PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

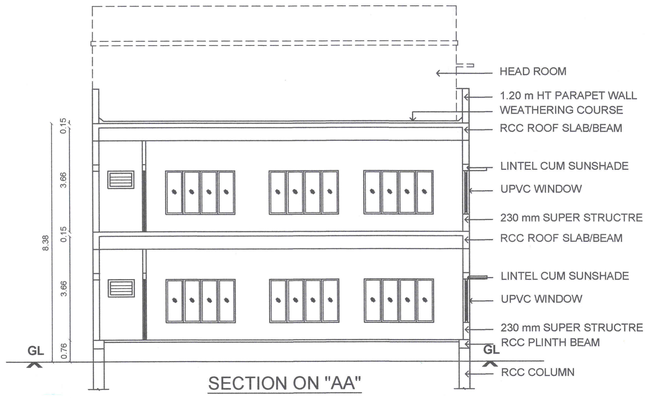
PURPOSE
Commercial

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

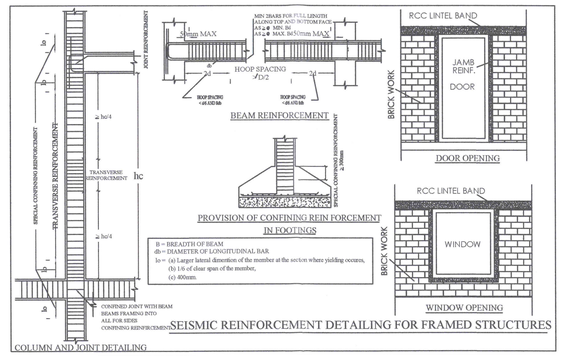
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

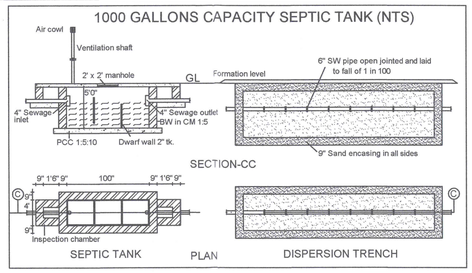


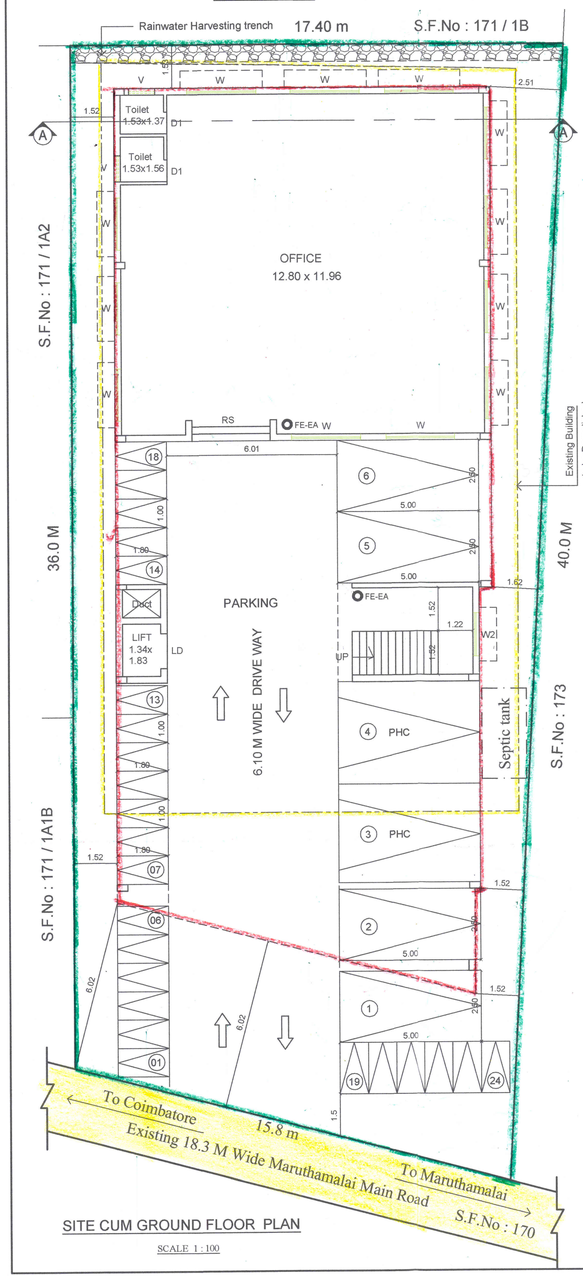
ELEVATION



SECTION ON "AA"

