

PP

APPROVAL RECORD

Planning Permission

Perambalur

Perambalur district, Tamil Nadu

APPROVAL TYPE

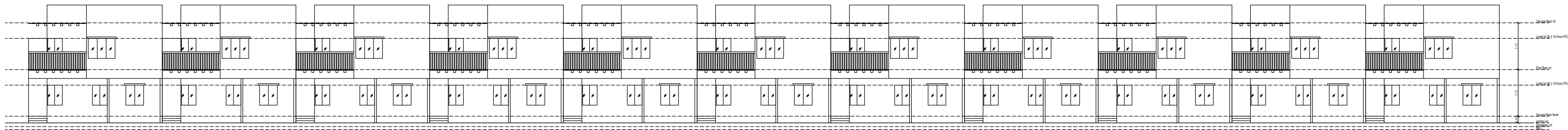
Building Plan

ISSUING AUTHORITY

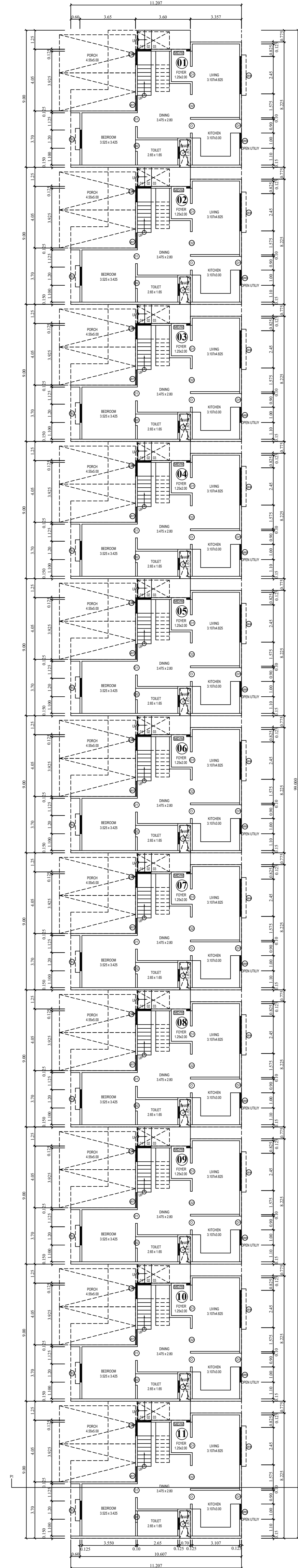
Town Panchayat

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

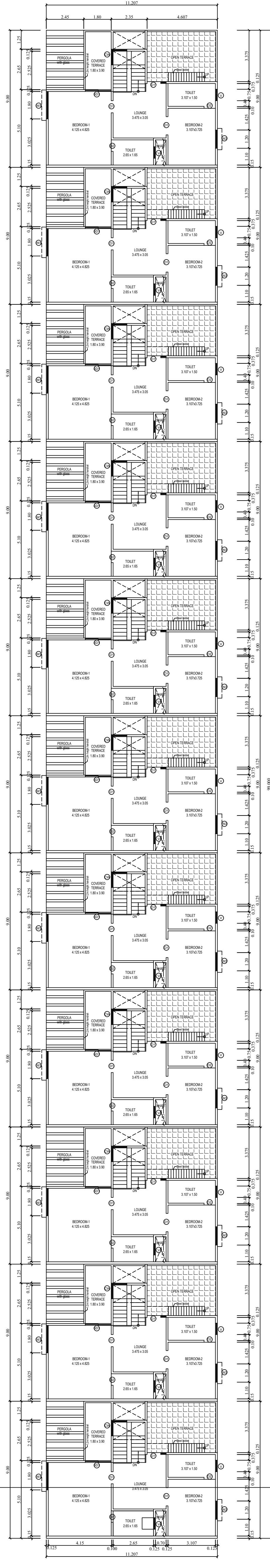
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



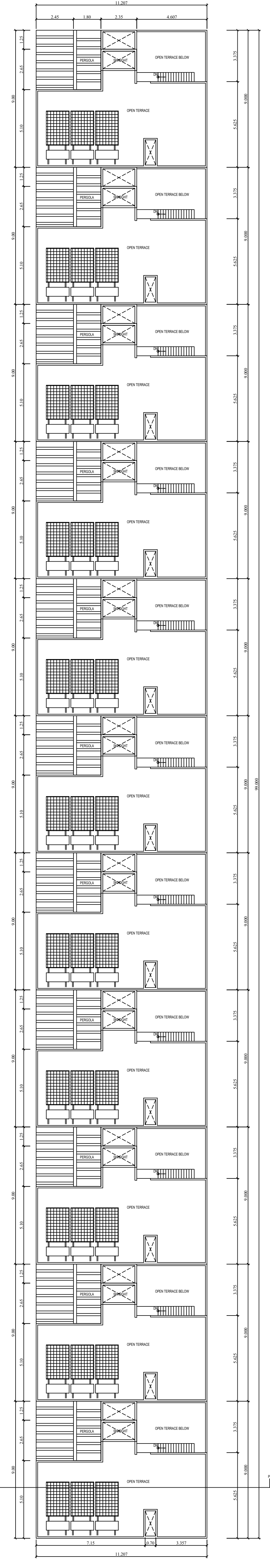
FRONT ELEVATION



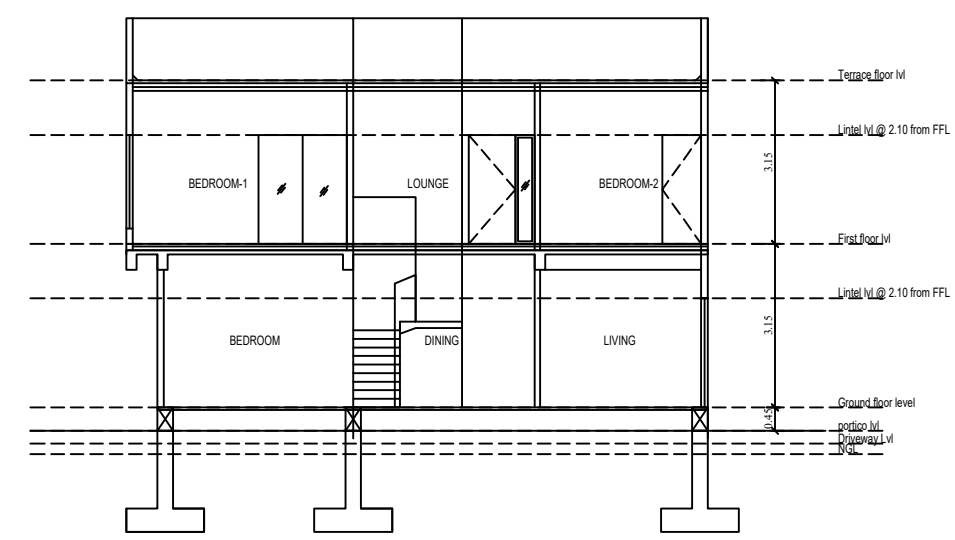
GROUND FLOOR PLAN



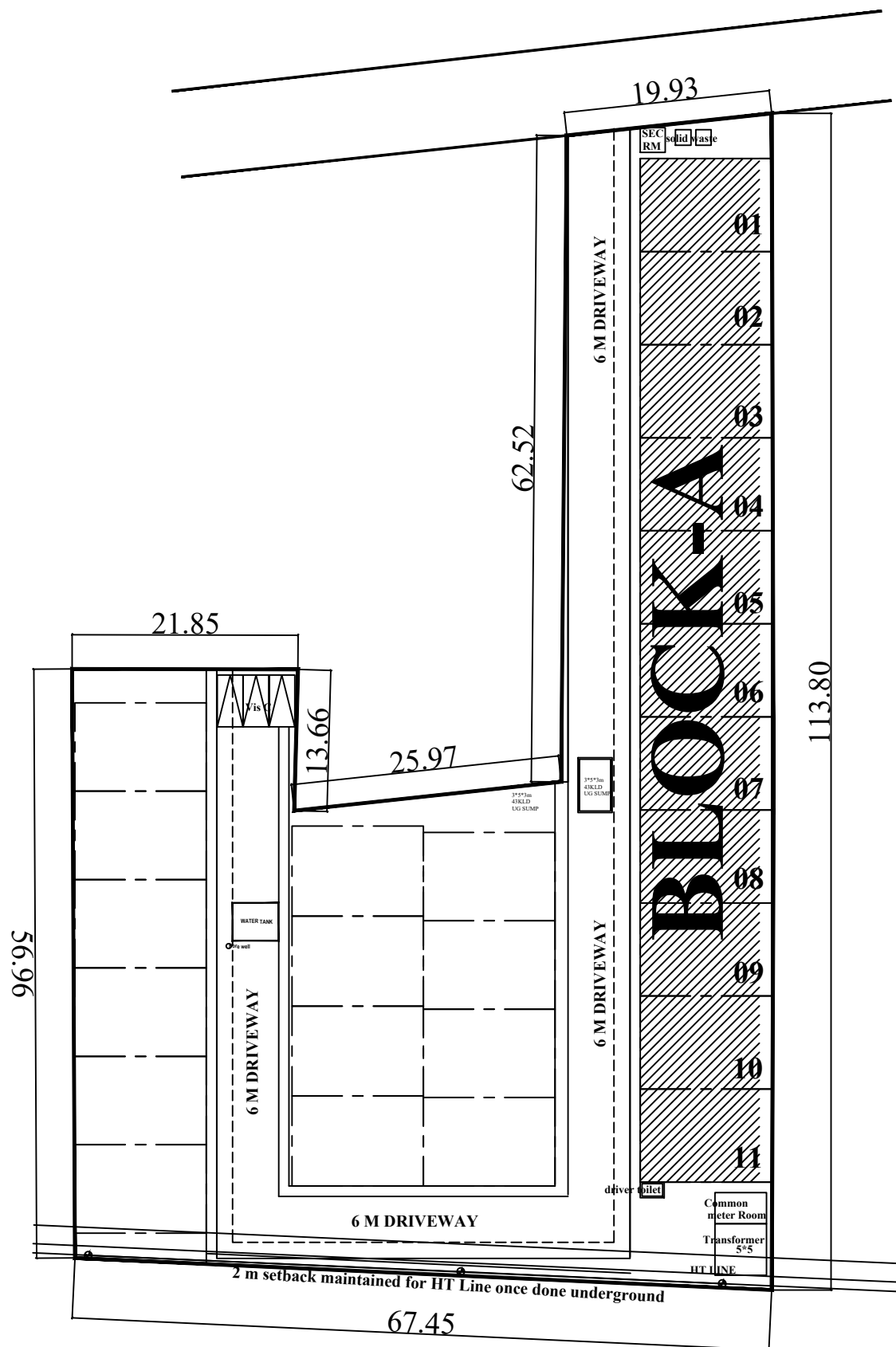
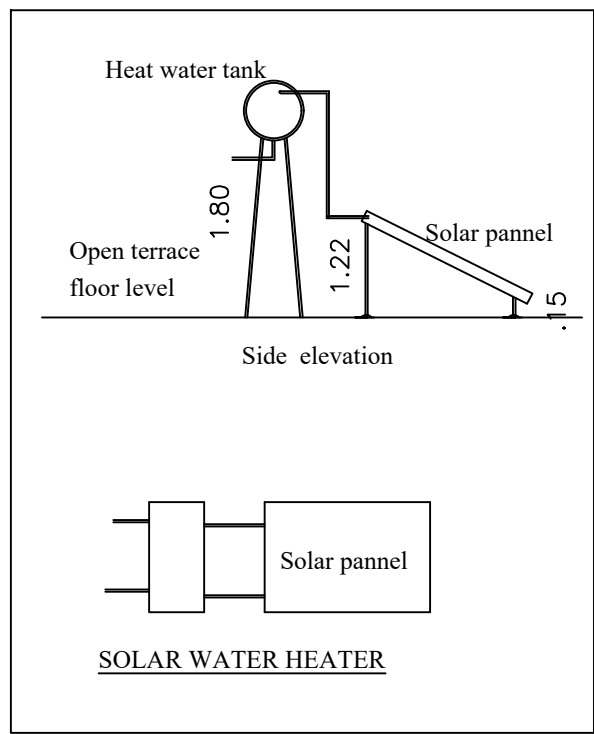
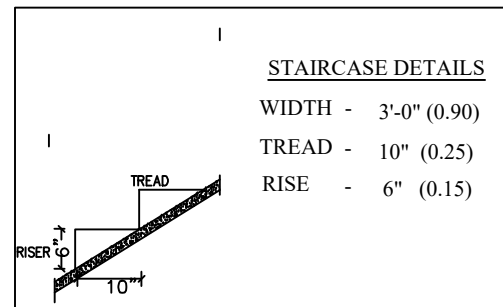
FIRST FLOOR PLAN



