

PP

APPROVAL RECORD

Planning Permission

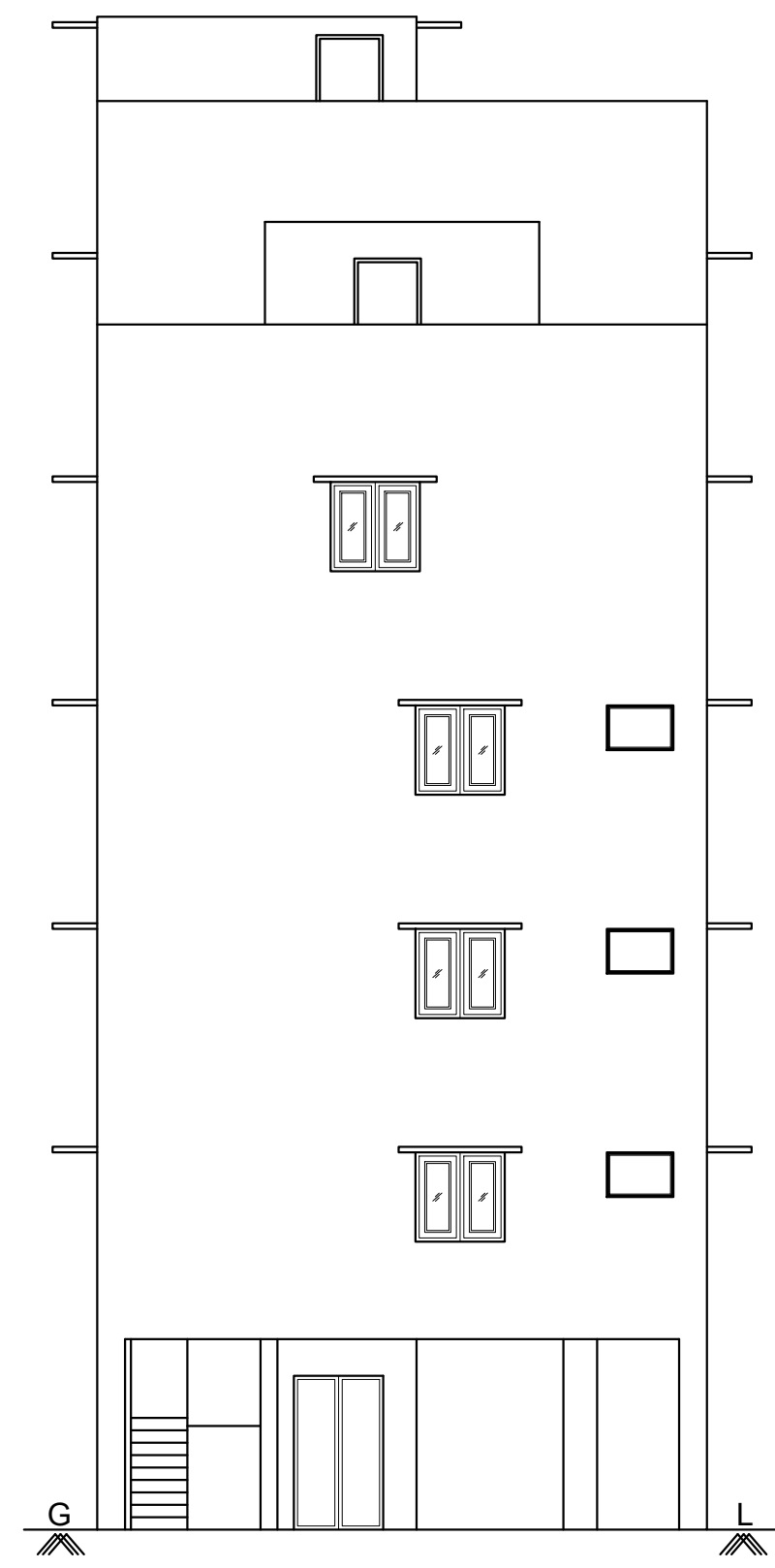
Coimbatore

Coimbatore district, Tamil Nadu

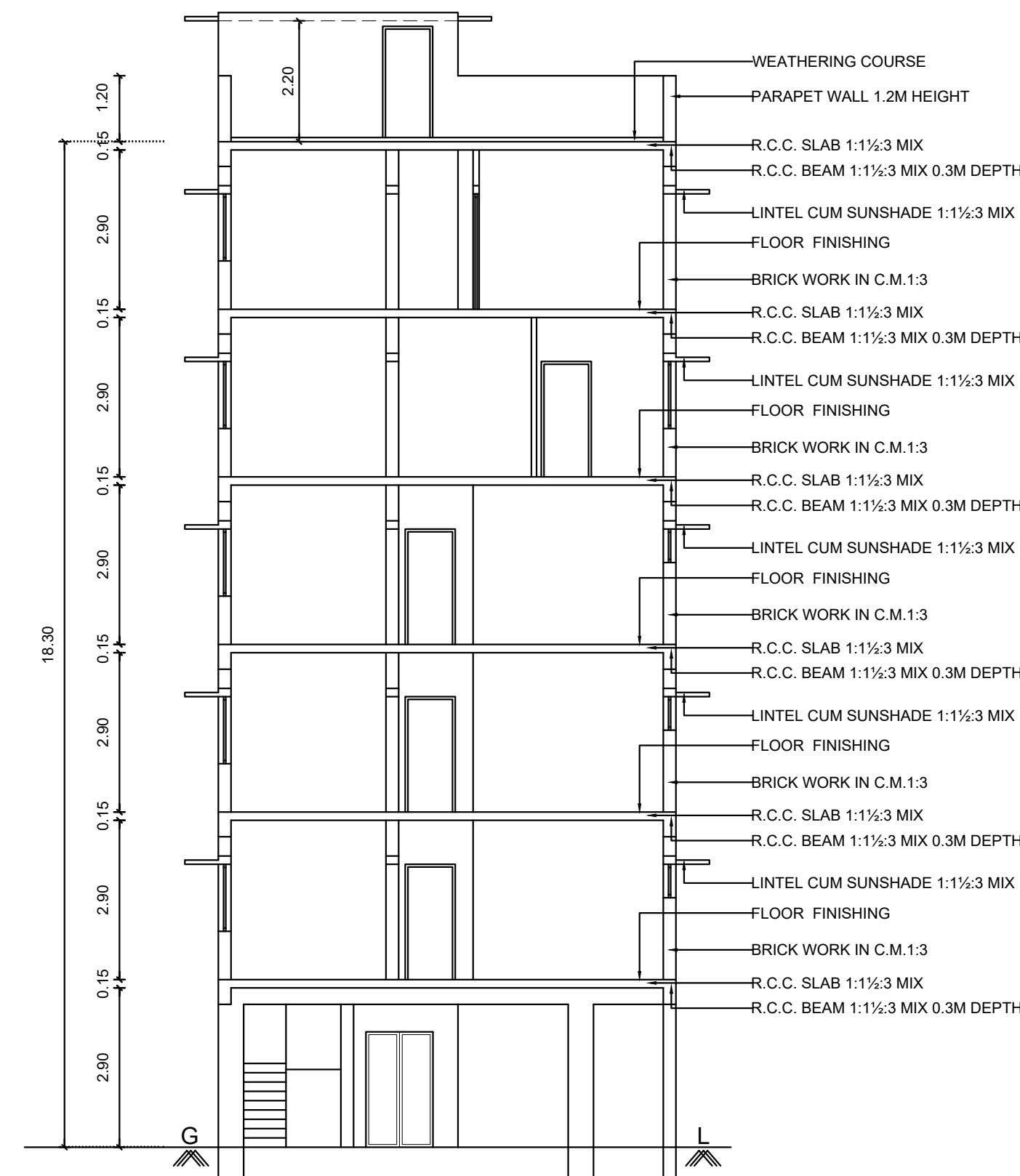
APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
Residential

