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.

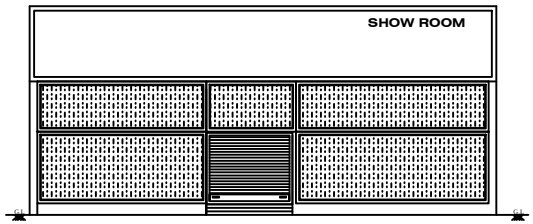
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Plan Showing The Proposed Construction Of Ground Floor Building (Automobile Showrooms) In S.F.No: 94/2A1A, 94/1B At Saravanampatti Village, Coimbatore Corporation.

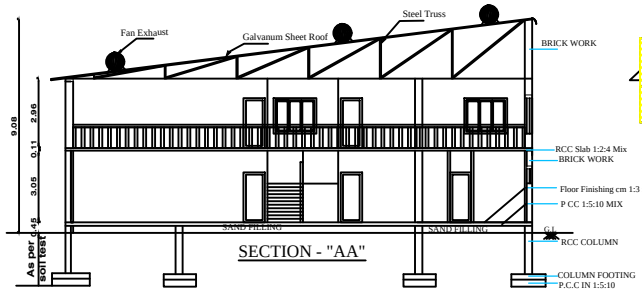
Saravanampatti DD Plan No.04

North

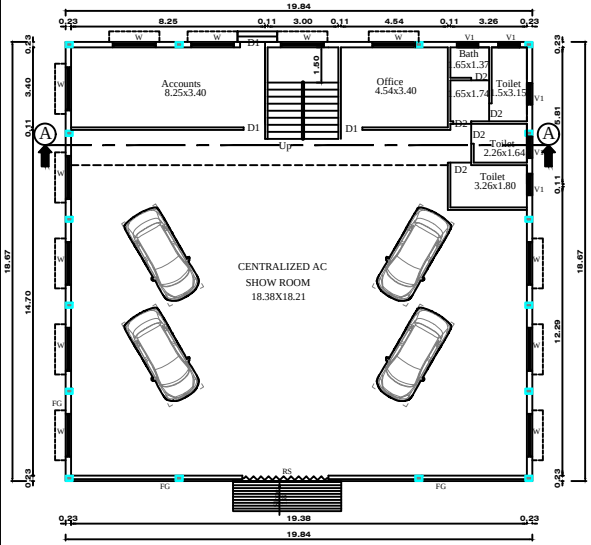
Scale:1:100



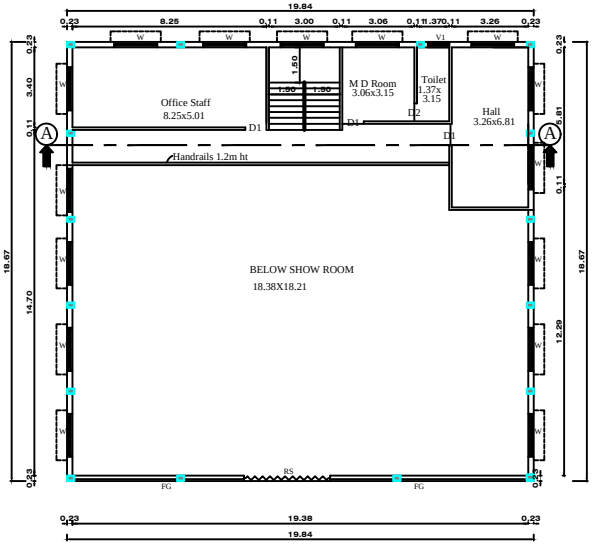
FRONT ELEVATION



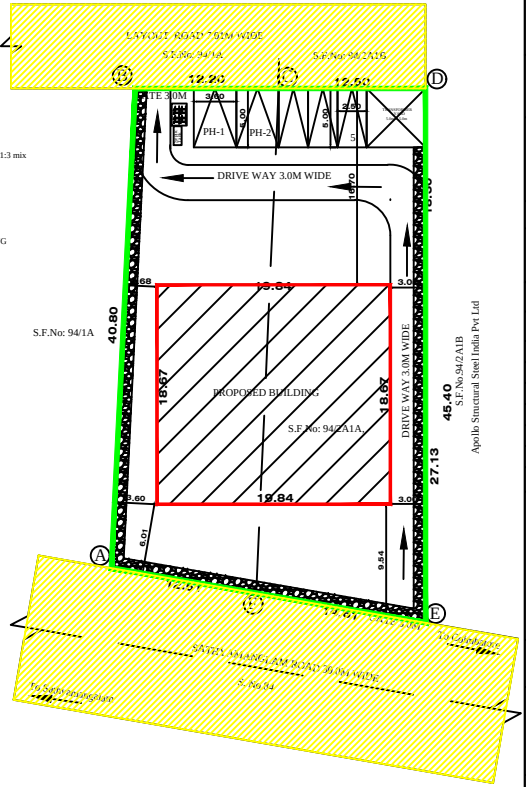
SECTION - "AA"



GROUND FLOOR



MEZZANINE FLOOR



Reconstitution of Sites Cum Site Plan
(Scale 1:200)

Online application No: SWP/BPA/002690 /2022
CLPA / DTCP / No :419/2022
Building Plan PP No :495/2022

Super Imposed Plot Area = 1111.09 Sq.mt.

Floor Name	Total Buildup Area	Non FSI Area		Commercial
		Covered Parking	Deduction	Total Covered Area
FLOOR-GROUND	370.44	-	-	370.44
FLOOR-Mezzanine	110.85	-	-	110.85
TOTAL AREA	481.29	-	-	481.29
Area of the Open Space				740.65

Area Details

As per Doucment Area	1111.09 Sq.m
