PP APPROVAL RECORD

# Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Town Panchayat**

PURPOSE
**Residential**

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.

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OMR Thoraipakkam,
Chennai 600 097, India

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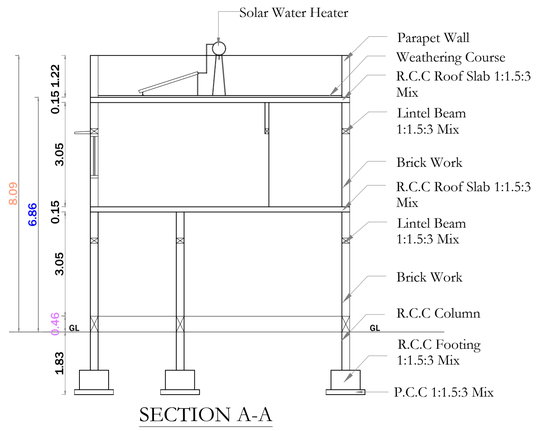
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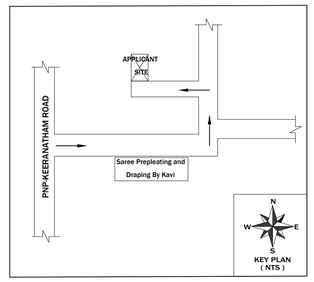
# PLAN SHOWING THE PROPOSED GROUND AND FIRST FLOOR R.C.C ROOF RESIDENTIAL BUILDING IN S.F.NO : 12/1A3A1A , SITE NO : 40 AND 41 , " Prestige Villae Phase - 1 " APPROVED LAYOUT NO : L.P/D.T.C.P. NO. : 523/2023, AT IDIKARAI TOWN PANCHAYAT , ANNUR TALUK & COIMBATORE DISTRICT.

