PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

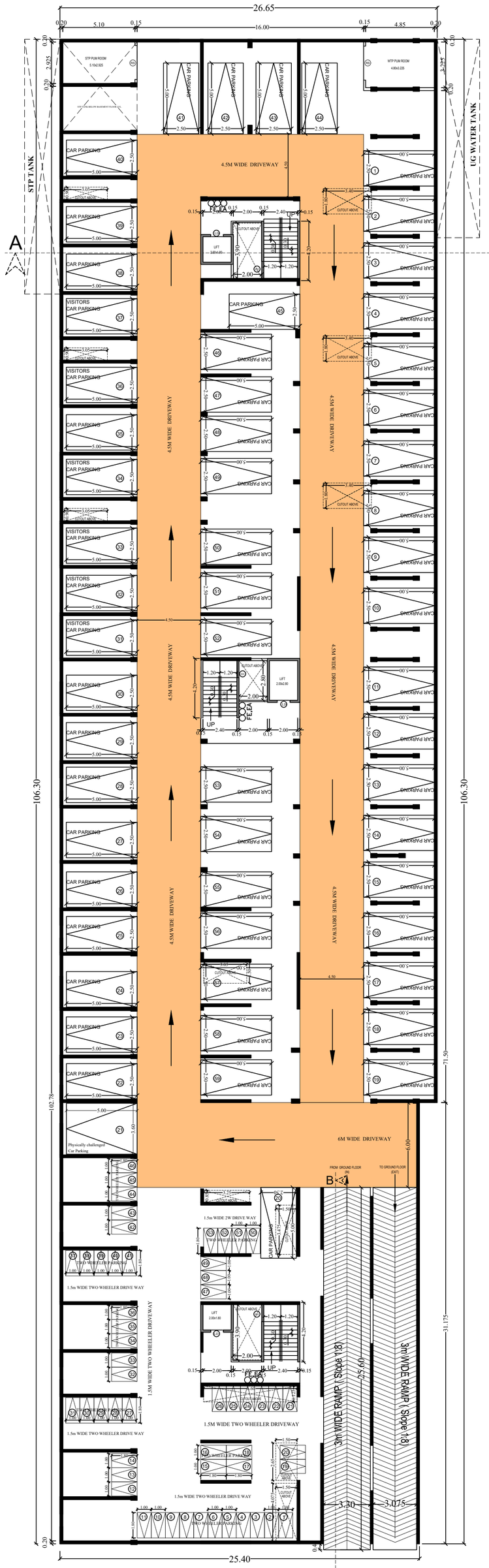
ISSUING AUTHORITY
DTCP

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

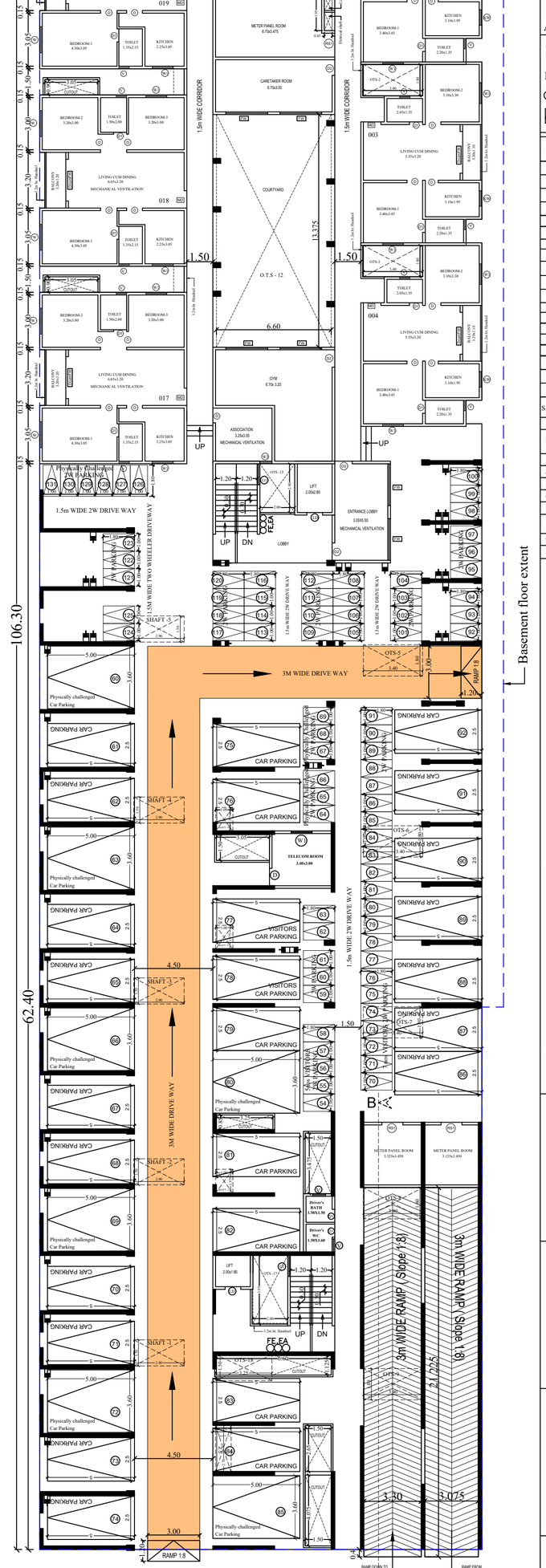
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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BASEMENT FLOOR PLAN



STILT CUM GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN S.F.NO-255/1A3A IN KANNAMPALAYAM VILLAGE & TOWN PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

LAND USE AS PER MASTER PLAN - 2041: INDUSTRIAL USE

APPLICANT NAME: TNCD LLP.,

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARM PROVIDED.

○○○ SAND BUCKETS PROVIDED.

EV - EV FAST CHARGING

N

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
D cum FW	DOOR cum FRENCH WINDOW	0.75 x 2.10 Cum 2.00x 2.10
LD	LIFT DOOR	1.00 x 2.10
O	OPEN	0.75 x 2.10
O1	OPEN	1.20 x 1.50
