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

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Detailed Plan Showing the proposed construction of R.C.C Roof Affordable Housing Building comprised in Block No.10, TS.No. 7/2, 7/8 of Ward–AI Singanallur, Old S.F.No.51/2, 51/1pt, Singanallur Village, Coimbatore South Taluk, Coimbatore District and Corporation - East Zone.

Title:
Typical First Floor to Fifth Floor and Terrace Floor Plan , Section and Elevation

N

Scale - 1 :100

Site Area Details:

Area as per Patta	- 3538.41 Sq.mt
Area as per Document	- 3538.41 Sq.mt

Block - 1 Dwelling Units and Parking Details

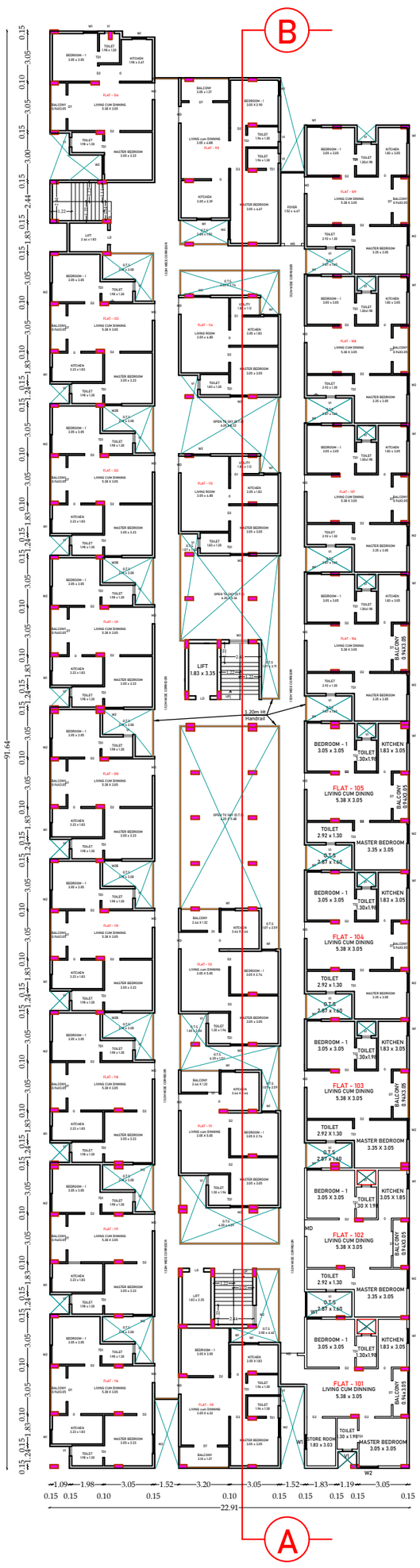
Floor	Dwelling Unit	Dwelling unit area in Sq.mt	Car Parking (Annexure-IV) Required	Two wheeler Parking (Annexure-IV) Required
Block - 1 First, Second, Third, Fourth & Fifth	101	59.60	1	1
	102	52.84		1
	103	52.84	1	1
	104	52.84		1
	105	52.84	1	1
	106	52.84		1
	107	52.84	1	1
	108	52.84		1
	109	60.34	1	1
	110	51.31		1
	111	45.92	0	1
	112	45.92	0	1
	113	35.21	0	1
	114	35.21	0	1
	115	59.56	1	1
	116	51.56		1
	117	51.56	1	1
	118	51.56		1
	119	51.56	1	1
	120	51.56		1
	121	51.56	1	1
	122	51.56		1
	123	51.56	1	1
	124	51.37		1
No. of parking for one floor			10	24
Total parking for five floors (A)			50	120
Visitors Parking (B)			5.00	12.00
Total (A) + (B)			55.00	132.00
Provided Parking			61	134
Total number of dwelling unit - 120 Nos				

