PP APPROVAL RECORD

Planning Permission

Survey 101/7 and 3 more

Coimbatore

Coimbatore district, Tamil Nadu

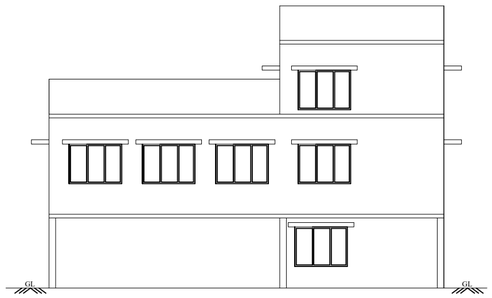
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

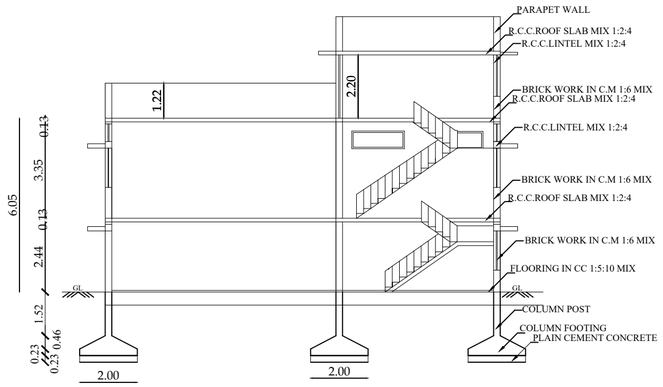
PURPOSE
Residential

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

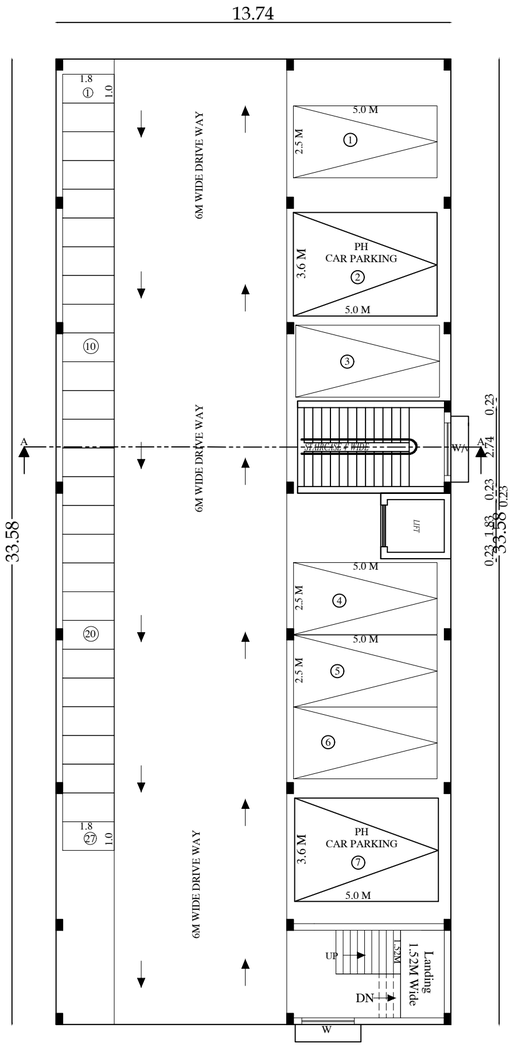
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



