PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

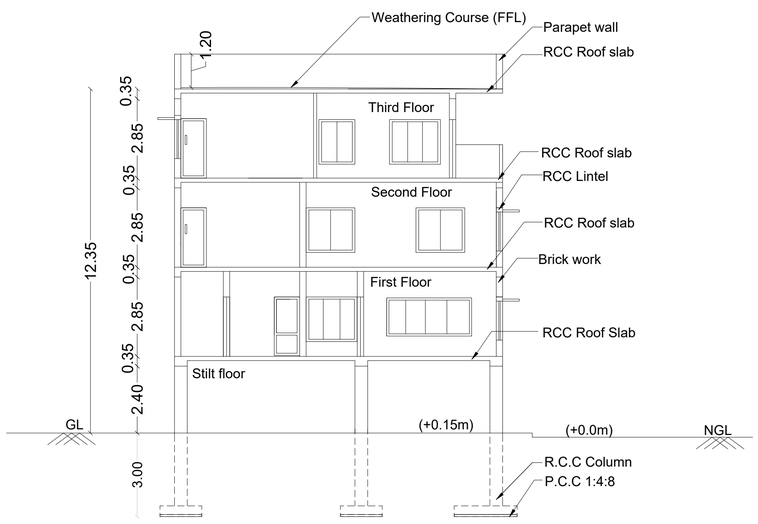
ISSUING AUTHORITY
DTCP

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

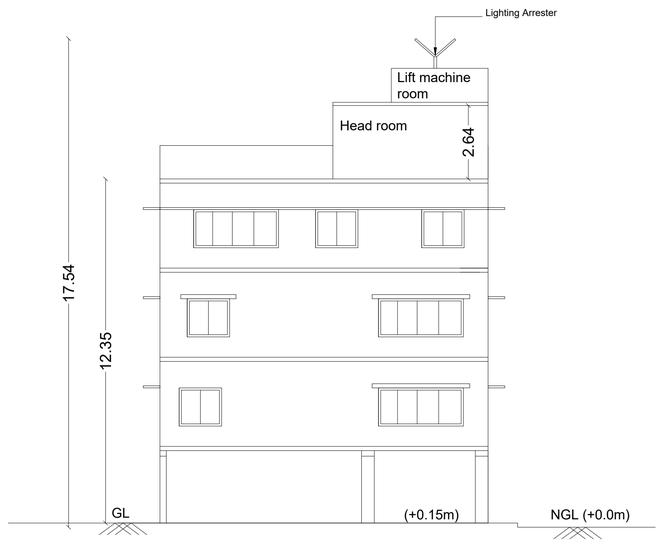
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

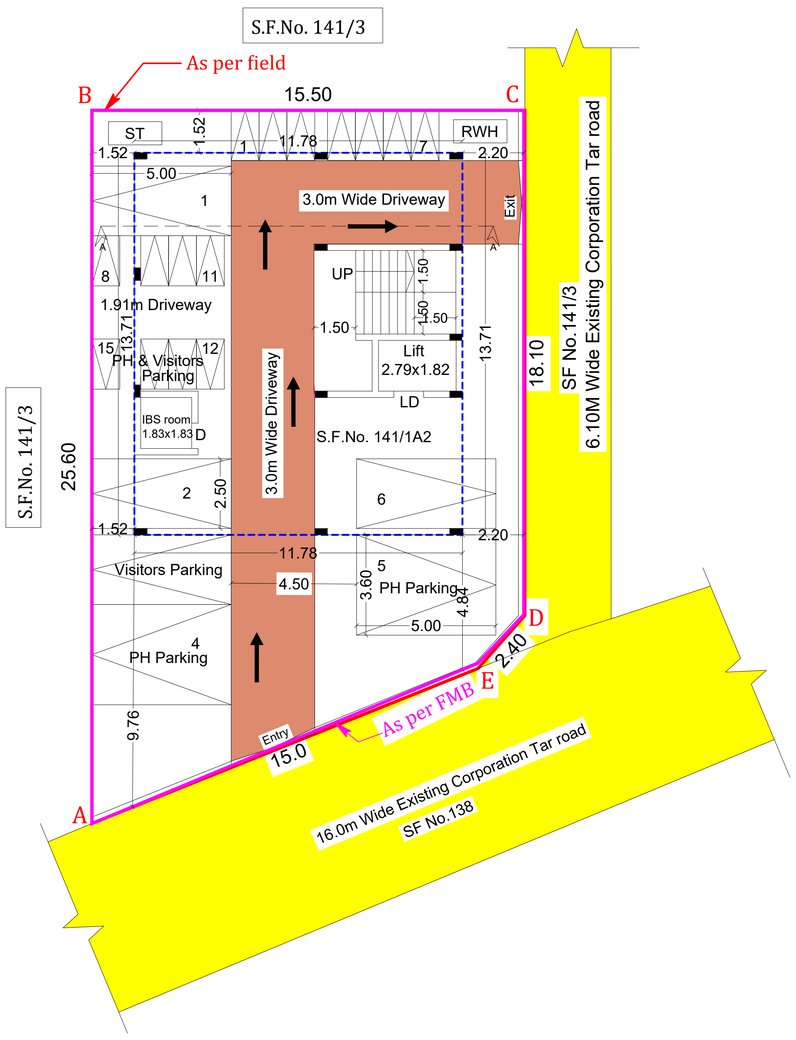
hello@verified.realestate
+91 9996 12 9996
verified.realestate



