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
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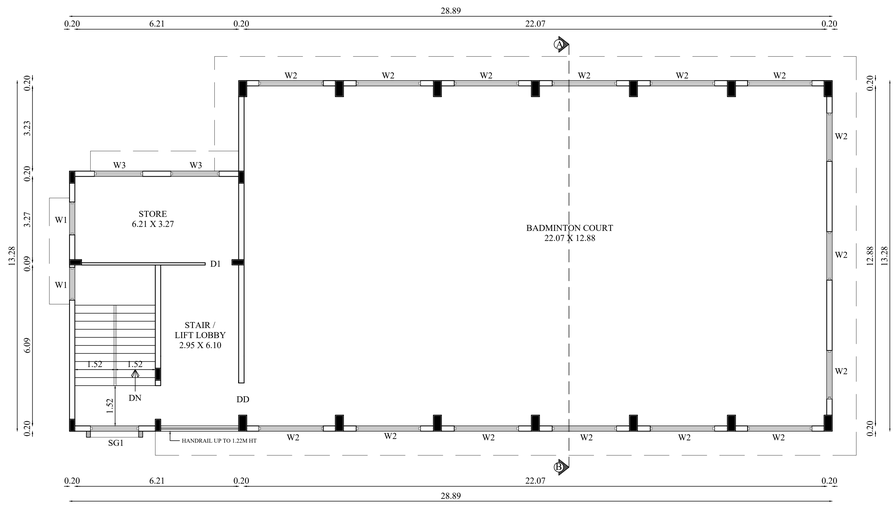
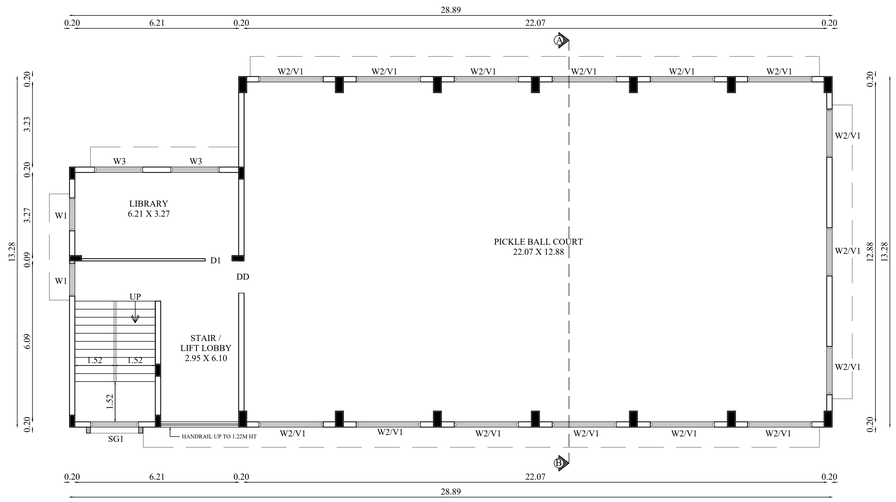
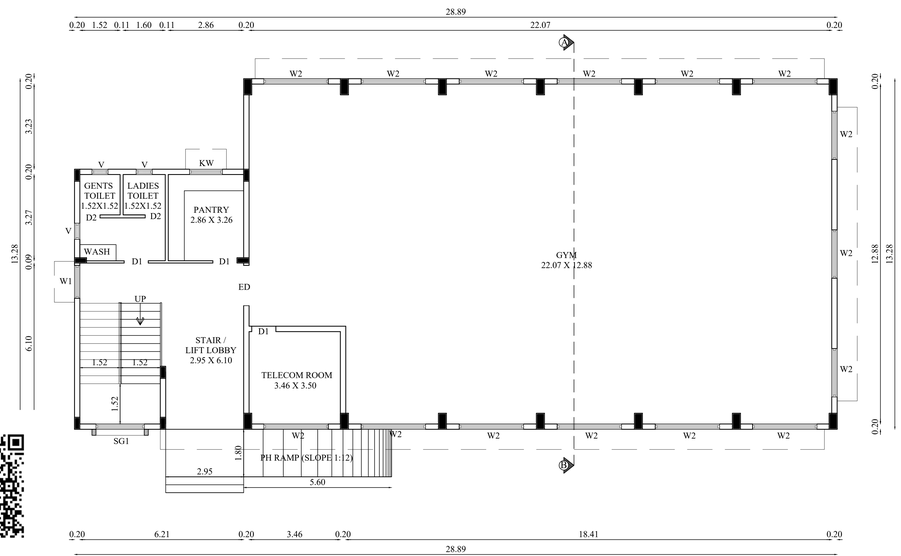


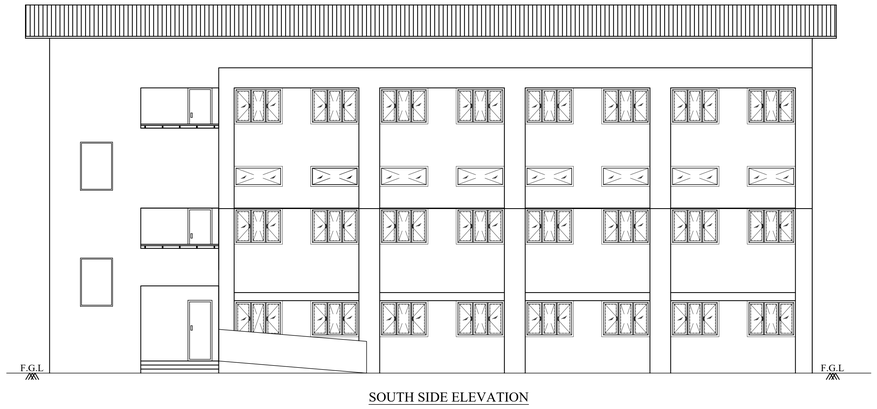
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SOUTH SIDE ELEVATION



SECTION ON 'A-B'

BLOCK- 6 (AMENITIES BLOCK) | SHEET NO - 7/7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT BUILDINGS IN S.F.NO: 45/1B2B & 46/1B1 AT KALAPATTI WEST VILLAGE, EAST ZONE, NORTH TALUK, COIMBATORE CORPORATION.

