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.

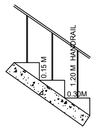
# PLAN SHOWING THE PROPOSED OFFICE CUM RESIDENTIAL BUILDING IN DOOR No : 250, SITE No : 1 PT, T.S. No : 67/10, WARD No : L [12], BLOCK No : 4, AT ALAGESAN ROAD, TELUNGUPALAYAM VILLAGE, COIMBATORE CORPORATION.

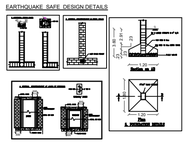
T.P. SCHEME No : 6 SCALE : 1 : 100

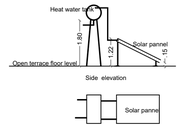
N

## STAIRCASE DETAILS

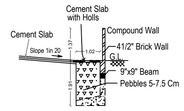
WIDTH - 1.52 m
TREAD - 0.30 m
RISE - 0.15 m



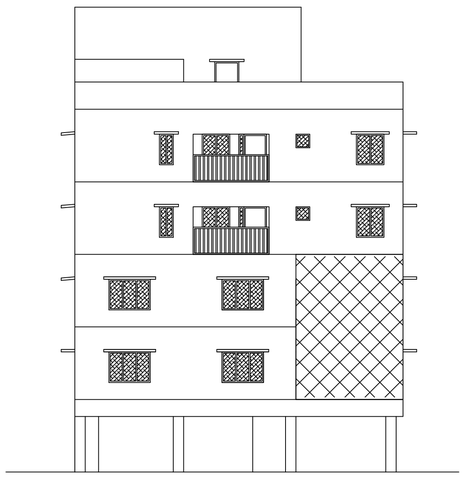



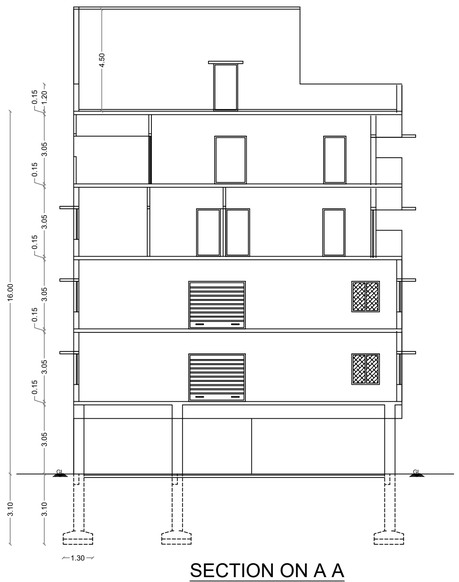

SOLAR WATER HEATER



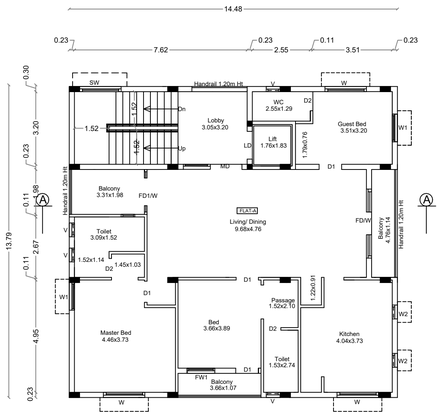

RAIN WATER PERCOLATION BED & COMPOUND WALL



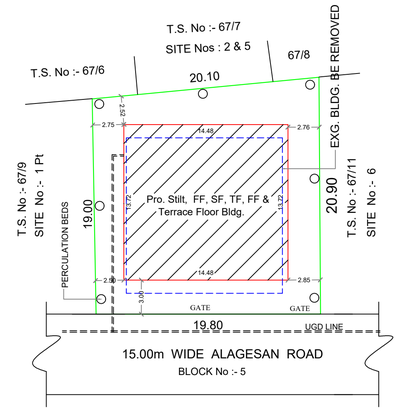
ELEVATION




SECTION ON A A

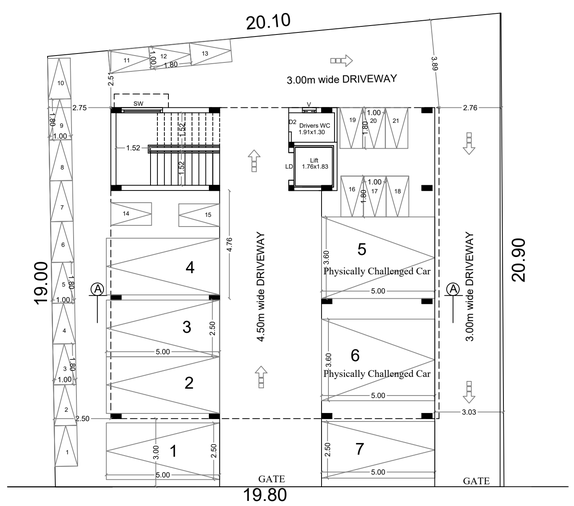



