PP APPROVAL RECORD

Planning Permission

Survey 3/10 and 1 more

Coimbatore

Coimbatore district, Tamil Nadu

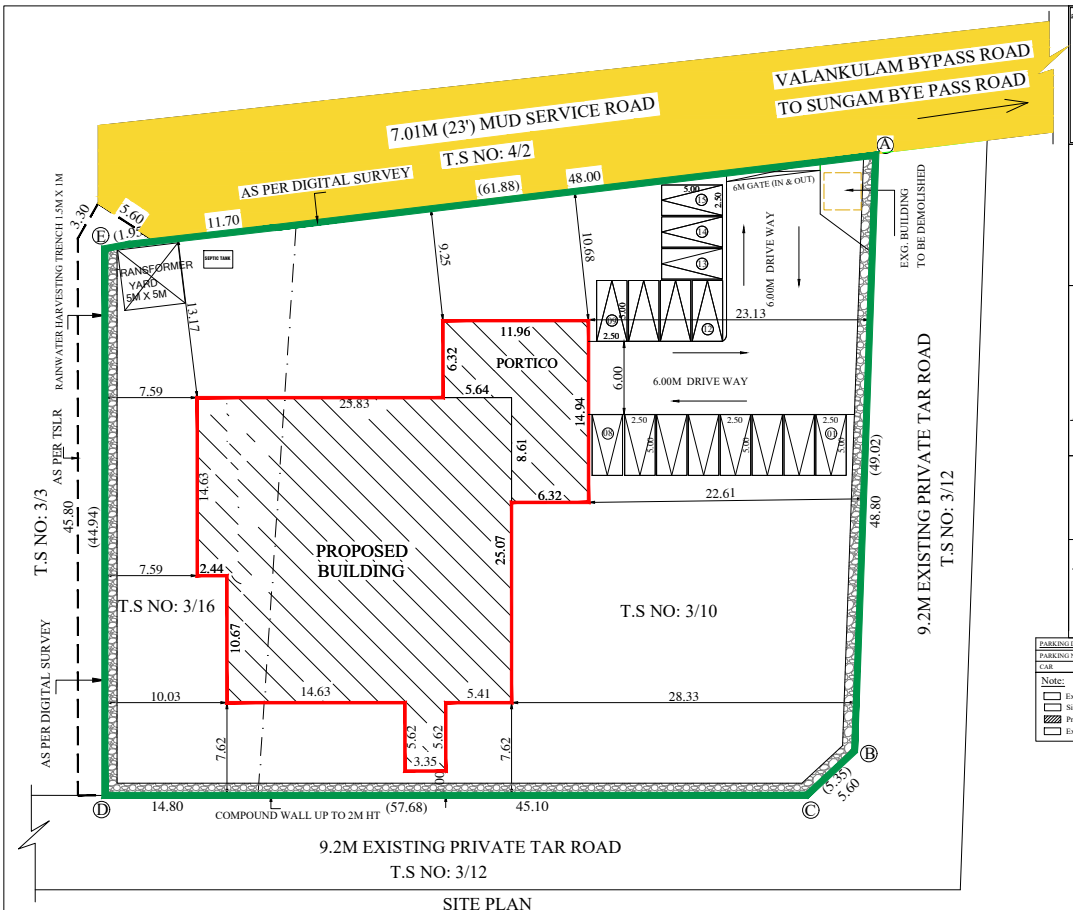
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

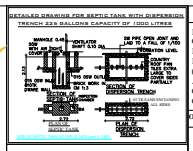
PURPOSE
Residential

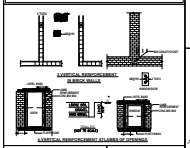
The approval as the planning authority issued it, reproduced in full behind this page.

