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.

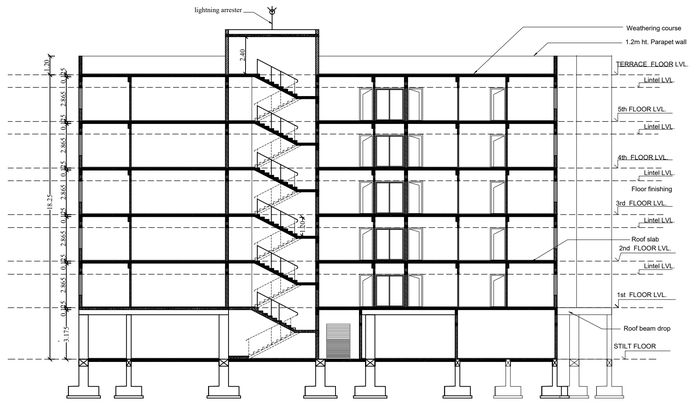
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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3/350/2 Mettukuppam,
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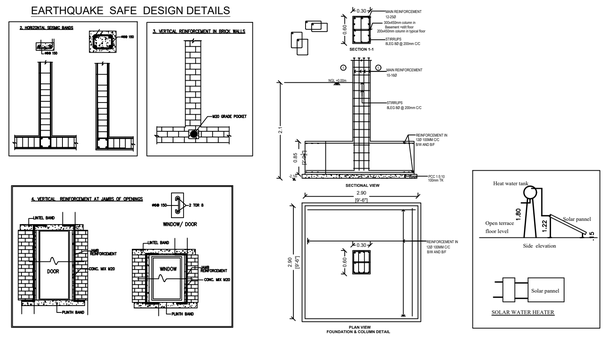
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## NORTH ELEVATION

