PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

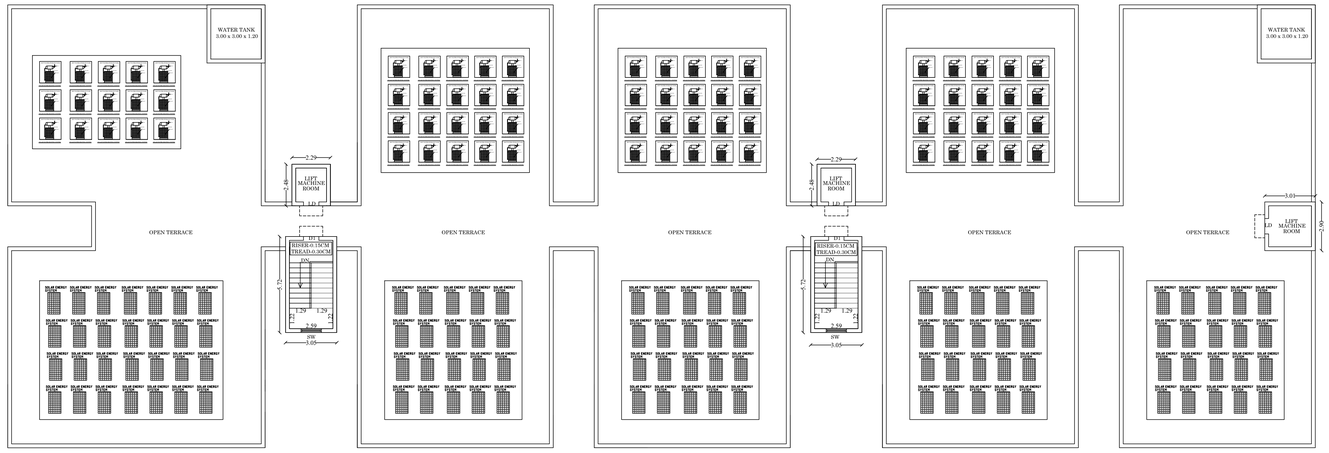
ISSUING AUTHORITY
DTCP

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

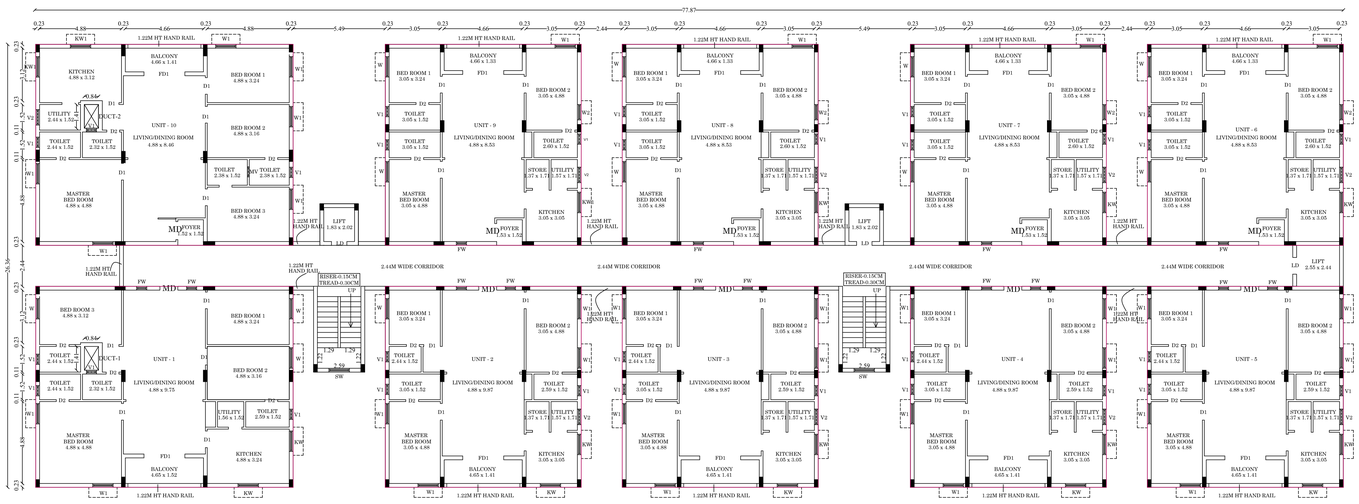
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

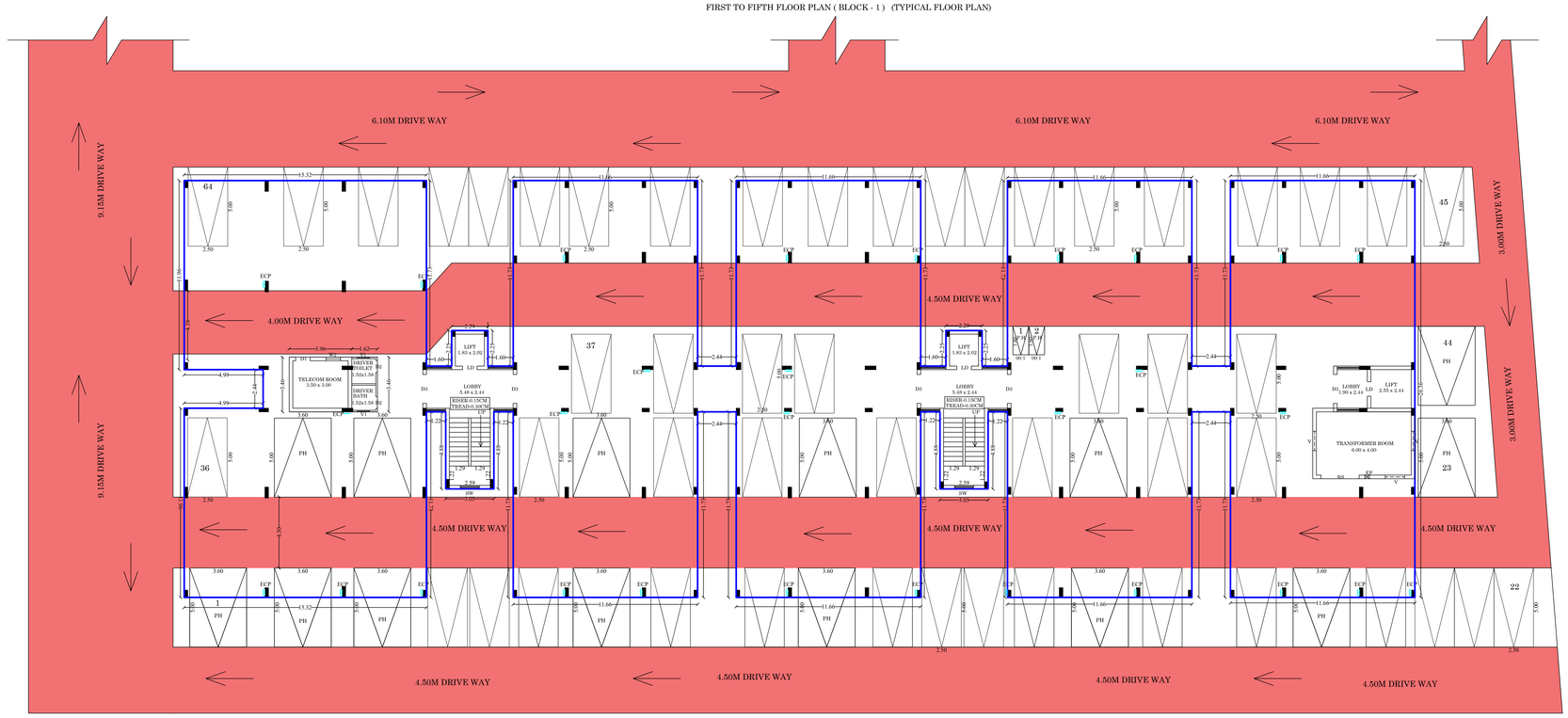
hello@verified.realestate
+91 9996 12 9996
verified.realestate



