PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

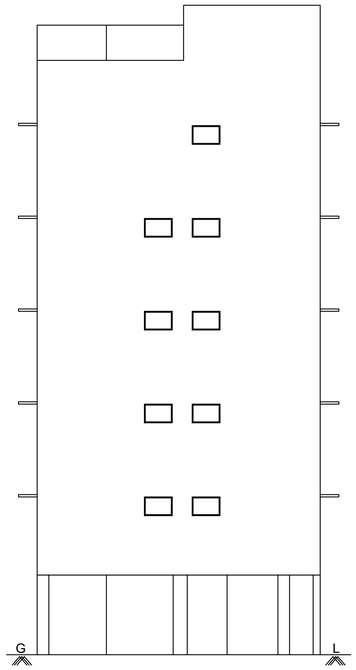
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

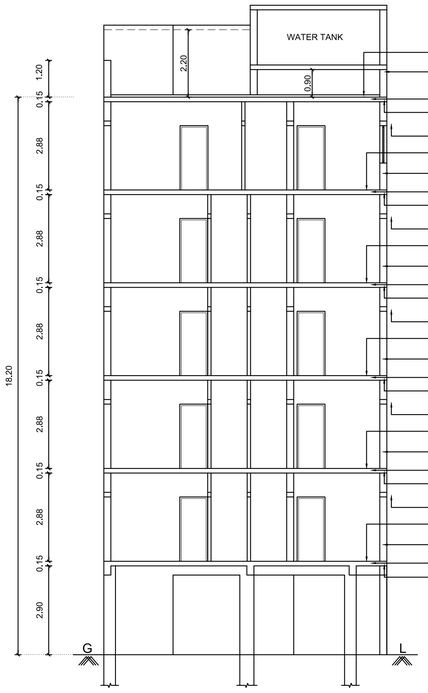
PURPOSE
Residential

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

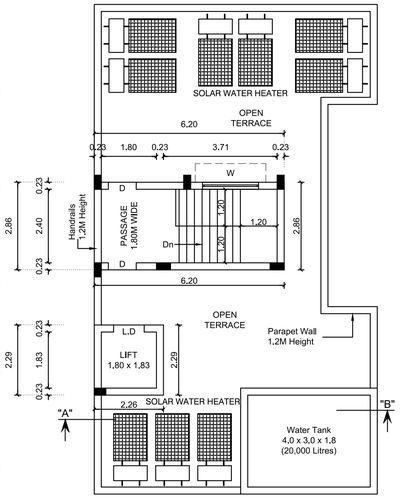
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



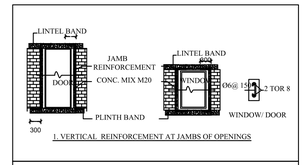
ELEVATION

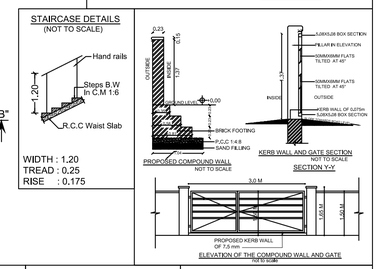


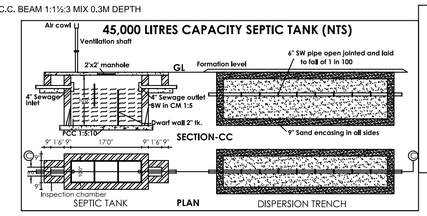
SECTION ON "AB"