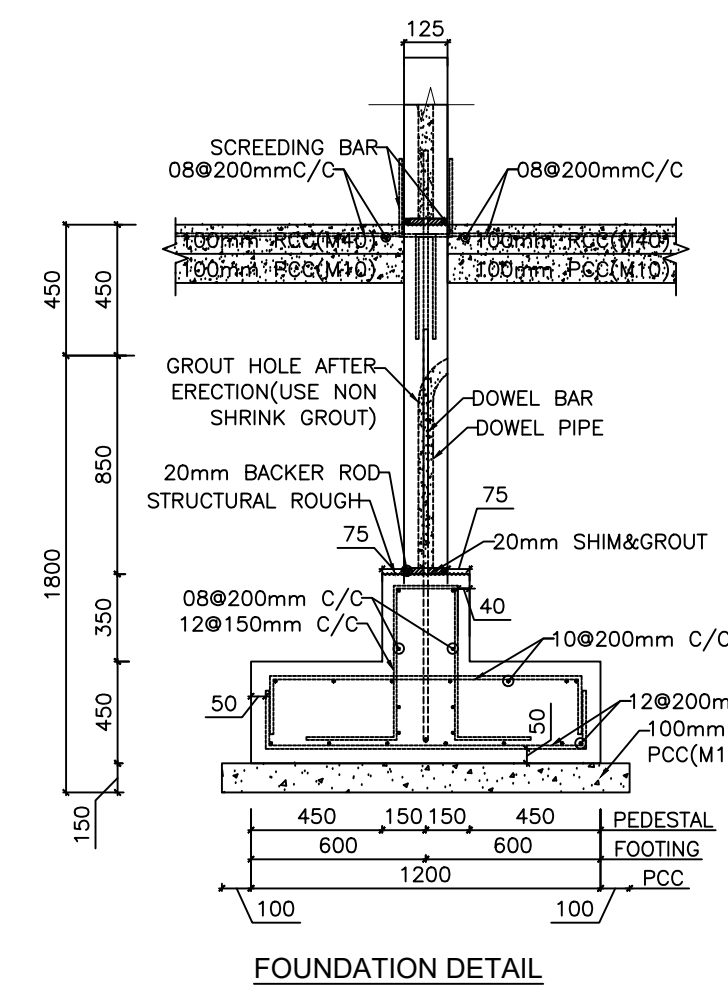
TERRACE FLOOR PLAN



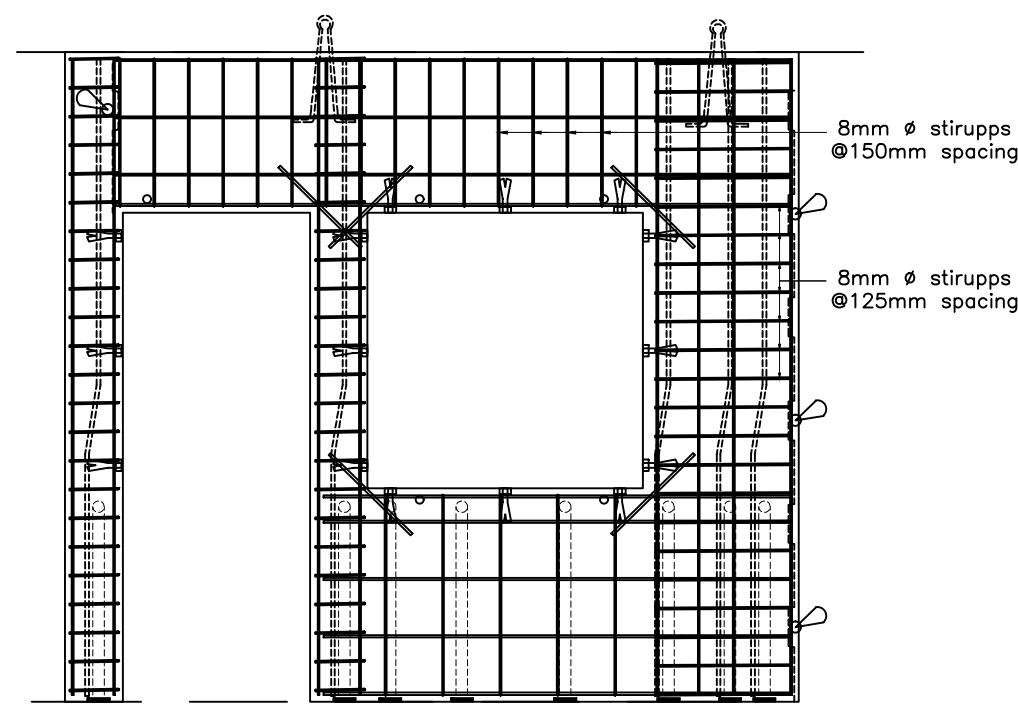
SECTION-P1



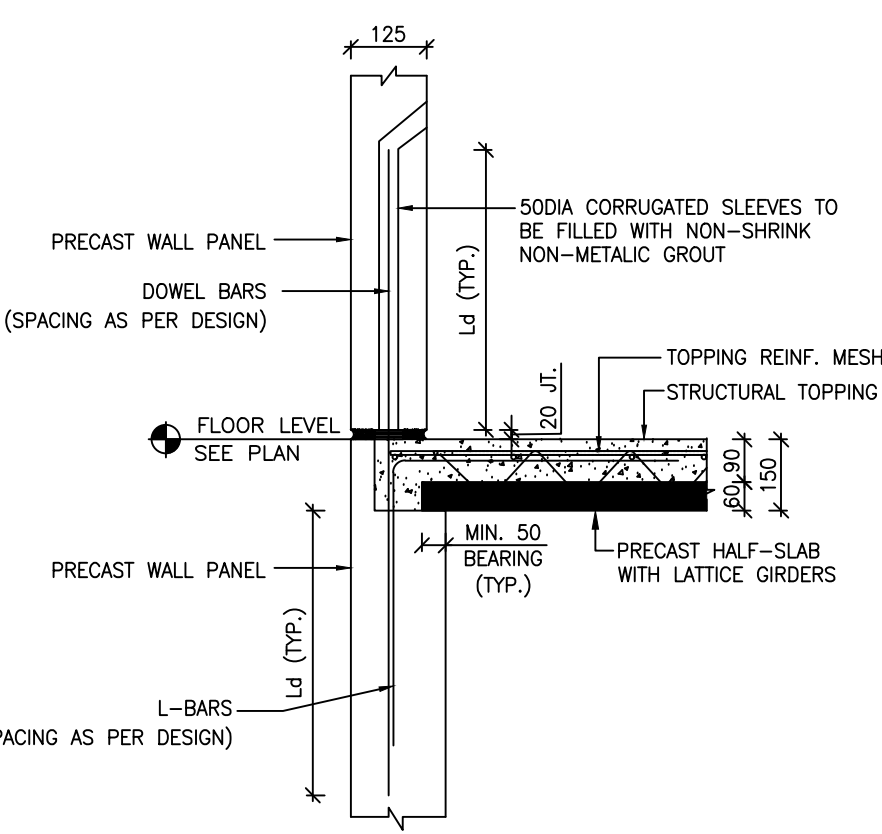
KEY PLAN



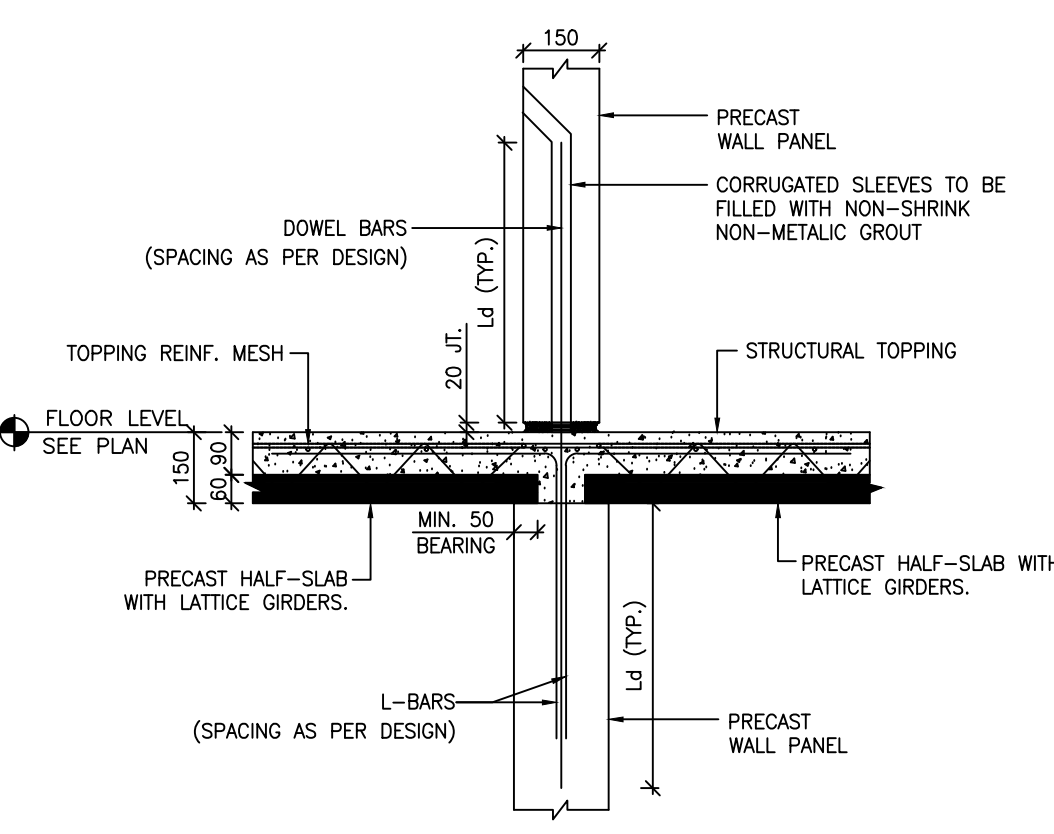
FOUNDATION DETAIL



WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS



PRECAST WALL TO
SLAB CONNECTION DETAIL



PRECAST WALL TO
SLAB CONNECTION DETAIL

BLOCK-A

PLAN SHOWING THE PROPOSED
ROW HOUSING PROJECT
BUILDING IN S.F.No:784/1F1,784/4B,
784/7
KALAPATTY VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

SCHEDULE OF JOINERY		METRE
MDW	MAIN DOOR WITH WINDOW	1.25 x 2.10
MDW1	MAIN DOOR WITH WINDOW	1.375 x 2.10
DDW	DOOR WITH WINDOW	0.9 x 2.10 / 0.35 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
D3	FRENCH WINDOW DOOR	0.60 x 2.10 / 0.60 x 2.10
SD1	SLIDING DOOR	1.70 x 2.10
SD2	SLIDING DOOR	2.00 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.00 x 2.10
O2	OPEN	1.50 x 2.10
O3	OPEN	1.36 x 2.10
W	WINDOW	0.60 x 1.65
CW	CORNER WINDOW	1.025 x 1.20 / 1.025 x 1.20
W1	WINDOW	1.00 x 1.35
W2	WINDOW	1.20 x 1.35
W3	WINDOW	1.80 x 1.35
W4	WINDOW	2.45 x 2.10
W5	WINDOW	2.45 x 1.35
W6	WINDOW	1.35 x 1.35
W7	WINDOW	1.35 x 1.65
W8	WINDOW	1.00 x 1.20
W9	WINDOW	1.20 x 1.20
V	VENTILATOR	0.75 x 0.75

ALL METRIC DIMENSIONS ARE IN "M"
THE EXISTING SYSTEM PROVIDED IN ALL FLOORS
F1 - FIRE DETECTING AND EXTINGUISHING
SYSTEM PROVIDED
E1 - EMERGENCY ALARM PROVIDED
SAND ROCKS PROVIDED



BUILT UP AREA		All measurement in "Sq.m"		
S.NO	FLOOR	FSI	NON FSI	DEDUCTION
1	GROUND FLOOR	1058.29		
2	FIRST FLOOR	788.92		
TOTAL AREA		1847.21		1847.21

HEIGHT OF THE BUILDING= 6.75M

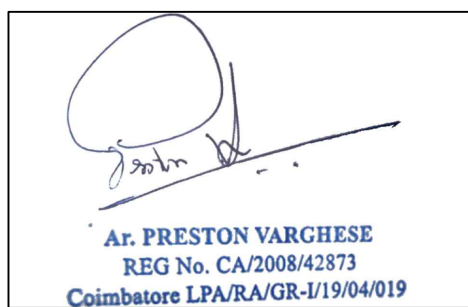
INDIVIDUAL UNIT AREA: BLOCK A

Flat no.	Ground floor	First floor	Total Area (On-site measured)
1	96.21 sqm	71.72 sqm	167.93 sqm
2	96.21 sqm	71.72 sqm	167.93 sqm
3	96.21 sqm	71.72 sqm	167.93 sqm
4	96.21 sqm	71.72 sqm	167.93 sqm
5	96.21 sqm	71.72 sqm	167.93 sqm
6	96.21 sqm	71.72 sqm	167.93 sqm
7	96.21 sqm	71.72 sqm	167.93 sqm
8	96.21 sqm	71.72 sqm	167.93 sqm
9	96.21 sqm	71.72 sqm	167.93 sqm
10	96.21 sqm	71.72 sqm	167.93 sqm
11	96.19 sqm	71.72 sqm	167.91 sqm

