PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

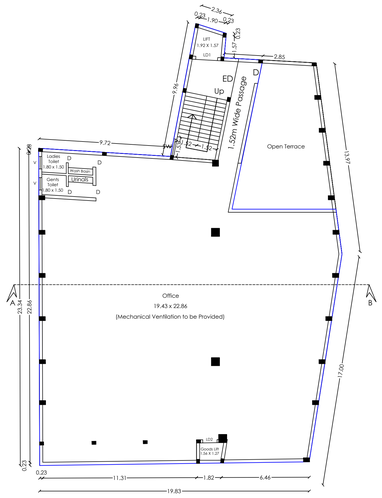
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

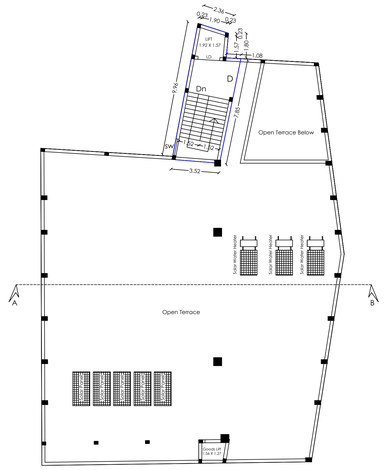
PURPOSE
Commercial

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

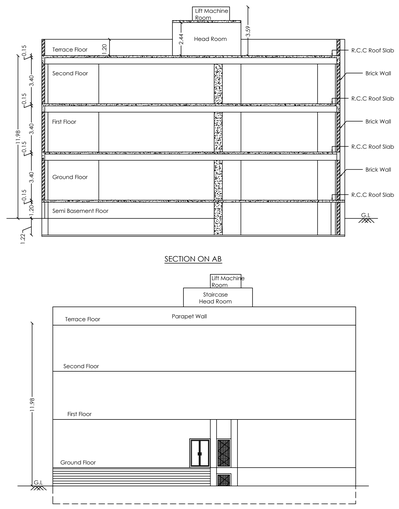
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



