PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

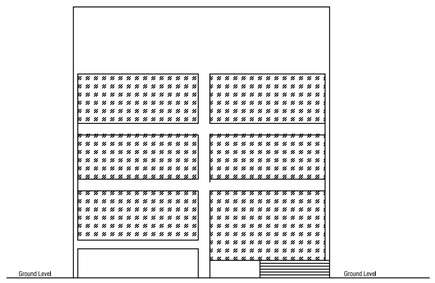
ISSUING AUTHORITY
DTCP

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

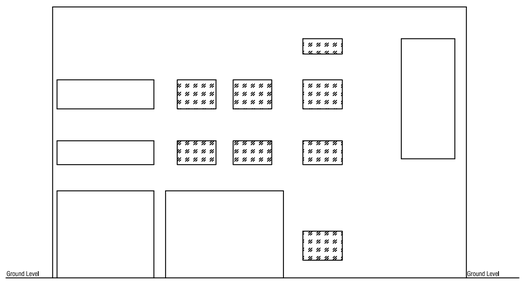
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

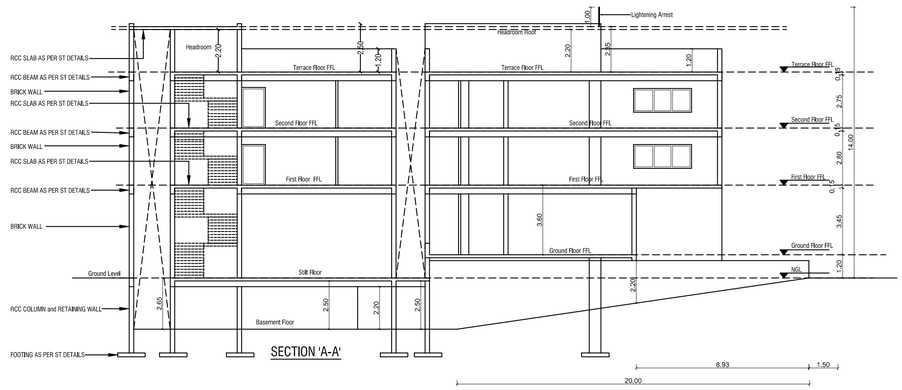
hello@verified.realestate
+91 9996 12 9996
verified.realestate



