PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

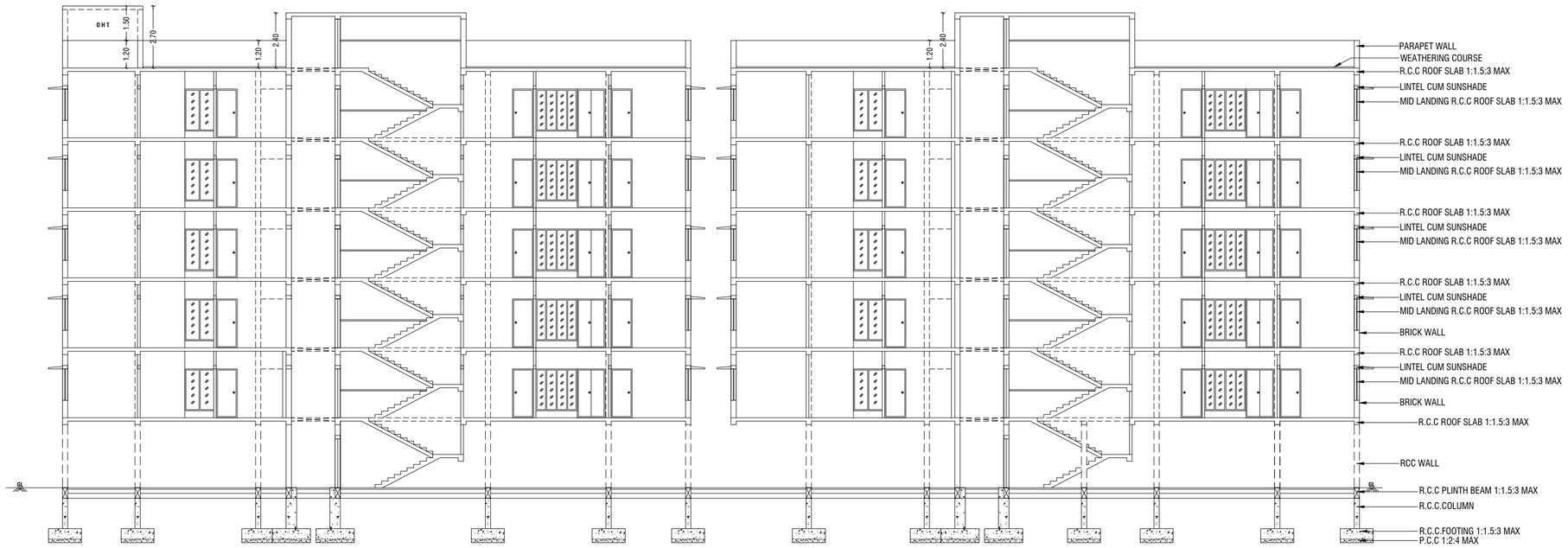
ISSUING AUTHORITY
Rural Panchayat

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

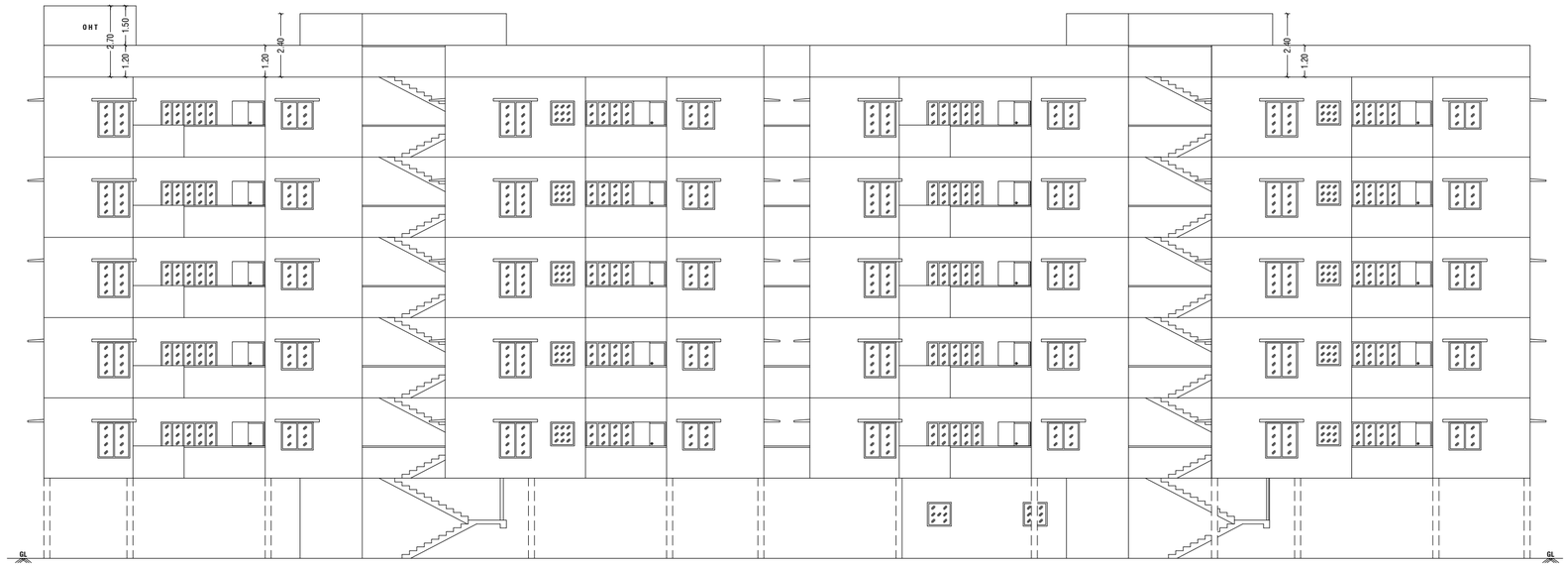
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

