

PP

APPROVAL RECORD

# Planning Permission

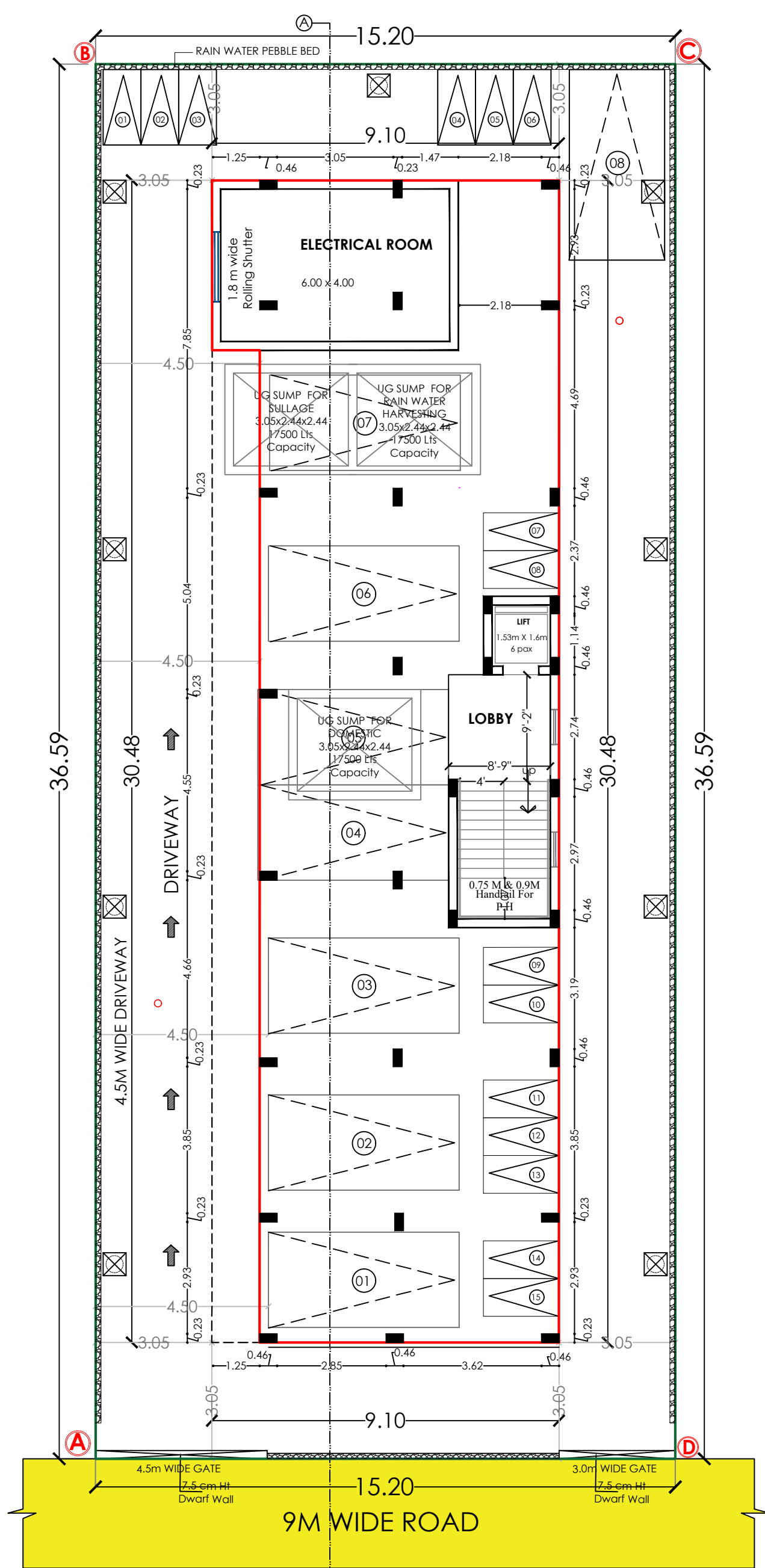
Coimbatore

Coimbatore district, Tamil Nadu

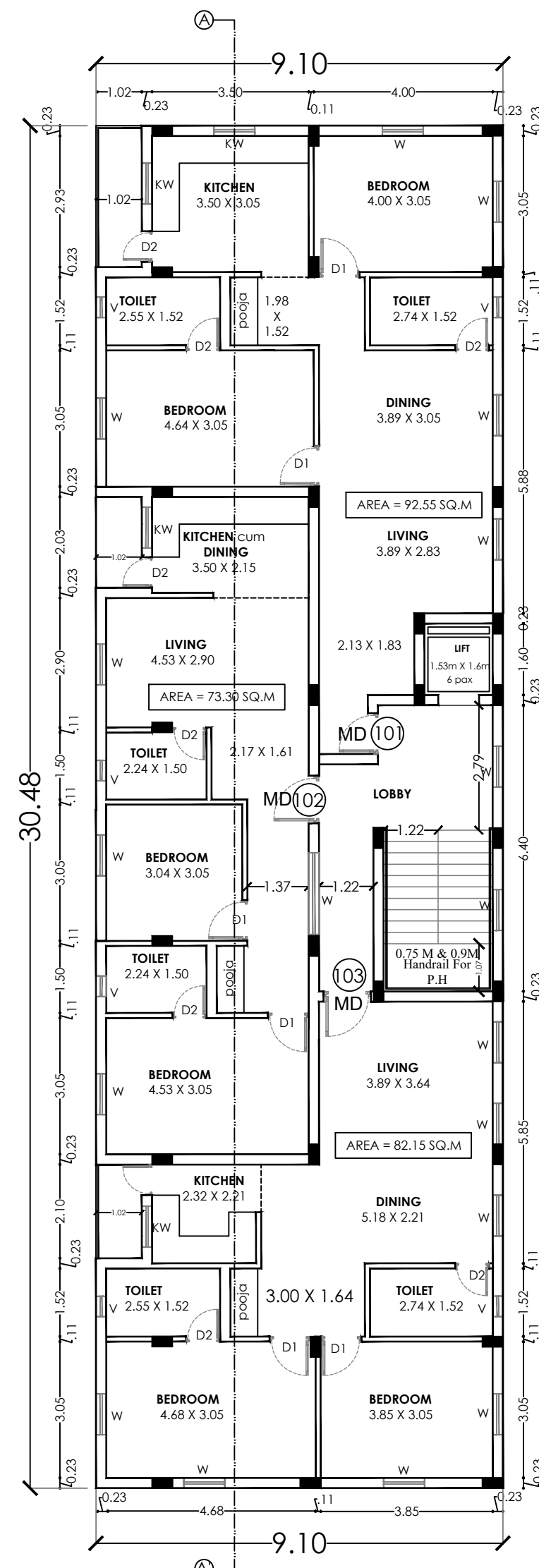
APPROVAL TYPE  