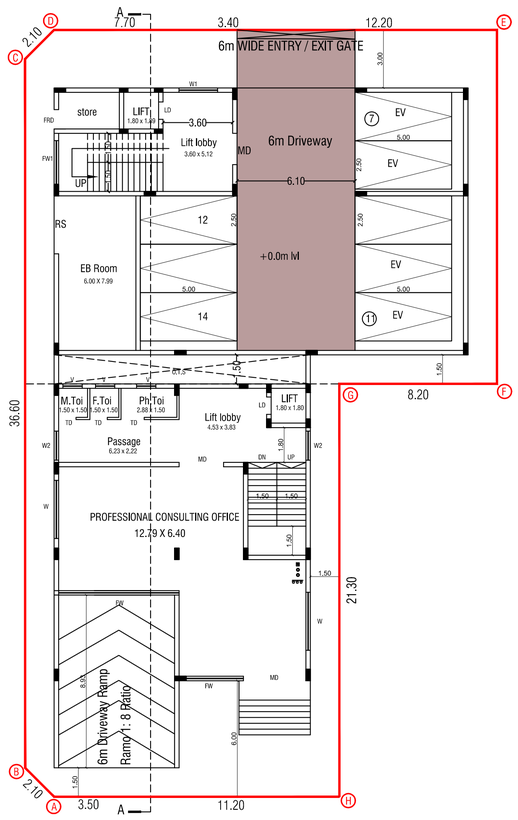
FRONT ELEVATION



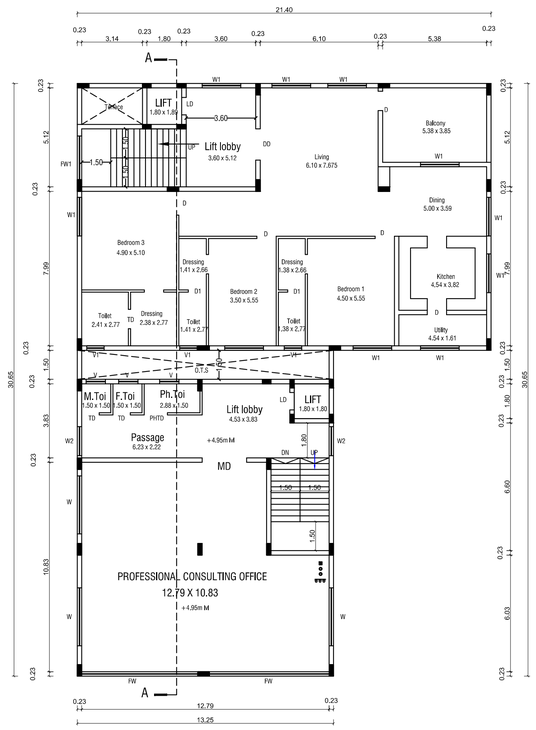
REAR ELEVATION



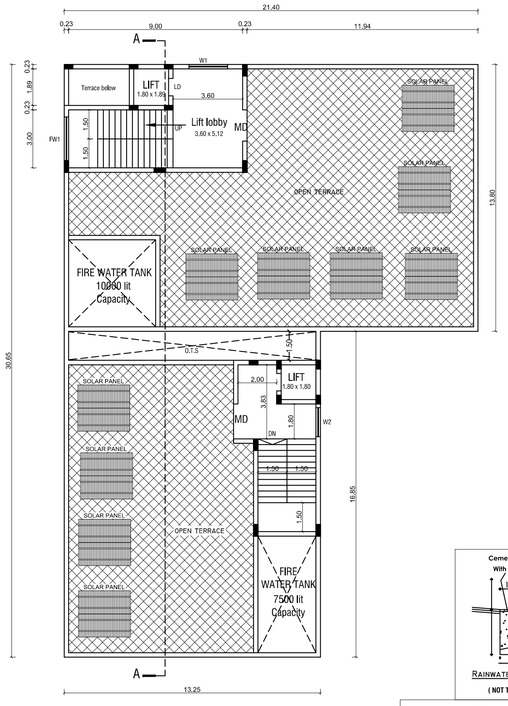
SECTION 'A-A'



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(FIRST TO SECOND FLOOR)



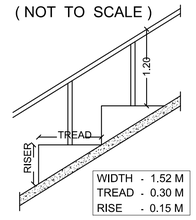
TERRACE FLOOR PLAN

ONLINE APPLICATION NO: SWP / BPA / 0882432 / 2026
APPLICANT NAME: M/S. CRIZOL LUBRICANTS PRIVATE LIMITED,
SITE BOUNDARY SHOWN AS "A To H"

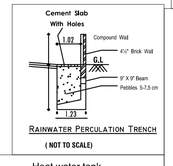
Site Approval No : LP/CLPA No - 488/2026
Planning Permission No : 622/2026

STAIR CASE DETAILS

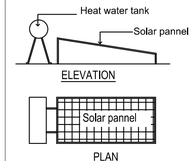
(NOT TO SCALE)



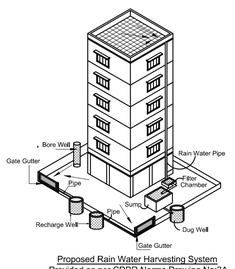
WIDTH - 1.52 M
TREAD - 0.30 M
RISE - 0.15 M



RAINWATER PERCULATION TRENCH
(NOT TO SCALE)



SOLAR WATER HEATER
(N T S)



Proposed Rain Water Harvesting System
Provided as per CDBR Norms Drawing No:3A
Not To Scale

