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.

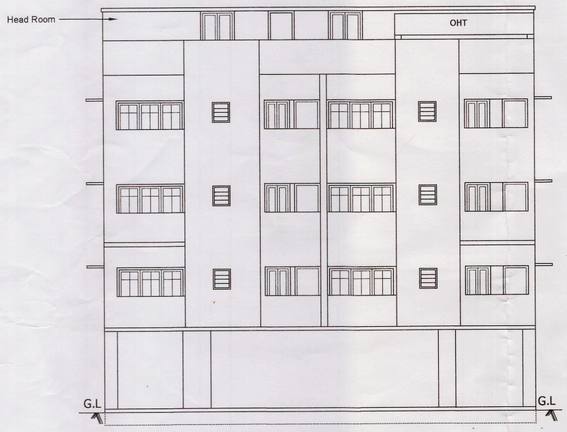
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

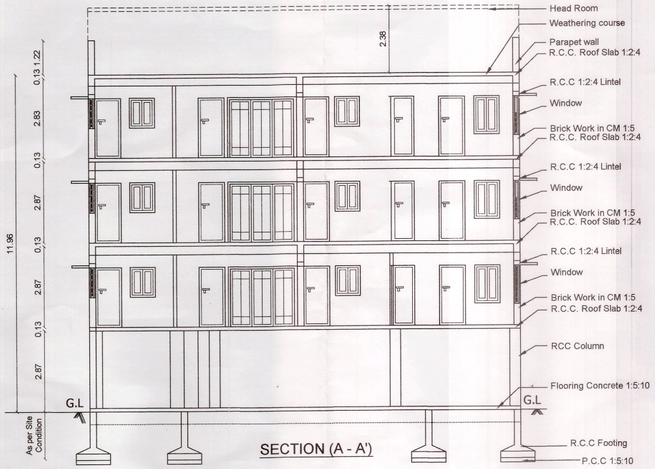
hello@verified.realestate

+91 9996 12 9996

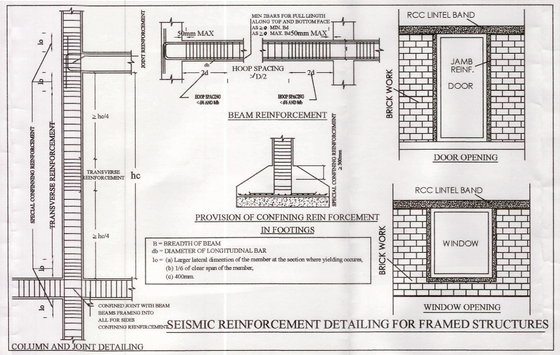
verified.realestate



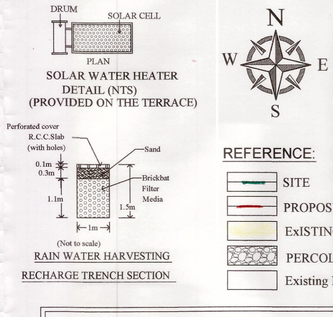
FRONT ELEVATION



SECTION (A - A')

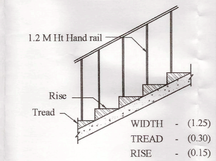


SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



REFERENCE:

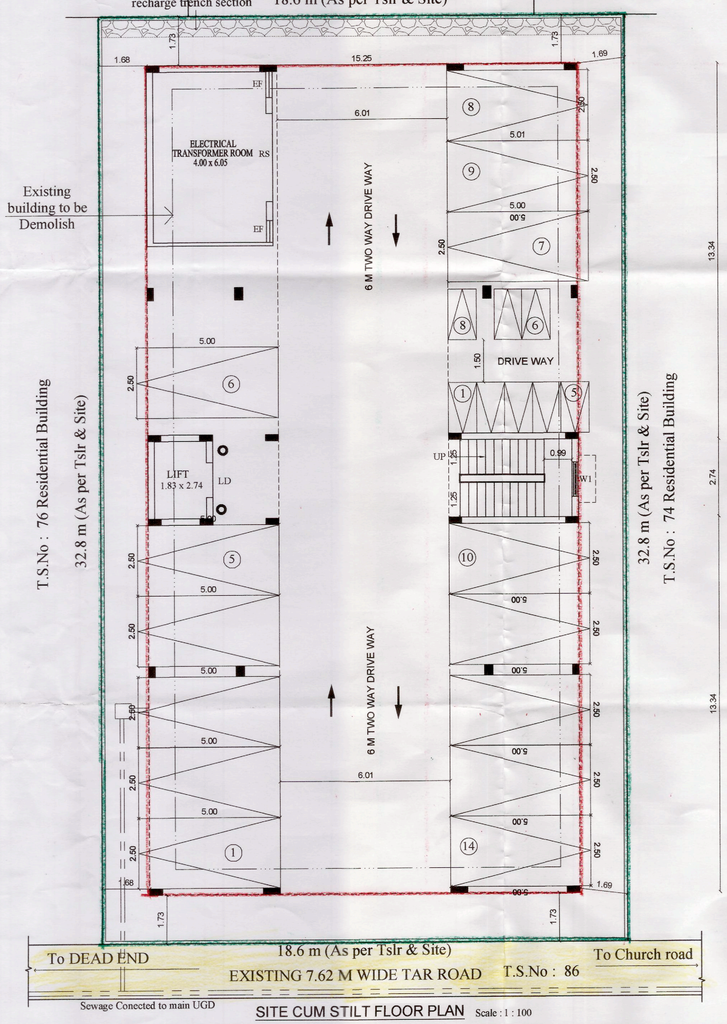
- SITE
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH
- Existing Building tobe demolished



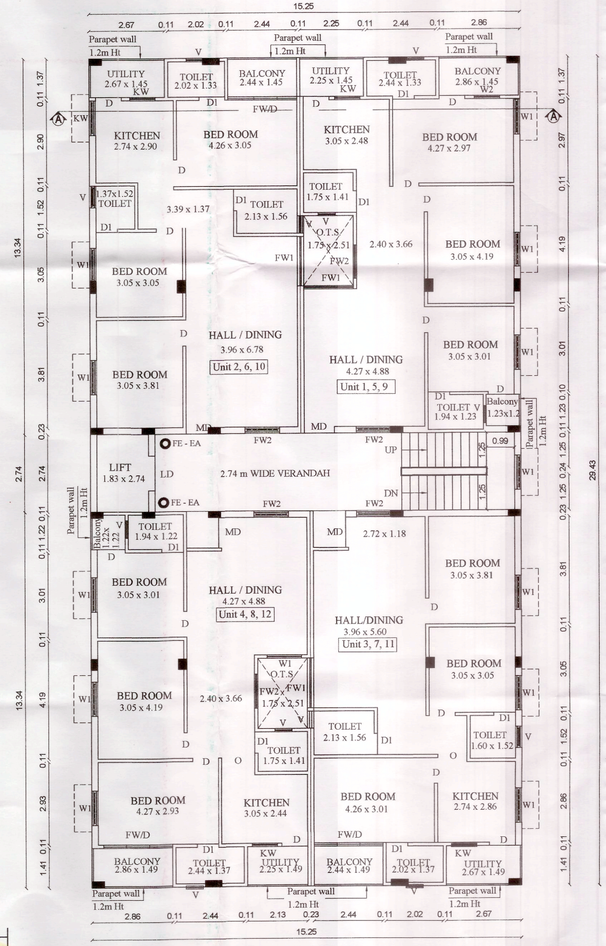
STAIR-CASE DETAILS

(NOT TO SCALE)

T.S.No : 58 | Rain water harvesting recharge trench section | T.S.No : 59 Residential Building 18.6 m (As per Tslr & Site) | T.S.No : 60



