Verified RealEstate™

REFERENCE
94/2024

ISSUED
24 February 2024

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.

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

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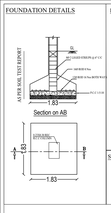
DIGITALLY VERIFIED RECORD

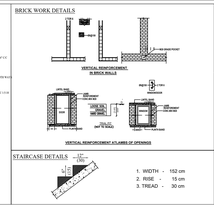
Applicant Name : G. Soundararaj , S.Srivalli and S.Vikram

Online Building Application No : SWP / BPA / 103808 / 2024 / TCP

FOUNDATION DETAILS



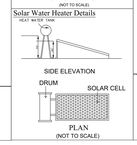
BRICK WORK DETAILS



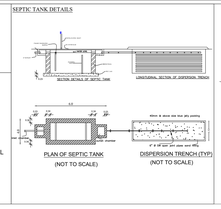
1. WIDTH - 152 cm
2. RISE - 15 cm
3. TREAD - 30 cm

Rain Water Harvesting Pit

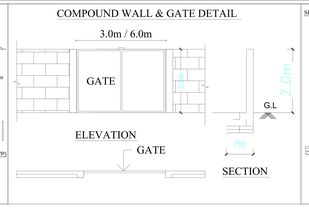
Solar Water Heater Details



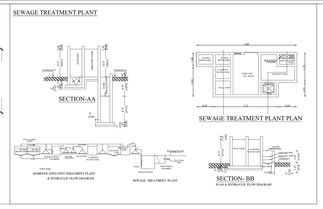
SEPTIC TANK DETAILS

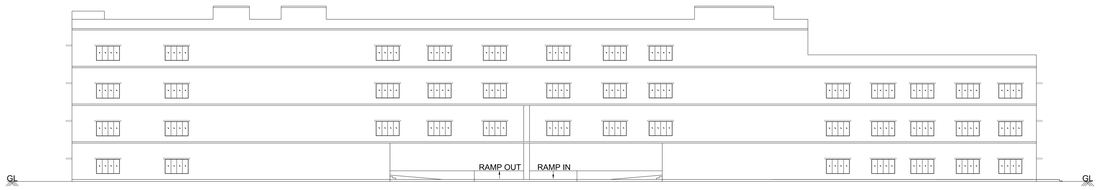


COMPOUND WALL & GATE DETAIL

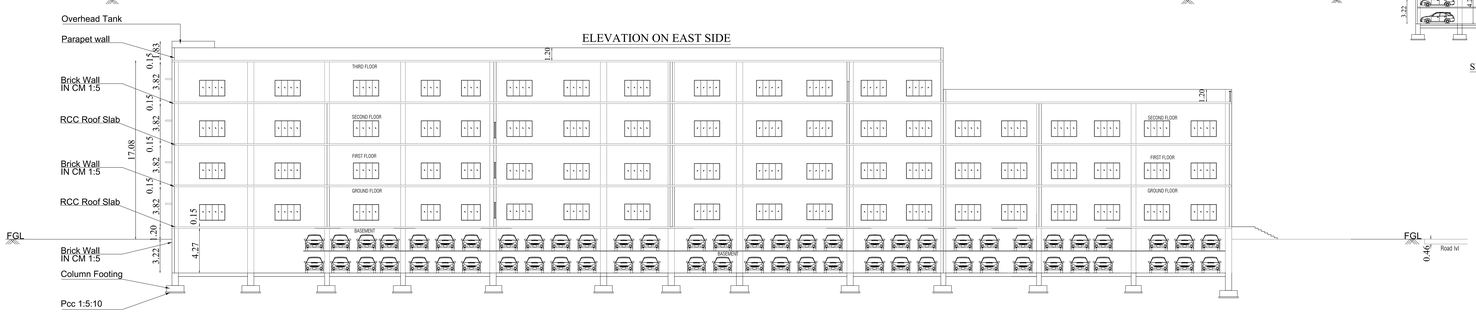


SEWAGE TREATMENT PLANT

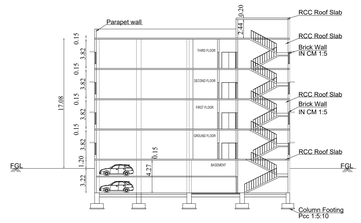




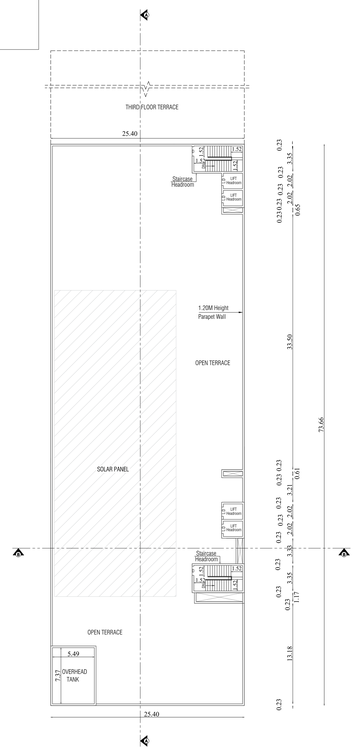
ELEVATION ON EAST SIDE



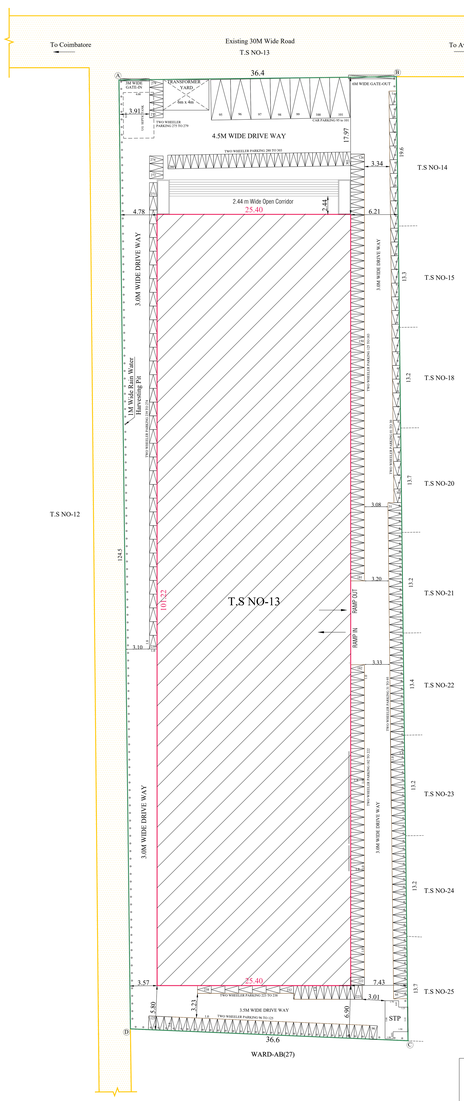
SECTION AA

