

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

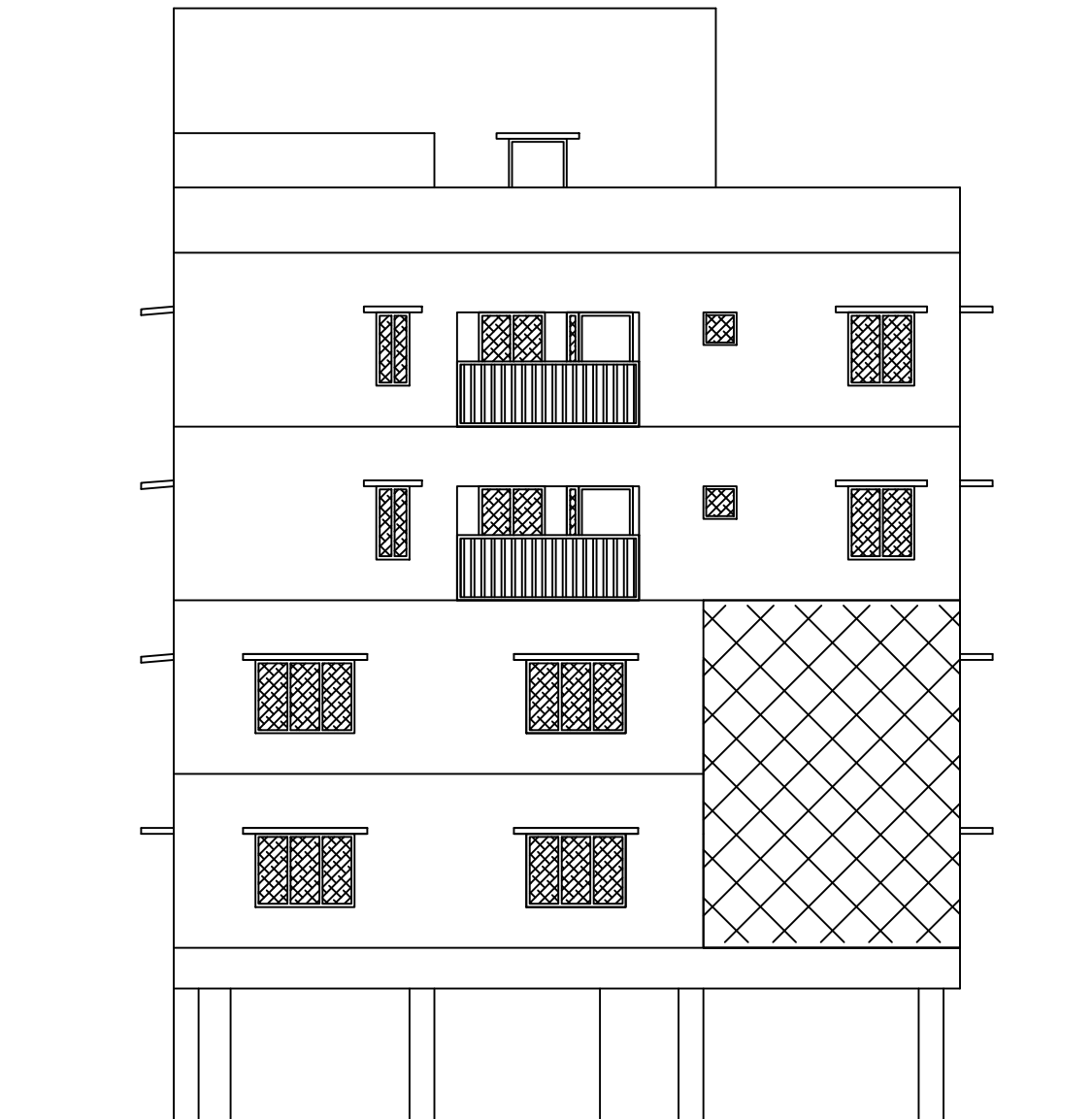
APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
Residential

