PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

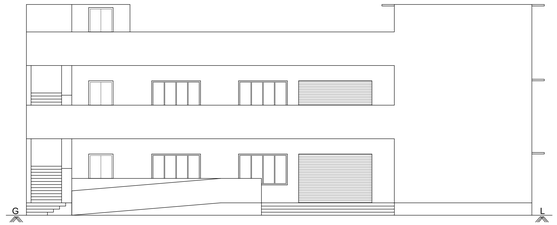
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

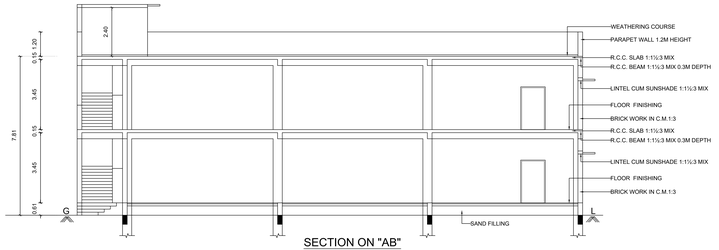
PURPOSE
Commercial

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

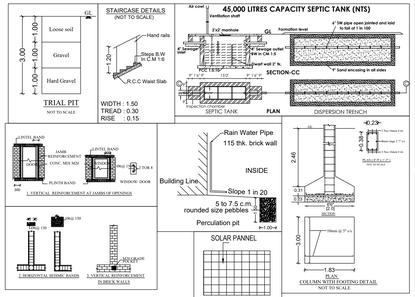
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

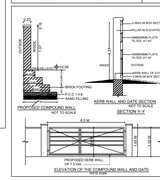


ELEVATION



SECTION ON "AB"





PLOT COVERAGE:-

PLOT COVERAGE = 863.16 / 2700.00 x 100 = 31.97 %

FLOOR SPACE INDEX:-

FSI = 1792.18 / 2700.00 = 0.66

PARKING DETAILS:-	Reqd.	Provd.
Car Parking Stall	14 Nos	16 Nos
Two Wheeler Parking Stall	54 Nos	54 Nos

JOINERY DETAILS:-

		Metre
R.S	ROLLING SHUTTER	1.07 x 2.40
D	DOOR	1.20 x 2.10
D1	DOOR	0.76 x 2.10
L.D	LIFT DOOR	1.20 x 2.40
W	WINDOW	2.40 x 1.50
V	VENTILATOR	0.90 x 0.60