Applicant Name : Ms Sreevatsa Real Estates Pvt Ltd, POA of R.Gurusankar
Online Application No : SWP/BPA/0689856/2025

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK- 6 (Amenities Block)			
GROUND FLOOR	361.79	-	361.79
FIRST FLOOR	361.79	-	361.79
SECOND FLOOR	361.79	-	361.79
TOTAL	1085.37	-	1085.37

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.52 X 2.28
DD	LIFT DOOR	1.22 X 2.28
D1	DOOR 1	0.99 X 2.28
D2	DOOR 2	0.76 X 2.28
SG1	STAIR GLAZING	1.22 X 1.83
W1	WINDOW 1	1.22 X 1.37
W2	WINDOW 2	2.44 X 1.37
W3	WINDOW 3	1.83 X 1.37
KW1	KITCHEN WINDOW	1.22 X 1.06
V	VENTILATOR	0.61 X 0.91
V1	VENTILATOR 1	2.44 X 0.75

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-1/19/04/016

Architect

S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-1
(Coimbatore LPA/ES/Gr-1/061/2024/01-08-2024)

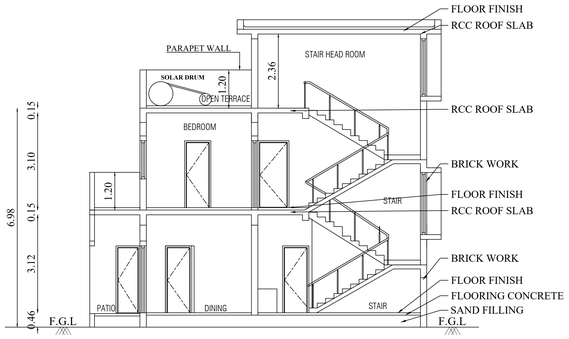
Structural Engineer

For Sreevatsa Real Estates P. Ltd
Authorised Signatory

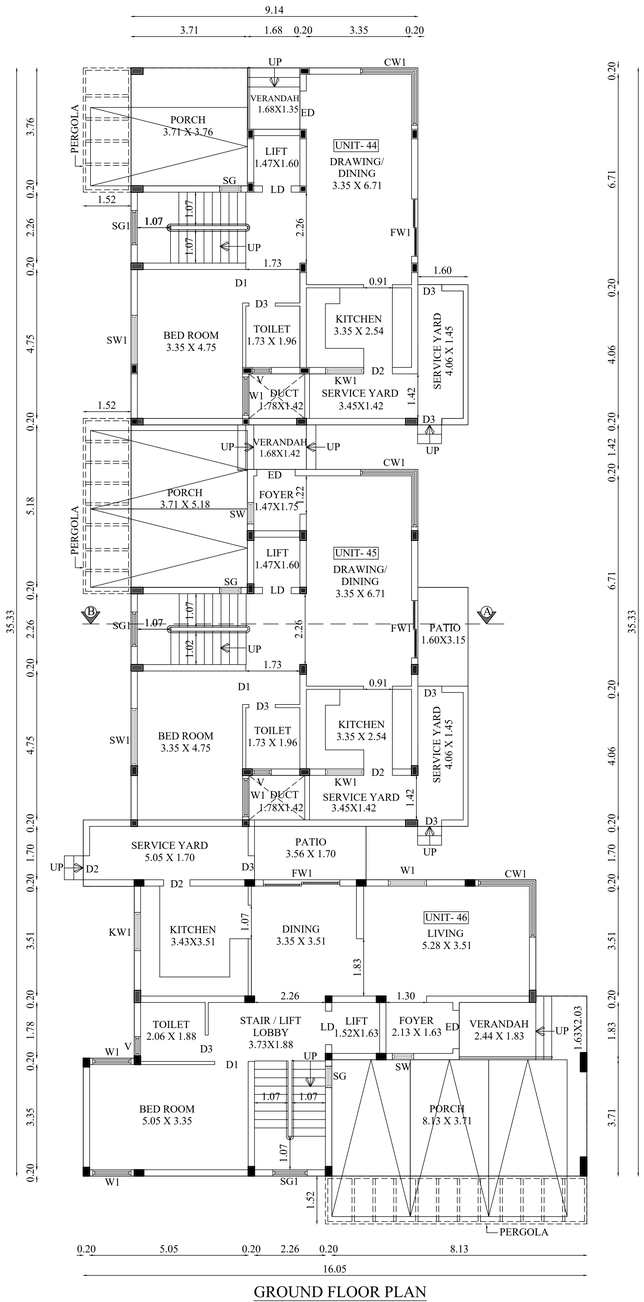
Applicant



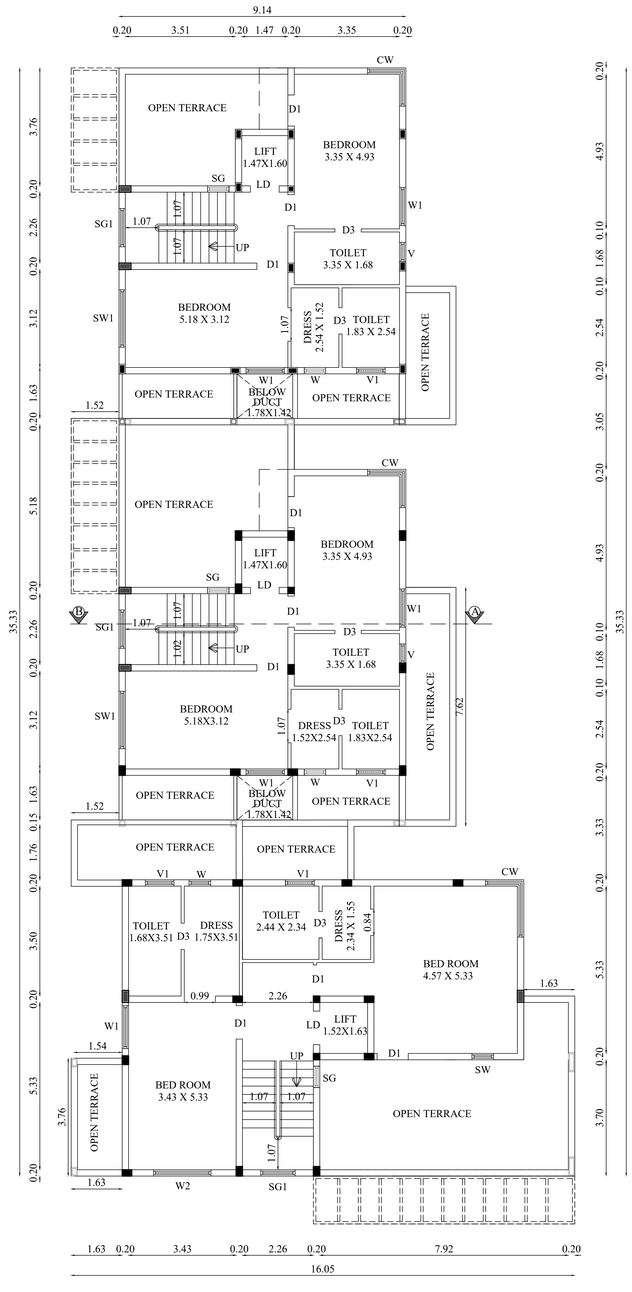
WEST SIDE ELEVATION



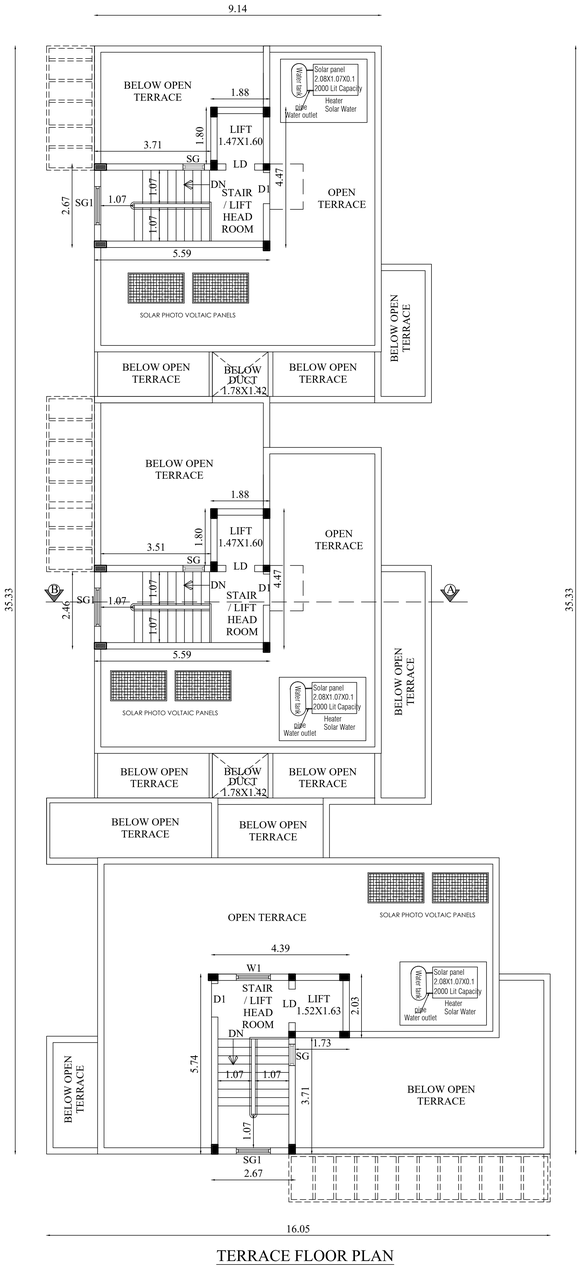
SECTION ON "A-B"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK- 5 (Unit 44 to 46)	SHEET NO - 6/7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT BUILDINGS IN S.F.NO: 45/1B2B & 46/1B1 AT KALAPATTI WEST VILLAGE, EAST ZONE, NORTH TALUK, COIMBATORE CORPORATION.