**Building Plan**ISSUING AUTHORITY  
**DTCP**PURPOSE  
**Residential**

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

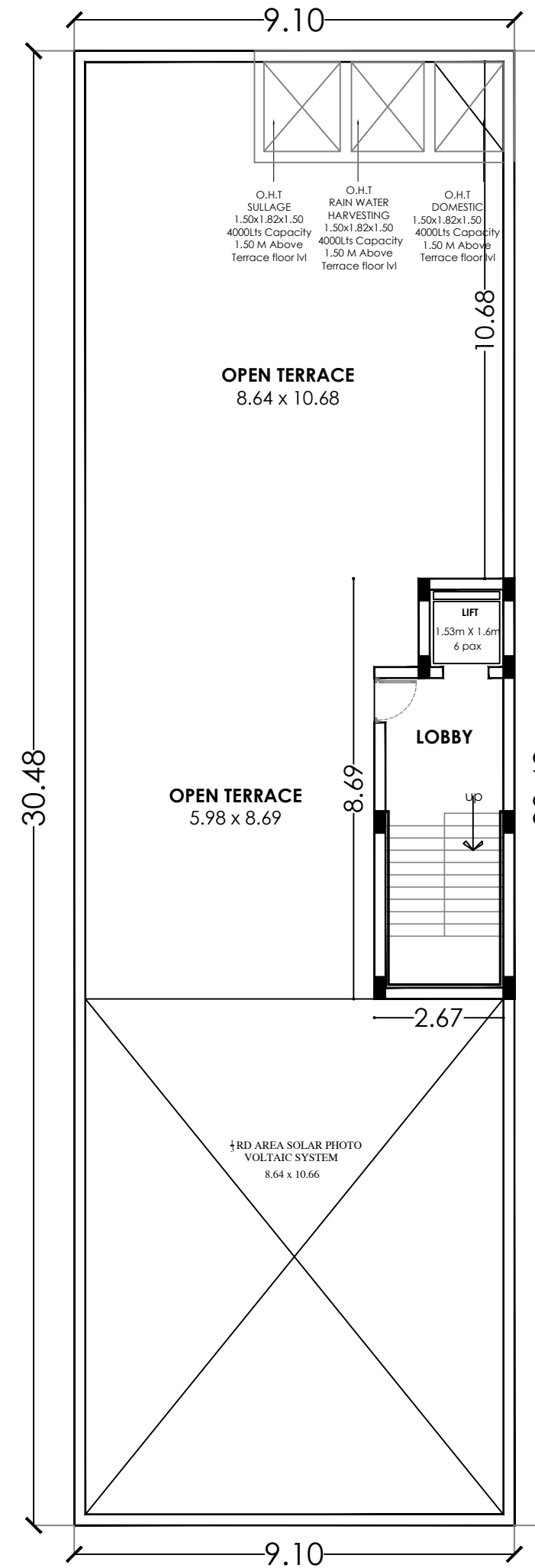
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



