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.

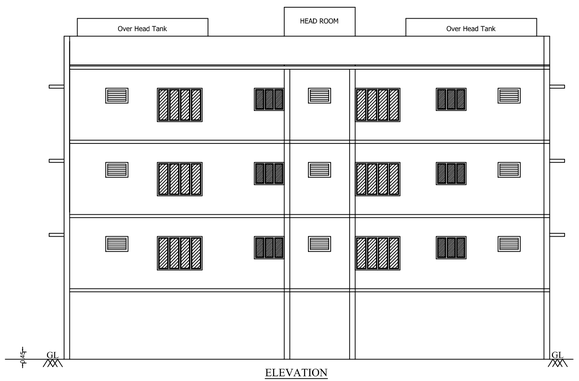
Verified RealEstate™

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

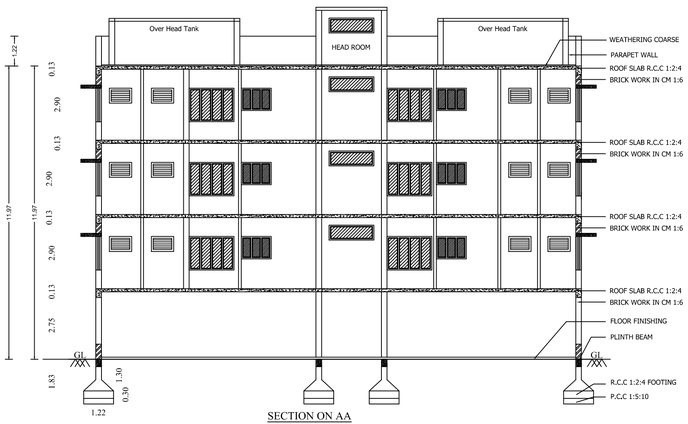
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+91 9996 12 9996

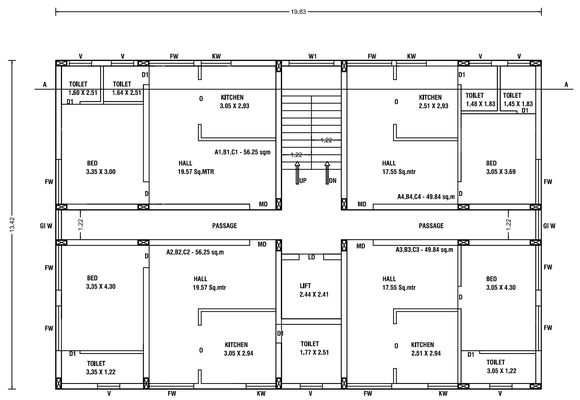
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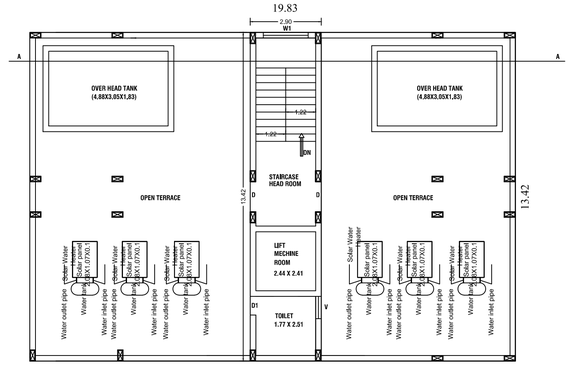