Applicant Name : Ms Sreevatsa Real Estates Pvt Ltd.
POA of R.Gurusankar
Online Application No : SWP/BPA/0689856/2025

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK- 5 (Unit 44 to 46)			
GROUND FLOOR	382.74	-	382.74
FIRST FLOOR	240.79	-	240.79
TERRACE FLOOR	-	55.40	55.40
TOTAL	623.53	55.40	678.93

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.22 X 2.13
LD	LIFT DOOR	0.94 X 2.13
FW1	FRENCH WINDOW 1	2.44 X 2.13
D1	DOOR 1	0.99 X 2.13
D2	DOOR 2	0.76 X 2.13
D3	DOOR 3	0.84 X 2.13
SG	STAIR GLAZING	0.68 X 1.83
SG1	STAIR GLAZING 1	1.09 X 1.83
W	WINDOW	0.68 X 1.37
W1	WINDOW 1	1.22 X 1.37
W2	WINDOW 2	1.83 X 1.37
KW1	KITCHEN WINDOW	1.22 X 1.06
SW	SPECIAL WINDOW	0.68 X 1.83
SW1	SPECIAL WINDOW 1	1.83 X 1.83
V	VENTILATOR	0.61 X 0.61
V1	VENTILATOR 1	0.91 X 0.61

SIDDARTH GOPALA SANKAR, M.ARCH.ELLA.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

Architect

S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/CE/GR-I/051/2024/01-08-2024)

Structural Engineer

For Sreevatsa Real Estates P. Ltd

Authorised Signatory

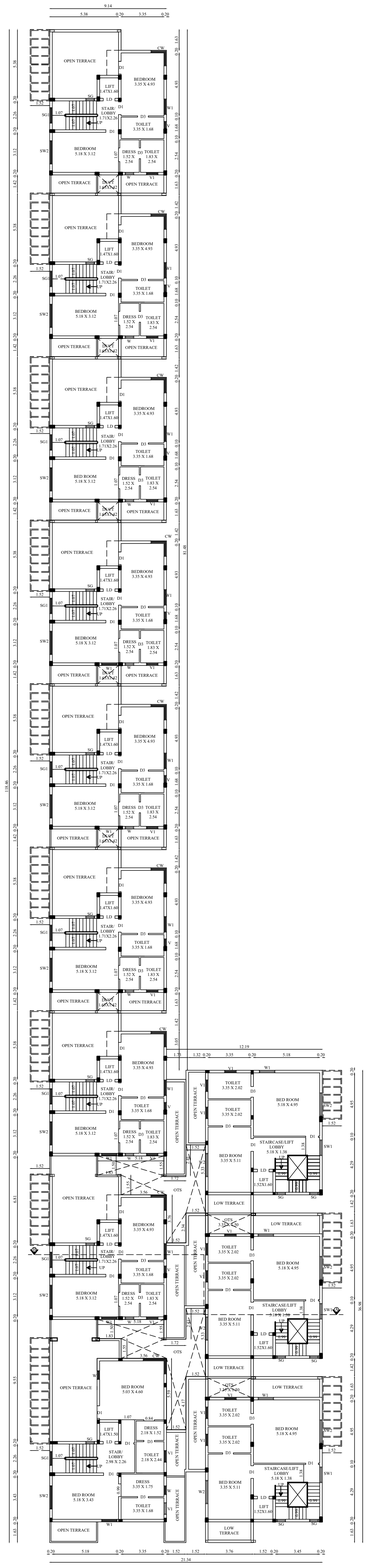
Applicant



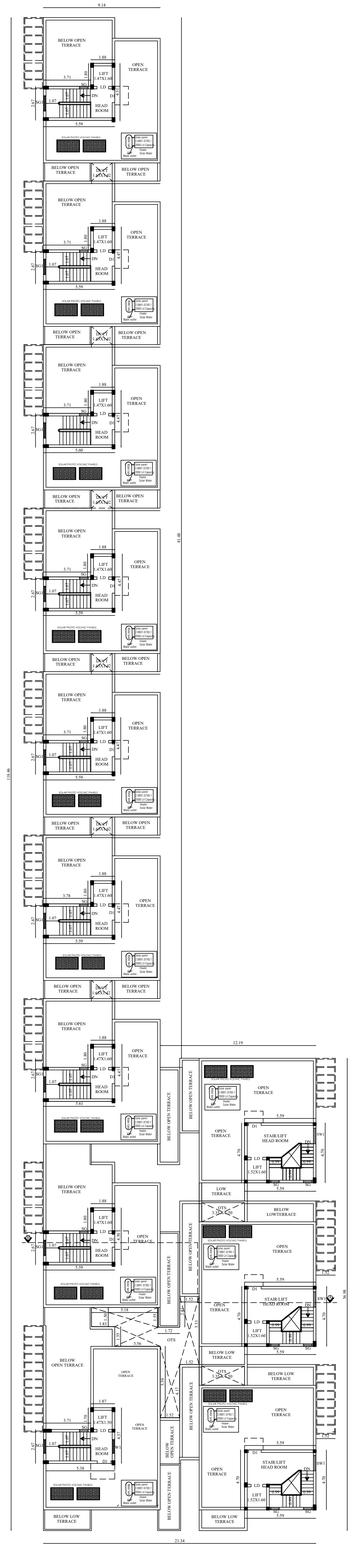
WEST SIDE ELEVATION



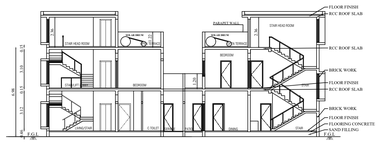
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



