PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

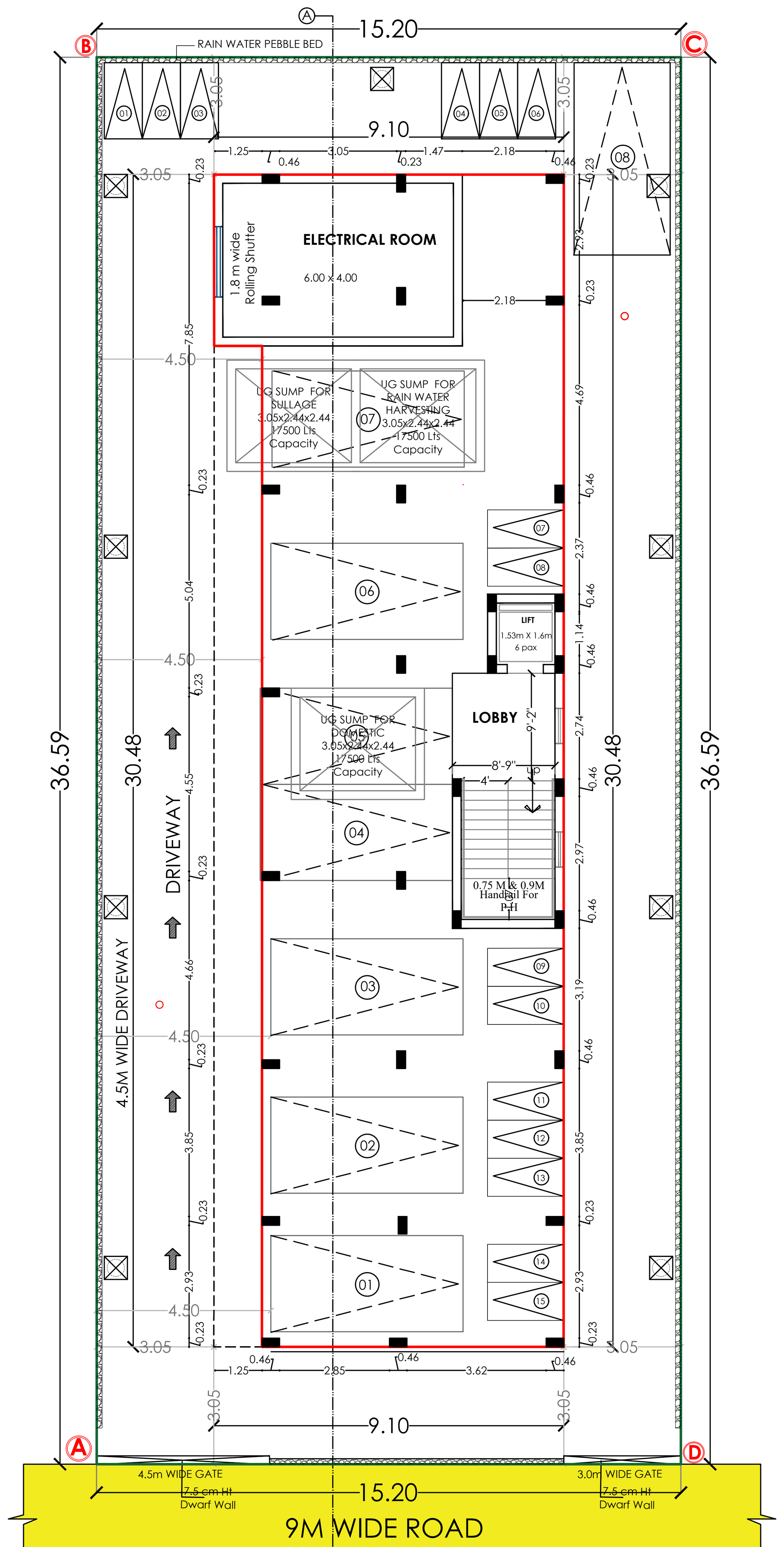
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

