

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

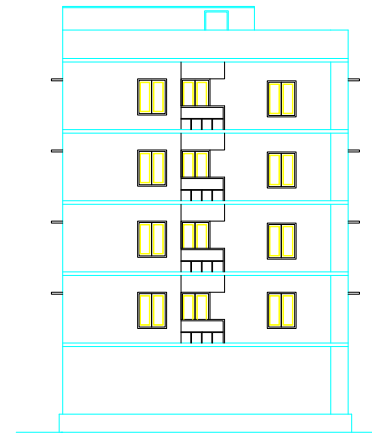
Building Plan

ISSUING AUTHORITY

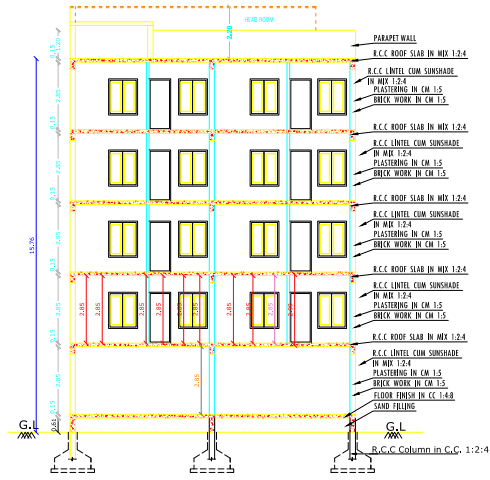
DTCP

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

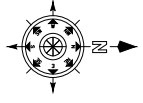
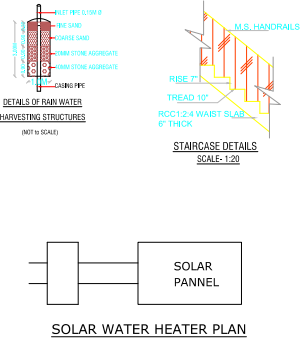
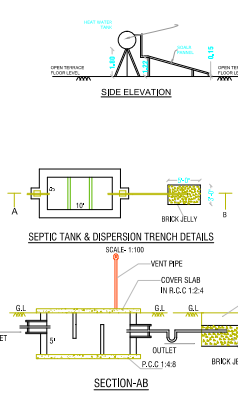
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