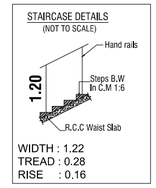
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+91 9996 12 9996
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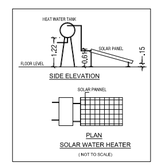


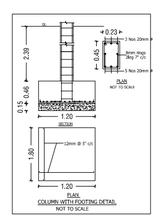
SECTION - "AA"



FRONT ELEVATION







BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
SD	SLIDING DOOR	1.22 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
W	WINDOW	1.22 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
KW	KITCHEN WINDOW	1.22 X 1.07
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY

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GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com
REGISTERED GEOTECH ENGINEER

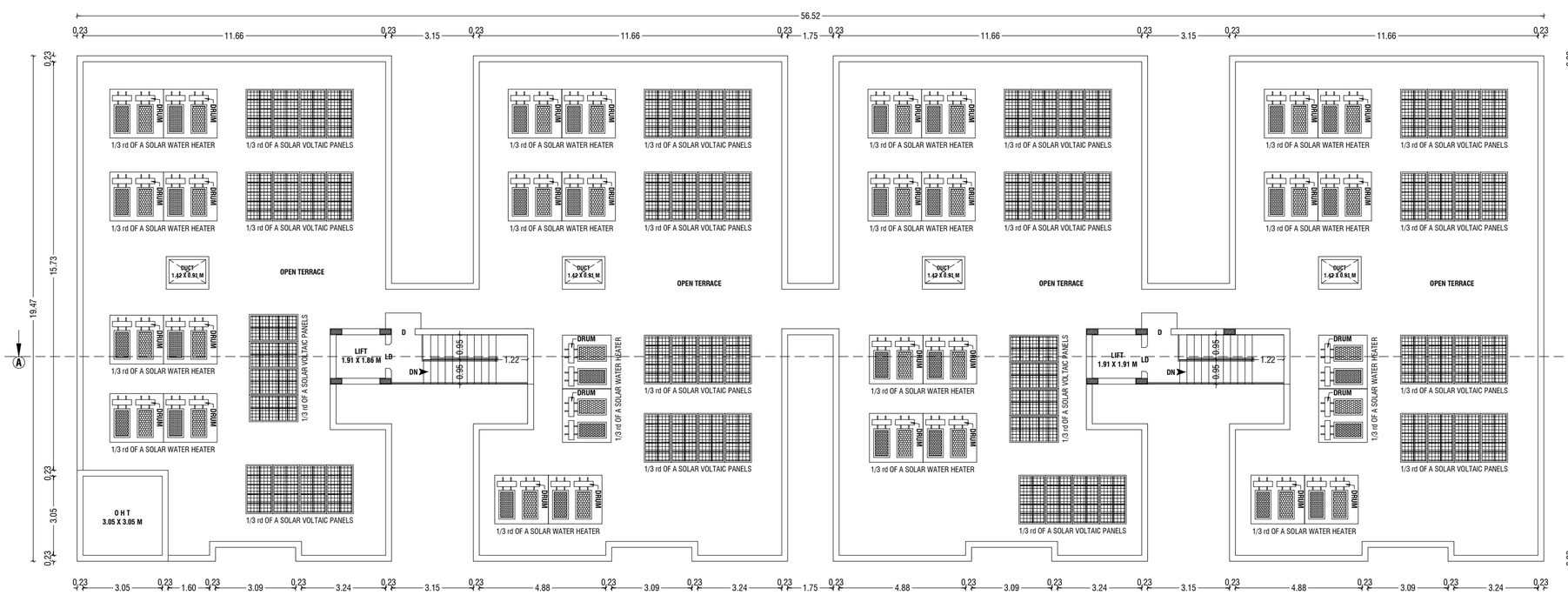
D. ARUN KUMAR.,B.E (CIVIL)
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Reg No : Coimbatore LPA/CE/20/07/028
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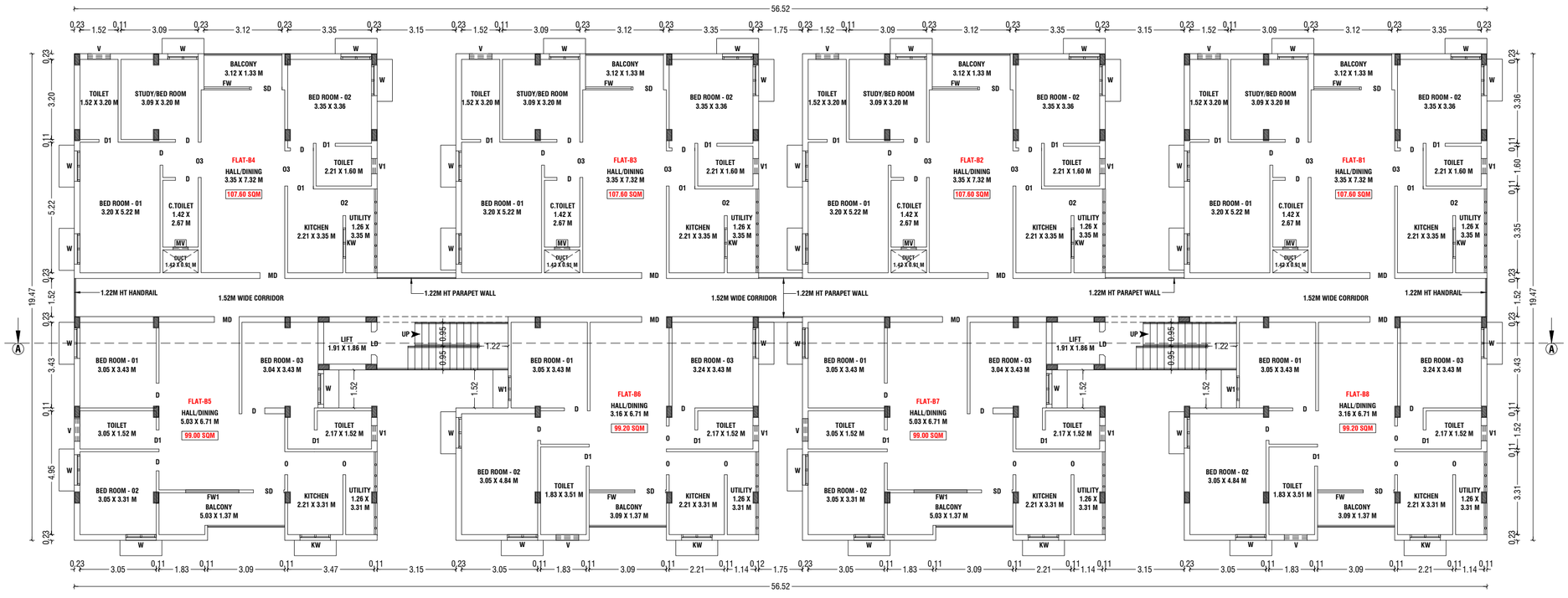
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REGISTERED ENGINEER / ARCHITECT