SHEET No. 2 OF 2

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT AND COMMERCIAL BUILDING IN T.S.NOS. 73 / 39 & 73/40, WARD NO. (AI) 35, BLOCK NO. 44, T.S.NOS. 1/43, 1 / 44 & 1 /48, WARD NO. (AI) 35, BLOCK NO. 47, PLOT NO 1, 8 & 9, SINGANALLUR VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION.
APPROVAL LAYOUT NO. LP / CLPA NO: 169 / 2022

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

N

SCALE : 1 : 100

ALL DIMENSION ARE IN " M "

SITE AREA DETAILS	IN SQ.M
SITE AREA (AS PER PATTA)	791.00
SITE AREA (AS PER DOCUMENT)	791.21

SCHEDULE OF JOINERY		IN METER
MD	MAIN GLAZED DOOR	1.80 X 2.13
LD	LIFT DOOR	1.00 X 2.13
DD	MAIN DOOR	1.80 X 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.90 X 2.13
FW	FRENCH WINDOW	6.00 X 2.40
FW1	FRENCH WINDOW	2.20 X 2.40
W	WINDOW	3.00 X 1.23
W1	WINDOW	2.00 X 1.23
W2	WINDOW	1.50 X 1.23
RS	ROLLING SHUTTER	3.00 X 2.13

Er.K.PURUSOTHAMAN.BE
Reg.No:TT-GR-II/AM/2021
Registered Engineer
No.32,P.V.Kabinan Street, K.K.Pudur,
Saibaba Colony, Coimbatore-641 038
Ph: 0422-3557767 Cell: 84287 23448

REGISTERED ARCHITECT / ENGINEER

A.S. VENGATESH, ME.,
Reg. No: CLPA/SE/GR-II/19/03/003
#6, Thirumalai Garden,
S.M. Palayam, G.N.Mills.,
CBE-29,Ph: 98430 49298

REGISTERED STRUCTURAL ENGINEER

For CRIZOL LUBRICANTS PVT. LTD.
D. Baabal
Managing Director

APPLICANT

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT AND COMMERCIAL BUILDING IN T.S.NOS. 73 / 39 & 73/40, WARD NO. (AI) 35, BLOCK NO. 44, T.S.NOS. 1/43, 1 / 44 & 1 /48, WARD NO. (AI) 35, BLOCK NO. 47, (PLOT NO 1, 8 & 9), SINGANALLUR VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION.

APPROVAL LAYOUT NO. LP / CLPA NO: 169 / 2022

DWELLING UNITS DETAIL:-			
TYPICAL FLOORS (FIRST & SECOND)			
UNIT	AREA IN SQ.M	NO. OF FLOOR	TOTAL DWELLING UNIT
1	245.94	2	2
TOTAL DWELLING UNITS			2

GRAND TOTAL PARKING DETAILS:-

GRAND TOTAL CAR PARKING (REQUIRED) = 14 NOS (AS PER TNCDBR 2019 RULES)
GRAND TOTAL CAR PARKING (PROVIDED) = 14 NOS
GRAND TOTAL TWO WHEELER PARKING (REQUIRED) = 25 NOS (AS PER TNCDBR 2019 RULES)
GRAND TOTAL TWO WHEELER PARKING (PROVIDED) = 25 NOS

Site Approval No : LP/CLPA No - 488/2026
Planning Permission No : 622/2026

PARKING DETAILS :- A	REQUIRED AS PER TNCDBR 2019 RULES Annexure - IV Part - I	PROVIDED AS PER TNCDBR 2019 RULES Annexure - IV Part - I
	1 car space for every 100sq.m of floor areaor part thereof and 1 two wheeler space forevery 25sqm of floor area or part thereof + 10% Visitors parking + 10 % EV Parking+PH INCLUDE	1 car space for every 100sq.m of floor areaor part thereof and 1 two wheeler space forevery 25sqm of floor area or part thereof + 10% Visitors parking + 10 % EV Parking+PH INCLUDE
CAR PARKING	08	08
TWO WHEELER PARKING	25	25