COLOUR INDEX:-

EXG. ROAD

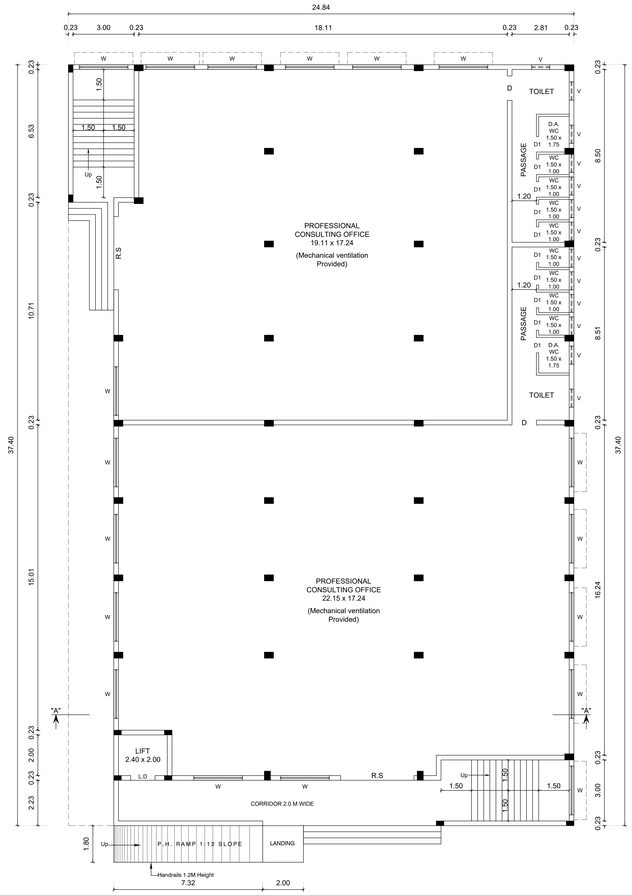
SITE BOUNDARY

PROPOSED BUILDING

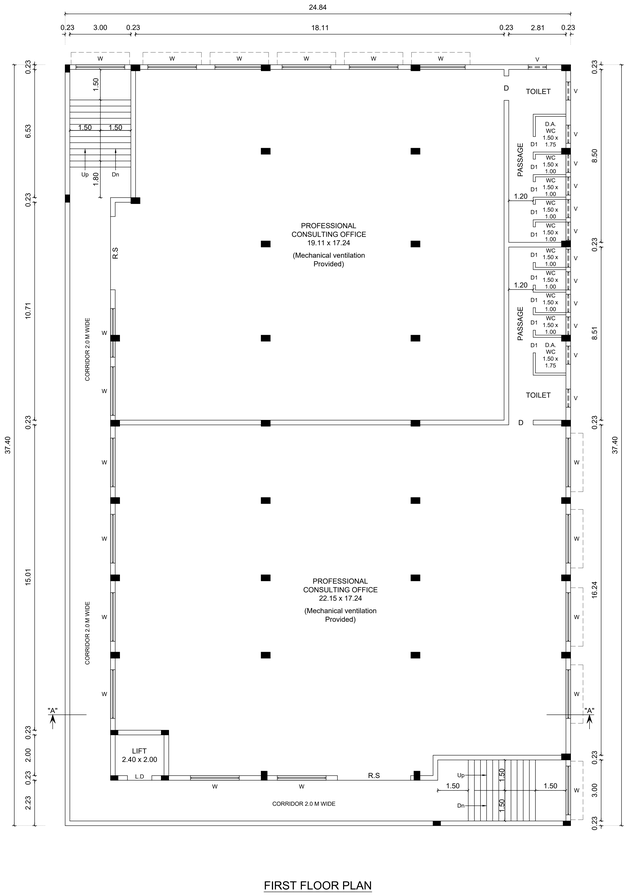
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND, FIRST FLOOR AND HEAD ROOM COMMERCIAL BUILDING AT S.F.No: 46/5B, KURUMBAPALYAM VILLAGE, POLLACHI MAIN ROAD, POLLACHI TALUK, COIMBATORE DISTRICT.

SCALE 1 : 100

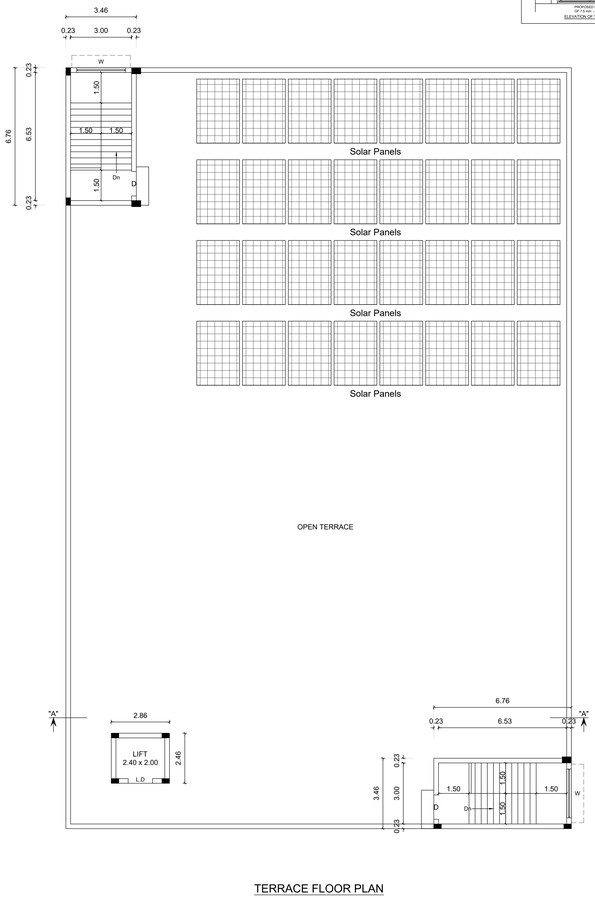
AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
SITE AREA (As per Document)	-	-	2744.20
SITE AREA (As per Patta)	-	-	2700.00
SITE AREA (As per Super Imposed Area)	-	-	2708.72
PRO. GROUND FLOOR	863.16	-	863.16
PRO. FIRST FLOOR	929.02	-	929.02
PRO. HEAD ROOM	-	53.82	53.82
TOTAL BUILTUP AREA	1792.18	53.82	1846.00