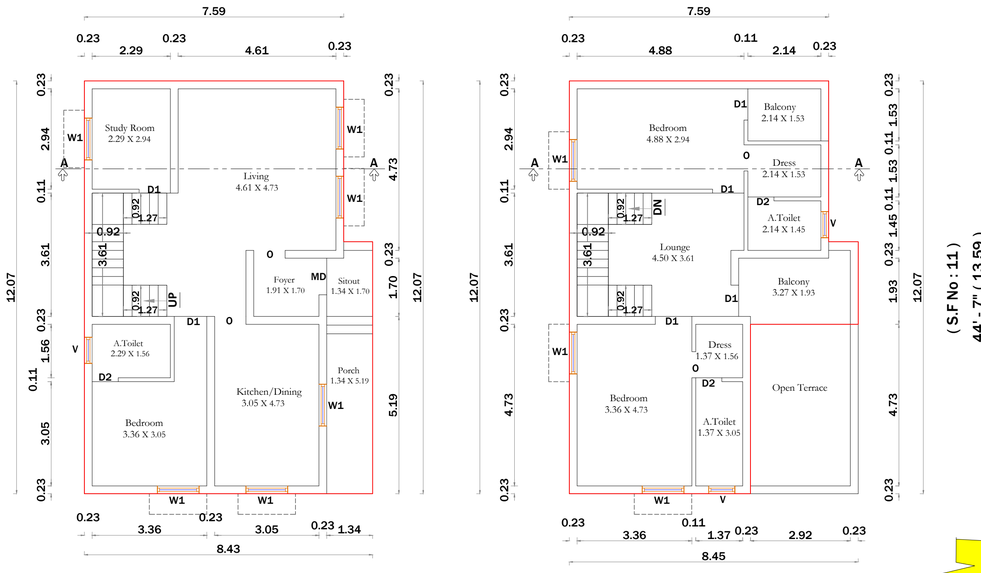



ELEVATION




SECTION A-A

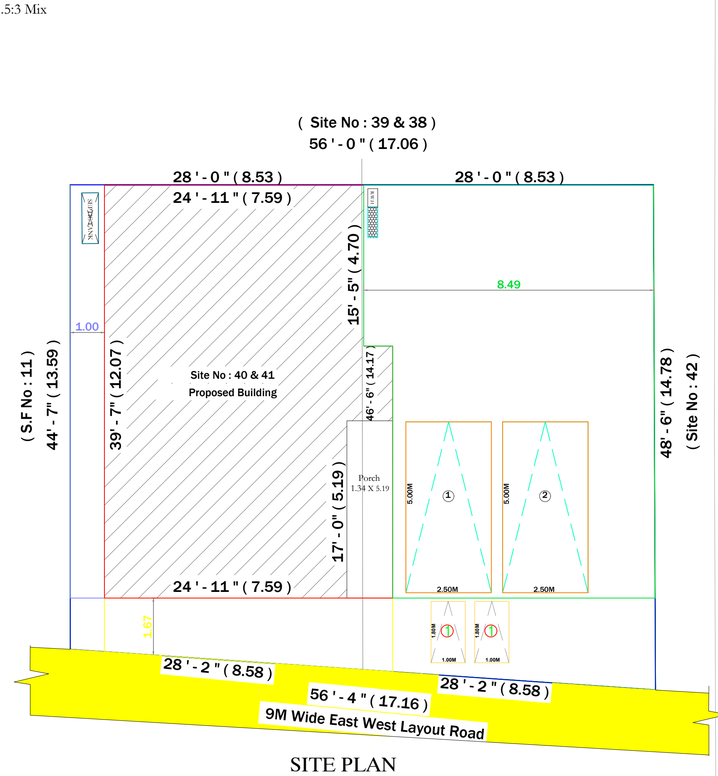



GROUND FLOOR PLAN




FIRST FLOOR PLAN




SITE PLAN

| AREA STATEMENT | SQ.FT | SQ.MT |
|---|---|---|
| PLOT AREA (SITE NO 40) | 1273.00 | 118.26 |
| PLOT AREA (SITE NO 41) | 1331.00 | 123.65 |
| PLOT AREA (AS PER PATTA) | 2604.00 | 241.91 |

PROPOSED AREA DETAILS IN SQ.M :-

| SL.NO | FLOOR DETAILS | NON FSI AREA | FSI AREA | TOTAL AREA |
|---|---|---|---|---|
| 1. | GROUND FLOOR | 6.95 | 90.88 | 97.83 |
| 2. | FIRST FLOOR | - | 82.34 | 82.34 |
| | | | | |
| 3. | TOTAL AREA | 6.95 | 173.22 | 180.17 |

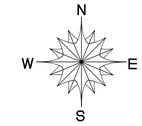
FSI Calculation :-

(173.22 /241.91 ) = 0.716 < 2

Building Height :-

Height of the Building= 6.86

No. of Dwelling Units :- 1 Nos




SCALE :- 1:100
RESIDENTIAL BUILDING

JOINERY DETAILS:

| | DESCRIPTION | IN METER | | DESCRIPTION | IN METER |
|---|---|---|---|---|---|
| MD | MAIN DOOR | 1.07X2.13 | W1 | WINDOW | 1.22X1.83 |
| D1 | DOOR | 0.91X2.13 | W2 | WINDOW | 0.90X1.83 |
| D2 | TOILET DOOR | 0.76X2.13 | V | VENTILATOR | 0.91X0.91 |
| O | OPENING | 1.22X2.13 | | | |

COLOUR INDEX:

SITE BOUNDARY

EXISTING ROAD

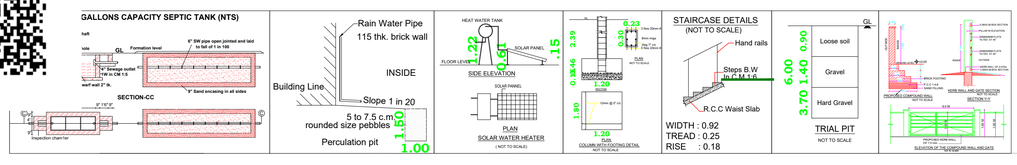
PROPOSED BUILDING

CONSULTANT:

AN Associates
Planners| Approvals| Builders


Er.R.NANDHINI B.E.,
Registered Engineer-GR-III-00079/2023
Civil and Architectural Consultant
No.19,MGR Colony,Edayarpalayam,
Opp to ICICI Bank,Thadagam Road,
Coimbatore - 641 025.
Mob No. 99523-88472


Mrs.Sujitha Rajendram (1)
Mr.V.H.Raghuvarran (2)
OWNER/ APPLICANT





R. NANDHINI, B.E.,
Regd.Engineer-Gr-III-162/LS/2023/00079
19/97E, MGR Colony, Opp. ICICI Bank,
Edayarpalayam, Coimbatore - 641 025.
Mobile No: 99523 88472


REGISTERED ENGINEER

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

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# 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.