

PP

APPROVAL RECORD

Planning Permission

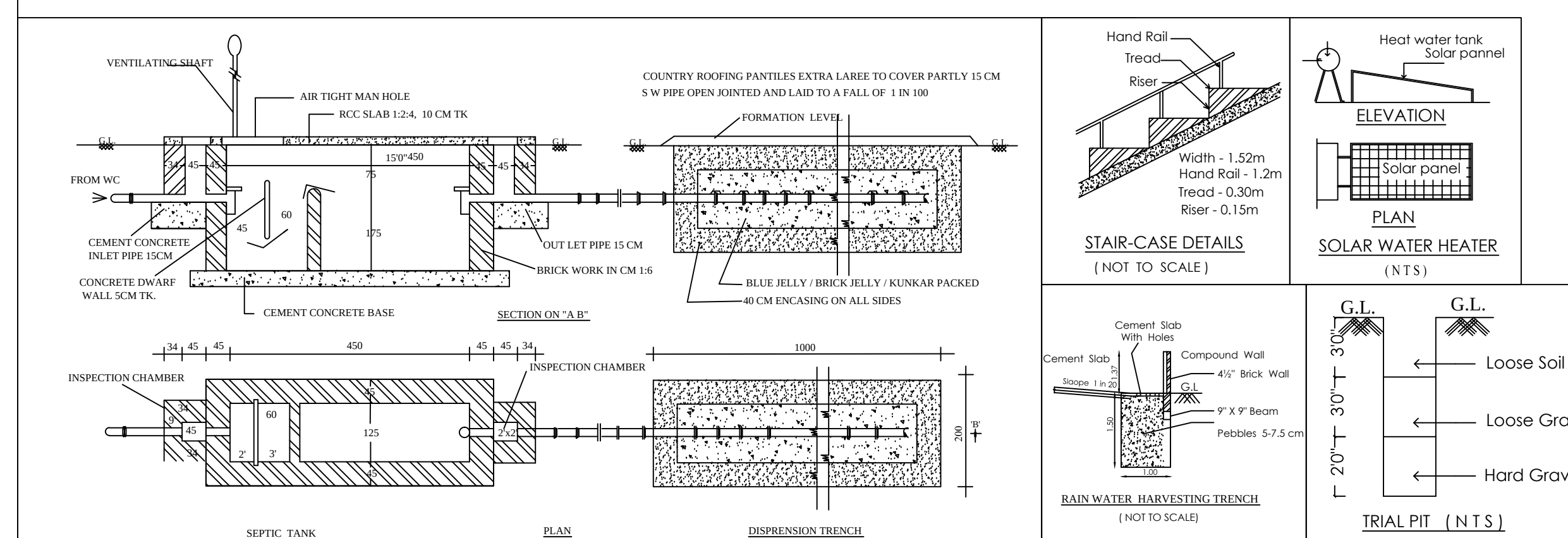