ELEVATION



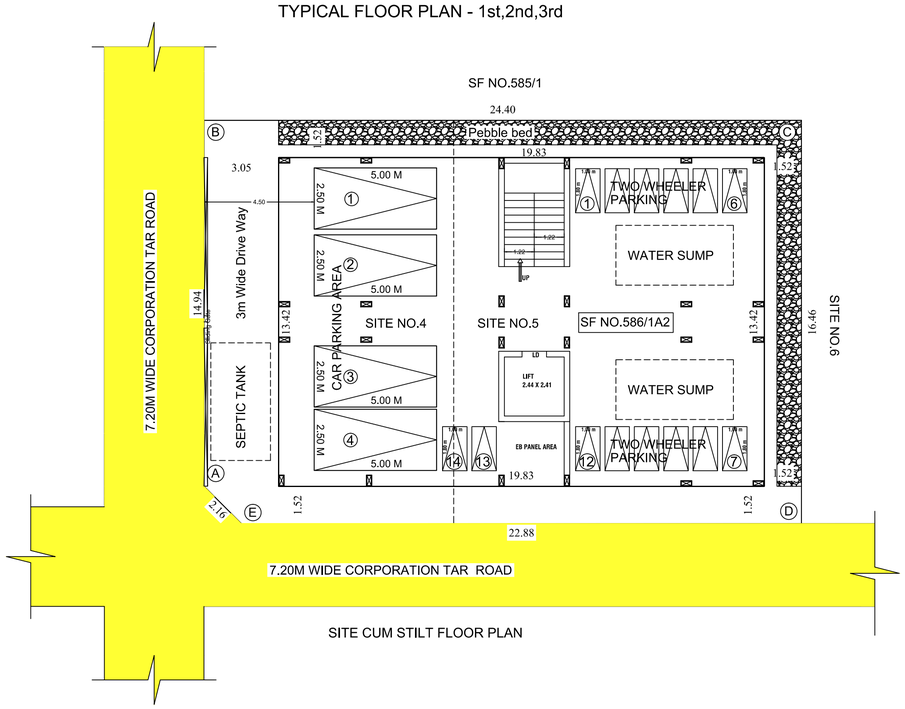

SECTION ON AA



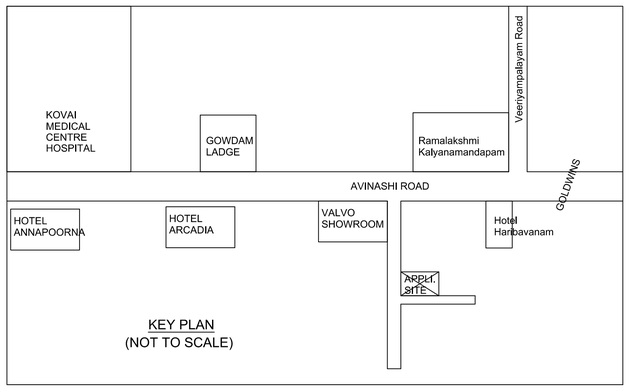

TYPICAL FLOOR PLAN - 1st,2nd,3rd



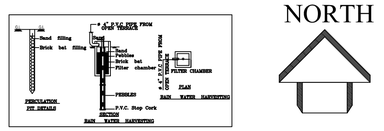

**TERRACE FLOOR PLAN**

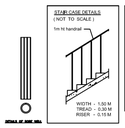


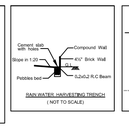

SITE CUM STILT FLOOR PLAN

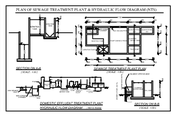


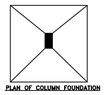

KEY PLAN
(NOT TO SCALE)

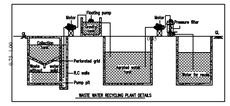


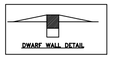



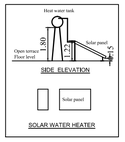



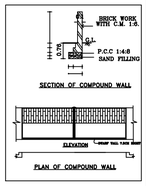



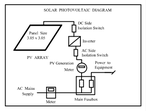




SITE AND DETAILED PLAN SHOWING THE CONSTRUCTION OF R.C.C ROOF STILT FLOOR, FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR RESIDENTIAL APARTMENT BUILDING IN SF NO.586/1A2, (REGULARISED UNAPPROVED PLOT NO.4 & 5) AT "SS AVENUE" KALAPATTI VILLAGE, COIMBATORE NORTH TALUK AND CORPORATION, COIMBATORE DISTRICT.

Name of the Applicant :
Mr.A.Naren., S/o.Ananthapadmanabhan.

Site Area as per Document : 4308.00 Sq.ft
Site Area as per Patta : 400.00 Sq.m

Plot Coverage : $\frac{266.12}{400} = 66\%$

FSI : $\frac{798.36}{400} = 1.995$

Applicant has paid OSR Charge Rs.5,05,000/- as per guideline value in lieu of 10% OSR .