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

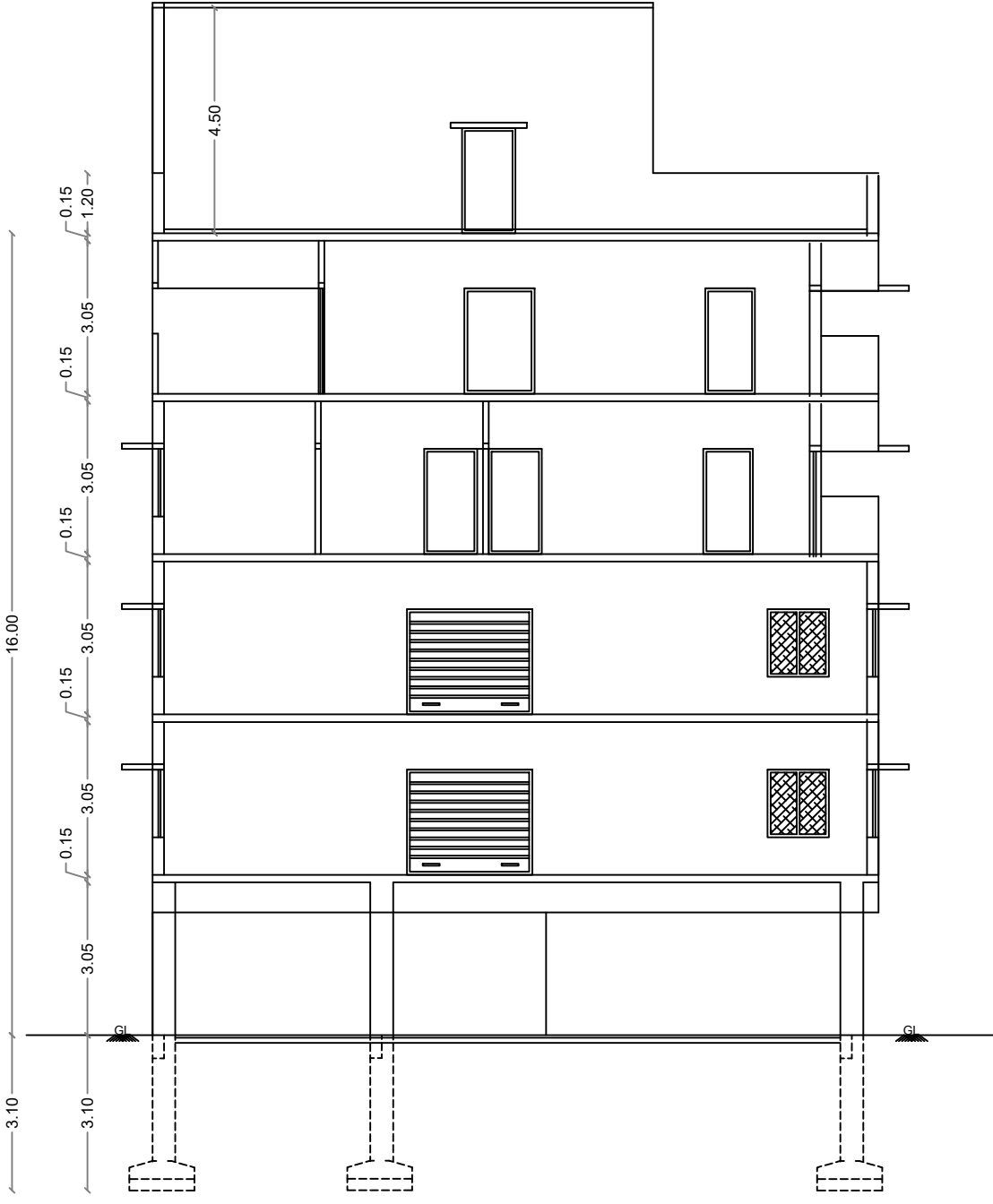
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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