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

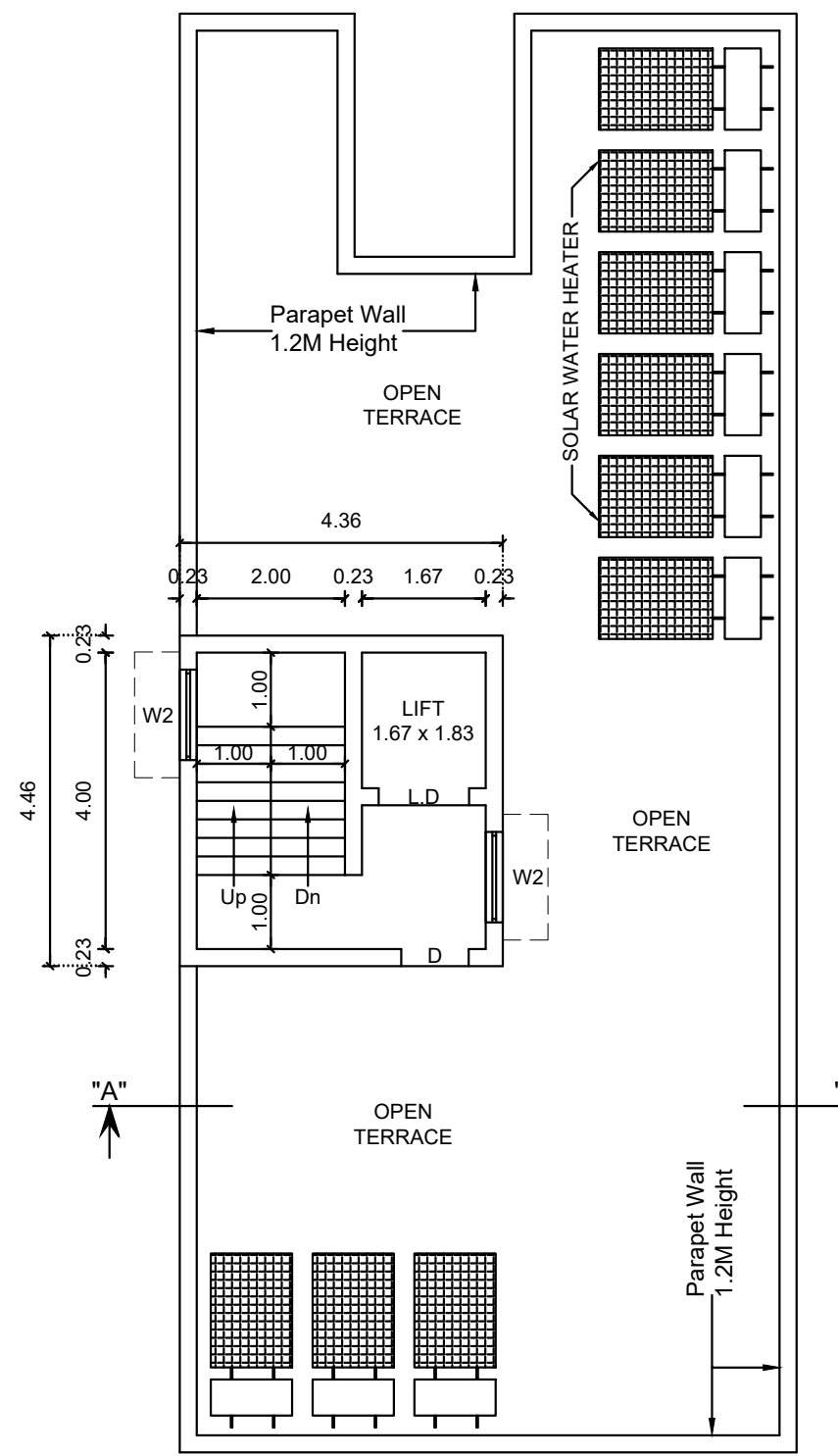
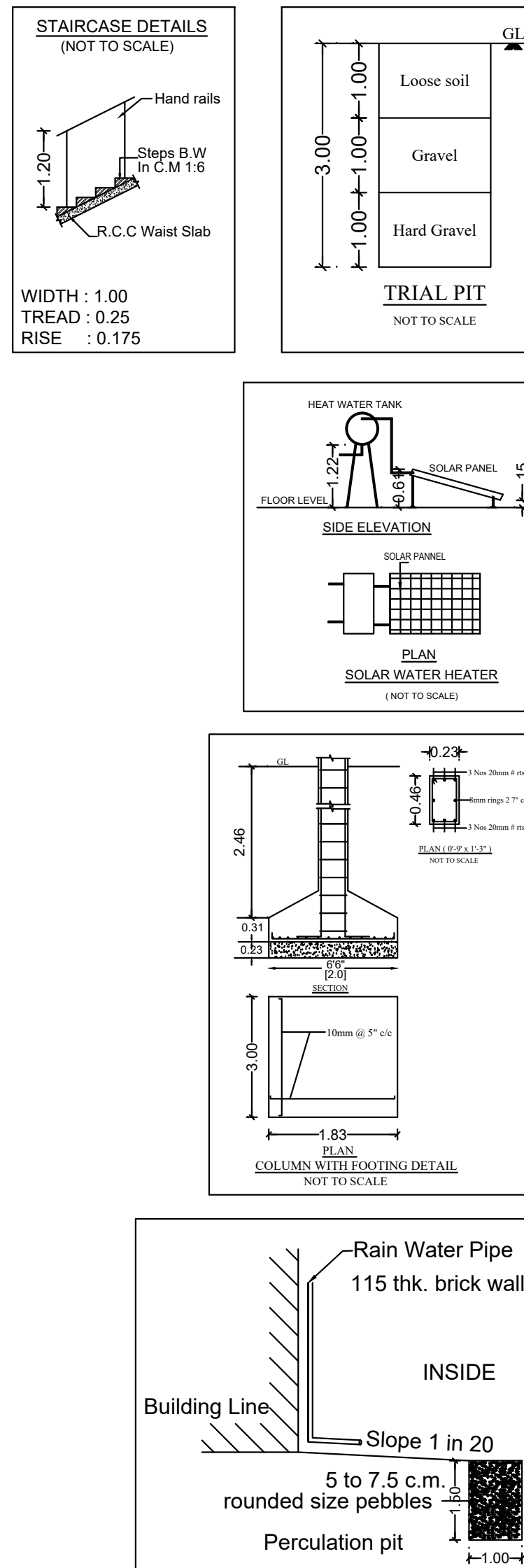
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



