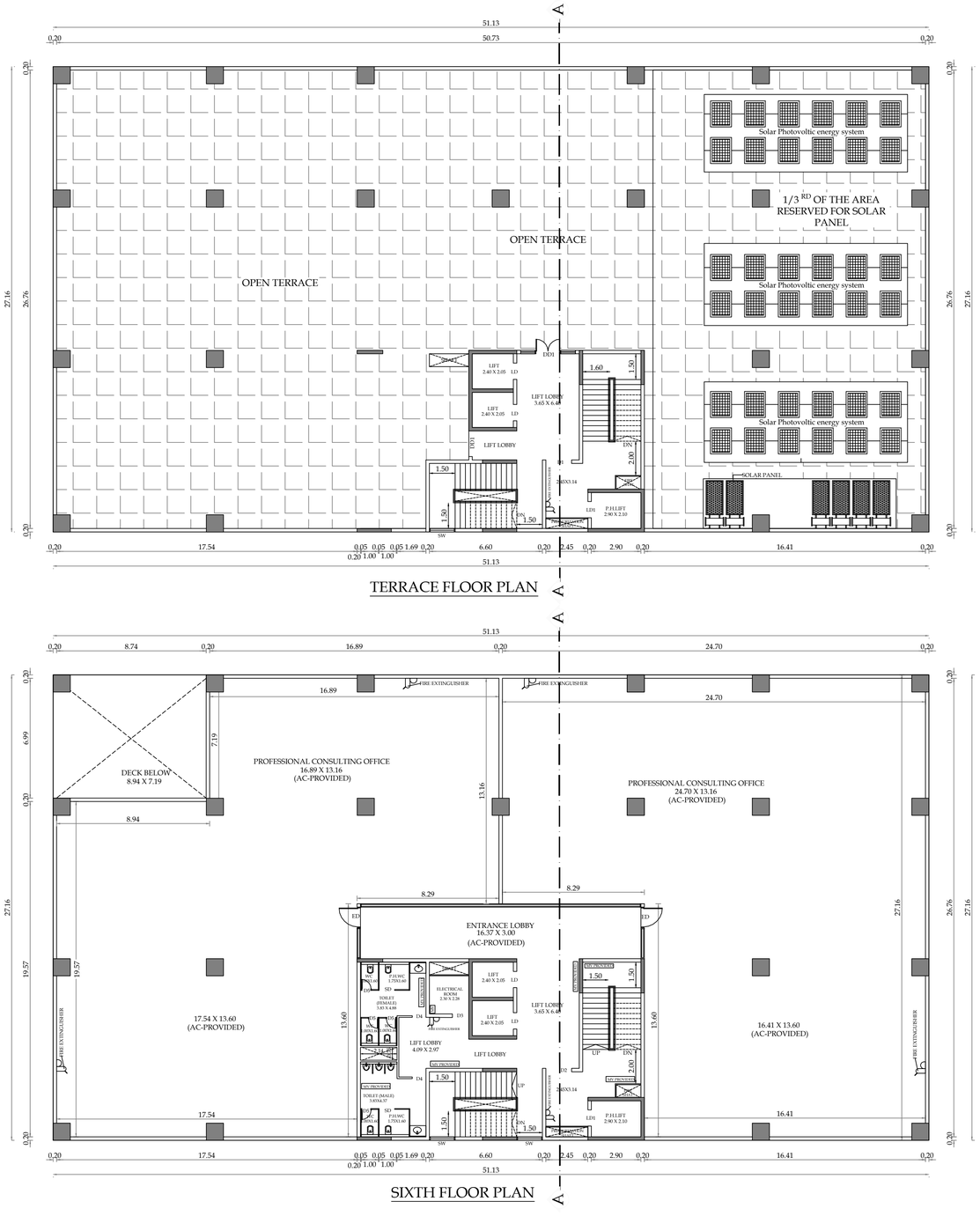
CONSTRUCTION ENGINEER

PRIYADARSHI. S
REG.No: SE-1/004/2021/GR-II(SE)
16A1, Huzur Road, Anna Statue,
Behind Taj Vivanta,Coimbatore-641 018.
PH: 99433 09974
E-MAIL:info@rmsgv.com

STRUCTURAL.