TOTAL NOS OF DWELLING - 11 UNIT



APPLICANT



ARCHITECT

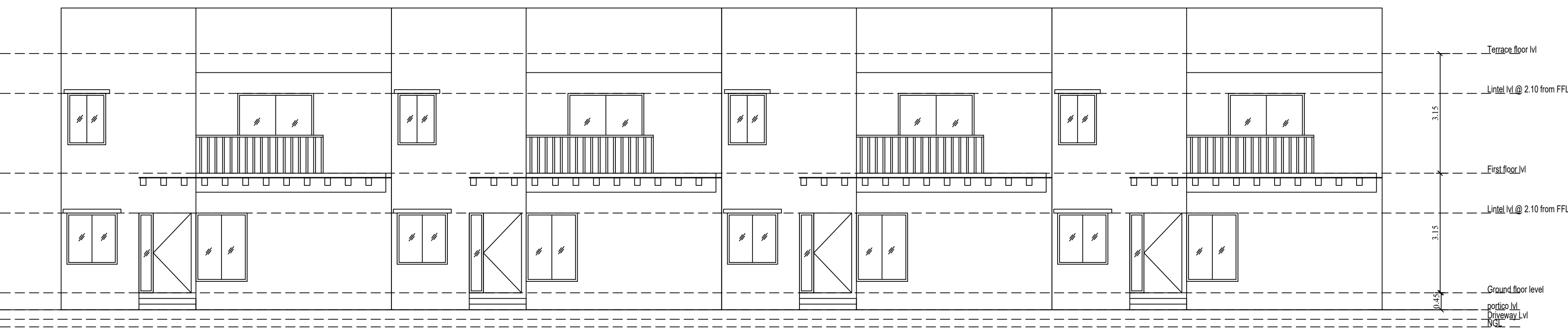


STRUCTURAL ENGINEER

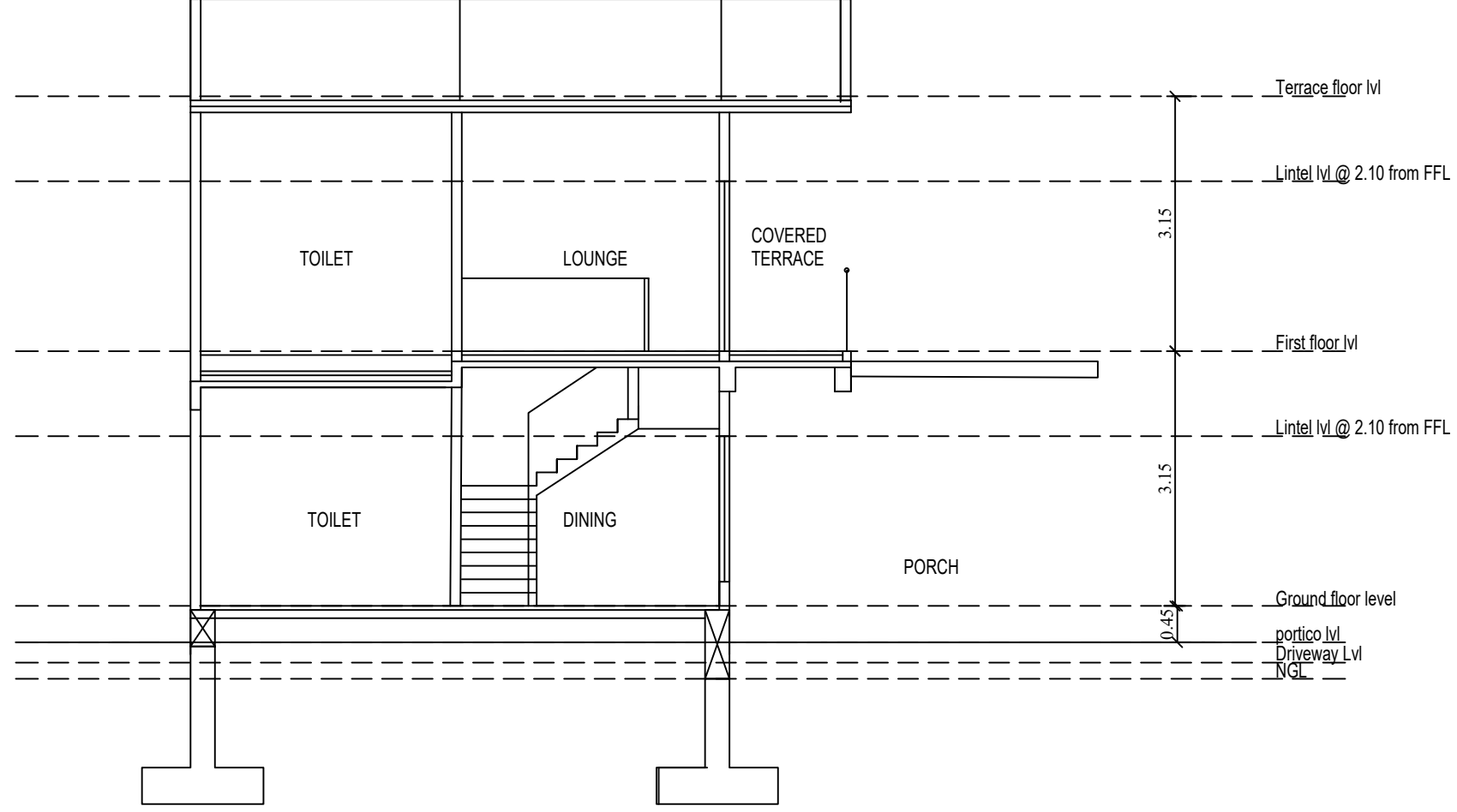
LBS/ ENGINEER

SCALE : 1 :100

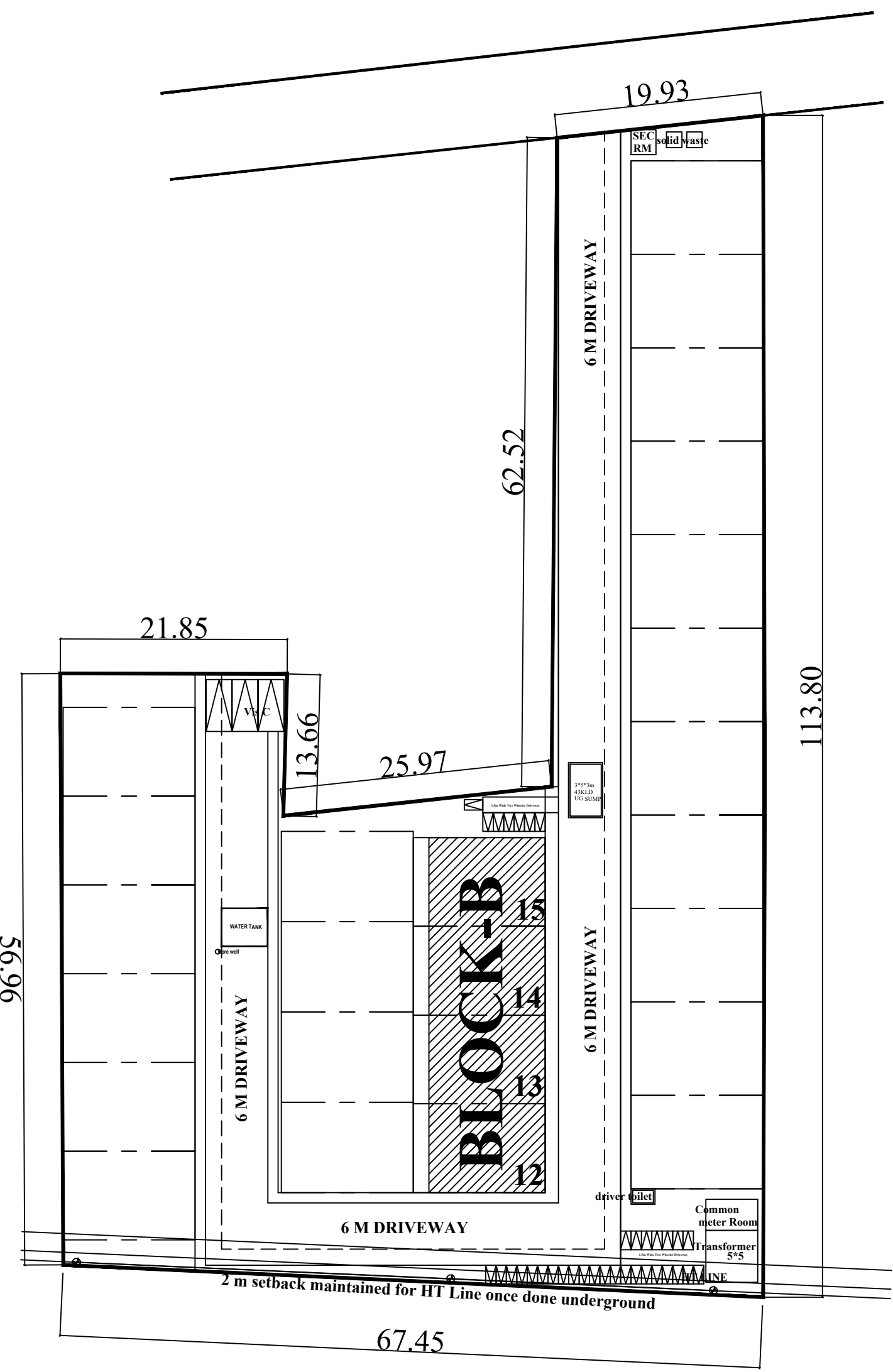
SHEET NO :2of6



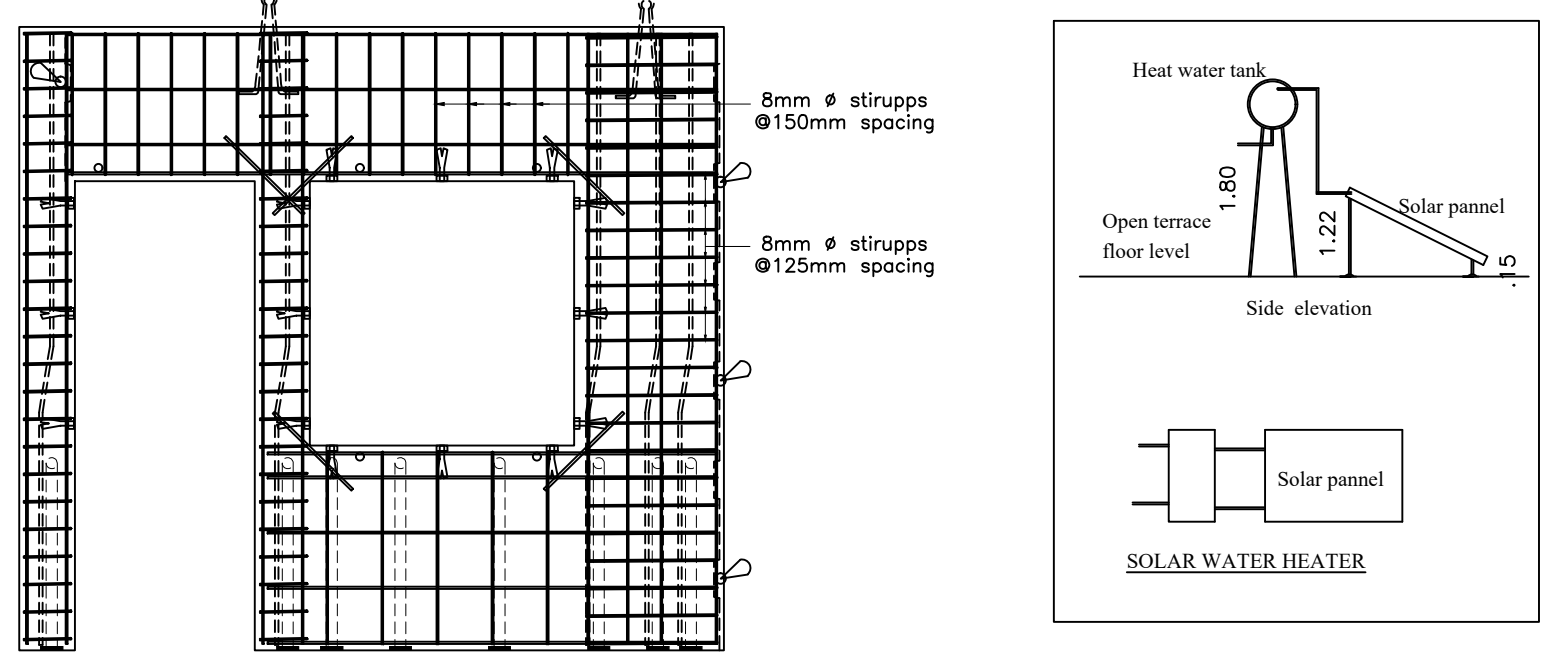
FRONT ELEVATION



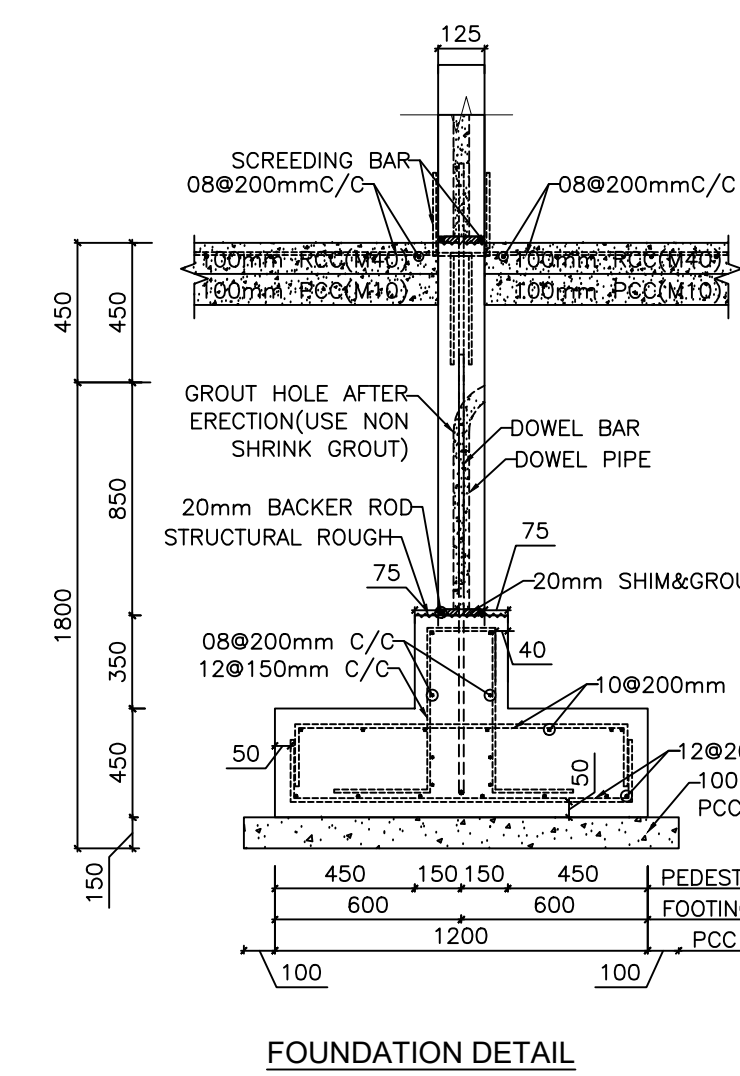
SECTION-P2



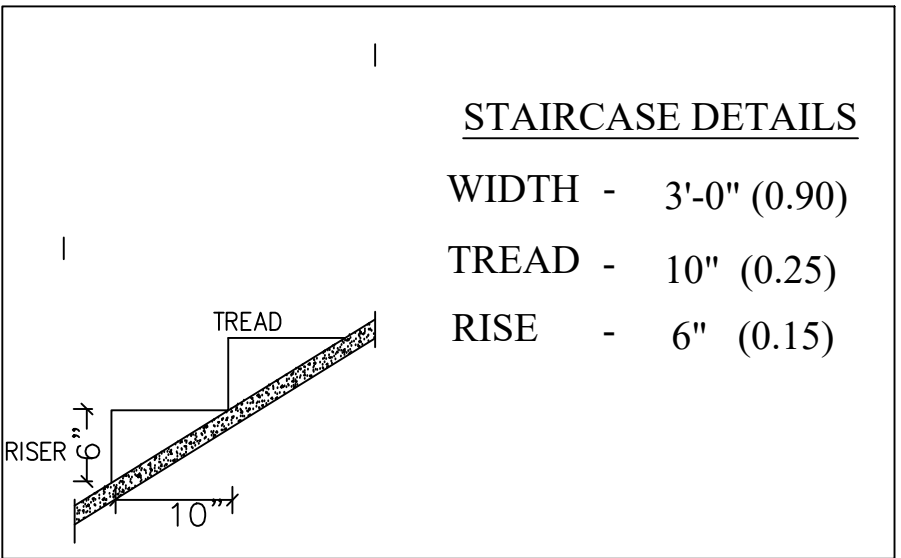
KEY PLAN



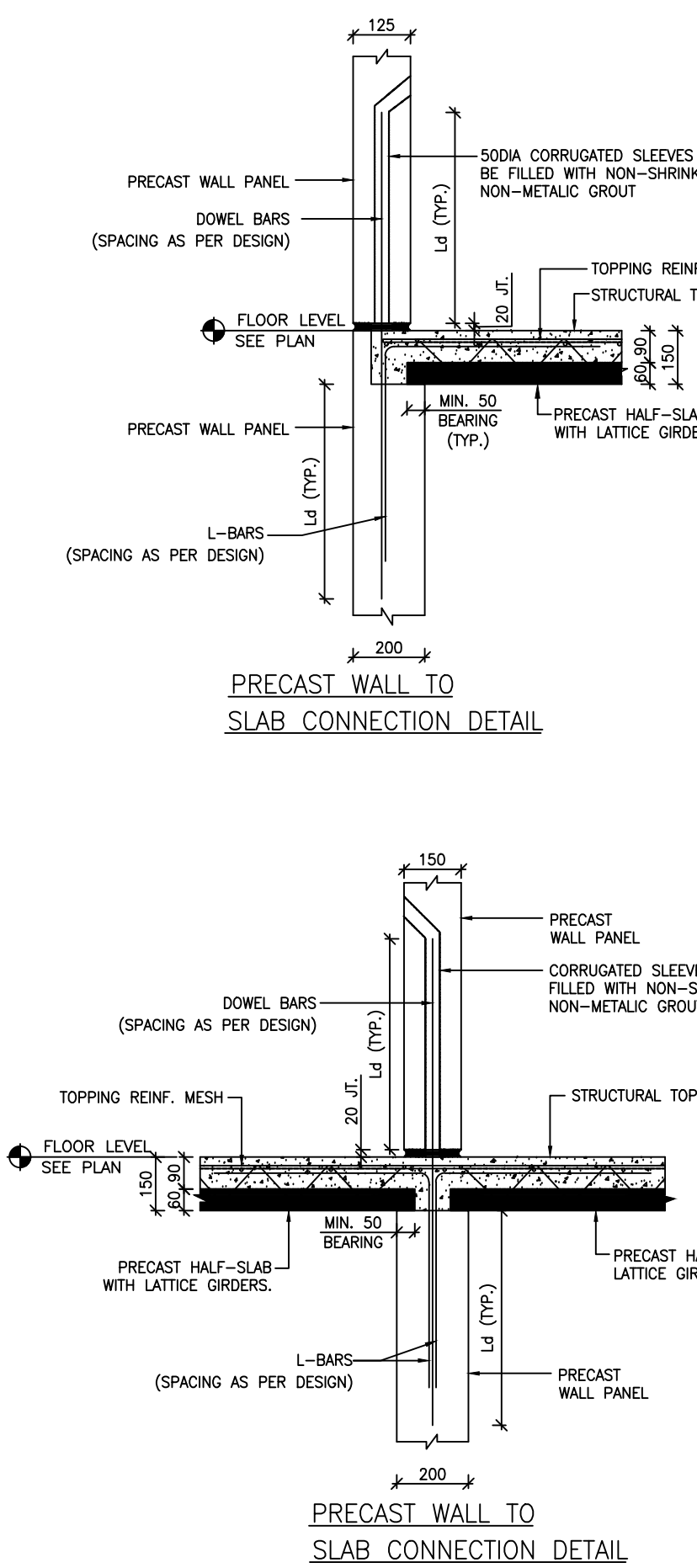
WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS



FOUNDATION DETAIL

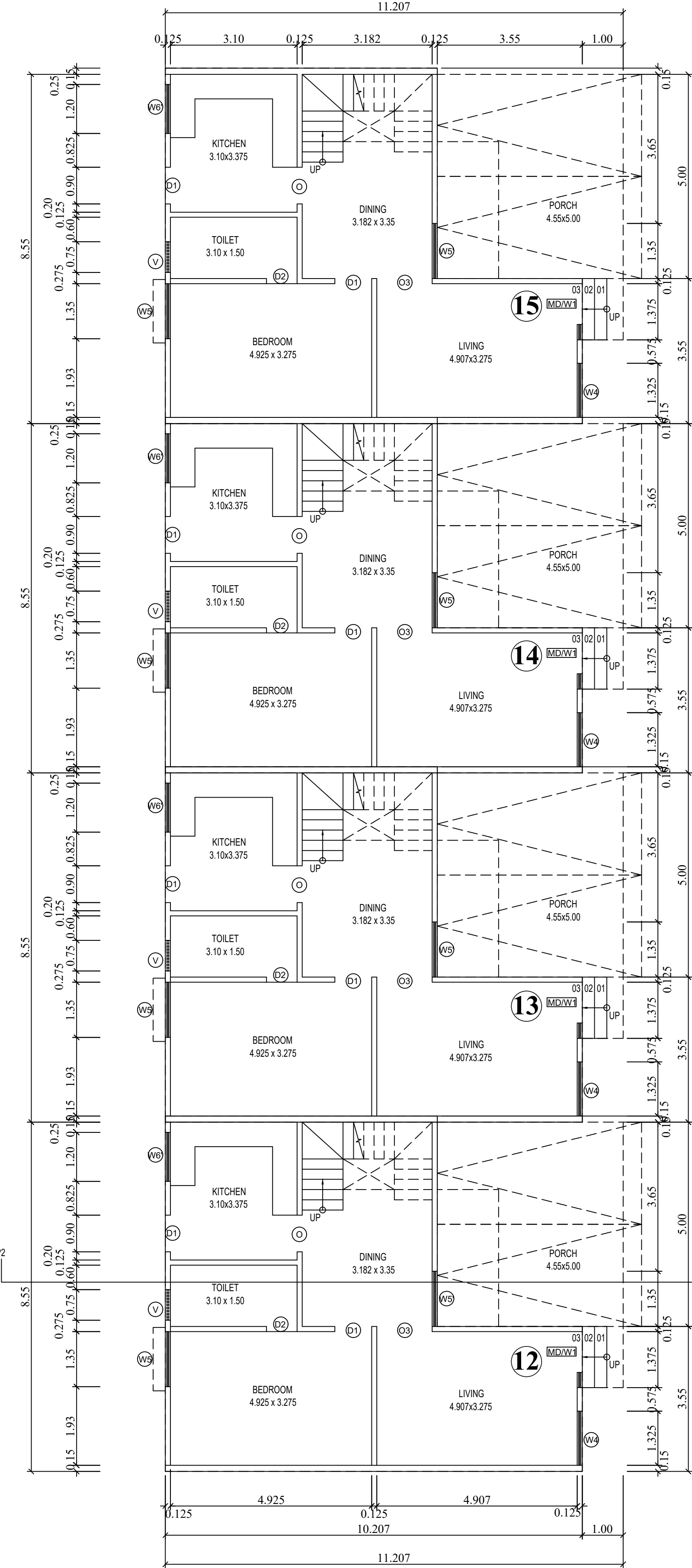


STAIRCASE DETAILS
WIDTH - 3'-0" (0.90)
TREAD - 10" (0.25)
RISE - 6" (0.15)