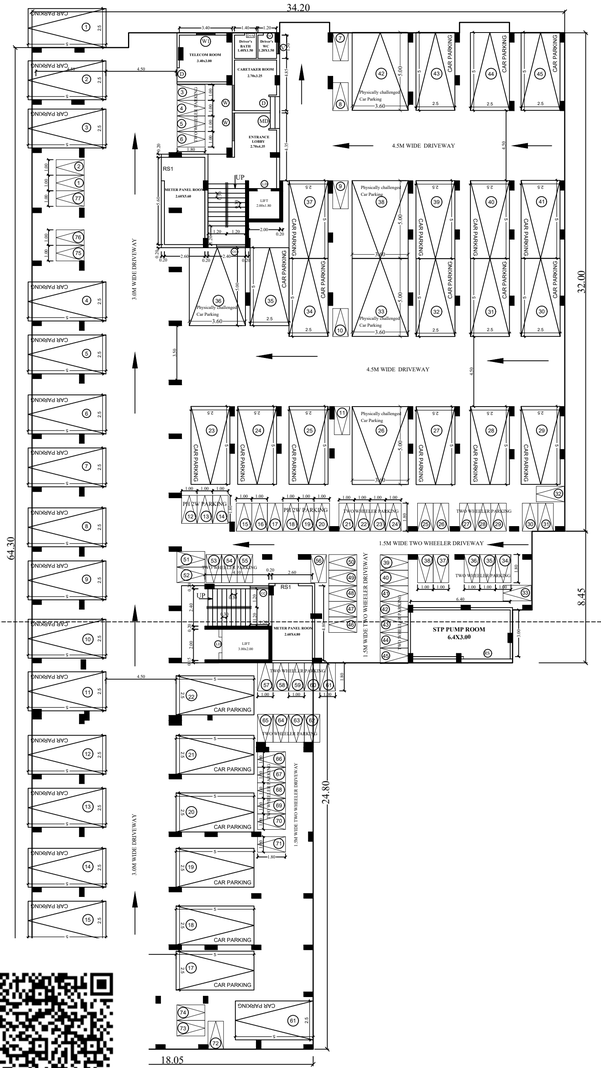



## SECTION - AA'

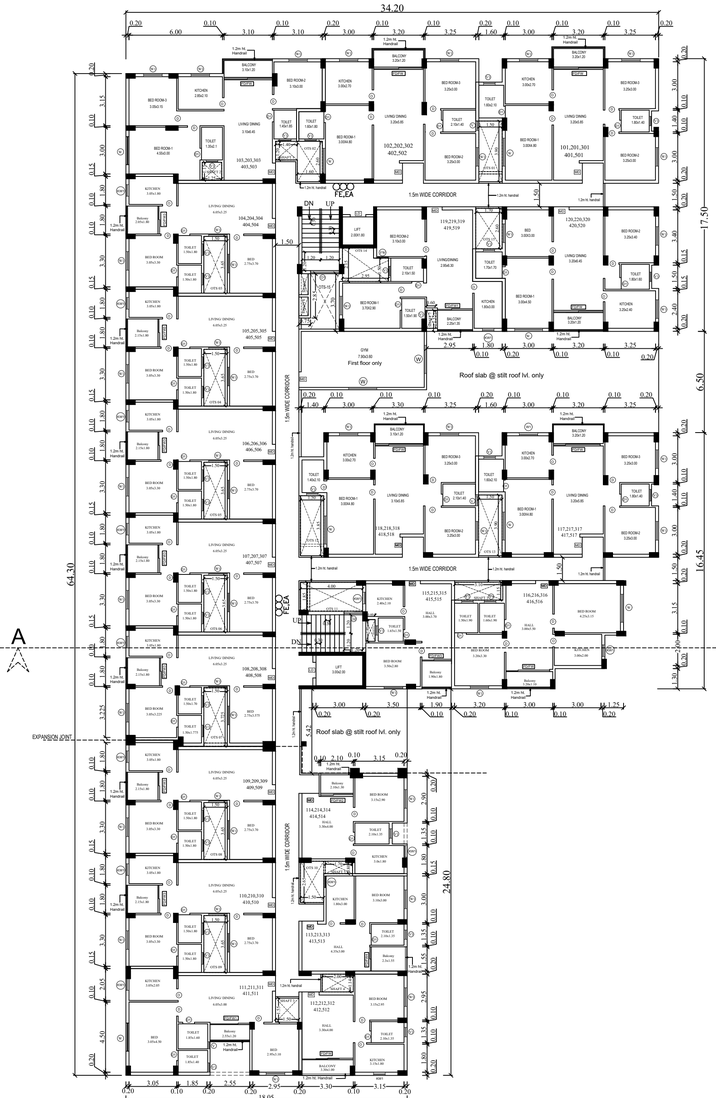




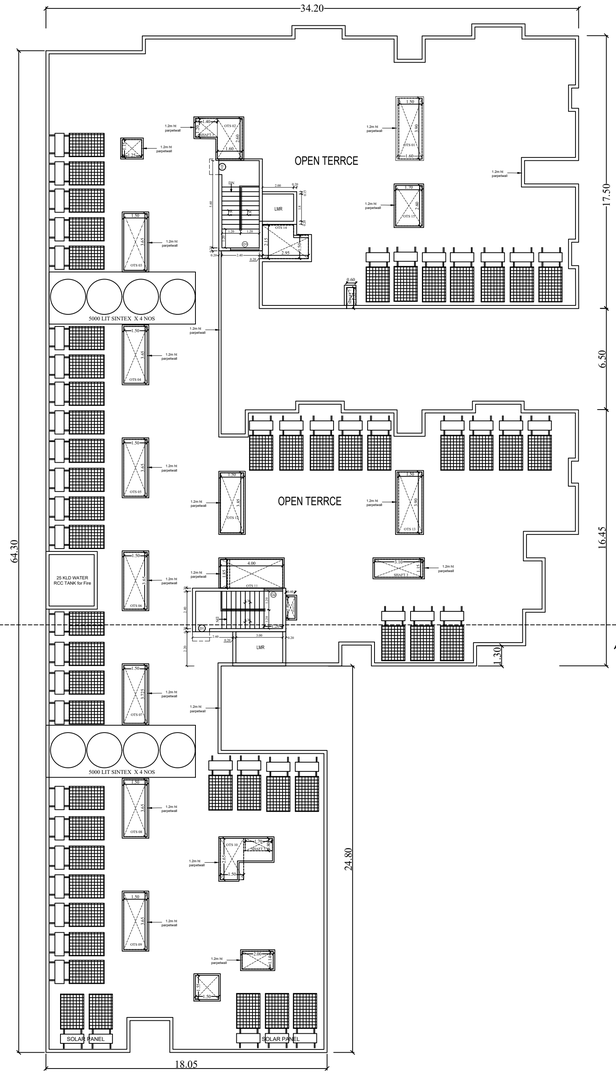





## FLOOR PLAN




## TYPICAL FLOOR PLAN (1st,2nd,3rd,4th,5th floor)




## TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN S.F.NO-307/1B, 309/3A,3B,3C, 309/2A,2B,2C,2D1 IN VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

LAND USE AS PER MASTER PLAN - 2041: RESIDENTIAL USE

APPLICANT NAME: TNCD LLP.,

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARM PROVIDED.

○○○ SAND BUCKETS PROVIDED.

N

SCALE 1:100

| SCHEDULE OF JOINERY | | METRE |
|---|---|---|
| MD | MAIN DOOR | 1.00 x 2.10 |
| D | DOOR | 0.90 x 2.10 |
| D1 | DOOR | 0.75 x 2.10 |
| D2 | DOOR | 1.50 x 2.10 |
| D3 | DOOR | 1.10 x 2.10 |
