PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

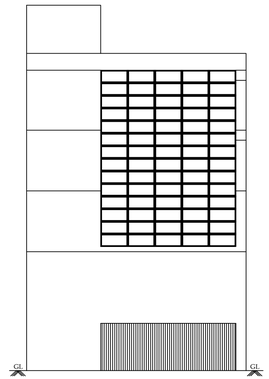
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

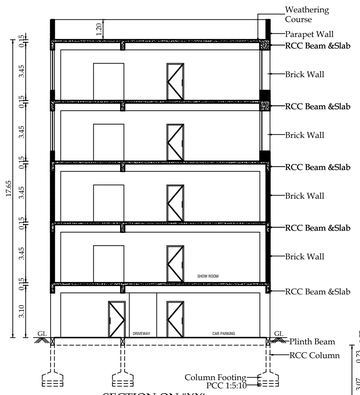
PURPOSE
Commercial

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

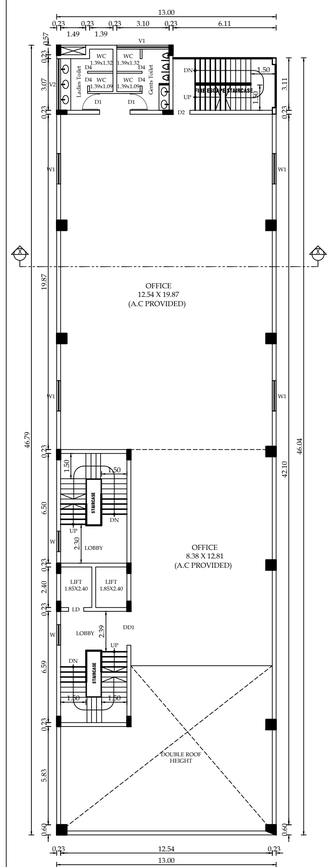
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



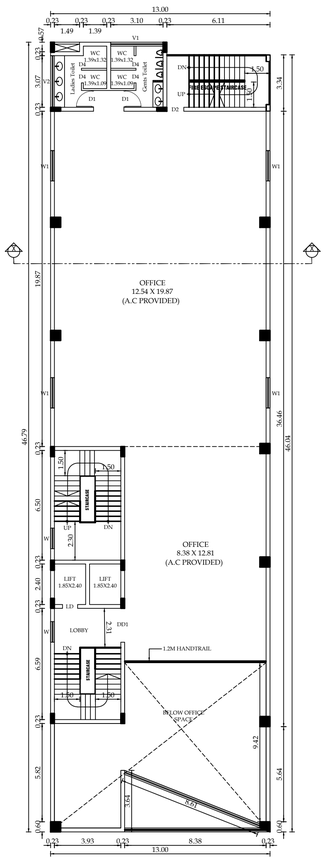
ELEVATION



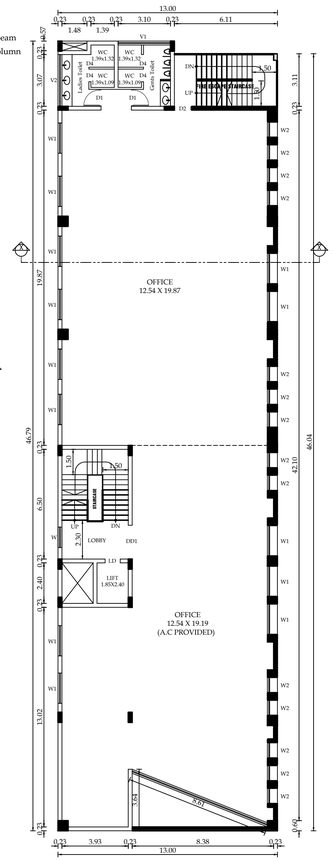
SECTION ON "XX"



