PP APPROVAL RECORD

Planning Permission

Survey 540/2

Vadavalli, Perur taluk

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

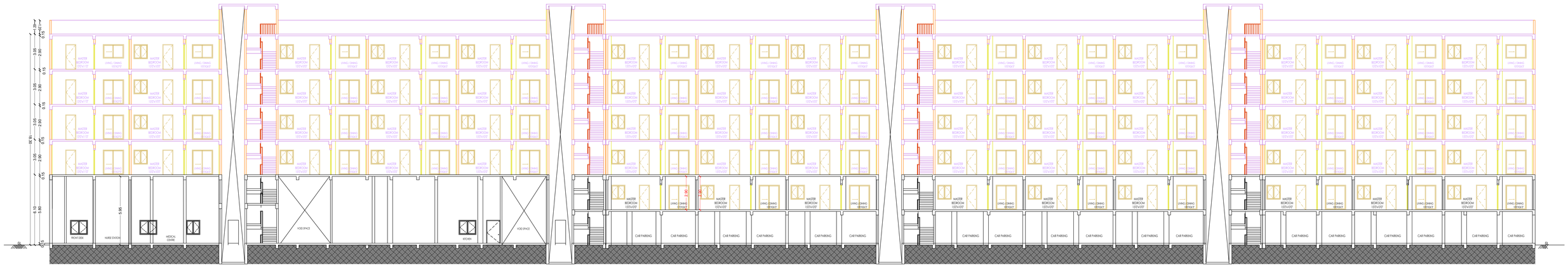
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+91 9996 12 9996

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SHEET :4/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF ACCORDABLE RESIDENTIAL BUILDING GROUND, FIRST, SECOND, THIRD, FOURTH & FIFITH FLOORS IN S.F.No:540/2; AT VADAVALLI VILLAGE, PERUR TALUK & COIMBATORE DISTRICT.



SECTION - BB'



ELEVATION

BLOCK -1

APPLICANT

For Aarav UrbanHomes Pvt Ltd

Authorised Signatory

GEO TECHNICAL ENGINEER

Er.K.P. VETRISELVAN, M.E(GEOTECH), MNGS, MISTE
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDAI PRIVATE LIMITED
O.No.40, N.No.29, 8th Street, K.K. Pudur,
Coimbatore - 641 038.
9890433 4448, E-mail: geodesign123@gmail.com

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Structural Engineer Grade-I (SE)
Regd.No: SE/GR-I/2022/08/342
Plot - 1, 1st Duraisamy Street,
Keelkattalai, Chennai - 600 117.
Email:kmg.gaja@gmail.com
Ph: 09600270909

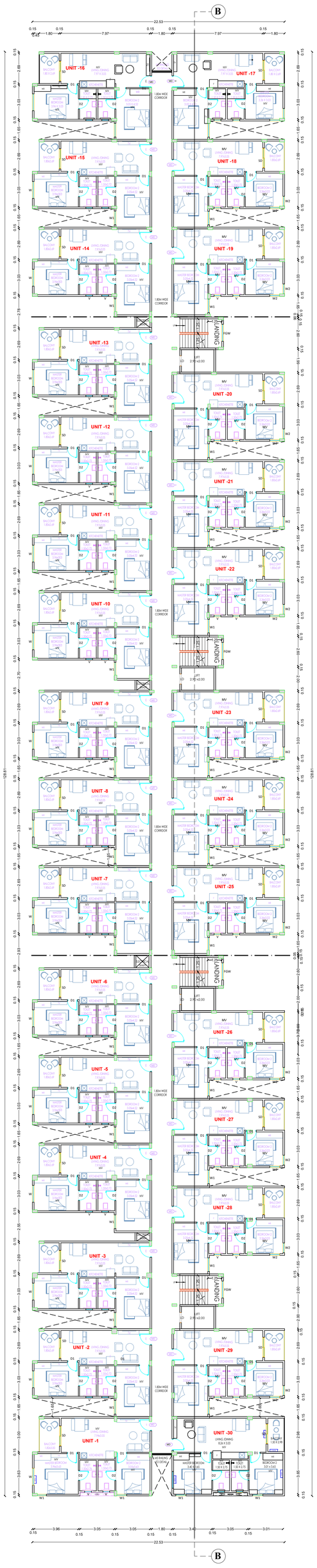
REGISTERED CONSTRUCTION ENGINEER

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DTCP Registered Construction Engineer (RCE)
DTCP Reg.No. TVLR/RCE/2024/07/001
Maduravoyal, Chennai - 600095
Email Id: paulmakesh1986@gmail.com