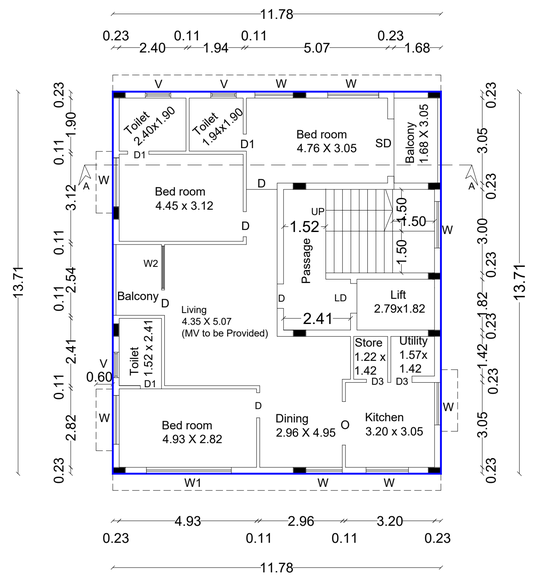
SECTION ON AA



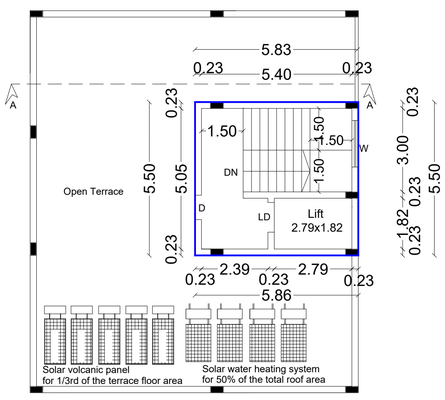
FRONT ELEVATION



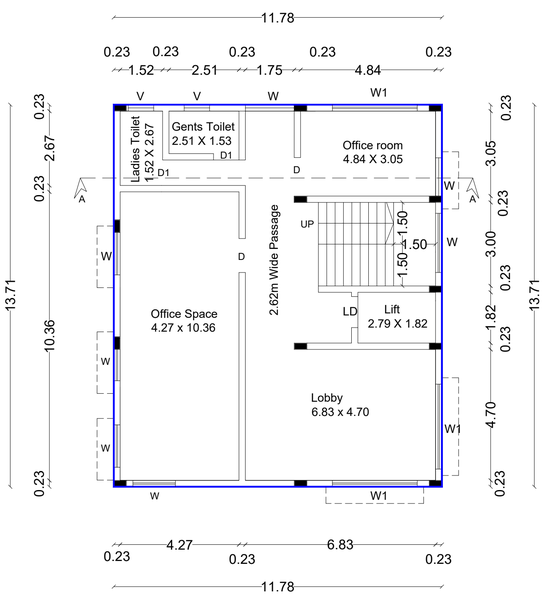
SITE CUM STILT FLOOR PLAN



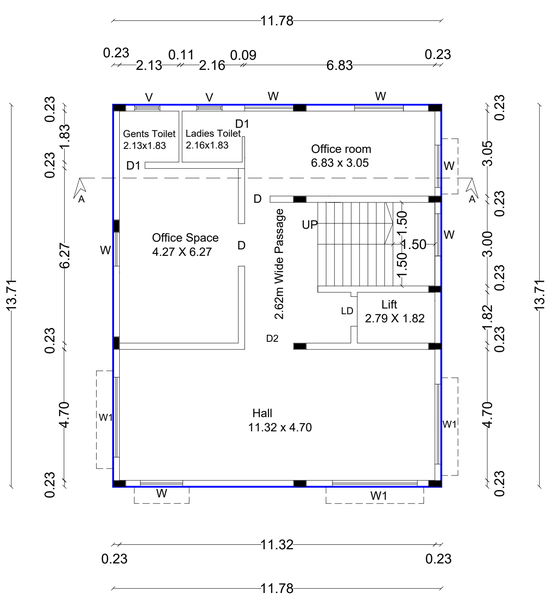
THIRD FLOOR PLAN



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Site and Detailed Plan Showing the Proposed Construction of Commercial (Business Office) cum Residential Building in S.F.No.141/1A2 of Swathi Garden,Vilankurichi Village, Coimbatore North Taluk, Coimbatore District and Corporation - East Zone Land Use - Commercial Zone.

Applicant Name: 1. N. Prema

N / W / E / S

Title:
Site Plan, Stilt Floor, First, Second, Third Floor, Terrace Floor,Section & Elevation

Scale - 1:100

Note: All Dimensions are in Meter

Site Area Details:
As per document - 344.76 Sq.mt
As Per patta - 345.00 Sq.mt

Proposed Building Area Details

S.No.	Floors	FSI (Sq.m)	Non FSI (Sq.m)	Total Area (Sq.m)
1	Stilt Floor (Parking)	5.24	156.25	161.49
2	First Floor (Office Space)	161.49	0.00	161.49
3	Second Floor (Office Space)	161.49	0.00	161.49
4	Third Floor (Residential)	161.49	0.00	161.49
5	Terrace (Head room)	0.00	32.24	32.24
Total		489.71	188.49	678.20

FSI Calculation:
Floor Space Index = 489.71 / 344.76
= 1.42
Height of the Building = 12.50m

Reference:
Site Boundary -
Proposed Building -
Existing Road -
Driveway -

Joinery Details

Symbol	Description	Size in Meter
D	Door	1.07 x 2.13
D1	Door	0.91 x 2.13
D2	Door	1.75 x 2.13
