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

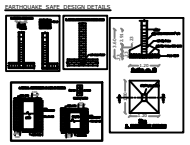
verified.realestate

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING IN T.S. No: 590, WARD No : J [10], BLOCK No : 9,
AT GKD NAGAR STREET No :1, KRISHNARAYAPURAM VILLAGE, COIMBATORE CORPORATION.

T.P. SCHEME No : 16 Scale : 1: 100

ONLINE APPLICATION No: SWP/BPA/005667/2023
P.P. No : 227/2023
CLPA No: 198 / 2023

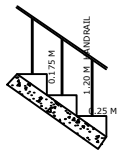
EARTHQUAKE SAFE DESIGN DETAILS

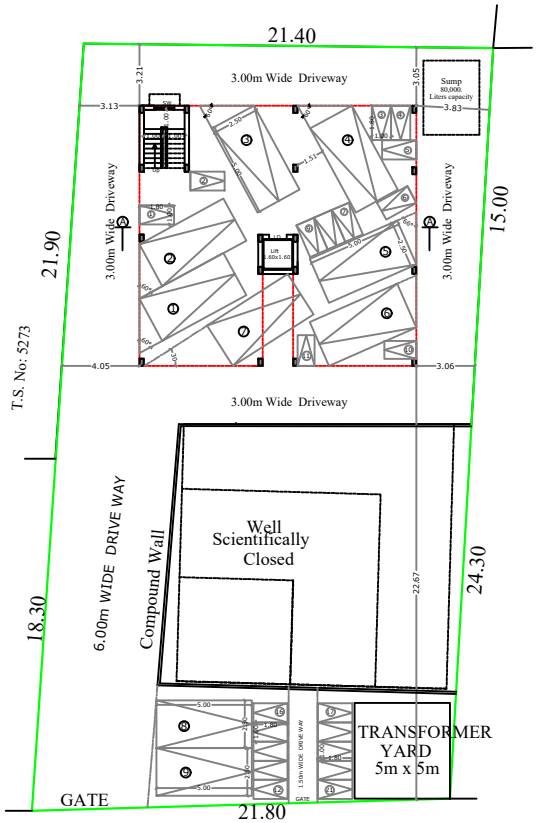


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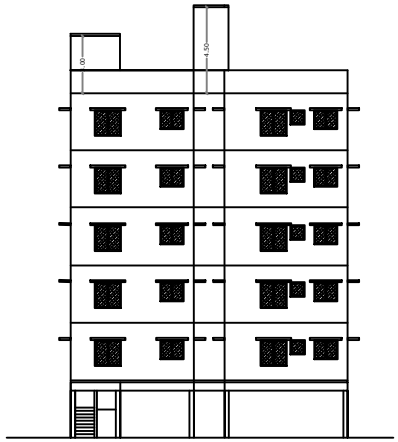
STAIRCASE DETAILS