As per Patta Area	1111.09 Sq.m

Joinery's Details:

Description of works	In Meter
RS - R.Shutter	3.66 x 3.66
D1 - Door	0.91 x 2.13
D2 - Door	0.76 x 2.13
W - Window	1.83 x 1.52
V - Ventilator	0.91 x 0.61
V1 - Ventilator	0.58 x 0.91
FG - Fixed Glass	

All metric dimensions are in metre
Capacity of the septic tank - 450 Glns
Horizontal Distance From Elec If Any - Nil

Scale:
Plan, Eelvation, Section & Site plan = 1:100

No. of Car Parking Required : 05 Nos.
No. of Car Parking Provided : 05 Nos.
No. of physically challenged parking Required : 2 Nos.
No. of physically challenged parking Provided : 2 Nos.

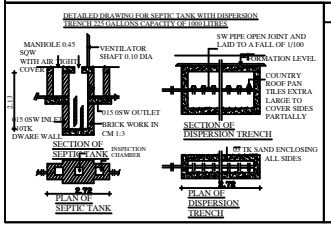
Floor Space Index - $\frac{490.84}{1111.09}$ 0.441

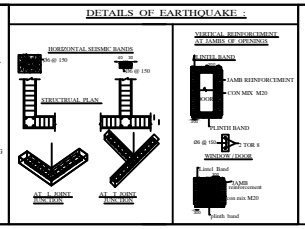
Site Boundary
Proposed Building
Existing Road

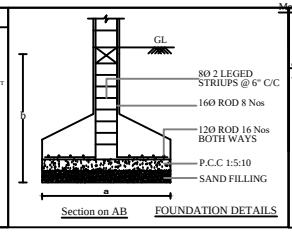
Structural Engineer

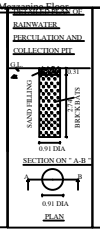
Applicant

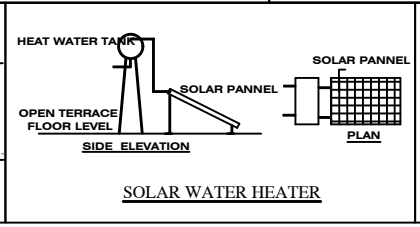
Registered Engineer



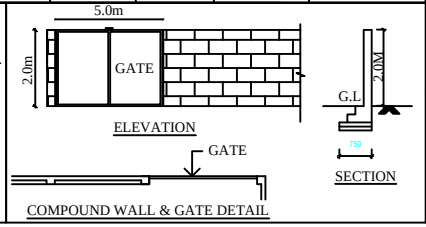








SOLAR WATER HEATER



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.