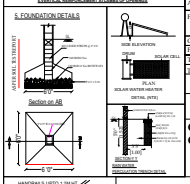
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

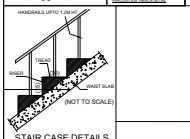


SITE PLAN









STAIR CASE DETAILS

1. WIDTH - 145, 122 CM
2. RISE - 15 CM
3. TREAD - 30 CM

PARKING DETAILS:

PARKING NAME	REQUIRED	PROVIDED
CAR	10	15

Note:

- Existing Road
- Site Boundary (A,B,C,D,E)
- Proposed Building
- Exg. Building to be Demolished

SITE PLAN	SHEET NO:1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN WARD NO.41 (AO), BLOCK NO.3, T.S.NO:3/10 & 3/16, (S.F.NO: 120/1B) AT ANUPPARPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION.

ONLINE APPLICATION NO:SWP/BPA/002061/2022

North

Scale 1 : 200

AREA DETAILS:

T.S NO	As Per TSLR (in Sqm)	As Per Document (in Cents)
3/10	2274.00	56.00
3/16	630.00	15.56
TOTAL	2904.00 Sqm	71.56 Cents (or) 2895.90 Sqm

AREA OF THE SITE : 2895.90 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
GROUND FLOOR	552.00	130.12	682.12
FIRST FLOOR	316.78	-	316.78
TERRACE FLOOR		16.66	16.66
TOTAL	868.78	146.78	1015.56

AREA OF THE OPEN SPACE : 2213.78 Sqm

FLOOR SPACE INDEX = 868.78 / 2895.90 = 0.300

CLPA/DTCP/NO : 62/2023
CLPA/DTCP/PP.NO : 67/2023

R.N.Krishna Kumar B.Arch., CA / 2015 / 73097
LPA / CE / 19 / 07 / 089
GK ASSOCIATES
No : 605, 100 Feet Road, Gandhipuram
Coimbatore - 641 012.
Ph : 0422 - 4220046, 99442 11111

CONSTRUCTION ENGINEER

R.N.Krishna Kumar B.Arch., LPA / CE / 19 / 07 / 089 GK ASSOCIATES No : 605, 100 Feet Road, Gandhipuram Coimbatore - 641 012. Ph : 0422 - 4220046, 99442 11111

ARCHITECT

R.PRAKASH M.E., (Structural) LPA/SE/Gr-I/19/05/044 GK ASSOCIATES No : 605, 100 FEET ROAD, GANDHIPURAM COIMBATORE - 641 012. PHONE : 0422-4220046, 97503 40046

STRUCTURAL ENGINEER

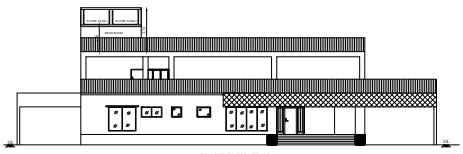
APPLICANT

M.THIRUMAL
SURVEYOR / ASSISTANT DRAUGHTSMAN

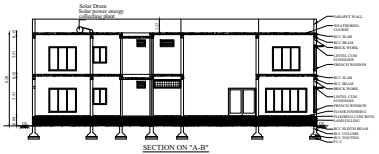
L.VANITHA
DRAUGHTSMAN GRADE III

S.PADMANABAN
SUPERVISOR / DRAUGHTSMAN GRADE II

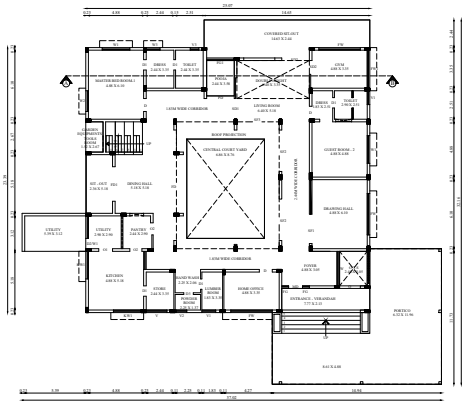
MEMBER SECRETARY / JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE



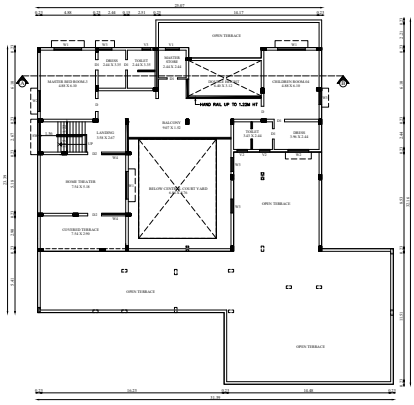
FRONT ELEVATION



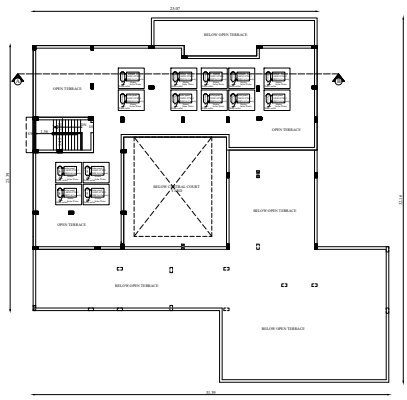
SECTION ON "A-B"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
GROUND FLOOR	552.00	130.12	682.12
FIRST FLOOR	316.78	-	316.78
TERRACE FLOOR		16.66	16.66
TOTAL	868.78	146.78	1015.56

GROUND & FIRST FLOOR	SHEET NO:2/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN WARD NO.41 (AO), BLOCK NO.3, T.S.NO:3/10 & 3/16, (S.F.NO: 120/1B) AT ANUPPARPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION.

ONLINE APPLICATION NO:SWP/BPA/002061/2022

North

Scale 1 : 100

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
MD	MAIN DOOR	1.22 X 2.44
FD1	FRENCH DOOR 1	1.83 X 2.44
FD2	FRENCH DOOR 2	2.44 X 2.44
SD1	SLIDING DOOR 1	1.53 X 2.44
SD2	SLIDING DOOR 2	1.22 X 2.44
PD	POOJA ROOM DOOR	2.44 X 2.13
D	DOOR	1.14 X 2.13
D1	DOOR 1	0.91 X 2.13
D2	DOOR 2	1.22 X 2.13
D3	DOOR 3	0.84 X 2.13
O1	OPEN 1	1.22 X 2.13
O2	OPEN 2	1.07 X 2.13
FW	FRENCH WINDOW	3.66 X 1.83
FW1	FRENCH WINDOW 1	3.35 X 1.83
W	WINDOW	3.05 X 1.52
W1	WINDOW 1	2.44 X 1.52
W2	WINDOW 2	1.83 X 1.52
W3	WINDOW 3	1.22 X 1.52
W4	WINDOW 4	2.13 X 1.52
FG	FIXED GLASS WINDOW 1	3.66 X 2.44
FG1	FIXED GLASS	0.61 X 2.44
FG1	FIXED GLASS 1	2.44 X 0.76
V	VENTILATOR	1.83 X 0.61
V1	VENTILATOR 1	1.22 X 0.61
V2	VENTILATOR 2	0.91 X 0.61
V3	VENTILATOR 3	0.76 X 0.61

CLPA/DTCP/NO : 62/2023
CLPA/DTCP/PP.NO: 67/2023

R.N.Krishna Kumar B.Arch., CA / 2015 / 73097 LPA / CE / 19 / 07 / 089 GK ASSOCIATES No : 605, 100 Feet Road, Gandhipuram Coimbatore - 641 012. Ph : 0422 - 4220046, 99442 11111

CONSTRUCTION ENGINEER

R.N.Krishna Kumar B.Arch., LPA / CE / 19 / 07 / 089 GK ASSOCIATES No : 605, 100 Feet Road, Gandhipuram Coimbatore - 641 012. Ph : 0422 - 4220046, 99442 11111

ARCHITECT

R.PRAKASH M.E., (Structural) LPA/SE/Gr-I/19/05/044 GK ASSOCIATES No : 605, 100 FEET ROAD, GANDHIPURAM COIMBATORE - 641 012. PHONE : 0422-4220046, 97503 40046

STRUCTURAL ENGINEER

APPLICANT

M.THIRUMAL
SURVEYOR / ASSISTANT DRAUGHTSMAN

L.VANITHA
DRAUGHTSMAN GRADE III

S.PADMANABAN
SUPERVISOR / DRAUGHTSMAN GRADE II

MEMBER SECRETARY / JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE

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.