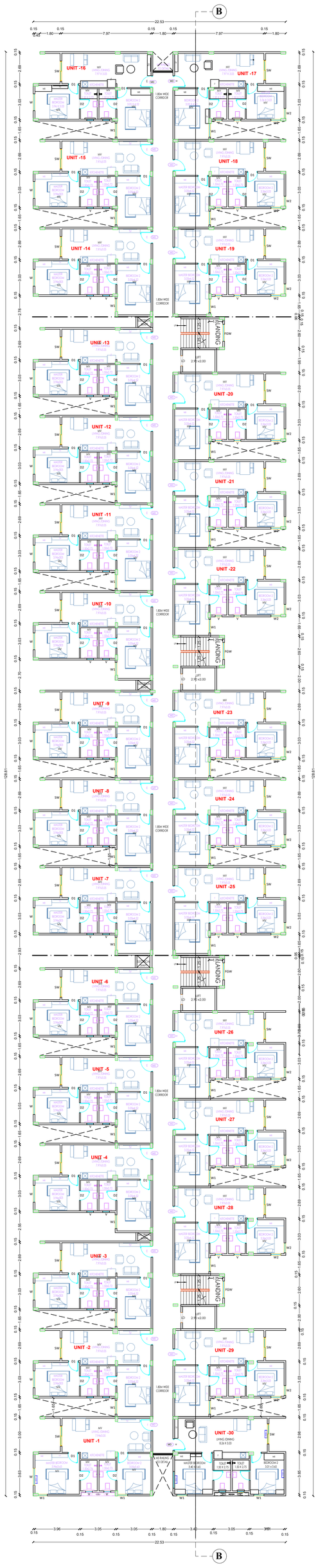
REGISTERED ENGINEER

Kapilan.C
Reg No: CA/2020/124809
Council Of Architecture

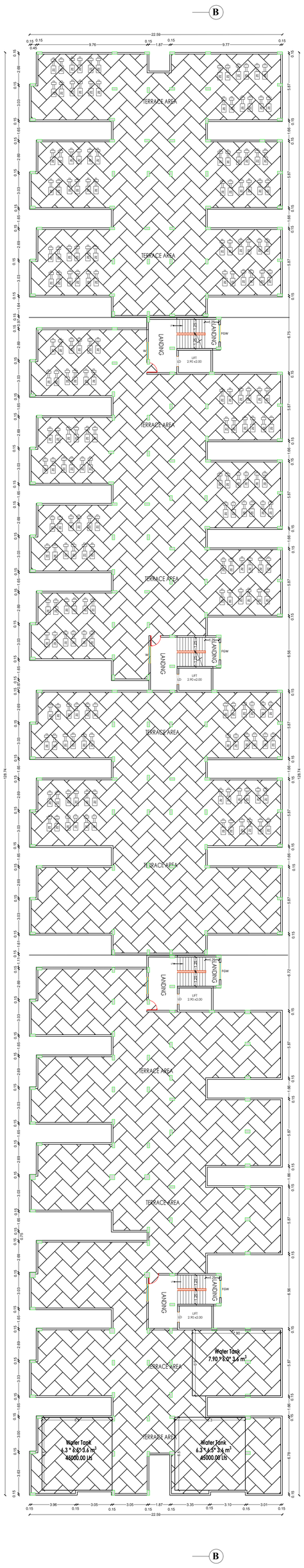
SHEET :3/4



TYPICAL FLOOR PLAN
SECOND,THIRD,FORTH



FIFTH FLOOR PLAN
BLOCK -1



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF ACCORDABLE RESIDENTIAL BUILDING GROUND, FIRST, SECOND, THIRD, FOURTH & FIFITH FLOORS IN S.F.No:540/2; AT VADAVALLI VILLAGE, PERUR TALUK & COIMBATORE DISTRICT.