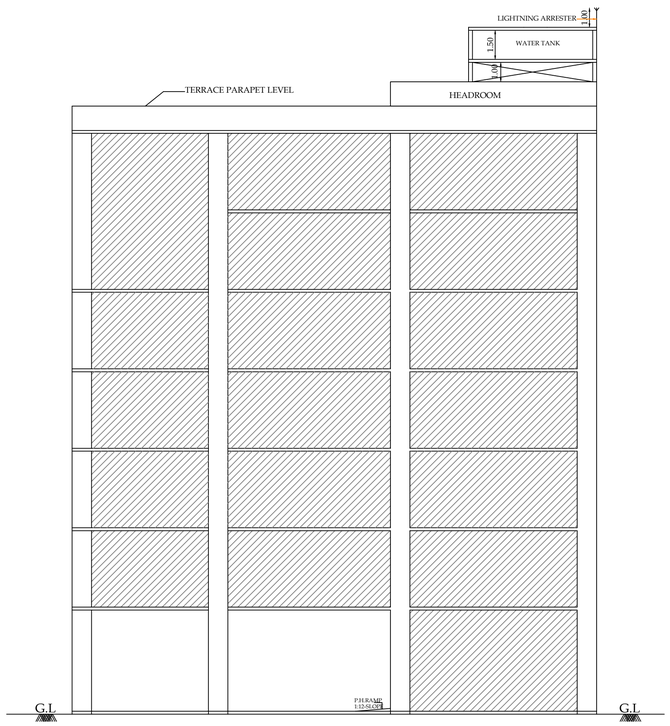
S. NAGAPRASAD, BE.,
Engineer Grade - II (SE),
Coimbatore LPA/RE/GR-II/002/2024,
16A2, Anna Statue to Huzur Road,
Behind Taj Vivanta,
Coimbatore-18, Ph: 0422 4274945.

LBS/ENGINEERS

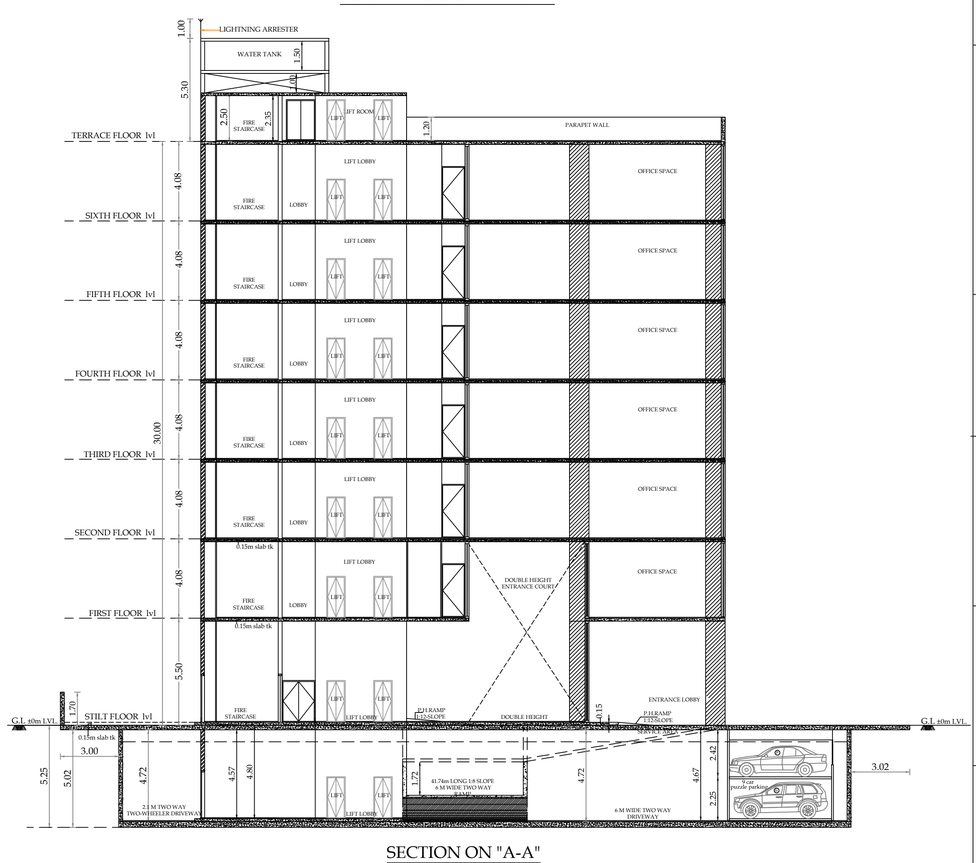


TERRACE FLOOR PLAN

SIXTH FLOOR PLAN



FRONT ELEVATION



SECTION ON "A-A"