Block - 1 Building Area Details

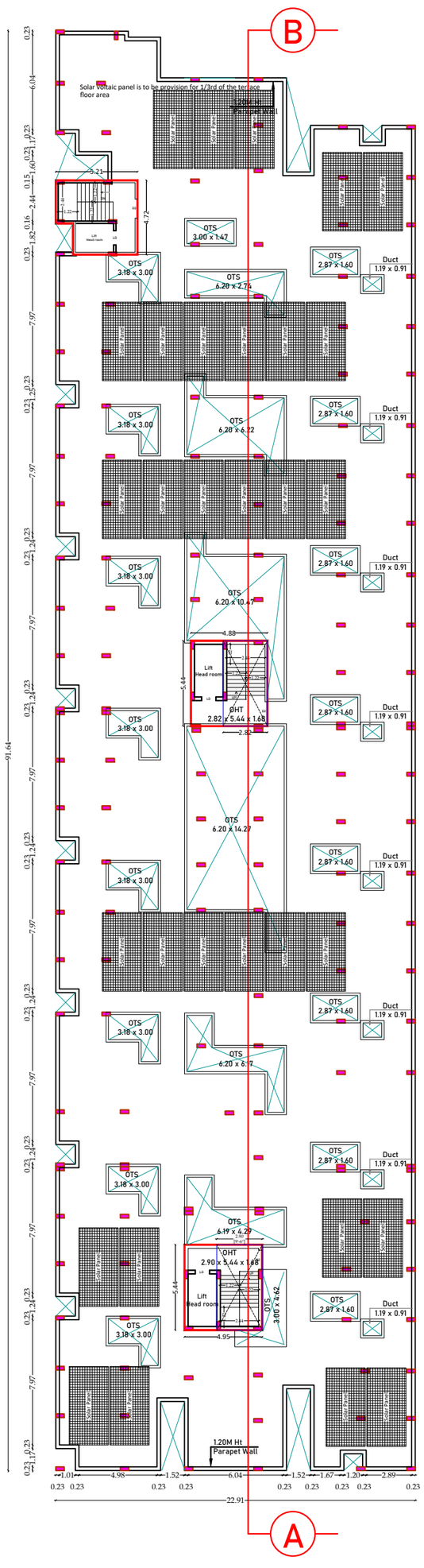
Floor	FSI Area (in Sqm)	Non FSI area (in Sqm)	Total Built up Area (in Sqm)	Dwelling Units (in Nos)
Stilt	287.17	1728.72	2015.89	0
First	1691.78	0.00	1691.78	24
Second	1691.78	0.00	1691.78	24
Third	1691.78	0.00	1691.78	24
Fourth	1691.78	0.00	1691.78	24
Fifth	1691.78	0.00	1691.78	24
Terrace	0.00	75.63	75.63	0
Total	8746.07	1804.35	10550.42	120