TERRACE FLOOR PLAN (BLOCK - 1)



FIRST TO FIFTH FLOOR PLAN (BLOCK - 1) (TYPICAL FLOOR PLAN)



STILT FLOOR PLAN (BLOCK - 1)

DWELLING AREA : BLOCK -1 FIRST FLOOR TO FIFTH FLOOR		
UNIT -1	=	183.23 sq.m
UNIT -2	=	139.45 sq.m
UNIT -3	=	139.45 sq.m
UNIT -4	=	139.45 sq.m
UNIT -5	=	139.45 sq.m
UNIT -6	=	139.45 sq.m
UNIT -7	=	139.45 sq.m
UNIT -8	=	139.45 sq.m
UNIT -9	=	139.45 sq.m
UNIT -10	=	183.23 sq.m
DWELLING AREA : BLOCK -2 FIRST FLOOR TO FIFTH FLOOR		
UNIT -1	=	100.39 sq.m
UNIT -2	=	100.39 sq.m
UNIT -3	=	100.39 sq.m
UNIT -4	=	94.75 sq.m
UNIT -5	=	94.75 sq.m
UNIT -6	=	94.75 sq.m
UNIT -7	=	94.75 sq.m
DWELLING AREA : BLOCK -3 FIRST FLOOR TO FIFTH FLOOR		
UNIT -1	=	100.39 sq.m
UNIT -2	=	100.39 sq.m
UNIT -3	=	100.39 sq.m
UNIT -4	=	100.39 sq.m
UNIT -5	=	94.75 sq.m
UNIT -6	=	94.75 sq.m
UNIT -7	=	94.75 sq.m
UNIT -8	=	94.75 sq.m

SHEET NO : 2

(SCALE - 1:100)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "RESIDENTIAL APARTMENT BUILDING" IN T.S.NO :157/3,6, 7(PART), 8 AT BLOCK 11, WARD - AG, UPPILIPALAYAM, COIMBATORE CORPORATION SOUTH PART (U), COIMBATORE TALUK, COIMBATORE DISTRICT.

JOINERY DETAILS:		
MD	MAIN DOOR	1.06x2.10
MD1	MAIN DOOR	1.82x2.44
D1	DOOR	1.00x2.10
D2	DOOR	0.76x2.10
D3	DOOR	1.22x2.44
D4	DOOR	0.91x2.44
D5	DOOR	0.76x2.44
SD	SLIDING DOOR	1.22x2.44
SD1	SLIDING DOOR	1.83x2.44
SD2	SLIDING DOOR	4.88x2.44
FD	FRENCH DOOR	1.22x2.10
FD1	FRENCH DOOR	2.44x2.10
LD	LIFT DOOR	0.91x2.10
W	WINDOW	1.82x1.52
W1	WINDOW	1.22x1.52
W2	WINDOW	0.91x1.52
W3	WINDOW	0.91x1.52
FW	WINDOW	0.61x2.10
KW	KITCHEN WINDOW	0.76x0.90
KW1	KITCHEN WINDOW	1.22x0.90
SW	SLIDING WINDOW	1.22x1.22
V1	VENTILATOR	0.61x0.90
V2	VENTILATOR	0.91x0.90
MV	VENTILATOR	0.61x0.90

PROPOSED BUILDING AREA DETAILS

Description	NON FSI SQ.M	FSI SQ.M	TOTAL AREA SQ.M
Area of Stilt floor Block -1	1659.30	48.12	1707.42
Area of First floor Block -1	-	1707.42	1707.42
Area of Second floor Block -1	-	1707.42	1707.42
Area of Third floor Block -1	-	1707.42	1707.42
Area of Forth floor Block -1	-	1707.42	1707.42
Area of Fifth floor Block -1	-	1707.42	1707.42
Area of Head Room Block -1	54.89	-	54.89
Area of Stilt floor Block -2	798.90	48.12	847.02
Area of First floor Block -2	-	847.02	847.02
Area of Second floor Block -2	-	847.02	847.02
Area of Third floor Block -2	-	847.02	847.02
Area of Forth floor Block -2	-	847.02	847.02
Area of Fifth floor Block -2	-	847.02	847.02
Area of Head Room Block -2	52.13	-	52.13
Area of Stilt floor Block -3	897.31	48.12	945.43
Area of First floor Block -3	-	945.43	945.43
Area of Second floor Block -3	-	945.43	945.43
Area of Third floor Block -3	-	945.43	945.43
Area of Forth floor Block -3	-	945.43	945.43
Area of Fifth floor Block -3	-	945.43	945.43
Area of Head Room Block -3	47.94	-	47.94
Area of Ground floor Block -4	-	270.41	270.41
Area of First floor Block -4	-	172.66	172.66
Area of Head Room Block -4	36.38	-	36.38
Area of Ground floor Block -5 Watchman Booth	-	16.26	16.26
Total Proposed Area	3546.85	18103.04	21649.89

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M.E. (Structural Engineering)
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esajeesh@gmail.com
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Registration Construction Engineer No: CER/120343/CP/TN/A/0064
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Tatabulem, Madukkal P.o. Ph:8220044943
CONSTRUCTION ENGINEER