Area Details

Build up Area Details Block-1	Built Up Area in sq.mt.	Deduction Area in sq.mt.	Non FSI Area in sq.mt.	FSI Area in sq.mt.
Area of the Ground Floor	2762.73	2345.08	0	417.65
Area of the First Floor	2379.27	826.25	0	1553.02
Area of the Second Floor	2378.75	0	0	2378.75
Area of the Third Floor	2378.75	0	0	2378.75
Area of the Fourth Floor	2378.75	0	0	2378.75
Area of the Fifth Floor	2233.18	0	0	2233.18
Area of the Head Room	0	0	126.68	-
Total	14511.43	3171.33	126.68	**11340.10**
Floor Space Index (FSI) : $\frac{11340.10}{4050.00}$ = 2.80	Allowed FSI 2.0	Achieved FSI 2.80	Premium FSI 0.80	

TYPICAL 2 to 4 FLOOR Area Details

Unit Number	Dwelling Unit Area	Carpet Area
1	72.46	61.65
2	69.67	59.55
3	69.91	59.55
4	69.92	59.55
5	69.67	59.55
6	69.67	59.55
7	69.92	59.55
8	69.67	59.55
9	69.91	59.55
10	69.92	59.55
11	69.67	59.55
12	69.67	59.55
13	69.91	59.55
14	69.92	59.55
15	67.93	59.55
16	67.68	59.55
17	67.93	57.75
18	67.68	57.75
19	67.93	57.75
20	67.64	57.75
21	67.68	57.75
22	67.68	57.75
23	67.68	57.75
24	67.68	57.75
25	67.93	57.75
26	67.64	57.75
27	67.68	57.75
28	67.68	57.75
29	67.64	57.75
30	70.10	60.51

5th FLOOR Area Details

Unit Number	Dwelling Unit Area	Carpet Area
1	67.00	61.65
2	64.82	59.55
3	65.06	59.55
4	65.07	59.55
5	64.82	59.55
6	64.82	59.55
7	65.07	59.55
8	64.82	59.55
9	65.07	59.55
10	65.07	59.55
11	64.82	59.55
12	64.82	59.55
13	65.06	59.55
14	65.07	59.55
15	65.82	59.55
16	65.06	59.55
17	63.09	57.75
18	62.84	57.75
19	63.16	57.75
20	62.79	57.75
21	62.84	57.75
22	62.84	57.75
23	62.84	57.75
24	62.84	57.75
25	63.09	57.75
26	62.79	57.75
27	62.84	57.75
28	62.84	57.75
29	62.79	57.75
30	65.63	60.51

SCHEDULE OF JOINERIES

MAIN DOOR	1.00 X2.10	MD
DOOR	0.90 X2.10	D
DOOR	0.75 X2.10	D1
SLIDING DOOR	1.80 X2.10	SD
SLIDING WINDOW	1.80 X1.20	SW
FIXED GLASS WINDOW	1.20 X1.20	FGW
WINDOW	1.50 X1.20	W
WINDOW	1.20 X1.20	W1
WINDOW	0.90 X1.20	W2
VENTILATOR	0.60 X0.60	V
Mechanical Ventilation		MV

