

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

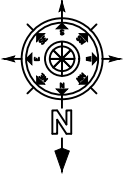
APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
Residential

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.

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



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.			 FIRE ALARAM SYSTEM
DESCRIPTION		METERS	
DD	DOOR	2.00 X 2.44	 FIRE WATER PIPE
D	DOOR	1.22 X 2.44	
D1	DOOR	0.76 X 2.44	 FIRE FIGHTING EQUIPEMENTS
W	WINDOW	1.83 X 1.52	
W1	WINDOW	1.22 X 1.52	L.P/CLPA No : 2/2023
V	VENTILATOR	1.83 X 0.61	
V1	VENTILATOR	1.22 X 0.61	
			Planning Permission No : 2/2023

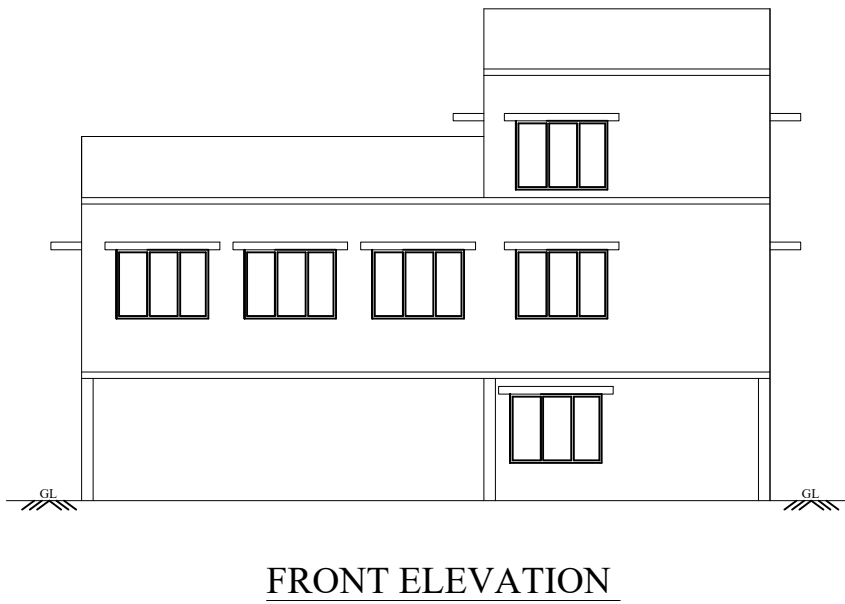
APPLICANT / OWNER

E.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,
Rakkliyepalayam Pirivu, TIRUPUR - 641 604.
Cell: 97862 49123.