For VIJAYA BALAJI REALTORS PRIVATE LIMITED
Director
APPLICANT

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Architect & Interior Designers
Council Regn. No. CA/2018/83881
UPA Reg No. TN/2018/0183881
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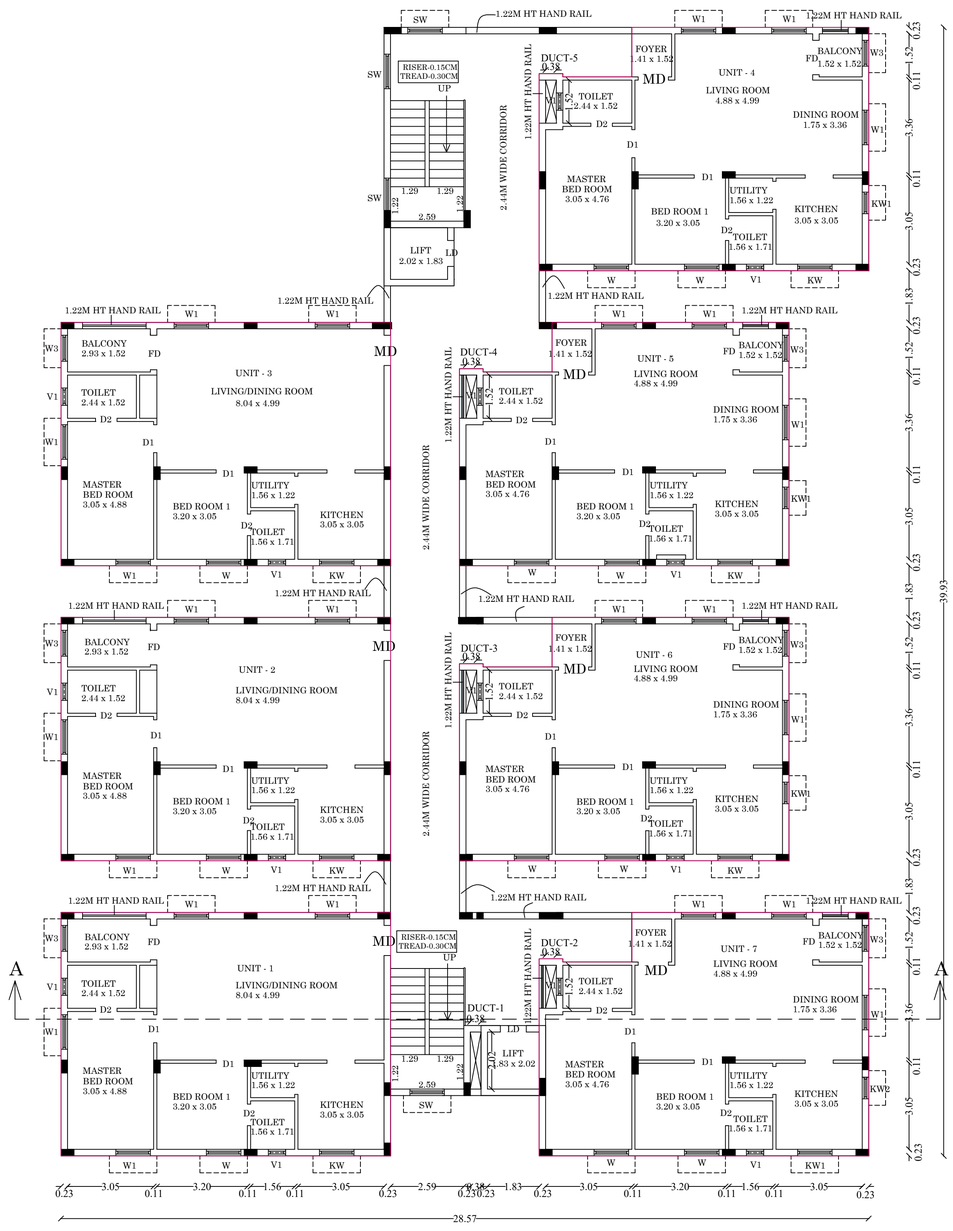
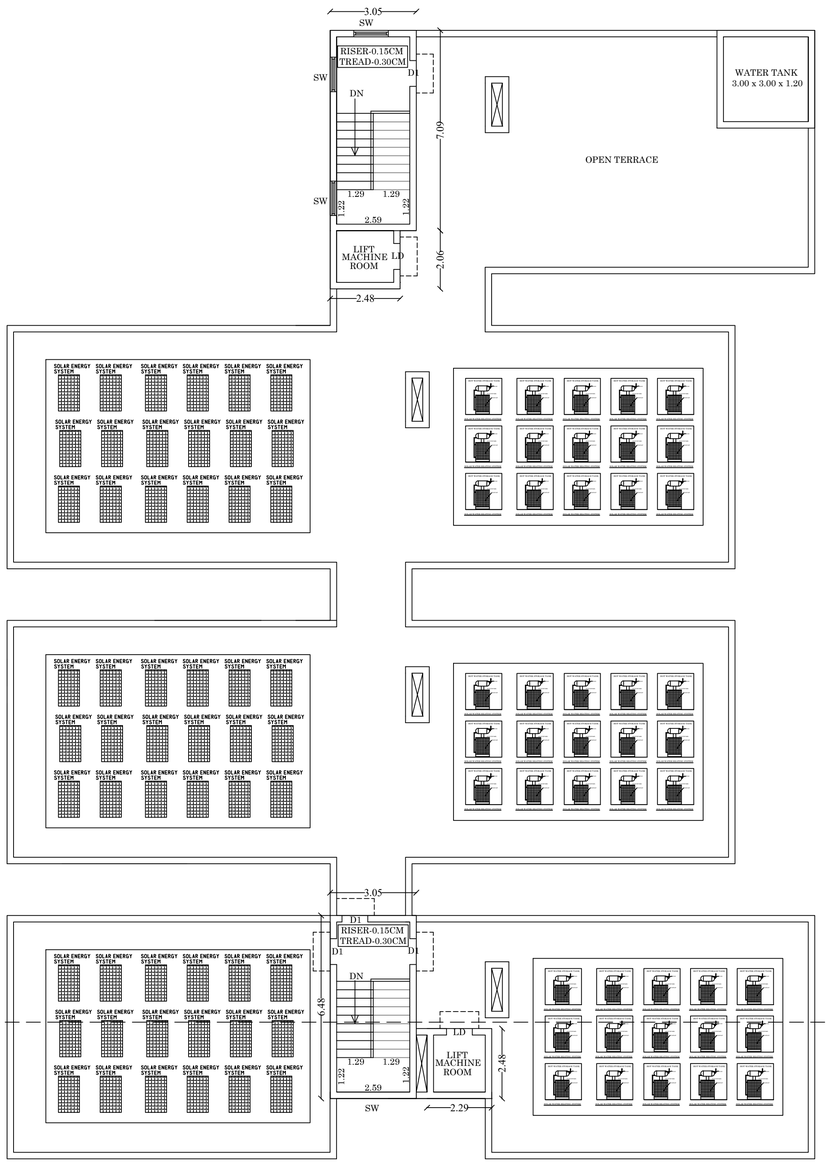
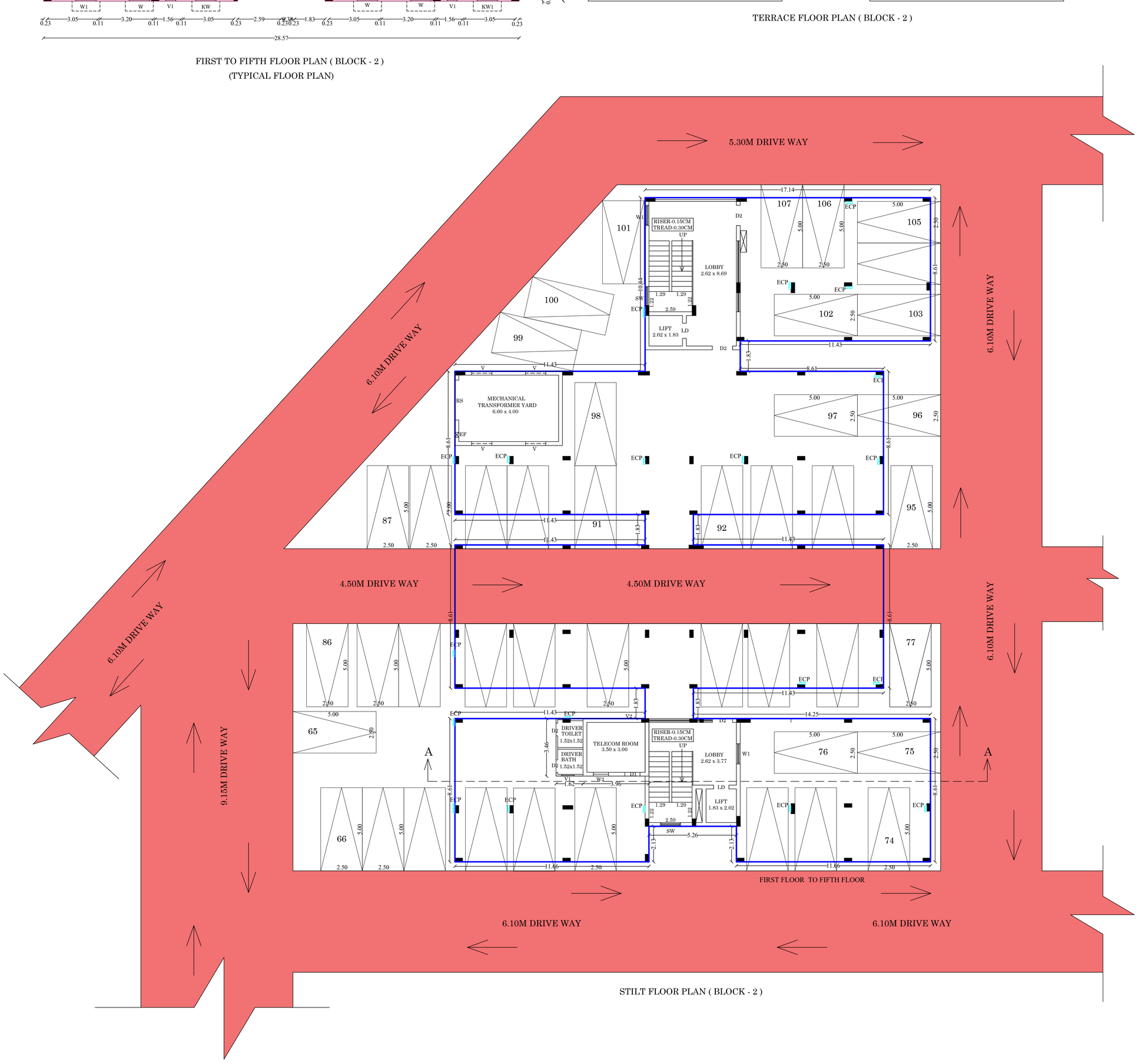
ARCHITECT