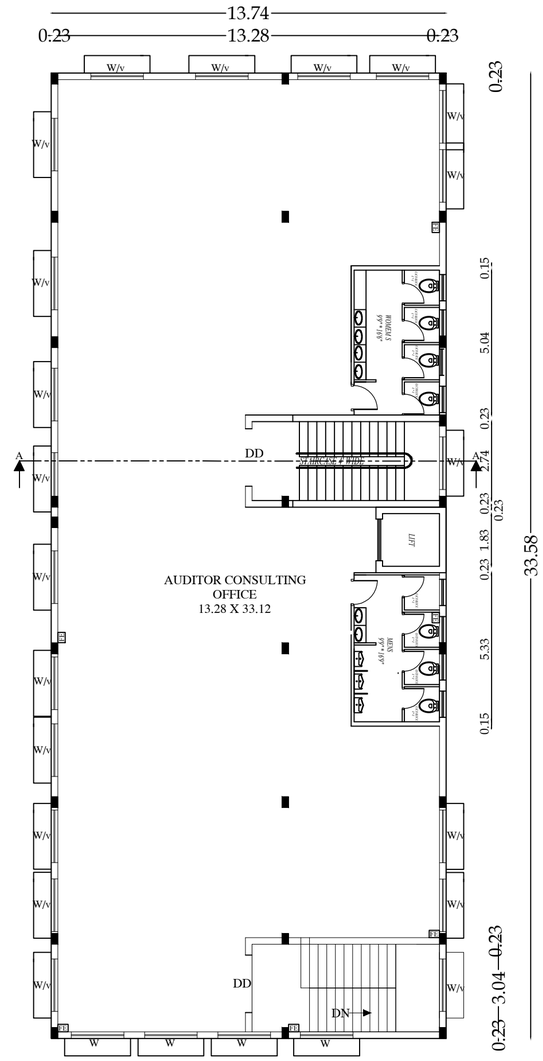
FRONT ELEVATION



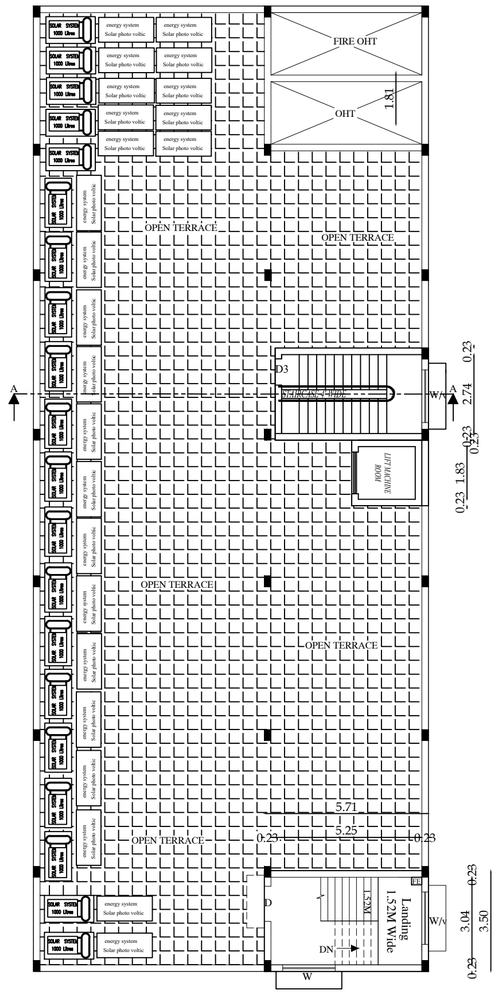
SECTION ON AA'



STILT FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT FLOOR & FIRST FLOOR AUTOMOBILE SHOWROOM OFFICE BUILDING IN SITE No.C,T.S.NO.28, WARD NO.35, BLOCK NO.41, (S.F.NO.101/7, 111(Part) & 112, WARD NO.4)" VASANTHA NAGAR, SINGANALLUR VILLAGE COIMBATORE CORPORATION,

NAME OF THE OWNER :- Mr.K.JAGADEESAN.,

SCALE : 1 : 100

ALL DIMENSIONS ARE IN METER

N

AREA DETAILS:-	**SQM**
AS PER DOCUMENT	877 . 46
AS PER PATTA	826 . 00
SUPER IMPOSED AREA	877 . 46

AREA DETAILS	FSI AREA In Sqm	NON FSI	TOTAL BUILT UP AREA(SQM)
STILT FLOOR BUILDING	---	461.39	461.39
FIRST FLOOR BUILDING	461.39	---	461.39
TERRACE FLOOR BUILDING		43.16	43.16
TOTAL	461.39	504.55	965.94

FLOOR SPACE INDEX (FSI) = $\frac{\text{CONST. AREA}}{\text{AREA OF SITE}} = \frac{965.94}{826.00} = 1.1694$

DETAILS OF JOINARIES.