SECOND FLOOR PLAN

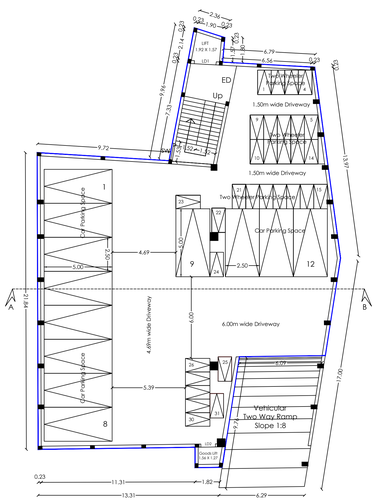


TERRACE FLOOR PLAN

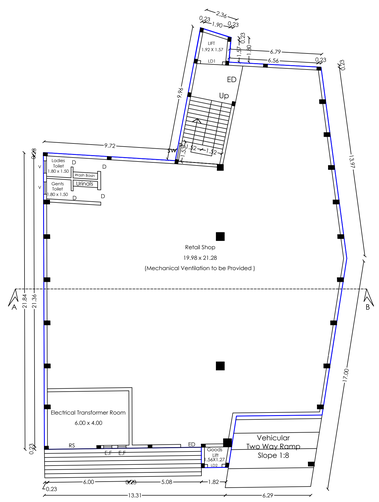


SECTION ON A-B

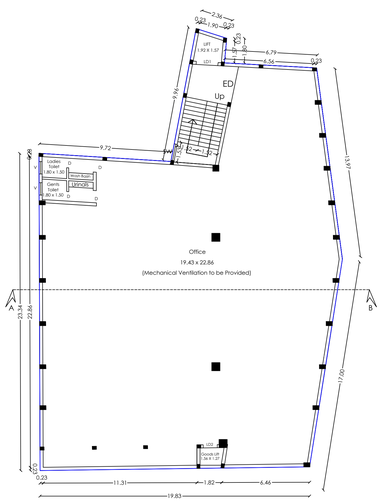
SOUTHERN SIDE ELEVATION



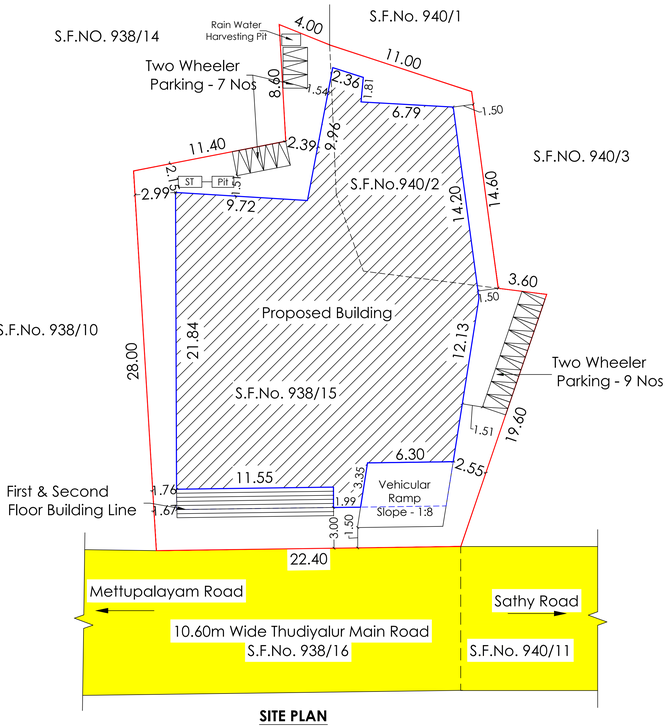
SEMI BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

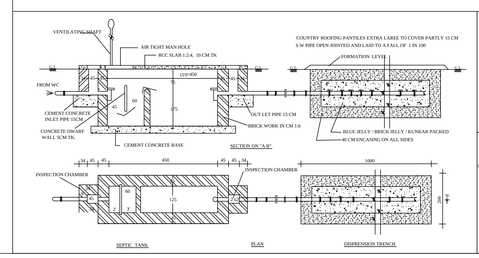


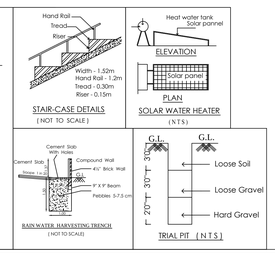
FIRST FLOOR PLAN



SITE PLAN

Scale - 1:200





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.

Title:
Site Plan, Semi Basement, Ground, First , Second, Terrace Floor Plan, Section and Elevation

N W E S

Scale - 1:100

Site Area Details:

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

PC and FSI Calculation:

Plot Coverage	= (564.53 / 822.74) x 100 = 68.62%
Floor Space Index	= 1589.59/ 822.74 = 1.932

Parking Details:

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 -

மவ / கோ.உ.திரு.எண் : 466/2022 (இணையவழி ஒப்புதல்)

திட்ட அனுமதி எண் : 545/2022

B.E.,M.I.E.(I),M.I.S.T.E.,M.I.A.E.,M.I.W.W.A., Government Regd. Valuer(GR-I), Lic.No.CAT-I/1/2000 Regd.Govt.Approved Valuer, Lic.No.CAT-I/1/2000 M.I.V., M.I.P.E.(India), Lic.No.CAT-I/1/2000

Registered Structural Engineer

T. JOHN YOGARAJ
Architect Grade-I (RN) CA /2005 / 24868
Reg No: Coimbatore LEA/04/09-1715/01/09
Cell : 9842 111 000, 9842 111 111
Old. A. Aarey Street, Ramakrishnapuram, Coimbatore - 641 035. Cell:98421 11000

Architect

Applicant

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.