FW1	FRENCH WINDOW	3.00 x 2.10
FW	FRENCH WINDOW	2.40 x 2.10
W	WINDOW	1.80 x 1.35
W1	WINDOW	1.20 x 1.35
W2	WINDOW	0.75 x 2.00
KW	WINDOW	0.90 x 1.20
KW1	WINDOW	0.75 x 1.50
V	VENTILATOR	0.75x 0.75
RS	ROLLING SHUTTER	2.00 x 2.40
RS1	ROLLING SHUTTER	1.50 x 2.40

BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm" FSI	NON FSI	TOTAL BUA	NO OF UNIT	USAGE (non FSI)
1	BASEMENT FLOOR	36.97	2756.96	2793.93		Staircase, Lift & Parking
2	STILT CUM GROUND FLOOR	943.21	1583.85	2527.06	08	Staircase, Lift & Parking
3	FIRST FLOOR	2199.97		2199.97	27	
4	SECOND FLOOR	2199.97		2199.97	27	
5	THIRD FLOOR	2199.97		2199.97	27	
6	FOURTH FLOOR	2199.97		2199.97	27	
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8	TERRACE FLOOR (HEAD ROOM)		47.40	47.40		Staircase, Lift
9	WATCHMEN ROOM		6.25	6.25		
10	TOTAL AREA	11980.03	4394.46	16374.49	143 unit	

INDIVIDUAL UNIT AREA (with Balcony)