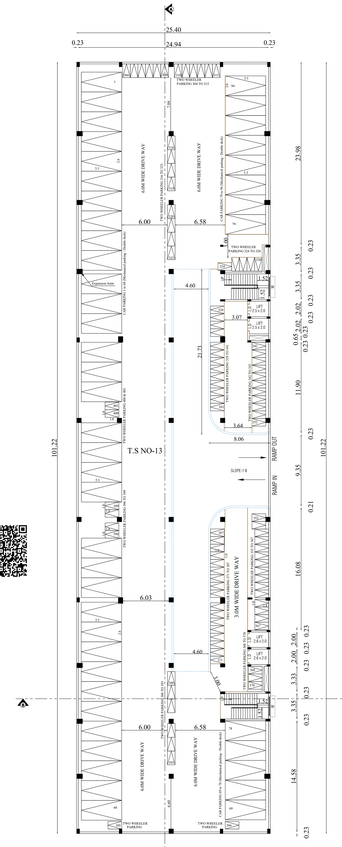


SECTION ON BB

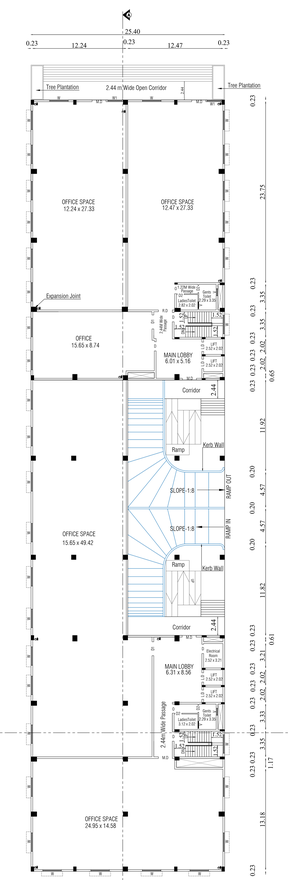


TERRACE FLOOR PLAN

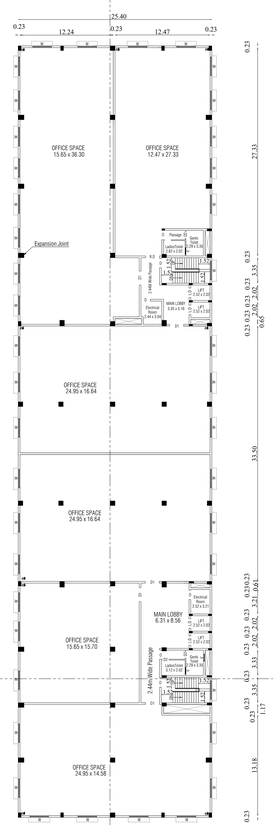




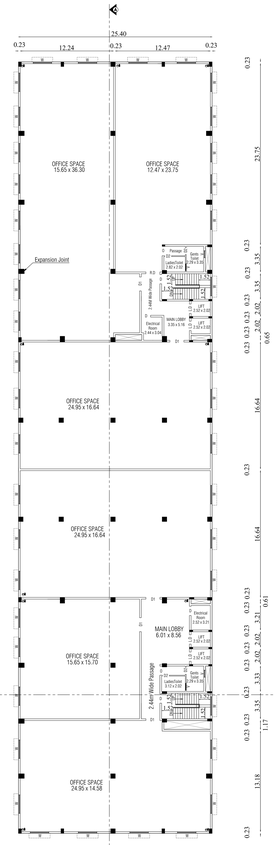
BASEMENT FLOOR



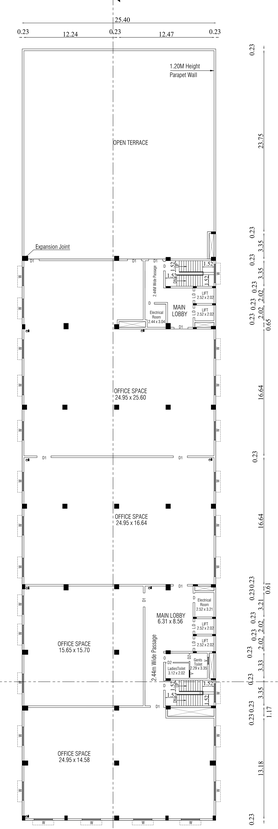
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING - OFFICE SPACE IN TS.NO-13, WARD -Y, BLOCK-25, VILANKURUCHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

N

Scale 1 : 500

AREA DETAILS (LAND)

AREA OF SITE AS PER TSLR - 4750 SQM (or) 51129 SFT

AREA OF SITE AS PER DOCUMENT - 4550.54 SQM (or) 48982 SFT

AREA DETAILS (BUILDING)

Name	Non FSI (Sqm)	FSI (Sqm)	Total Built up area (Sqm)
Building For Approval:-			
Basement Floor	2570.99	---	2570.99
Ground Floor	---	2128.41	2128.41
First Floor	---	2554.00	2554.00
Second Floor	---	2554.00	2554.00
Third Floor	---	1856.00	1856.00
Terrace Floor	79.80	---	79.80
Grand Total	2650.79	9092.41	11743.20

$$FSI = \frac{9092.41}{4550.54} = 1.998$$

All Dimensions are in Meters	Mechanical Ventilation will be provided wherever necessary

JOINERY DETAILS :-

INDEX	DESCRIPTION	SIZE IN M