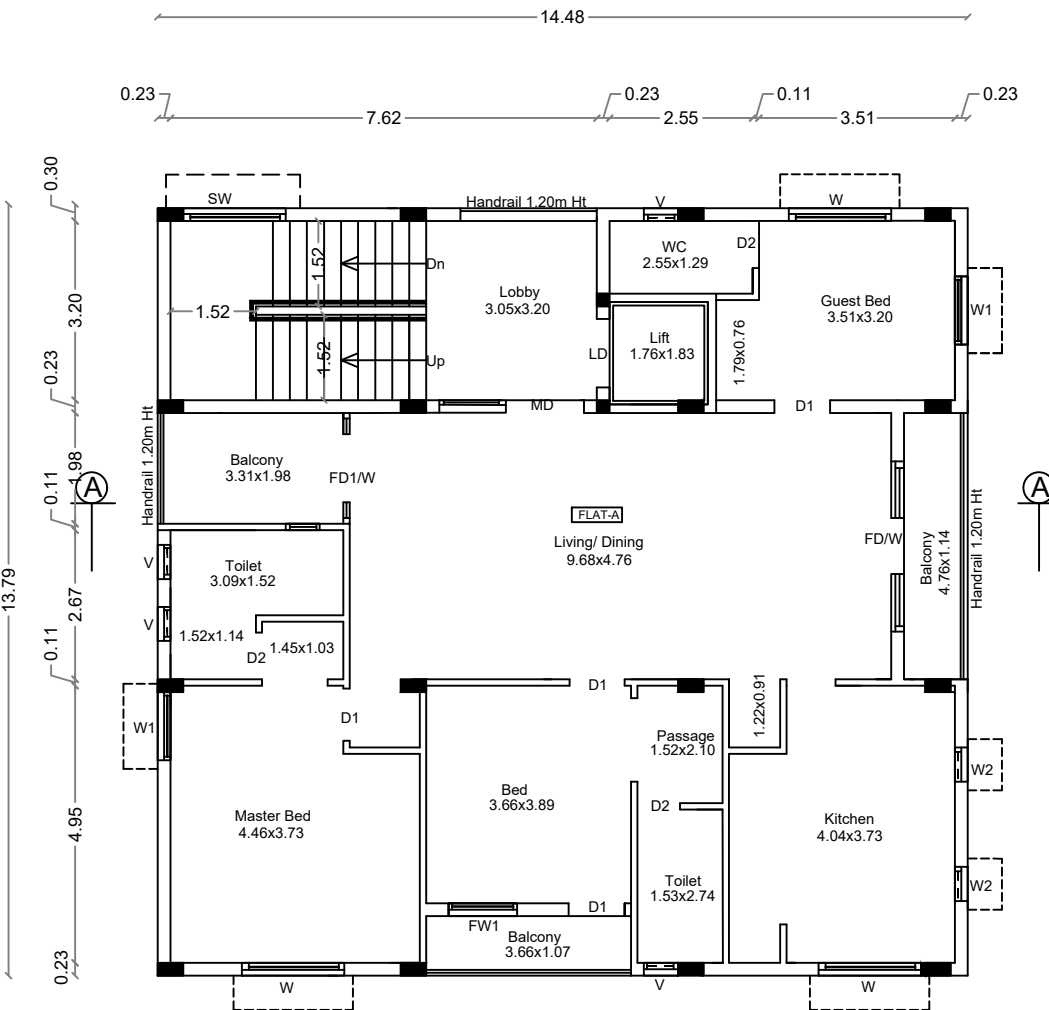
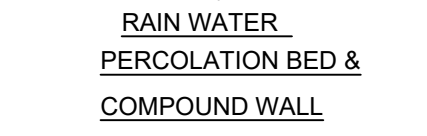
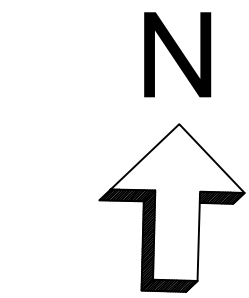
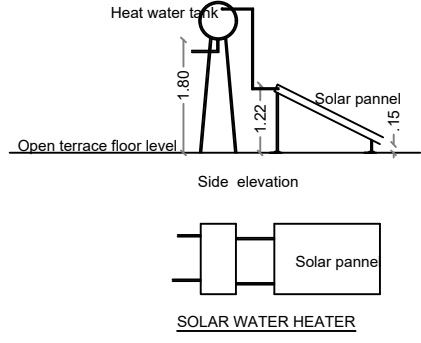
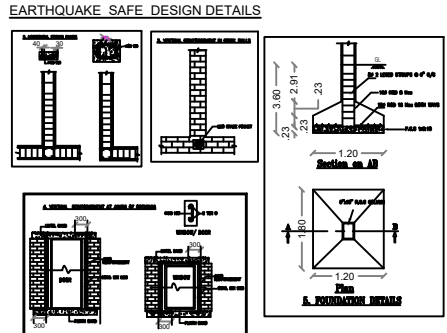
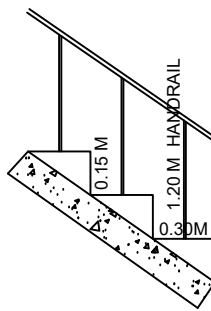
ELEVATION