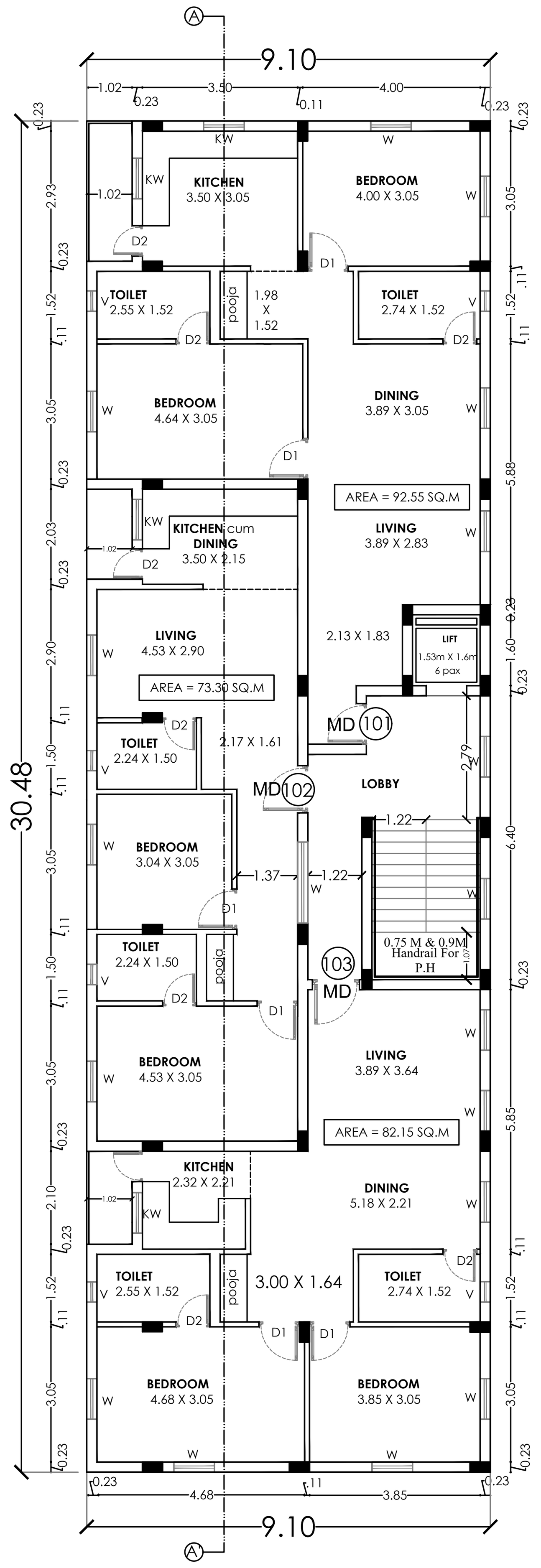
PURPOSE
Residential

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

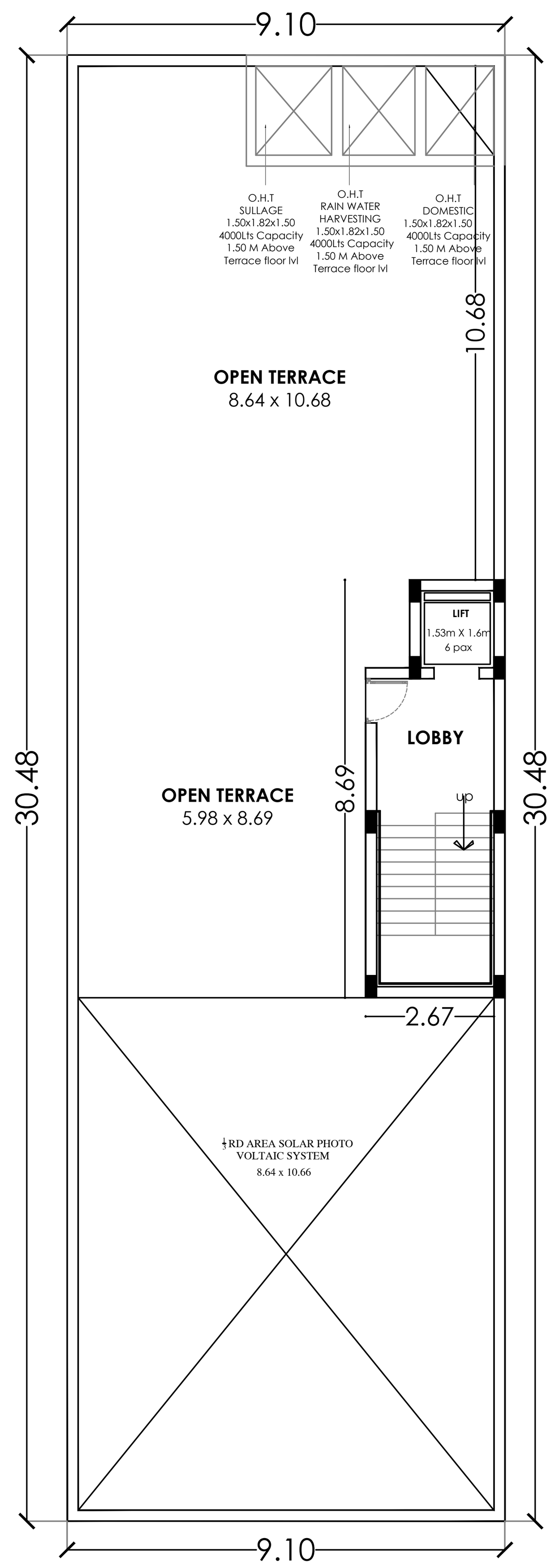
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



