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.

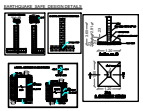
# REVISED PLAN SHOWING THE UNDER CONSTRUCTION RESIDENTIAL APARTMENT BUILDING IN SITE No : 158, T.S. No : 18, [OLD S.F. No : 116], WARD No : AF 32, BLOCK No : 41, G.V. RESIDENCY, UPPLIPALAYAM VILLAGE, COIMBATORE CORPORATION.

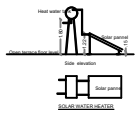
SINGANALLUR D.D. PLAN No : 7

SCALE : 1 : 100

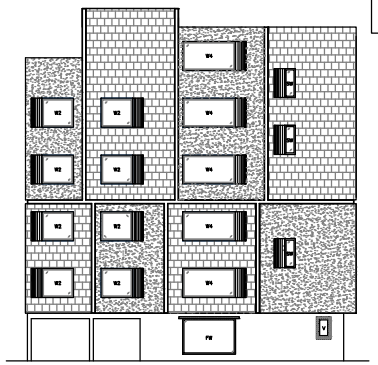
LAYOUT APPROVED No :
L.P./D.T.P. No : 102/89
DATE : 06.02.89

Existing Approvals
COIMBATORE LPA APPROVED No :
NA.KA. No : 4778/2019/ LPA-2
P.P. No : 243/2019 DATE : 21.10.2019
COIMBATORE CORPORATION APP. No :
B.A. No : BA/1094/2019/LPA -2
B.L. No : BL/1182/2019/MH2/E
DATE : 02.12.2019

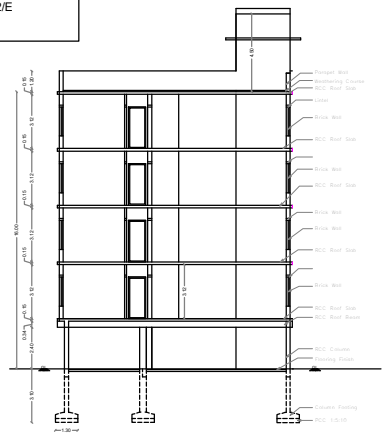




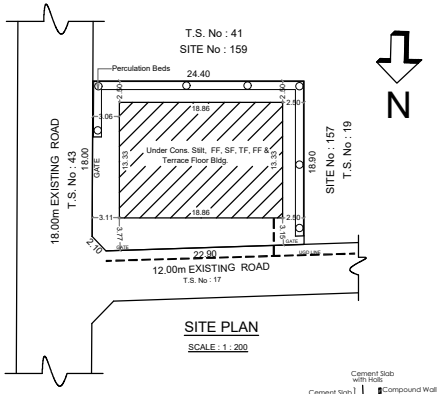
மா.வ./கோ. உ.தி.கு. எண்: 14/2023
திட்டஅனுமதி: எண்: 14/2023