FIRST TO FIFTH FLOOR PLAN (BLOCK - 2)
(TYPICAL FLOOR PLAN)



TERRACE FLOOR PLAN (BLOCK - 2)



STILT FLOOR PLAN (BLOCK - 2)

FIRST FLOOR TO FIFTH FLOOR

DWELLING AREA : BLOCK -1 FIRST FLOOR TO FIFTH FLOOR		
UNIT -1	=	183.23 sq.m
UNIT -2	=	139.45 sq.m
UNIT -3	=	139.45 sq.m
UNIT -4	=	139.45 sq.m
UNIT -5	=	139.45 sq.m
UNIT -6	=	139.45 sq.m
UNIT -7	=	139.45 sq.m
UNIT -8	=	139.45 sq.m
UNIT -9	=	139.45 sq.m
UNIT -10	=	183.23 sq.m

DWELLING AREA : BLOCK -2 FIRST FLOOR TO FIFTH FLOOR		
UNIT -1	=	100.39 sq.m
UNIT -2	=	100.39 sq.m
UNIT -3	=	100.39 sq.m
UNIT -4	=	94.75 sq.m
UNIT -5	=	94.75 sq.m
UNIT -6	=	94.75 sq.m
UNIT -7	=	94.75 sq.m

DWELLING AREA : BLOCK -3 FIRST FLOOR TO FIFTH FLOOR		
UNIT -1	=	100.39 sq.m
UNIT -2	=	100.39 sq.m
UNIT -3	=	100.39 sq.m
UNIT -4	=	100.39 sq.m
UNIT -5	=	94.75 sq.m
UNIT -6	=	94.75 sq.m
UNIT -7	=	94.75 sq.m
UNIT -8	=	94.75 sq.m

SHEET NO : 3

(SCALE - 1:100)

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D4	DOOR	0.91x2.44
D5	DOOR	0.76x2.44
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SD1	SLIDING DOOR	1.83x2.44
SD2	SLIDING DOOR	4.88x2.44
FD	FRENCH DOOR	1.22x2.10
FD1	FRENCH DOOR	2.44x2.10
LD	LIFT DOOR	0.91x2.10
W	WINDOW	1.82x1.52
W1	WINDOW	1.22x1.52
W2	WINDOW	0.91x1.52
W3	WINDOW	0.91x1.52
FW	WINDOW	0.61x2.10
KW	KITCHEN WINDOW	0.76x0.90
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Area of Fifth floor Block -1	-	1707.42	1707.42
Area of Head Room Block -1	54.89	-	54.89
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Area of First floor Block -2	-	847.02	847.02
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LPA Reg No :- Coimbatore LPA/11A/CBE/2/2019/1865
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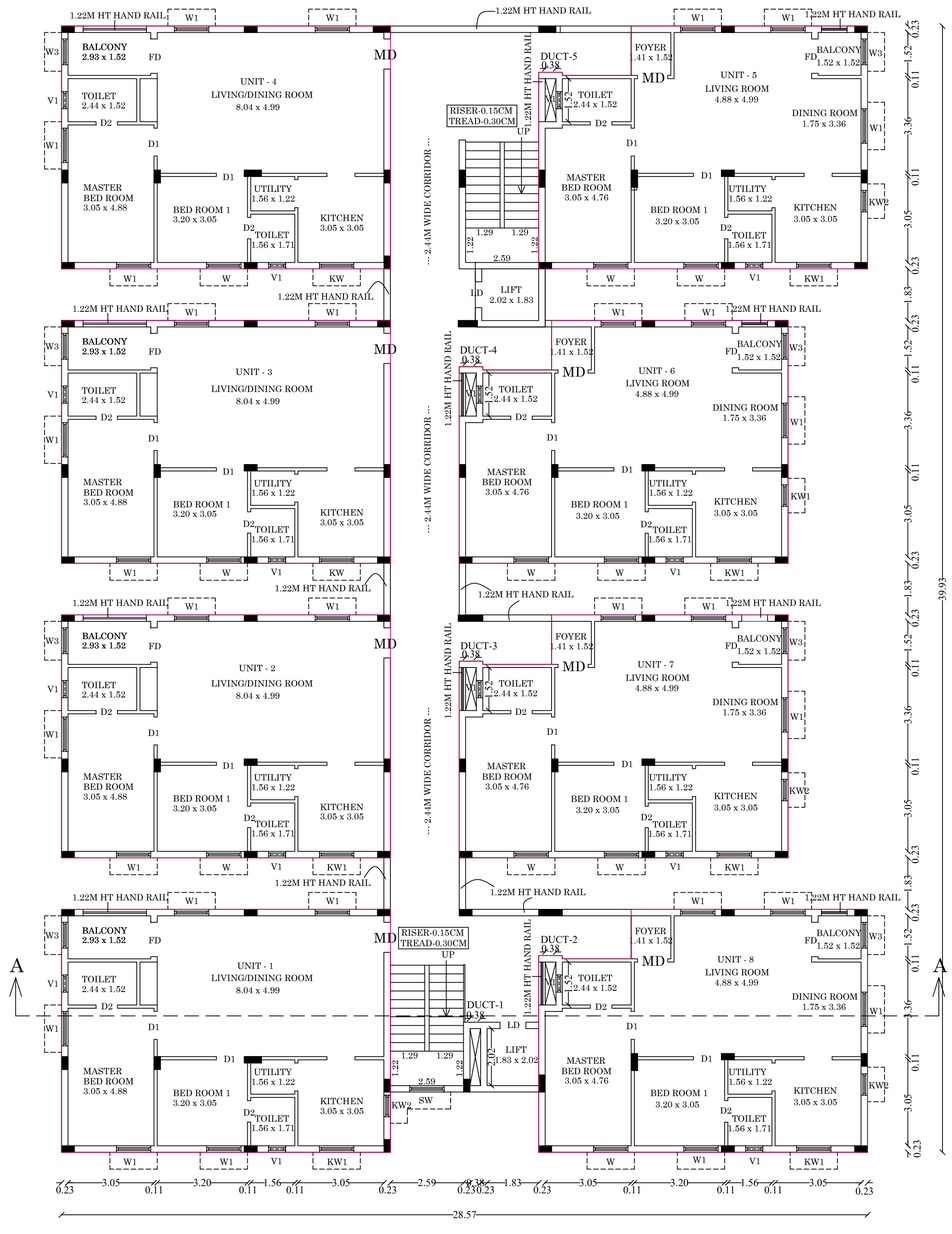
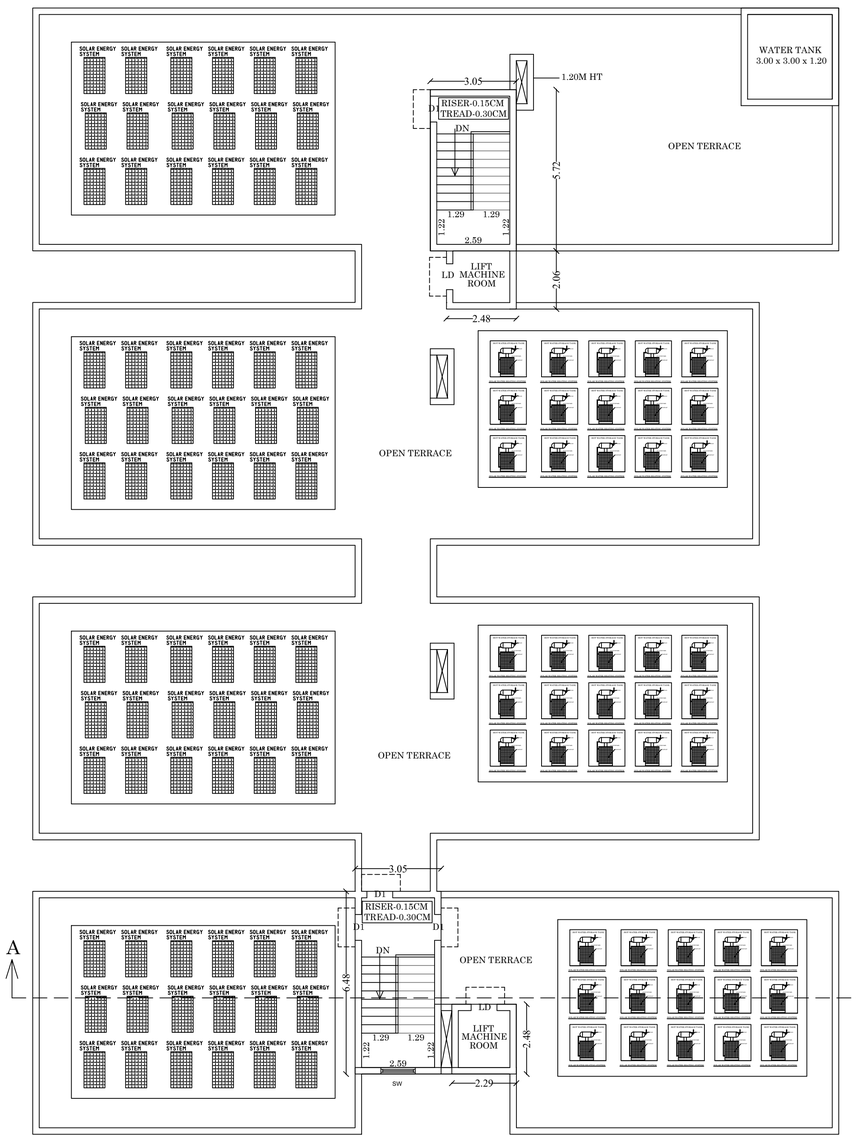
ARCHITECT