Joinery Details

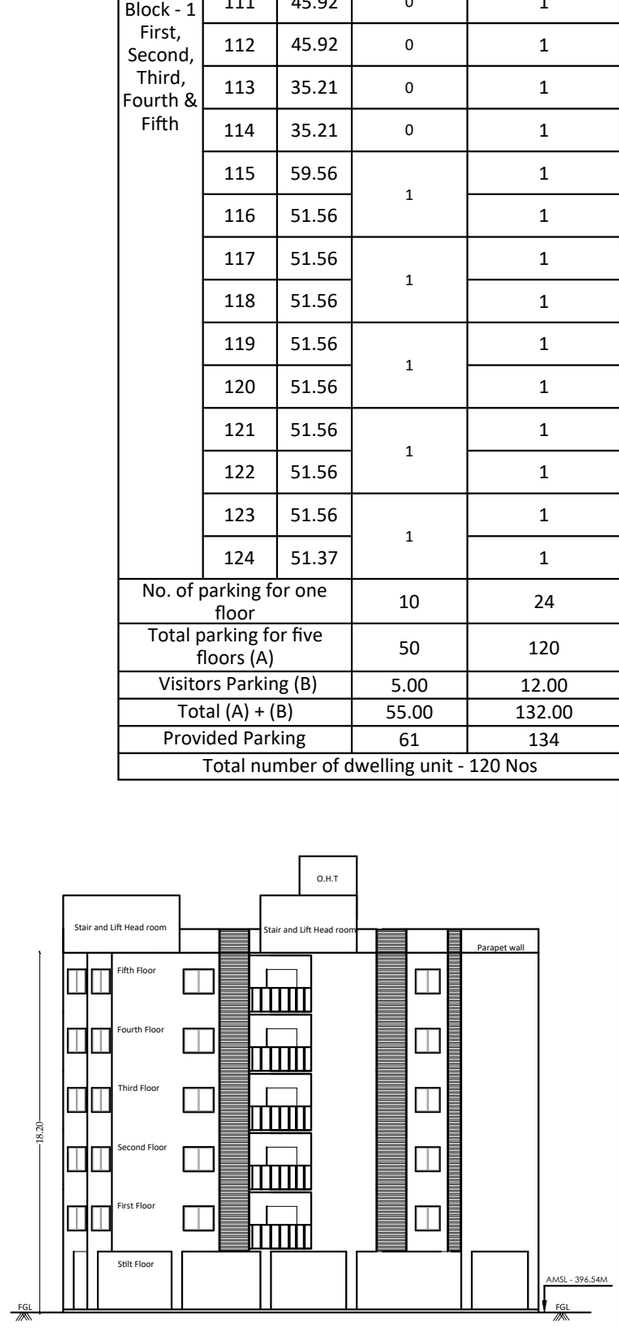
Symbol	Description	Size in Meter
MD	Main Door	1.07 x 2.13
D1	Door	1.52 x 2.13
D2	Door	0.99 x 2.13
D3	Door	0.76 x 2.13
D4	Door	1.21 x 2.13
TD1	Toilet Door	0.76 x 2.13
TD2	Toilet Door	0.60 x 2.13
LD	Lift Door	0.91 x 2.13
O	Opening	0.84 x 2.13
W1	Window	1.52 X 1.22
W2	Window	1.22 X 1.22
W3	Window	0.91 X 1.22
W4	Window	2.50 X 1.22
V1	Ventilator	0.91 X 0.61
V2	Ventilator	0.61 X 0.61
V3	Ventilator	1.21 X 0.61
RS1	Rolling Shutter	3.00 X 2.75
EXF	Exhaust Fan	0.60 X 0.60



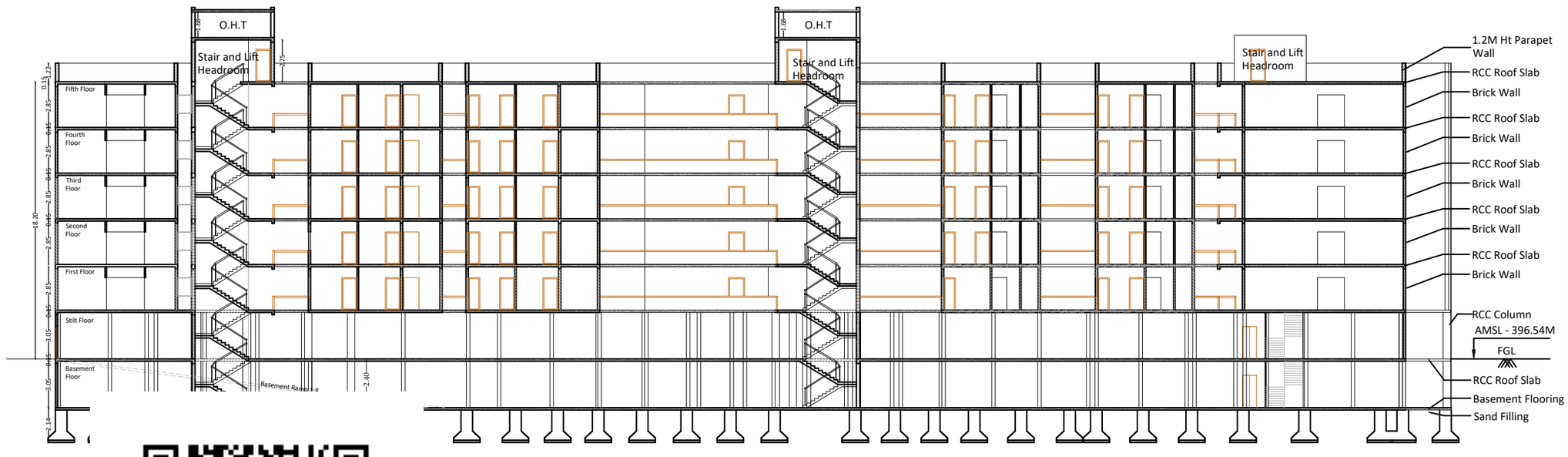
Typical Floor Plan
(First, Second, Third, Fourth and Fifth Floor Plan)