Flat no.	Area	Nos
001,101,201 301,401,501	69.96 sqm	6 no
002,102,202 302,402,502	62.65 sqm	6 no
003,103,203 303,403,503	62.65 sqm	6 no
004,104,204 304,404,504	62.84 sqm	6 no
105,205 305,405,505	62.84 sqm	5no
106,206 306,406,506	62.65 sqm	5 no
107,207 307,407,507	62.65 sqm	5 no
108,208 308,408,508	62.65 sqm	5 no
109,209 309,409,509	62.65 sqm	5 no
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Flat no.	Area	Nos
111,211 311,411,511	79.03 sqm	5 no
112,212 312,412,512	73.96 sqm	5 no
113,213 313,413,513	73.96 sqm	5 no
114,214 314,414,514	73.96 sqm	5 no
115,215 315,415,515	73.96 sqm	5 no
116,216 316,416,516	73.91 sqm	5 no
017	82.27 sqm	1 no
117,217 317,417,517	74.51 sqm	5 no
018,118,218 318,418,518	82.27 sqm	6 no
019,119,219 319,419,519	82.27 sqm	6 no
020,120,220 320,420,520	82.27 sqm	6 no

Flat no.	Area	Nos
121,221 321,421,521	70.71 sqm	5 no
122,222 322,422,522	45.63 sqm	5 no
123,223 323,423,523	45.41 sqm	5 no
124,224 324,424,524	43.44 sqm	5 no
125,225 325,425,525	43.44 sqm	5 no
126,226 326,426,526	48.82 sqm	5 no
027,127,227 327,427,527	71.01 sqm	5 no

25 Sqm to 50 Sqm flat - 25 nos
50 Sqm to 75 Sqm flat - 94 nos
75 Sqm to 90 Sqm flat - 24 nos

TOTAL NOS OF DWELLING - 143 UNIT

For TNCD LLP
Designated Partner

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REG No. CA/2008/42873
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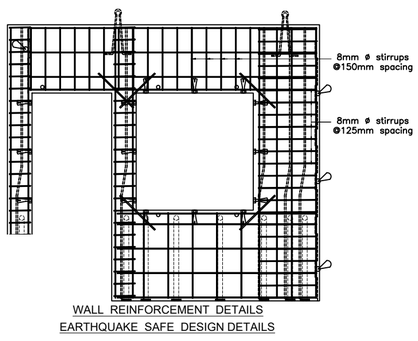
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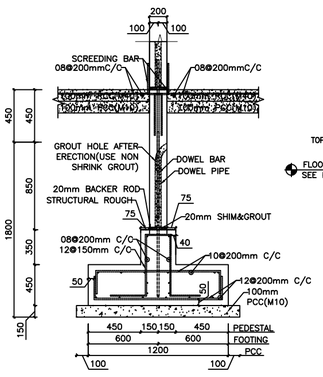
GEOTECH ENGINEER