FOURTH FLOOR PLAN

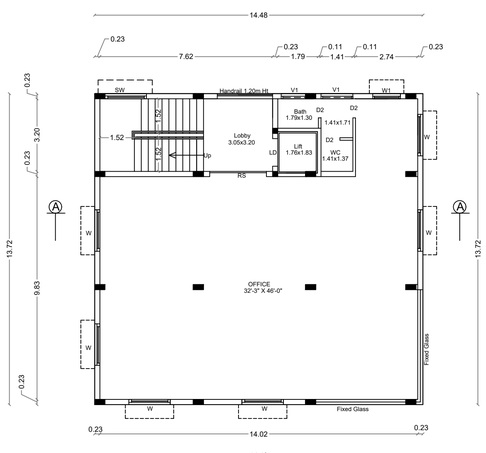



SITE PLAN

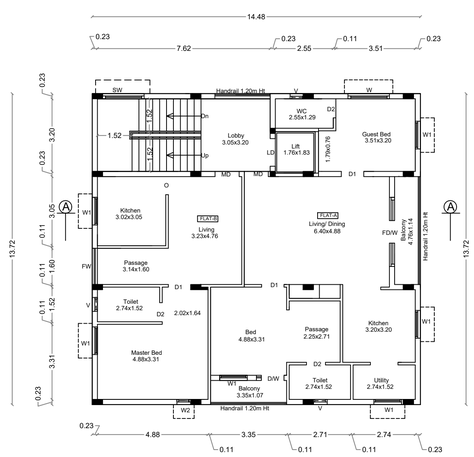
SCALE : 1 : 200



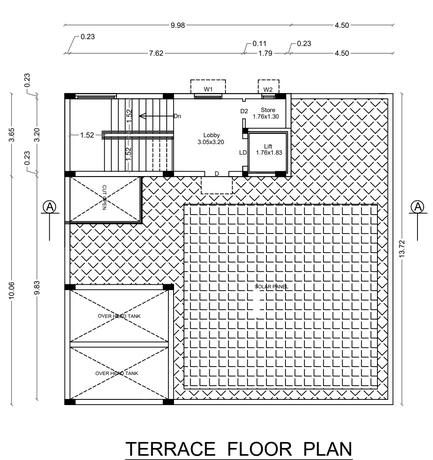

SITE/ STILT FLOOR PLAN




TYPICAL FLOOR PLAN [FIRST & SECOND]




THIRD FLOOR PLAN




TERRACE FLOOR PLAN

## AREA STATEMENT

| | | SQM |
|---|---|---|
| AREA OF THE SITE | [As per Document] | 409.23 |
| AREA OF THE SITE | [As per T.S.L.R.] | 397.50 |
| SUPER IMPOSED PLOT AREA | | 396.94 |

| | FSI Area SQM | Non FSIArea SQM | Total Area SQM |
|---|---|---|---|
| STILT FLOOR | ---- | 198.58 | 198.58 |
| FIRST FLOOR | 198.58 | ---- | 198.58 |
| SECOND FLOOR | 198.58 | ---- | 198.58 |
| THIRD FLOOR | 198.58 | ---- | 198.58 |
| FOURTH FLOOR | 198.58 | ---- | 198.58 |
| TERRACE FLOOR | --- | 36.51 | 36.51 |
| TOTAL all Floors | 794.32 | 235.09 | 1029.41 |