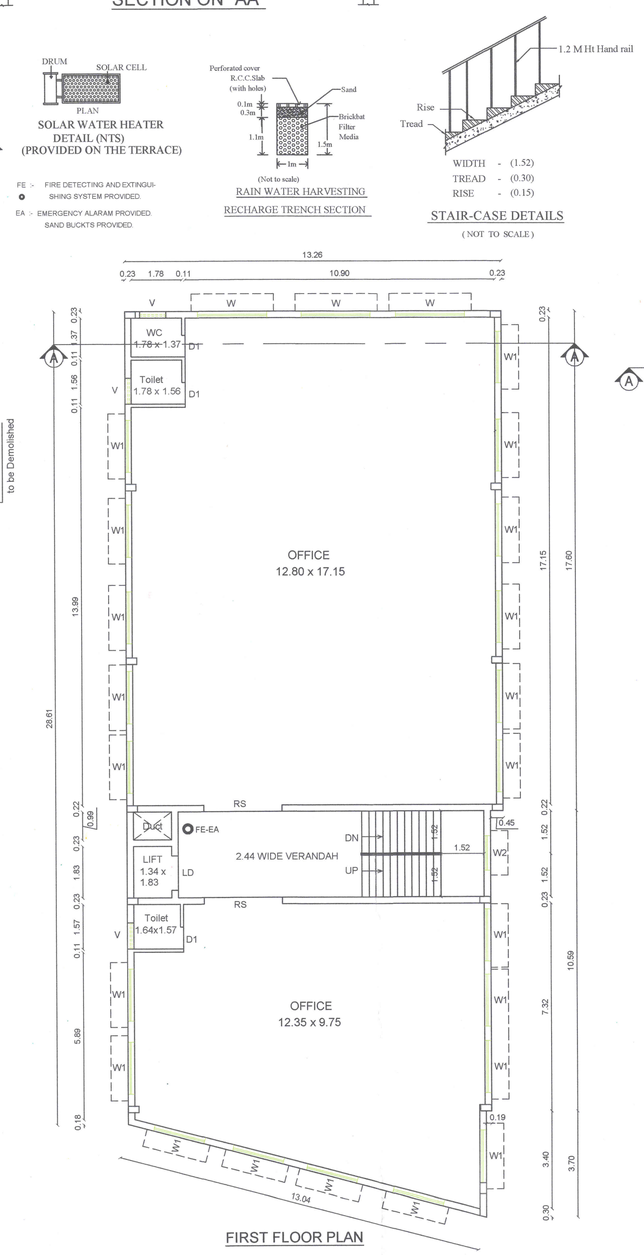




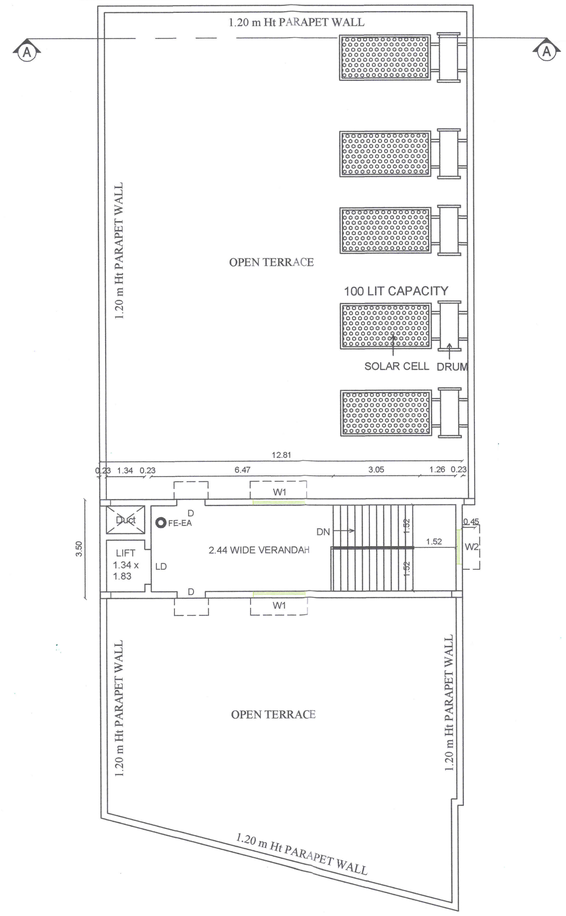


SITE CUM GROUND FLOOR PLAN

SCALE 1 : 100



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

SOLAR WATER HEATER DETAIL (NTS) (PROVIDED ON THE TERRACE)

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARM PROVIDED. SAND BUCKTS PROVIDED.

RAIN WATER HARVESTING

RECHARGE TRENCH SECTION

WIDTH - (1.52)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE DETAILS

(NOT TO SCALE)

ON - LINE APPLICATION No : SWP / BPA / 002074 / 2022

L.P / C L P A No : 48 / 2023

PLANNING PERMISSION No : 52 / 2023

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR AND FIRST FLOOR OFFICE BUILDING IN S.F.No : 171 / 1A1A, MARUTHAMALAI MAIN ROAD, VADAVALLI VILLAGE, COIMBATORE CORPORATION.

VADAVALLI DD PLAN No : 05

AREA DETAILS

AREA OF THE SITE (As per Document)	620.0 Sq m
AREA OF THE SITE (As per FMB)	620.0 Sq m

FLOORWISE BREAKUP

BLOCK A	Total Built Up	Non Fsi Area		Fsi Area
		Parking	Terrace	Commercial
AREA OF GROUND FLOOR	395.83	230.82	---	165.01
AREA OF FIRST FLOOR	395.83	---	---	395.83
AREA OF TERRACE FLOOR	44.84	---	44.84	---
TOTAL BUILT UP AREA	836.50	230.82	44.84	560.84

FSI : $\frac{560.84}{620.0}$ = 0.905

HORIZANTAL DIST. FROM ELEC. LINE : NIL

TP OR NTP AREA : NTP AREA

NOTE : ALL DIMENSIONS ARE IN METRE

SCALE 1 : 100

JOINERY DETAILS:	METER
RS - ROLLING SHUTTER	3.00 x 2.10
D - DOOR	0.91 x 2.10
D1 - DOOR	0.69 x 2.10
LD - LIFT DOOR	1.22 x 2.10
W - WINDOW	2.44 x 1.52
W1 - WINDOW	1.82 x 1.37
W2 - WINDOW	1.82 x 1.37
O - OPEN	0.91 x 2.00
V - VENTILATOR	0.91 x 0.61

PARKING DETAILS :	Required	Provided
CAR PARKING	6 Nos	6 Nos
TWO WHEELER PARKING	24 Nos	24 Nos

REFERENCE:

- SITE
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH

APPLICANT

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008
LPP/SE/GR-II/20103/009

STRUCTURAL ENGINEER

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

REGISTERED ENGINEER

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
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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.