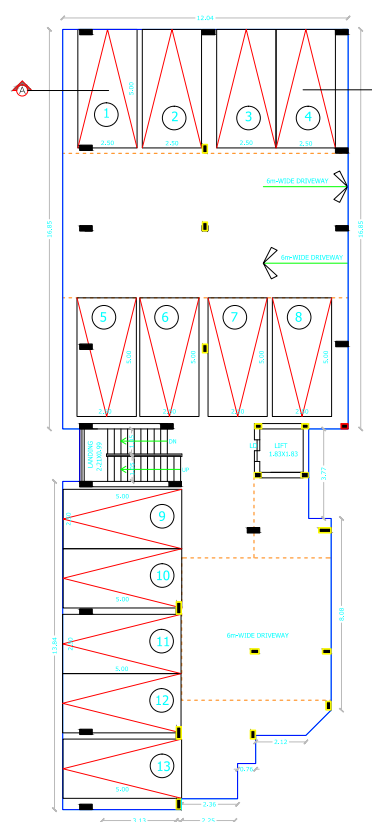
ELEVATION



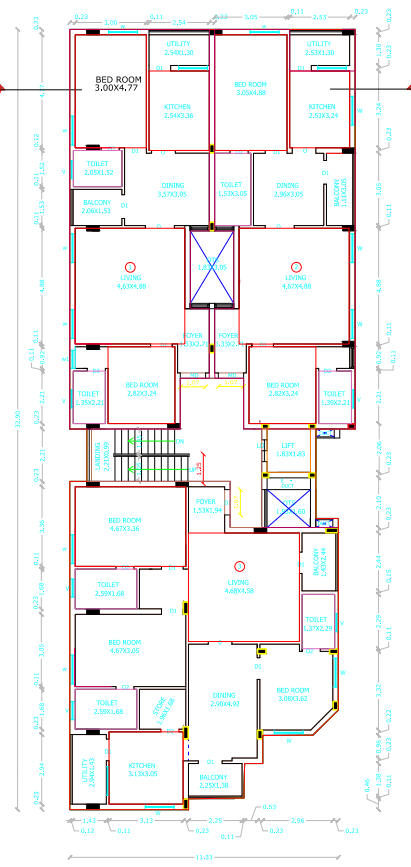
SECTION ON-AA



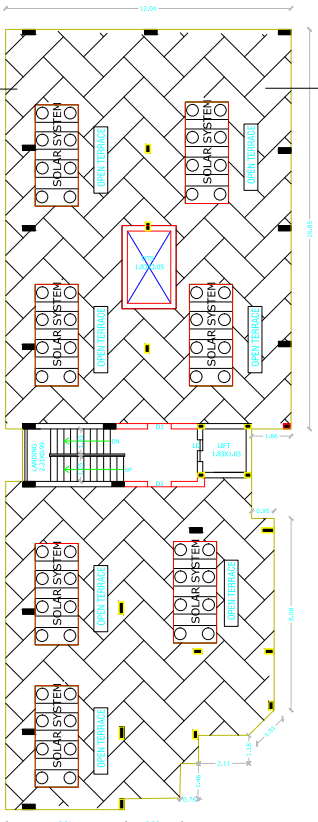
T.S.NO:170/1



STILT FLOOR PLAN

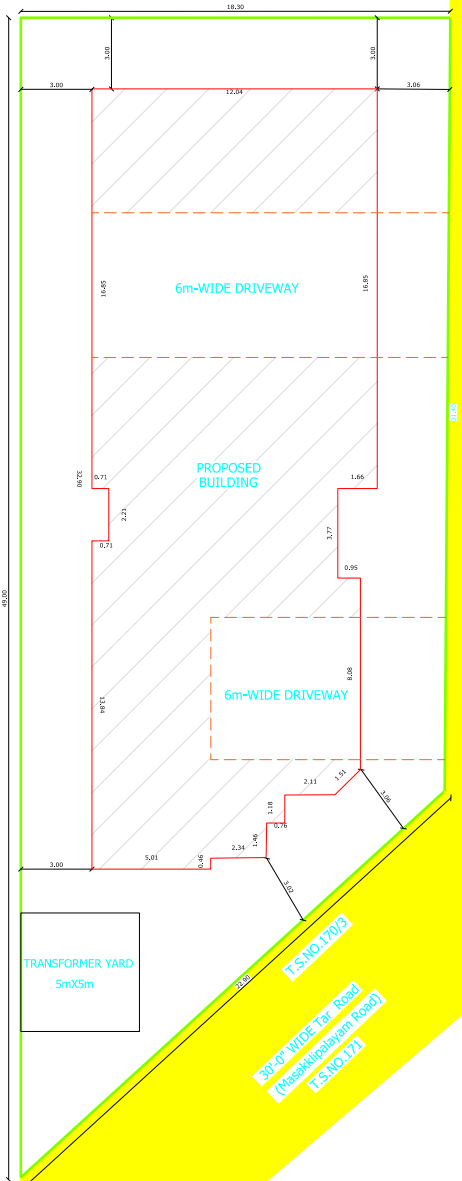


TYPICAL - FIRST,SECOND,THIRD & FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

T.S.NO:172



SITE PLAN

EXISTING APPROVAL DETAILS			
ந.க.எண்: 6353 / 2019 / உதிசு-2			
தி.அ. எண்: 49 / 2020			
B.A.NO : BA/0446/2020/MH2/E			
B.L.NO : BL/0544/2020/MH2/E			