FIRST TO FIFTH FLOOR PLAN (BLOCK - 3)
(TYPICAL FLOOR PLAN)



TERRACE FLOOR PLAN (BLOCK - 3)



STILT FLOOR PLAN (BLOCK - 3)

DWELLING AREA : BLOCK -1 FIRST FLOOR TO FIFTH FLOOR		
UNIT -1	=	183.23 sq.m
UNIT -2	=	139.45 sq.m
UNIT -3	=	139.45 sq.m
UNIT -4	=	139.45 sq.m
UNIT -5	=	139.45 sq.m
UNIT -6	=	139.45 sq.m
UNIT -7	=	139.45 sq.m
UNIT -8	=	139.45 sq.m
UNIT -9	=	139.45 sq.m
UNIT -10	=	183.23 sq.m

DWELLING AREA : BLOCK -2 FIRST FLOOR TO FIFTH FLOOR		
UNIT -1	=	100.39 sq.m
UNIT -2	=	100.39 sq.m
UNIT -3	=	100.39 sq.m
UNIT -4	=	94.75 sq.m
UNIT -5	=	94.75 sq.m
UNIT -6	=	94.75 sq.m
UNIT -7	=	94.75 sq.m

DWELLING AREA : BLOCK -3 FIRST FLOOR TO FIFTH FLOOR		
UNIT -1	=	100.39 sq.m
UNIT -2	=	100.39 sq.m
UNIT -3	=	100.39 sq.m
UNIT -4	=	100.39 sq.m
UNIT -5	=	94.75 sq.m
UNIT -6	=	94.75 sq.m
UNIT -7	=	94.75 sq.m
UNIT -8	=	94.75 sq.m

SHEET NO : 4

N
W E
S

(SCALE - 1:100)

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FD1	FRENCH DOOR	2.44x2.10
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W1	WINDOW	1.22x1.52
W2	WINDOW	0.91x1.52
W3	WINDOW	0.91x1.52
FW	WINDOW	0.61x2.10
KW	KITCHEN WINDOW	0.76x0.90
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Area of Head Room Block -1	54.89	-	54.89
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Area of Second floor Block -2	-	847.02	847.02
Area of Third floor Block -2	-	847.02	847.02
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Area of Fifth floor Block -2	-	847.02	847.02
Area of Head Room Block -2	52.13	-	52.13
Area of Stilt floor Block -3	897.31	48.12	945.43
Area of First floor Block -3	-	945.43	945.43
Area of Second floor Block -3	-	945.43	945.43
Area of Third floor Block -3	-	945.43	945.43
Area of Forth floor Block -3	-	945.43	945.43
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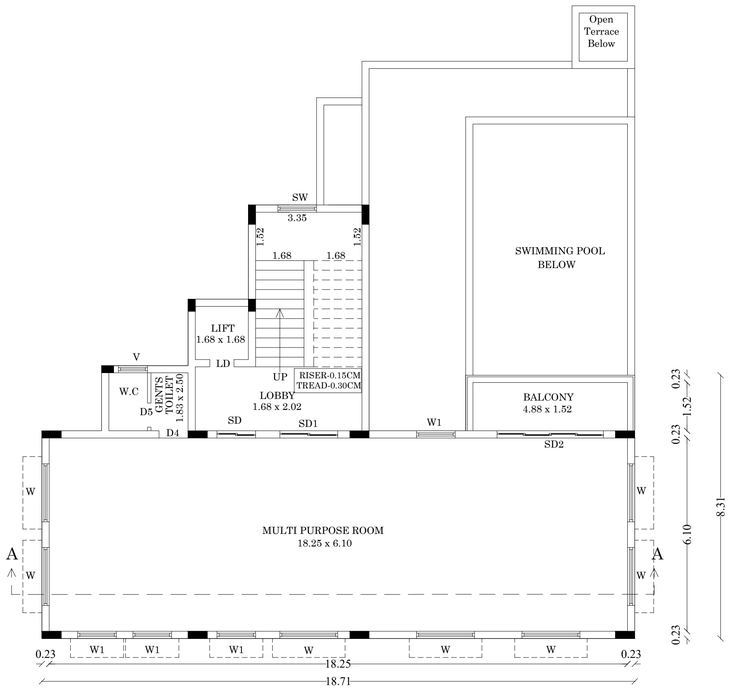
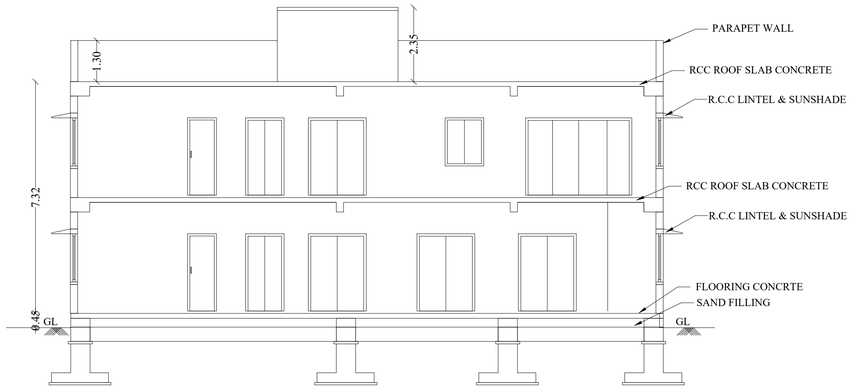
ARCHITECT