M.D	Main door	1.83 x 2.13
R.D	Rear Door	1.83 x 2.13
D	Door	1.22 x 2.13
D1	Door	1.22 x 2.13
D2	Door	0.91 x 2.13
L.D	Lift Door	1.22 x 2.13
W	Window	2.44 x 1.52
V1	Ventilator	0.91 x 0.61
O	Open	1.22 x 2.13

PARKING DETAILS :-	Required	Provided
CAR PARKING	100 Nos	101 Nos
TWO WHEELER PARKING	401 Nos	401 Nos

REFERENCE :-

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING FOR APPROVAL
- DRIVEWAY

Er. HARINI. P.S. ME.(Str)., MBA (HR).
Reg. No. Coimbatore LPA / CE / 005 / 2023
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373371000,
E - mail harini@propdoc.in

Construction Engineer

Dr. L.S. JAYAGOPAL B.E.,M.Tech.,Ph.D.,FIE.,
Chartered Engineer (F12987)
CMDA/SE/GR-1/19/05/117
No: 1, Jawahar Nagar, SAHS P.O.,
Coimbatore - 641 043.

Structural Engineer

Er. HARINI. P.S.
Reg. No. Coimbatore LPA / RE / GR-I / 008 / 2022
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373371000,
E mail : harini.propdoc@gmail.com.

Registered Engineer

S. Srivalli

Applicant

K.Gowthami
Surveyor

G. Balamurugan
Draughtsman Grade III

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.