Verified RealEstate™

REFERENCE
808/2024

ISSUED
03 January 2025

PP APPROVAL RECORD

# Planning Permission

Namakkal

Namakkal district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Town 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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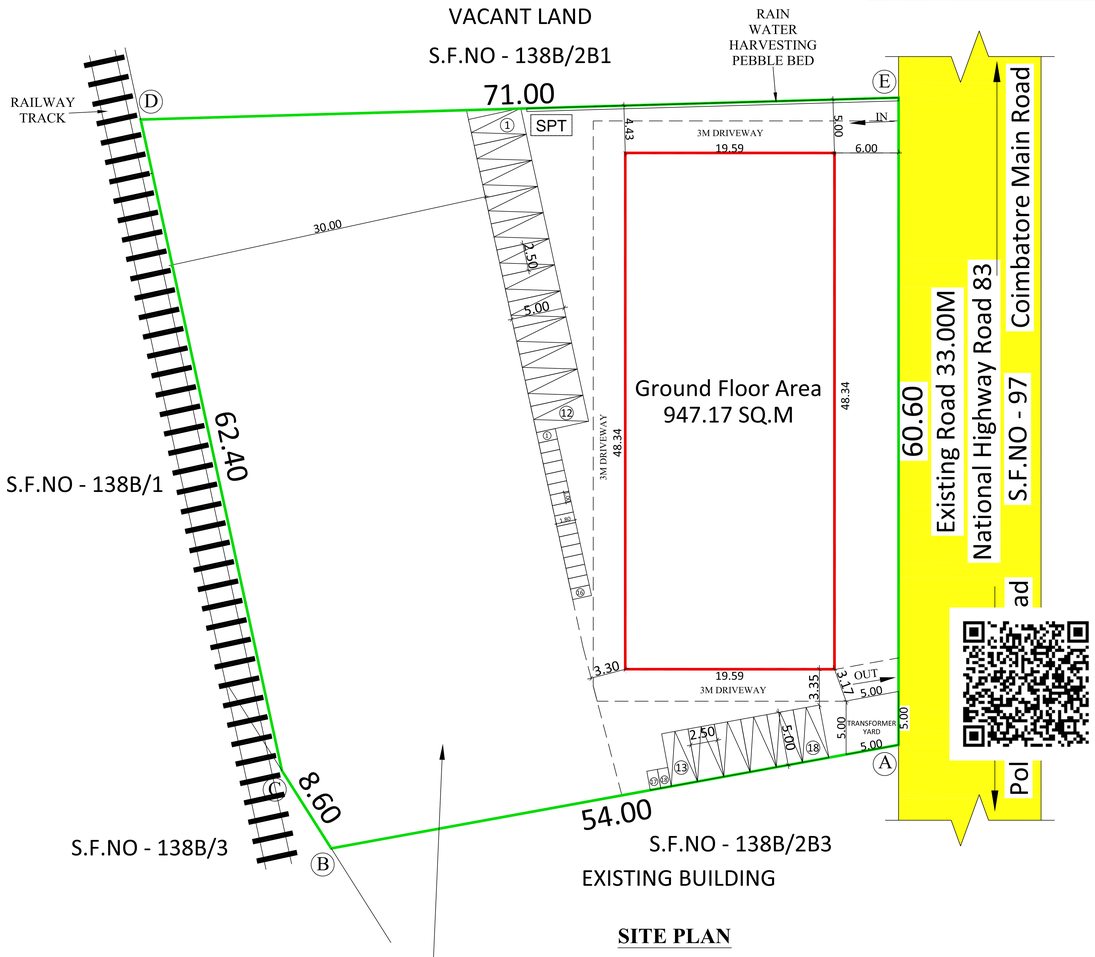
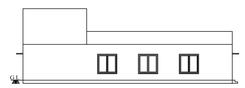
DIGITALLY VERIFIED RECORD

APPROVAL DETAILS:
ONLINE APPLICATION NO :
SWP/BPA/063357/2023
SWP / SITE APPROVAL /DTCP/
"L.P / R(C) NO : 77/2024"
SWP / DTCP/ BUILDING PLAN APPROVAL NO :
"B.P / L(C) NO : 15/2024"