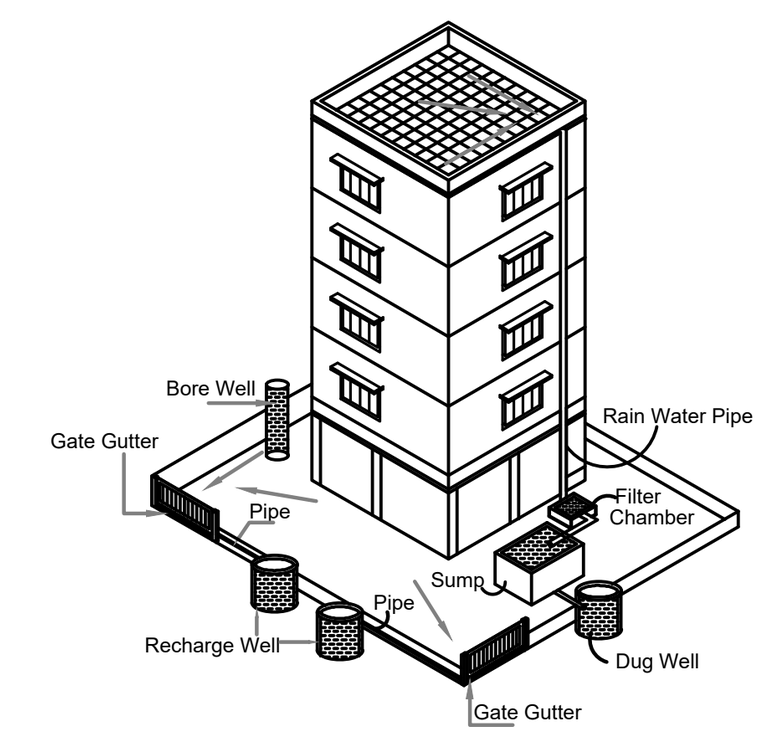
Site / Stilt Floor Plan (S+5)



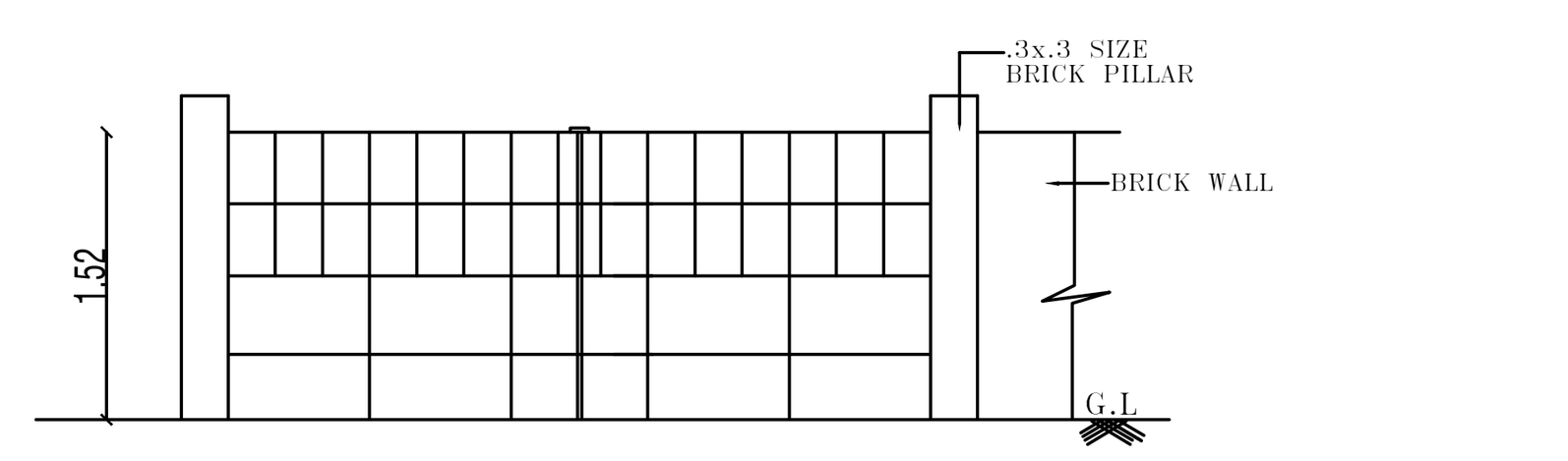
Typical Floor Plan (1st-5th)