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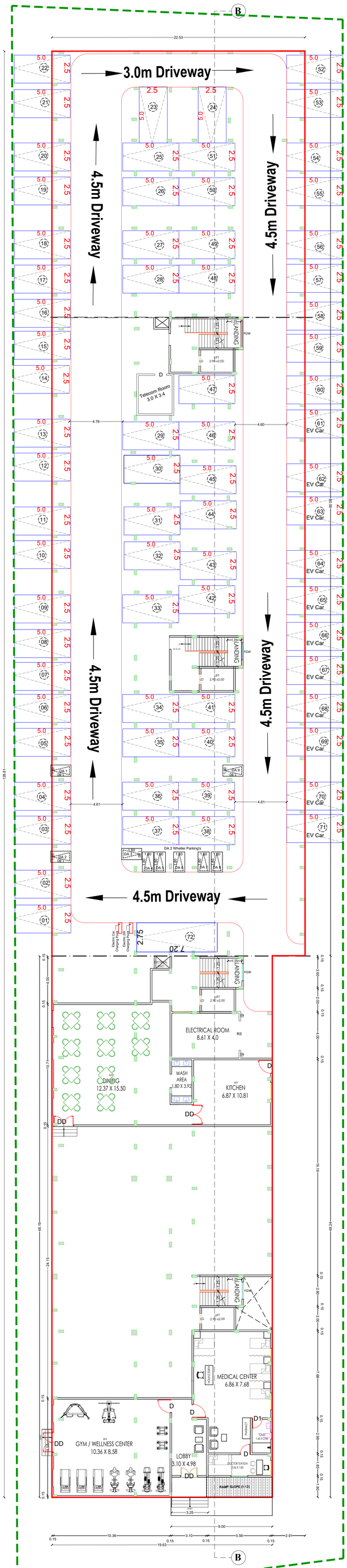
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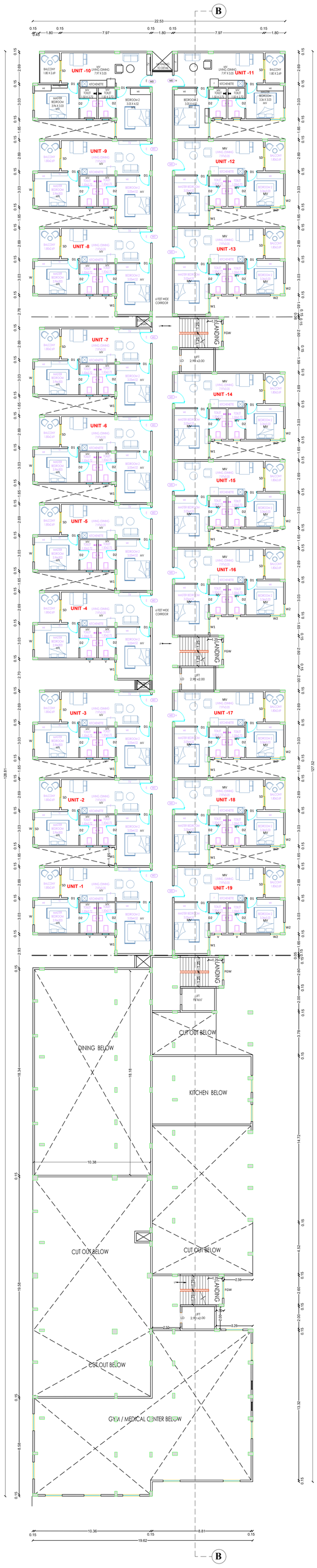
Kapilan.C
Reg No: CA/2020/124809
Council Of Architecture

SHEET :2/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF ACCORDABLE RESIDENTIAL BUILDING GROUND, FIRST, SECOND, THIRD, FOURTH & FIFITH FLOORS IN S.F.No:540/2; AT VADAVALLI VILLAGE, PERUR TALUK & COIMBATORE DISTRICT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BLOCK -1

Area Details

Build up Area Details Block-1	Built Up Area in sq.mt.	Deduction Area in sq.mt.	Non FSI Area in sq.mt.	FSI Area in sq.mt.
Area of the Ground Floor	2762.73	2345.08	0	417.65
Area of the First Floor	2379.27	826.25	0	1553.02
Area of the Second Floor	2378.75	0	0	2378.75
Area of the Third Floor	2378.75	0	0	2378.75
Area of the Fourth Floor	2378.75	0	0	2378.75
Area of the Fifth Floor	2233.18	0	0	2233.18
Area of the Head Room	0	0	126.68	-
Total	14511.43	3171.33	126.68	**11340.10**
Floor Space Index (FSI) : 11340.10 / 4050.00 = 2.80	Allowed FSI 2.0	Achieved FSI 2.80	Premium FSI 0.80	

SCHEDULE OF JOINERIES

MAIN DOOR	1.00 X2.10	MD
DOOR	0.90 X2.10	D
DOOR	0.75 X2.10	D1
SLIDING DOOR	1.80 X2.10	SD
SLIDING WINDOW	1.80 X1.20	SW
FIXED GLASS WINDOW	1.20 X1.20	FGW
WINDOW	1.50 X1.20	W
WINDOW	1.20 X1.20	W1
WINDOW	0.90 X1.20	W2
VENTILATOR	0.60 X0.60	V
ROLLING SHUTTER	3.00 X 1.20	RS
Mechanical Ventilation		MV

APPLICANT

For Aarav UrbanHomes Pvt Ltd

Authorised Signatory

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Ph: 09600270909

REGISTERED ENGINEER

Kabilan.C
Reg No: CA/2020/124809
Council Of Architecture

FIRST FLOOR
Area Details (19 Units)

Unit Number	Dwelling Unit Area	Carpet Area
1	69.92	59.55
2	69.97	59.55
3	69.91	59.55
4	69.92	59.55
5	69.67	59.55
6	69.91	59.55
7	69.92	59.55
8	69.67	59.55
9	69.91	59.55
10	67.93	59.55
11	67.68	57.75
12	67.93	57.75
13	67.64	57.75
14	67.68	57.75
15	67.68	57.75
16	67.68	57.75
17	67.68	57.75
18	67.68	57.75
19	67.93	57.75

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF ACCORDABLE RESIDENTIAL BUILDING GROUND, FIRST, SECOND, THIRD, FOURTH & FIFITH FLOORS IN S.F.No:540/2; AT VADAVALLI VILLAGE, PERUR TALUK & COIMBATORE DISTRICT.