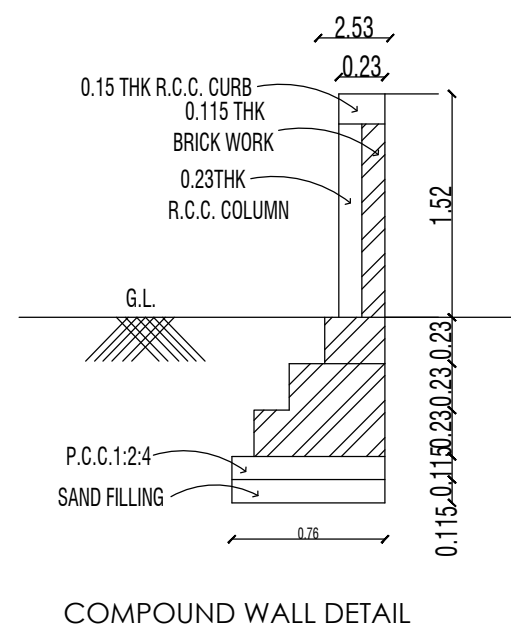
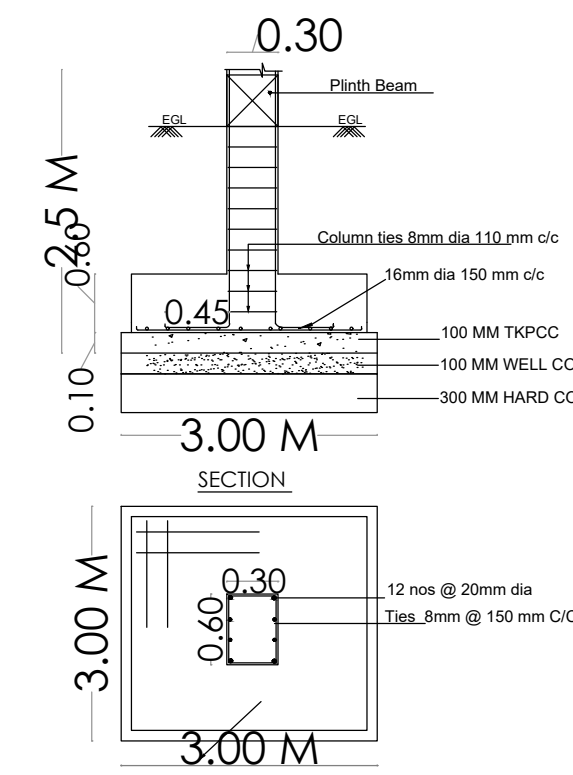
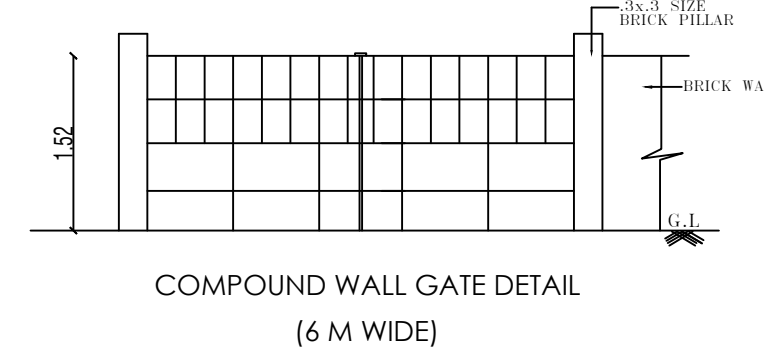