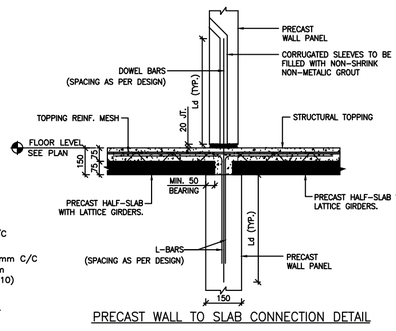
SCALE : 1 :200

SHEET NO :2of4

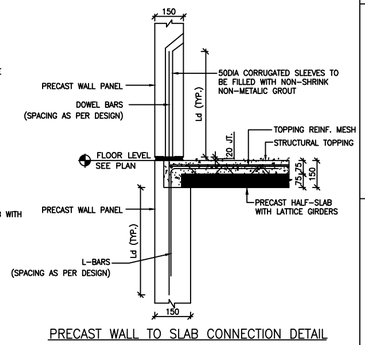


WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS

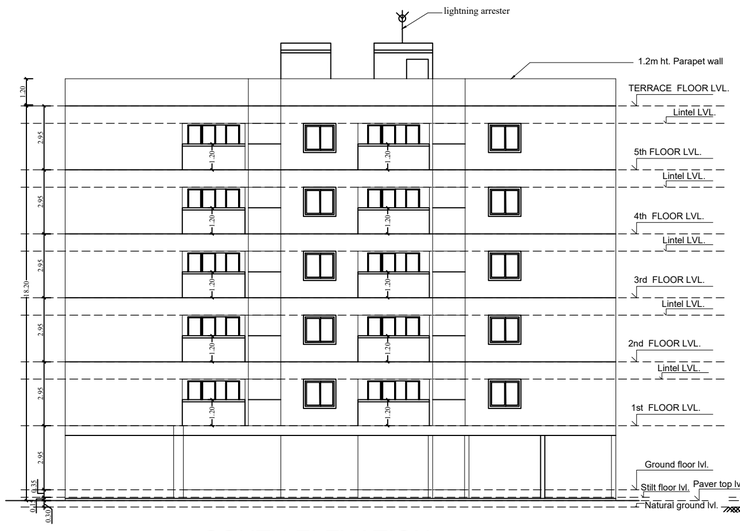




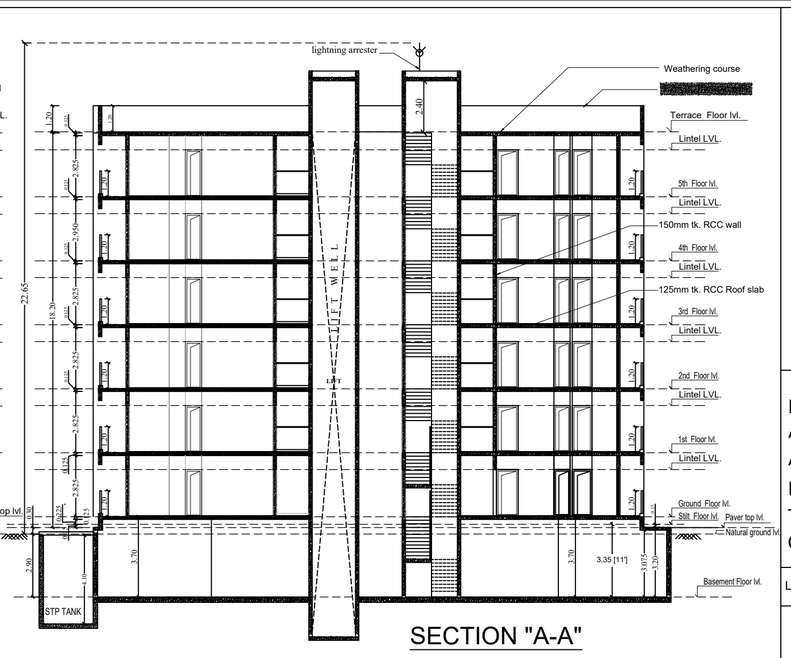
PRECAST WALL TO SLAB CONNECTION DETAIL