4th, 5th, 6th FLOOR PLAN, SECTION & ELEVATION	Sheet No - 3/3

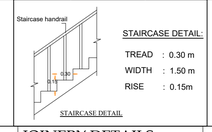
PLAN SHOWING THE PROPOSED COMMERCIAL OFFICE BUILDING IN T.S.No.613/1B, WARD No.10-J -ANNUPERPALAYAM , BLOCK No.59, KRISHNARAYAPURAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

SCALE - 1:100

N

NOTE :
ALL DIMENSIONS ARE IN METERS

Typical Block Name	Floor Name	Total Buildup Area	Non FSI Area	Residential FSI Area
Others	FLOOR-06	1388.69	-	1388.69
	TERRACE	119.15	119.15	-



JOINERY DETAILS

MD	Main Door	1.80 x 2.75
MD1	Main Door	1.60 x 2.75
ED	Entrance Door	1.20 x 2.75
D1	Door	1.70 x 2.13
D2	Door	1.50 x 2.13
D3	Door	0.96 x 2.13
D4	Door	0.82 x 2.13
SD	Sliding Door	0.90 x 2.13
FW	French Window	0.95 x 2.13
RS	Rolling Shutter	3.00 x 2.13
GD	Glass Door	3.60 x 2.13
LD	Lift Door	0.90 x 2.13
LD1	Lift Door	1.20 x 2.13
SW	Stair Window	2.10 x 1.60
V	Ventilator	1.36 x 0.61

MV- Mechanical window provided
AC- Air Conditioner provided
EF- Exhaust Fan provided

APPLICANT.

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STRUCTURAL.

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Coimbatore-18, Ph: 0422 4274945.