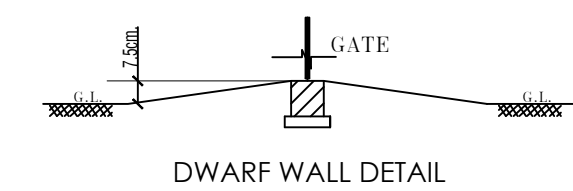
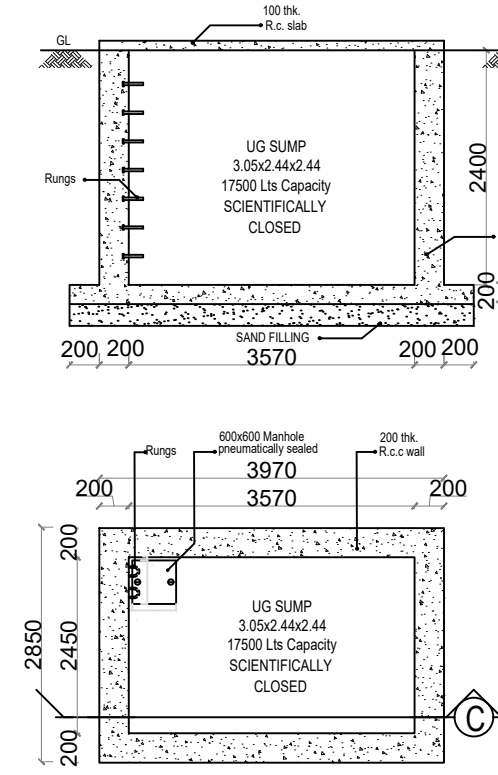
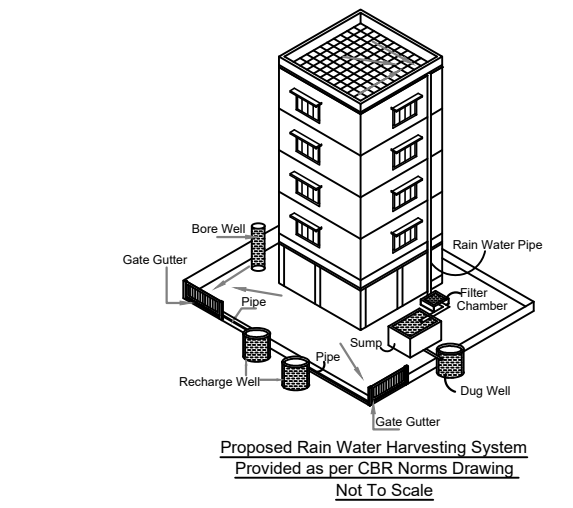
Site / Stilt Floor Plan (S+5)