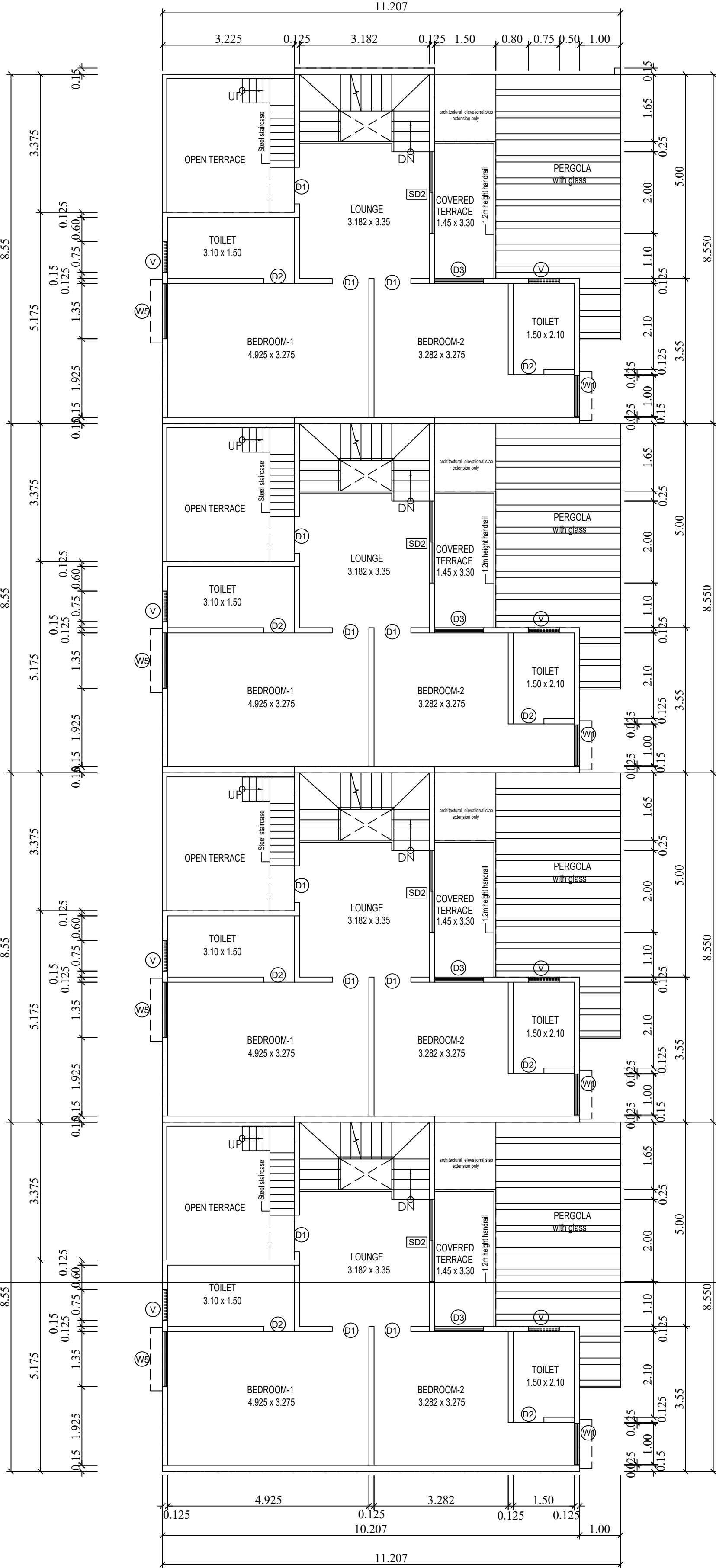


PRECAST WALL TO SLAB CONNECTION DETAIL

PRECAST WALL TO SLAB CONNECTION DETAIL



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK-B

PLAN SHOWING THE PROPOSED
ROW HOUSING PROJECT
BUILDING IN S.F.No:784/1F1,784/4B,784/7
KALAPATTY VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

SCHEDULE OF JOINERY		METRE
MD'W	MAIN DOOR WITH WINDOW	1.25 x 2.10
MD'W1	MAIN DOOR WITH WINDOW	1.375 x 2.10
D1'W	DOOR WITH WINDOW	0.9 x 2.10 / 0.35 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
D3	FRENCH WINDOW/DOOR	0.60 x 2.10 / 0.60 x 2.10
SD1	SLIDING DOOR	1.70 x 2.10
SD2	SLIDING DOOR	2.00 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.00 x 2.10
O2	OPEN	1.50 x 2.10
O3	OPEN	1.36 x 2.10
W	WINDOW	0.60 x 1.65
CW	CORNER WINDOW	1.025 x 1.20 / 1.025 x 1.20
W1	WINDOW	1.00 x 1.35
W2	WINDOW	1.20 x 1.35
W3	WINDOW	1.80 x 1.35
W4	WINDOW	2.45 x 2.10
W4'	WINDOW	2.45 x 1.35
W5	WINDOW	1.35 x 1.35
W5'	WINDOW	1.35 x 1.65
W6	WINDOW	1.00 x 1.20
W6'	WINDOW	1.20 x 1.20
V	VENTILATOR	0.75 x 0.75

ALL METRIC DIMENSIONS ARE IN "MM"

FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS

FE : FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED

EA : EMERGENCY ALARM PROVIDED

SAND BUCKETS PROVIDED

N

SCALE 1:100

BUILT UP AREA

S.NO	FLOOR	All measurement in "Sqm"			NO OF UNIT
		FSI	NON FSI	DEDUCTION (GSI)	
1	GROUND FLOOR	376.77			4
2	FIRST FLOOR	255.17			
TOTAL AREA		631.94			4 unit

HEIGHT OF THE BUILDING= 6.75M

INDIVIDUAL UNIT AREA: BLOCK B

Flat no.	Ground floor	First floor	Total Area (include pergolas)
12	94.440 sqm	63.925 sqm	158.365 sqm
13	93.945 sqm	63.660 sqm	157.605 sqm
14	93.945 sqm	63.660 sqm	157.605 sqm
15	94.440 sqm	63.925 sqm	158.365 sqm

TOTAL NOS OF DWELLING - 4 UNIT

For Town & City Developers
Sanjana
Partner

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/42373
Coimbatore LPA/KA/08-019/04919

ARCHITECT

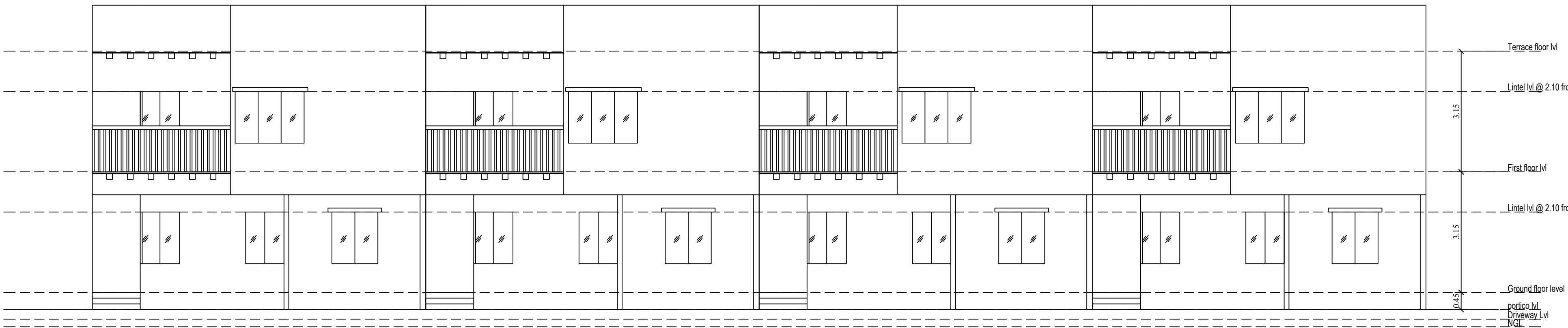
Dinesh Kumar
DINESH KUMAR BHANDARI BE, M.S., ME
Chartered Engineer M-1586578
DTCP Reg. SE-1/07/2021
72, Cooperative Colony, Laxminagar,
Coimbatore - 641012