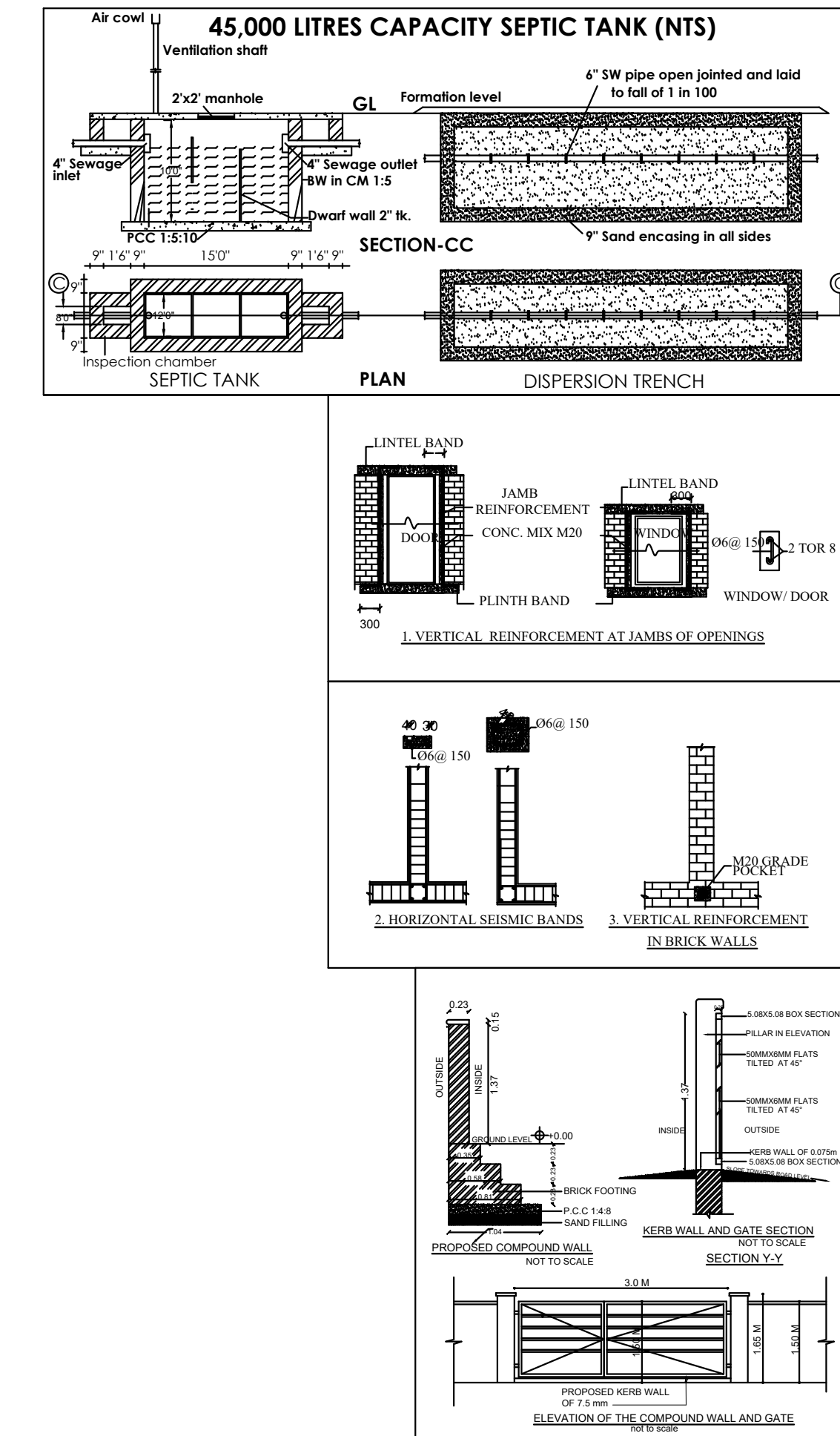
ELEVATION



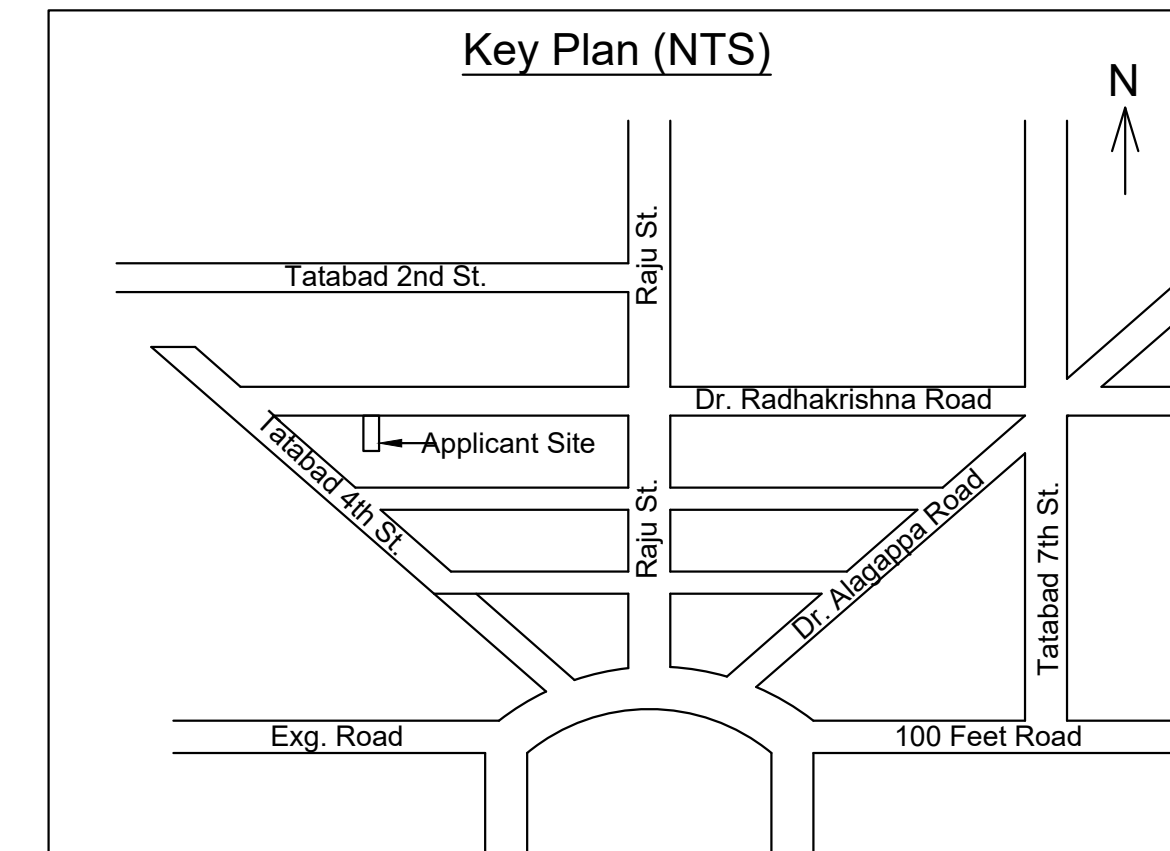
SECTION ON "AB"