Typical Floor Plan (1<sup>st</sup>-5<sup>th</sup>)



Terrace Floor 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  
W E  
S

LEGEND  
PROPOSED BUILDING  
EXISTING ROAD  
SITE BOUNDARY  
DRIVEWAY  
PEBBLE BED

SCALE : 1:100 DATE : 25.01.23

| AREA STATEMENT                |               | FSI (\$Q.M)  |            |
|-------------------------------|---------------|--------------|------------|
| PLOT EXTENT (AS PER DOCUMENT) |               | 562.99       |            |
| PLOT EXTENT (AS PER SITE)     |               | 562.99       |            |
| PLOT EXTENT (AS PER PATA)     |               | 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 Sq |

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   |

| 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 UNITS BEAMS AND SLABS IN 1:2:4  
6. WEATHERING COURSE IN BRICK JELLY LIME  
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.திரு எண் : 65/2023  
திட்ட அனுமதி எண் : 70/2023

UNIT AREA DETAIL :

|              |     |            |
|--------------|-----|------------|
| 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 |

APPLIC  
For CM PROCONS  
M. Fackeer Mohideen  
M. FACKER MOHIDEEN  
PARTNER

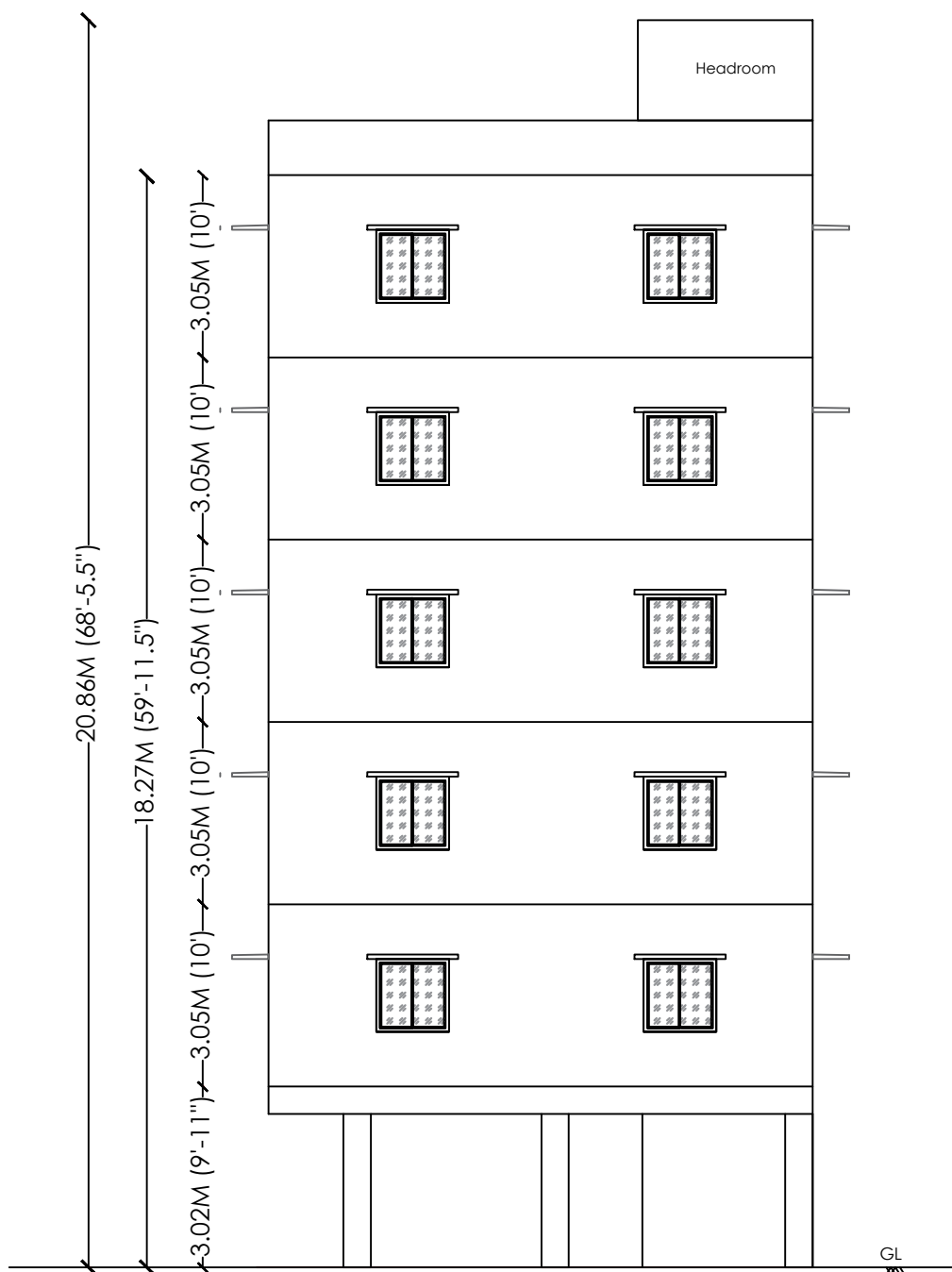
STRUCTURAL ENGINEER  
M.S. Mollabek  
Mohamed Zaharudin Mollabek, M.Tech, Ph.D, PhD  
Structural Engineer DTPC, Grade-I (BE)  
Reg. No: COL012850-0202200001  
Cell: 9840014240 / 9445875195

ARCHITECT  
A. MOHAMMED MURZOOK, B.Arch., MCA, AIA.  
Registered Architect Grade-I (RA)  
REG. NO: DTPC: COL012850-0201600030  
Council of Architects - CA-637894  
No. 4, Police Mandiram Street,  
Ayanavaram, Chennai - 600 023.