D3	Door	0.61 x 2.13
LD	Lift Door	1.07 x 2.13
O	Open	1.52 x 2.13
W	Window	1.52 x 1.37
W1	Window	3.05 x 1.37
W2	French Window	1.52 x 2.13
V	Ventilator	0.91 x 0.76

Parking Details

Description	Car Parking (Annexure-IV) (every100sq.mt of FSI area)		Two wheeler Parking (Annexure-IV) (every 25sq.mt of FSI area)	
	Required	Provided	Required	Provided
Office space (First and Second Floor)				
FSI area-322.98 Sq.mt	3	3	13	13
Visitors Parking	1	1	1	2
Residential Space (Third Floor)				
Dwelling Area - 134.93 Sq.mt	2	2	-	-
Total	6	6	14	15

N. Prema

Applicant

Er. R. SARANYA, M.E.,(Struc.)
Registered Engineer Grade-II(RE)
DTCP Reg No RE/GR-II/FEBRUARY.2023/065
Municipal Registered No 044/LS/2023/00001
No. 26C, Vadamalai Complex, Thirch Main Road, Villupuram - 605 602.

Registered Engineer

Er. S. POORNIMA B.Tech.,M.Tech(Struct)
Approved Civil & Structural Engineer,
LPA/SE/GR-II/08/2022
Contacts: 9573345002, 9959955328

Registered Structural Engineer

Solar Details

(NTS)

Foundation Details

Earthquake Safe Design for construction of building

3.Vertical Reinforcement at Jambs Of Openings:

Detailed Plan Of Rainwater Perculation & Collection Pit

STAIRCASE DETAILS

WIDTH - 1.50m
TREAD - 0.30m
RISE - 0.15m

(NOT TO SCALE)

SEPTIC TANK DETAILS

(NOT TO SCALE)

RAIN WATER HARVESTING PIT

(NOT TO SCALE)

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
hello@verified.realestate
+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.