Terrace Floor Plan



West Side Elevation



SECTION- AB

Er.K.P. VETRISELVAN, M.E(GEOTECH), MICS, MISTE,
GEOTECHNICAL ENGINEER
INDIAN GEOTECHNICAL SOCIETY (LM-3564)

Registered Geo Technical Engineer

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Structural Engineer Grade -1-CBE/SE/GR-1/07/2025,
Professional Engineer,
Chartered Civil Engineer & Approved Valuer,
53, M.A.Palanisamy Street, K.K. Pudur Post
Coimbatore - 641 038

Registered Structural Engineer

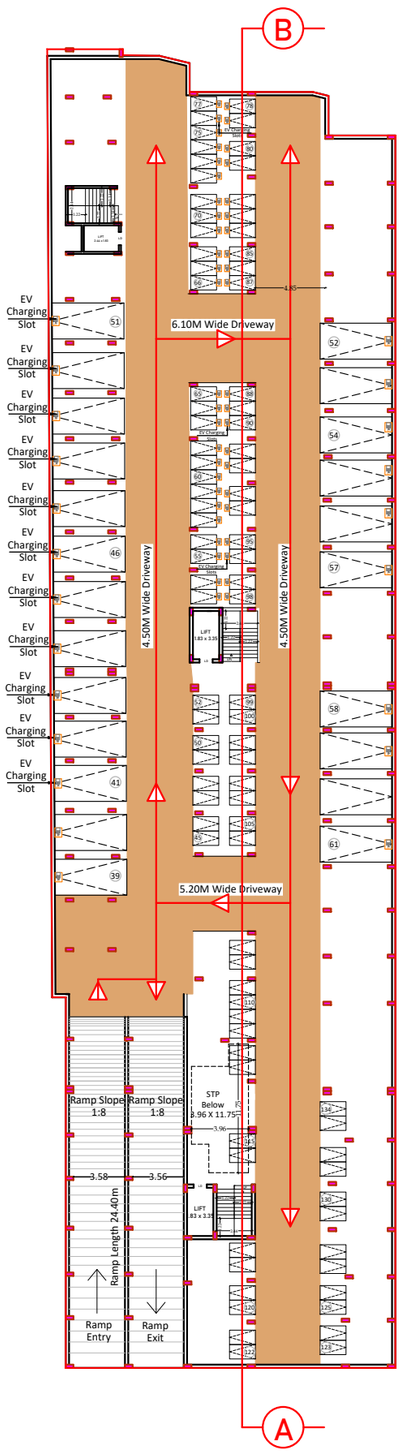
MANIKANDAN ILANGO, B.ARCH
Registered Architect
Reg.No: CA / 2006 / 39059