For CINCO REALTORS
Partner
OWNER / APPLICANT

SHEET NO: 05/05

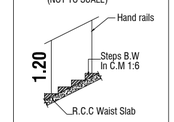


TERRACE FLOOR PLAN

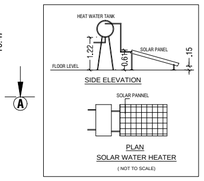


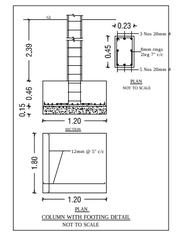
TYPICAL-FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN

STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.22
TREAD : 0.28
RISE : 0.16





BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

PROPOSED BUILDING AREA DETAILS:- (BLOCK-B)

S.No	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	29.00	923.00	952.00
2	FIRST FLOOR	946.80	5.20	952.00
3	SECOND FLOOR	946.80	5.20	952.00
4	THIRD FLOOR	946.80	5.20	952.00
5	FOURTH FLOOR	946.80	5.20	952.00
6	FIFTH FLOOR	946.80	5.20	952.00
7	TERRACE FLOOR	-	45.80	45.80
	TOTAL	4763.00	994.80	5757.80

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.13
SD	SLIDING DOOR	1.22 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	0.99 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
KW	KITCHEN WINDOW	1.22 X 1.07
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY

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REGISTERED ENGINEER / ARCHITECT