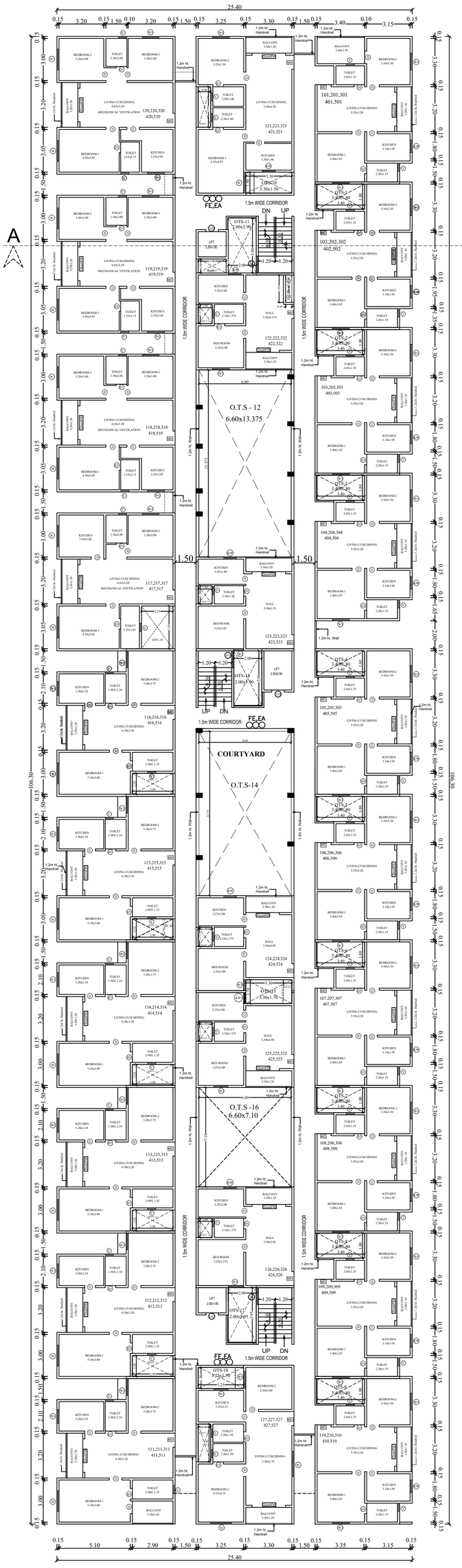
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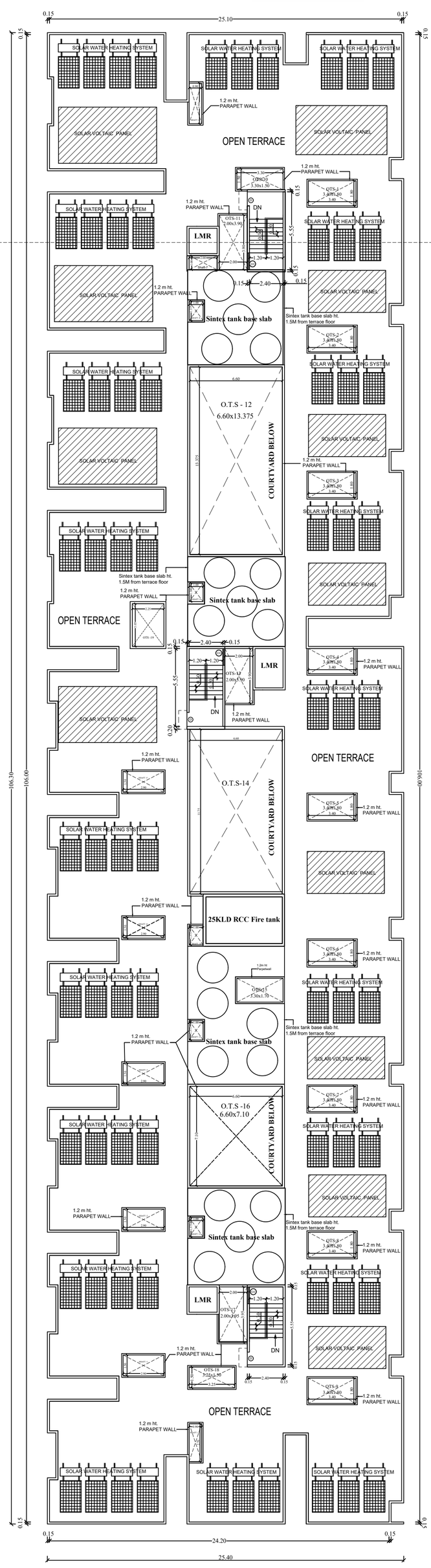
SOUTH ELEVATION



SECTION "A-A"



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



TERRACE FLOOR PLAN

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For TNCD LLP
Designated Partner