SECTION ON "A-B"

BLOCK- 4 (Unit 32 to 43)	SHEET NO - 5/7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT BUILDINGS IN S.F.NO: 45/1B2B & 46/1B1 AT KALAPATTI WEST VILLAGE, EAST ZONE, NORTH TALUK, COIMBATORE CORPORATION.

Applicant Name : Ms Sreevatsa Real Estates Pvt Ltd.
POA of R.Gurusankar
Online Application No : SWP/BPA/0689856/2025

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK- 4 (Unit 32 to 43)			
GROUND FLOOR	1370.94	-	1370.94
FIRST FLOOR	936.27	-	936.27
TERRACE FLOOR	-	243.20	243.20
TOTAL	2307.21	243.20	2550.41

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.22 X 2.13
LD	LIFT DOOR	0.94 X 2.13
FW1	FRENCH WINDOW 1	2.44 X 2.13
D1	DOOR 1	0.99 X 2.13
D2	DOOR 2	0.76 X 2.13
D3	DOOR 3	0.84 X 2.13
SG	STAIR GLAZING	0.68 X 1.83
SG1	STAIR GLAZING 1	1.09 X 1.83
W	WINDOW	0.68 X 1.37
W1	WINDOW 1	1.22 X 1.37
W2	WINDOW 2	1.83 X 1.37
KW1	KITCHEN WINDOW	1.22 X 1.06
SW	SPECIAL WINDOW	0.68 X 1.83
SW1	SPECIAL WINDOW 1	1.22 X 1.83
SW2	SPECIAL WINDOW 2	1.83 X 1.83
CW	CORNER WINDOW	3.05 X 1.83
CW1	CORNER WINDOW 1	3.66 X 1.83
V	VENTILATOR	0.61 X 0.61
V1	VENTILATOR 1	0.91 X 0.61

SIDDARTH GOPALA SANKAR, M.ARCH, F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No CA/2005/36220
Coimbatore LPA/RA/GP-I/19/04/016