| D1/V | DOOR/VENTILATOR | 0.75 x 2.10/ 0.75x0.75 |
| FD/FW | FRENCH DOOR/ FRENCH WINDOW | 0.75 x 2.10/ 2.35x 2.10 |
| FD/FW1 | FRENCH DOOR/ FRENCH WINDOW | 0.75 x 2.10/ 1.50x 2.10 |
| FD/FW2 | FRENCH DOOR/ FRENCH WINDOW | 0.75 x 2.10/ 1.35x 2.10 |
| FD/FW3 | FRENCH DOOR/ FRENCH WINDOW | 0.75 x 2.10/ 1.05x 2.10 |
| FD/FW4 | FRENCH DOOR/ FRENCH WINDOW | 0.75 x 2.30/ 0.80x 2.30 |
| LD | LIFT DOOR | 1.00 x 2.10 |
| O | OPEN | 0.75 x 2.10 |
| O1 | OPEN | 1.85 x 1.50 |
| O2 | OPEN | 1.20 x 1.50 |
| FW | FRENCH WINDOW | 0.75 x 2.10 |
| W | WINDOW | 1.80 x 1.35 |
| W1 | WINDOW | 1.20 x 1.35 |
| KW1 | WINDOW | 0.75 x 1.20 |
| V | VENTILATOR | 0.45 x 1.20 |
| V1 | VENTILATOR | 0.75 x 0.75 |
| RS | ROLLING SHUTTER | 2.40 x 2.40 |
| RS1 | ROLLING SHUTTER | 1.50 x 2.40 |