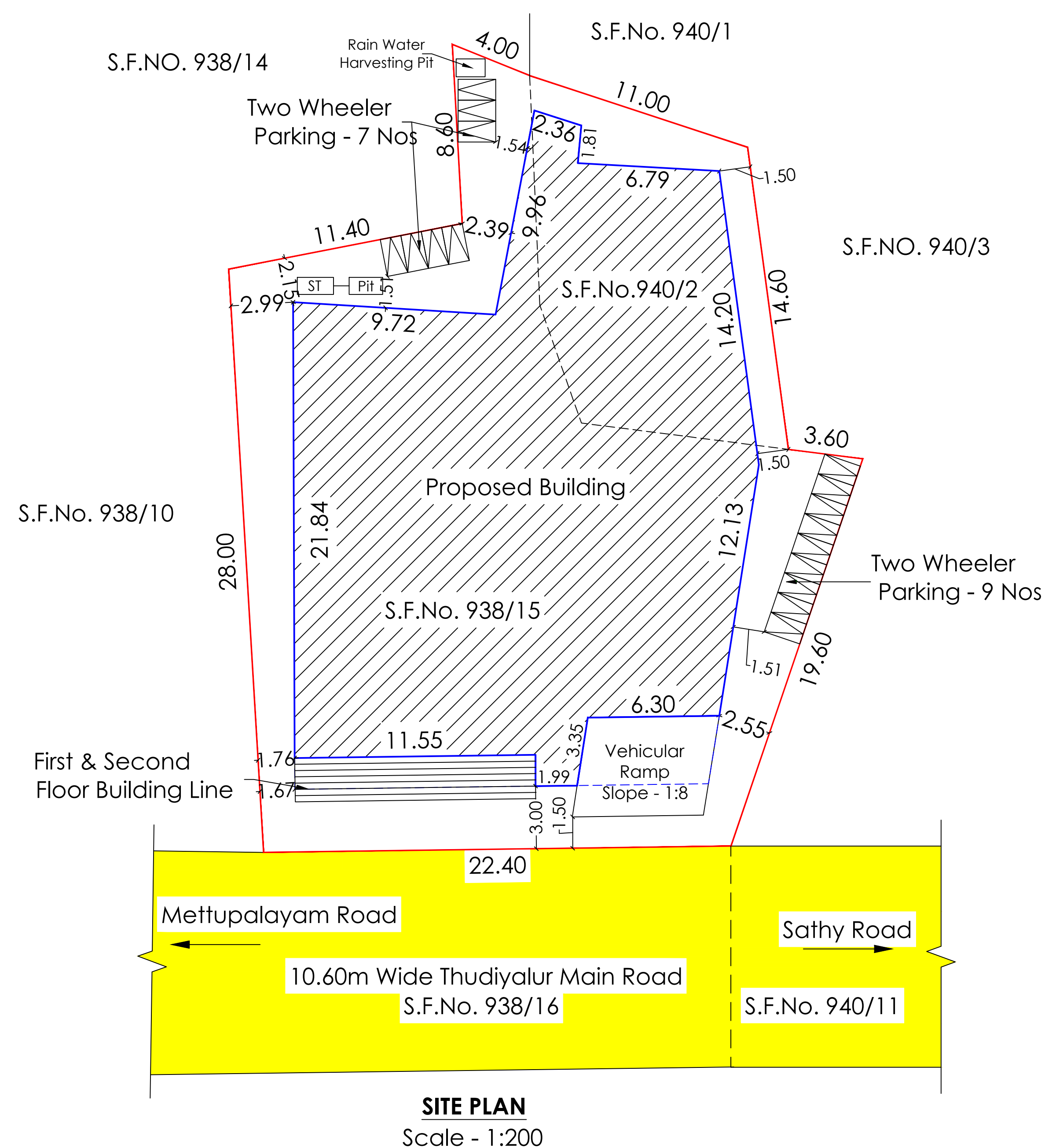