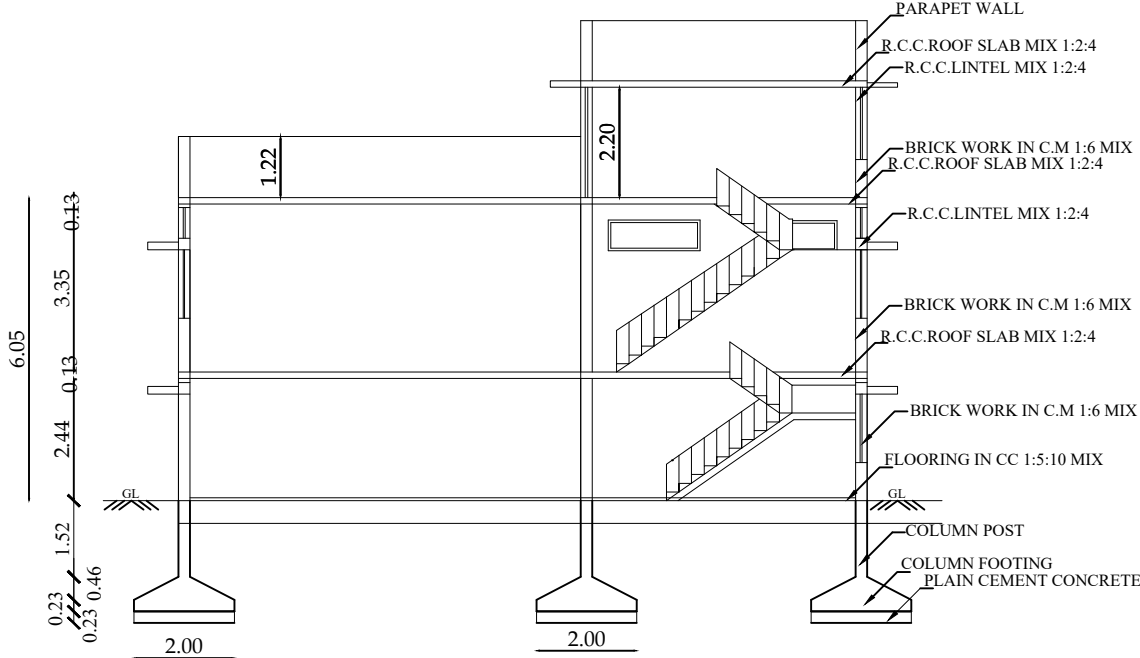
REGISTERED STRUCTURAL ENGINEER

E.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, MOORTHY NAGAR,
5TH STREET, TIRUPUR - 7
MOBILE 98659 74557