FIRST FLOOR
Area Details (19 Units)

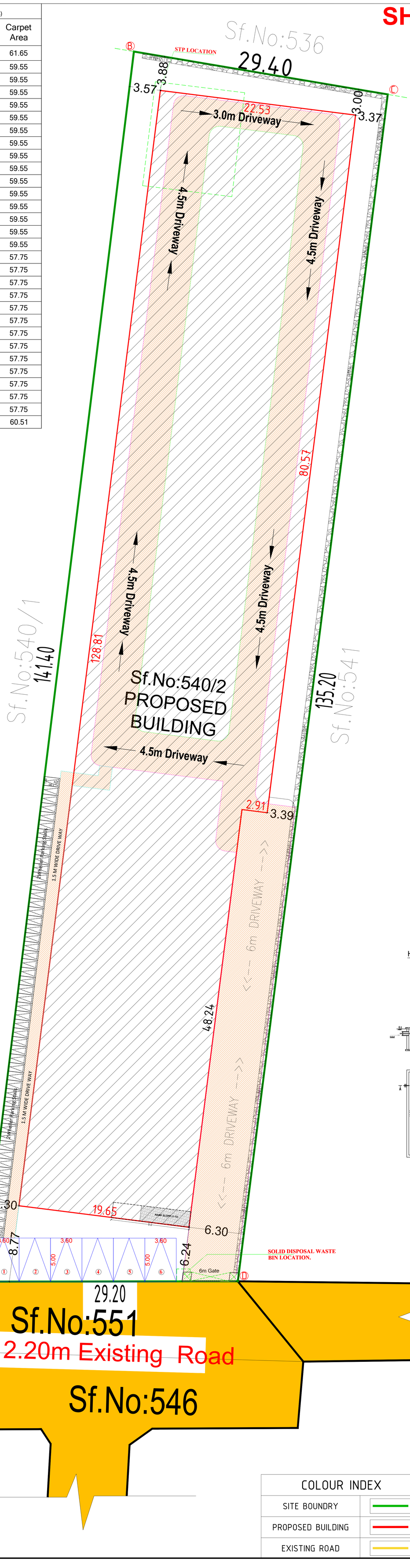
Unit Number	Dwelling Unit Area	Carpet Area
1	69.92	59.55
2	69.97	59.55
3	69.91	59.55
4	69.92	59.55
5	69.67	59.55
6	69.91	59.55
7	69.92	59.55
8	69.67	59.55
9	69.91	59.55
10	67.93	59.55
11	67.68	57.75
12	67.93	57.75
13	67.64	57.75
14	67.68	57.75
15	67.68	57.75
16	67.68	57.75
17	67.68	57.75
18	67.68	57.75
19	67.93	57.75

5th FLOOR
Area Details (30 Units)

Unit Number	Dwelling Unit Area	Carpet Area
1	67.00	61.65
2	64.82	59.55
3	65.06	59.55
4	65.07	59.55
5	64.82	59.55
6	64.82	59.55
7	65.07	59.55
8	64.82	59.55
9	65.07	59.55
10	65.07	59.55
11	64.82	59.55
12	64.82	59.55
13	65.06	59.55
14	65.07	59.55
15	65.82	59.55
16	65.06	59.55
17	63.09	57.75
18	62.84	57.75
19	63.16	57.75
20	62.79	57.75
21	62.84	57.75
22	62.84	57.75
23	62.84	57.75
24	62.84	57.75
25	63.09	57.75
26	62.79	57.75
27	62.84	57.75
28	62.84	57.75
29	62.79	57.75
30	65.63	60.51

TYPICAL 2 to 4 FLOOR
Area Details (30*3 =90 Units)

Unit Number	Dwelling Unit Area	Carpet Area
1	72.46	61.65
2	69.67	59.55
3	69.91	59.55
4	69.92	59.55
5	69.67	59.55
6	69.67	59.55
7	69.92	59.55
8	69.67	59.55
9	69.91	59.55
10	69.92	59.55
11	69.67	59.55
12	69.67	59.55
13	69.91	59.55
14	69.92	59.55
15	67.93	59.55
16	67.68	59.55
17	67.93	57.75
18	67.68	57.75
19	67.93	57.75
20	67.64	57.75
21	67.68	57.75
22	67.68	57.75
23	67.68	57.75
24	67.68	57.75
25	67.93	57.75
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28	67.68	57.75
29	67.64	57.75
30	70.10	60.51