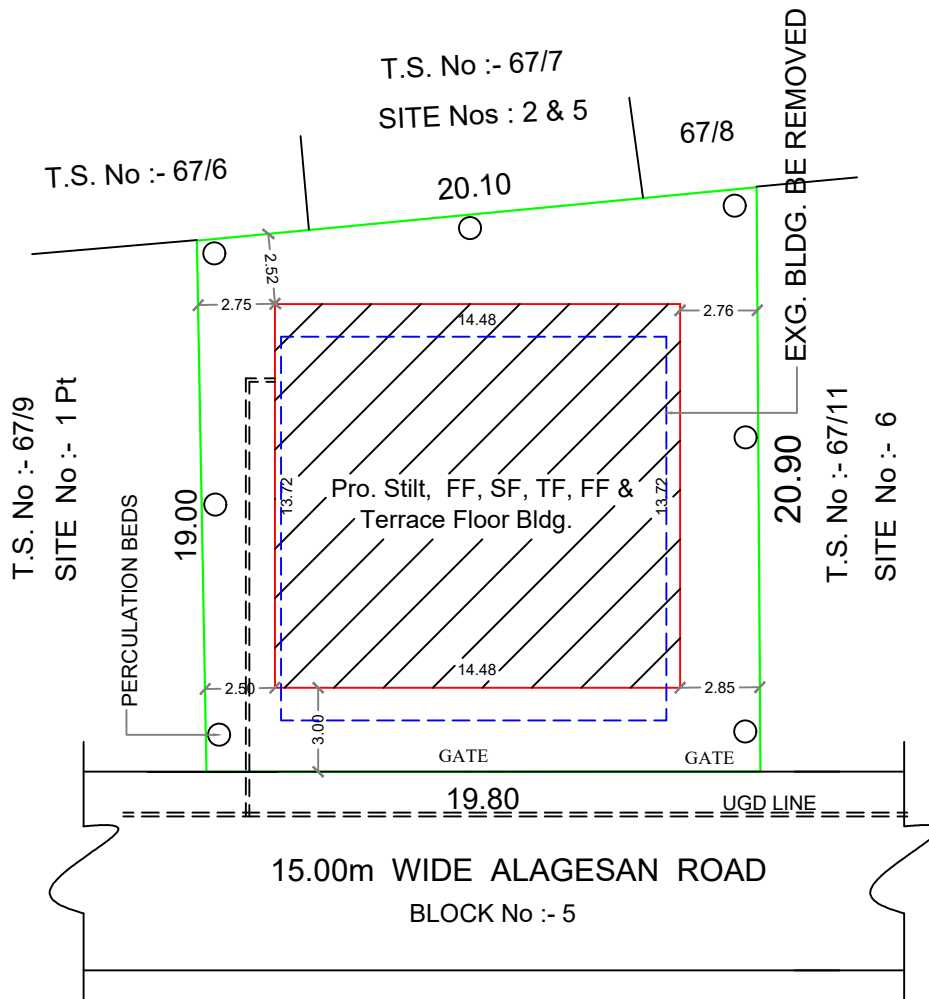
SECTION ON A A

STAIRCASE DETAILS

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

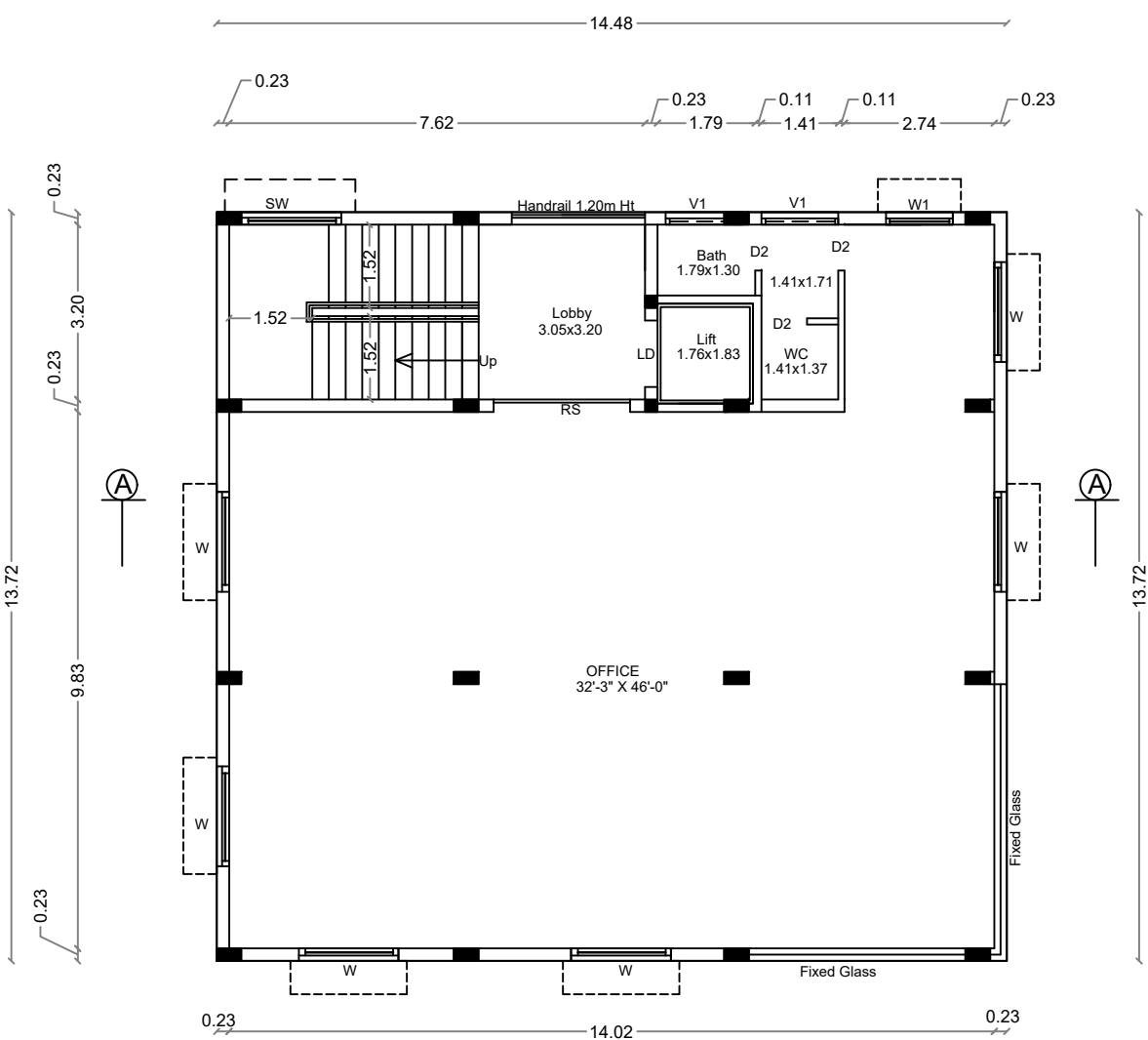


FOURTH FLOOR PLAN

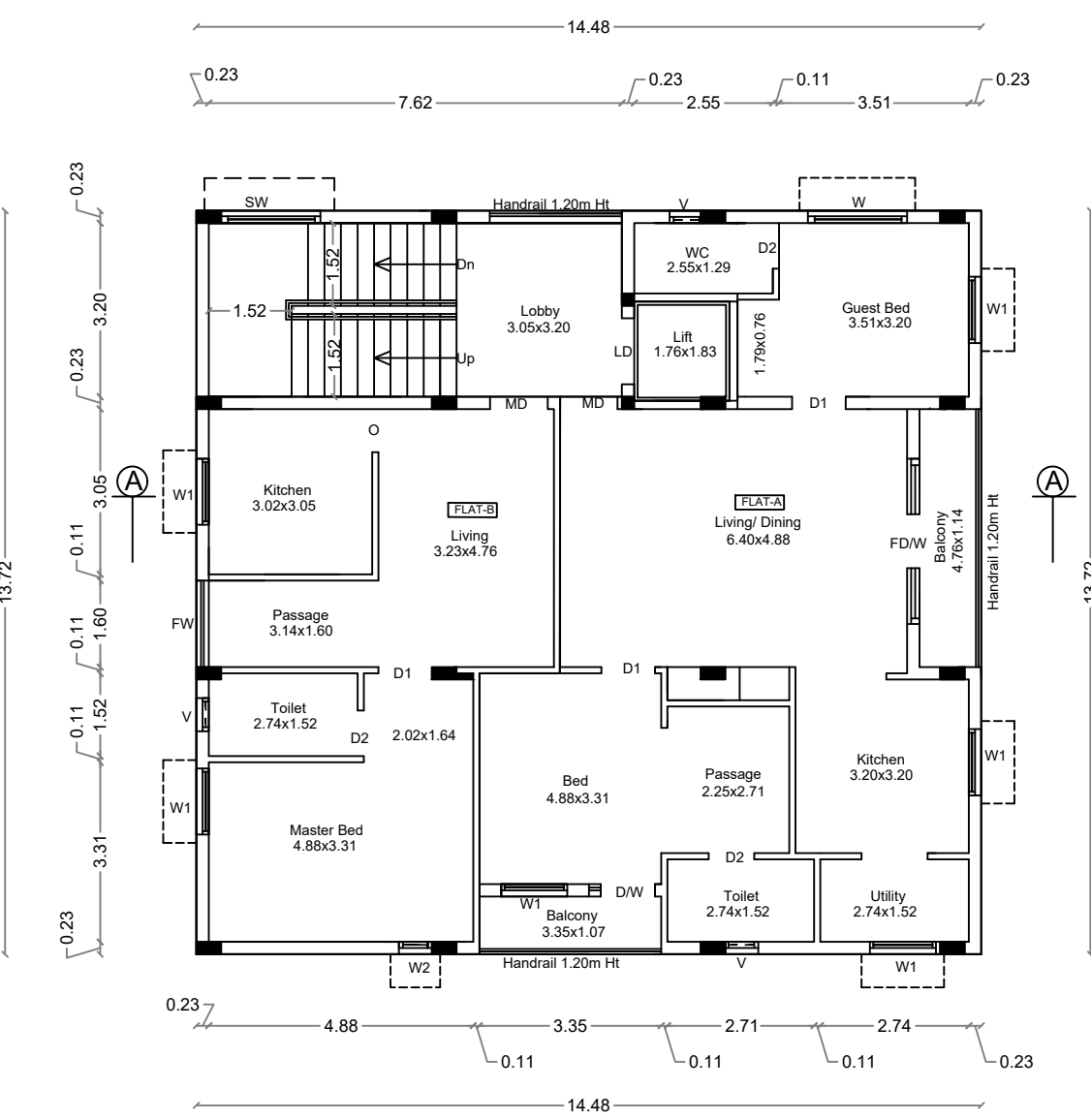


SITE PLAN

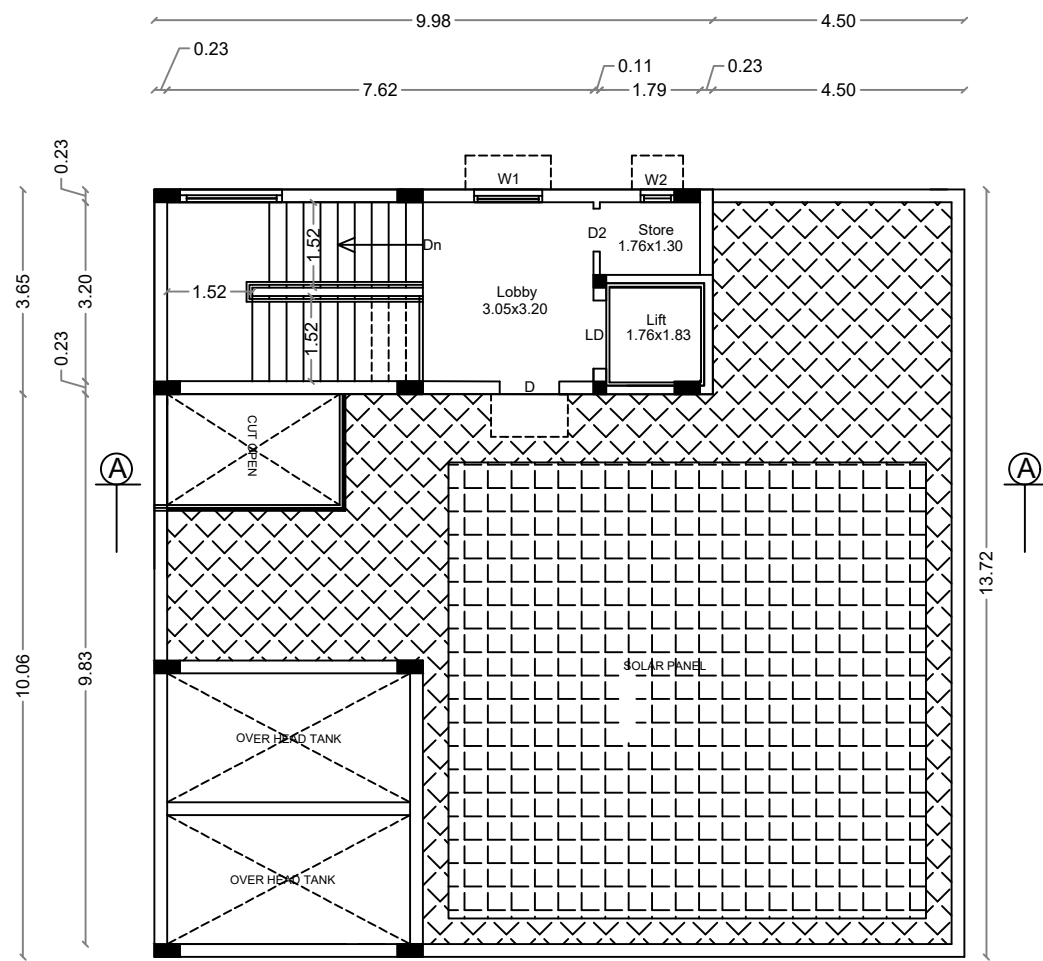