PARKING DETAIL

TYPICAL FLOORS (FIRST &SECOND)					
UNIT	AREA IN SQ.M	25 TO 50 SQ.M (1 TWO WHEELER PARKING)	50 TO 75 SQ.M (1 TWO WHEELER PARKING & 2 DWELLING - 1 CAR PARKING)		ABOVE 75 SQ.M And THEREAFTER (1 CAR PARKING)
		TWO WHEELER PARKING	TWO WHEELER PARKING	CAR PARKING	CAR PARKING
1	245.94	-	-	-	3
TOTAL PARKING		-	-	-	6

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

SCALE : 1 : 100

ALL DIMENSION ARE IN "M"

N

ONLINE APPLICATION NO: SWP / BPA / 0882432 / 2026
APPLICANT NAME: M/S. CRIZOL LUBRICANTS PRIVATE LIMITED,

NOTE :-
MASTER PLAN 2041 LAND USE
SINGANALLUR VILLAGE - RESIDENTIAL USE

SITE AREA DETAILS	IN SQ.M
SITE AREA (AS PER PATTA)	791.00
SITE AREA (AS PER DOCUMENT)	791.21

APPROVAL LAYOUT NO. LP / CLPA NO: 169 / 2022		
PLOT NO.	AREA IN SQ.M	DOCUMENT NO.
1	345.81	14550 / 2023
8	223.26	16956 / 2024
9	222.14	12398 / 2023
TOTAL AREA	791.21 SQ.M	

PROPOSED BUILDING AREA DETAILS : COMMERICAL (A)

Description :	FSI AREA in SQ.M	NON FSI AREA in SQ.M	TOTAL BUILT UP AREA in SQ.M
AREA OF THE BASEMENT FLOOR		547.65	547.65
AREA OF THE GROUND FLOOR	204.41	18.85	223.26
AREA OF THE FIRST FLOOR	204.41	18.85	223.26
AREA OF THE SECOND FLOOR	204.41	18.85	223.26
AREA OF THE TERRACE FLOOR		35.87	35.87
TOTAL AREA OF THE BUILDING	613.23	640.07	1253.30

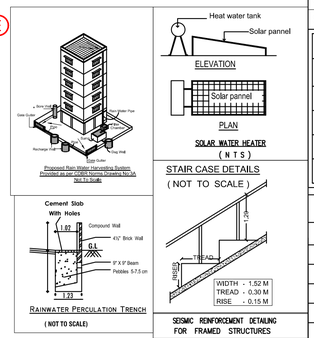
PROPOSED BUILDING AREA DETAILS : RESIDENTIAL (B)