TERRACE FLOOR PLAN



AREA DETAILS			
FLOOR NAME	Dwelling Name	Single / Duplex	Dwelling Area In Sq.Mtrs
TYPICAL - FIRST, SECOND, THIRD FLOOR	FLAT - A	Single	71.77
	FLAT - B	Single	78.63
FOURTH FLOOR	FLAT - A	Single	40.39
	FLAT - B	Single	125.57
FIFTH FLOOR	FLAT - A	Single	138.01



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND, THIRD, FOURTH, FIFTH FLOOR AND HEAD ROOM RESIDENTIAL APARTMENT BUILDING AT T.S.No: 1861, T.S.WARD No: K(11), BLOCK No: 45, SITE No:8, KAVETTI NAIDU COLONY, SANGANOUR VILLAGE, Dr.RADHAKRISHNAN ROAD, CENTRAL ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100			
AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
SITE AREA (As per Document)	-	-	485.07
SITE AREA (As per TSLR)	-	-	449.50
SITE AREA (As per Super Imposed Area)	-	-	462.84
PRO. STILT FLOOR	-	187.81	187.81
PRO. FIRST FLOOR	183.70	-	183.70
PRO. SECOND FLOOR	183.70	-	183.70
PRO. THIRD FLOOR	183.70	-	183.70
PRO. FOURTH FLOOR	187.81	-	187.81
PRO. FIFTH FLOOR	154.53	-	154.53
PRO. HEAD ROOM	-	19.45	19.45
TOTAL BUILTUP AREA	893.44	207.26	1100.70

JOINERY DETAILS:-		Metre	
M.D	MAIN DOOR	1.07 x 2.10	
D	DOOR	0.91 x 2.10	
D1	DOOR	0.76 x 2.10	
L.D	LIFT DOOR	1.22 x 2.10	
O	OPEN	1.22 x 2.10	
O1	OPEN	0.91 x 2.10	
W	WINDOW	1.83 x 1.22	
W1	WINDOW	1.52 x 1.22	
W1	WINDOW	1.22 x 1.22	
V	VENTILATOR	1.22 x 0.61	
V1	VENTILATOR	0.91 x 0.61	

PLOT COVERAGE:-	
PLOT COVERAGE	= $\frac{187.81}{449.50} \times 100 = 41.78\%$

FLOOR SPACE INDEX:-	
FSI	= $\frac{893.44}{449.50} = 1.988$

Total No. Of Dwellings = 9

PARKING DETAILS:-				
DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers	No. Of Cars	
Above 25 upto 50 Sq.Mtrs	1	1	1	-
Above 50 upto 75 Sq.Mtrs	3	3	3	2
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	5	-	-	5
Visitor's Parking 10%	-	-	-	1
Total No. Of Parkings	-	4	4	8

COLOUR INDEX:-	
EXG. ROAD	☐
SITE BOUNDARY	☐
PROPOSED BUILDING	☐

For DHIVA FOUNDATION PVT. LTD.
T.P. Malathi
MANAGING DIRECTOR

LAND OWNER / APPLICANT

R. SATHISHKUMAR, M.E. (Genl), M.A.S. M.L.E.T.E.
Registered Geotechnical Engineer
Reg. No. COB/LPA/CE/06/2021
No: 17723-B, Anna Road, Kuvempu, Coimbatore - 641 050
Ph: 0422-4399772, Mob: +91 9877262815

REGISTERED GEOTECHNICAL ENGINEER

R. GOVINDARAJ V. E.S.M.A., A.M.I.E., A.I.C.E.
CHARTERED Eng-Arch 1971/8-3
CMA Structural Eng-S. EGR/19/06/173
LPA Structural Eng-S. EGR/19/06/046
IBSI Reg. Value CE-RV/02/2021/450
No. 14, 52 Nagar, E.L. Park, Coimbatore, Kungu Main Road, Trupear - T Ph: 8054859623