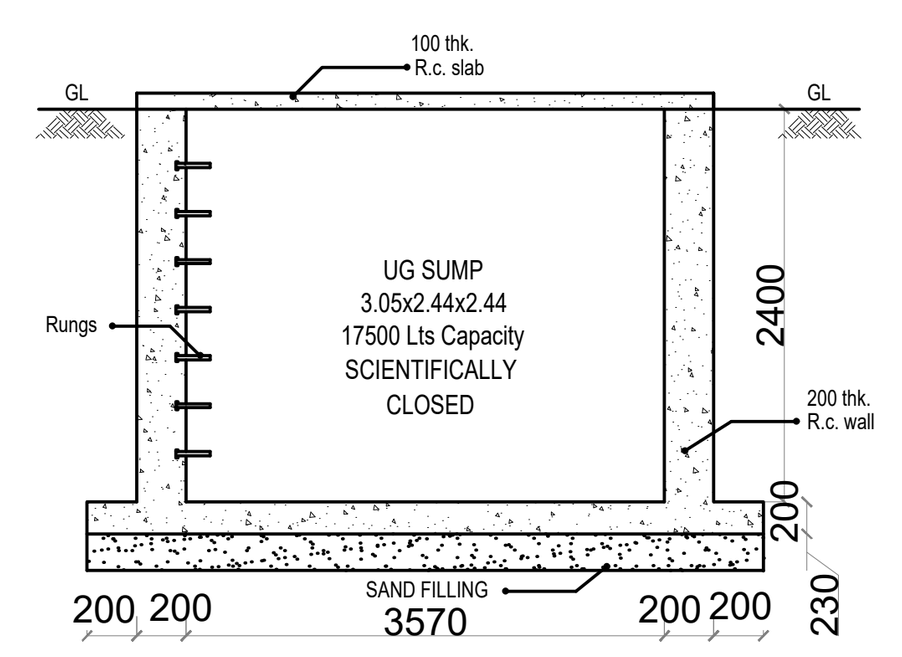
Terrace Floor Plan

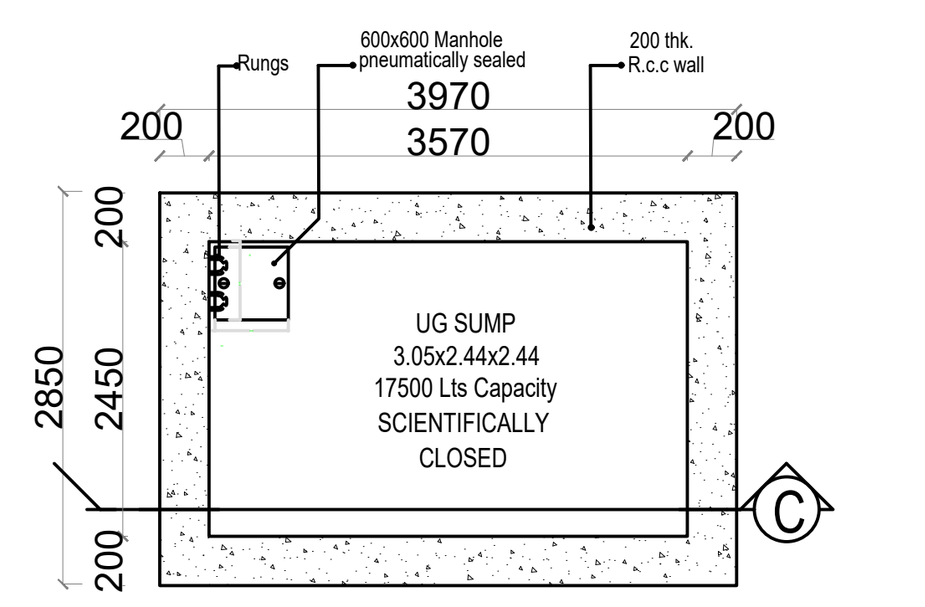


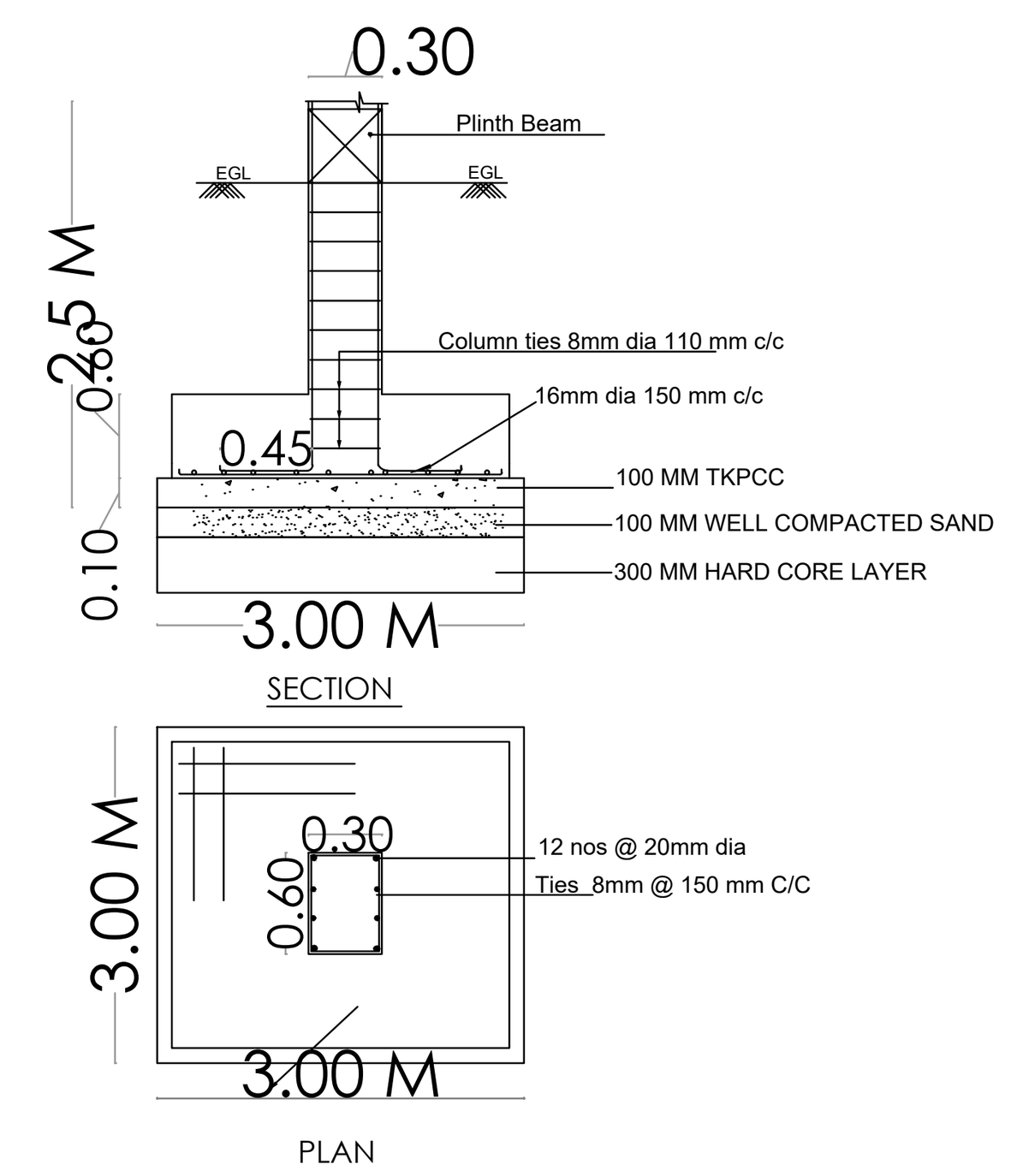
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing
Not To Scale

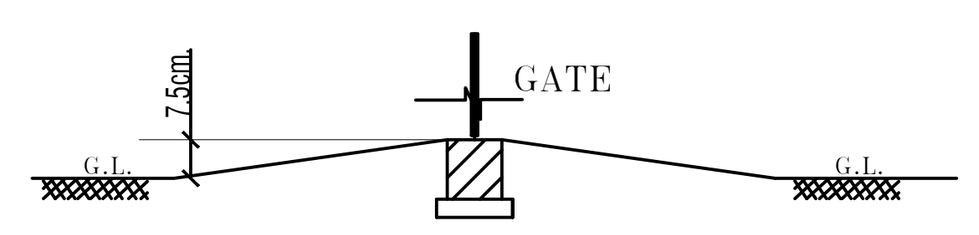


COMPOUND WALL GATE DETAIL
(6 M WIDE)

