PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

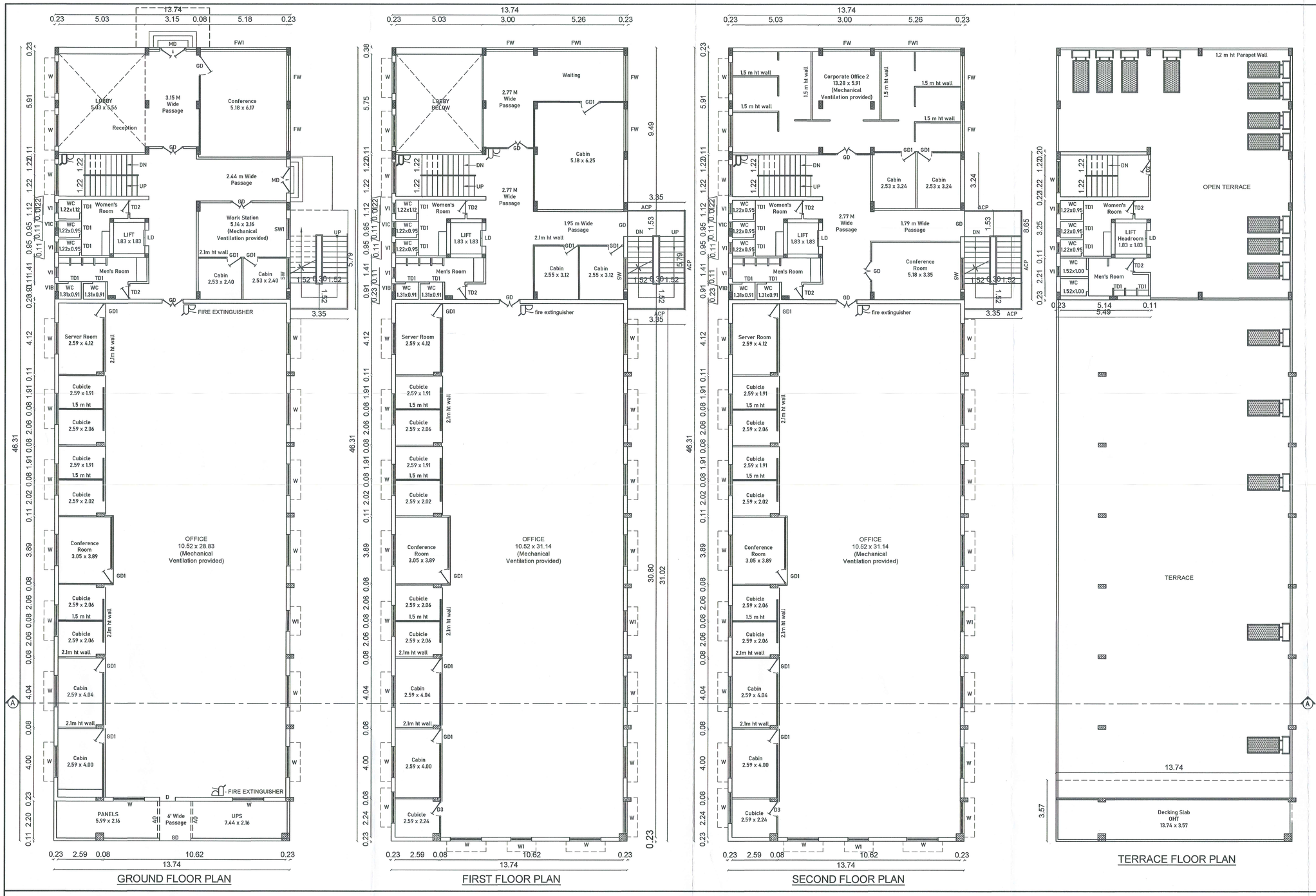
APPROVAL TYPE
Building Plan

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.



PLAN SHOWING THE UNDER CONSTRUCTION OF GROUND, FIRST & SECOND FLOOR BUSINESS OFFICE BUILDING IN OLD S.FNo : 154 / 1 & 2A T.S.No : 9, WARD No : A1 - Singanallur , BLOCK No: 48, RAMASAMY NAIDU - INDUSTRIAL ESTATE, SINGANALLUR VILLAGE, COIMBATORE CORPORATION/ DISTRICT. Singanallur DD plan no : 34.