STRUCTURAL ENGINEER

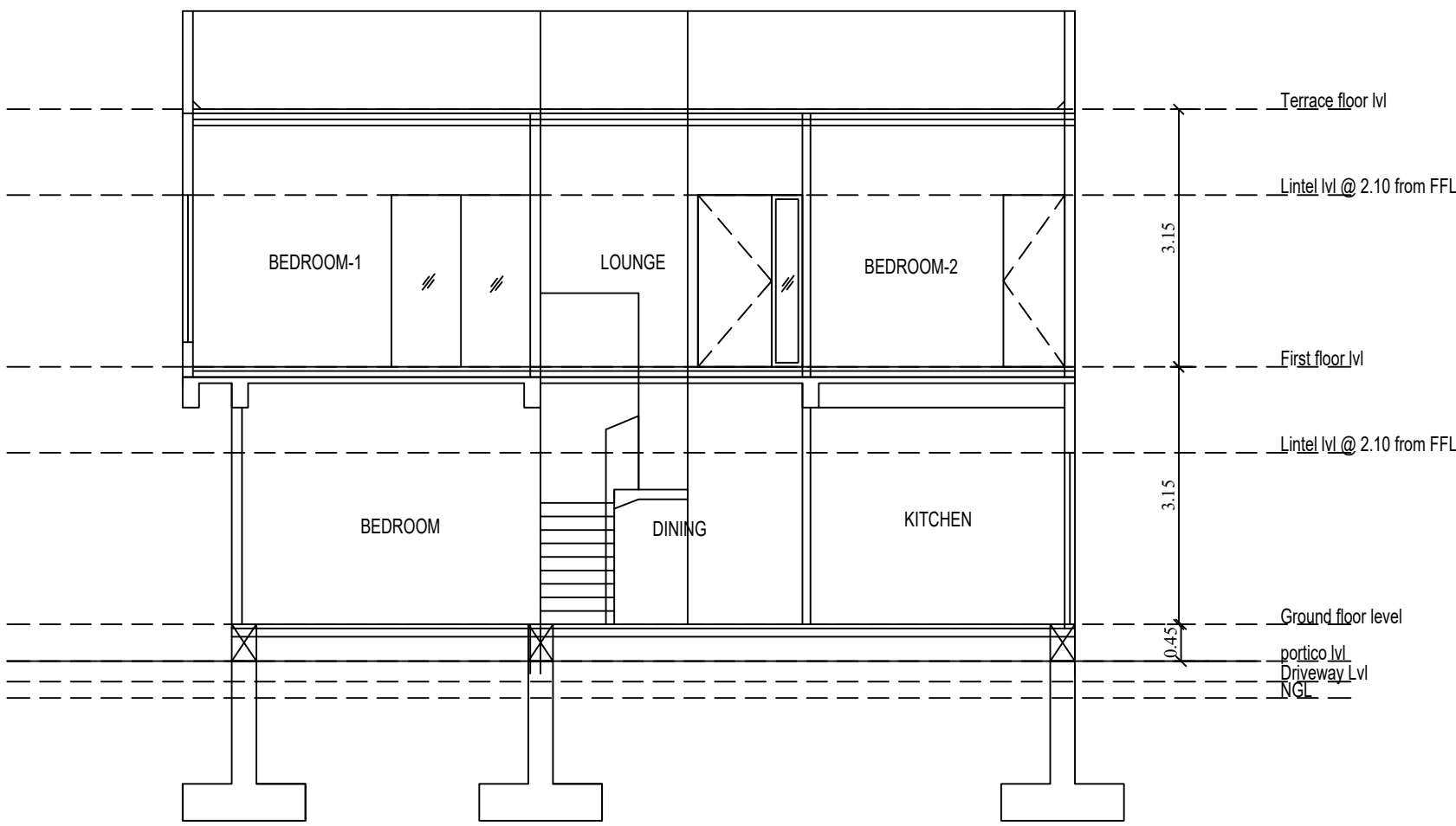
SCALE : 1 : 100

LBS/ ENGINEER

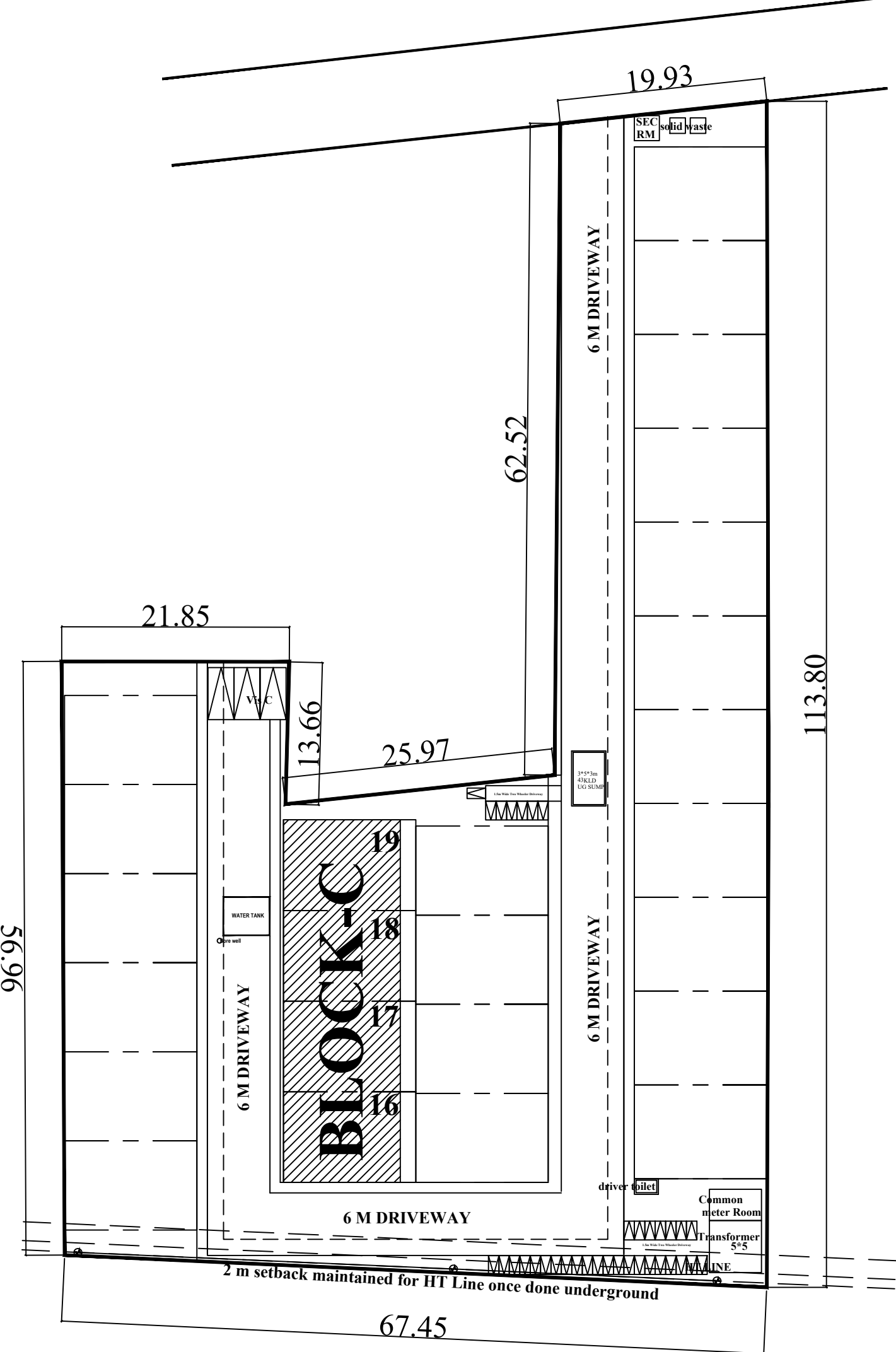
SHEET NO :3of6



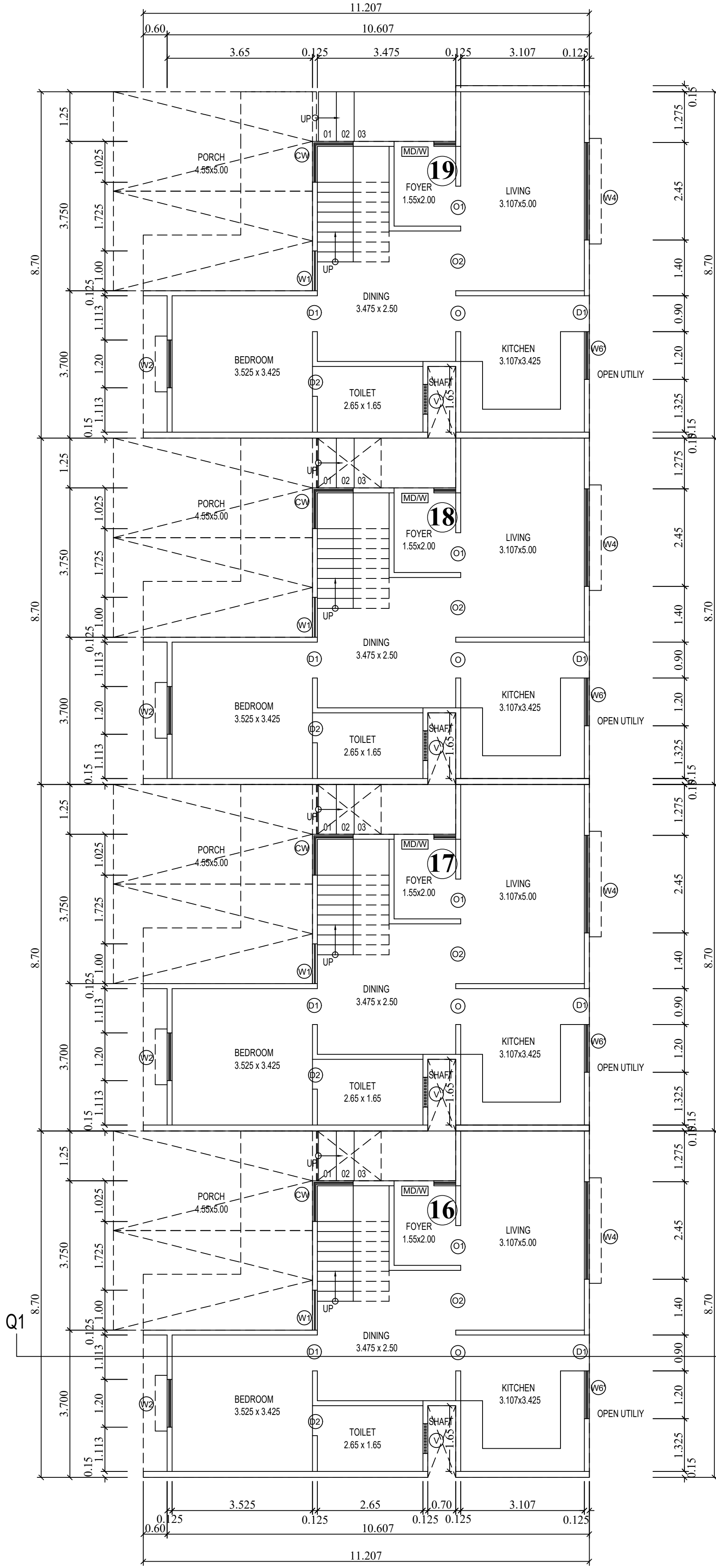
FRONT ELEVATION



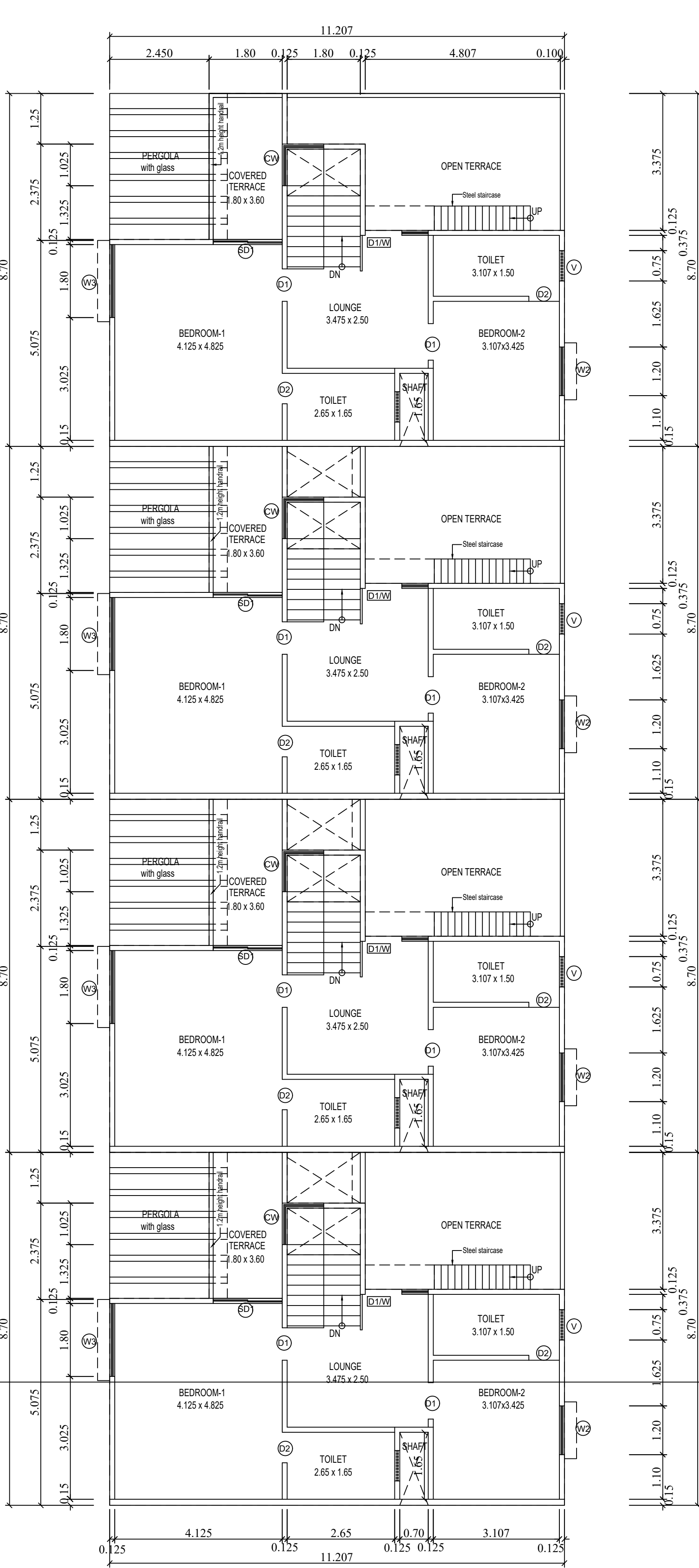
SECTION-Q1



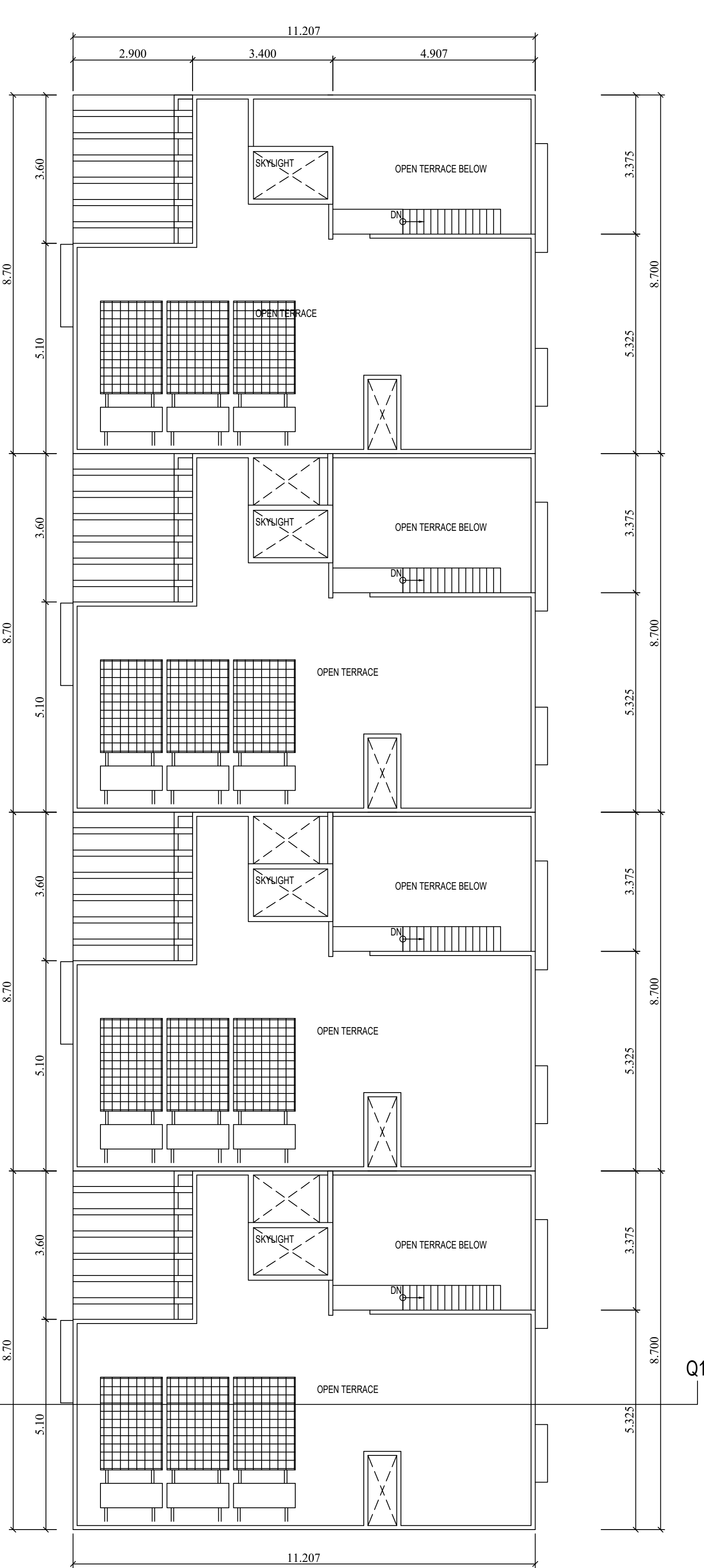
KEY PLAN



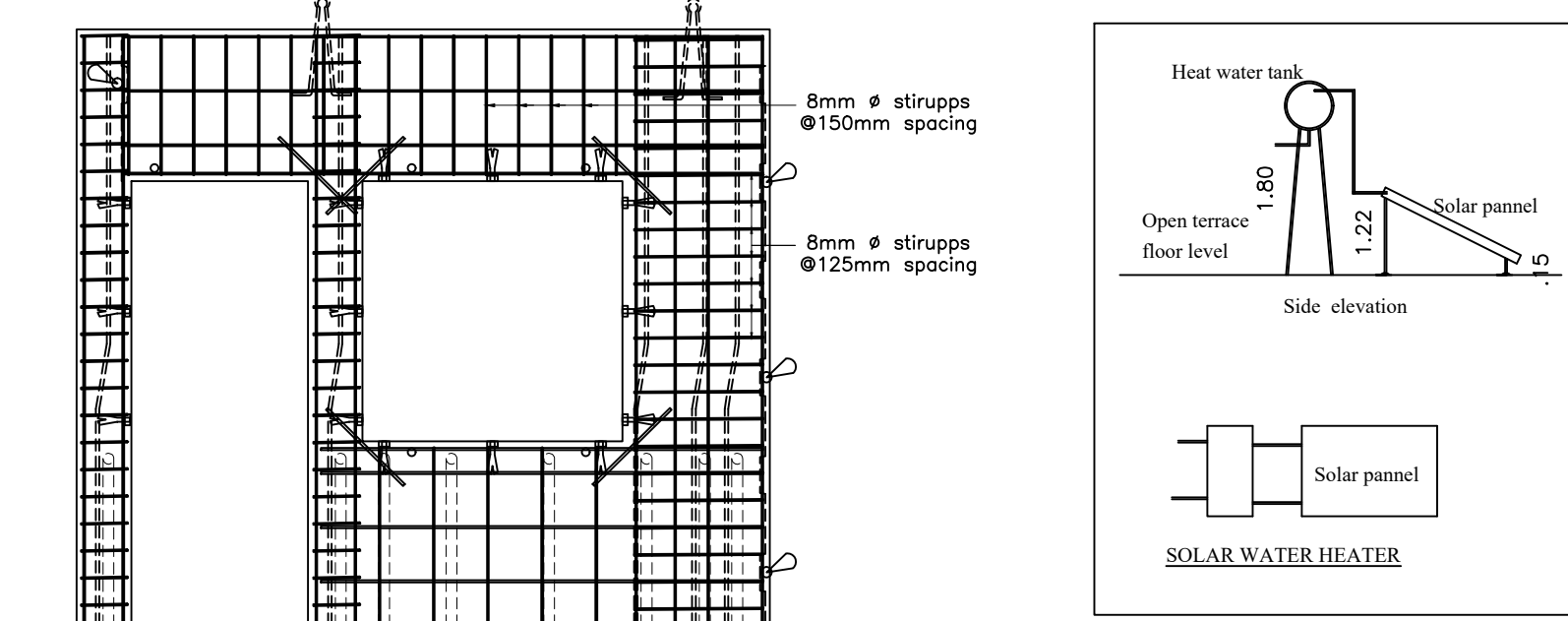
GROUND FLOOR PLAN



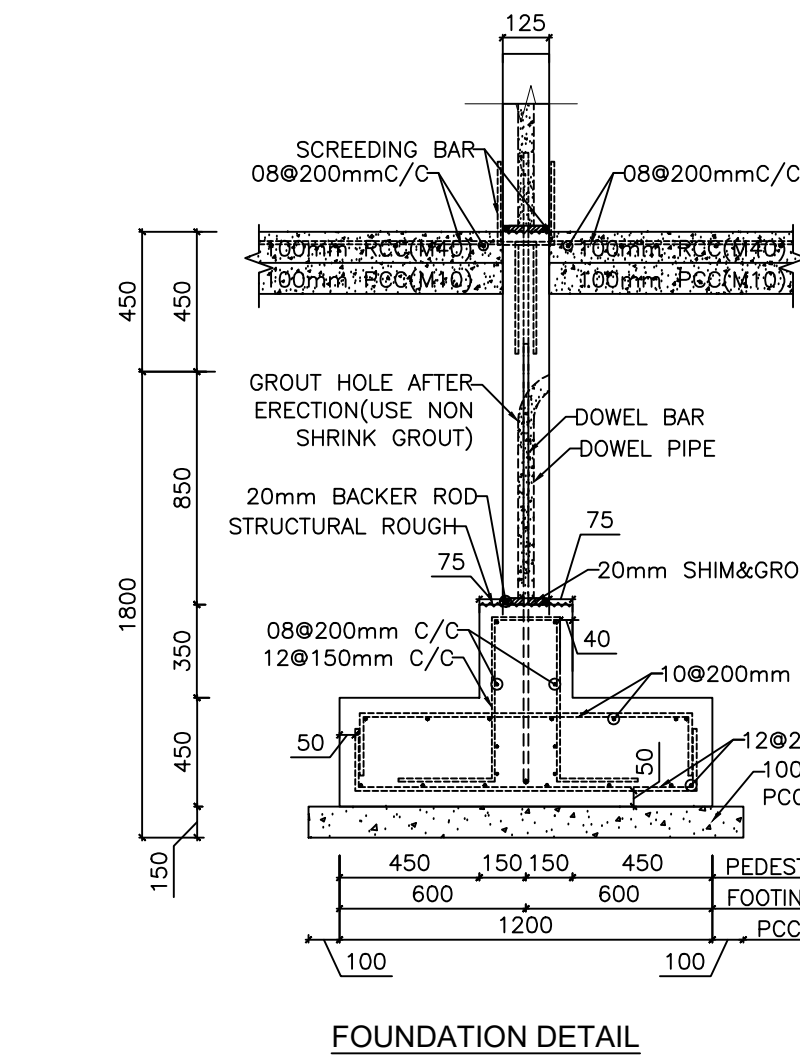
FIRST FLOOR PLAN



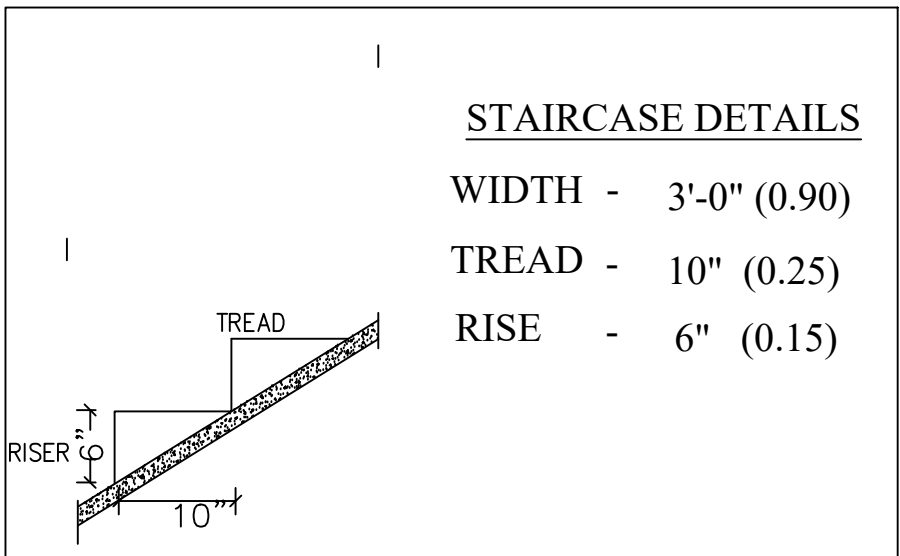
TERRACE FLOOR PLAN



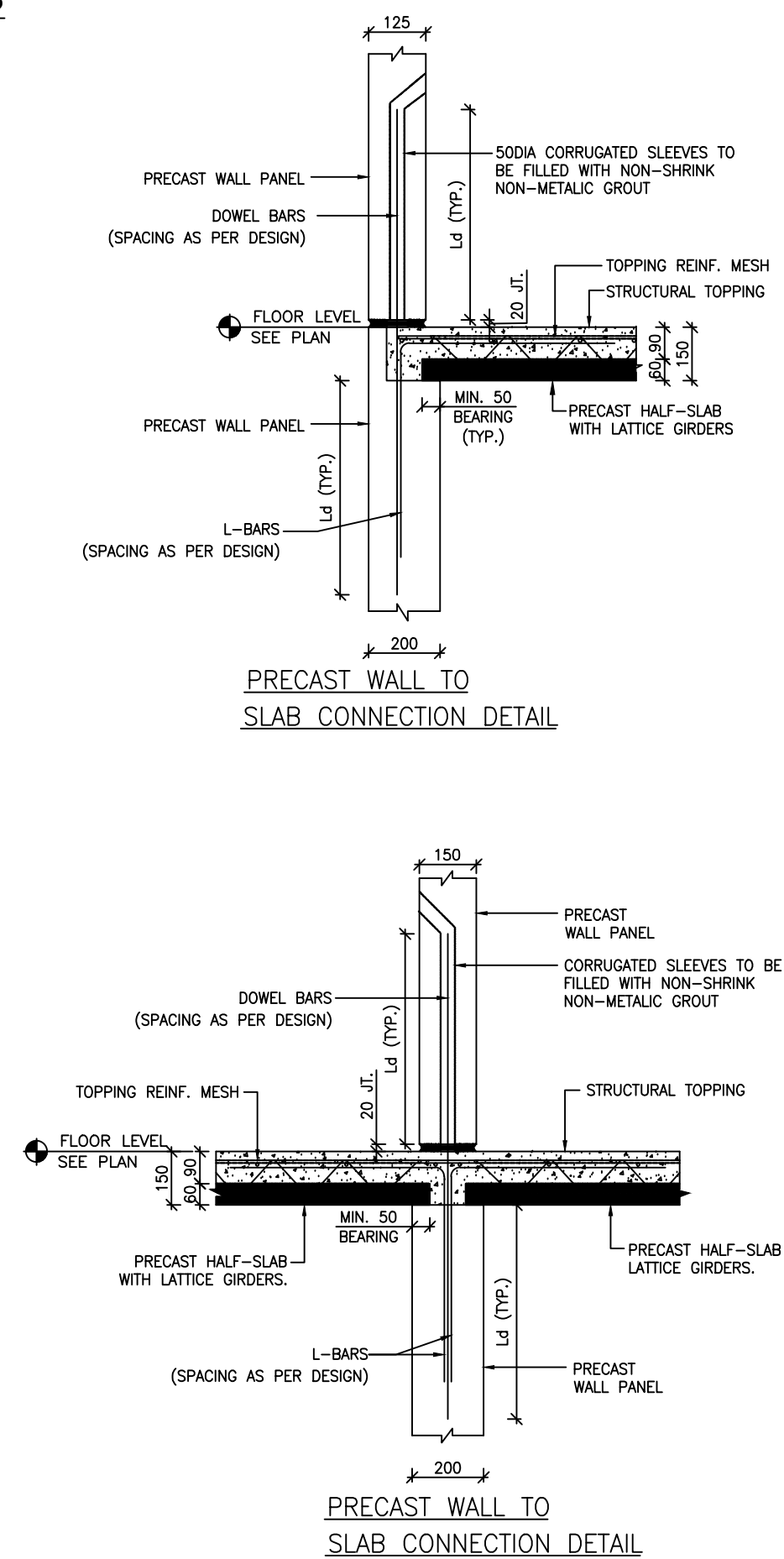
WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS



FOUNDATION DETAIL



STAIRCASE DETAILS



PRECAST WALL TO
SLAB CONNECTION DETAIL

PRECAST WALL TO
SLAB CONNECTION DETAIL

BLOCK-C

PLAN SHOWING THE PROPOSED
ROW HOUSING PROJECT
BUILDING IN S.F.No:784/1F1,784/4B,784/7
KALAPATTY VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

SCHEDULE OF JOINERY		METRE
MD'W	MAIN DOOR WITH WINDOW	1.25 x 2.10
MD'W1	MAIN DOOR WITH WINDOW	1.375 x 2.10
D1'W	DOOR WITH WINDOW	0.9 x 2.10 / 0.35 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
D3	FRENCH WINDOW/DOOR	0.60 x 2.10 / 0.60 x 2.10
SD1	SLIDING DOOR	1.70 x 2.10
SD2	SLIDING DOOR	2.00 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.00 x 2.10
O2	OPEN	1.50 x 2.10
O3	OPEN	1.36 x 2.10
W	WINDOW	0.60 x 1.65
CW	CORNER WINDOW	1.025 x 1.20 / 1.025 x 1.20
W1	WINDOW	1.00 x 1.35
W2	WINDOW	1.20 x 1.35
W3	WINDOW	1.80 x 1.35
W4	WINDOW	2.45 x 2.10
W4'	WINDOW	2.45 x 1.35
W5	WINDOW	1.35 x 1.35
W5'	WINDOW	1.35 x 1.65
W6	WINDOW	1.00 x 1.20
W6'	WINDOW	1.20 x 1.20
V	VENTILATOR	0.75 x 0.75

ALL METRIC DIMENSIONS ARE IN "M"
FIRE DETECTING AND EXTINGUISHING
SYSTEM PROVIDED.
EA - EMERGENCY ALARM PROVIDED.
SAND BUCKETS PROVIDED.



SCALE 1:100

S.NO	FLOOR	All measurement in "Sqm"			NO OF UNIT
		FSI	NON FSI	DEDUCTION (0.75)	
1	GROUND FLOOR	378.72			4
2	FIRST FLOOR	267.34			
TOTAL AREA		646.06		646.06	4 unit

HEIGHT OF THE BUILDING= 6.75M

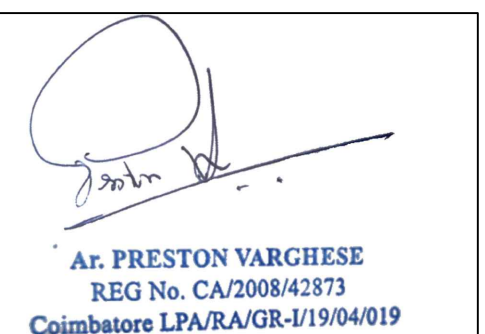
INDIVIDUAL UNIT AREA: BLOCK C

Flat no.	Ground floor	First floor	Total Area (including porch)
16	94.73 sqm	66.855 sqm	161.585 sqm
17	94.68 sqm	66.860 sqm	161.540 sqm
18	94.68 sqm	66.860 sqm	161.540 sqm
19	94.73 sqm	66.855 sqm	161.585 sqm

TOTAL NOS OF DWELLING - 4 UNIT



APPLICANT



ARCHITECT



STRUCTURAL ENGINEER

SCALE : 1 :100

LBS/ ENGINEER

SHEET NO :4of6

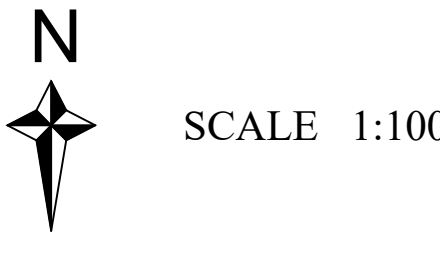
BLOCK-D

PLAN SHOWING THE PROPOSED
ROW HOUSING PROJECT
BUILDING IN S.F.No:784/1F1, 784/4B, 784/7
KALAPATTY VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

SCHEDULE OF JOINERY		METRE
MD/W	MAIN DOOR WITH WINDOW	1.25 x 2.10
MD/W1	MAIN DOOR WITH WINDOW	1.375 x 2.10
D1/W	DOOR WITH WINDOW	0.9 x 2.10 / 0.35 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
D3	FRENCH WINDOW/DOOR	0.60 x 2.10 / 0.60 x 2.10
SD1	SLIDING DOOR	1.70 x 2.10
SD2	SLIDING DOOR	2.00 x 2.10
O	OPEN	0.90 x 2.10
O1	OPEN	1.00 x 2.10
O2	OPEN	1.50 x 2.10
O3	OPEN	1.36 x 2.10
W	WINDOW	0.60 x 1.65
CW	CORNER WINDOW	1.025 x 1.20 / 1.025 x 1.20
W1	WINDOW	1.00 x 1.35
W2	WINDOW	1.20 x 1.35
W3	WINDOW	1.80 x 1.35
W4	WINDOW	2.45 x 2.10
W4'	WINDOW	2.45 x 1.35
W5	WINDOW	1.35 x 1.35
W5'	WINDOW	1.35 x 1.65
W6	WINDOW	1.00 x 1.20
W6'	WINDOW	1.20 x 1.20
V	VENTILATOR	0.75 x 0.75

ALL METRIC DIMENSIONS ARE IN "M"
FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS
FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
SAND BUCKETS PROVIDED.



BUILT UP AREA		All measurement in "Sqm"			
S.NO	FLOOR	FSI	NON FSI	DEDUCTION (OTS)	NO OF UNIT
1	GROUND FLOOR	564.32			6
2	FIRST FLOOR	382.49			
TOTAL AREA		946.81		946.81	6 unit

HEIGHT OF THE BUILDING= 6.75M

INDIVIDUAL UNIT AREA: BLOCK D

Flat no.	Ground floor	First floor	Total Area (include pergeas)
20	94.40 sqm	63.925 sqm	158.325 sqm
21	93.88 sqm	63.660 sqm	157.540 sqm
22	93.88 sqm	63.660 sqm	157.540 sqm
23	93.88 sqm	63.660 sqm	157.540 sqm
24	93.88 sqm	63.660 sqm	157.540 sqm
25	94.40 sqm	63.925 sqm	158.325 sqm

TOTAL NOS OF DWELLING - 6 UNIT

For Town & City Developers
Sarjanal
Partner

APPLICANT

Dr. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-V/19/04/019

ARCHITECT

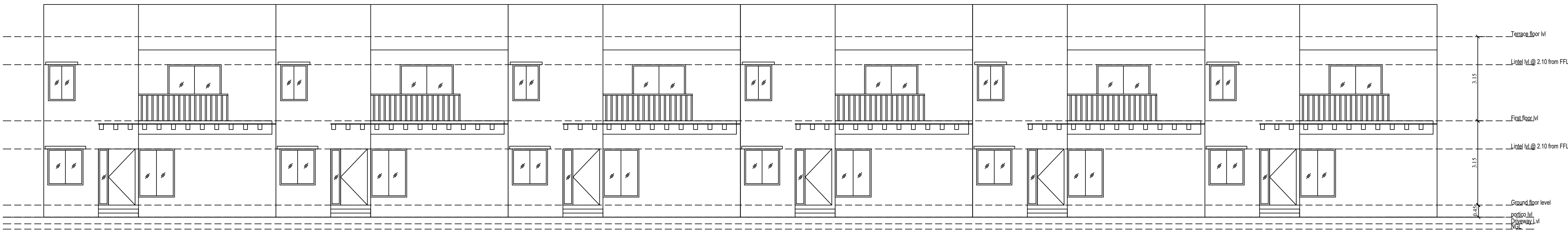
DINESH KUMAR BHANDARI B.E.M.S.ME
Chartered Engineer M-1586518
DTCR Reg. SE-1001/2021
72,Cooperative Colony,Oppulapalayam,
Coimbatore - 646015.

STRUCTURAL ENGINEER

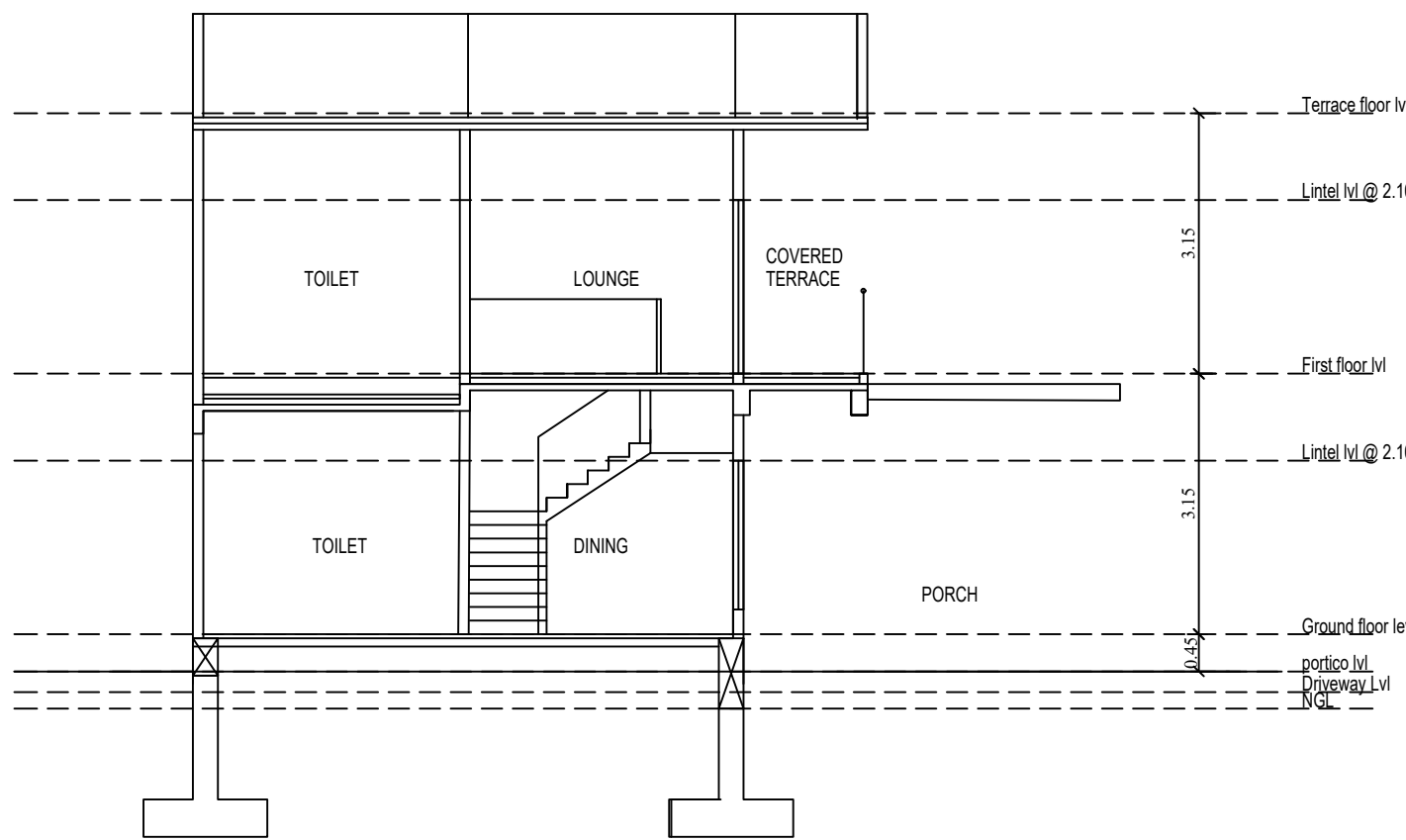
LBS/ ENGINEER

SCALE : 1 : 100

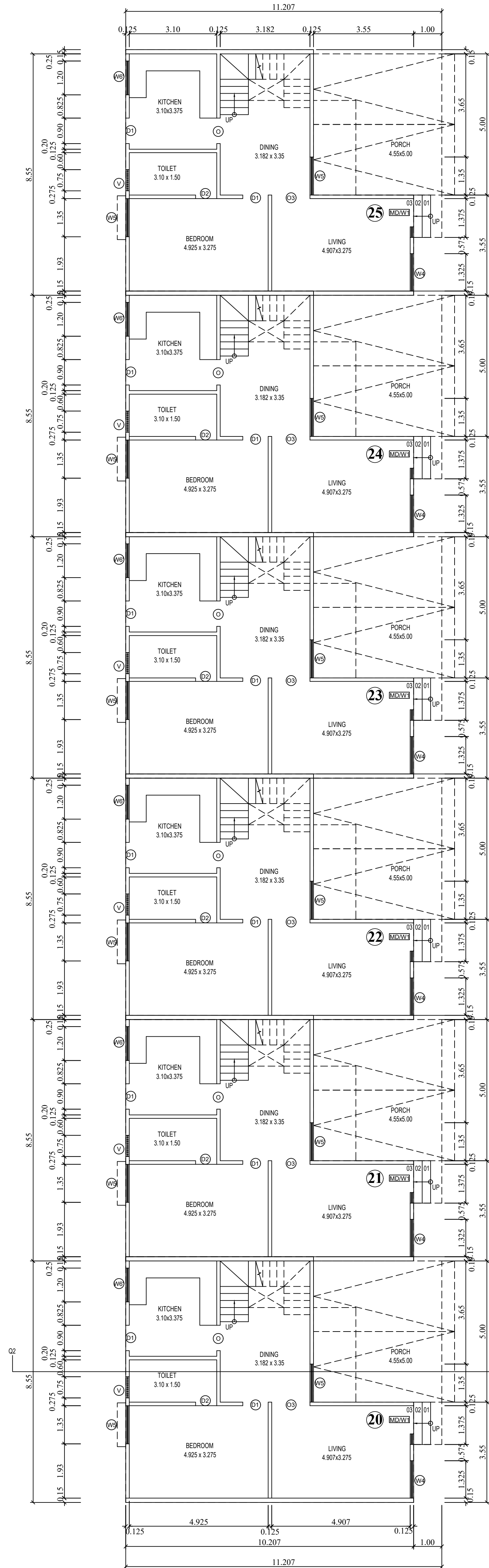
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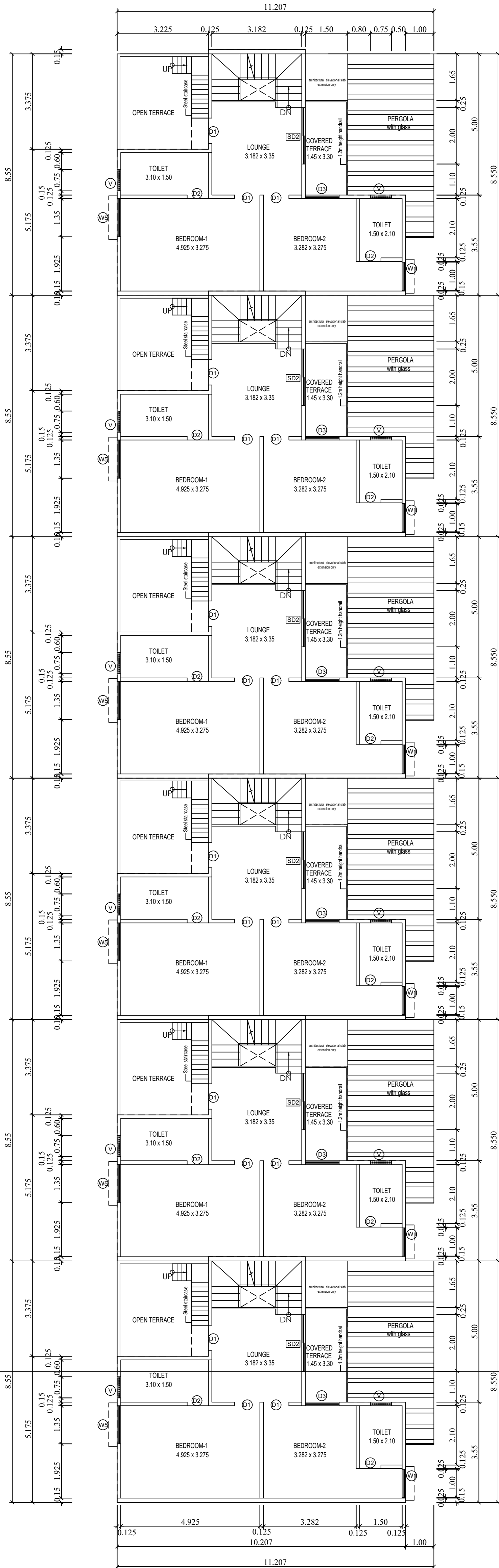
FRONT ELEVATION