Architect

S. MURUGESH, M.E.,FIE,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/ES/G-1/051/2024/01-08-2024)

Structural Engineer

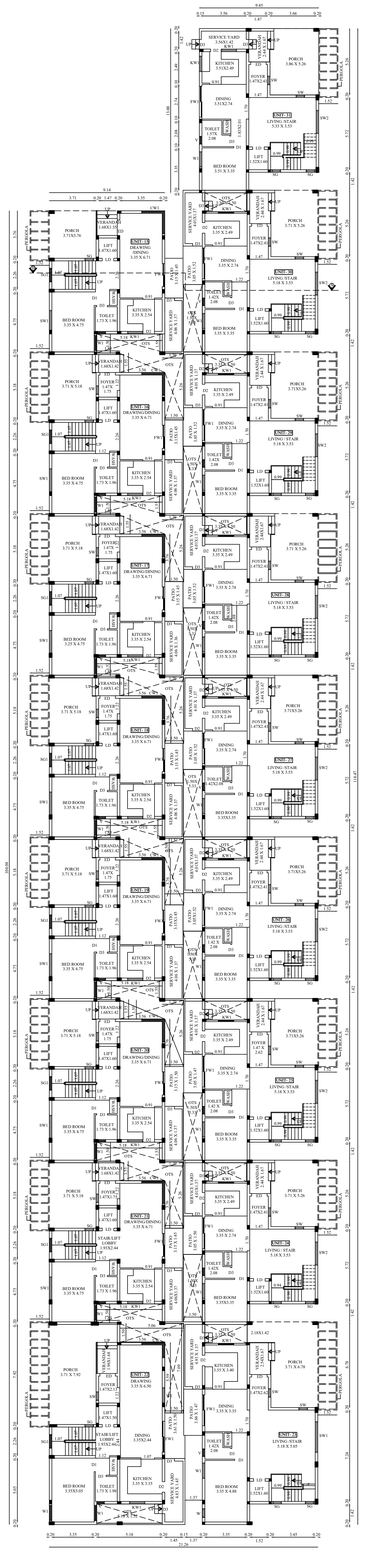
For Sreevatsa Real Estates P. Ltd

Authorised Signatory

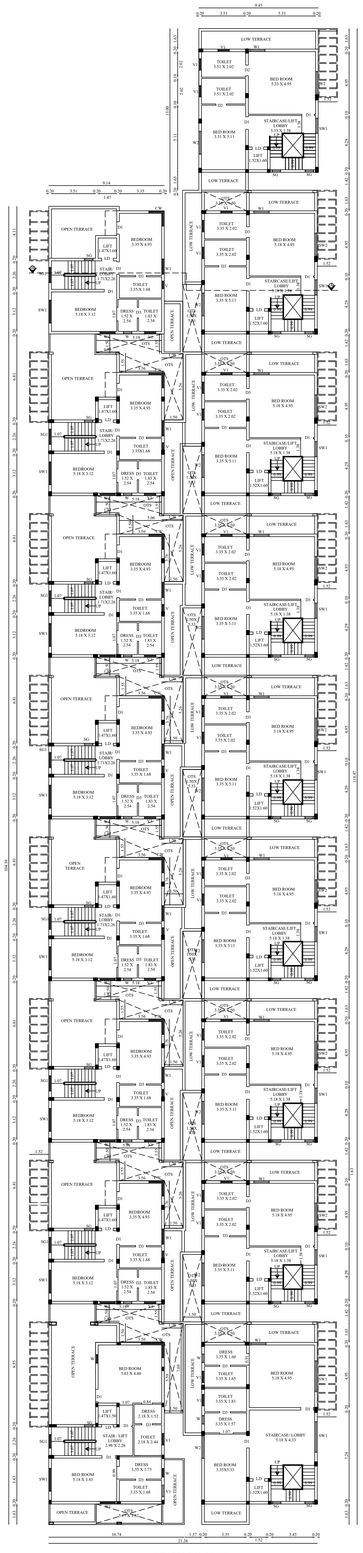
Applicant



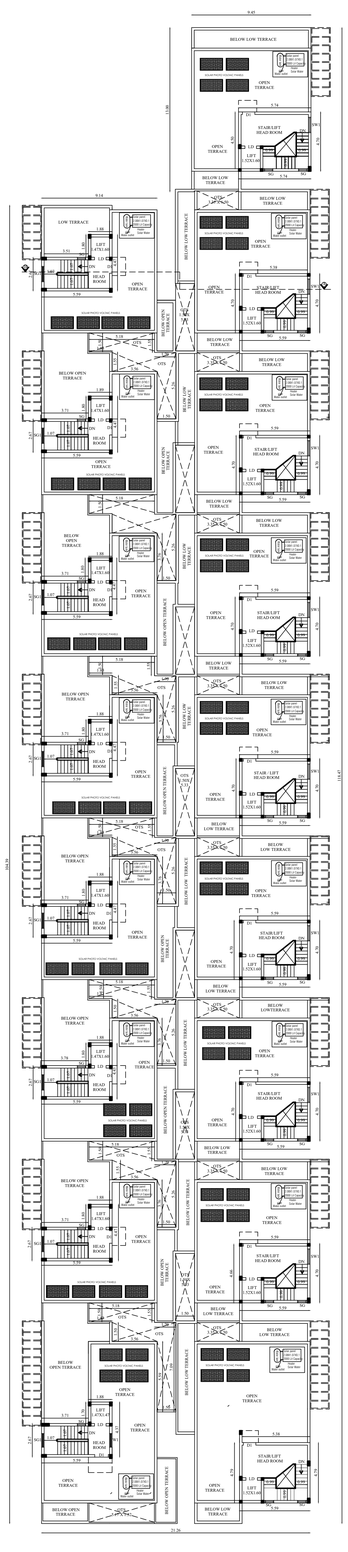
EAST SIDE ELEVATION



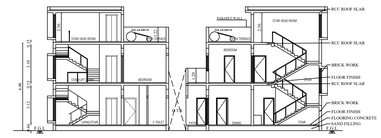
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



SECTION ON "A-B"

BLOCK- 3 (Unit 15 to 31)	SHEET NO - 4/7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT BUILDINGS IN S.F.NO: 45/1B2B & 46/1B1 AT KALAPATTI WEST VILLAGE, EAST ZONE, NORTH TALUK, COIMBATORE CORPORATION.

Applicant Name : Ms Sreevatsa Real Estates Pvt Ltd,
POA of R.Gurusankar
Online Application No : SWP/BPA/0689856/2025

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK- 3 (Unit 15 to 31)			
GROUND FLOOR	2014.79	-	2014.79
FIRST FLOOR	1430.28	-	1430.28
TERRACE FLOOR	-	383.67	383.67
TOTAL	3445.07	383.67	3828.74

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.22 X 2.13
LD	LIFT DOOR	0.94 X 2.13
FW1	FRENCH WINDOW 1	2.44 X 2.13
D1	DOOR 1	0.99 X 2.13
D2	DOOR 2	0.76 X 2.13
D3	DOOR 3	0.84 X 2.13
SG	STAIR GLAZING	0.68 X 1.83
SG1	STAIR GLAZING 1	1.09 X 1.83
W	WINDOW	0.68 X 1.37
W1	WINDOW 1	1.22 X 1.37
W2	WINDOW 2	1.83 X 1.37
KW1	KITCHEN WINDOW	1.22 X 1.06
SW	SPECIAL WINDOW	0.68 X 1.83
SW1	SPECIAL WINDOW 1	2.44 X 1.83
SW2	SPECIAL WINDOW 2	1.83 X 1.83
CW	CORNER WINDOW	3.05 X 1.83
CW1	CORNER WINDOW 1	3.66 X 1.83
V	VENTILATOR	0.61 X 0.61
V1	VENTILATOR 1	0.91 X 0.61

SIDDARTH GOPALA SANKAR, M.ARCH.,ELLA.,
Registered Architect AA
L.B.S GRADE-I
L.S. ARCHITECT No CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