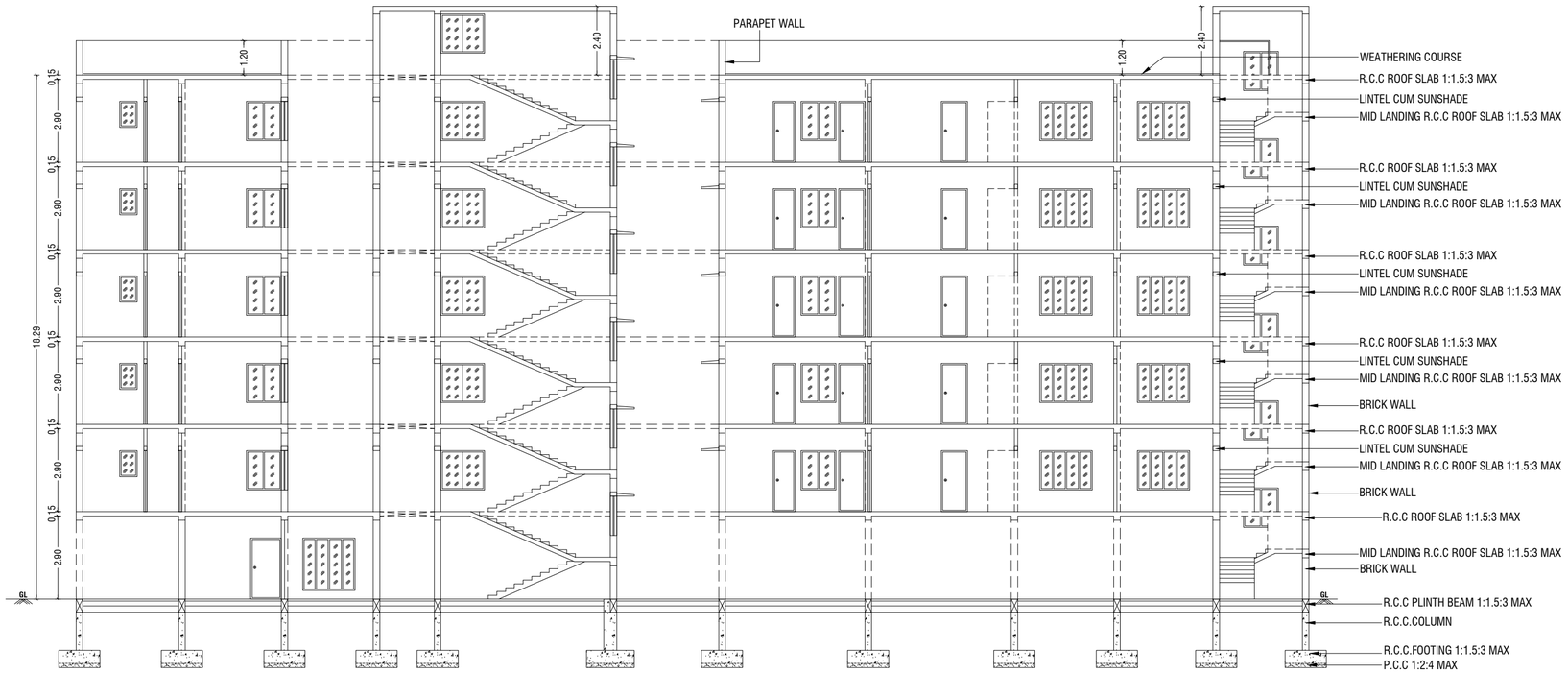
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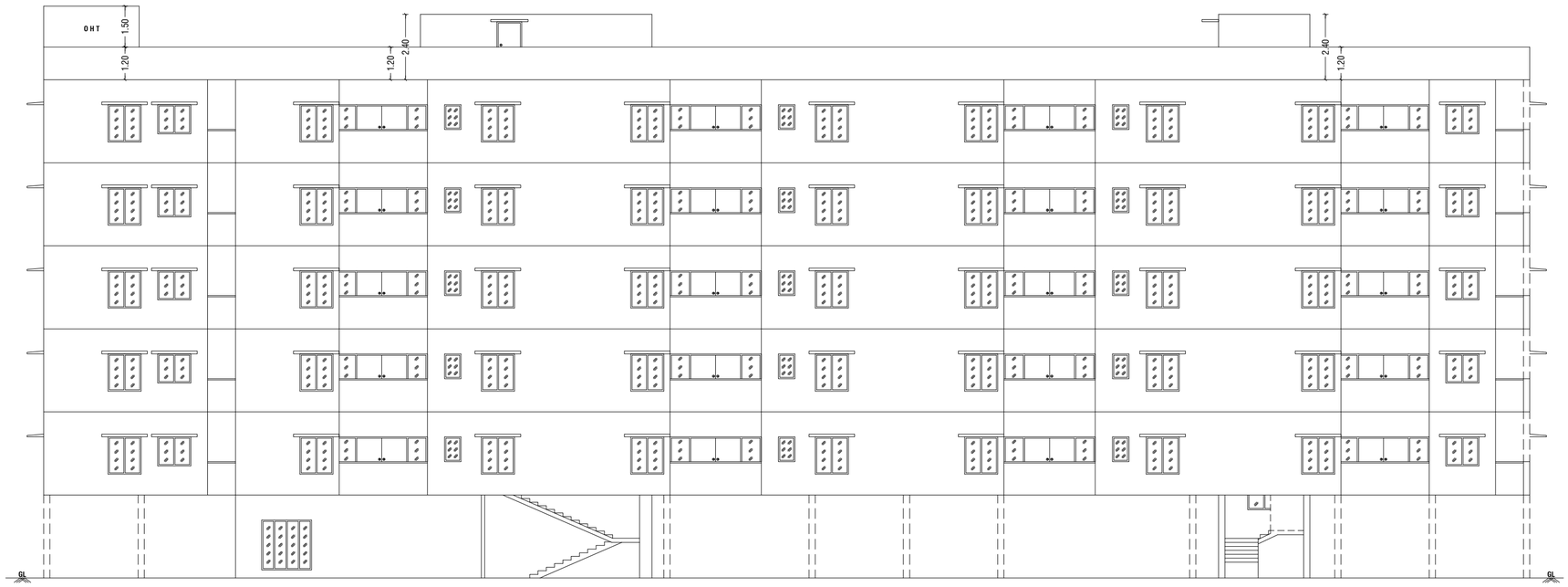
For CINCO REALTORS
Partner

OWNER / APPLICANT

SHEET NO: 04/05

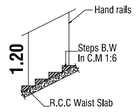


SECTION - "AA"