SCALE : 1 : 200



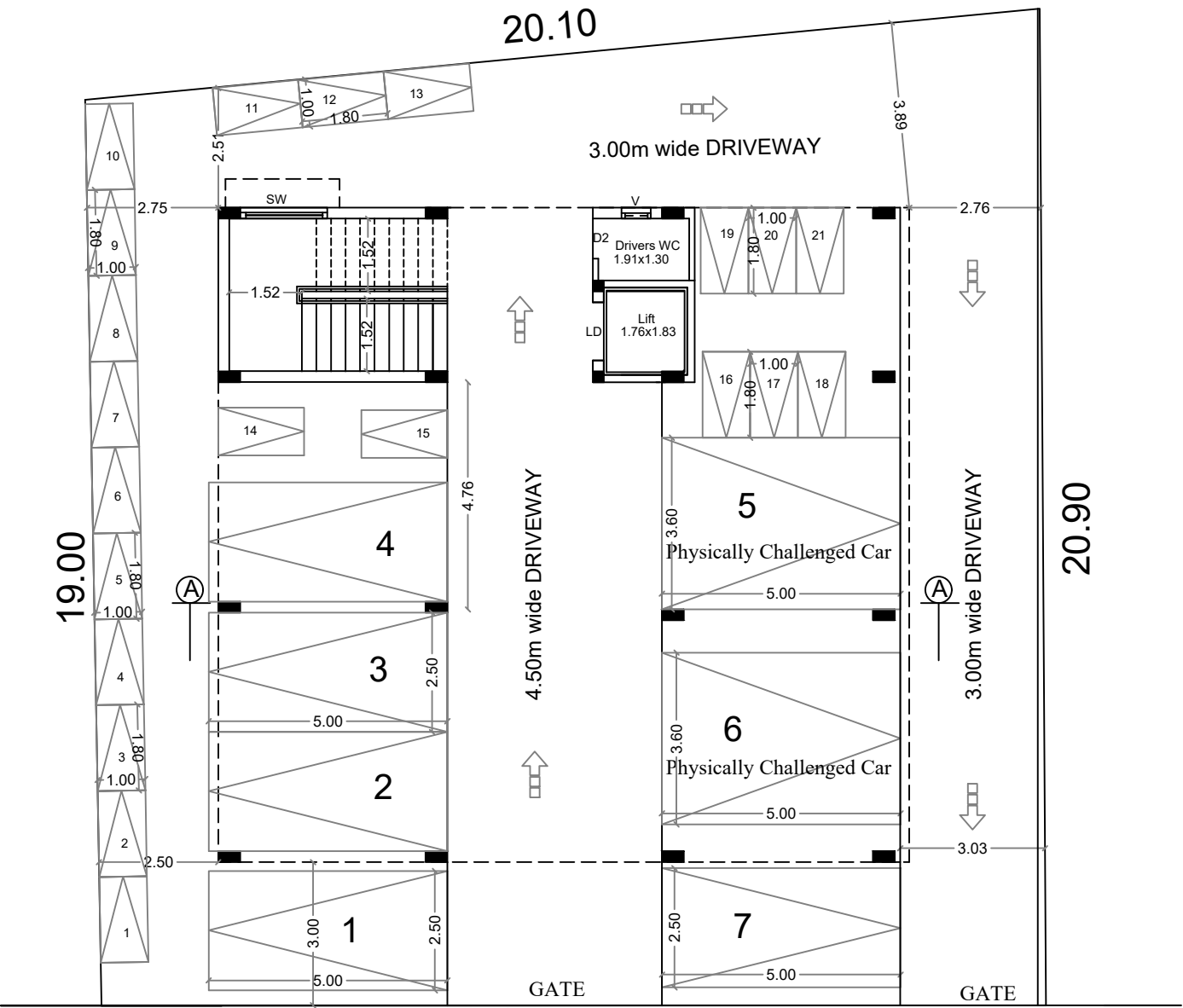
TYPICAL FLOOR PLAN
[FIRST & SECOND]



THIRD FLOOR PLAN



TERRACE FLOOR PLAN



SITE/ STILT FLOOR PLAN

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

AREA STATEMENT

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 FSI Area 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	-	

ம.வ./ கோ. உ.தி.கு. எண்: 98/2023

திட்ட அனுமதி: எண்: 108/2023

N.S. PANNERSELVAM M.B.E., M.A., (Structural), M.B.E., A.L.V. Chartered Structural Engineer & Valuer CB/105/134/229 SPU & ASSOCIATES Engineers, Valuers, Builders & Surveyors, 202-A, Perur, Nallas Road, Egmore, Chennai - 601 026 Contact No: 98401 19546/98401 19547 Fax: 98401 19548	APPLICANT
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C. NATARAJAN & S.
Consulting Engineers
NAVEEN ASSOCIATES
146, Sengottai, Erode
Coimbatore - 641 026
Contact No: 98401 19548/98401 19549
Fax: 98401 19549

LBS/REGISTERED ENGINEER

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.

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.