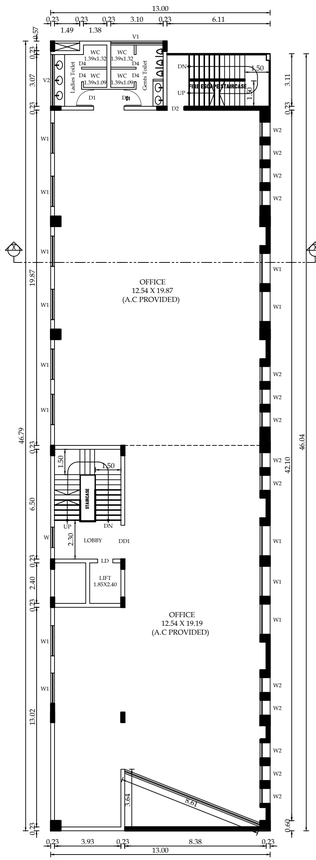
FIRST FLOOR PLAN



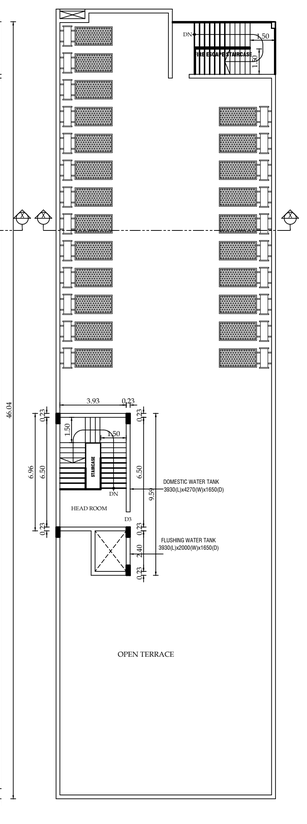
SECOND FLOOR PLAN



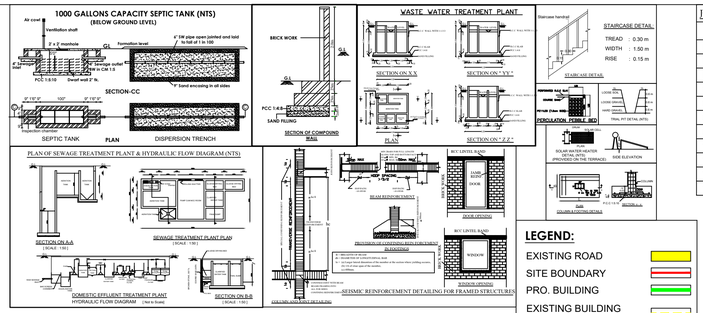
THIRD FLOOR PLAN



FORTH FLOOR PLAN



TERRACE FLOOR PLAN



LEGEND:

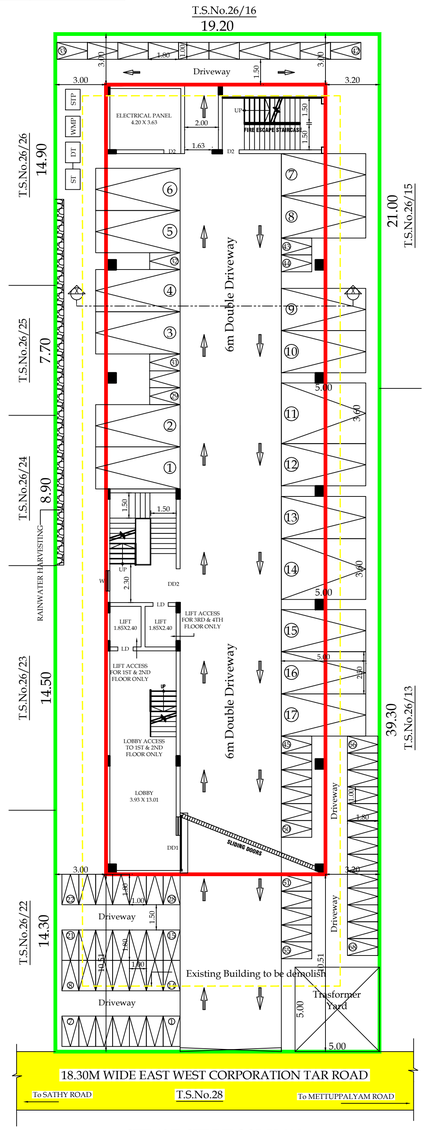
- EXISTING ROAD
- SITE BOUNDARY
- PRO. BUILDING
- EXISTING BUILDING TO BE DEMOLISHED
- PEBBLE BED