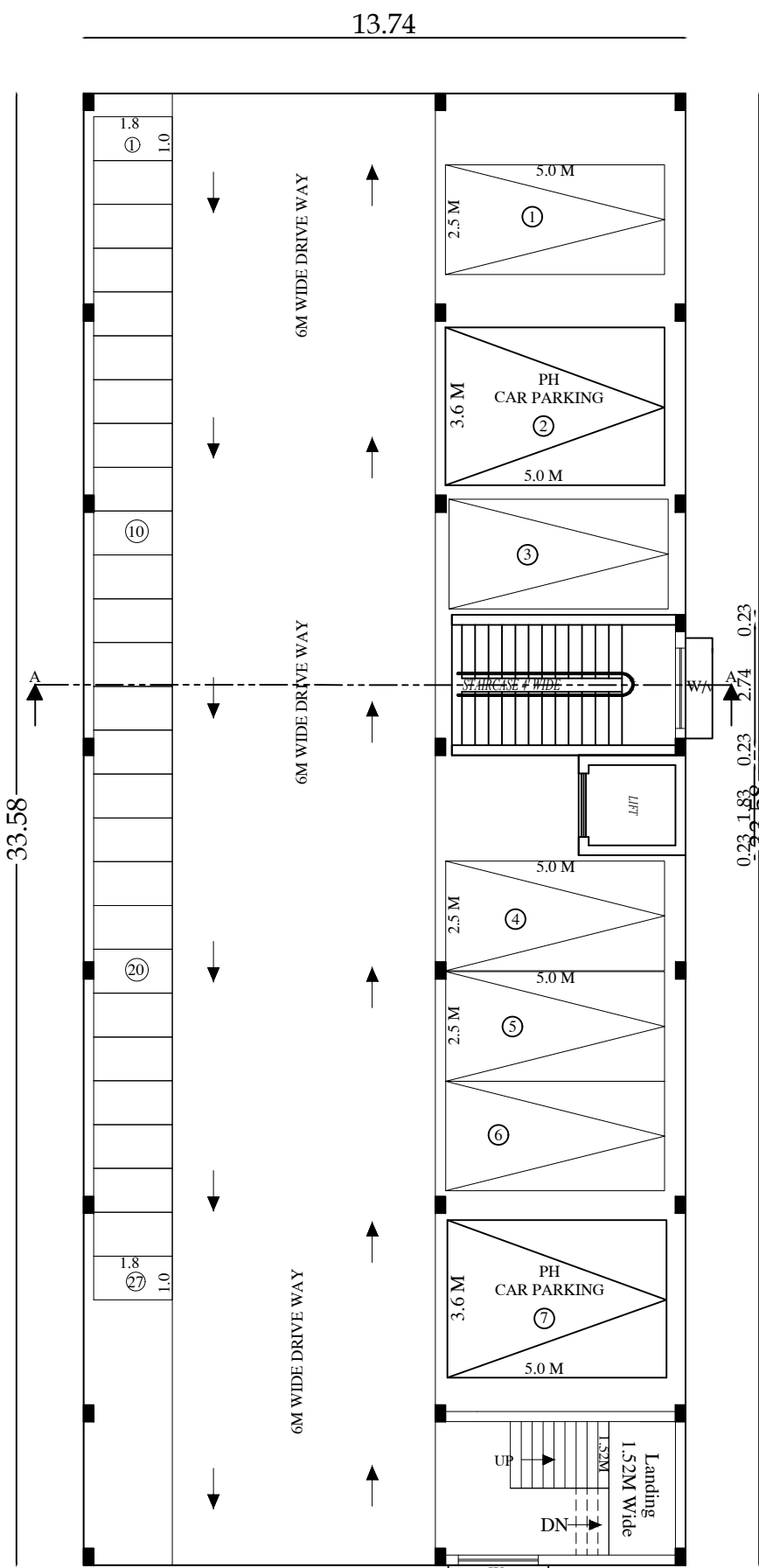
REGISTERED ENGINEER



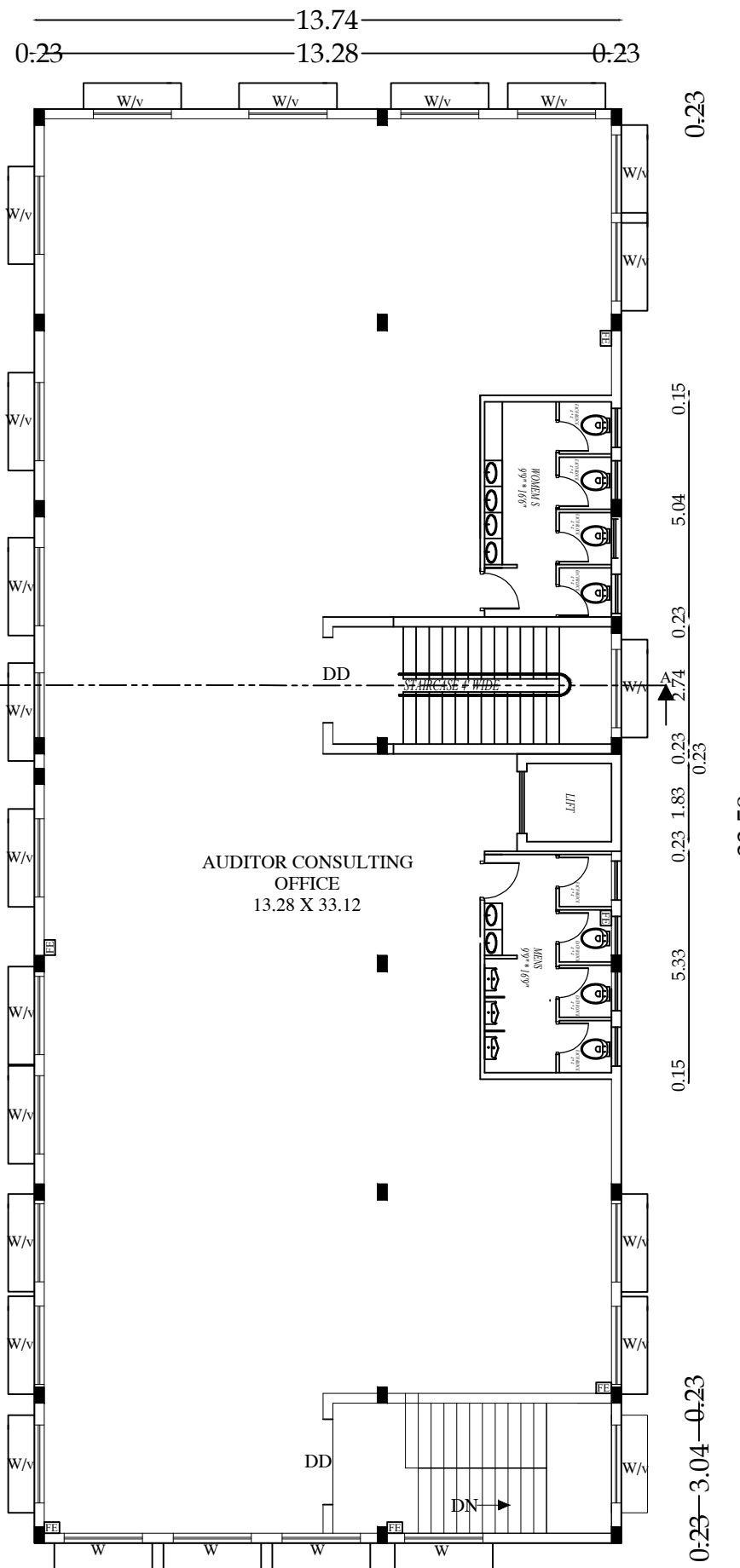