	DESCRIPTION	METERS
DD	DOOR	2.00 X 2.44
D	DOOR	1.22 X 2.44
D1	DOOR	0.76 X 2.44
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.22 X 1.52
V	VENTILATOR	1.83 X 0.61
V1	VENTILATOR	1.22 X 0.61

FIRE ALARAM SYSTEM

FIRE WATER PIPE

FF FIRE FIGHTING EQUPEMENTS

L.P/CLPA No : 2/2023

Planning Permission No : 2/2023

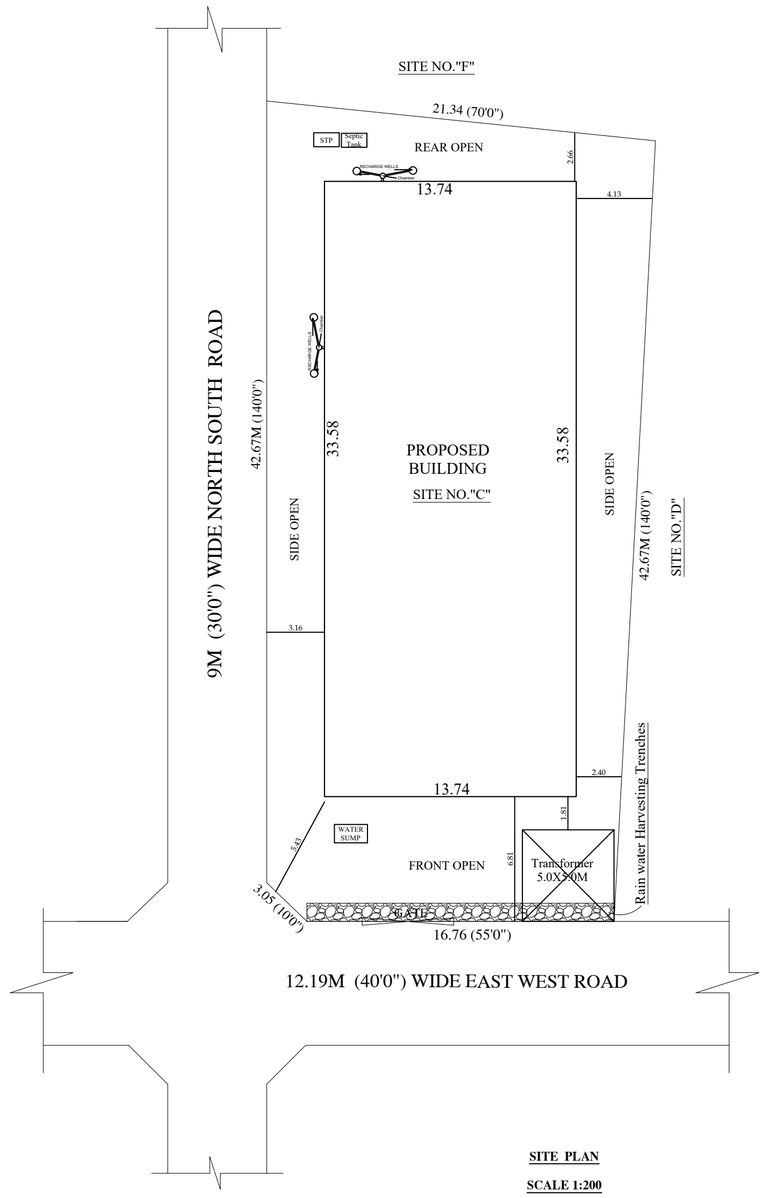
APPLICANT / OWNER

Er.T.SARAVANA KUMAR B.E.,M.E.,(Struc)
STRUCTURAL ENGINEER GRADE - II
REG No : 019 / RSE - II / 13.05.2019
Door.No : 81, V.A.T. Complex, RVE Nagar,
Rakkiyapalayam Pirivu, TIRUPUR - 641 604.
Cell: 97862 49123.