NORTH SIDE ELEVATION



SECTION ON A A

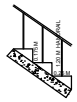


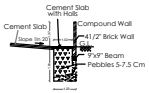

SITE PLAN

SCALE : 1 : 200

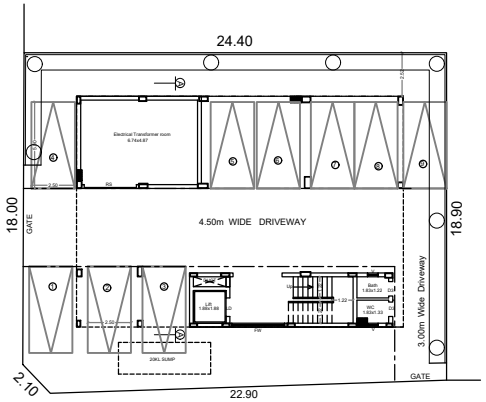
STAIRCASE DETAILS

WIDTH - 1.22 m
TREAD - 0.25 m
RISE - 0.175 m

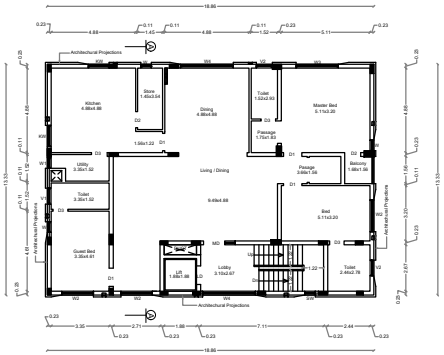




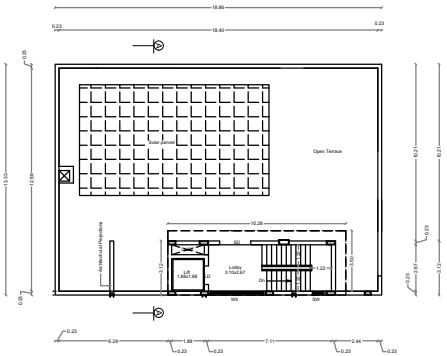

RAIN WATER PERCOLATION BED & COMPOUND WALL




SITE/ STILT FLOOR PLAN



TYPICAL FLOOR PLAN
[FIRST, SECOND, THIRD & FOURTH]



TERRACE FLOOR PLAN

## REFERENCE

| DESCRIPTION | CALCULATION | REQUIRED | PROVIDED |
|---|---|---|---|
| FLOOR AREA RATIO | 1005.92 / 456.00 | 2.00 | 2.206 |
| PARKING AREA | | 8 - Cars | 9 - Cars |

## AREA STATEMENT

| | | SFT | SQM |
|---|---|---|---|
| AREA OF THE SITE | [As per Document] [11.540 Cents] | 5027 | 467.19 |
| AREA OF THE SITE | [As per T.S.L.R.] | 4907 | 456.00 |
| SUPER IMPOSED PLOT ARA | | 5064 | 470.49 |

| | FSI Area SQM | Non FSIArea SQM | Total Area SQM |
|---|---|---|---|
| STILT FLOOR | ---- | 251.48 | 251.48 |
| FIRST FLOOR | 251.48 | ---- | 251.48 |
| SECOND FLOOR | 251.48 | ---- | 251.48 |
| THIRD FLOOR | 251.48 | ---- | 251.48 |
| FOURTH FLOOR | 251.48 | ---- | 251.48 |
| TERRACE FLOOR | --- | 38.26 | 38.26 |
| TOTAL all Floors | 1005.92 | 289.74 | 1295.66 |

| | |
|---|---|
| TOTAL F.S.I. AREA | 1005.92 Sqm |
| HEIGHT OF THE BUILDING | 16.00 m |
| NO. OF DWELLINGS | 4 Nos |

Typical Floor (First,Second, Third & Fourth) Area Details

| FLAT | FSI Area Sqm | Non FSI Area Sqm | Total Area Sqm |
|---|---|---|---|
| A | 224.79 | ---- | 224.79 |
| Common Area | 26.34 | ---- | 26.34 |
| Total | 248.29 | ---- | 248.29 |

## SCHEDULE OF JOINERY

| | | METRE |
|---|---|---|
| MD | MAIN DOOR | 1.83 x 2.40 |
| LD | LIFT DOOR | 1.07 x 2.40 |
| SD | STEEL DOOR | 1.80 x 2.40 |
| D1 | DOOR | 1.07 x 2.40 |
| D2 | DOOR | 1.00 x 2.40 |
| D3 | DOOR | 0.90 x 2.40 |
| D4 | DOOR | 0.84 x 2.40 |
| W | WINDOW | 0.60 x 1.68 |
| W1 | WINDOW | 0.60 x 1.32 |
| W2 | WINDOW | 1.80 x 1.68 |
| W3 | WINDOW | 2.40 x 1.68 |
| W4 | WINDOW | 3.05 x 1.68 |
| KW | KITCHEN WINDOW | 3.05 x 1.32 |
| FW | FRENCH WINDOW | 3.05 x 2.50 |
| SW | STAIR WINDOW | 0.60 x 1.68 |
| V | VENTILATOR | 0.60 x 1.20 |
| V1 | VENTILATOR | 0.90 x 1.32 |
| V2 | VENTILATOR | 0.90 x 1.68 |
| V3 | VENTILATOR | 0.90 x 1.32 |

## COLOUR INDEX

EXISTING ROAD -
SITE BOUNDARY -
UNDER CONSTRUCTION BUILDING -
FIRE HYDRANT -

STRUCTURAL ENGINEER

APPLICANT

LBS/ REGISTERED ENGINEER

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

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+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.