LBS/ENGINEERS

SITE / STILT FLOOR PLAN

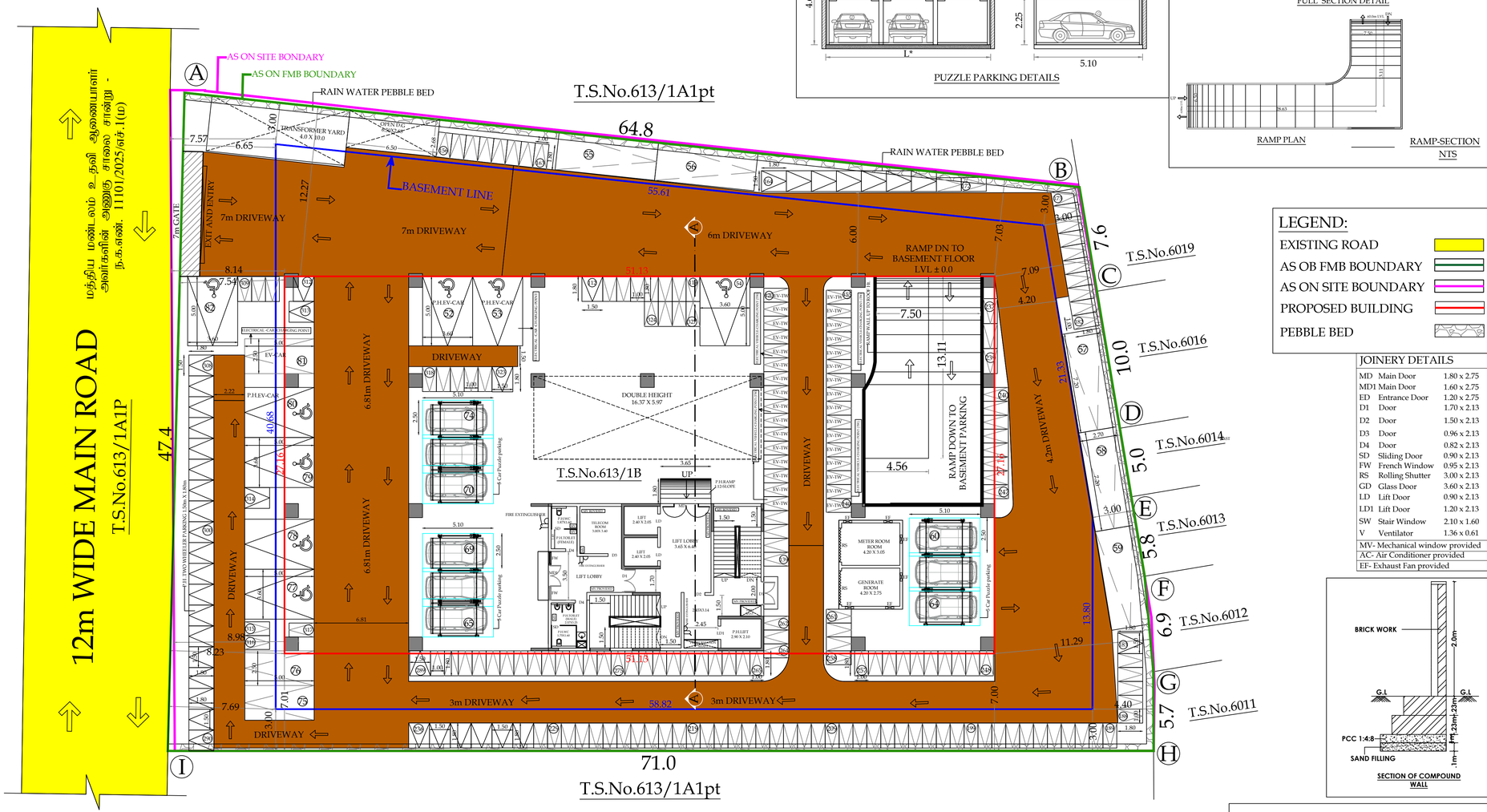
Sheet No - 1/3

PLAN SHOWING THE PROPOSED COMMERCIAL OFFICE BUILDING IN T.S.No.613/1B, WARD No.10-J -ANNUPERPALAYAM , BLOCK No.59, KRISHNARAYAPURAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

SCALE - 1:200

N

NOTE :
ALL DIMENSIONS ARE IN METERS



LEGEND:

- EXISTING ROAD
- AS OB FMB BOUNDARY
- AS ON SITE BOUNDARY
- PROPOSED BUILDING
- PEBBLE BED

JOINERY DETAILS

MD	Main Door	1.80 x 2.75
MD1	Main Door	1.60 x 2.75
ED	Entrance Door	1.20 x 2.75
D1	Door	1.70 x 2.13
D2	Door	1.50 x 2.13
D3	Door	0.96 x 2.13
D4	Door	0.82 x 2.13
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SW	Stair Window	2.10 x 1.60
V	Ventilator	1.36 x 0.61

MV- Mechanical window provided
AC- Air Conditioner provided
EF- Exhaust Fan provided

AREA DETAILS

DOCUMENT AREA	:	3237.00 Sqm (80-cents)
PLR/FMB AREA	:	3041.00 Sqm (75-cents)
SUPER IMPOSED PLOT AREA	:	2993.68 Sqm (74-cents)

SITE EXTENT (A,B,C,D,E,F,G,H,I) - 2993.68 Sqm

Typical Block Name	Floor Name	Total Buildup Area	Non FSI Area		Residential
			Covered Parking	Incidental Structural	FSI Area
Others	FLOOR-BF	2170.64	2130.30	-	40.34
	FLOOR-STILT	1388.69	1280.40	-	108.29
	FLOOR-01	1290.95	-	-	1290.95
	FLOOR-02	1388.69	-	-	1388.69
	FLOOR-03	1388.69	-	-	1388.69
	FLOOR-04	1388.69	-	-	1388.69
	FLOOR-05	1324.42	-	-	1324.42
	FLOOR-06	1388.69	-	-	1388.69
	Terrace Floor	119.15	-	119.15	-
	TOTAL	11848.61	3410.70	119.15	8318.76