WIDTH - 1.00 m
TREAD - 0.25 m
RISE - 0.175 m

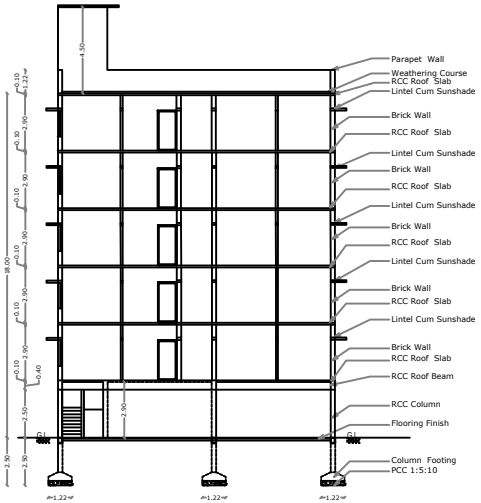




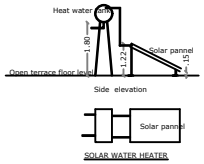
SITE/ STILT FLOOR PLAN

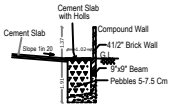


ELEVATION



SECTION ON A A

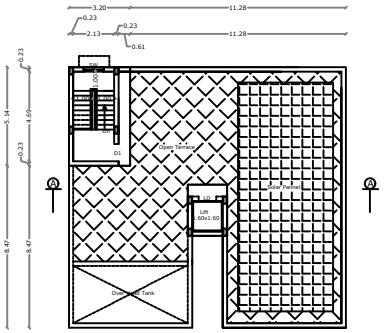




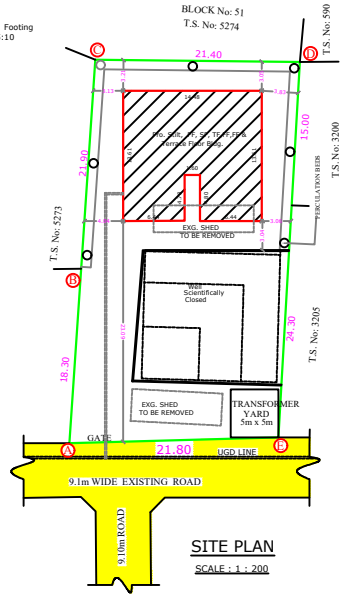
RAIN WATER
PERCOLATION BED &
COMPOUND WALL



TYPICAL FLOOR PLAN
[FIRST, SECOND,THIRD, FOURTH & FIFTH FLOOR]



TERRACE FLOOR PLAN



SITE PLAN
SCALE : 1 : 200

REFERENCE

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
FLOOR AREA RATIO	946.70 / 825.529	2.00	1.146
PARKING AREA		9 Cars & 17 Two Wheelers Spacing	9 Cars & 21 Two Wheelers Spacing

AREA STATEMENT

		SFT	SQM
AREA OF THE SITE	[As per Document] [A to E]	8886	825.529
AREA OF THE SITE	[As per T.S.L.R.]	9146	858.50
SUPER IMPOSED PLOT AREA		8880	825.00

	FSI Area SQM	Non FSIArea SQM	Total Area SQM
STILT FLOOR	----	189.34	189.34
FIRST FLOOR	189.34	----	189.34
SECOND FLOOR	189.34	----	189.34
THIRD FLOOR	189.34	----	189.34
FOURTH FLOOR	189.34	----	189.34
FIFTH FLOOR	189.34	----	189.34
TERRACE FLOOR	---	21.95	21.95
TOTAL all Floors	946.70	211.29	1157.99

TOTAL F.S.I. AREA	946.70 Sqm
HEIGHT OF THE BUILDING	18.00 m
NO. OF DWELLINGS	15 Nos

Typical Floor (First,Second,Third , Fourth & Fifth) Area Details

FLAT	FSI Area Sqm	Non FSI Area Sqm	Total Area Sqm
A	53.88	----	53.88
B	53.19	----	49.39
C	53.96	----	53.96
Common Area	28.31	----	28.31

Total	189.34	----	189.34

SCHEDULE OF JOINERY

		METRE
MD	MAIN DOOR	1.07 x 2.10
LD	LIFT DOOR	1.20 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.76 x 2.10
O	OPEN	0.90 x 2.10
W1	WINDOW	1.37 x 1.22
W2	WINDOW	1.22 x 0.91
FW	FRENCH WINDOW	1.00 x 1.20
SW	STAIR WINDOW	1.07 x 1.80
V	VENTILATOR	0.76 x 0.76

COLOUR INDEX

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

S. ARUN KUMAR, ME., (Struct.)
CBE Rgn./SE/Gr-I/2019/07/006
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara College Road,
Saravanampatti, Coimbatore - 35.
GSTIN. 33AKTJB5579J1ZT

STRUCTURAL ENGINEER

APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
164, Second St., Extension,
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE /
GN-I / 19 / 03 / 002

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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Chennai 600 097, India
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+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.