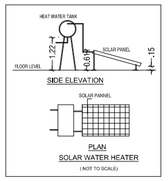


FRONT ELEVATION

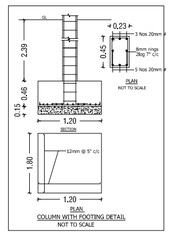
STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.22
TREAD : 0.28
RISE : 0.16



SOLAR WATER HEATER
(NOT TO SCALE)



COLUMN WITH FOOTING DETAIL
NOT TO SCALE

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

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JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
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SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91

NOTE:-

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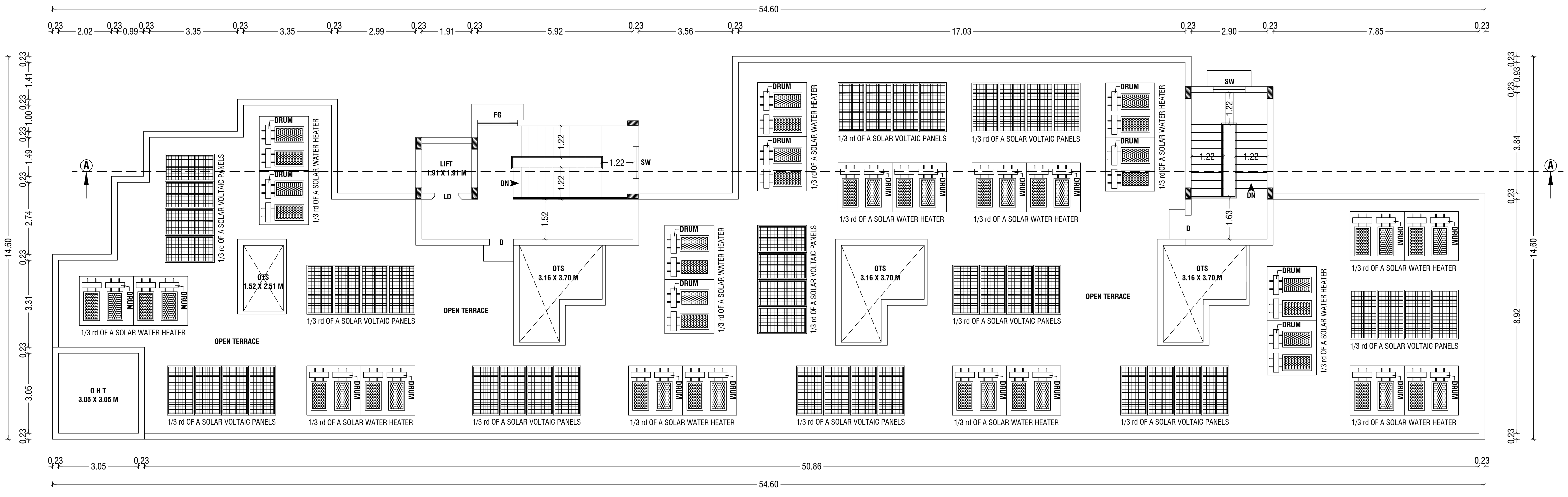
REGISTERED ENGINEER / ARCHITECT