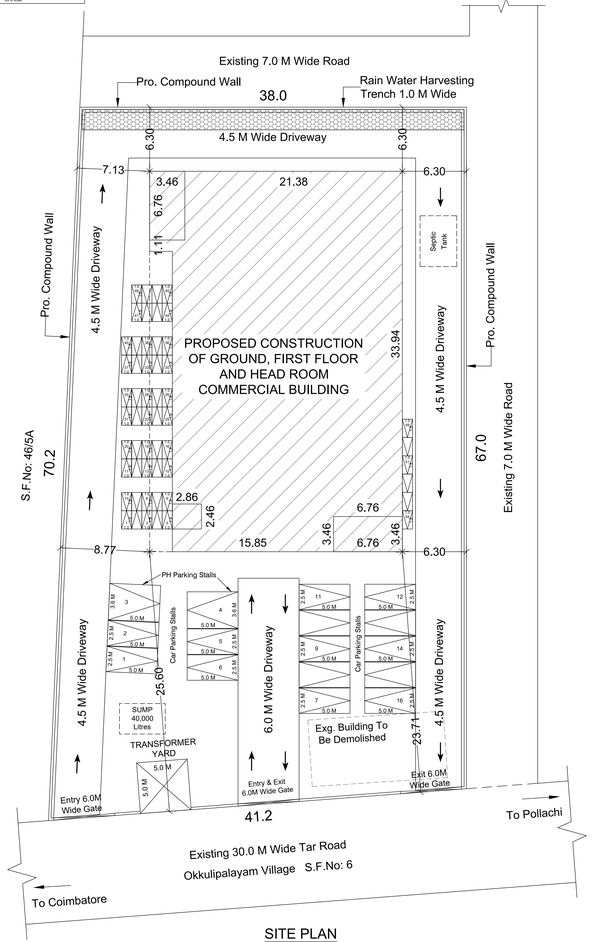
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN

Scale 1 : 200

Online Application No: SWP/BPA/0004629/2022

SWP/Site approval/DTCP(ELPA)No: 315/2022

SWP/PP/DTCP-LP/R(C)No: 60/2022

LAND OWNER / APPLICANT

Er. S. NANDHINI., B.E.CIVIL.,
Registered Construction Engineer,
Reg. No: CLPA/CE/19/09/108
No.5, Annamalain Lane, Nanjundapuram,
Coimbatore - 641 036. Mob: 9500815308
REGISTERED CONSTRUCTION ENGINEER

S.PRABHAVATHI,M.E (Geotech) M.I.G.S
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GTE /19/04/002,
No: 17/25-B, Annur Road, Karumathampatti,
Coimbatore - 641 659.
Ph: 0422-4399772, Mob: +91 9600558700
REGISTERED GEOTECHNICAL ENGINEER

Er. S. PRATHABAN, M.E., Structural
Registered Structural Engineer - Grade-I
Reg No: SE/Gr-I/004/2022
92A/41A,Shanthi Nagar,S.I.H.S. Colony,
Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99440 30620.
REGISTERED STRUCTURAL ENGINEER

Er.A. WALTER JEFF MAX, B.E.,
Reg. No. CBE 07/07/16/GR-II/2/002/2021
APEL ASSOCIATES
B1-G, 1st Floor, Kanga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob | 93667 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
+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.