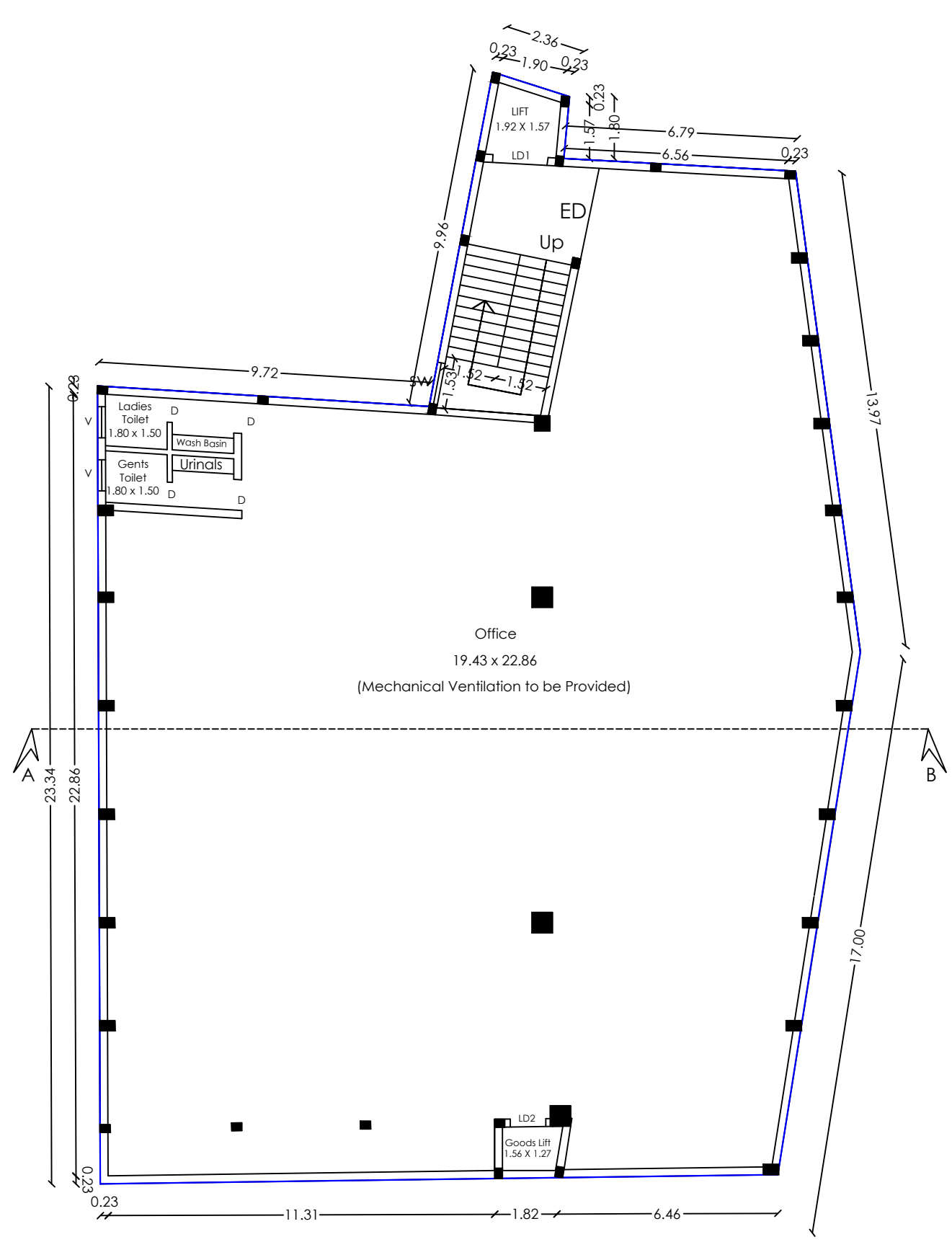
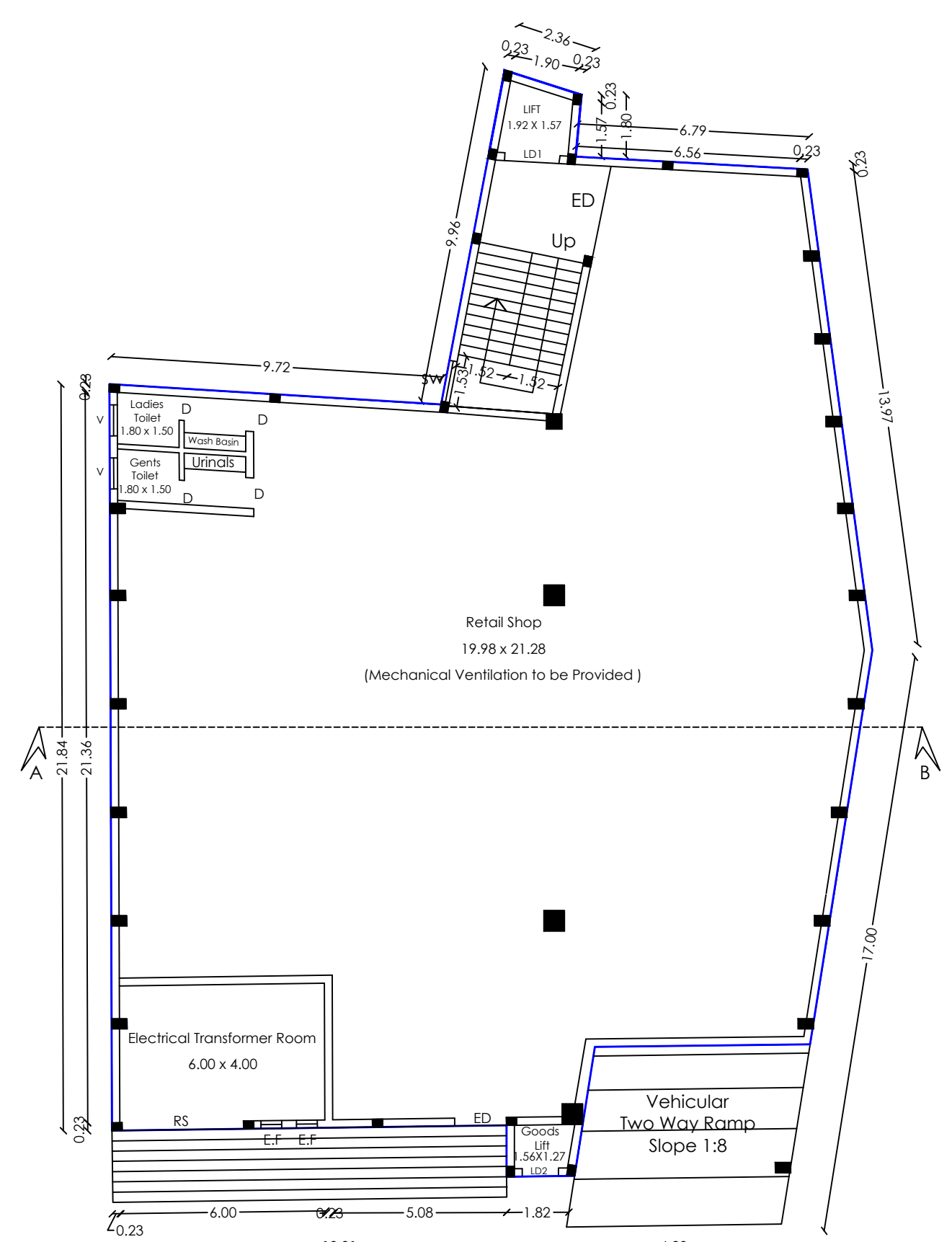