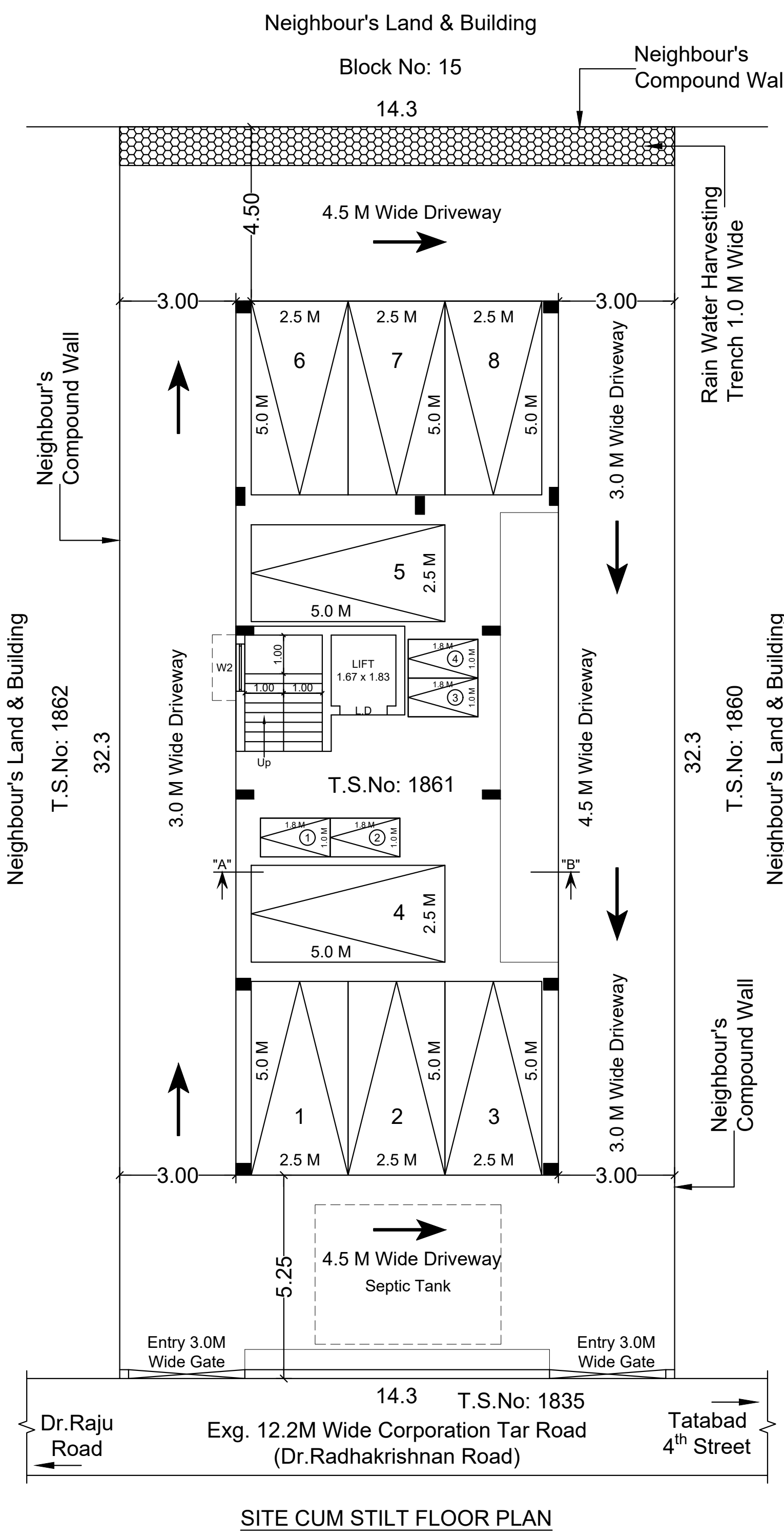
REGISTERED STRUCTURAL ENGINEER

Dr. D. MOHANKUMAR
B.E., M.E. (Genl), M.C.T., M.A.T.S., LBS Gr-1
Registered Construction Engineer (CE)
Reg. No. COB/LPA/CE/06/2021
Registered Quality Auditor (QA)
Reg. No. COB/LPA/QA/06/2021
Coimbatore-641 037. Ph: 96777-98977