For CINCO REALTORS

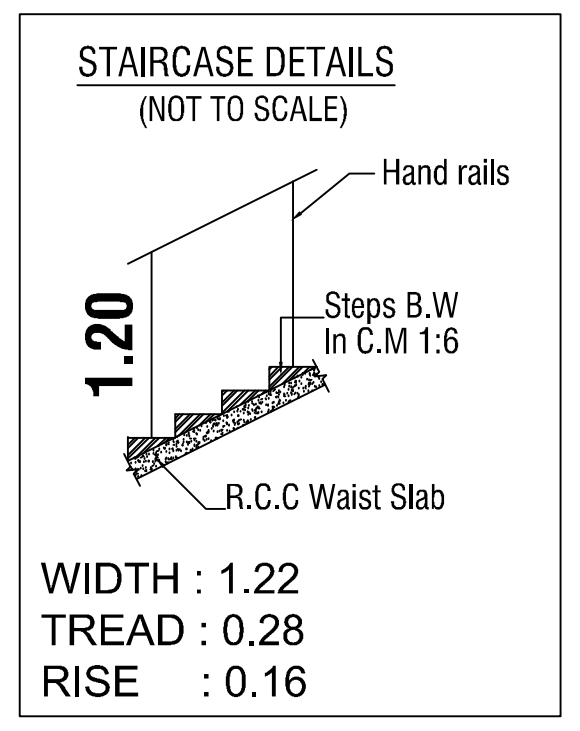
Partner

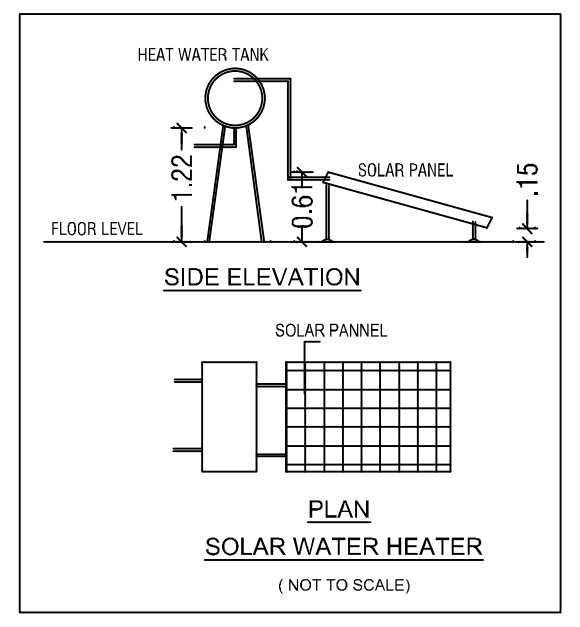
OWNER / APPLICANT

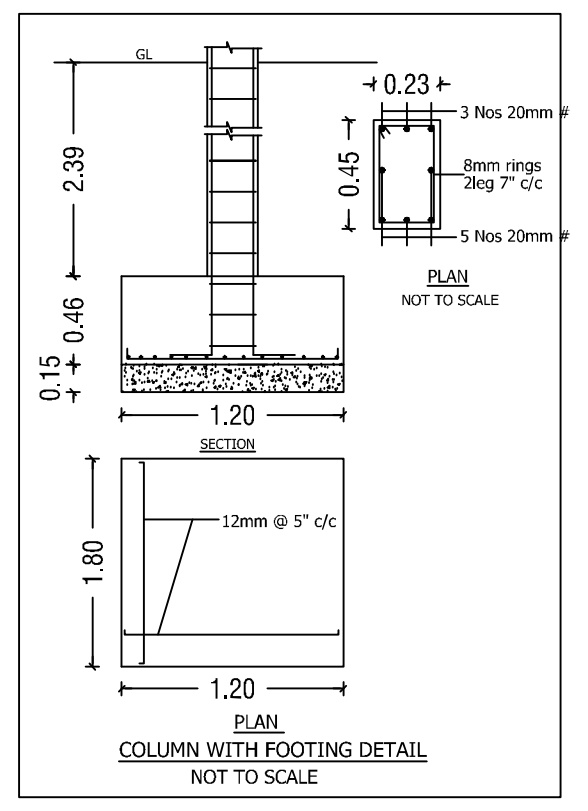
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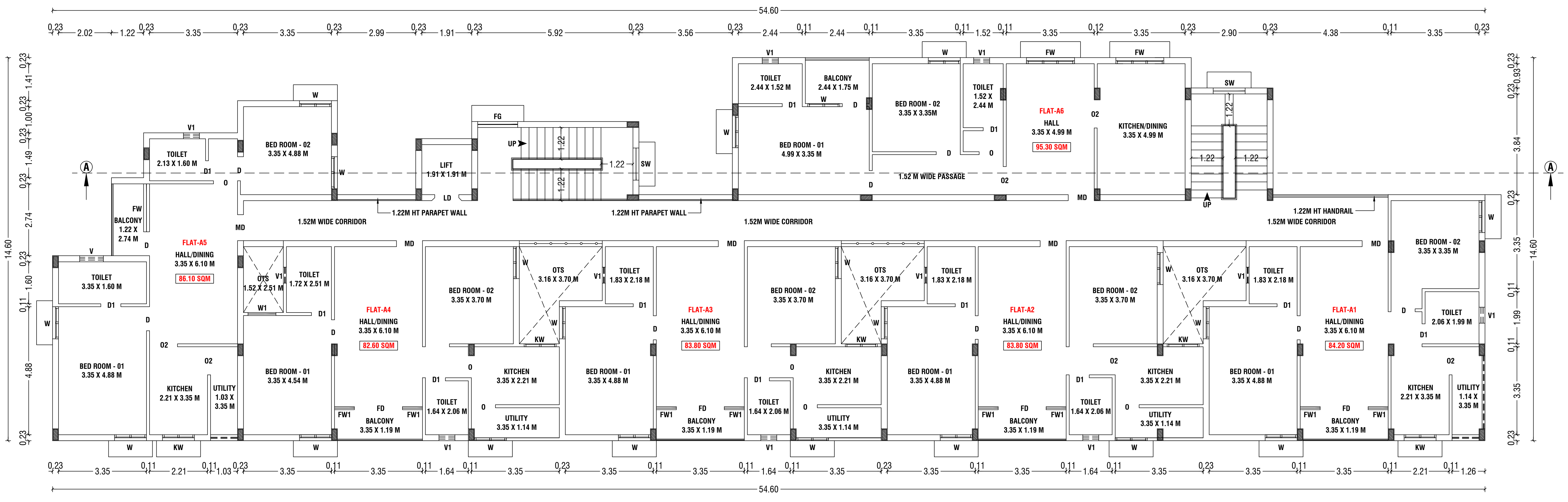


TERRACE FLOOR PLAN









TYPICAL-FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN

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SCALE :- 1:100
RESIDENTIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

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AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
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PROPOSED BUILDING AREA DETAILS:- (BLOCK-A)

S.No	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	96.60	566.30	662.90
2	FIRST FLOOR	625.00	30.90	655.90
3	SECOND FLOOR	625.00	30.90	655.90
4	THIRD FLOOR	625.00	30.90	655.90
5	FOURTH FLOOR	625.00	30.90	655.90
6	FIFTH FLOOR	625.00	30.90	655.90
7	TERRACE FLOOR	-	71.80	71.80
	TOTAL	3221.60	792.60	4014.20