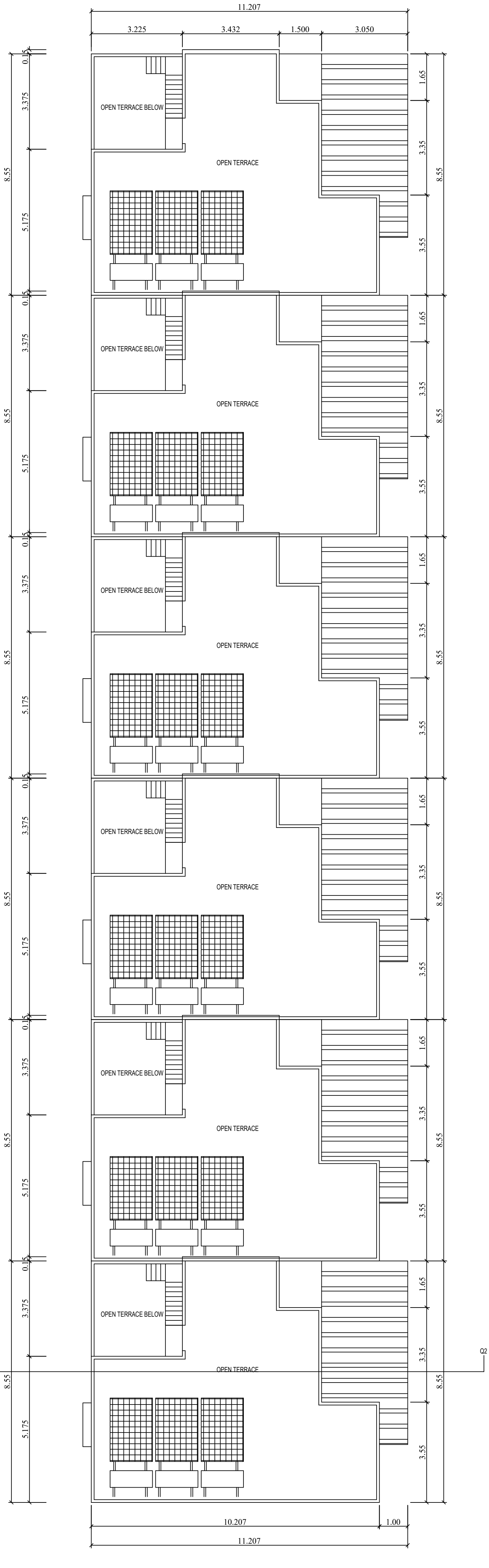
SECTION-Q2



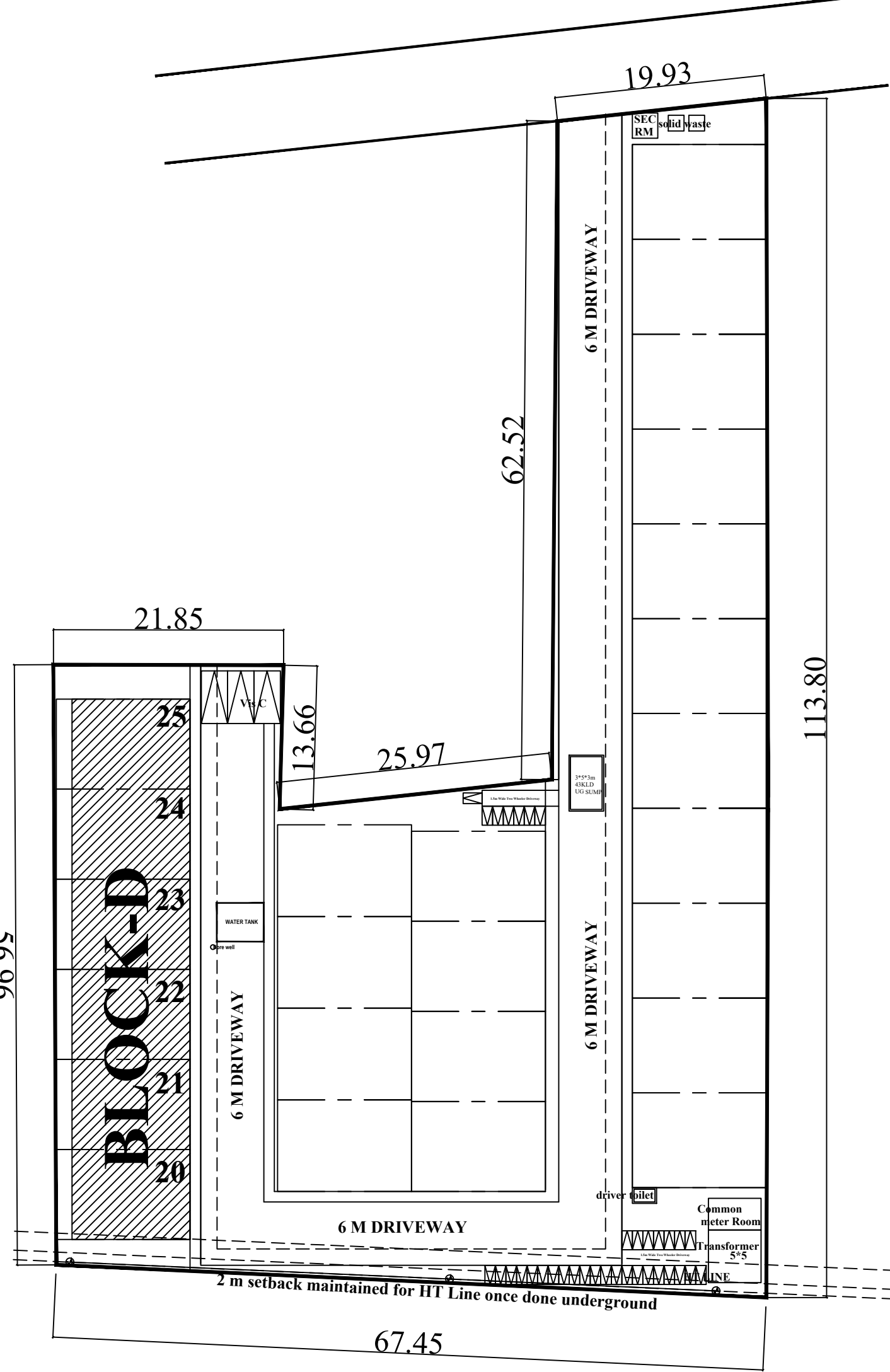
GROUND FLOOR PLAN



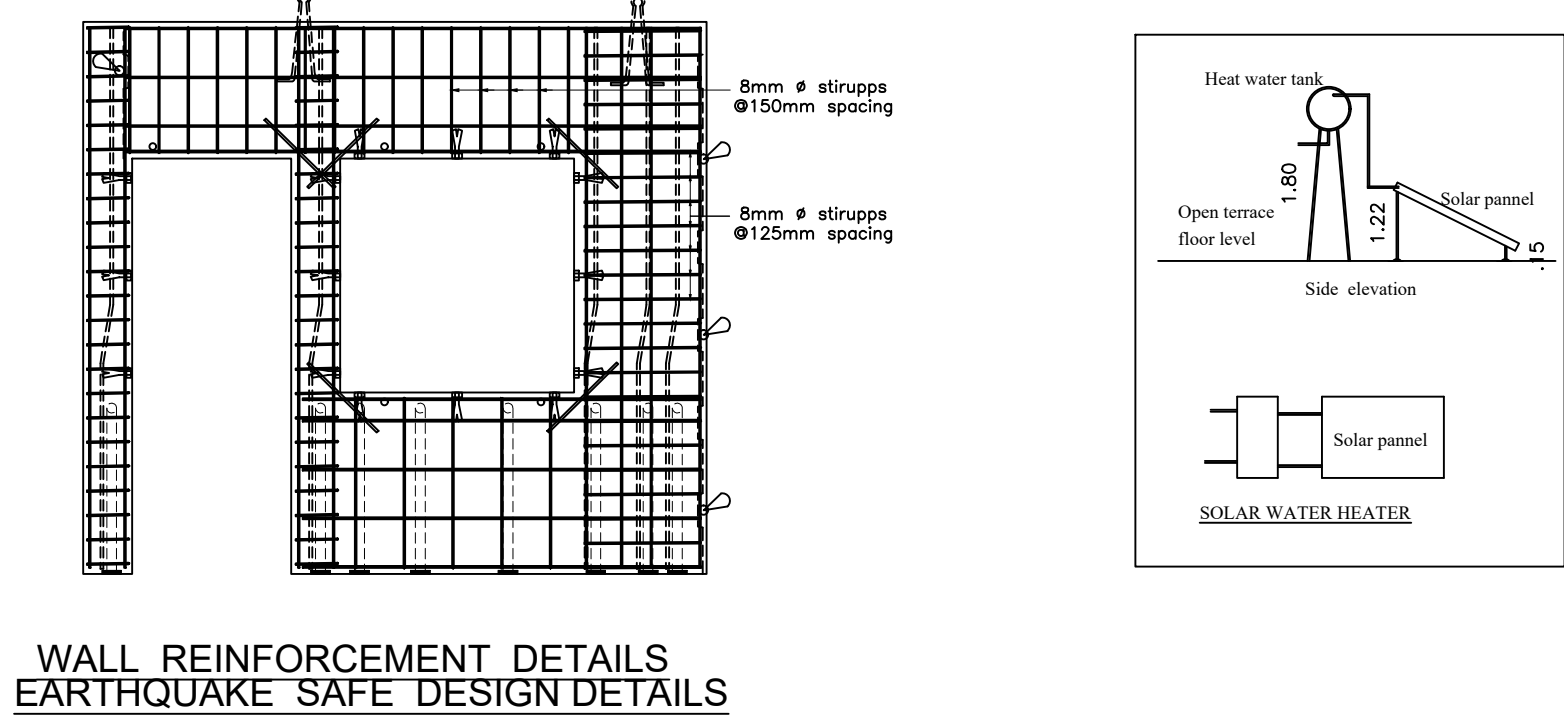
FIRST FLOOR PLAN



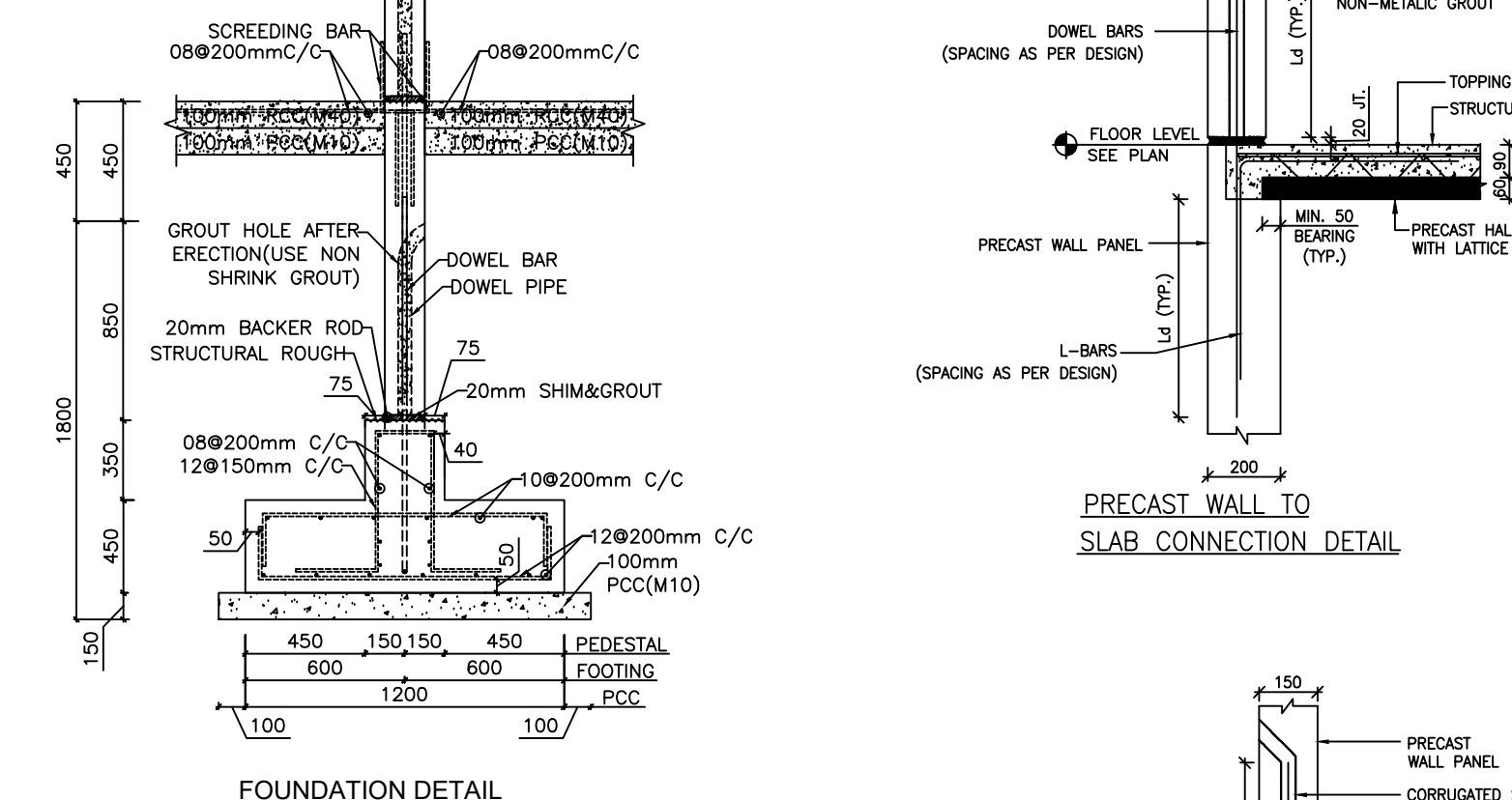
TERRACE FLOOR PLAN



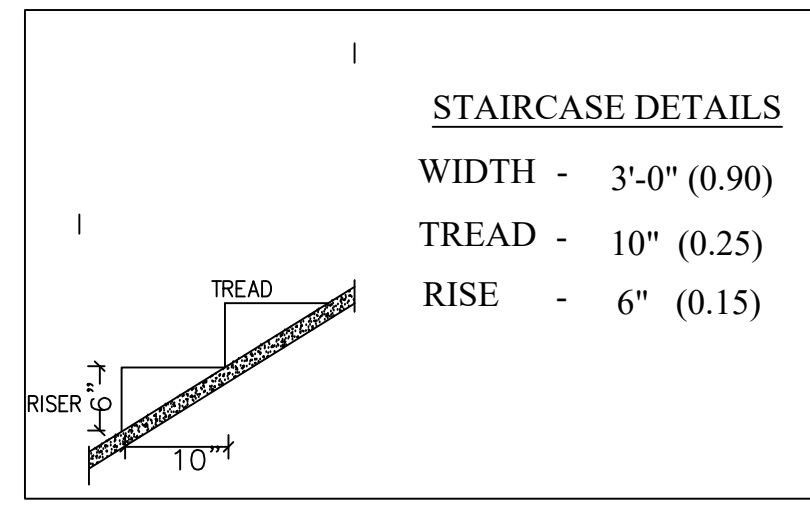
KEY PLAN



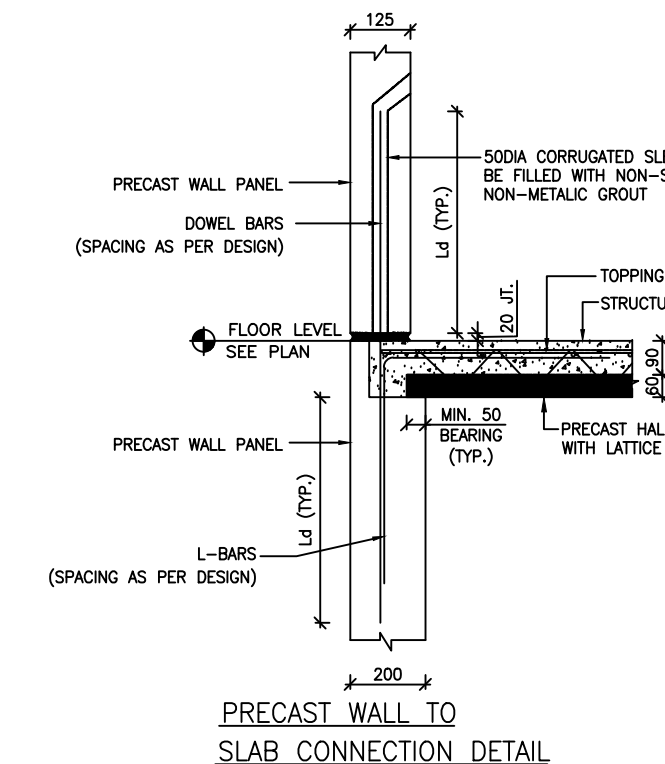
WALL REINFORCEMENT DETAILS
EARTHQUAKE SAFE DESIGN DETAILS



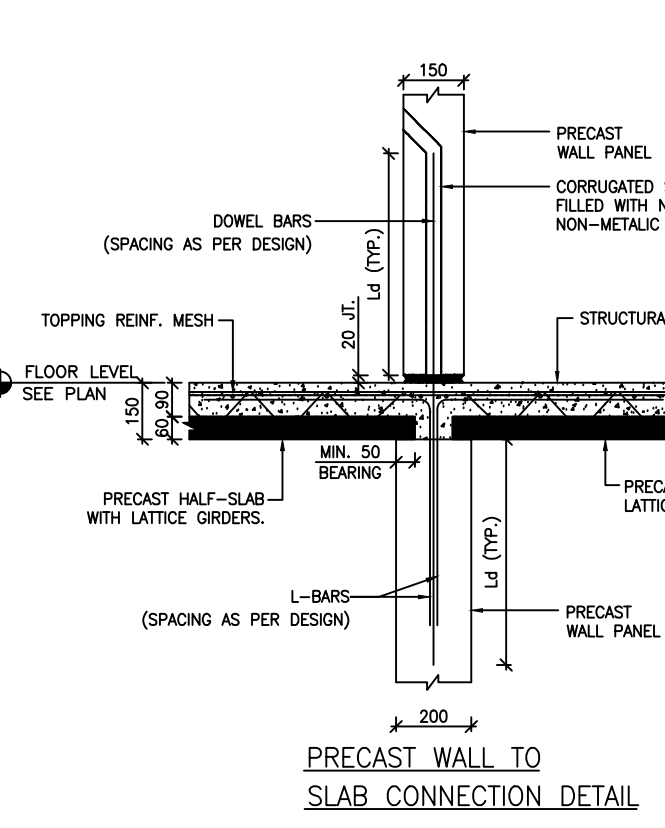
FOUNDATION DETAIL



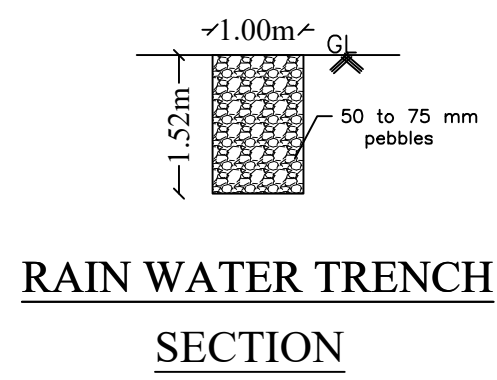
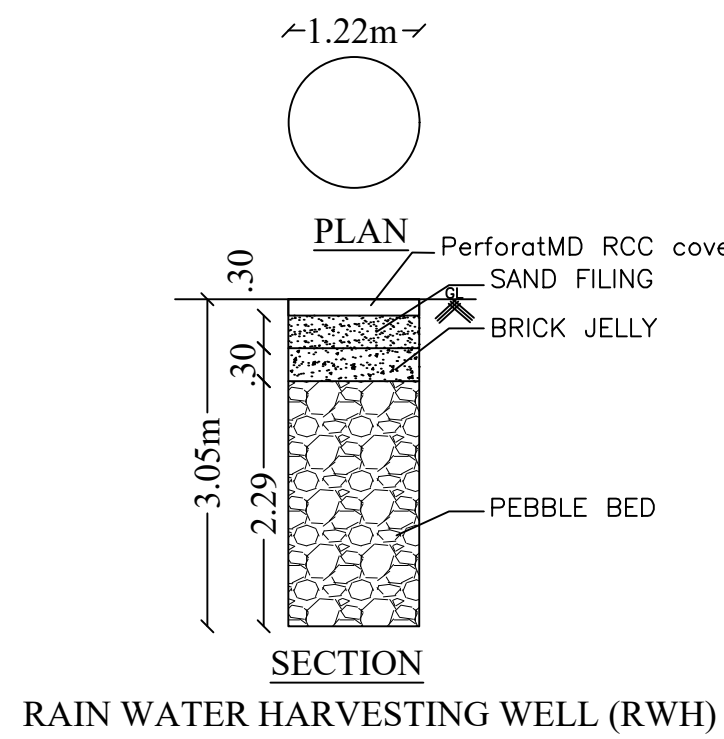
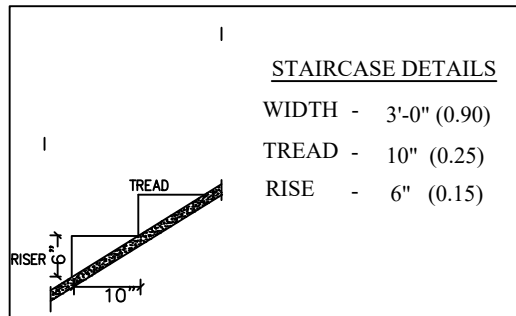
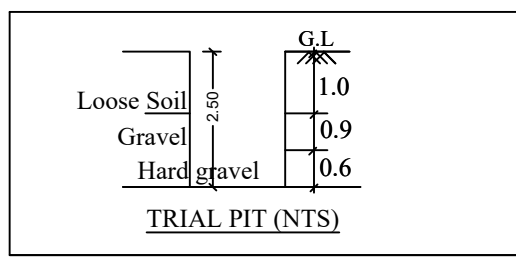
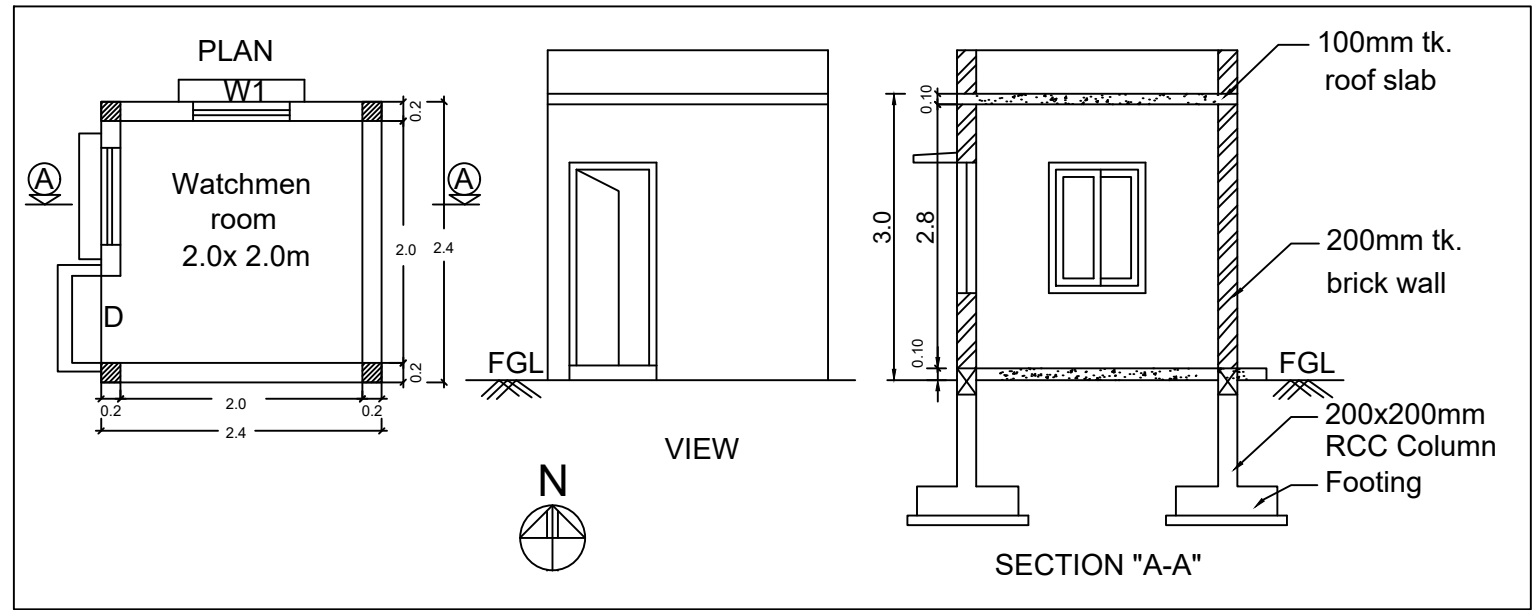
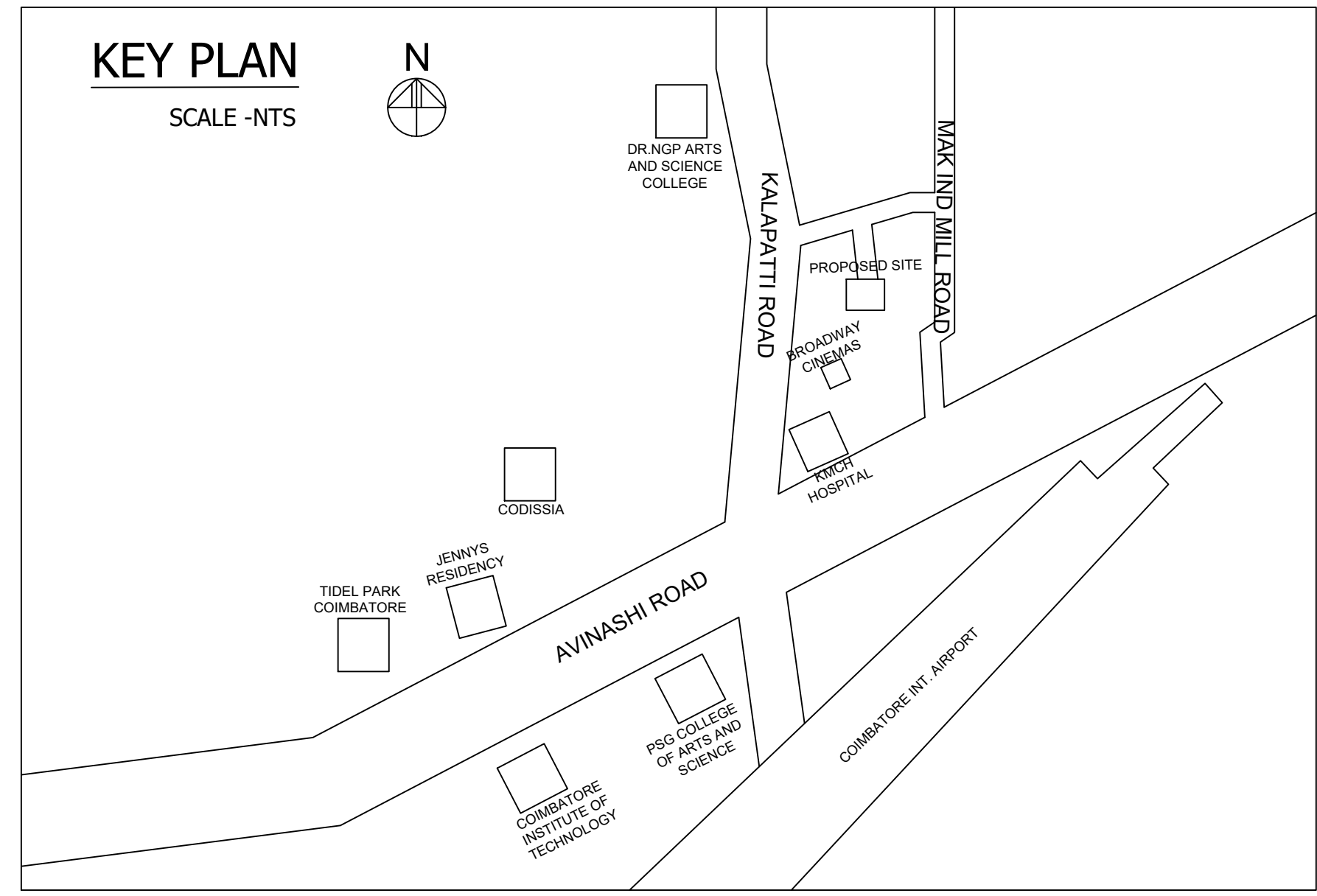
STAIRCASE DETAILS



PRECAST WALL TO
SLAB CONNECTION DETAIL



PRECAST WALL TO
SLAB CONNECTION DETAIL



S.F.No:784/1E1B

S.F.No:784/4A

S.F.No:784/1F2

PLAN SHOWING THE PROPOSED
ROW HOUSING PROJECT
BUILDING IN S.F.No:784/1F1,784/4B,784/7
KALAPATTY VILLAGE,
COIMBATORE NORTH TALUK,
COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

FE :- FIRE DETECTING AND EXTINGUISHING
SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
O O O SAND BUCKETS PROVIDED.

COLOUR INDEX

EXISTING ROAD -

SITE BOUNDARY -

PROPOSMD BUILDING -

RAINWATER HARVESTING -

FIRE HYDRANT -



ALL METRIC DIMENSIONS ARE IN "M"

SITE AREA STATEMENT	SFT	SQM
1.FMB AREA	50703.40	4710.50
2.DOCUMENT AREA	50703.40	4710.50
3.SUPER IMPOSMD PLOT AREA	50591.99	4700.15

BUILT UP AREA (BLOCK -A)

S.NO	FLOOR	FSI	NON FSI	DEDUCTION (GTS)	TOTAL BUA	NO OF UNIT
1	GROUND FLOOR	1058.29				11
2	FIRST FLOOR	788.92				
	TOTAL AREA	1847.21			1847.21	11 unit

BUILT UP AREA (BLOCK -B)

S.NO	FLOOR	FSI	NON FSI	DEDUCTION (GTS)	TOTAL BUA	NO OF UNIT
1	GROUND FLOOR	376.77				4
2	FIRST FLOOR	255.17				
	TOTAL AREA	631.94			631.94	4 unit

BUILT UP AREA (BLOCK -C)

S.NO	FLOOR	FSI	NON FSI	DEDUCTION (GTS)	TOTAL BUA	NO OF UNIT
1	GROUND FLOOR	378.82				4
2	FIRST FLOOR	267.43				