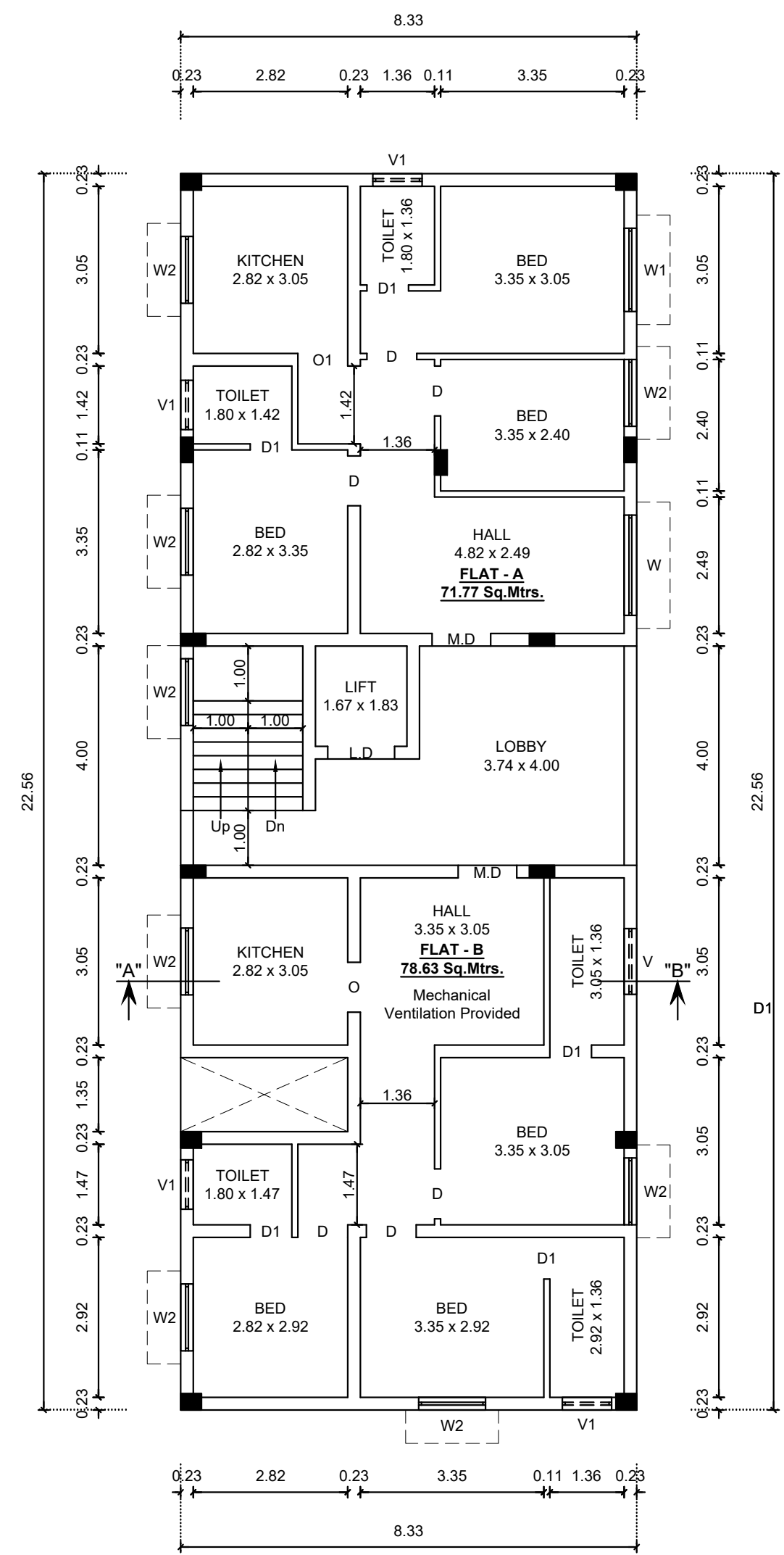
REGISTERED CONSTRUCTION ENGINEER

B.A. WALTER JEFFERSON, B.E.
Reg. No. COB/CE/06/2021/003
APEL ASSOCIATES
100 Feet Road, Coimbatore, Coimbatore - 12
Ph: 98777-98977