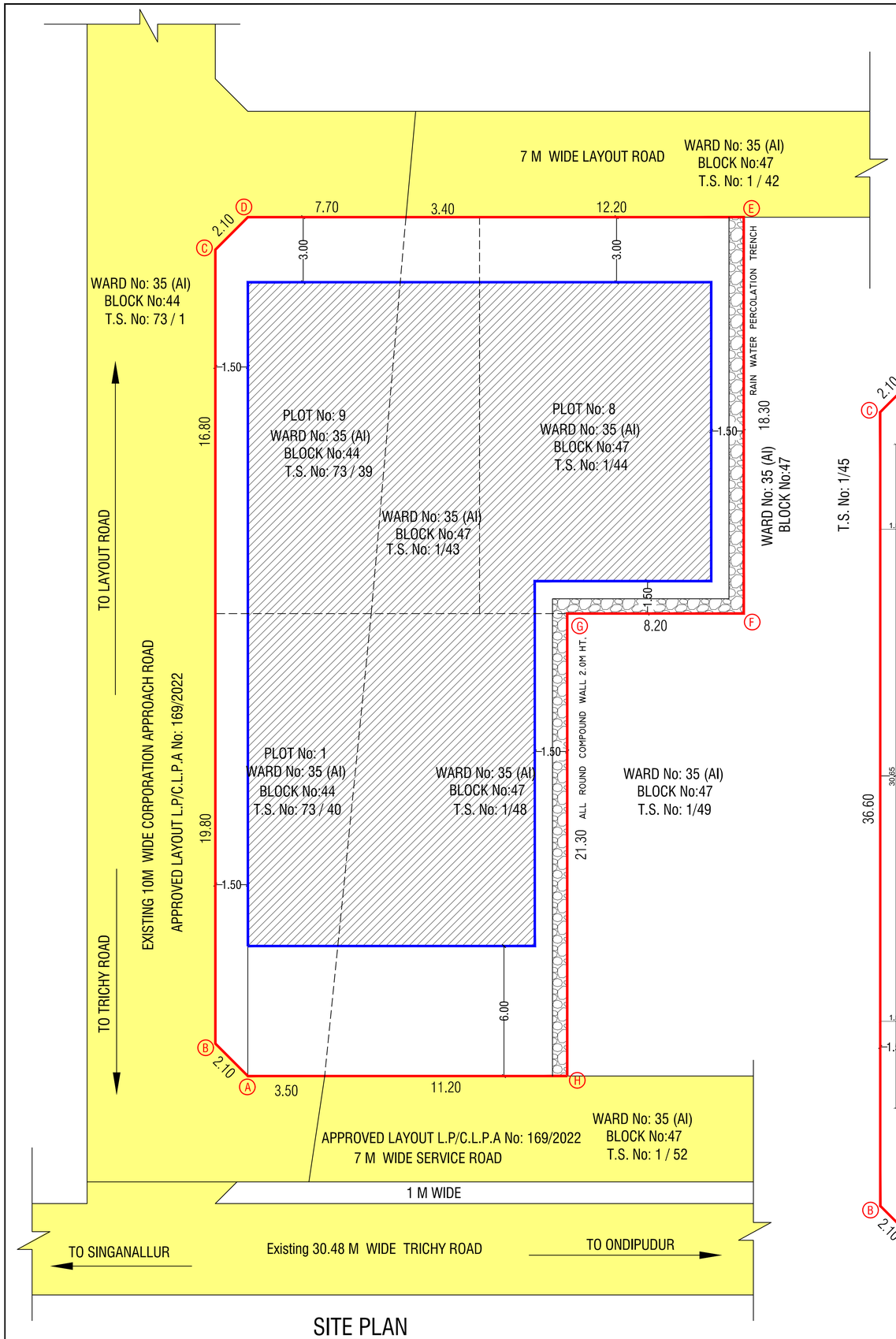
Description :	FSI AREA in SQ.M	NON FSI AREA in SQ.M	TOTAL BUILT UP AREA in SQ.M
AREA OF THE STILT FLOOR		295.32	295.32
AREA OF THE FIRST FLOOR	289.39	5.93	295.32
AREA OF THE SECOND FLOOR	289.39	5.93	295.32
AREA OF THE TERRACE FLOOR		45.64	45.64
TOTAL AREA OF THE BUILDING	578.78	352.82	931.60
PROPOSED BUILDING AREA DETAILS : (A + B)			
TOTAL AREA OF THE BUILDING	1192.01	992.89	2184.90

