

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 STILT, FIRST, SECOND, THIRD, FOURTH, FIFTH FLOOR AND HEAD ROOM RESIDENTIAL APARTMENT BUILDING AT T.S.No: 200/32, T.S.WARD No: L(12), BLOCK No: 14, SITE No: 8, VGR PURAM WEST, SANGANOOR VILLAGE, ALAGESAN MAIN ROAD, CENTRAL ZONE, COIMBATORE CORPORATION.

APPD. LAYOUT No: T.P./D.D.T.P. (CNR) No: 99/1972
SCALE 1 : 100

AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
SITE AREA (As per Document)	-	-	371.61
SITE AREA (As per TSLR)	-	-	374.00
SITE AREA (As per Super Imposed Area)	-	-	371.61
PRO. STILT FLOOR	-	147.69	147.69
PRO. FIRST FLOOR	147.69	-	147.69
PRO. SECOND FLOOR	147.69	-	147.69
PRO. THIRD FLOOR	147.69	-	147.69
PRO. FOURTH FLOOR	147.69	-	147.69
PRO. FIFTH FLOOR	137.07	-	137.07
PRO. HEAD ROOM	-	22.91	22.91
TOTAL BUILTUP AREA	727.83	170.60	898.43

JOINERY DETAILS:-		Metre
M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D1	DOOR	0.76 x 2.10