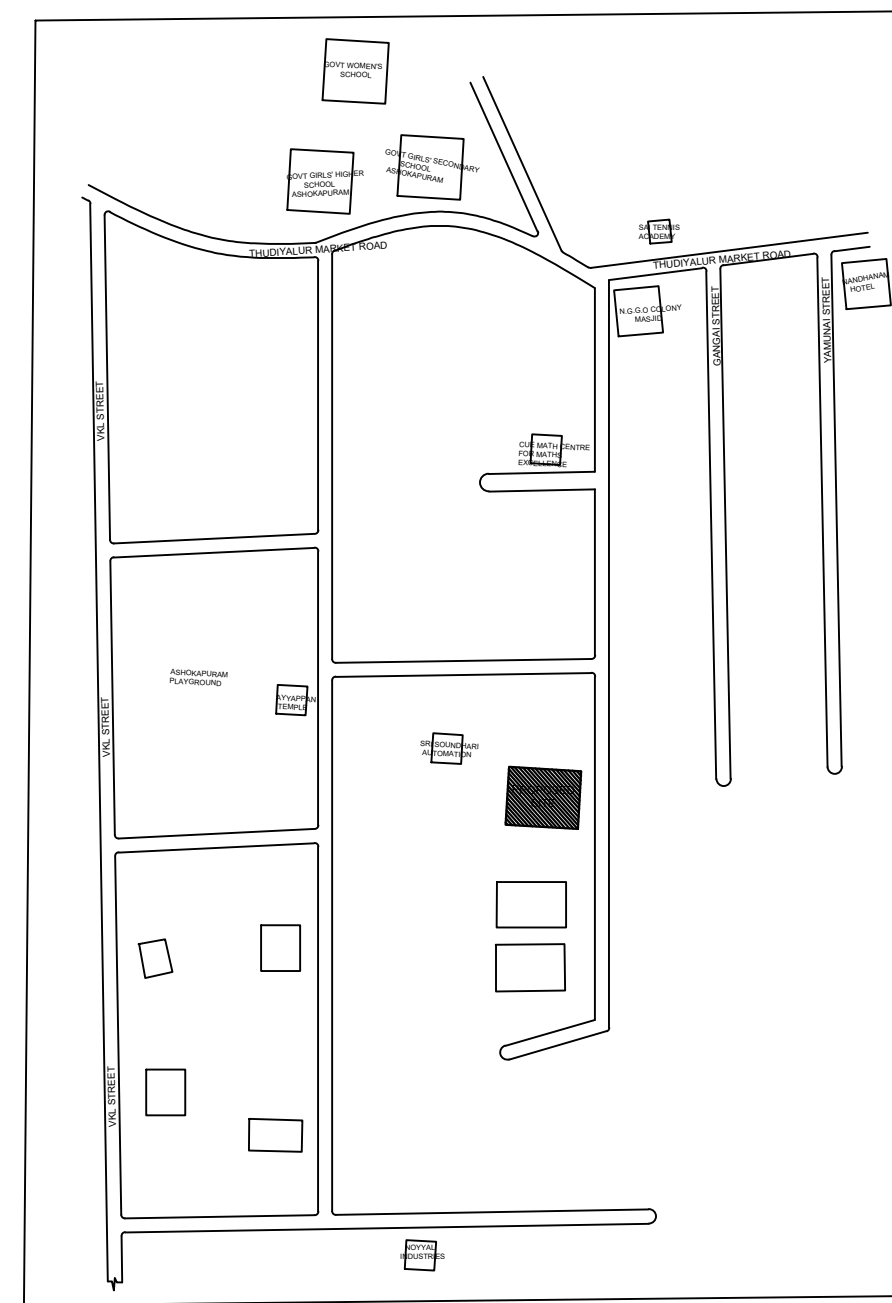
Mrs.U.BHARATHY / Mr.T.PARAMANANTHAM  
DRAUGHTSMAN GRADE - II / SUPERVISOR



SECTION - AA'



ELEVATION



KEY PLAN

# 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