COLOR INDEX
- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD

Notes :
- Solid Waste Infrasctructure
- Fire Extinguisher
- Multi Type Fire Fighter

SCALE :- 1=100

AREA DETAILS IN SQ.M

| FLOOR DETAILS | FSI | NON FSI | TOTAL |
|---|---|---|---|
| STILT FLOOR | | 266.12 | 266.12 |
| FIRST FLOOR | 266.12 | - | 266.12 |
| SECOND FLOOR | 266.12 | - | 266.12 |
| THIRD FLOOR | 266.12 | - | 266.12 |
| TERRACE FLOOR | | 38.92 | 38.92 |
| TOTAL | 798.36 | 305.04 | 1103.40 |

DWELLING AREA DETAILS: PARKING DETAILS:

| FLOOR | Unit | Area in sq.m | Required Car Parking | Required Two Wheeler Parking |
|---|---|---|---|---|
| STILT FLOOR | - | - | - | - |
| FIRST FLOOR | A1 | 56.25 | 1 | 1 |
| | A2 | 56.25 | | 1 |
| | A3 | 49.84 | - | 1 |
| | A4 | 49.84 | - | 1 |
| SECOND FLOOR | B1 | 56.25 | 1 | 1 |
| | B2 | 56.25 | | 1 |
| | B3 | 49.84 | - | 1 |
| | B4 | 49.84 | - | 1 |
| THIRD FLOOR | C1 | 56.25 | 1 | 1 |
| | C2 | 56.25 | | 1 |
| | C3 | 49.84 | - | 1 |
| | C4 | 49.84 | - | 1 |
| TOTAL | | | 3 | 12 |
| CAR PARKING PROVEDED | | | 3+1 | - |
| TWO WHEELER PARKING PROVIDED | | | | 12+2 |

(VISITORS PARKING PROVIDED CAR X 1 AND TWO WHEELER X 2)

| JOINERIES | | SIZE IN FT. | SIZE IN M. |
|---|---|---|---|
| MD | MAIN DOOR | 3'6" X 7'0" | 1.07 X 2.13 |
| O | OPEN | 3'0" X 7'0" | 0.91 X 2.13 |
| D | DOOR | 3'0" X 7'0" | 0.91 X 2.13 |
| D1 | DOOR | 2'6" X 7'0" | 0.76 X 2.13 |
| KW | KITCHENWINDOW | 4'0" X 3'0" | 1.22 X 0.91 |
| FW | FRENCH WINDOW | 6'0" X 4'6" | 1.83 X 1.37 |
| W1 | WINDOW | 6'0" X 2'6" | 1.83 X 0.76 |
| GW | GLASS WINDOW | 4'0" X 4'0" | 1.22 X 1.37 |
| V | VENTILATOR | 3'0" X 2'0" | 0.91 X 0.61 |

HORIZONTAL DISTANCE FROM THE ELEC.LINE IF ANY WAY-NIL.

SEPTIC TANK WITH DISPERSION TRENCH - 1 NO.-1000 GLNS.

ALL DIMENSIONS ARE IN FEET & METRES.

Regularised order Site No.4 - ROC No.5324/2018/H1(E)/505/B-II dt.14.05.2019
Regularised order Site No.5 - ROC No.5324/2018/H1(E)/517/B-II dt.14.05.2019

ONLINE APPLICATION NUMBER : SWP/BPA/005280/2023

APPROVED BY LP/CLPA No.149/2023
PLANNING PERMISSION No.166/2023

APPLICANT

P. SELVARAJU
CONSTRUCTION ENGINEER
Reg. No: CLPA/CE/519/06/053
NARAYANAGURU ROAD, SAIBABA COLONY
COIMBATORE. Cell: 97897 65454

CONSTRUCTION ENGINEER

Er. S. PRATHABAN, M.E.,Structural
Registered Engineer
Reg.No: Gr-II-034/2019
92A/41A,Bharathi Nagar,S.I.H.S. Colony,
Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99440 30620.

STRUCTURAL ENGINEER

K.R. LOGANATHAN, B.E.E.,
Registered Engineer
Licence No: 2/1/2019/CNYCY
64, Eighth Street, Gandhipuram
Coimbatore-12, Ph: 9944533381
Coimbatore LPA/REG/CC/1/05/2019
Coimbatore Corporation/Gn.III/2109/2019

REGISTERED ENGINEER

C.MURUGAN
SURVEYOR/ASSITANT DRAFTSMAN

G.BALAMURUGAN
DRAFTSMAN-Grade.III

R.AYYALUSAMY
SUPERVISOR

JOINT DIRECTOR (I/C)
District Town and Country Planning
Coimbatore

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.