Architect

S. MURUGESH, M.E.,FIE,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/ES/S-1/061/2024/01-08-2024)

Structural Engineer

For Sreevatsa Real Estates P. Ltd

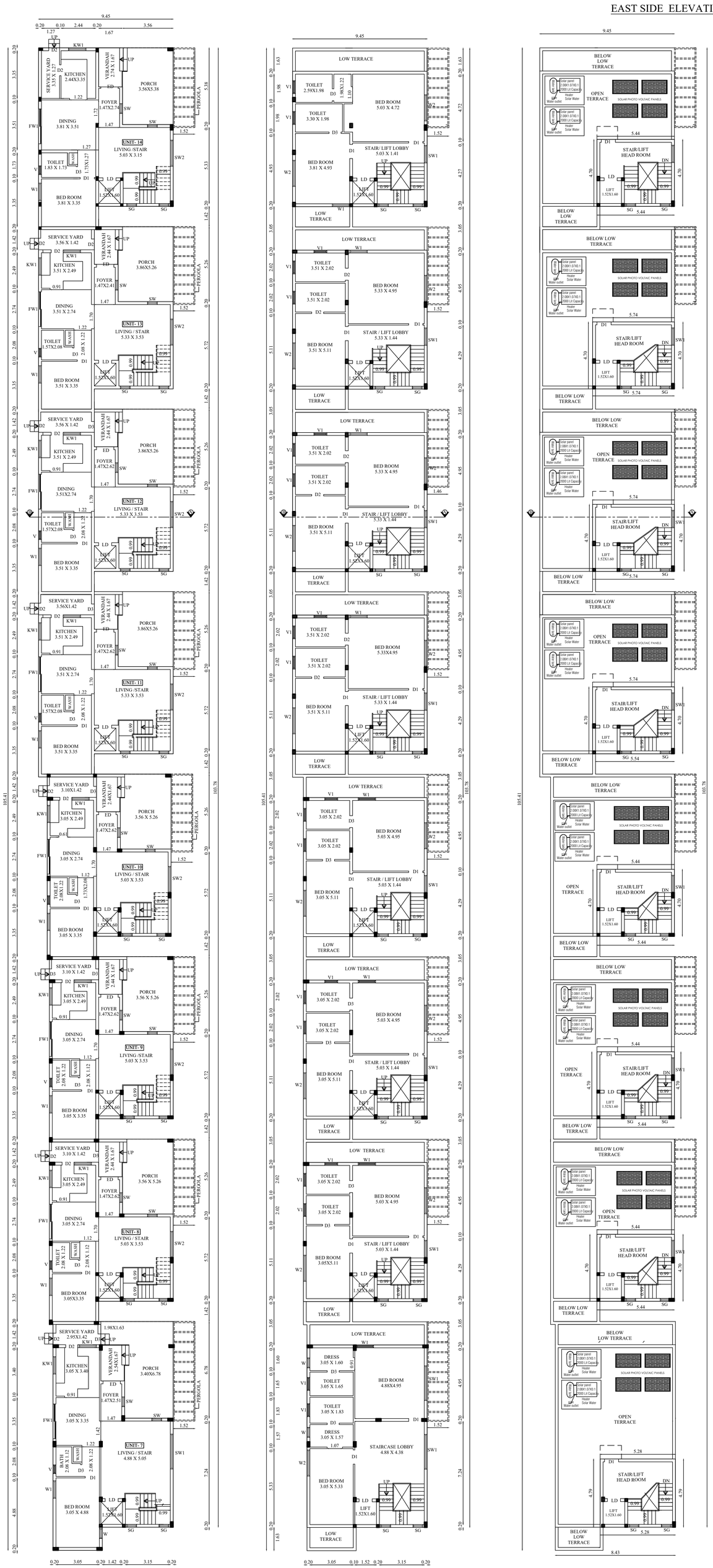
Authorised Signatory

Applicant

BLOCK- 2 (Unit 7 to 14) | SHEET NO - 3/7



EAST SIDE ELEVATION

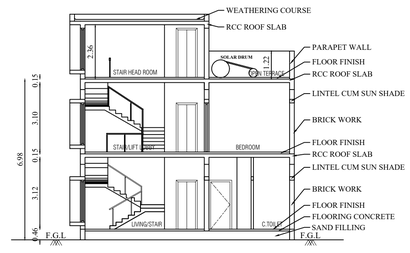


PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT BUILDINGS IN S.F.NO: 45/1B2B & 46/1B1 AT KALAPATTI WEST VILLAGE, EAST ZONE, NORTH TALUK, COIMBATORE CORPORATION.

Applicant Name : Ms Sreevatsa Real Estates Pvt Ltd, POA of R.Gurusankar
Online Application No : SWP/BPA/0689856/2025

North

Scale 1 : 100



SECTION ON "A-B"

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK- 2 (Unit 7 to 14)			
GROUND FLOOR	889.14	-	889.14
FIRST FLOOR	728.37	-	728.37
TERRACE FLOOR	-	208.37	208.37
TOTAL	1617.51	208.37	1825.88

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.22 X 2.13
LD	LIFT DOOR	0.94 X 2.13
FW1	FRENCH WINDOW 1	2.44 X 2.13
D1	DOOR 1	0.99 X 2.13
D2	DOOR 2	0.76 X 2.13
D3	DOOR 3	0.84 X 2.13
SG	STAIR GLAZING	0.68 X 1.83
W	WINDOW	0.68 X 1.37
W1	WINDOW 1	1.22 X 1.37
W2	WINDOW 2	1.83 X 1.37
KW1	KITCHEN WINDOW	1.22 X 1.06
SW	SPECIAL WINDOW	0.68 X 1.83
SW1	SPECIAL WINDOW 1	2.44 X 1.83
SW2	SPECIAL WINDOW 2	1.83 X 1.83
V	VENTILATOR	0.61 X 0.61
V1	VENTILATOR 1	0.91 X 0.61

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/RA/GR-1/19/04/016

Architect

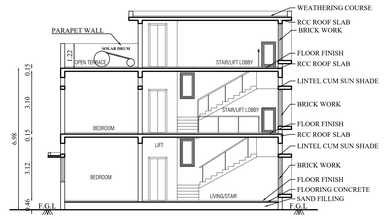
S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/SE/Gr-I/051/2024/01-08-2024)

Structural Engineer

For Sreevatsa Real Estates P. Ltd

Authorised Signatory

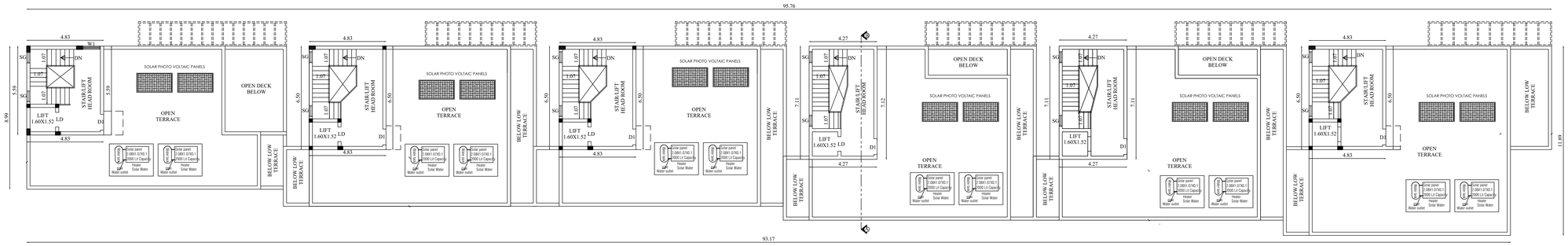
Applicant



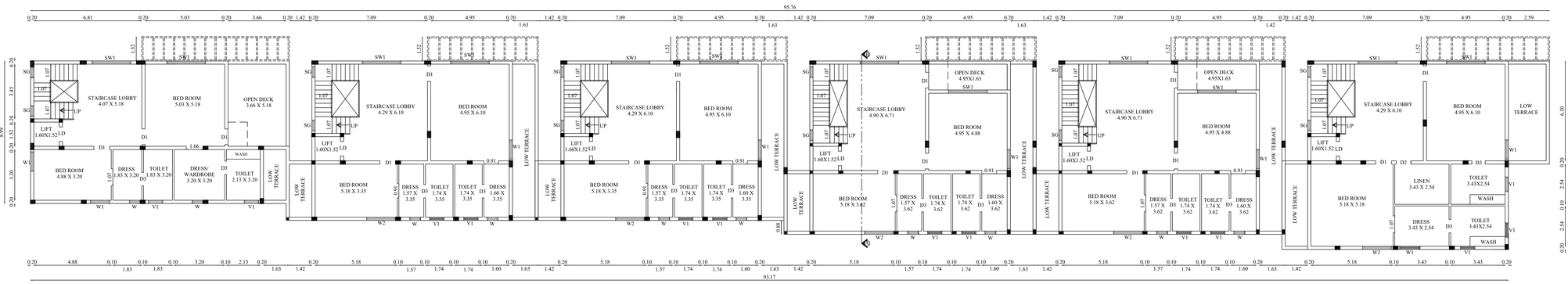
SECTION ON "A-B"



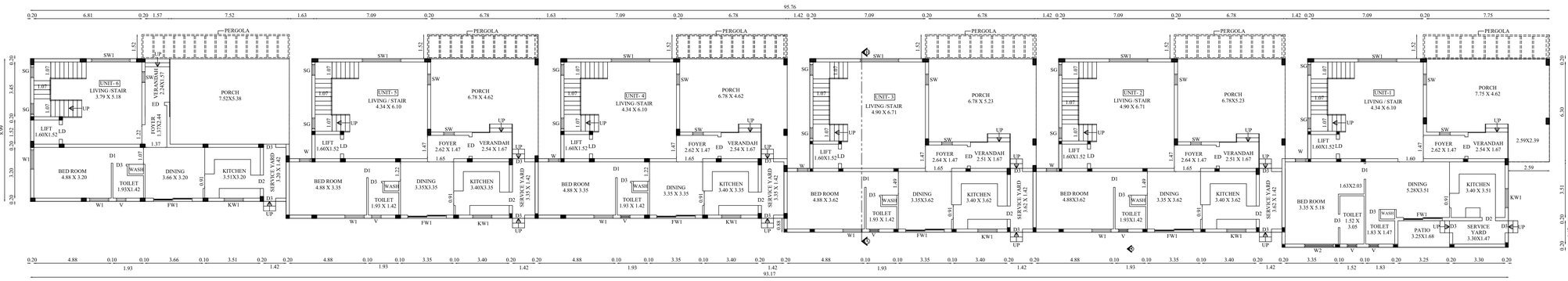
NORTH SIDE ELEVATION



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

BLOCK- 1 (Unit 1 to 6)	SHEET NO - 2/7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT BUILDINGS IN S.F.NO: 45/1B2B & 46/1B1 AT KALAPATTI WEST VILLAGE, EAST ZONE, NORTH TALUK, COIMBATORE CORPORATION.