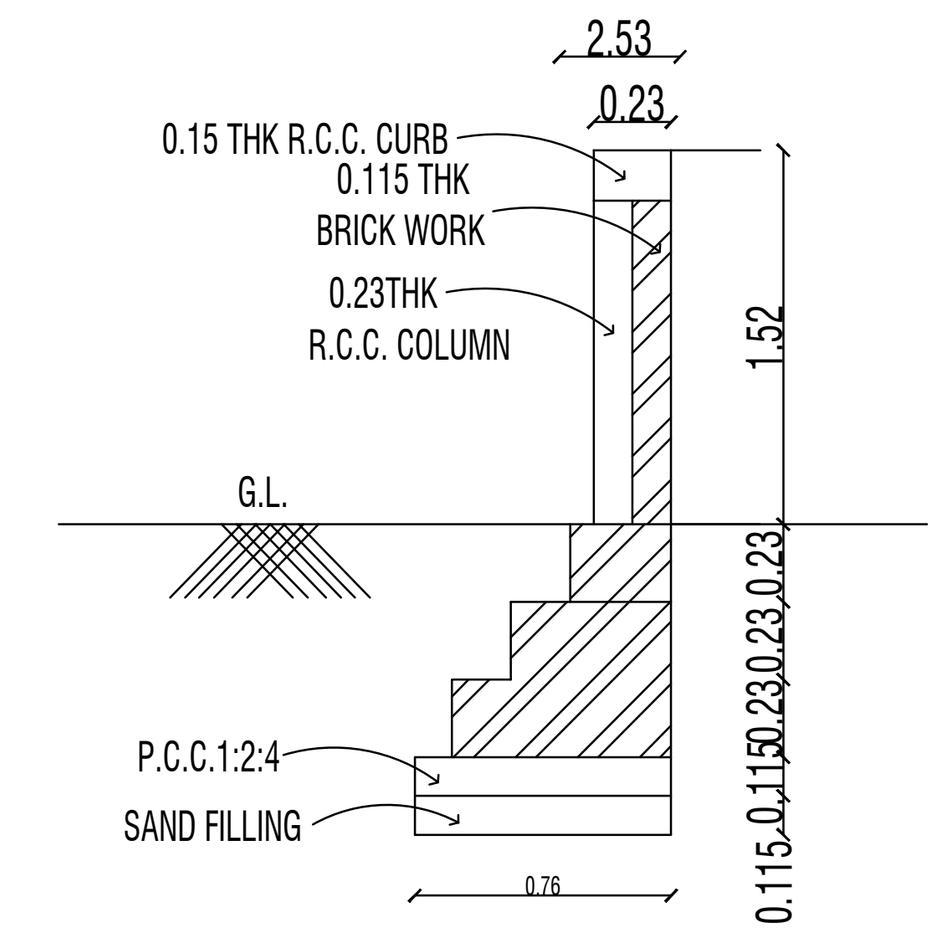








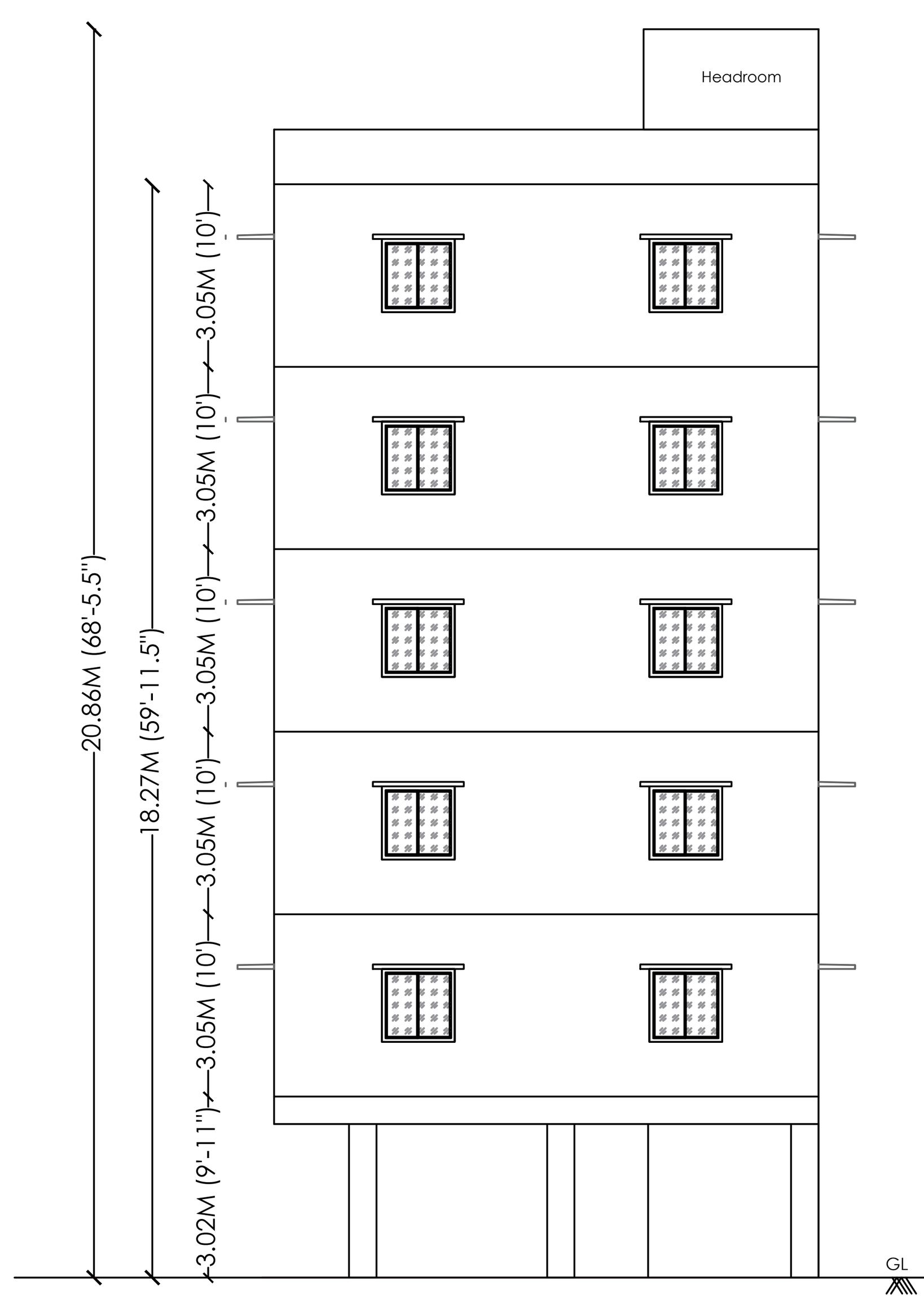