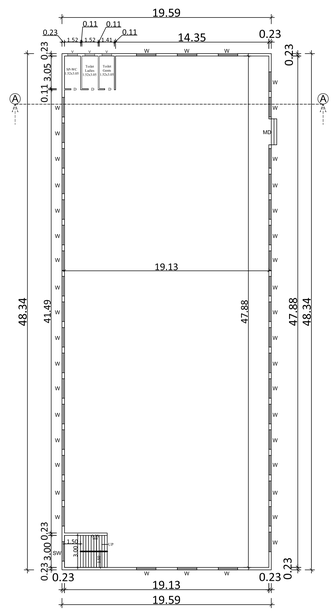

SITE PLAN

இந்த 30.0மீபரப்பளவுள்ள
காலி இடம் கட்டிடம் கட்ட
தடை செய்யப்பட்ட பகுதி

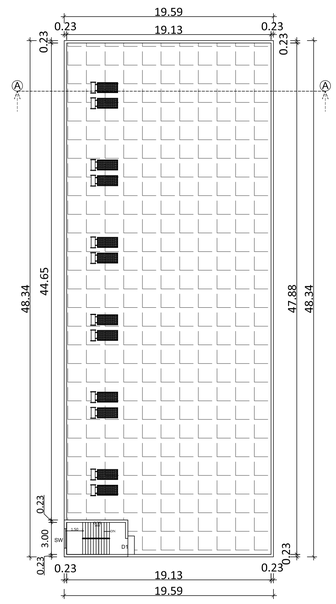


SOUTH SIDE ELEVATION

SECTION A-A



GROUND FLOOR PLAN



TERRACE FLOOR

PLAN SHOWING THE PROPOSED COMMERCIAL SHOWROOM BUILDING AT S.F.NO - 138B/2B2 , SANTHEGOUNDAMPALAYAM VILLAGE , POLLACHI TALUK, COIMBATORE DISTRICT.

SCALE :- 1"=32" (OR) 1:400

COMMERCIAL BUILDING
PROPOSED PROFESSIONAL SHOP BUILDING

## AREA DETAILS

AREA OF THE PATTA/FMB/DOCUMENT - 4050.00 SQ.MT
SUPER IMPOSED SITE AREA - 4141.81 SQ.MT

## PROPOSED BUILDING AREA DETAILS:-

| FLOOR NAME | FSI AREA SQM | NON FSI AREA SQM | TOTAL BUILDUP AREA SQM |
|---|---|---|---|
| GROUND FLOOR | 947.17 | - | 947.17 |
| TERRACE FLOOR | - | 20.62 | 20.62 |
| TOTAL FLOOR AREA | 947.17 | - | 967.79 |

## PROPOSED BUILDING FSI CALCULATION:-

| AS PER FMB / PATTA/ DOCUMENT | AS PER FMB / PATTA/ DOCUMENT |
|---|---|
| FSI = 947.17 / 4050.00 = 0.23 | FSI = 947.17 / 4141.81 = 0.23 |

## JOINERY'S DETAILS

| S.NO | DESCRIPTION | IN MTR. |
|---|---|---|
| MD | Main Door | 2.44 x 2.44 |
| D | Door | 0.91 x 2.44 |
| D1 | Door 1 | 1.50 x 2.44 |
| W | Window | 1.83 x 1.52 |
| V | Ventilator | 0.91 x 0.61 |

| PARKING DETAILS | REQUIRED | PROVIDED |
|---|---|---|
| TOTAL CAR PARKING | 18 No's | 18 No's |
| TOTAL TWO WHEELER | 18 No's | 18 No's |

**NOTE:-**

* ALL DIMENSIONS ARE IN METRE
* THE 30M RESTRICTED AREA TO BE DEVELOPED ONLY AFTER GETTING NOC FROM RAILWAY DEPARTMENT.

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

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Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

REGISTERED ENGINEER

APPLICANT

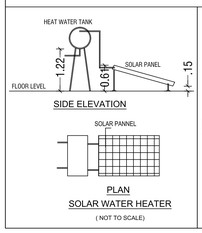
## REFERENCE

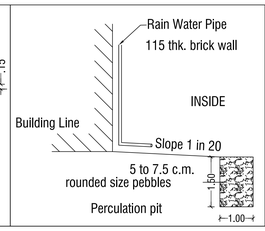
SITE BOUNDARY
PROPOSED BUILDINGS
EXISTING ROAD

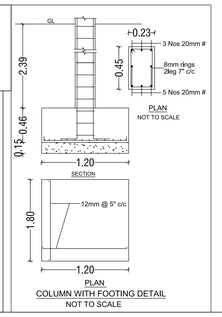
க.செல்வகுமார்
வரைவாளர் நிலை- III

பொ.வளர்மதி
கட்டிடகலை / திட்ட உதவியாளர்

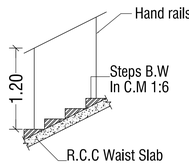
FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA



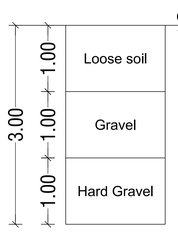



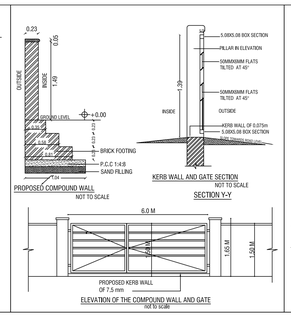

STAIRCASE DETAILS
(NOT TO SCALE)



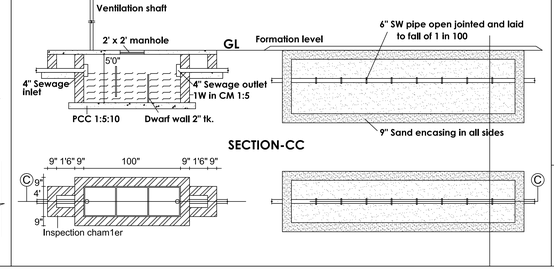

WIDTH : 1.20
TREAD : 0.25
RISE : 0.16




TRIAL PIT
NOT TO SCALE




250 GALLONS CAPACITY SEPTIC TANK (NTS)



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**



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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.