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
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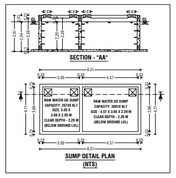
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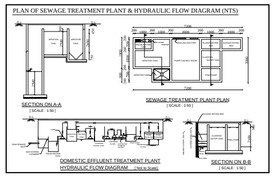
REGISTERED GEOTECH ENGINEER

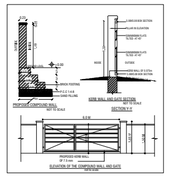
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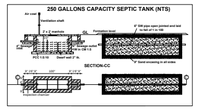
OWNER / APPLICANT

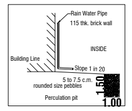
SHEET NO: 02/05

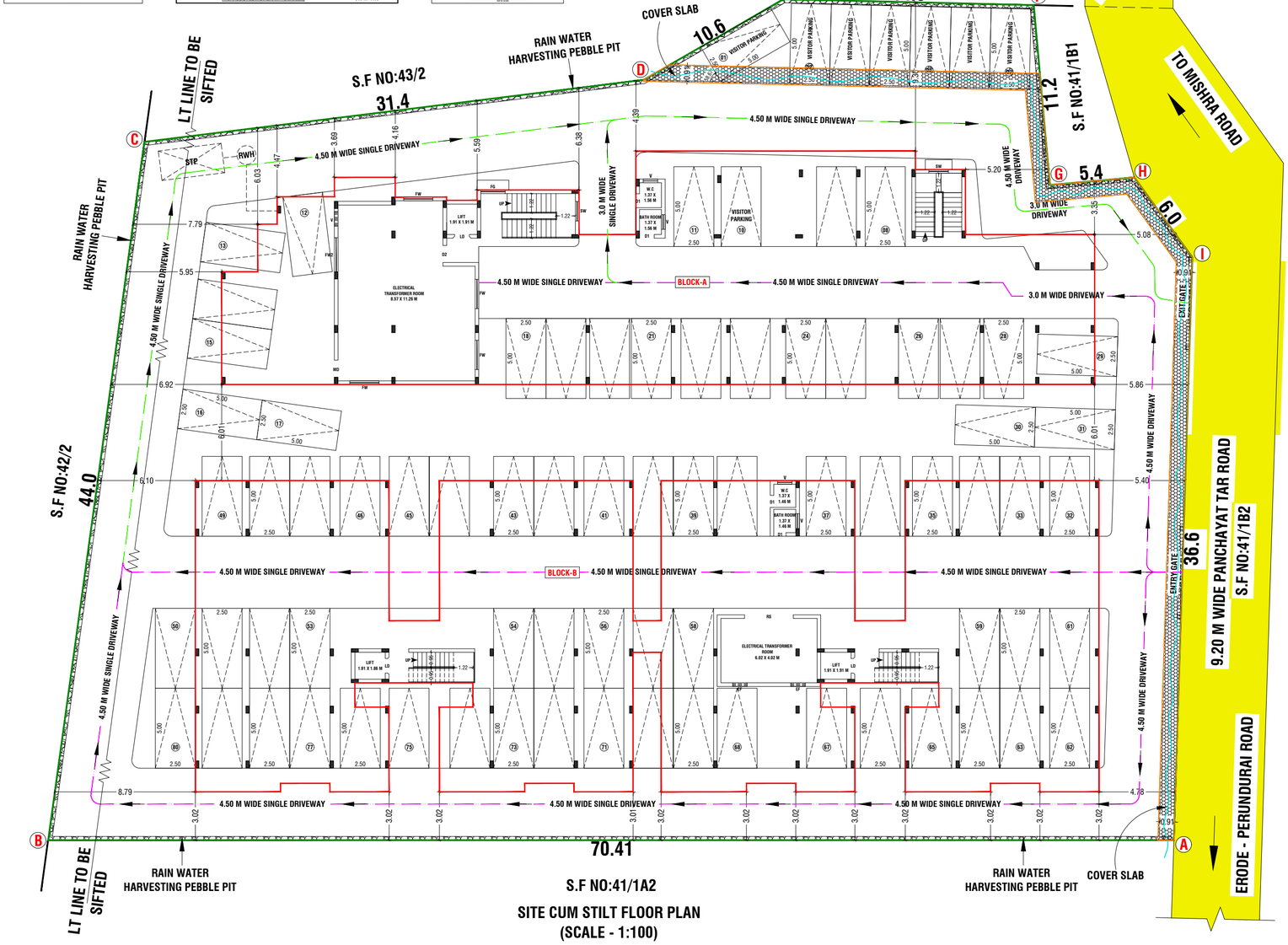










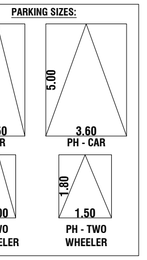


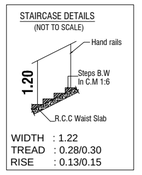
DWELLING AREA & PARKING DESCRIPTION:- (BLOCK-A)