DWARF WALL DETAIL



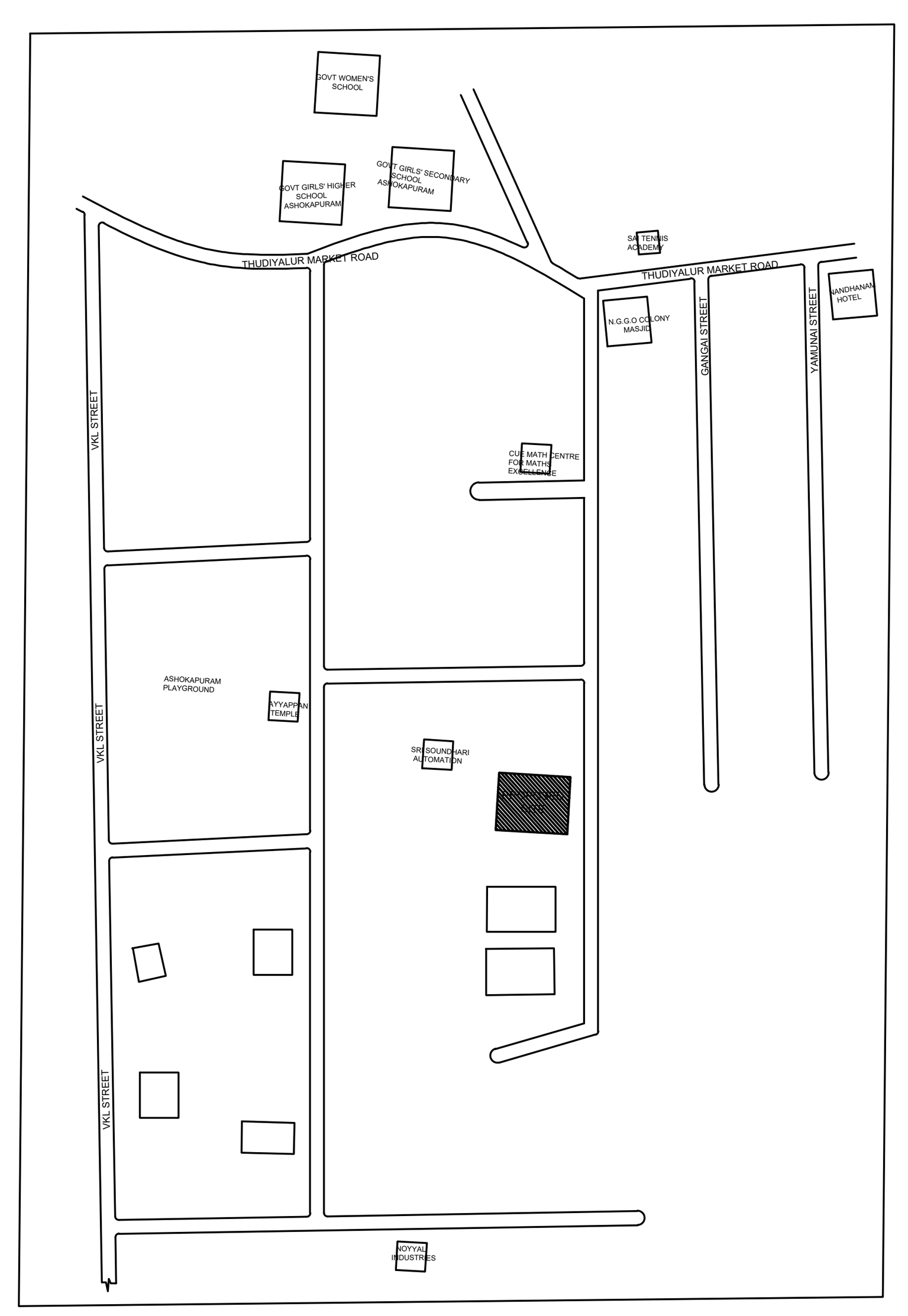
COMPOUND WALL DETAIL



SECTION - AA'