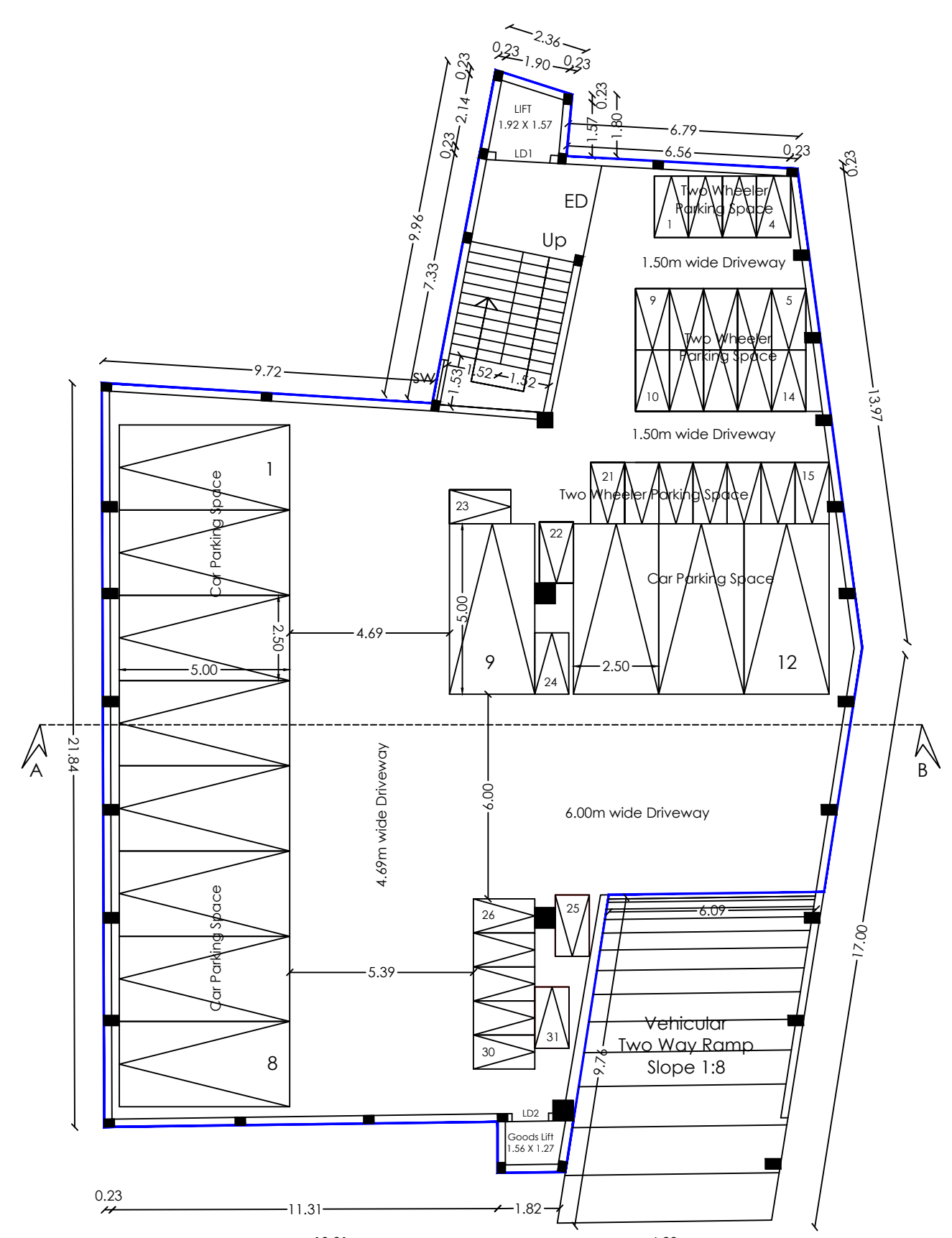
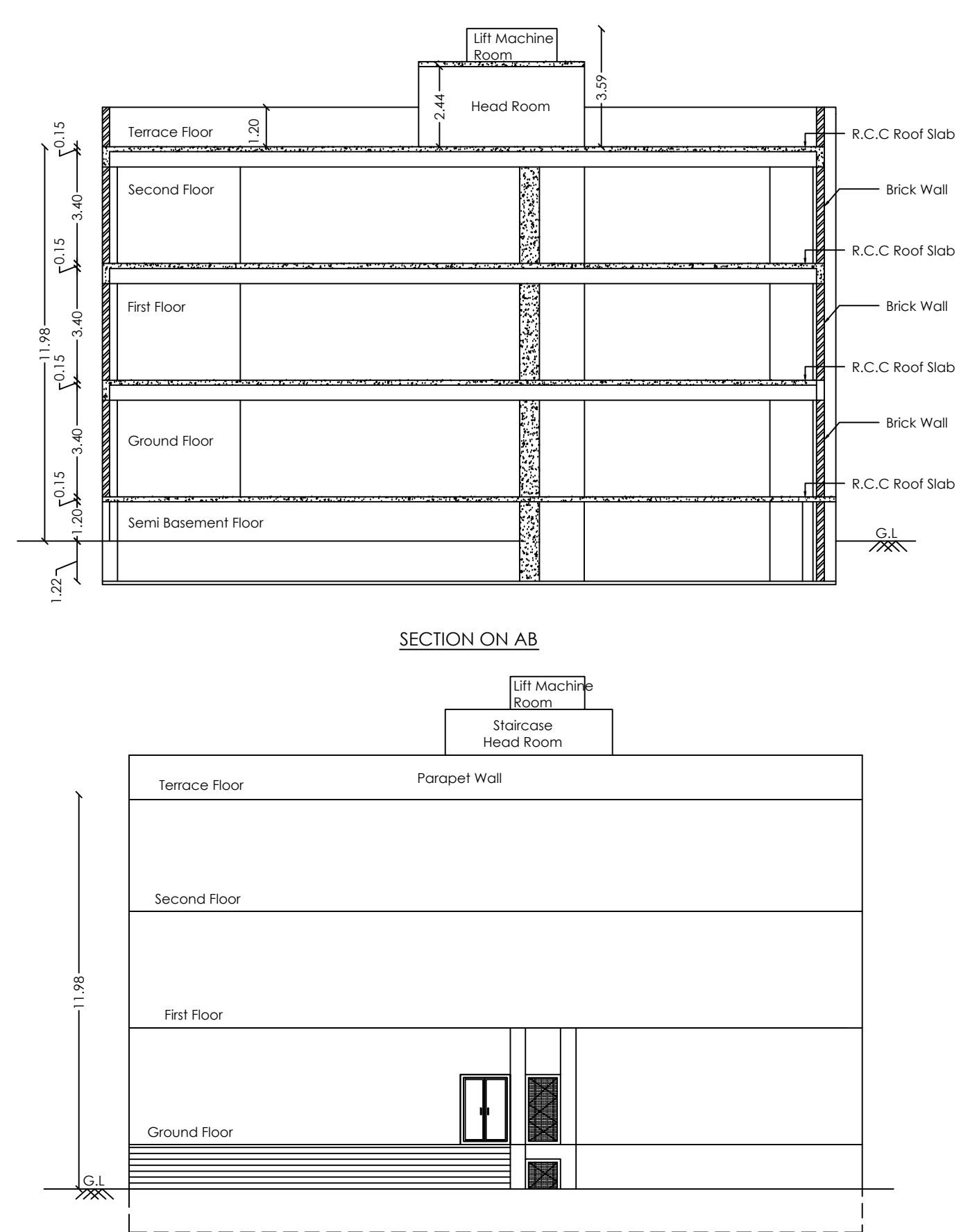