Applicant Name : Ms Sreevatsa Real Estates Pvt Ltd.
POA of R.Gurusankar
Online Application No : SWP/BPA/0689856/2025

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK- 1 (Unit 1 to 6)			
GROUND FLOOR	943.90	-	943.90
FIRST FLOOR	782.56	-	782.56
TERRACE FLOOR	-	181.80	181.80
TOTAL	1726.46	181.80	1908.26

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.22 X 2.13
LD	LIFT DOOR	0.94 X 2.13
FW1	FRENCH WINDOW 1	2.44 X 2.13
D1	DOOR 1	0.99 X 2.13
D2	DOOR 2	0.76 X 2.13
D3	DOOR 3	0.84 X 2.13
SG	STAIR GLAZING	0.68 X 1.83
W	WINDOW	0.68 X 1.37
W1	WINDOW 1	1.22 X 1.37
W2	WINDOW 2	1.83 X 1.37
KW1	KITCHEN WINDOW	1.22 X 1.06
SW	SPECIAL WINDOW	0.68 X 1.83
SW1	SPECIAL WINDOW 1	2.44 X 1.83
V	VENTILATOR	0.61 X 0.61
V1	VENTILATOR 1	0.91 X 0.61

SIDDARTH GOPALA SANKAR, M.ARCH.FELLA.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No: CA/2005/36220
Coimbatore LPA/REG/R-1/19/04/016

Architect

S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/EGD-1/651/2024/01-08-2024)

Structural Engineer

For Sreevatsa Real Estates P. Ltd

Authorised Signatory

Applicant

Applicant Name : Ms Sreevatsa Real Estates Pvt Ltd, POA of R.Gurusankar
Online Application No : SWP/BPA/0689856/2025
Site Boundary Shown as "A to I"

BUILDING HEIGHT DETAILS:	
BLOCK NO:	HEIGHT (in Meter)
1	6.98
2	6.98
3	6.98
4	6.98
5	6.98
6	13.99

DWELLING AREA	
UNIT NO:	AREA in Sqm
1	281.21
2	248.28
3	248.28
4	237.89
5	237.93
6	221.54
7	204.48
8	165.37
9	165.37
10	165.37
11	181.31
12	180.52
13	179.72
14	177.98
15	161.41
16	164.69
17	164.66
18	164.69
19	164.69
20	164.80
21	164.66
22	202.16
23	230.14
24	180.43
25	180.32
26	180.42
27	180.42
28	180.43
29	180.43
30	180.66
31	181.31
32	159.44
33	159.44
34	159.44
35	159.44
36	159.44
37	159.44
38	165.13
39	165.13
40	201.66
41	180.75
42	180.71
43	176.69
44	163.43
45	171.74
46	211.34
TOTAL	8494.79

SITE PLAN | SHEET NO - 1/7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT BUILDINGS IN S.F.NO: 45/1B2B & 46/1B1 AT KALAPATTI WEST VILLAGE, EAST ZONE, NORTH TALUK, COIMBATORE CORPORATION.

AS PER MASTER PLAN USE 2041 - RESIDENTIAL

North

Scale 1 : 200

AREA DETAILS:

S.NO	S.F.NO	AREA in Hectare (As per Patta)	AREA in Sqm (As per Document)
1	45/1B2B	0.11.75	1173.00
2	46/1B1	1.05.21	10508.00
TOTAL		1.16.96	11681.00
3	45/1B5	0.03.92 (Already O.S.R Handover) (Gift Deed Doc No:1544/2024 Dated:12.02.2024)	392.00
4	46/1B2	0.15.05 (Already O.S.R Handover) (Gift Deed Doc No:1544/2024 Dated:12.02.2024)	1505.00
NET TOTAL		1.35.93	13578.00

AREA OF THE SITE : 11681.00 Sqm

BUILDING AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK- 1 (Unit 1 to 6)			
GROUND FLOOR	943.90	-	943.90
FIRST FLOOR	782.56	-	782.56
TERRACE FLOOR	-	181.80	181.80
TOTAL	1726.46	181.80	1908.26
BLOCK- 2 (Unit 7 to 14)			
GROUND FLOOR	889.14	-	889.14
FIRST FLOOR	728.37	-	728.37
TERRACE FLOOR	-	208.37	208.37
TOTAL	1617.51	208.37	1825.88
BLOCK- 3 (Unit 15 to 31)			
GROUND FLOOR	2014.79	-	2014.79
FIRST FLOOR	1430.28	-	1430.28
TERRACE FLOOR	-	383.67	383.67
TOTAL	3445.07	383.67	3828.74
BLOCK- 4 (Unit 32 to 43)			
GROUND FLOOR	1370.94	-	1370.94
FIRST FLOOR	936.27	-	936.27
TERRACE FLOOR	-	243.20	243.20
TOTAL	2307.21	243.20	2550.41
BLOCK- 5 (Unit 44 to 46)			
GROUND FLOOR	382.74	-	382.74
FIRST FLOOR	240.79	-	240.79
TERRACE FLOOR	-	55.40	55.40
TOTAL	623.53	55.40	678.93
BLOCK- 6 (Amenities Block)			
GROUND FLOOR	361.79	-	361.79
FIRST FLOOR	361.79	-	361.79
SECOND FLOOR	361.79	-	361.79
TOTAL	1085.37	-	1085.37
GRAND TOTAL	10805.15	1072.44	11877.59

FLOOR SPACE INDEX = $\frac{10805.15}{11681.00} = 0.925$

All metric dimensions are in metre

FIRE HOSE REEL

FIRE EXTINGUISHER

PARKING DETAILS:
AS PER G.O.Ms.NO:16
UP TO 300 Sqm - 2 CAR PARKING &
2 TWO WHEELER PARKING REQUIRED
NO. OF DWELLINGS - 46 Nos.