FSI AREA - $\frac{1192.01}{791.00}$ = 1.51 FSI LIMITATION < = 2.00

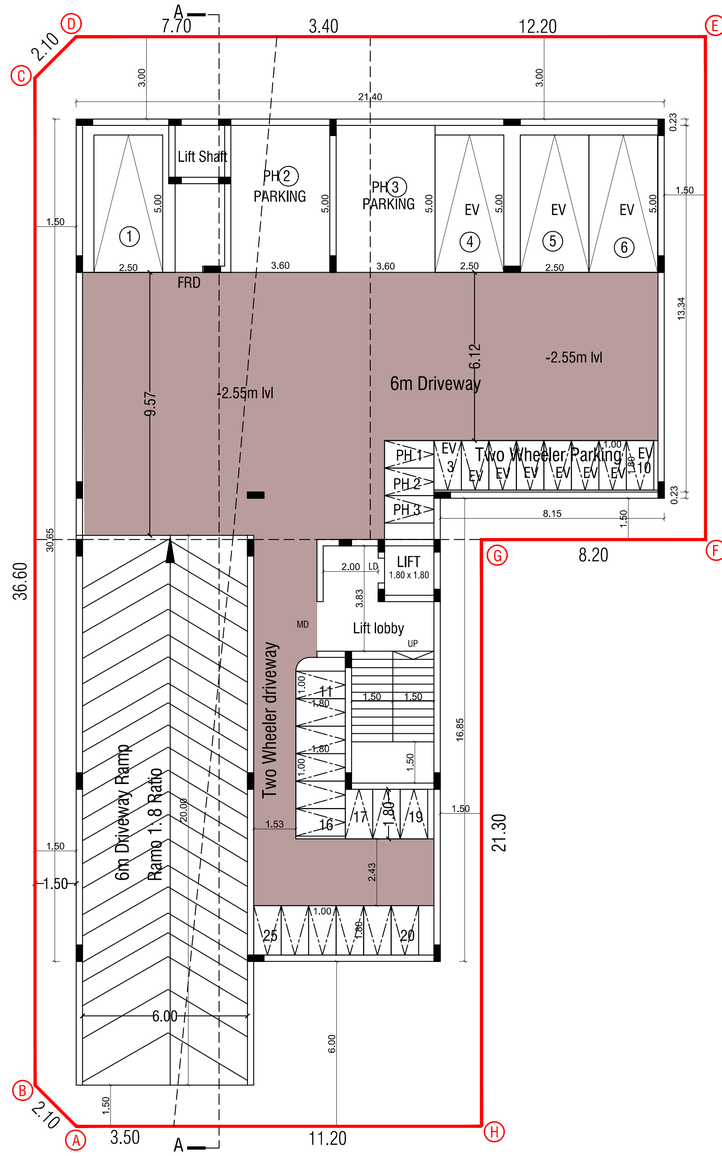
SCHEDULE OF JOINERY		IN METER
MD	MAIN GLAZED DOOR	1.80 X 2.13
LD	LIFT DOOR	1.00 X 2.13
DD	MAIN DOOR	1.80 X 2.13
D	DOOR	1.00 X 2.13
TD	DOOR	0.90 X 2.13
FW	FRENCH WINDOW	6.00 X 2.40
FW1	FRENCH WINDOW	2.20 X 2.40
W	WINDOW	3.00 X 1.23
W1	WINDOW	2.00 X 1.23
W2	WINDOW	1.50 X 1.23
RS	ROLLING SHUTTER	3.00 X 2.13

REFERENCE :
Site Boundry -
Proposed Building -
Drive Way -
Existing Road -





SITE PLAN



BASEMENT FLOOR PLAN

E.K.PURUSHOTHAMAN,BE
Reg. No:E1-A/01519/2021
Registered Engineer
No.327, Ground Floor, K.K.Pudur,
Saibaba Kovil, Coimbatore-641 038
Ph: 0422-3515765 Cell: 83267 23448

REGISTERED ARCHITECT / ENGINEER

A.S. VENGATESH, ME.,
Reg. No: CLPA/TECH/SE-317/001/003
#9, Thirumalai Garden,
S.M. Palayam, G.N Mills,
CBE-29,Ph: 98430 49298

REGISTERED STRUCTURAL ENGINEER

For CRIZOL LUBRICANTS PRIVATE LIMITED
D. Rubal
Managing Director

APPLICANT

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.