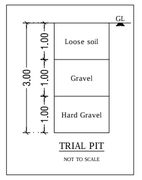
S.NO & FLOOR NAME		01						02						03						04						05						TOTAL
		FIRST FLOOR						SECOND FLOOR						THIRD FLOOR						FOURTH FLOOR						FIFTH FLOOR						
DWELLING NO'S & AREA (SQM)		A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21	A22	A23	A24	A25	A26	A27	A28	A29	A30	30 FLAT
		84.20	83.80	83.80	82.60	86.10	95.30	84.20	83.80	83.80	82.60	86.10	95.30	84.20	83.80	83.80	82.60	86.10	95.30	84.20	83.80	83.80	82.60	86.10	95.30	84.20	83.80	83.80	82.60	86.10	95.30	2579.00
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	33
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	03																														
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	34
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	01																														

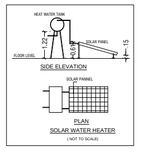
DWELLING AREA & PARKING DESCRIPTION:- (BLOCK-B)

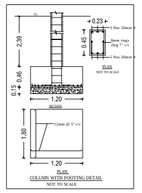
S.NO & FLOOR NAME		01				02				03				04				05				TOTAL
		FIRST FLOOR				SECOND FLOOR				THIRD FLOOR				FOURTH FLOOR				FIFTH FLOOR				
DWELLING NO'S & AREA (SQM)		B1	B2	B3	B4	B9	B10	B11	B12	B17	B18	B19	B20	B25	B26	B27	B28	B33	B34	B35	B36	40 FLAT
		107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	107.60	
		B5	B6	B7	B8	B13	B14	B15	B16	B21	B22	B23	B24	B29	B30	B31	B32	B37	B38	B39	B40	4134.00
		99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	99.00	99.20	
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	44
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	04																				
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	46
		01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	06																				











SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 41/1A1 AT PAVALATHAMPALAYAM VILLAGE, KATHIRAMPATTI PANCHAYAT, ERODE TALUK, ERODE DISTRICT.

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/391359/2024

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	3239.00 Sqm	0.800 Acre
AREA OF SITE AS PER DOCUMENT	=	3239.00 Sqm	0.800 Acre
SUPER IMPOSED PLOT AREA	=	3198.70 Sqm	

OSR DETAILS:-

OSR AREA = 3239.00 Sqm X 10% = 323.90 Sqm

★ OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:- (BLOCK-A)

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	96.60	566.30	662.90
2	FIRST FLOOR	625.00	30.90	655.90
3	SECOND FLOOR	625.00	30.90	655.90
4	THIRD FLOOR	625.00	30.90	655.90
5	FOURTH FLOOR	625.00	30.90	655.90
6	FIFTH FLOOR	625.00	30.90	655.90
7	TERRACE FLOOR	-	71.80	71.80
	TOTAL AREA	3221.60	792.60	4014.20

PROPOSED BUILDING AREA DETAILS:- (BLOCK-B)

1	STILT FLOOR	29.00	923.00	952.00
2	FIRST FLOOR PLAN	946.80	5.20	952.00
3	SECOND FLOOR PLAN	946.80	5.20	952.00
4	THIRD FLOOR PLAN	946.80	5.20	952.00
5	FOURTH FLOOR PLAN	946.80	5.20	952.00
6	FIFTH FLOOR PLAN	946.80	5.20	952.00
7	TERRACE FLOOR PLAN	-	45.80	45.80
	TOTAL AREA	4763.00	994.80	5757.80
	GRAND TOTAL AREA (BLOCK - A & B)	7984.60	1787.40	9772.00

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (7984.60 / 3239.00) = 2.465

BUILDING HEIGHT :-

BUILDING HEIGHT = 18.29 Mt

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	3.05 X 2.13
MD	MAIN DOOR	0.99 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
D2	DOOR	1.07 X 2.13
LD	LIFT DOOR	0.91 X 2.13
O	OPEN	0.91 X 2.13
O1	OPEN	1.03 X 2.13
O2	OPEN	1.07 X 2.13
O3	OPEN	1.41 X 2.13
FD	FRENCH DOOR	1.83 X 2.13
SD	SLIDING DOOR	1.22 X 2.13
W	WINDOW	1.22 X 1.37
W1	WINDOW	1.07 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	0.76 X 1.83
FW2	FRENCH WINDOW	2.13 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.61 X 0.91
EF	EXHAUST FAN	-

COLOUR INDEX :-

BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :

NOTE:-

* ALL DIMENSIONS ARE IN METER
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.
* MECHANICAL VENTILATION TO BE PROVIDED WHENEVER NECESSARY

Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com

REGISTERED GEOTECH ENGINEER

D. ARUN KUMAR.,B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/23/07028
209, Alagesan Road, Subaza Colony, Coimbatore - 641 011

REGISTERED CONSTRUCTION ENGINEER

Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED STRUCTURAL ENGINEER Grade - II
DTCP/NAMAKKAL/RSE-II/001/2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
PH: 96550 08064

REGISTERED STRUCTURAL ENGINEER

Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED ENGINEER Grade - II
DTCP/NAMAKKAL/RE-II/003/2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
PH: 96550 08064

REGISTERED ENGINEER / ARCHITECT

For CINCO REALTORS
Partner

OWNER / APPLICANT

SHEET NO: 01/05

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.