TOTAL F.S.I. AREA 794.32 Sqm

HEIGHT OF THE BUILDING 16.00 m

NO. OF DWELLINGS 3 Nos

Third Floor Area Details

| FLAT | FSI Area Sqm | Non FSI Area Sqm | Total Area Sqm |
|---|---|---|---|
| A | 106.50 | ---- | 106.50 |
| B | 61.28 | ---- | 61.28 |
| Common Area | 30.80 | ---- | 30.80 |
| Total | 198.58 | ---- | 198.58 |

Fourth Floor Area Details

| FLAT | FSI Area Sqm | Non FSI Area Sqm | Total Area Sqm |
|---|---|---|---|
| A | 167.60 | ---- | 167.60 |
| Common Area | 30.98 | ---- | 30.98 |
| Total | 198.58 | ---- | 198.58 |

## SCHEDULE OF JOINERY

METRE

| | | |
|---|---|---|
| RS | ROLLING SHUTTER | 2.50 x 2.40 |
| MD | MAIN DOOR | 1.07 x 2.40 |
| D/W | DOOR/ WINDOW | 1.22 x 2.40 |
| LD | LIFT DOOR | 1.20 x 2.40 |
| D1 | DOOR | 1.00 x 2.40 |
| D2 | DOOR | 0.76 x 2.40 |
| D4 | DOOR | 0.84 x 2.40 |
| W | WINDOW | 1.80 x 1.35 |
| W1 | WINDOW | 1.20 x 1.35 |
| W2 | WINDOW | 0.60 x 1.35 |
| FW | FRENCH WINDOW | 1.80 x 2.10 |
| FW1 | FRENCH WINDOW | 1.20 x 2.10 |
| FD/W | FRENCH DOOR/ WINDOW | 3.05 x 2.10 |
| FD1/W | FRENCH DOOR/ WINDOW | 1.98 x 2.50 |
| SW | STAIR WINDOW | 0.60 x 1.68 |
| V | VENTILATOR | 0.60 x 1.00 |
| V1 | VENTILATOR | 1.40 x 1.00 |

## COLOUR INDEX

EXISTING ROAD -
SITE BOUNDARY -
PROPOSED BUILDING -
EXISTING BUILDING TO BE REMOVED -
FIRE HYDRANT -

Online Application Number: SWP/BPA/005508/2023
Date: 13.01.2023

## REFERENCE

| DESCRIPTION | CALCULATION | REQUIRED | PROVIDED |
|---|---|---|---|
| FLOOR AREA RATIO | 794.32 / 396.94 | 2.00 | 2.00 |
| PARKING AREA | | 7 Car Spacing & 17 Two Wheelers Spacing | 7 Car Spacing & 21 Two Wheelers Spacing |

மா.வ./ கோ. உ.தி.கு. எண்: 98/2023
திட்ட அனுமதி: எண்: 108/2023

Approved
N.S. PANNEERSELVAM
M.I.S.E.,M.S.(Struct).,A.M.I.E.,A.I.V.,
Chartered Structural Engineer & Valuer
CE/SE/LM/229
SPU & ASSOCIATES
Engineers, Valuers& Builders & Surveyors,
202-A, Perur ,Main Road
STRUCTURAL Ernakulam - 641 026
Coimbatore LPA/SE/
GR-/19/03/006

APPLICANT

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NAVEEN ASSOCIATES
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Gandhipuram, Coimbatore - 641 018.
COIMBATORE / 19 / 03 /
GR-I / 19 / 03 / 006

LBS/ REGISTERED ENGINEER

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

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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.