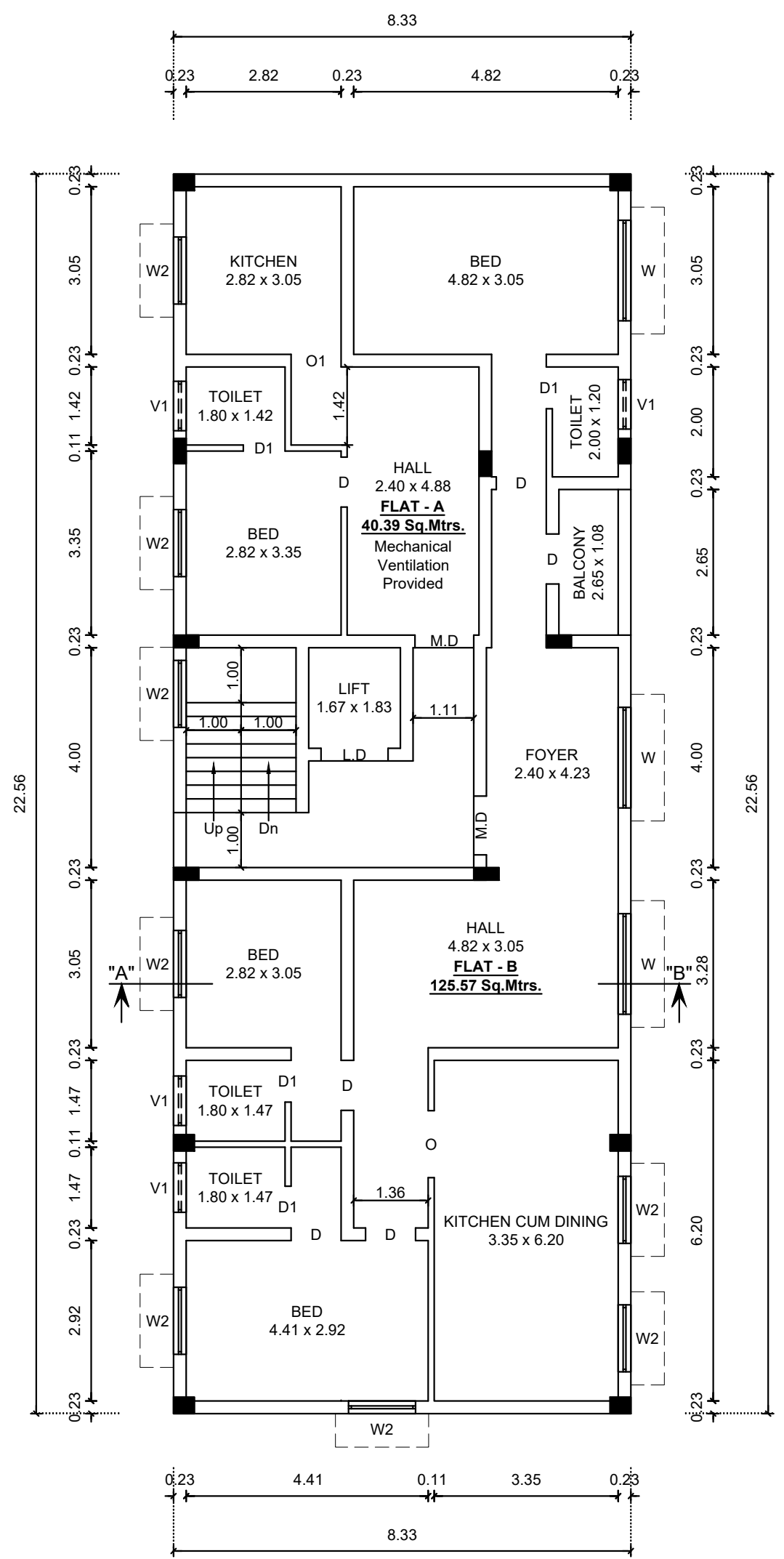
REGISTERED ENGINEER / ARCHITECT



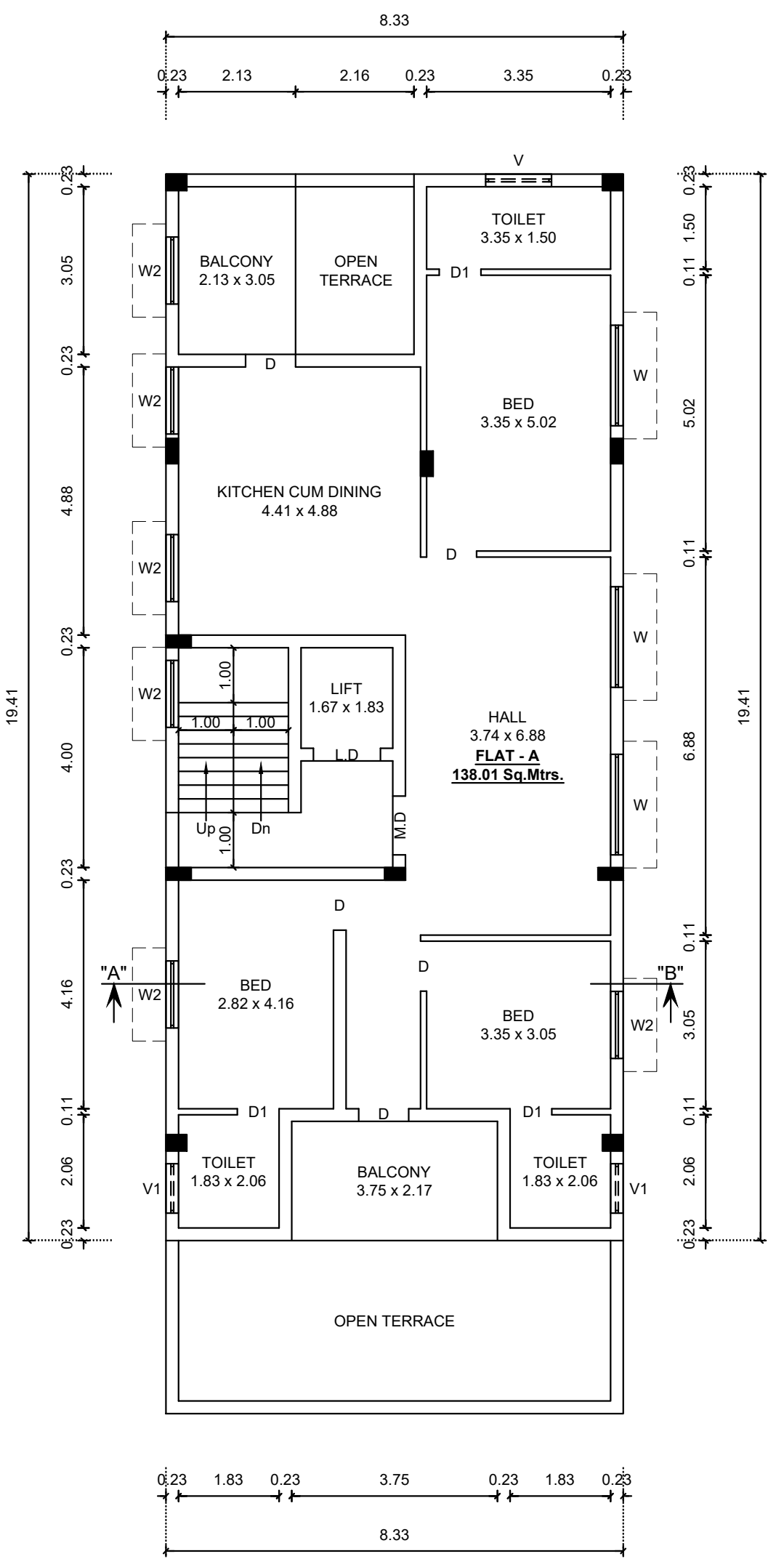
SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN - FIRST, SECOND & THIRD FLOOR



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

LP/CLPA No: 414/2022

Planning Permission No: 490/2022

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

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

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

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.