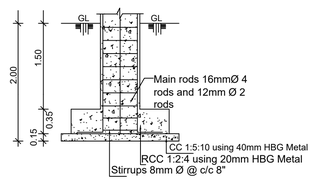
Area Details

Particulars	Sq.mt.
Area of the Site (as per Revenue Record - Patta)	4050.00
Area of the Site Super Imposed area	4050.00
Area of the Site Sale Deed (1.0 Acre)	4050.00

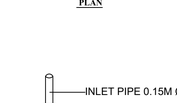
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Area of the Second Floor	2378.75	0	0	2378.75
Area of the Third Floor	2378.75	0	0	2378.75
Area of the Fourth Floor	2378.75	0	0	2378.75
Area of the Fifth Floor	2233.18	0	0	2233.18
Area of the Head Room	0	0	126.68	-
Total	14511.43	3171.33	126.68	**11340.10**
Floor Space Index (FSI) : 11340.10 / 4050.00 = 2.80	Allowed FSI 2.0	Achieved FSI 2.80	Premium FSI 0.80	

Parking Requirements

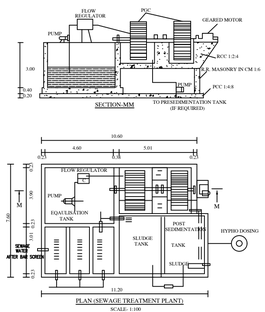
Description	Stall Size	Required	Provided
Car Parking	2.50 x 5.00	72 Nos	72 Nos
DA Car Parking	3.60 x 5.00	6 Nos	6 Nos
Two Wheeler Parking	1.00 x 1.80	53 Nos	53 Nos
DA Two Wheeler Parking	1.00 x 1.80	9 Nos	9 Nos

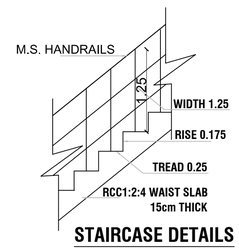


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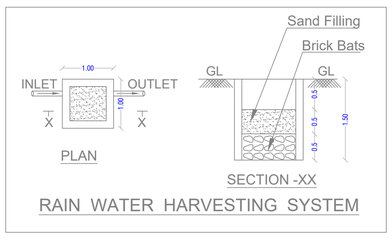


PLAN

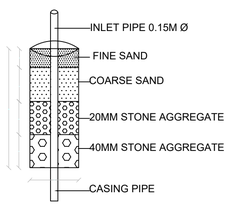




STAIRCASE DETAILS
SCALE- 1:20

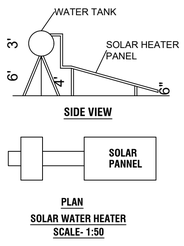


RAIN WATER HARVESTING SYSTEM

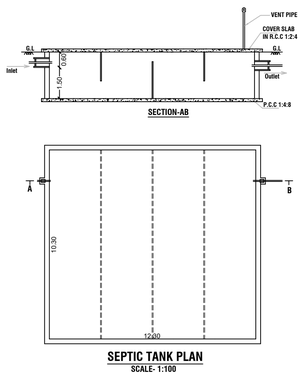


DETAILS OF RAIN WATER HARVESTING STRUCTURES

(NOT to SCALE)



SOLAR WATER HEATER
SCALE- 1:50



SEPTIC TANK PLAN
SCALE- 1:100

COLOUR INDEX

SITE BOUNDRY	
PROPOSED BUILDING	
EXISTING ROAD	

SCHEDULE OF JOINERIES

MAIN DOOR	1.00 X2.10	MD
DOOR	0.90 X2.10	D
DOOR	0.75 X2.10	D1
SLIDING DOOR	1.80 X2.10	SD
SLIDING WINDOW	1.80 X1.20	SW
FIXED GLASS WINDOW	1.20 X1.20	FGW
WINDOW	1.50 X1.20	W
WINDOW	1.20 X1.20	W1
WINDOW	0.90 X1.20	W2
VENTILATOR	0.60 X0.60	V

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REGISTERED ENGINEER

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Reg No: CA/2020/124809
Council Of Architecture

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.