FRONT ELEVATION



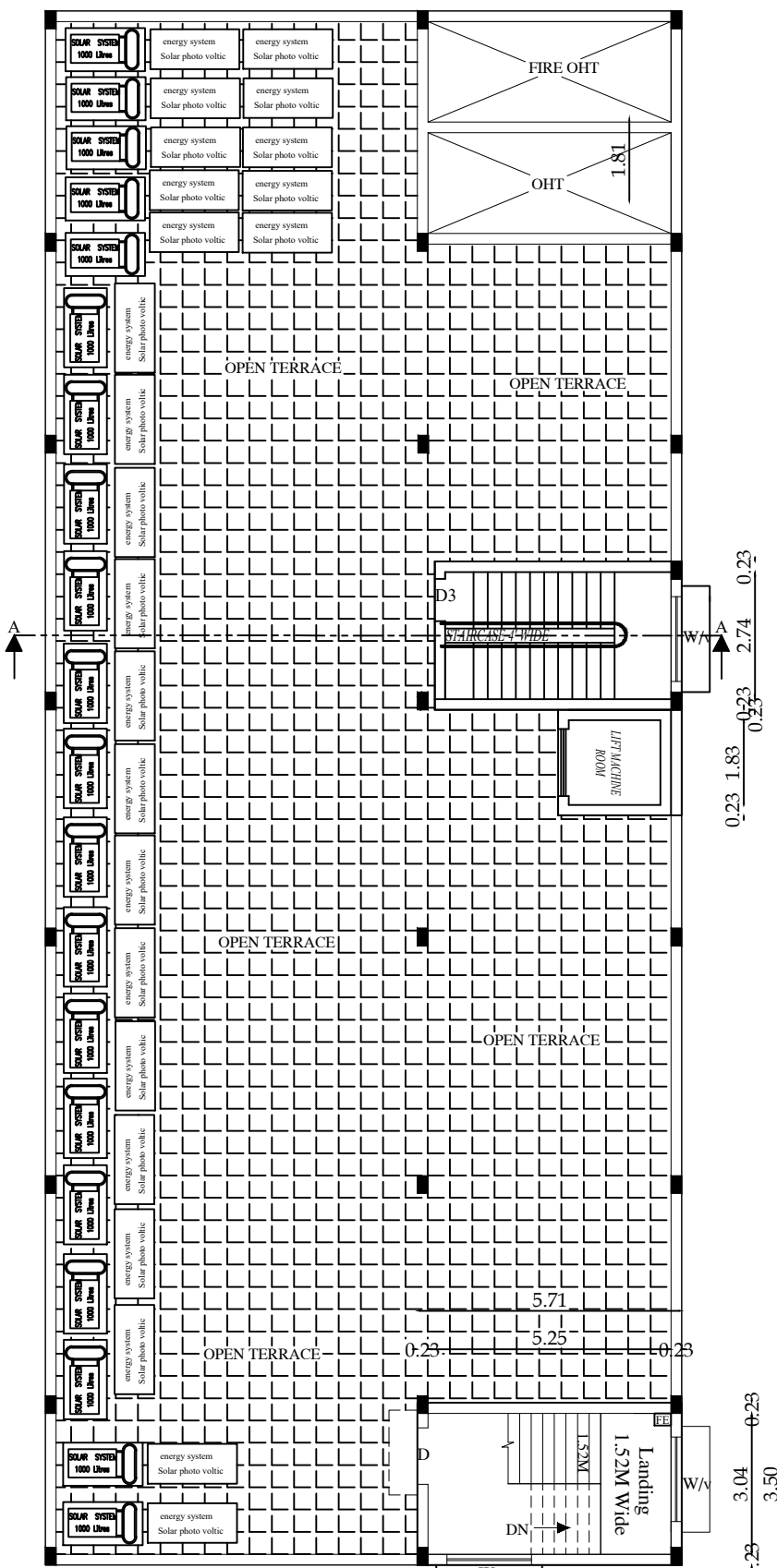
SECTION ON AA'