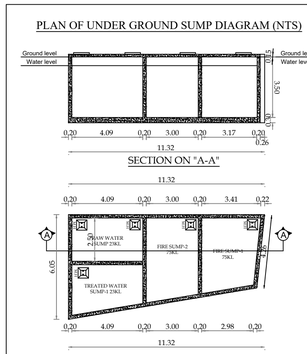
Premium FSI = $\frac{8318.76}{2993.68}$ = 2.778 P.C = $\frac{1388.69}{2993.68}$ x 100 = 46.38%

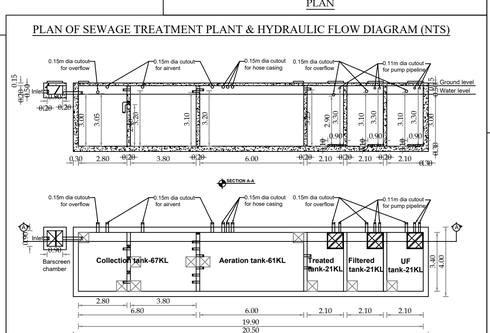
PARKING DETAILS

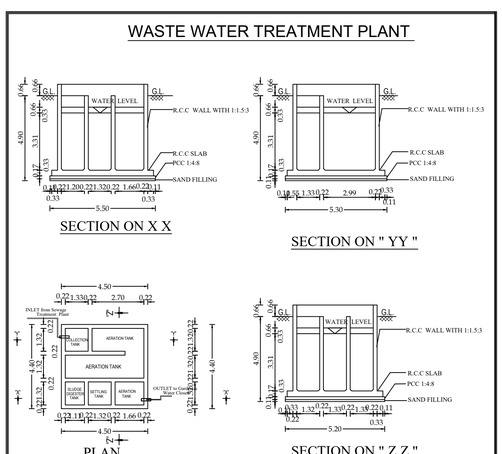
PARKING REQUIREMENT FOR COMMERCIAL - OFFICE BUILDING
FSI AREA (1st FLOOR to 6th FLOOR) = 8318.76/100*75% = 62.39 (OR) 63-CARs
FSI AREA (1st FLOOR to 6th FLOOR) = 8318.76/25*75% = 249.56 (OR) 250 - TWs

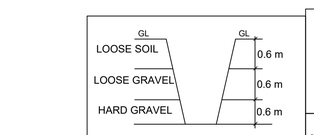
VEHICLE	CAR	TWO WHEELER
REQUIRED	63 - Nos	250- Nos
PROVIDED	82- Nos	327- Nos

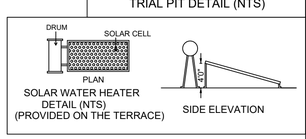
VISITOR PARKING 10% : 7 Nos.(CAR)
VISITOR PARKING 10% : 25 Nos.(T.W)
DIFFERENTLY ABLE PARKING INCLUDING : 8 Nos.(CAR)
DIFFERENTLY ABLE PARKING INCLUDING : 32 Nos.(T.W)
ELECTRICAL CAR PARKING INCLUDING : 10 Nos.(CAR)
ELECTRICAL TW PARKING INCLUDING : 32 Nos.(T.W)





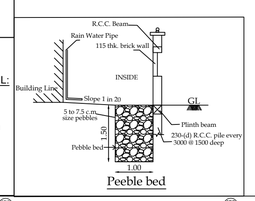


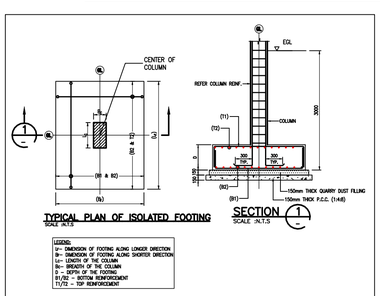


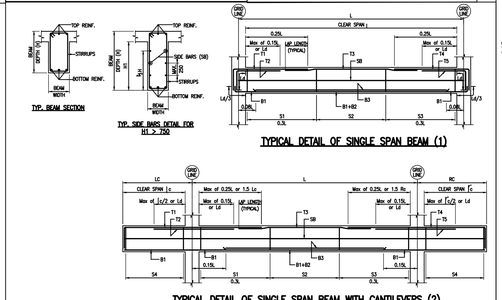


- FIRE EXTINGUISHER
- MULTY TYPE









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LBS/ENGINEERS

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
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+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.