BUILT UP AREA

| S.NO | FLOOR | All measurement in "Sqm" FLOOR AREA | DEDUCTIONS (STEPS) | NON FSI | FSI | TOTAL BUA | NO OF UNIT | USAGE (non FSI) |
|---|---|---|---|---|---|---|---|---|
| 1 | STILT FLOOR | 1806.23 | | 1747.85 | 58.38 | 1806.23 | | Staircase, Lift & Parking |
| 2 | FIRST FLOOR | 1613.32 | 91.08 | | 1522.24 | 1522.24 | 20 | |
| 3 | SECOND FLOOR | 1582.32 | 91.08 | | 1491.24 | 1491.24 | 20 | |
| 4 | THIRD FLOOR | 1582.32 | 91.08 | | 1491.24 | 1491.24 | 20 | |
| 5 | FOURTH FLOOR | 1582.32 | 91.08 | | 1491.24 | 1491.24 | 20 | |
| 6 | FIFTH FLOOR | 1582.32 | 91.08 | | 1491.24 | 1491.24 | 20 | |
| 7 | TERRACE FLOOR (HEAD ROOM) | | | 50.40 | | 50.40 | | Staircase |
| 8 | WATCHMEN ROOM | | | 6.25 | | 6.25 | | |
| 9 | TOTAL AREA | 9748.83 | 455.40 | 1804.50 | 7545.58 | 9350.08 | 100 unit | |

INDIVIDUAL UNIT AREA ( with Balcony)

| Flat no. | Area | Nos | Flat no. | Area | Nos |
|---|---|---|---|---|---|
| 101,201<br>301,401,501 | 84.40 sqm | 5 no | 111,211<br>311,411,511 | 64.12 sqm | 5 no |
| 102,202<br>302,402,502 | 83.72 sqm | 5 no | 112,212<br>312,412,512 | 41.24 sqm | 5 no |
| 103,203<br>303,403,503 | 80.10 sqm | 5 no | 113,213<br>313,413,513 | 39.23 sqm | 5 no |
| 104,204<br>304,404,504 | 64.12 sqm | 5 no | 114,214<br>314,414,514 | 39.43 sqm | 5 no |
| 105,205<br>305,405,505 | 64.12 sqm | 5 no | 115,215<br>315,415,515 | 39.93 sqm | 5 no |
| 106,206<br>306,406,506 | 64.12 sqm | 5 no | 116,216<br>316,416,516 | 65.32 sqm | 5 no |
| 107,207<br>307,407,507 | 64.12 sqm | 5 no | 117,217<br>317,417,517 | 84.77 sqm | 5 no |
| 108,208<br>308,408,508 | 64.51 sqm | 5 no | 118,218<br>318,418,518 | 83.99 sqm | 5 no |
| 109,209<br>309,409,509 | 64.93 sqm | 5 no | 119,219<br>319,419,519 | 63.32 sqm | 5 no |
| 110,210<br>310,410,510 | 64.12 sqm | 5 no | 120,220<br>320,420,520 | 83.02 sqm | 5 no |

25 Sqm to 50 Sqm flat - 20 nos

50 Sqm to 75 Sqm flat - 50 nos

75 Sqm to 90 Sqm flat - 30 nos

TOTAL NOS OF DWELLING - 100 UNIT

For TNCD LLP
Designated Partner

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/CB-4/19/04/019

ARCHITECT

R.S. JAYAGOPAL B.E.,M.Tech.,Ph.D.,FIE.,
Chartered Engineer (F12987)
CMDA/SE/GR-I/2019/05/117
No. 1, Jawahar Nagar, SAMS P.O.,
Coimbatore - 641 043.