PARKING NAME	REQUIRED	PROVIDED
CAR	92	
	92 x 10% = 102	102
TWO WHEELER	92	
	92 x 10% = 102	102

O.S.R 10% :

O.S.R REQUIRED : 1168.10 Sqm (10 %)
O.S.R PROVIDED : 1897.00 Sqm (16.24 %)
(Already Handover to Corporation)
(Gift Deed Doc No:1544/2024 Dated:12.02.2024)

Note:
- Site Boundary (A,B,C... & I)
- Proposed Building
- Existing Road

EV CHARGING POINT PROVIDED

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.A.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/016

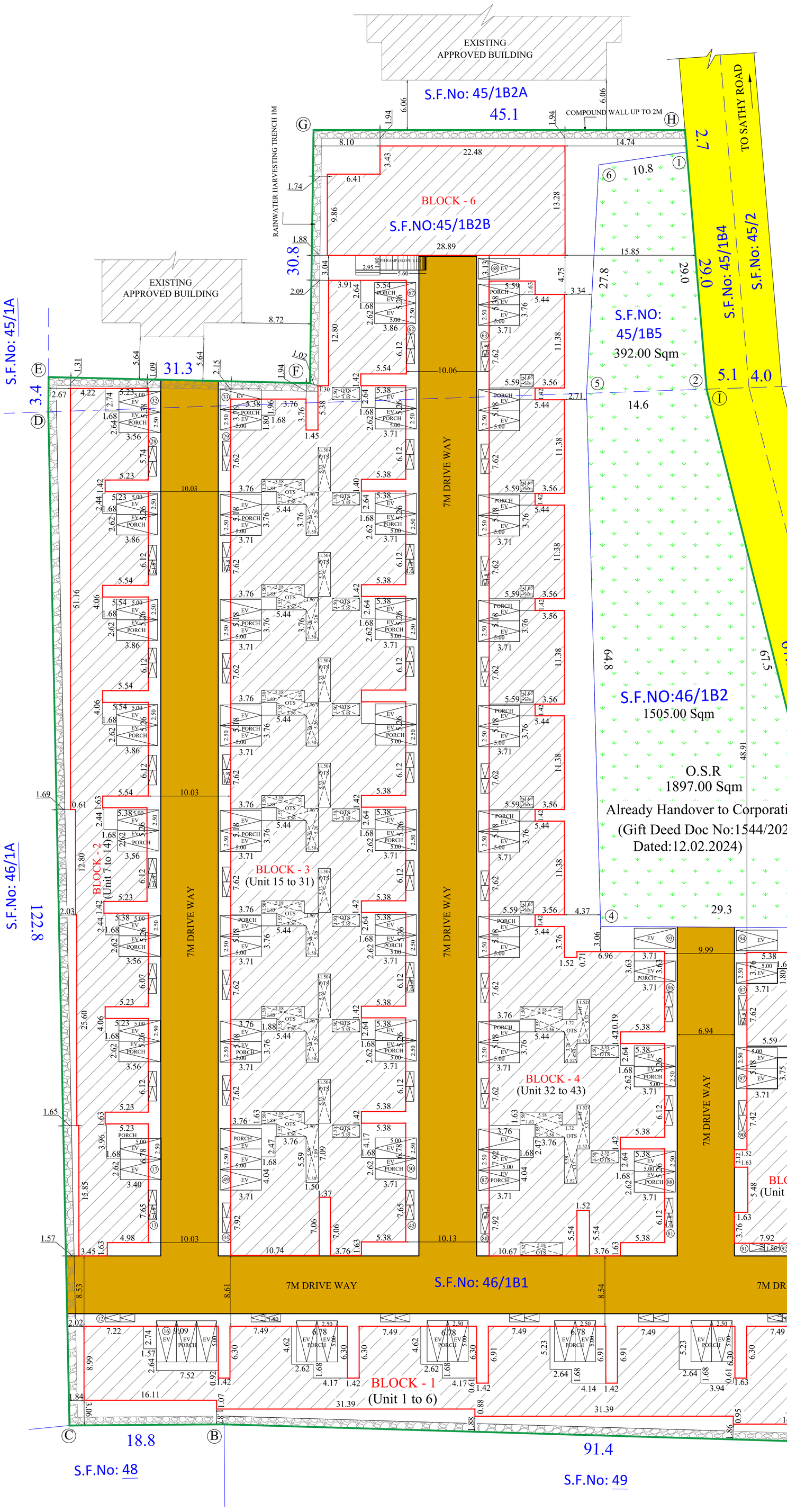
Architect

S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
(Coimbatore LPA/SE/Gr-I/061/2024/01-08-2024)

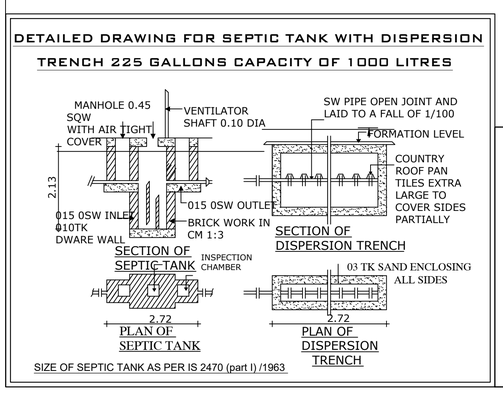
Structural Engineer

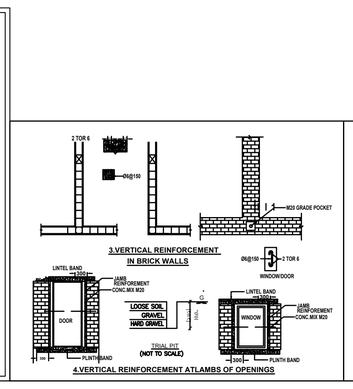
For Sreevatsa Real Estates P. Ltd
Authorised Signatory

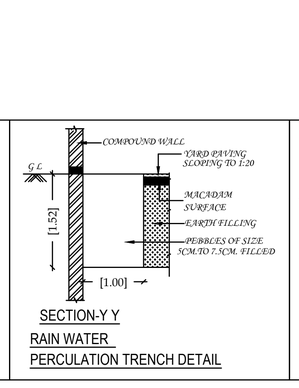
Applicant

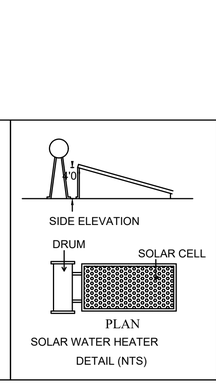


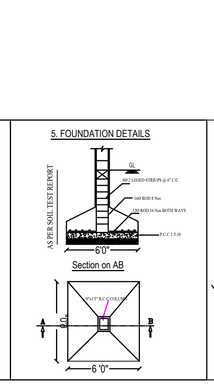
SITE PLAN

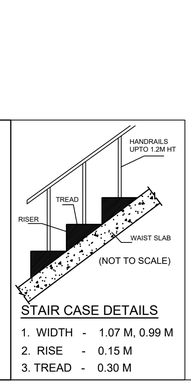












THE LANDLENS SUITE

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

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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.