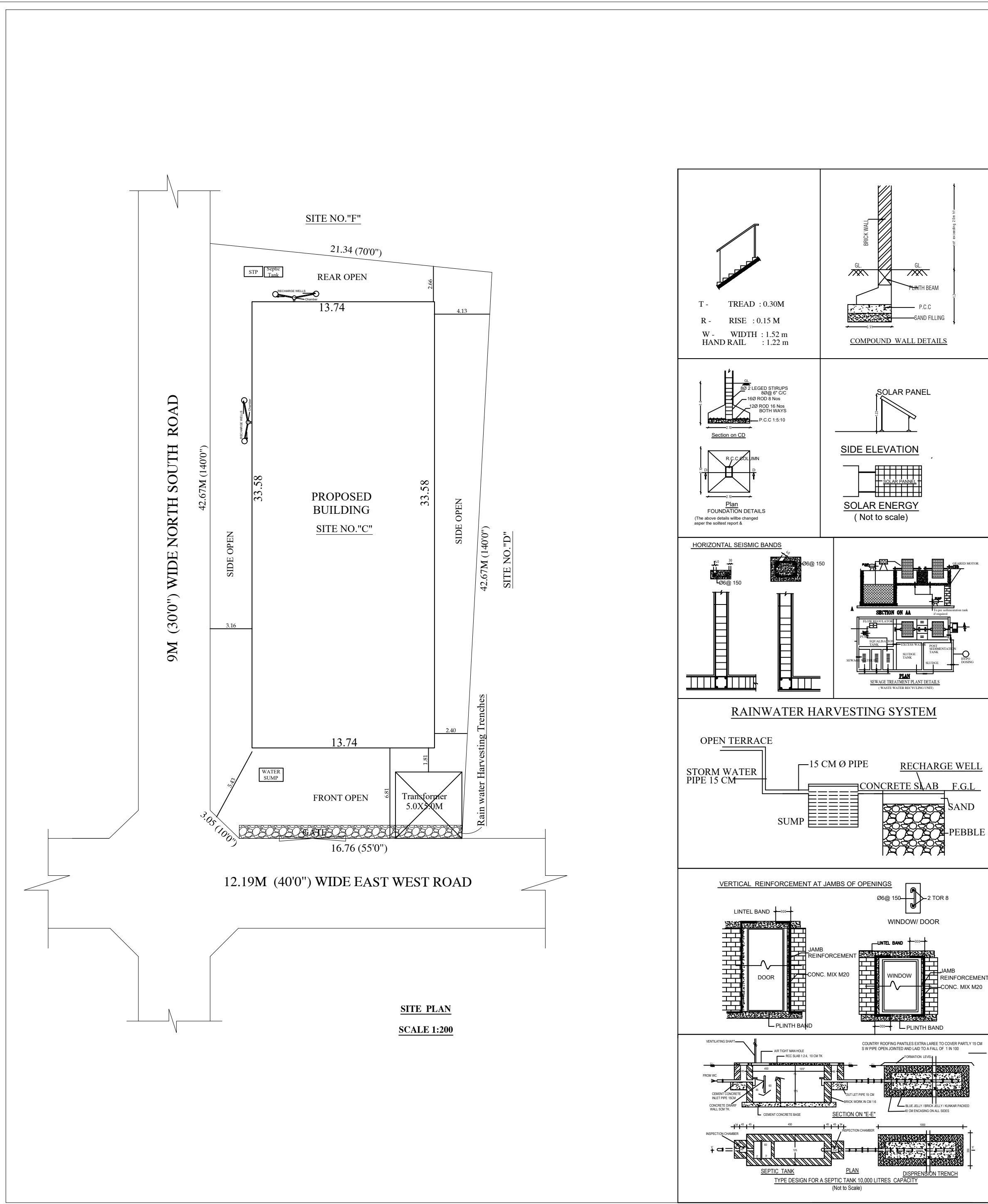
STILT FLOOR PLAN



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 : 200
ALL DIMENSIONS ARE IN METER

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FLOOR SPACE INDEX (FSI) = $\frac{\text{FSL AREA}}{\text{AREA OF SITE}} = \frac{962.75}{826.00} = 1.16$

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

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11/7, MOORTHY NAGAR,
5TH STREET, TIRUPUR - 7
MOBILE 98659 74557

REGISTERED ENGINEER

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

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



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.