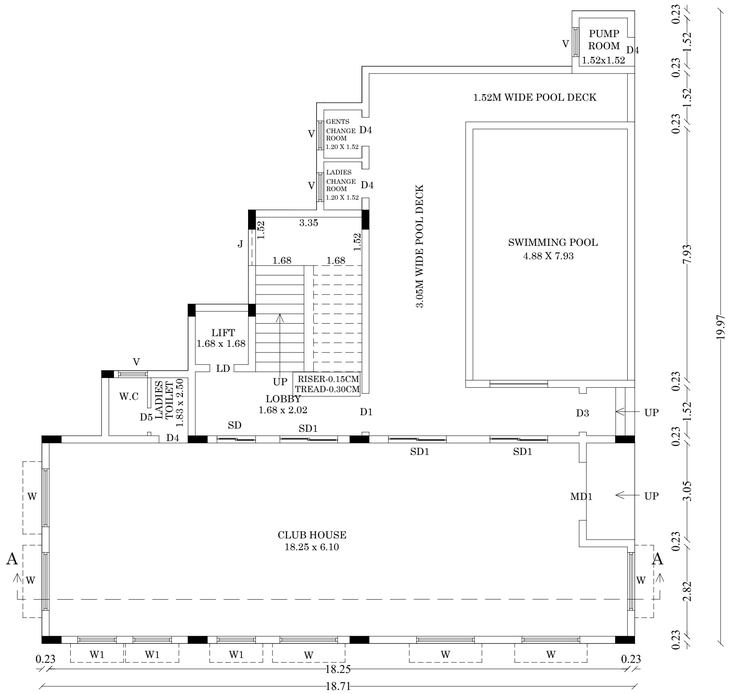
FIRST FLOOR PLAN (BLOCK - 4)



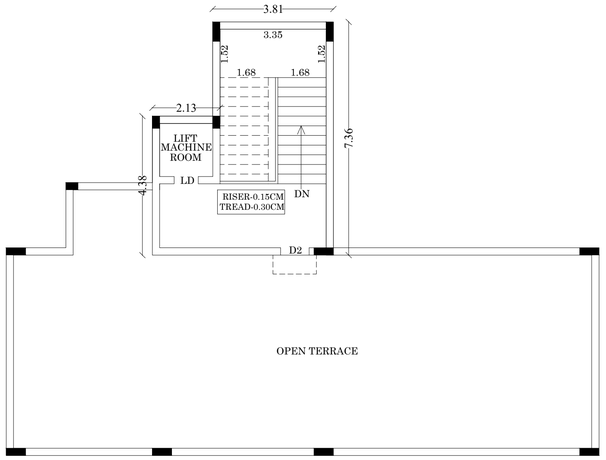
SOUTH SIDE ELEVATION



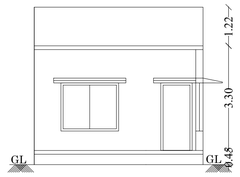
SECTION-AA



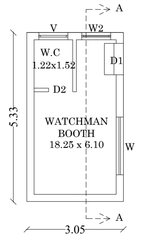
GROUND FLOOR PLAN (BLOCK - 4)



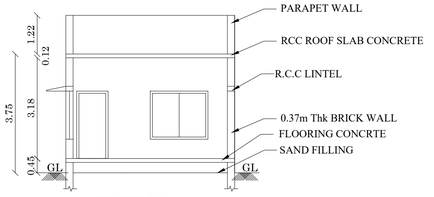
TERRACE FLOOR PLAN (BLOCK - 4)



EAST SIDE ELEVATION
(BLOCK - 5)



GROUND FLOOR PLAN
(BLOCK - 5)



SECTION - AA
(BLOCK - 5)

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Area of Fifth floor Block -3	-	945.43	945.43
Area of Head Room Block -3	47.94	-	47.94
Area of Ground floor Block -4	-	270.41	270.41
Area of First floor Block -4	-	172.66	172.66
Area of Head Room Block -4	36.38	-	36.38
Area of Ground floor Block -5 Watchman Booth	-	16.26	16.26
Total Proposed Area	3546.85	18103.04	21649.89

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W E
S

(SCALE - 1:100)

SHEET NO : 5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "RESIDENTIAL APARTMENT BUILDING" IN T.S.NO :157/3,6, 7(PART), 8 AT BLOCK 11, WARD - AG, UPPILIPALAYAM, COIMBATORE CORPORATION SOUTH PART (U), COIMBATORE TALUK, COIMBATORE DISTRICT.

JOINERY DETAILS:

MD	MAIN DOOR	1.06x2.10
MD1	MAIN DOOR	1.82x2.44
D1	DOOR	1.00x2.10
D2	DOOR	0.76x2.10
D3	DOOR	1.22x2.44
D4	DOOR	0.91x2.44
D5	DOOR	0.76x2.44
SD	SLIDING DOOR	1.22x2.44
SD1	SLIDING DOOR	1.83x2.44
SD2	SLIDING DOOR	4.88x2.44
FD	FRENCH DOOR	1.22x2.10
FD1	FRENCH DOOR	2.44x2.10
LD	LIFT DOOR	0.91x2.10
W	WINDOW	1.82x1.52
W1	WINDOW	1.22x1.52
W2	WINDOW	0.91x1.52
W3	WINDOW	0.91x1.52
FW	WINDOW	0.61x2.10
KW	KITCHEN WINDOW	0.76x0.90
KW1	KITCHEN WINDOW	1.22x0.90
SW	SLIDING WINDOW	1.22x1.22
V1	VENTILATOR	0.61x0.90
V2	VENTILATOR	0.91x0.90

S. SAJEESH
M.E. (Structural Engineering)
Structural Engineer Grade - I (SE)
CLPA Reg. CBE LPA/SE/GR - I/053/2024
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sajeeshsivan@gmail.com

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Registration Construction Engineer No: CE/51/2024/DTCP/MADURAI
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Tallakulam, Madurai-2. Ph:8220044943

CONSTRUCTION ENGINEER

For VIJAYA BALAJI REALTORS PRIVATE LIMITED

Director

APPLICANT

MAHESH B.Arch
Architect & Interior Designers
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LPA Reg No :- Consultancy LPA/TANGEDI/20/01/805
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Email :- sathisens@sathisenarchs.com

ARCHITECT

N
W E
S

(SCALE - 1:100)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "RESIDENTIAL APARTMENT BUILDING" IN T.S.NO :157/3,6, 7(PART), 8 AT BLOCK 11, WARD - AG, UPPILIPALAYAM, COIMBATORE CORPORATION SOUTH PART (U), COIMBATORE TALUK, COIMBATORE DISTRICT.