	TOTAL AREA	646.25			646.25	4 unit

BUILT UP AREA (BLOCK -D)

S.NO	FLOOR	FSI	NON FSI	DEDUCTION (GTS)	TOTAL BUA	NO OF UNIT
1	GROUND FLOOR	564.32				6
2	FIRST FLOOR	382.49				
	TOTAL AREA	946.81			946.81	6 unit

Watchmen room (C)		6.25		6.25		11 units
GRAND TOTAL (as per FMB)	4072.21			4072.21		25 units

FSI = $\frac{\text{Total FSI area}}{\text{Plot area}} = \frac{4072.21}{4700.15} = 0.866$

TOTAL NUMBERS OF DWELLING - 25 UNITS

PARKING DETAIL:-

Parking category	A	B	C	D	Total No of Unit	2 wheeler	4 wheeler
Up to 150 Sqm residence	11	4	4	6	25	35	39
Total Required parking						35	52
Provided Parking						35	52

AREA OF INDIVIDUAL UNITS:

BLOCK A

Flat no.	Ground floor	First floor	Total Area (Include parking)
1	96.21 sqm	71.72 sqm	167.93 sqm
2	96.21 sqm	71.72 sqm	167.93 sqm
3	96.21 sqm	71.72 sqm	167.93 sqm
4	96.21 sqm	71.72 sqm	167.93 sqm
5	96.21 sqm	71.72 sqm	167.93 sqm
6	96.21 sqm	71.72 sqm	167.93 sqm
7	96.21 sqm	71.72 sqm	167.93 sqm
8	96.21 sqm	71.72 sqm	167.93 sqm
9	96.21 sqm	71.72 sqm	167.93 sqm
10	96.21 sqm	71.72 sqm	167.93 sqm
11	96.19 sqm	71.72 sqm	167.91 sqm

BLOCK B

12	94.440 sqm	63.925 sqm	158.365 sqm
13	93.945 sqm	63.660 sqm	157.605 sqm
14	93.945 sqm	63.660 sqm	157.605 sqm
15	94.440 sqm	63.925 sqm	158.365 sqm

BLOCK C

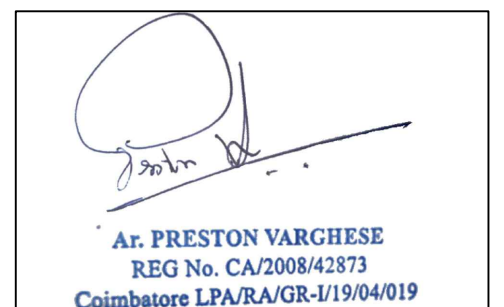
16	94.73 sqm	66.855 sqm	161.585 sqm
17	94.68 sqm	66.860 sqm	161.540 sqm
18	94.68 sqm	66.860 sqm	161.540 sqm
19	94.73 sqm	66.855 sqm	161.585 sqm

BLOCK D

20	94.40 sqm	63.925 sqm	158.325 sqm
21	93.88 sqm	63.660 sqm	157.540 sqm
22	93.88 sqm	63.660 sqm	157.540 sqm
23	93.88 sqm	63.660 sqm	157.540 sqm
24	93.88 sqm	63.660 sqm	157.540 sqm
25	94.40 sqm	63.925 sqm	158.325 sqm



APPLICANT



ARCHITECT



STRUCTURAL ENGINEER

LBS/ ENGINEER

SCALE : 1 :100

SHEET No :6of6

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](#)



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



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.