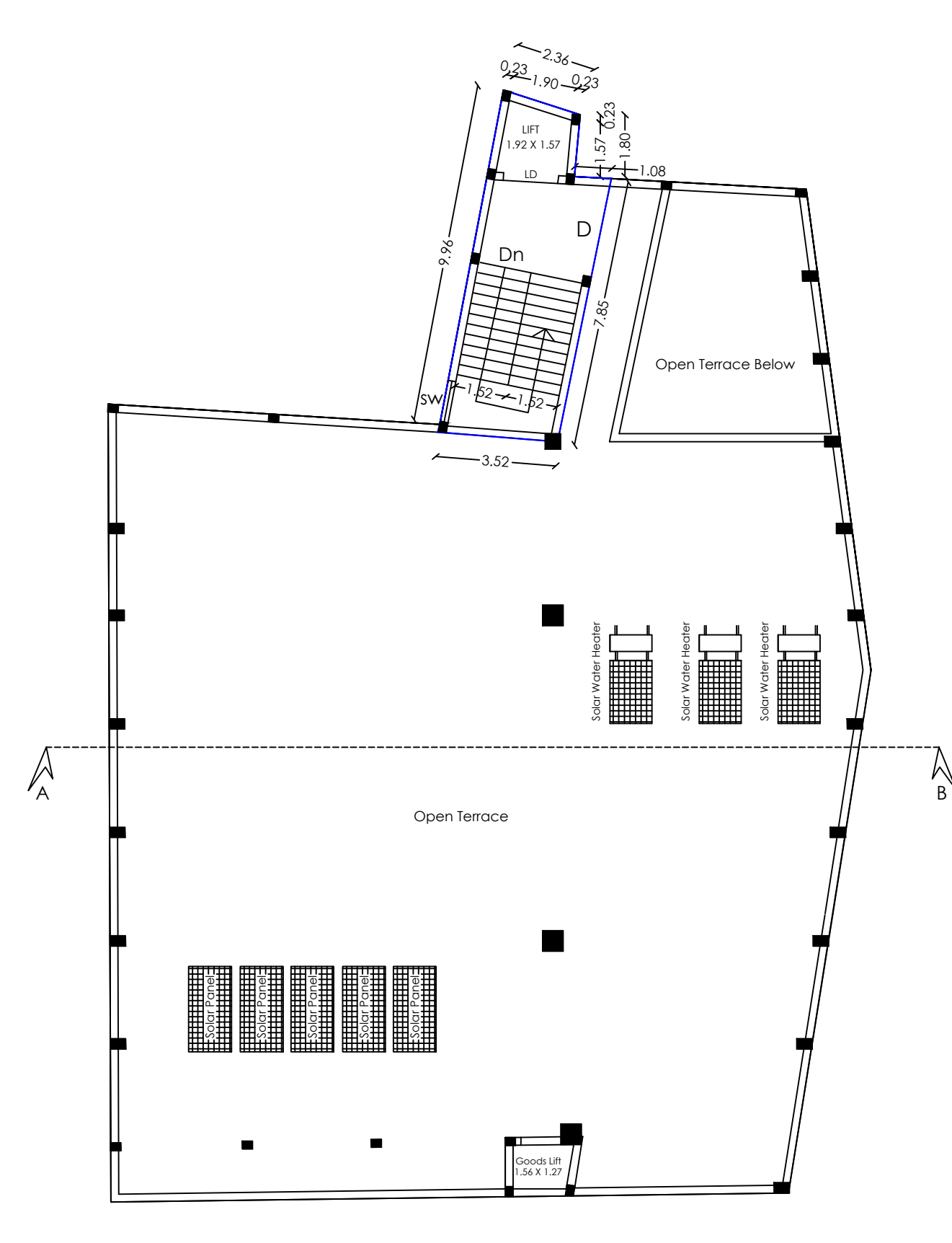