SOUTH SIDE ELEVATION
(BLOCK - 1)



SECTION-AA
(BLOCK - 1)

JOINERY DETAILS:

MD	MAIN DOOR	1.06x2.10
MD1	MAIN DOOR	1.82x2.44
D1	DOOR	1.00x2.10
D2	DOOR	0.76x2.10
D3	DOOR	1.22x2.44
D4	DOOR	0.91x2.44
D5	DOOR	0.76x2.44
SD	SLIDING DOOR	1.22x2.44
SD1	SLIDING DOOR	1.83x2.44
SD2	SLIDING DOOR	4.88x2.44
FD	FRENCH DOOR	1.22x2.10
FD1	FRENCH DOOR	2.44x2.10
LD	LIFT DOOR	0.91x2.10
W	WINDOW	1.82x1.52
W1	WINDOW	1.22x1.52
W2	WINDOW	0.91x1.52
W3	WINDOW	0.91x1.52
FW	WINDOW	0.61x2.10
KW	KITCHEN WINDOW	0.76x0.90
KW1	KITCHEN WINDOW	1.22x0.90
SW	SLIDING WINDOW	1.22x1.22
V1	VENTILATOR	0.61x0.90
V2	VENTILATOR	0.91x0.90

PROPOSED BUILDING AREA DETAILS

Description	NON FSI SQ.M	FSI SQ.M	TOTAL AREA SQ.M
Area of Stilt floor Block -1	1659.30	48.12	1707.42
Area of First floor Block -1	-	1707.42	1707.42
Area of Second floor Block -1	-	1707.42	1707.42
Area of Third floor Block -1	-	1707.42	1707.42
Area of Forth floor Block -1	-	1707.42	1707.42
Area of Fifth floor Block -1	-	1707.42	1707.42
Area of Head Room Block -1	54.89	-	54.89
Area of Stilt floor Block -2	798.90	48.12	847.02
Area of First floor Block -2	-	847.02	847.02
Area of Second floor Block -2	-	847.02	847.02
Area of Third floor Block -2	-	847.02	847.02
Area of Forth floor Block -2	-	847.02	847.02
Area of Fifth floor Block -2	-	847.02	847.02
Area of Head Room Block -2	52.13	-	52.13
Area of Stilt floor Block -3	897.31	48.12	945.43
Area of First floor Block -3	-	945.43	945.43
Area of Second floor Block -3	-	945.43	945.43
Area of Third floor Block -3	-	945.43	945.43
Area of Forth floor Block -3	-	945.43	945.43
Area of Fifth floor Block -3	-	945.43	945.43
Area of Head Room Block -3	47.94	-	47.94
Area of Ground floor Block -4	-	270.41	270.41
Area of First floor Block -4	-	172.66	172.66
Area of Head Room Block -4	36.38	-	36.38
Area of Ground floor Block -5 Watchman Booth	-	16.26	16.26
Total Proposed Area	3546.85	18103.04	21649.89



SECTION-AA
(BLOCK - 2,3)



SOUTH SIDE ELEVATION
(BLOCK - 2,3)

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CONSTRUCTION ENGINEER

For VIJAYA BALAJI REALTORS PRIVATE LIMITED
Director

APPLICANT

MAHESH B.Arch
Architect & Interior Designers
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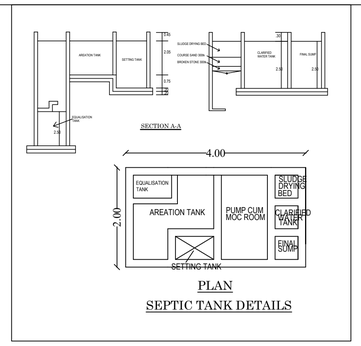
ARCHITECT

AREA DETAILS

S.NO.	DOCUMENT NO.	T.S.L.R	DOCUMENT AREA (SQ.M)	T.S.L.R AREA (SQ.M)
1.	10177	157/3	1335.94	1335.40
2.	10176	157/6	1902.71	1902.00
3.	10175	157/7	1659.20	1659.20
4.	10174	157/8	4736.54	4735.40
TOTAL AREA			9634.39	9632.00
5.	10175 (LEES)	157/7 (PART)	-787.19	-787.19
TOTAL AREA			8847.20	8844.81