REGISTERED STRUCTURAL ENGINEER

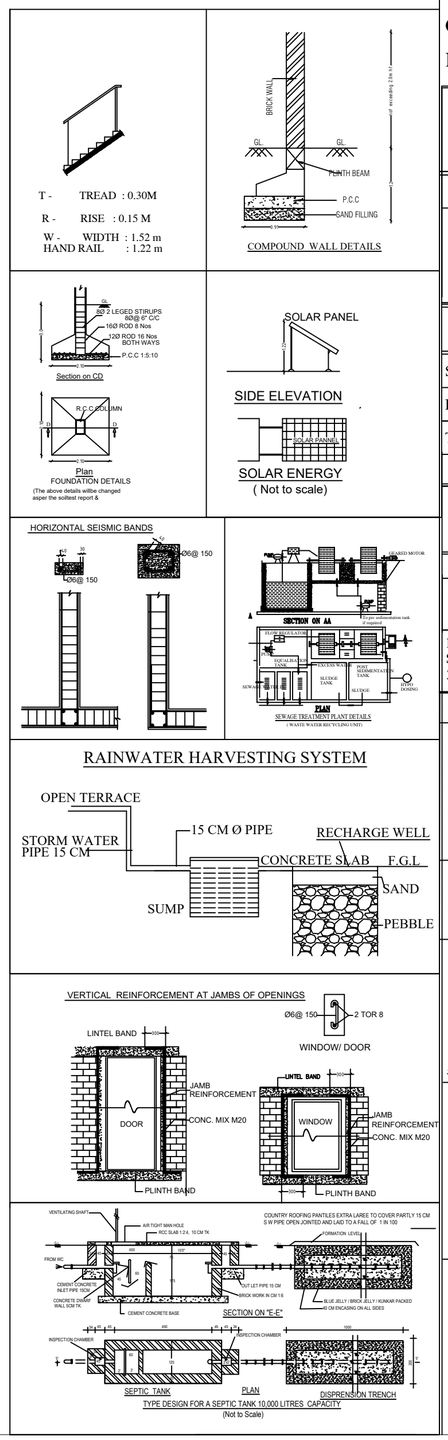
Er.C.A.RAJASEKAR. B.E.(Civil), M.I.E
CHARTERED ENGINEER (M- 1675227)
LPA/RE/GR-1/026/13.05.2019
CBE Rgn/CE/2020/03/006
11/7, MOORTHI NAGAR,
5TH STREET, TIRUPUR - 7
MOBILE 98659 74557

REGISTERED ENGINEER



SITE PLAN

SCALE 1:200



PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT FLOOR & FIRST FLOOR AUTOMOBILE SHOWROOM OFFICE BUILDING IN SITE No.C,T.S.NO.28, WARD NO.35, BLOCK NO.41, (S.F.NO.101/7, 111(Part) & 112, WARD NO.4) " VASANTHA NAGAR, SINGANALLUR VILLAGE COIMBATORE CORPORATION,

NAME OF THE OWNER :- Mr.K.JAGADEESAN.,

SCALE : 1 : 200
ALL DIMENSIONS ARE IN METER

AREA DETAILS:-	SQM
AS PER DOCUMENT	877 . 46
AS PER PATTA	826 . 00
SUPER IMPOSED AREA	877 . 46

AREA DETAILS	FSI AREA In Sqm	NON FSI	TOTAL BUILT UP AREA(SQM)
STILT FLOOR BUILDING	---	461.39	461.39
FIRST FLOOR BUILDING	461.39	---	461.39
TERRACE FLOOR BUILDING		43.16	43.16
TOTAL	461.39	504.55	965.94

FLOOR SPACE INDEX (FSI) = FSI. AREA / AREA OF SITE = 962.75 / 826.00 = 1.16

PARKING DETAILS	Required	Provided
CAR PARKING EVERY 100 Sqm	**4**	**7**
1 TWO WHEELER SPACE EVERY 25 Sqm	**16**	**27**

COLOR INDEX	
SITE BOUNDRY	–
PROPOSED BUILDING	–
DRIVE WAY	–
EXISTING ROAD	–
PERCOLATION PIT	– ○

L.P/CLPA No : 2/2023

Planning Permission No : 2/2023

APPLICANT / OWNER

Er.T.SARAVANA KUMAR B.E.,M.E.,(Struc)
STRUCTURAL ENGINEER GRADE - II
REG No : 019 / RSE - II / 13.05.2019
Door.No : 81, V.A.T. Complex, RVE Nagar,
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CBE Rgn/CE/2020/03/006
11/7, MOORTHI NAGAR,
5TH STREET, TIRUPUR - 7
MOBILE 98659 74557

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
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.