N
W E
S

JOINERY DETAILS:	METER
MD - MAIN DOOR	1.52 x 2.10
GD - GLASS DOOR	1.22 x 2.10
GD1 - GLASS DOOR	0.91 x 2.10
D - DOOR	1.22 x 2.10
D2 - DOOR	1.07 x 2.10
TD1 - TOILET DOOR	0.76 x 2.10
TD2 - TOILET DOOR	0.84 x 2.10
W - WINDOW	1.83 x 1.52
W1 - WINDOW	1.22 x 1.52
FW - FRENCH WINDOW	5.00 x 2.00
FW1 - FRENCH WINDOW	2.50 x 2.00
V1 - VENTILATOR	0.61 x 0.61
V1B - VENTILATOR	0.54 x 0.76
LD - LIFT DOOR	0.91 x 2.10

NOTE : ALL DIMENSIONS ARE IN FEET [METRE]

SCALE 1 : 100

ONLINE APPLICATION No:SWP/BPA/003223/2022

L.P / C L P A No : 111 / 2023

PLANNING PERMISSION No : 123 / 2023

APPLICANT

Er. M. BALAJI, M.E., (STRUCT
Reg. No. LPA/SE/GR-I/19/04/037
SAI STRUCTURAL DESIGNS
65, KALLURI NAGAR, PEELAMEDU,
COIMBATORE-641 004.
Cell : 98944-44949
Email : saistructuraldesigns@gmail.com.