L.D	LIFT DOOR	1.22 x 2.10
O1	OPEN	0.91 x 2.10
W	WINDOW	1.83 x 1.22
W1	WINDOW	1.52 x 1.22
W2	WINDOW	1.22 x 1.22
V	VENTILATOR	0.91 x 0.61

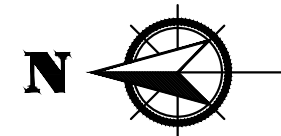
PLOT COVERAGE:-	
PLOT COVERAGE	$= \frac{147.69}{371.61} \times 100 = 39.74\%$

FLOOR SPACE INDEX:-	
FSI	$= \frac{727.83}{371.61} = 1.959$

Total No. Of Dwellings = 9

PARKING DETAILS:-		No. Of Dwellings	No. Of Two Wheelers Regd.	No. Of Two Wheelers Provid.	No. Of Cars Regd.	No. Of Cars Provid.
Above 50 upto 75 Sq.Mtrs		8	8	8	4	4
Above 75 Sq.Mtrs upto 150 Sq.Mtrs		1	-	-	1	1
Visitor's Parking 10%		-	1	1	-	-
Total No. Of Parkings		-	9	9	5	5

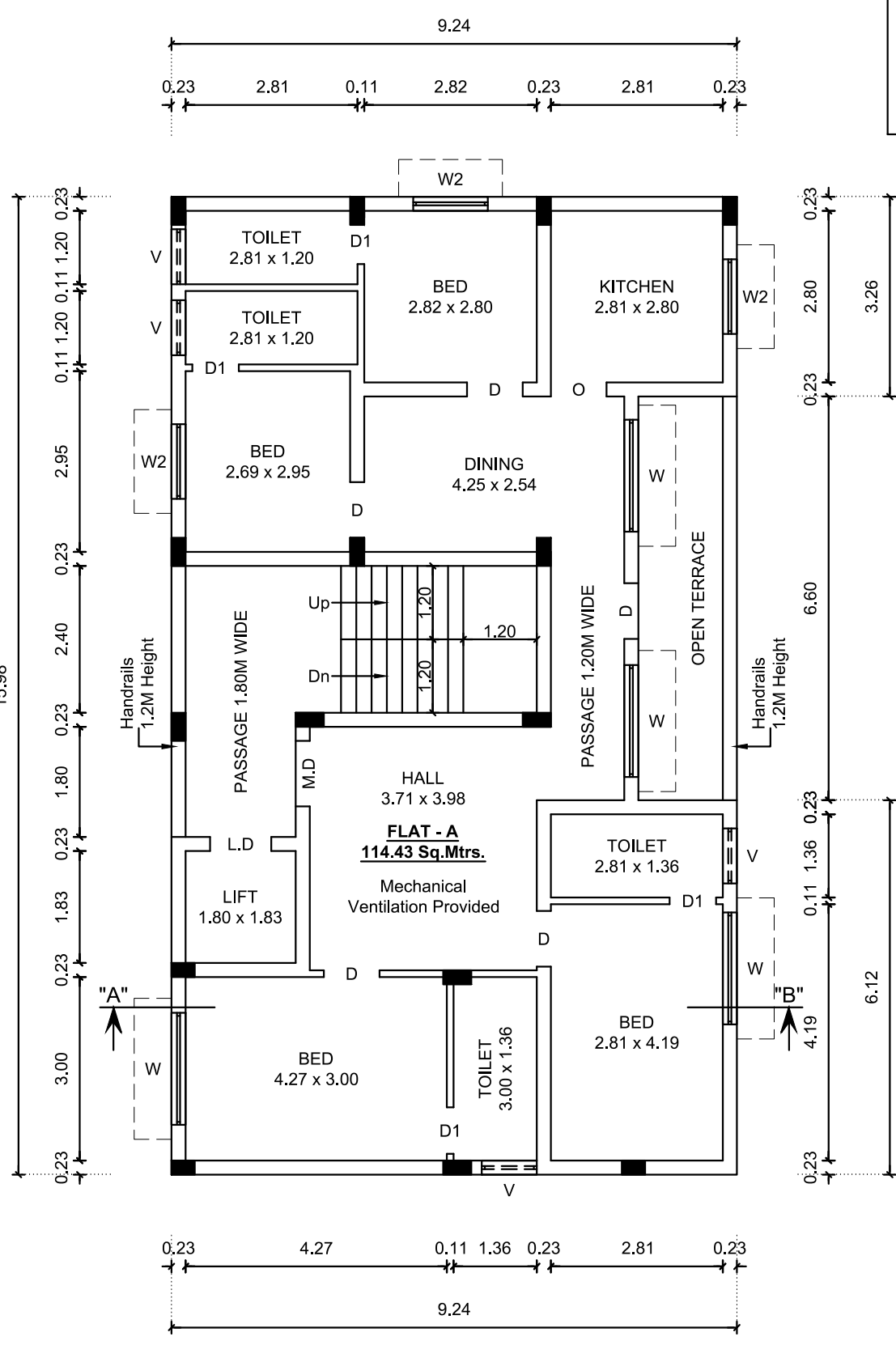
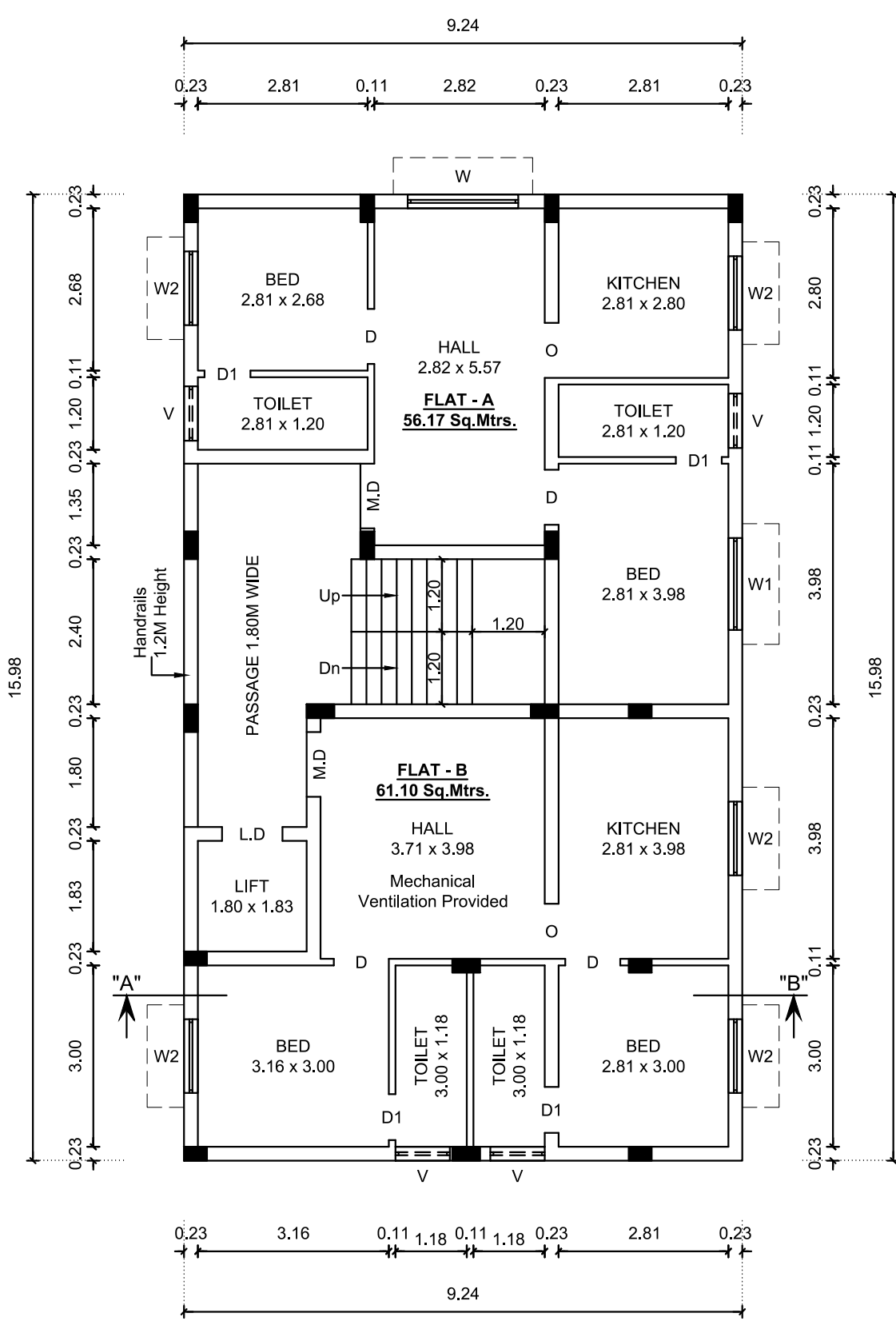
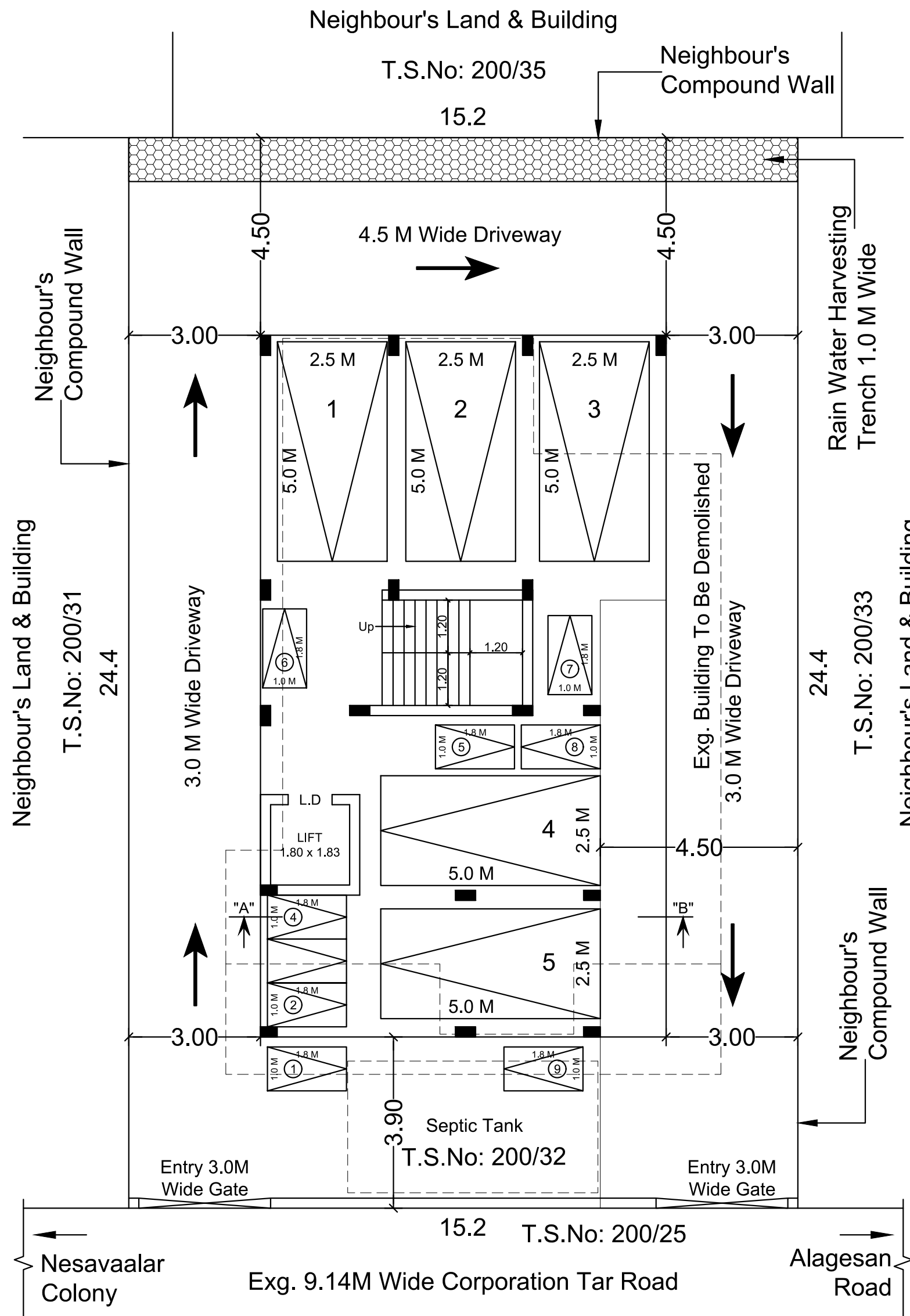
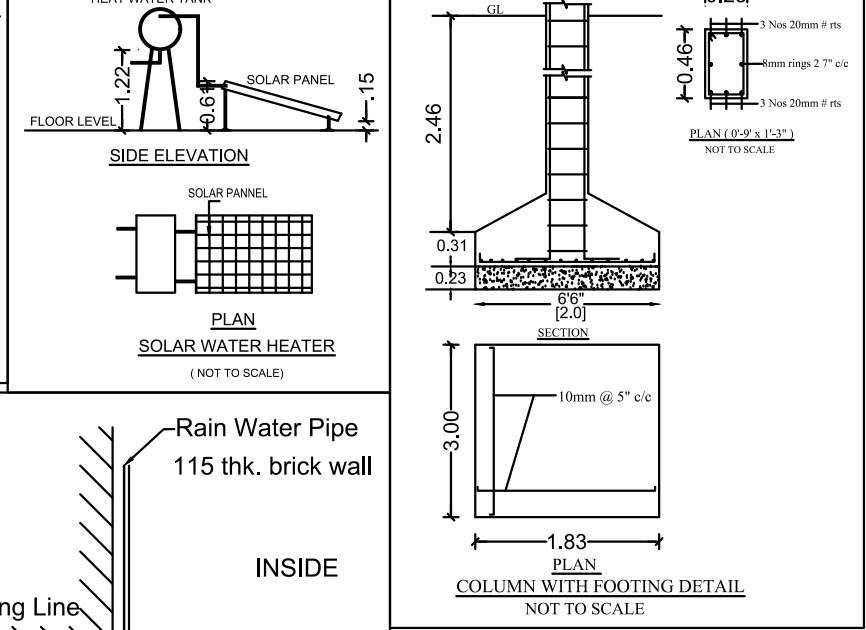
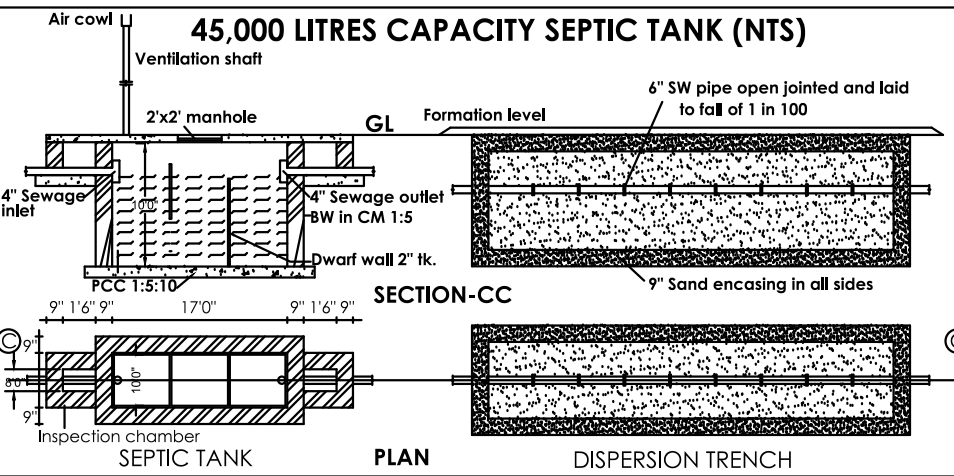
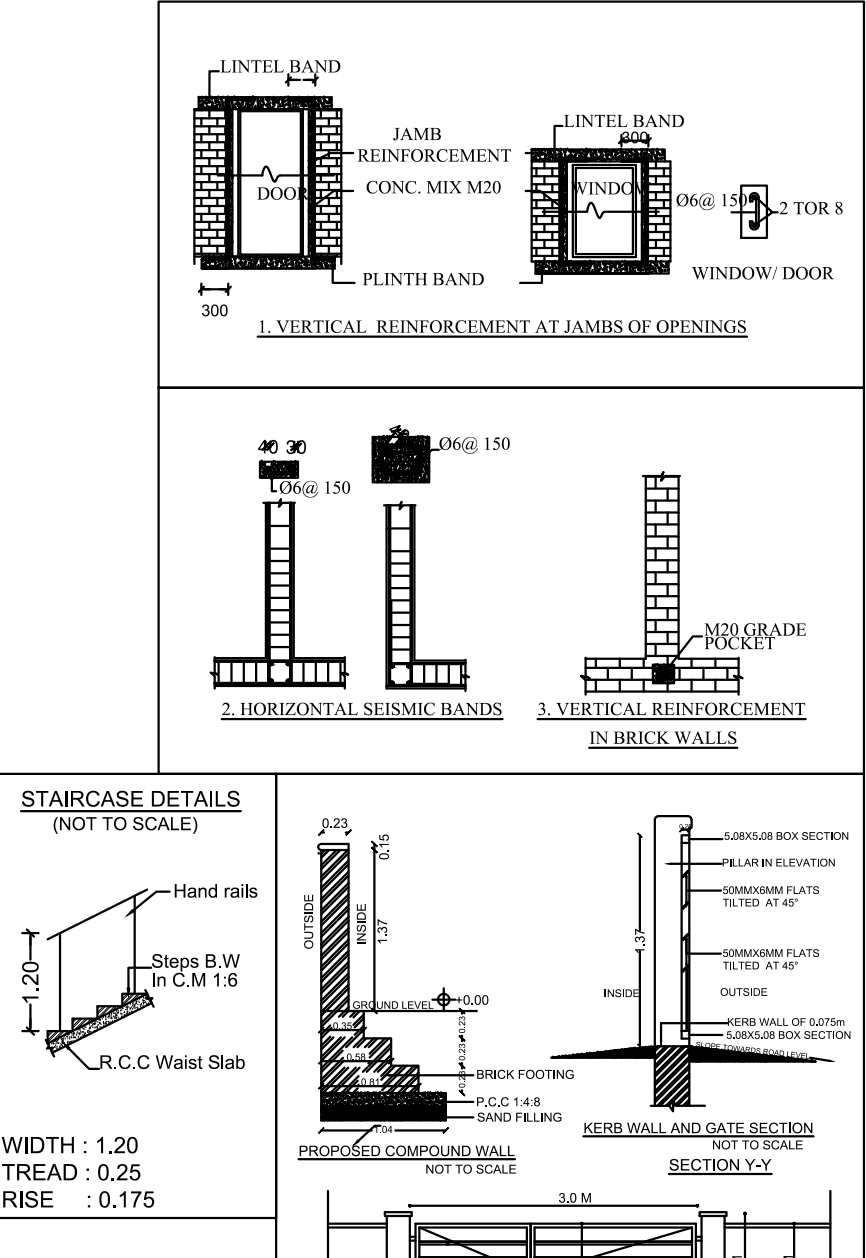
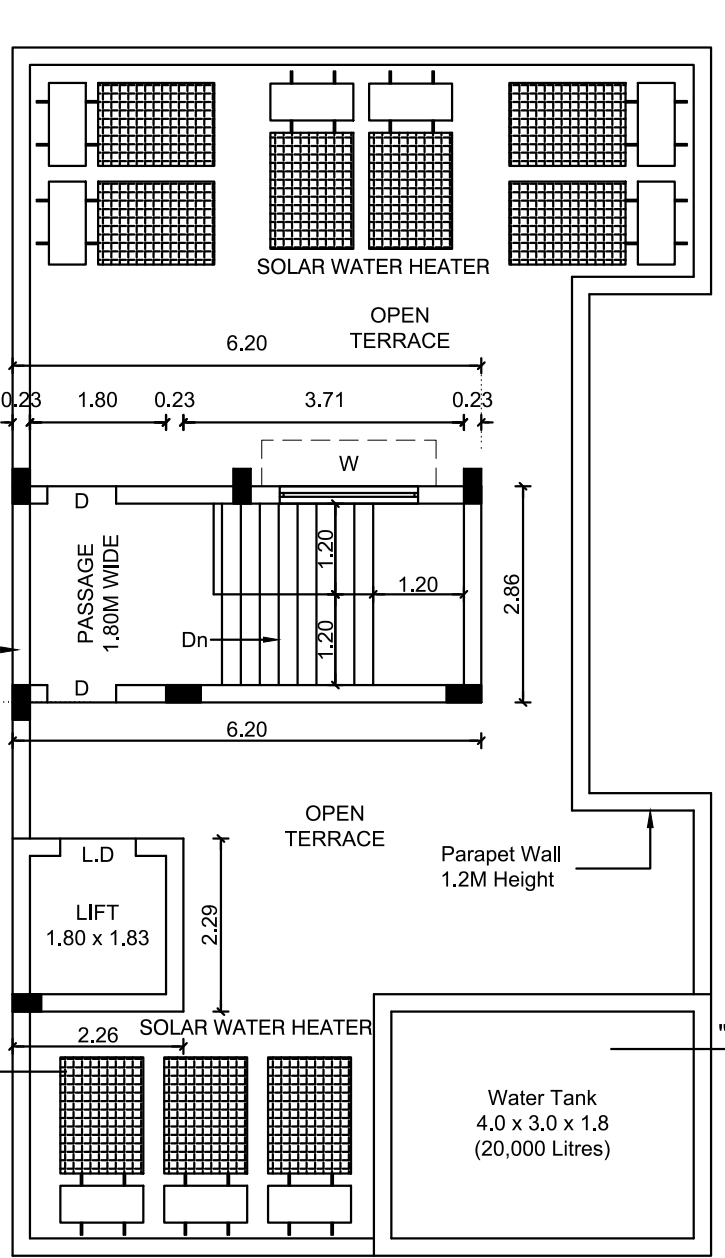