STRUCTURAL ENGINEER

SCALE : 1 :100

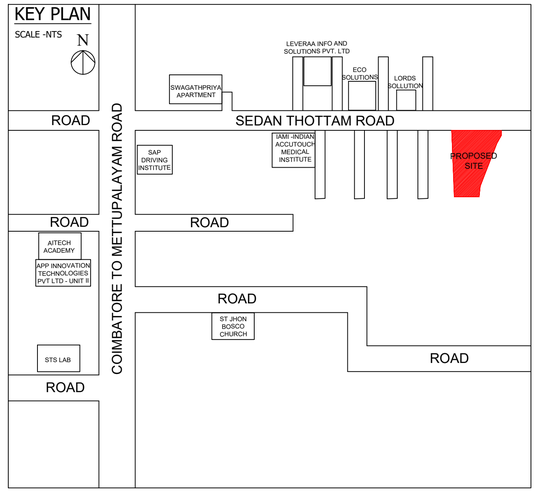
SHEET NO :2of3

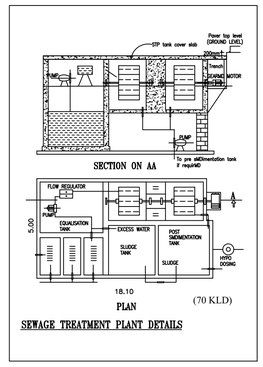



SITE PLAN CUM STILT FLOOR PLAN

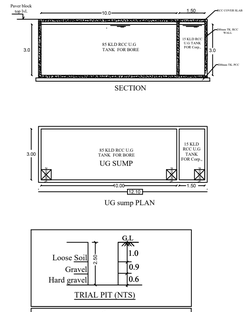
## KEY PLAN

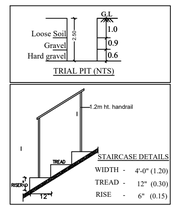
SCALE -NTS

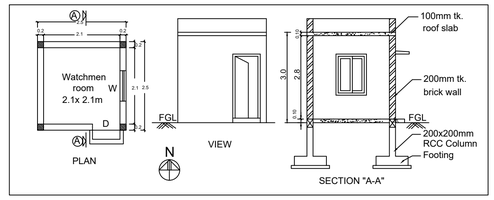


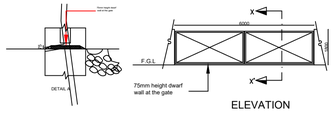



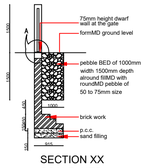

SEWAGE TREATMENT PLANT DETAILS



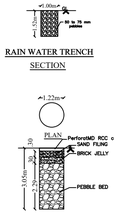










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○○ SAND BUCKETS PROVIDED.

COLOUR INDEX

EXISTING ROAD -
SITE BOUNDARY -
PROPOSMD BUILDING -
RAINWATER HARVESTING -
FIRE HYDRANT - ⊙

N

SCALE 1:100

ALL METRIC DIMENSIONS ARE IN "M"

| SITE AREA STATEMENT | SFT | SQM |
|---|---|---|
| 1.As At Site | 33,776.68 | 3137.93 |
| 2.AS PER FMB or PLR | 31,337.23 | 2911.30 |
| 3.SUPER IMPOSMD PLOT AREA | 31,337.23 | 2911.30 |

BUILT UP AREA

| S.NO | FLOOR | All measurement in "Sqm" FLOOR AREA | PROJECTION (OTH) | NON FSI | FSI | TOTAL BUA | NO OF UNIT | USAGE (non FSI) |
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$FSI = \frac{\text{Total FSI area}}{\text{Plot area}} = \frac{7545.58}{2911.30} = 2.591$ (Premium FSI Provided)

TOTAL NUMBERS OF DWELLING - 100 UNITS

PARKING DETAIL:-

| Parking category | UNITS | Two wheelers required | Cars required |
|---|---|---|---|
| Below 25 Sqm flat | -- | -- | -- |
| 25 Sqm to 50 Sqm flat | 20 | 20 | -- |
| 50 Sqm to 75 Sqm flat | 50 | 50 | 25 |
| 75 Sqm to 150 Sqm flat | 30 | -- | 30 |
| Visitors parking of 10% | | 07 | 06 |
| Total Requied parking | | 77 | 61 |
| Provided Parking | | 77 | 61 |

For TNCD LLP
Designated Partner

APPLICANT

Ar. PRESTON VARGHESE
RBG No. CA/2008/42873
Coimbatore LPA/BA/CB-2/1804/19

ARCHITECT

Dr. L.S. JAYAGOPAL B.E.,M.Tech.,Ph.D.,FIE.,
Chartered Engineer (P 12987)
CMDA/SE/GR-1/2019/05/117
No: 1, Jawahar Nagar, SAHS P.O.,
Coimbatore - 641 043.

STRUCTURAL ENGINEER

SCALE : 1 :100

SHEET NO :3of3

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**
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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.