JOINERY DETAILS

	JOINERY DESCRIPTION	SIZE IN M
RS	ROLLING SHUTTER	3.10 x 2.15
D1	DOOR	1.00 x 2.15
D2	DOOR	1.00 x 2.15
D3	DOOR	0.90 x 2.15
D4	DOOR	0.75 x 2.15
DD1	DOOR	2.00 x 2.15
DD2	DOOR	2.00 x 2.15
W1	WINDOW	1.80 x 2.40
W2	WINDOW	0.90 x 2.40
V1	VENTILATOR	3.10 x 0.60
V2	VENTILATOR	3.06 x 0.60

SUPER IMPOSED PLOT AREA - 1157.76 Sqm

Typical Block Name	Floor Name	Total Buildup Area	Non FSI Area			Commercial
			Covered Parking	Deduction	Incidental Structural	Total covered Area
BLOCK-01	FLOOR -STILT	608.34	608.34	-	-	-
	FLOOR 01	603.75	-	19.00	-	584.75
	FLOOR 02	603.75	-	111.35	-	492.40
	FLOOR 03	603.75	-	19.00	-	584.75
	FLOOR 04	603.75	-	19.00	-	584.75
	Terrace Floor	30.55			30.55	-
	TOTAL	3053.88	608.34	334.05	30.55	2246.65



SITE AND STILT FLOOR PLAN

PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING IN T.S.No. 26/14, WARD No (I) 9, BLOCK No 2 AT ANUPPARPALAYAM VILLAGE, COIMBATORE CORPORATION

SWP/BPA/0005061/2023

SCALE - 1 : 100

FSI = $\frac{2246.65}{1157.76}$ = 1.94

AREA DETAILS

PLR/FMB AREA	- 1159.00 Sqm
DOCUMENT AREA	- 1159.00 Sqm
SUPER IMPOSED PLOT AREA	- 1157.76 Sqm

PARKING DETAILS

VEHICLE	CAR	TWO WHEELAR	PHYSICALLY CHALLENGED
REQUIRED	17 - Nos	68 - Nos	2 - Nos
PROVIDED	17 - Nos	68 - Nos	2 - Nos

- FIRE EXTINGUISHER
- MULTY TYPE

NOTE : ALL DIMENSIONS ARE IN METER

ம.வ / கோ.உ திகு எண் : 55 / 2023
திட்ட அனுமதி எண் : 60 / 2023

S. NAGAPRASAD, BE.,
Engineer Grade - II (RE),
Coimbatore LPA/RE/GR-II/19/03/003,
16A2, Anna Statue to Hosur Road,
Behind Taj Vivanta,
Coimbatore-18, Ph: 0422 4274045.

ARCHITECT.

PREYADARSHI. S
REG.No: SE-I/004/2021/GR-I(SE)
16A1, Hosur Road, Anna Statue,
Behind Taj Vivanta,Coimbatore-641 018.
PH: 98430 09974
E-MAIL:info@nmagv.com

STRUCTURAL.

APPLICANT.

S. NAGAPRASAD, BE.,
Engineer Grade - II (RE),
Coimbatore LPA/RE/GR-II/19/03/003,
16A2, Anna Statue to Hosur Road,
Behind Taj Vivanta,
Coimbatore-18, Ph: 0422 4274045.

LBS/ENGINEERS

Mr.M.THIRUMAL
SURVEYOR/ASSISTANT DRAUGHTSMAN

Mrs.L.VANITHA
DRAUGHTSMAN GRADE -III

Mr.S.PARAMANANTHAM
SUPERVISIOR/DRAUGHTSMAN GRADE -II

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
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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.