STRUCTURAL ENGINEER

MANIKANDAN ILANGO B ARCH
COA No: CA/2008/39059

ARCHITECT

P.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

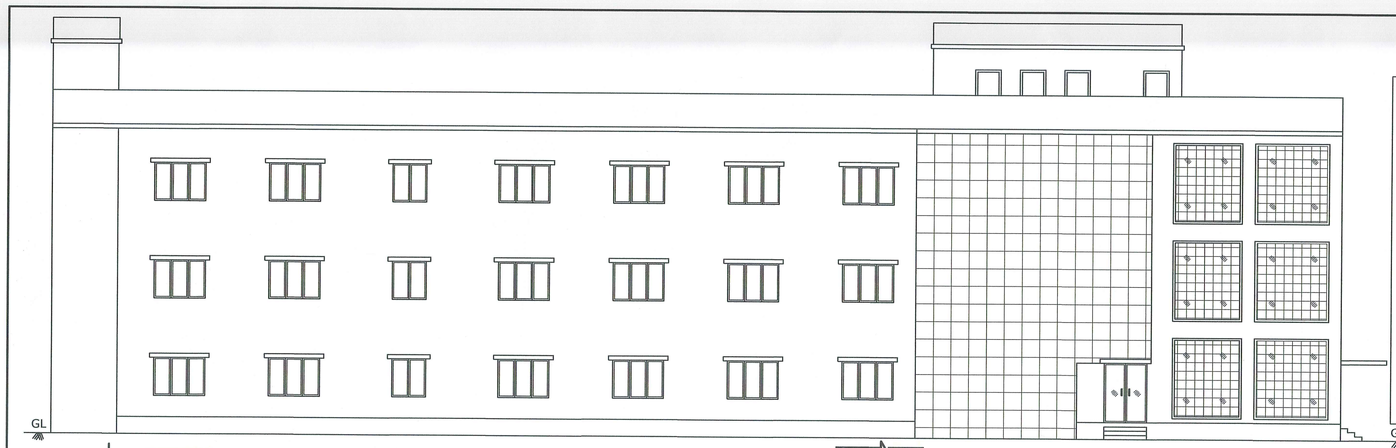
REGISTERED ENGINEER

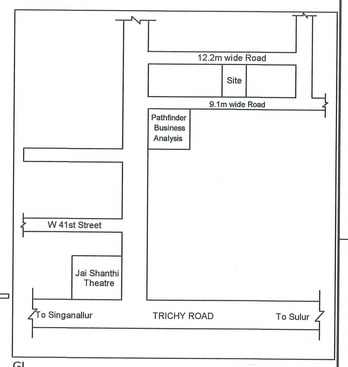
Sheet 2 / 2

S DIVYA
Surveyor

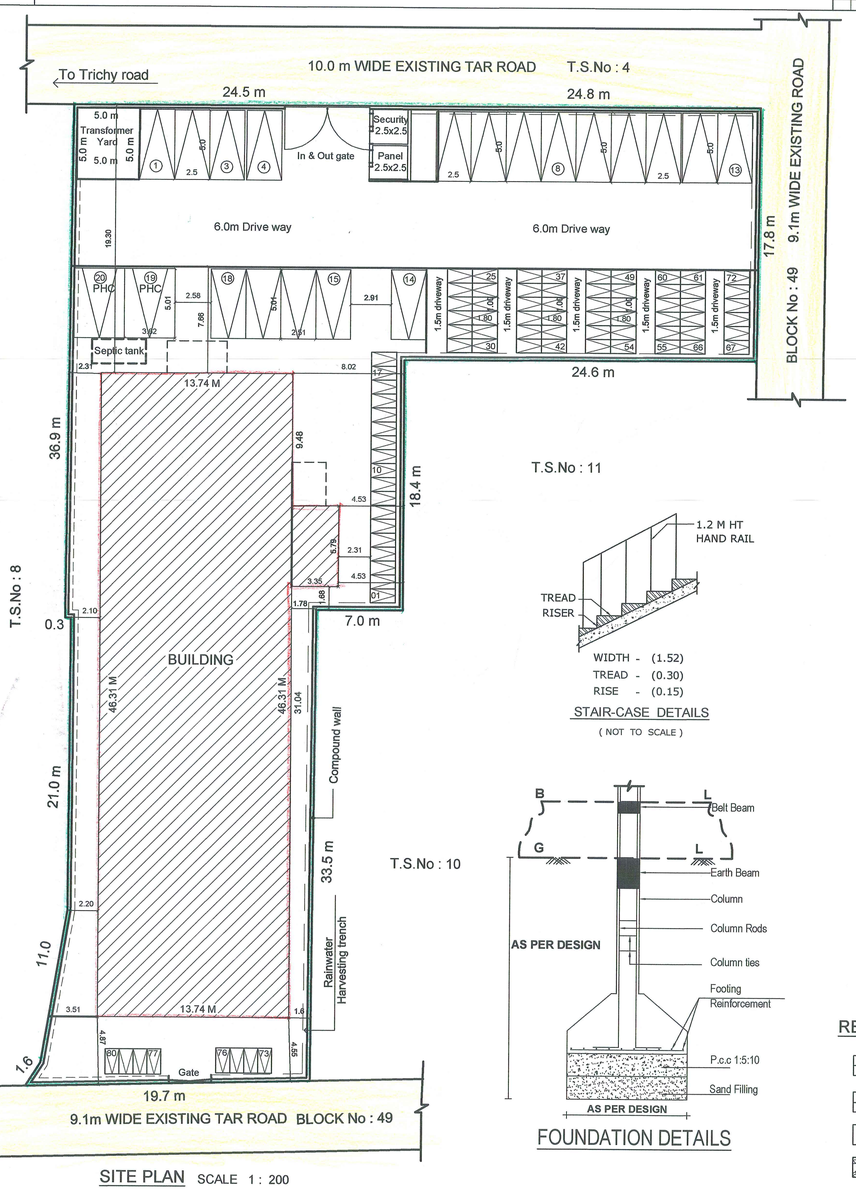
G BALAMURUGAN
Draughtsman Grade- III

S MOHANA
Planing Assistant



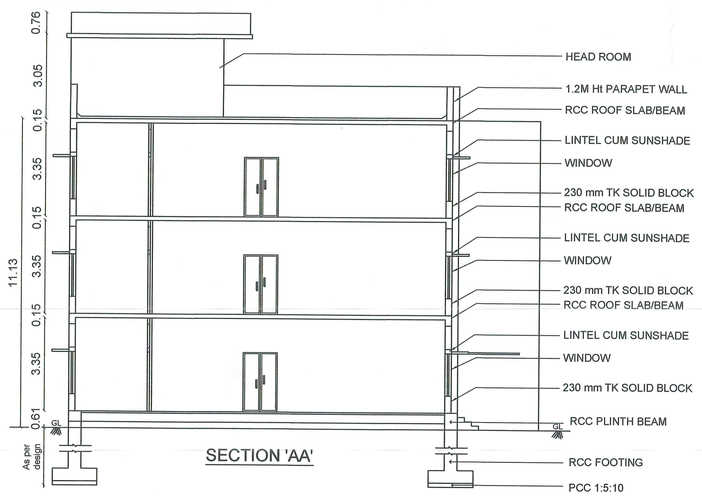


KEY MAP



SITE PLAN SCALE 1 : 200

EAST SIDE ELEVATION



SECTION 'AA'

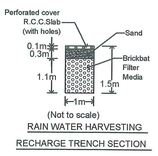
WIDTH - (1.52)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE DETAILS

(NOT TO SCALE)

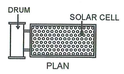
FE :-FIRE DETECTING AND EXTINGUI-SHING SYSTEM PROVIDED.

EA :-EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.



(Not to scale)

RAIN WATER HARVESTING RECHARGE TRENCH SECTION

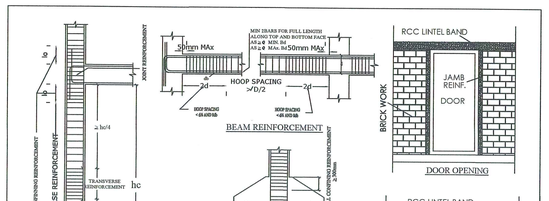


SOLAR WATER HEATER DETAIL (NTS) (PROVIDED ON THE TERRACE)

FOUNDATION DETAILS

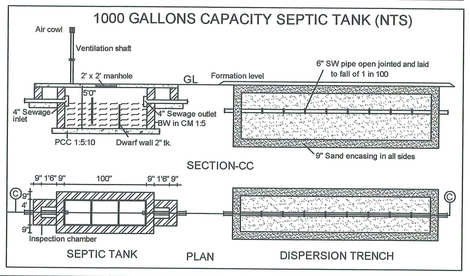
REFERENCE:

- SITE
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH



SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES

1000 GALLONS CAPACITY SEPTIC TANK (NTS)



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N
W E
S

