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

Online Application No : SWP/BPA/0004983/2022
Planning Permission No : 221/2023
ம.வ/கோ.உ.தி.கு.எண் : 192/2023 (இணையவழி ஒப்புதல்)

Site And Detailed Plan Showing The Proposed And Construction Of Rcc Roof Stilt, First, Second,Third And Fourth Floor Residential Apartment Building In Site No. 1& 2, Ward No: 32(AF), Block No:07, T.S.No:30 &31 (S.F.No.53/1Pt) At Chitra Colony -2,Upplipalayam Village, Coimbatore Corporation.

Approved LPDM/DTP No. 6/64

All Dimensions Are in Meter

Name Of The Applicant : Mrs. Mohanasundari

Area Details :	Patta	Document
T.S.No:30	301.00	297.28
T.S.No:31	299.00	297.28
Total	600.00	594.56

As Per Super Imposed Site Area - 601.44 Sq.mt.

Area Details :

S.No	Description	Total Built Up Area	Deduction Area	FSI Area
Proposed Building				
1	Floor-Stilt	315.98	-	-
2	Floor01	315.98	7.44	308.54
3	Floor02	315.98	7.44	308.54
4	Floor03	315.98	7.44	308.54
5	Floor04	315.98	7.44	308.54
	Total Area	1579.90	29.76	1234.16
5	Floor-Terrace	20.25		

Dwelling Unit	Area in Sq.mt.
A1	67.23
A2	62.36
A3	60.13
A4	70.01
Common Area (Staircase, Lift, Corridor)	48.81
O.T.S	7.44

Floor Space Index = FSI Area / Site Area = 1234.16 / 594.56 = 2.075

Height of the Building : 15.01 mt.

Parking Space Details

Parking Area Description	Required	Provided
Car Parking	9	9
Two Wheeler	16	18

Joinery's Details:-

Description of works	In Meter
SD - Steel Door	1.83 x 2.13
MD - Door	1.07 x 2.13
D1 - Door	0.99 x 2.13
D2 - Door	0.76 x 2.13
FW - Window	1.22 x 1.98
W - Window	1.83 x 1.52
W1 - Window	1.22 x 1.52
V - Ventilator	0.61 x 0.91

COLOR INDEX:

Site Boundary
Existing Road
Proposed Building
Drive Way

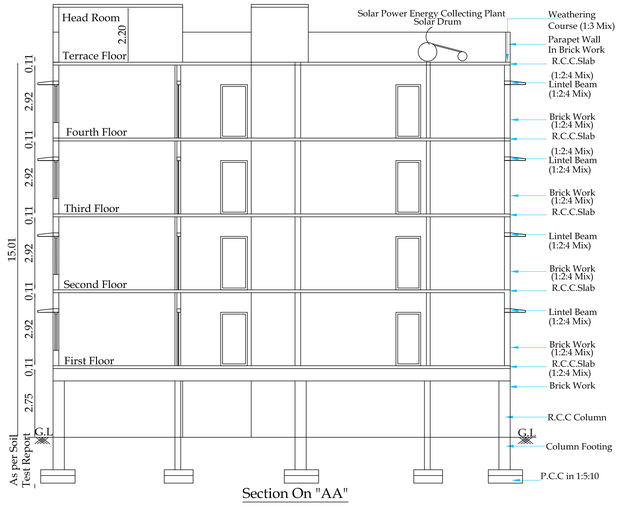
Registered Structural Engineer

Registered Engineer

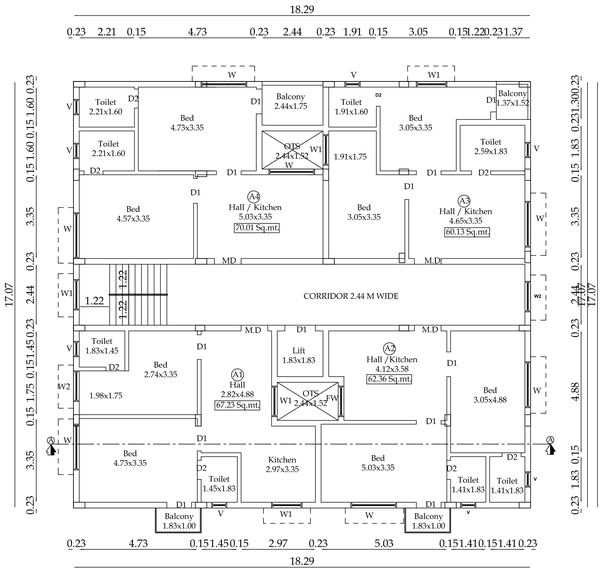
Applicant



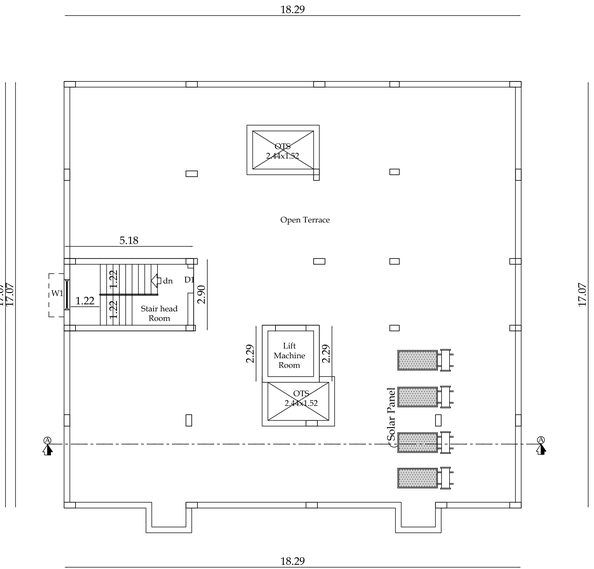
FRONT ELEVATION



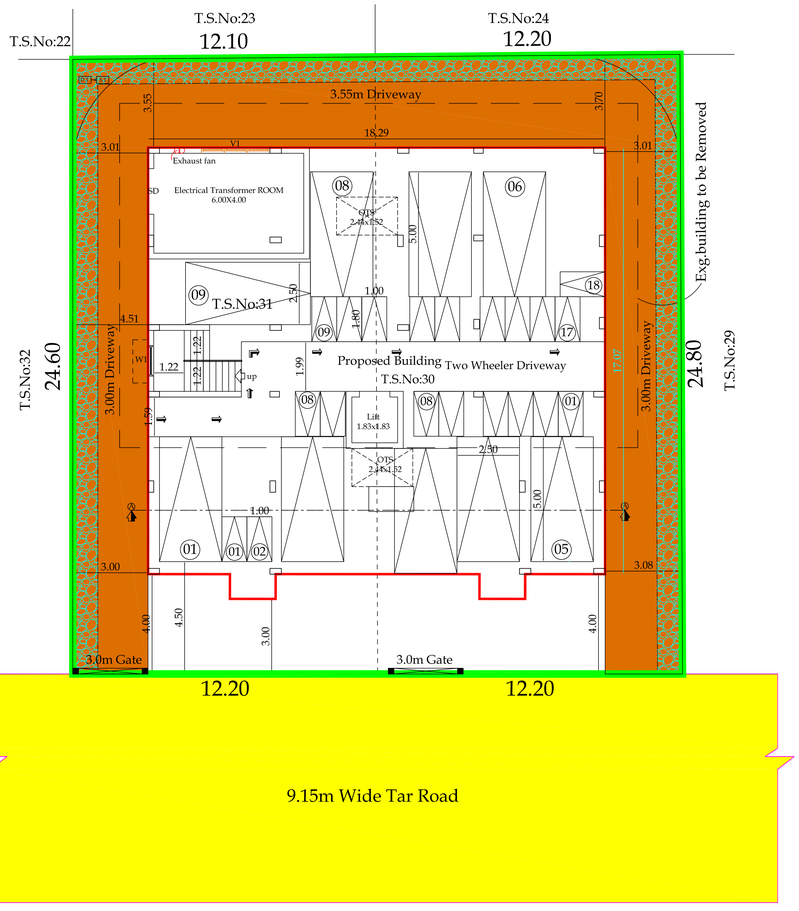
Section On "AA"



Typical First , Second,Third & Fourth Plan

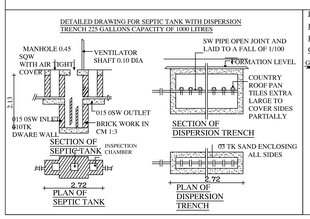


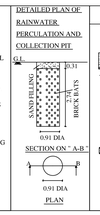
TERRACE FLOOR

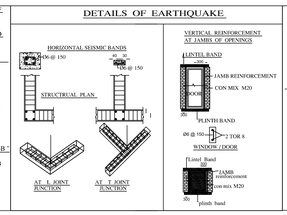


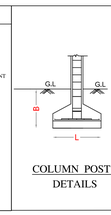
STILT FLOOR CUM SITE PLAN

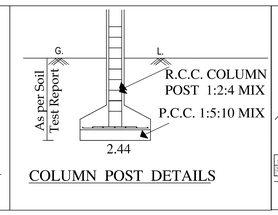
கோ.பாலமுருகன்
வரைவாளர் நிலை III



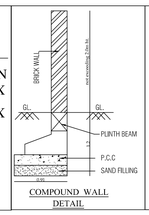




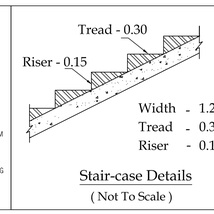




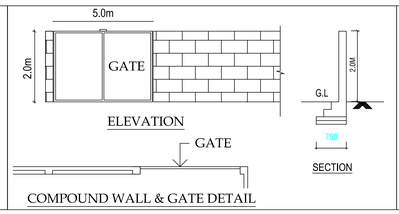
COLUMN POST DETAILS



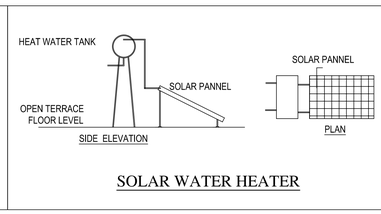
COMPOUND WALL DETAIL



Stair-case Details
(Not To Scale)



COMPOUND WALL & GATE DETAIL



SOLAR WATER HEATER

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.