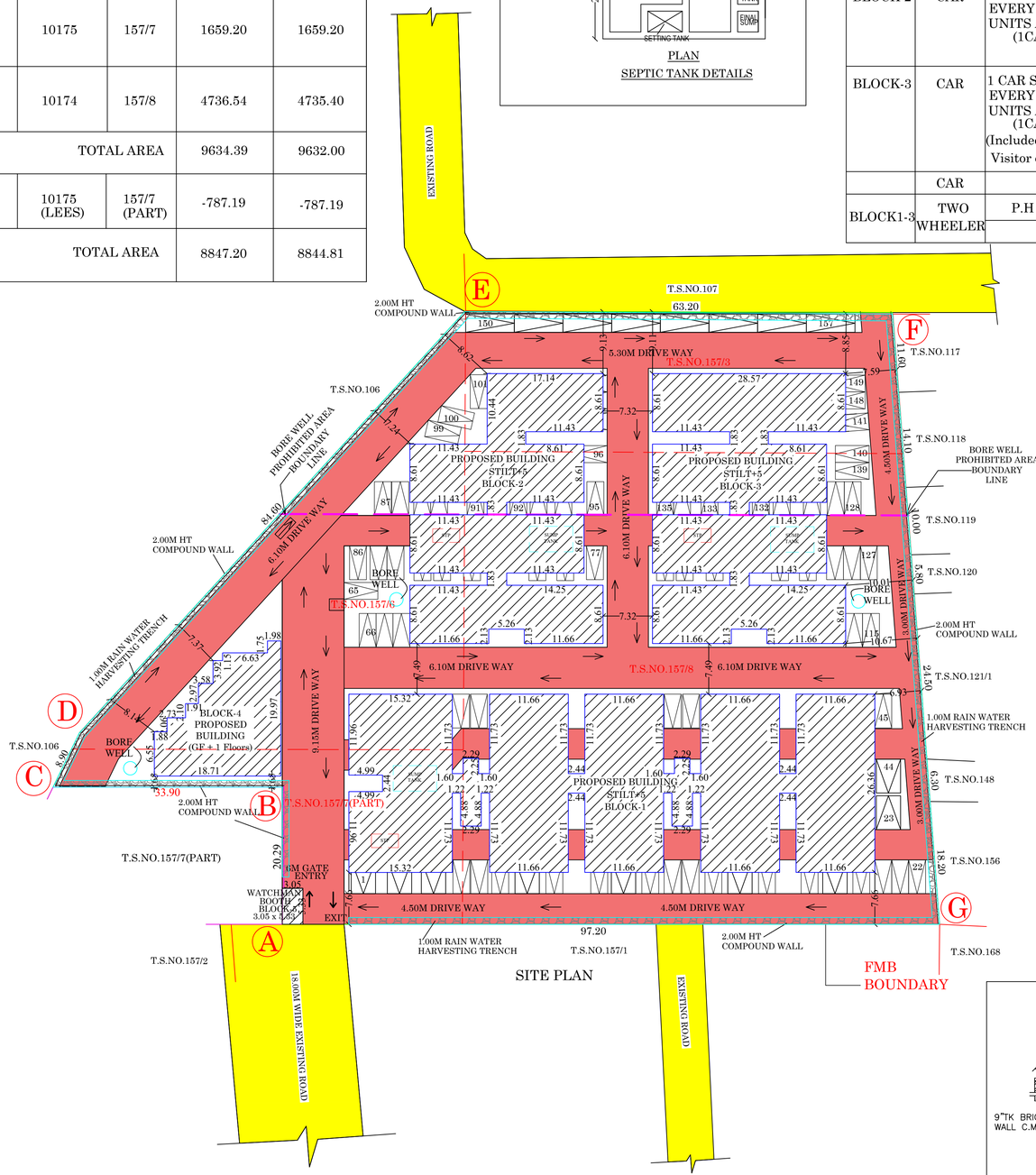


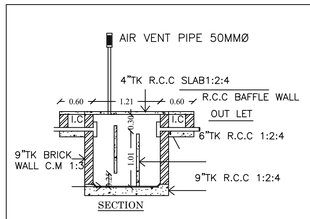
PLAN

SEPTIC TANK DETAILS

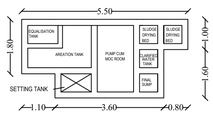
PARKING DETAILS

BLOCK	VEHICLE	PARKING AREA DESCRIPTION (BLOCK 1-3)	REQUIRED	PROVIDED
BLOCK-1	CAR	1 CAR SPACE FOR EVERY DWELLING UNITS ABOVE 75 SQ.M (1CAR) x 40 UNIT	40 NOS	157 NOS
		UNITS ABOVE 150 SQ.M (2CAR) x 10 UNIT	20 NOS	
BLOCK-2	CAR	1 CAR SPACE FOR EVERY DWELLING UNITS ABOVE 75 SQ.M (1CAR) x 35 UNIT	35 NOS	
BLOCK-3	CAR	1 CAR SPACE FOR EVERY DWELLING UNITS ABOVE 75 SQ.M (1CAR) x 40 UNIT	40 NOS	
		(Included P.H car parking 10%) Visitor car parking-10%	14 NOS	
	CAR	TOTAL	149 NOS	157 NOS
BLOCK1-3	TWO WHEELER	P.H PARKING	2 NOS	2 NOS
		TOTAL	2 NOS	2 NOS

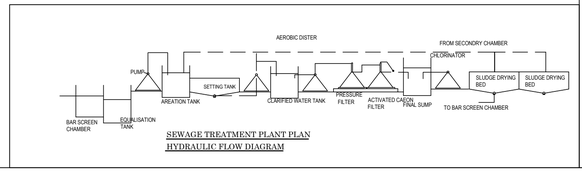




SECTION



SEWAGE TREATMENT PLANT PLAN



SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM

DWELLING AREA : BLOCK -1 FIRST FLOOR TO FIFTH FLOOR

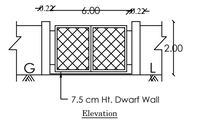
UNIT -1	=	183.23 sq.m
UNIT -2	=	139.45 sq.m
UNIT -3	=	139.45 sq.m
UNIT -4	=	139.45 sq.m
UNIT -5	=	139.45 sq.m
UNIT -6	=	139.45 sq.m
UNIT -7	=	139.45 sq.m
UNIT -8	=	139.45 sq.m
UNIT -9	=	139.45 sq.m
UNIT -10	=	183.23 sq.m

DWELLING AREA : BLOCK -2 FIRST FLOOR TO FIFTH FLOOR

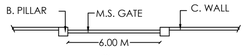
UNIT -1	=	100.39 sq.m
UNIT -2	=	100.39 sq.m
UNIT -3	=	100.39 sq.m
UNIT -4	=	94.75 sq.m
UNIT -5	=	94.75 sq.m
UNIT -6	=	94.75 sq.m
UNIT -7	=	94.75 sq.m

DWELLING AREA : BLOCK -3 FIRST FLOOR TO FIFTH FLOOR

UNIT -1	=	100.39 sq.m
UNIT -2	=	100.39 sq.m
UNIT -3	=	100.39 sq.m
UNIT -4	=	100.39 sq.m
UNIT -5	=	94.75 sq.m
UNIT -6	=	94.75 sq.m
UNIT -7	=	94.75 sq.m
UNIT -8	=	94.75 sq.m

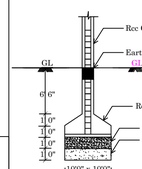


Elevation

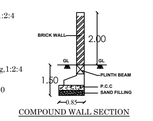


Plan

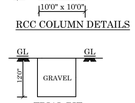
Compound Wall & Gate Details



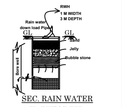
RCC COLUMN DETAILS



COMPOUND WALL SECTION



TRIAL PIT



SEC. RAIN WATER HARVEST PIT

SHEET NO :1

(SCALE - 1:400)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "RESIDENTIAL APARTMENT BUILDING" IN T.S.NO :157/3,6, 7(PART), 8 AT BLOCK 11, WARD - AG, UPPILIPALAYAM, COIMBATORE CORPORATION SOUTH PART (U), COIMBATORE TALUK, COIMBATORE DISTRICT.

REFERENCE:
- SITE BOUNDARY -
- FMB BOUNDARY -
- EXISTING ROAD -
- PROPOSED BUILDING -
- DRIVE WAY -

SITE AREA DETAILS

AREA OF THE SITE - 8847.20 sq.m

PROPOSED BUILDING AREA DETAILS

Description	NON FSI SQ.M	FSI SQ.M	TOTAL AREA SQ.M
Area of Stilt floor Block -1	1659.30	48.12	1707.42
Area of First floor Block -1	-	1707.42	1707.42
Area of Second floor Block -1	-	1707.42	1707.42
Area of Third floor Block -1	-	1707.42	1707.42
Area of Forth floor Block -1	-	1707.42	1707.42
Area of Fifth floor Block -1	-	1707.42	1707.42
Area of Head Room Block -1	54.89	-	54.89
Area of Stilt floor Block -2	798.90	48.12	847.02
Area of First floor Block -2	-	847.02	847.02
Area of Second floor Block -2	-	847.02	847.02
Area of Third floor Block -2	-	847.02	847.02
Area of Forth floor Block -2	-	847.02	847.02
Area of Fifth floor Block -2	-	847.02	847.02
Area of Head Room Block -2	52.13	-	52.13
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Area of First floor Block -3	-	945.43	945.43
Area of Second floor Block -3	-	945.43	945.43
Area of Third floor Block -3	-	945.43	945.43
Area of Forth floor Block -3	-	945.43	945.43
Area of Fifth floor Block -3	-	945.43	945.43
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Area of Ground floor Block -4	-	270.41	270.41
Area of First floor Block -4	-	172.66	172.66
Area of Head Room Block -4	36.38	-	36.38
Area of Ground floor Block -5 Watchman Booth	-	16.26	16.26
Total Proposed Area	3546.85	18103.04	21649.89

FLOOR SPACE INDEX= 18103.04 / 8847.20 = 2.04>2

PREMIUM F.S.I = 0.04 (353.23 SQ.M)

PARKING DETAILS:-

No. of CAR Parking Required - 149 Nos
No. of CAR Parking Provided - 157 Nos
(P.H PARKING 14 NOS INCLUDING)
No. of Two Wheeler Parking Required - 0 Nos
No. of Two Wheeler Parking Required - 2 Nos

S. SAJEESH M.E. (Structural Engineering) Structural Engineer Grade - I (SE) CLPA Reg. CBE/LPA/SE/GR - I/2013/324 No:13, Kumaran Nagar, V.K.Road Coimbatore - 641 033. sajeeshsivan@gmail.com	Er.N.BALACHANDER.DCE., PLAN CENTER Registration Construction Engineer No: CE/51/2024/DTCP/MADURAI No.25, South Street, Near Amma Mess Tallakulam, Madurai-2. Ph:8220044943	For VIJAYA BALAJI REALTORS PRIVATE LIMITED Director	MAHESH S.Arch Architect & Interior Designers LPA Reg No :- / Architects/LPA/AA/2/2005/855 Phone :- 9952333731
STRUCTURAL ENGINEER	CONSTRUCTION ENGINEER	APPLICANT	ARCHITECT

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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+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.