AREA OF THE SITE (As per TSLR)	1900.50 Sq m
AREA OF THE SITE (As per Document)	1901.11 Sq m
AREA OF THE SITE (As per Super impose)	1969.00 Sq m

Building Area Details :

Floor Details	Total Built-up In Sq M	Non Fsi Parking	Fsi Area In Sq M
AREA OF GROUND FLOOR	663.48	---	663.48
AREA OF FIRST FLOOR	663.48	---	663.48
AREA OF SECOND FLOOR	663.48	---	663.48
AREA OF TERRACE FLOOR	96.50	96.50	---
TOTAL BUILT UP AREA	2086.94	96.50	1990.44

FSI : $\frac{1990.44}{1900.50}$ = 1.05

NOTE : ALL DIMENSIONS ARE IN FEET [METRE]

SCALE 1 : 100

PARKING DETAILS :

	Required	Provided
CAR PARKING	20 Nos	20 Nos
TWO WHEELER PARKING	80 Nos	80 Nos

ONLINE APPLICATION No:SWP/BPA/003223/2022

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COIMBATORE-641 004.
Cell : 98944-44949
Email saistructuraldesigns@gmail.com.

STRUCTURAL ENGINEER

MANIKANDAN ILANGO B ARCH
MCoA No: CA/2006/39059

ARCHITECT

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Consulting Civil Engineer & Contractor & Lbs
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GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

REGISTERED ENGINEER

Sheet 1 / 2

S DIVYA
Surveyor

G BALAMURUGAN
Draughtsman Grade- III

S MOHANA
Planing Assistant

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.