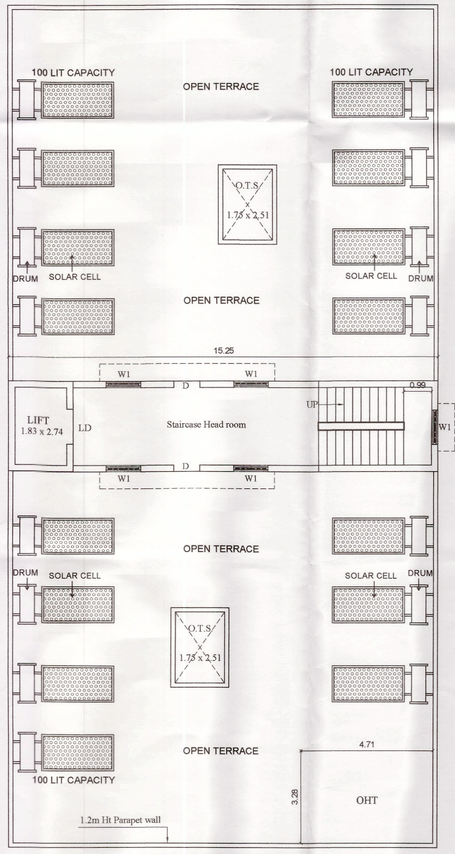
SITE CUM STILT FLOOR PLAN Scale : 1 : 100



TYPICAL FLOOR PLAN

(FIRST, SECOND & THIRD FLOOR PLAN)

Scale : 1 : 100



TERRACE FLOOR PLAN

S DIVYA
Surveyor

G BALAMURUGAN
Draughtsman Grade- III

M.VALARMATHY
Planing Assistant

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND & THIRD RESIDENTIAL BUILDING

IN T.S.No : 75, WARD No : 16 (P), BLOCK No : 24, VISWESHRA IYER STREET - 1 , TELUNGUPALAYAM VILLAGE, COIMBATORE CORPORATION.

TELUNGUPALAYAM DD PLAN No : 7

AREA DETAILS

SITE AREA DETAILS	T.S.No.	AS PER TSLR & SITE	DOCUMENT
	75	610.08 Sq.m	610.08 Sq.m

BUILDING AREA DETAILS :

Floor Area Details	Total Built-up In Sq M	Non Fsi Area Parking In Sq M	Non Fsi Area D+S+L In Sq M	Fsi Area Residential In Sq M
AREA OF STILT FLOOR	448.81	424.81	---	24.00
AREA OF FIRST FLOOR	448.81	---	50.70	398.11
AREA OF SECOND FLOOR	448.81	---	50.70	398.11
AREA OF THIRD FLOOR	448.81	---	50.70	398.11
AREA OF TERRACE FLOOR	64.25	---	64.25	---
TOTAL BUILT UP AREA	1859.49	424.81	216.35	1218.33

FSI : $\frac{1218.33}{610.08}$ = 1.99

FE :-FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED. EA :-EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

NOTE : ALL DIMENSIONS ARE IN METRE

SCALE 1 : 100

TOTAL NO's DWELLINGS : 12 Nos

JOINERY DETAILS:

		METER
MD	- MAIN DOOR	1.07 x 2.10
D	- DOOR	0.91 x 2.10
D1	- DOOR	0.76 x 2.10
LD	- LIFT DOOR	0.91 x 2.10
W1	- WINDOW	1.22 x 1.52
W2	- WINDOW	0.91 x 1.52
FW	- FRENCH WINDOW	2.44 x 2.00
FW1	- FRENCH WINDOW	1.83 x 2.00
KW	- KITCHEN WINDOW	1.07 x 1.07
O	- OPEN	0.91 x 2.00
V	- VENTILATOR	0.91 x 0.61

AREA OF THE DWELLING UNIT :

Dwelling Reference	Single/Duplex	Dwelling Area
Dwelling - 1, 5, 9	Single	100.90 Sq.m
Dwelling - 2, 6, 10	Single	101.27 Sq.m
Dwelling - 3, 7, 11	Single	101.27 Sq.m
Dwelling - 4, 8, 12	Single	100.90 Sq.m
Total Dwelling - 12	Single	404.34 Sq.m

PARKING DETAILS :

	Required	Provided
CAR PARKING	14	14
TWO WHEELER PARKING	NA	8

ONLINE APPLICATION No:SWP/BPA/004656/2022

L.P / C L P A No : 160 / 2023

PLANNING PERMISSION No : 178 / 2023

For SUKRA PROPERTY DEVELOPERS (P) LTD.

ARULMOZHI VARMAN
Director

APPLICANT

Er. R. LOGANATHAN M.E., (Struct.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-I/19/04/033.
No. 38, 1st Street, Sivaji Colony Extn.,
Edayarpalayam (Post), Coimbatore - 641 025.

STRUCTURAL ENGINEER

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

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

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.