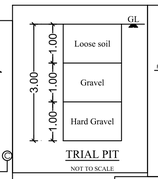


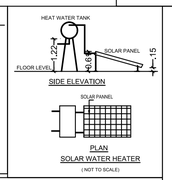
TERRACE FLOOR PLAN

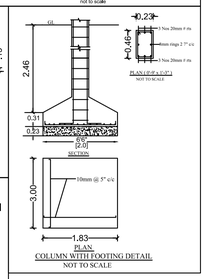


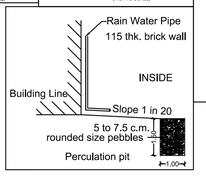


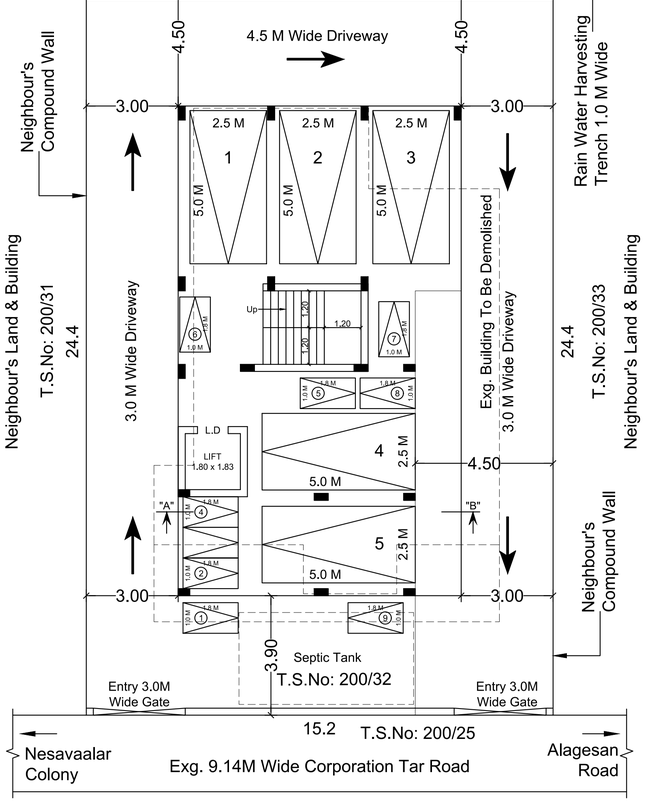




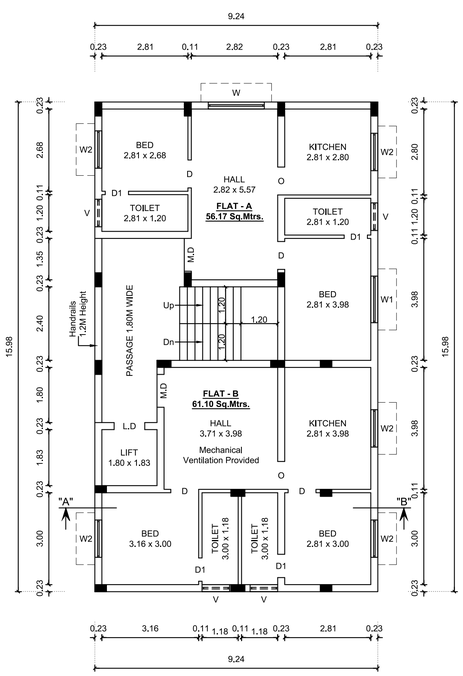






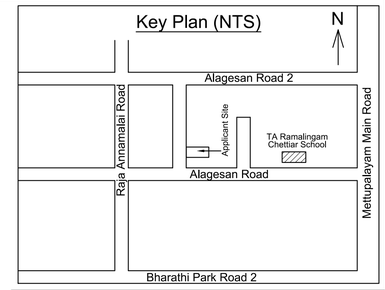


SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN -
FIRST, SECOND, THIRD & FOURTH FLOOR

FIFTH FLOOR PLAN



LP/CLPA No: 477/2022

Planning Permission No: 557/2022

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 = 147.69 / 371.61 x 100 = 39.74 %

FLOOR SPACE INDEX:-

FSI = 727.83 / 371.61 = 1.959

Total No. Of Dwellings = 9

PARKING DETAILS:-

DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers		No. Of Cars	
		Reqd.	Provd.	Reqd.	Provd.
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

N

R.SATHISHKUMAR, M.E (Geotech)., M.I.G.S., M.I.S.T.E
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GTE /19/04/002
No: 17/25-B, Anna Road, Karumathampatti, Coimbatore - 641 659.
Ph: 0422-4399772, Mob: +91 9597262815

REGISTERED GEOTECHNICAL ENGINEER

Er. D. MOHANKUMAR
B.E., M.E. (Constr.), M.I.C.I., M.I.S.T.E., LBS Gr-I,
Registered Construction Engineer (CE)
Reg. No. CBE LPA/CE/006/2021
Registered Quality Auditor (QA)
Reg. No. CBE LPA/QA/001/2021
Coimbatore-641 037. Ph: 96777-98977

REGISTERED CONSTRUCTION ENGINEER

A.SHANAVAZ M.E., M.I.E., M.I.S.E.,
Chartered Civil Engg. M-150843-6
Chartered Struct Engg. CE/ISE/LM/203
Regd. Struct Engg. Coimbatore LPA
S.E/GR-I/20/01/002

REGISTERED STRUCTURAL ENGINEER

for DHIYA FOUNDATION PVT. LTD.
T.A. Malathi
MANAGING DIRECTOR

LAND OWNER / APPLICANT

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/REGR-I/0102/2021
APEL ASSOCIATES
B5-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589

REGISTERED ENGINEER / ARCHITECT

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
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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.