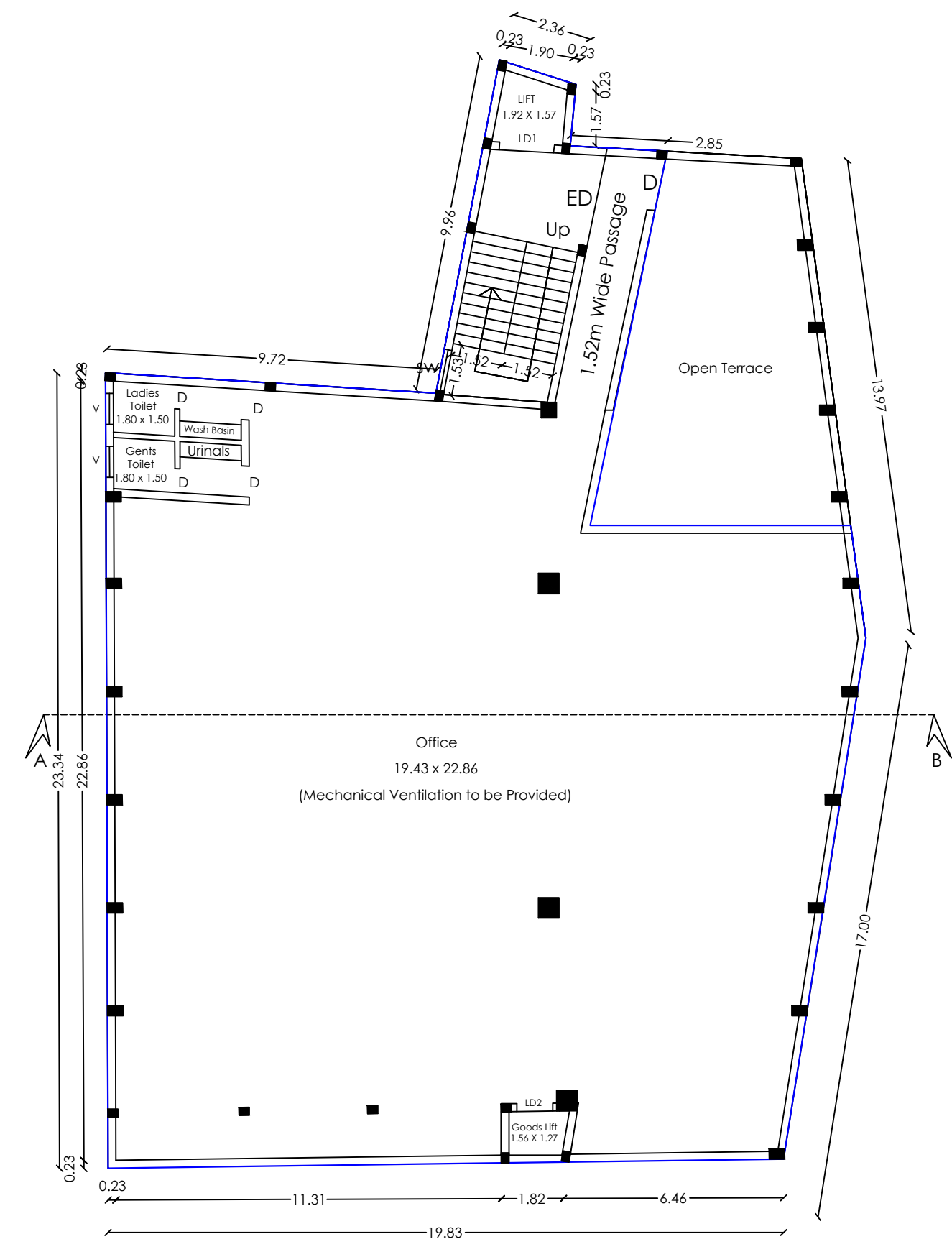
Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
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.