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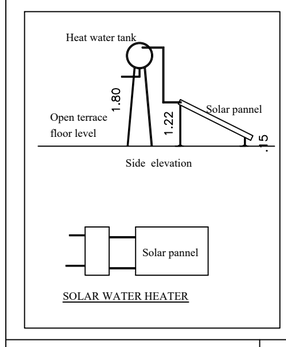
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GEOTECH ENGINEER



SCALE : 1 :200

SHEET NO :3of4

S.F.No: 665
Irugur Village

51.60 As per FMB

NOYYAL

7.00 As per FMB

19.20 As per FMB

15.0 m WIDE OPEN SPACE

15.00

15.35

25.40

3.30

1.10

4.35

1.25

3.10

16.20

2.10

STP 100 KLD

U/G SUMP

RAIN WATER PERCULATION PIT @ 3m C/C

1.5m WIDE CORRIDOR

COURTYARD

O.T.S - 12

CARETAKER ROOM 6.70x3.00

METER PANEL ROOM 6.70x3.475

MULTIPURPOSE HALL 6.70x 8.65 MECHANICAL VENTILATION

DECK 6.70 x 2.40

GYM 6.70x 3.20

ASSOCIATION 3.25x3.35 MECHANICAL VENTILATION

ENTRANCE LOBBY 3.05X5.95 MECHANICAL VENTILATION

LOBBY

TELECOM ROOM 2.40x3.00

Driver's BATH 1.50X1.50

Driver's WC 1.50X1.60

METER PANEL ROOM 3.125x3.450

TOILET 1.50x2.00

BEDROOM-2 3.20x3.00

BEDROOM-3 3.20x3.00

BEDROOM-1 4.30x3.05

KITCHEN 2.25x3.05

TOILET 1.35x2.15

LIVING CUM DINING 6.65x3.20 MECHANICAL VENTELATION

BALCONY 3.40x1.95

TOILET 2.05x1.35

BEDROOM-2 3.10x3.30

KITCHEN 3.10x1.95

BEDROOM-1 3.40x3.45

TOILET 2.20x1.35

LIVING CUM DINING 5.55x3.20

OTS-11

OTS-2

OTS-3

OTS-4

OTS-5

OTS-6

OTS-7

OTS-8

OTS-10

OTS-12

OTS-15

OTS-16

OTS-17

OTS-18

LIFT 2.00x1.80

SHAFT-1

SHAFT-2

SHAFT-3

SHAFT-4

SHAFT-5

1.2m Ht. Handrail

1.2m Parapet wall

Inverted beam

Regular beam

Meter Panel Room

Stilt floor lvl.

Paver level

Basement floor lvl.

20.825

25.6

1:8 SLOPE RAMP

SECTION "B-B"

STP tank cover slab

Paver top level (GROUND LEVEL)

200mm±

EQUALISATION TANK

SLUDGE TANK

POST SMDIMENTATION TANK

PUMP

To pre sldimentation tank if required

SECTION ON AA

FLOW REGULATOR

EXCESS WATER

HYPO DOSING

PLAN

SEWAGE TREATMENT PLANT DETAILS

(100 KLD)

Scale: NTS

Loose Soil 1.0
Gravel 0.9
Hard gravel 0.6
G.L
2.65

TRIAL PIT (NTS)

100 KLD RCC U.G TANK FOR BORE

30 KLD RCC U.G TANK FOR Corp.,

UG SUMP

SECTION

UG SUMP PLAN

Scale: NTS

1.2m ht. handrail

STAIRCASE DETAILS
Basement floor to Stilt floor
WIDTH - 1.20 m
TREAD - 0.30 m
RISER - 0.16 m
Total nos of riser -21 nos
Stilt floor to First floor
WIDTH - 1.20 m
TREAD - 0.30 m
RISER - 0.157 m
Total nos of riser -21 nos

STAIRCASE DETAILS
First floor to Second floor (Typical floor)
WIDTH - 1.20 m
TREAD - 0.30 m
RISER - 0.155 m
Total nos of riser - 19 nos