Registered Architect

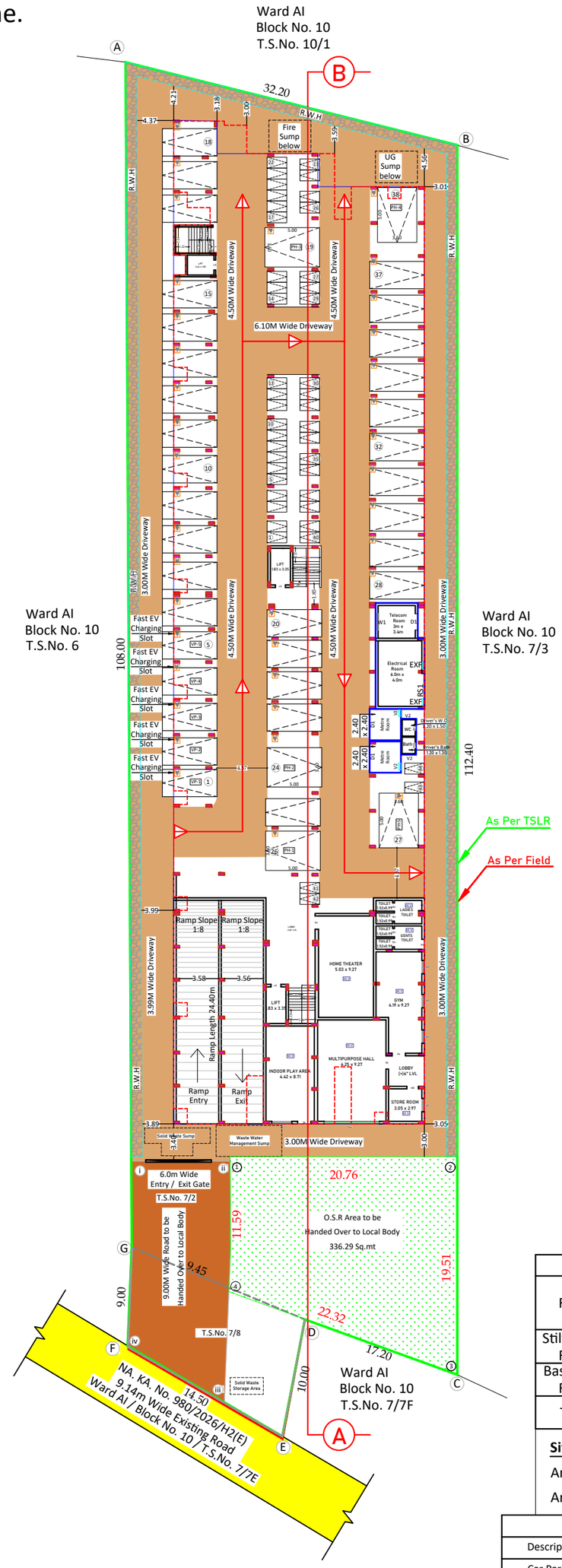
RR HOUSING (INDIA) PVT. LTD.
COIMBATORE

Applicant

Site Plan and Detail Plan Showing the proposed construction of R.C.C Roof Affordable Housing Building comprised in Block No.10, TS.No. 7/2and 7/8 of Ward – AI Singanallur, Old S.F.No. 51/2, 51/1pt, Singanallur Village, Coimbatore South Taluk, Coimbatore District and Corporation - East Zone.



Basement Floor Plan



Stilt Floor cum Site Plan

N	Block - 1 Dwelling Units and Parking Details				
Scale - 1 :100	Floor	Dwelling Unit	Dwelling unit area in Sq.mt	Car Parking (Annexure-I V)	Two wheeler Parking (Annexure-IV)
Sheet - 02/02				Required	Required
	Block - 1 First, Second, Third, Fourth & Fifth	101	59.60	1	1
		102	52.84		1
		103	52.84	1	1
		104	52.84		1
		105	52.84	1	1
		106	52.84		1
		107	52.84	1	1
		108	52.84		1
		109	60.34	1	1
		110	51.31		1
		111	45.92	0	1
		112	45.92	0	1
		113	35.21	0	1
		114	35.21	0	1
		115	59.56	1	1
		116	51.56		1
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		118	51.56		1
		119	51.56	1	1
		120	51.56		1
		121	51.56	1	1
		122	51.56		1
		123	51.56	1	1
		124	51.37		1
	No. of parking for one floor			10	24
	Total parking for five floors (A)			50	120
	Visitors Parking (B)			5.00	12.00
	Total (A) + (B)			55.00	132.00
	Provided Parking			61	134
	Total number of dwelling unit - 120 Nos				

Floor Space Index Calculation:

FSI = FSI Area / Site Area
= 8746.07 / 3498.00
FSI = 2.50
Allowable FSI = 2.6
Premium FSI = 2.50 - 2.00 = 0.50
Excess FSI area = 1750.07 Sq.m
Height of the Building = 18.20m

Road Detail:

Road Area Provided (to be Handed over to Local body) - 176.11 Sq.mt

OSR Detail:

OSR Area required -10% of (Site area - Road area)
-10% of (3498.00 -176.11)
-10% of 3321.89 = 332.18 Sq.mt

OSR Area Provided (to be Handed over to Local body) - 336.29 Sq.mt (10.12%)

Reference:

Site Boundary as per Field	-	
Site Boundary as per TSLR	-	
Proposed Building	-	
Existing Road	-	
Drive way	-	
OSR to be Hand Over	-	
Road to be Hand Over	-	
Rain Water Harvesting	-	
Mechanical Ventilation	-	M.V

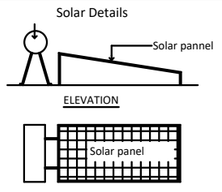
Building Area details				
Floor	FSI Area (in Sqm)	Non FSI area (in Sqm)	Total Built up Area (in Sqm)	Dwelling Units (in Nos)
Stilt to 5th Floor	8746.07	1804.35	10550.42	120.00
Basement Floor	0.00	2113.94	2113.94	0.00
Total	8746.07	3918.29	12664.36	120.00

Site Area Details:

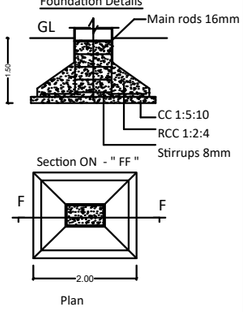
Area as per Patta - 3498.00 Sq.mt
Area as per Document - 3538.41 Sq.mt

PH Parking Details			
Description	Required	Provided	Total
Car Parking	5	5	5
Two Wheeler Parking	12	12	12

Solar Details



Foundation Details



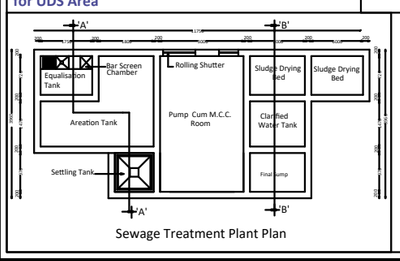
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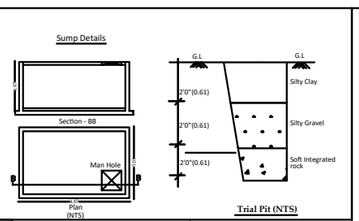
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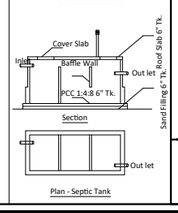
R R HOUSING (INDIA) PVT. LTD. COIMBATORE
Applicant

Note:
1) Mechanical Ventilation to be provided for room without ventilation
2) T.S No. 7/8pt Owner's land not to be considered for UDS Area

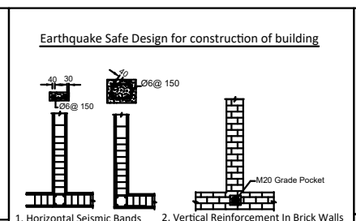


Sewage Treatment Plant Plan

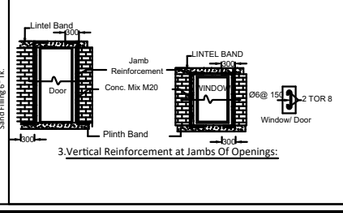




Earthquake Safe Design for construction of building

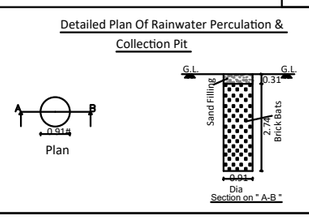


1. Horizontal Seismic Bands
2. Vertical Reinforcement In Brick Walls

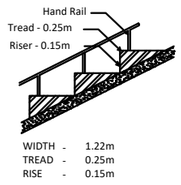


3.Vertical Reinforcement at Jambs Of Openings:

Detailed Plan Of Rainwater Perculation & Collection Pit

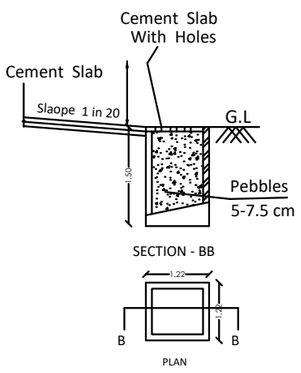


STAIRCASE-1 DETAILS



WIDTH - 1.22m
TREAD - 0.25m
RISE - 0.15m
(NOT TO SCALE)

RAIN WATER HARVESTING PIT



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.