ELEVATION



KEY PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING AT SITE NO. 483, NGGO COLONY COIMBATORE COMPRISED IN SF.NO : 144/19 AND 145/5 KURUDAMPALYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT

ORIENTATION :- N, E, S, W

LEGEND

PROPOSED BUILDING	
EXISTING ROAD	
SITE BOUNDARY	
DRIVEWAY	
PEBBLE BED	

SCALE : 1:100 DATE : 25.01.23

AREA STATEMENT	FSI (SQ.M)
PLOT EXTENT (AS PER DOCUMENT)	562.99
PLOT EXTENT (AS PER SITE)	562.99
PLOT EXTENT (AS PER PATTA)	550.00

Floor	BUILT UP AREA	NON-FSI AREA	FSI AREA
STILT FLOOR	277.37	225.3	52.07
FIRST FLOOR	277.37	2.448	274.92
SECOND FLOOR	277.37	2.448	274.92
THIRD FLOOR	277.37	2.448	274.92
FOURTH FLOOR	277.37	2.448	274.92
FIFTH FLOOR	277.37	2.448	274.92
HR & MRL	23.48	23.48	-
TOTAL	1687.70 Sqm	261.02 Sqm	1426.67 Sqm

F.S.I 2.59

S.No	TYPE OF PARKING	REQUIRED	PROVIDED
01	CAR PARKING	08 nos	08 nos
02	BIKE PARKING	15 nos	15 nos

SCHEDULE OF JOINERY

MD	MAIN DOOR	1.20 X 2.10
D2	DOOR	0.90 X 2.10
D1	DOOR	0.75 X 2.10
W	WINDOW	1.20 X 1.50
W1	WINDOW	1.00 X 1.20
V	VENTILATOR	0.70 X 0.60
RS	ROLLING SHUTTER	2.40 X 2.10

SPECIFICATION :-

1. R.C.C 1:2:4 COLUMN FOUNDATION
2. SAND FILLING IN FOUNDATION AND BASEMENT
3. P.C.C 1:4:8 IN FOUNDATION AND BASEMENT
4. BRICK WORK IN CM 1:5 FOR BASEMENT,SUPER-STRUCTURE AND PARAPET WALL
5. R.C.C LINTELS ,BEAMS AND SLABS IN 1:2:4
6. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE MORTARWITH 2 COURSES OF PRESSED TILES LAID TO SLOPE
7. PLASTERING IN CM 1:4
8. DOORS IN TEAK WOOD AND COUNTRY WOOD
9. WINDOWS IN ALUMINIUM FRAMES WITH GLAZING

ம.வ / கோ.உ திகு எண் : 65/2023
திட்ட அனுமதி எண் : 70/2023

UNIT AREA DETAIL :

Floor	Unit	Area
First Floor	101	92.55 Sq.m
	102	73.30 Sq.m
	103	82.15 Sq.m
Second Floor	201	92.55 Sq.m
	202	73.30 Sq.m
	203	82.15 Sq.m
Third Floor	301	92.55 Sq.m
	302	73.30 Sq.m
	303	82.15 Sq.m
Fourth Floor	401	92.55 Sq.m
	402	73.30 Sq.m
	403	82.15 Sq.m
Fifth Floor	501	92.55 Sq.m
	502	73.30 Sq.m
	503	82.15 Sq.m

APPLI(

For CM PROCONS
M. FACKEER MOHIDEEN
PARTNER

STRUCTURAL ENGINEER

Mohamed Zaheeruddin Mahboob, M.Tech.,(Str), (PhD)
Structural Engineer DTCP, Grade-I (SE)
Reg. No: CGLDIST/SE/Gr-I/2022/05/001
Cell: 9840014249 / 9445875166

ARCHITECT

A. MOHAMED MURZOOK, B.Arch., MCA, AIIA.
Registered Architect Grade-I (RA)
REG. NO: DTCP: CGLRGN/RA/Gr-I/2019/09/030
Council of Architecture - CA/83/7884
No. 4, Police Manickam Street,
Ayanavaram, Chennai - 600 023.

Mrs.U.BHARATHY
DRAUGHTSMAN GRADE - II

Mr.T.PARAMANANTHAM
SUPERVISOR

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
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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.