Watchmen room 2.1x 2.1m

PLAN

VIEW

SECTION "A-A"

100mm tk. roof slab

200mm tk. brick wall

200x200mm RCC Column Footing

FGL

SECTION AT GATE
SCALE: NTS

ELEVATION
GATE/COMPOUND WALL DETAIL

75mm height dwarf wall at the gate

formMD ground level

pebble BED of 1000mm width 1500mm depth alround fillMD with roundMD pebble of 50 to 75mm size

brick work

p.c.c. sand filling

SECTION XX
SCALE: NTS

20MM Ø Railing

F.G.L

DETAIL OF HAND RAIL FOR PHYSICALLY DISABLMD
SCALE: NTS

(DETAIL OF COMPOUND WALL & RAIN WATER CONSERVATION TRENCH)

RAIN WATER TRENCH SECTION

PLAN

PerforatMD RCC cover

SAND FILING

BRICK JELLY

PEBBLE BED

SECTION

RAIN WATER HARVESTING WELL (RWH)

PARKING DETAIL:-

Parking category	Required	Provided	Parking Location In Stilt floor	Parking Location In Basement floor
10 % 2W PC Parking	12	12	64 to 69, 126 to 131	--
10 % 4W PC Parking	08	08	60,63,66,69,72,80,85	21
10 % 2W Visitor's Parking	12	12	54 to 58, 70 to 76	--
10 % 4W Visitor's Parking	08	08	31 to 34, 36, 37	77,78

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COLOUR INDEX
EXISTING ROAD -
SITE BOUNDARY -
PROPOSED BUILDING -
RAINWATER HARVESTING -
FIRE HYDRANT -
EV FAST CHARGING -

N

ALL METRIC DIMENSIONS ARE IN "M"

SITE AREA STATEMENT	SFT	SQM
1.AS PER FMB	49675.86	4615.00
2.AS PER DOCUMENT	49658.40	4613.38
3.SUPER IMPOSMD PLOT AREA	49675.86	4615.00

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9	WATCHMEN ROOM		6.25	6.25		
10	TOTAL AREA	11980.03	4394.46	16374.49	143 unit	

FSI = Total FSI area / Plot area = 11980.03 / 4613.38 = 2.596 (Premium FSI Provided)

TOTAL NUMBERS OF DWELLING - 143 UNITS

PARKING DETAIL:-

Parking category	Nos. of Units	Two wheelers required	Cars required
Below 25 Sqm flat	--	--	--
25 Sqm to 50 Sqm flat	25	25	--
50 Sqm to 75 Sqm flat	94	94	47
75 Sqm to 150 Sqm flat	24	--	24
Visitors parking of 10%		12	08
Total Requied parking		131	79
Provided Parking		131	92

For TNCD LLP
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SCALE : 1 :200

SHEET NO :4of4

S.F.No: 255/1A3C

S.F.No: 256

S.F.No: 255/1A3B

S.F.No: 263

Field irrigation channel

RWH

6.22 [4]

Physically Challenged 2W PARKING

1.5m WIDE 2W DRIVE WAY

1.5m WIDE TWO WHEELER DRIVEWAY

3M WIDE DRIVE WAY

3m WIDE RAMP (Slope 1:8)

3.0 m WIDE DRIVE WAY

Basement floor extent

3.0M WIDE DRIVEWAY

6M WIDE DRIVEWAY

RAMP 1:8

RAMP DOWN TO BASEMENT FLOOR (IN)

RAMP FROM BASEMENT FLOOR (EXIT)

Transformer yard 10x4m

Fire bucket

Solid waste storage container for dispWell

IN/OUT 6m Wide Gate ENTRANCE ARCH

RAMP (1:12)

Watchmen room 2.5X2.5M

106.30

62.40

135.20 As per FMB

129.40 As per FMB

23.0 As per FMB

19.6 As per FMB

7.55

5.20

10.60 As per FMB

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.