Details	FSI area in Sq.m.	Non FSI area in Sq.m.	Total area in Sq.m.
Stilt Floor		358.80	358.80
First Floor	337.71		337.71
Second Floor	337.71		337.71
Third Floor	337.71		337.71
Fourth Floor	337.71		337.71
Head Room		27.13	27.13
Total	1350.84	385.93	1736.77
PLOT COVERAGE IN %		50.40%	
FLOOR SPACE INDEX		1.898	

PLAN SHOWING THE REVISED APPROVAL FOR PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN SITE NO.71 & 72,T.S.NO:170/2,WARD NO.32,BLOCK NO.52,S.F.NO.144/2PT."SRI MUGAMBIKAI NAGAR",UPPILIPALAYAM VILLAGE,COIMBATORE CORPORATION.

STILT, FIRST, SECOND THIRD & FOURTH FLOOR PLAN SCALE 1:100

AREA DETAILS	TOTAL
SITE AREA (As per Document)	733.00
SITE AREA (As per Patta)	733.00
SITE AREA (As per Super Imposed Area)	732.91

PROPOSED BUILDING AREA DETAILS			
TOTAL AREA OF THE SITE		733.00 Sq.Mt	
PARTICULARS	TOTAL BUILDUP AREA IN Sq.Mt	NON FSI AREA IN Sq.Mt	FSI AREA IN Sq.Mt
PLINTH AREA OF THE PRO. STILT FLOOR	366.40	366.40	-
PLINTH AREA OF THE PRO. FIRST FLOOR	366.40	8.51	357.89
PLINTH AREA OF THE PRO. SECOND FLOOR	366.40	8.51	357.89
PLINTH AREA OF THE PRO. THIRD FLOOR	366.40	8.51	357.89
PLINTH AREA OF THE PRO. FOURTH FLOOR	366.40	8.51	357.89
HEAD ROOM	24.27	24.27	
TOTAL AREA	1856.27	424.71	1431.56

PLOT COVERAGE IN %	49.98%
FLOOR SPACE INDEX	1.953

SCHEDULE OF JOINERIES	WIDTH	HEIGHT	AREA IN Sq.m
MD MAIN DOOR	1.07	2.10	2.25
D1 DOOR	0.92	2.10	1.93
D2 DOOR	0.75	2.10	1.58
W WINDOW	1.22	1.83	2.23
O OPEN	1.22	2.10	2.56
V VENTILATOR	0.76	0.60	0.46

NOTES
ALL THE DOORS AND WINDOWS ARE OUTSIDE OPENING.
WASTE WATER WILL BE USED FOR GARDEN PURPOSE
ALL DIMENSIONS ARE IN FEET AND METRES

PARKING STANDARDS	
REQUIRED	PROVIDED
DWELLING UNIT ABOVE 75 Sq.Mt	DWELLING UNIT WITH 306.54 Sq.Mt/FLOOR
1 CAR SPACE FOR EVERY DWELLING UNIT	12 CAR SPACE
NILL	NILL

COLOUR INDEX	
SITE BOUNDARY	PROVIDED
PROPOSED BUILDING	EXISTING ROAD
EXISTING ROAD	DRIVE WAY
DRIVE WAY	

ONLINE APPLICATION No:SWP/BPA/0003518/2022
PLANNING PERMISSION No:137/2023
ம.வகோ.உ.திசு எண்: 35/2020

STRUCTURAL ENGINEER

K.T. SRIGANESH B.E.,
COIMBATORE LPA
Registered Engineer Grade-I
Reg. No: RE/GRI/19/06/090

REGISTERED ENGINEER

R. PREM KUMAR, B.E.,
COIMBATORE LPA
Registered Engineer Grade-I
Reg. No: RE/GRI/19/06/090

திவ்யா
அளவர்/உதவி வரைவாளர்

கோ.பாலமுருகன்
வரைவாளர்/நிலை III

சு.மோகனா
கட்டிடக்கலை/திட்ட உதவியாளர்

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.