	Sheet No: 1/1
Plan showing the proposed construction of Commercial Building in S.F.No.504/1A1A, Natham S.F.No.940/2 and 938/15 of Idikarai village and Grade-I Town Panchayat, Annur Taluk, Coimbatore District.	

<u>Title:</u> Site Plan, Semi Basement, Ground, First, Second, Terrace Floor Plan, Section and Elevation	
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		Scale = 1:100	
<u>Site Area Details:</u>			
Site area as per Document		= 822.74 Sq.mt	
Site area as per Patta		= 830.00 Sq.mt	
Building area details in Sq.mt			
Floor	Built Up Area	Non FSI	FSI
Semi Basement	496.09	496.09	0.00
Ground	523.50	0.00	523.50
First	564.53	0.00	564.53
Second	501.56	0.00	501.56
Terrace	32.74	32.74	0.00
Total	2118.42	528.83	1589.59

Joineries Details			
S.No	Symbol	Description	Size in Metre
1	ED	Entrance Door	2.71 x 2.13
2	D	Door	0.91 x 2.13
3	LD1	Lift Door	1.60 x 2.13
4	LD2	Lift Door	1.07 x 2.13
5	SW	Staircase Window	1.22 x 1.37
6	V	Ventilator	0.91 x 0.61

<u>PC and FSI Calculation:</u>	
Plot Coverage	= $(564.53 / 822.74) \times 100 = 68.62\%$
Floor Space Index	= $1589.59 / 822.74 = 1.932$

<u>Parking Details:</u>	
No of Car parking required	- 11 Nos
No of Two wheeler parking required	- 47 Nos
No of Car parking provided	- 12 Nos
No of Two wheeler parking provided	- 47 Nos

Reference:

Site Boundary	-	
Proposed Building	-	
Existing Road	-	

ம.வ / கோ.உ.தி.கு.எண் : 466/2022 (இணையவழி ஒப்பந்தம்)
திட்ட அனுமதி எண் : 545/2022

திட்ட அனுமதி எண் : 545/2022


S. S. Jeyaraj
CHARTERED CIVIL ENGINEER (N-1830443)
REGISTERED STRUCTURAL ENGINEER
2020, 90 - 90/95E - 1
21 B, OLD DARGU KINAR, PURAKKALAM,
COIMBATORE
Registered Structural Engineer


T. JOHN YAGARAJ
Architect Grade 1 (P&A) 12A / 2000 / 75890
Reg No: Coimbatore - 641024/CP/278/2/205
33-A, Anna Street, Vellore,
Coimbatore - 641 025, Cdn:98445 56212
Architect


Applicant

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.