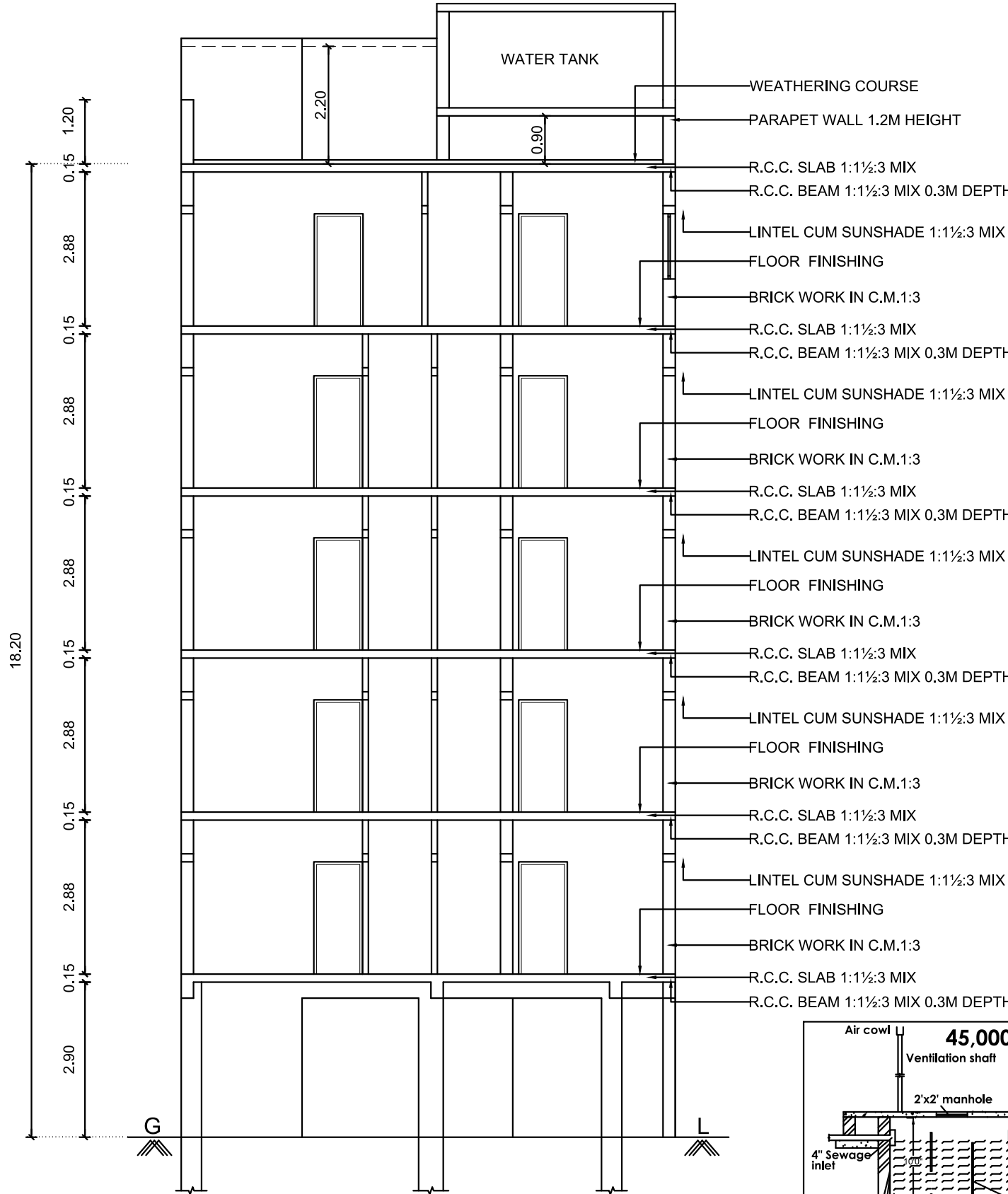
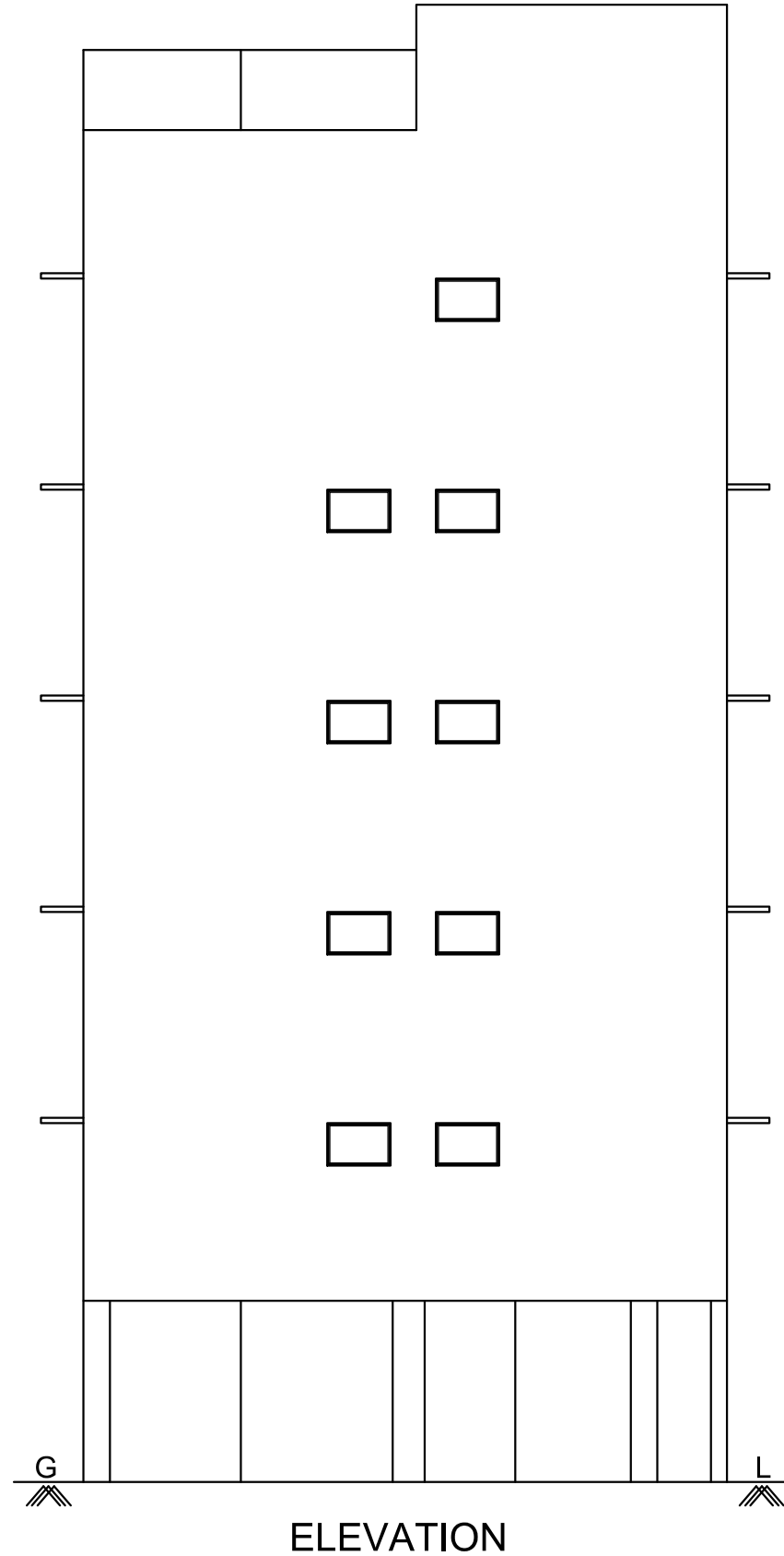
COLOUR INDEX:-	
EXG. ROAD	☐
SITE BOUNDARY	☐
PROPOSED BUILDING	☐



For DHIVA FOUNDATION PVT. LTD.
T.A. Malathi
MANAGING DIRECTOR
LAND OWNER / APPLICANT

A. SHANAVAZ M.E., M.I.E., M.I.S.E.,
Chartered Civil Engg. M-150843-E
Chartered Struct Engg. CE/SE/ALM/203
Regd. Struct Engg. Coimbatore LPA
S/GR-1/20/01/002
REGISTERED STRUCTURAL ENGINEER

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REGISTERED ENGINEER / ARCHITECT



LP/CLPA No: 477/2022
Planning Permission No: 557/2022

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.

