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.

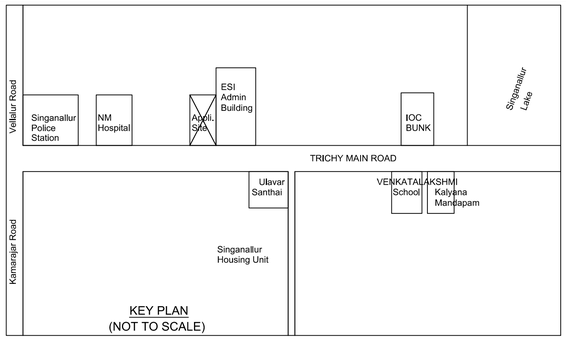
Verified RealEstate™

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

hello@verified.realestate

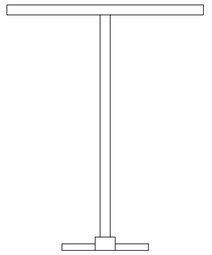
+91 9996 12 9996

verified.realestate

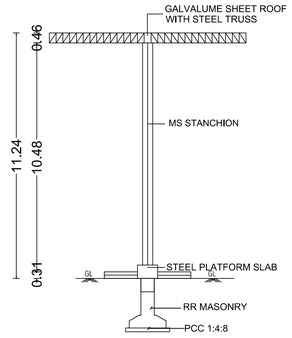


KEY PLAN
(NOT TO SCALE)

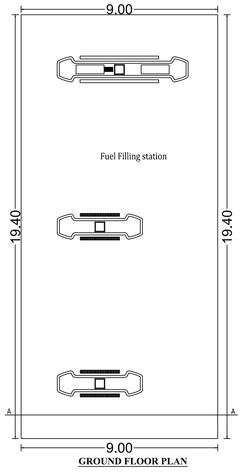
BLOCK - 1 Fuel Filling station



FRONT ELEVATION

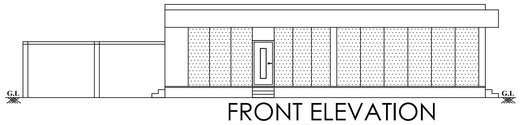


SECTION ON "AA"

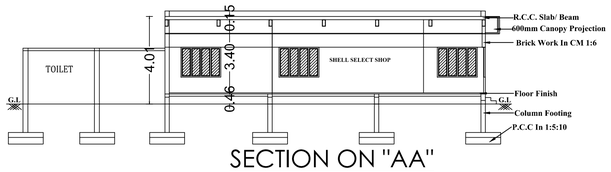


GROUND FLOOR PLAN

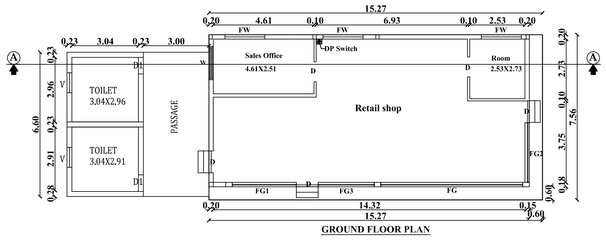
BLOCK - 2 Retail Shop and Toilet



FRONT ELEVATION

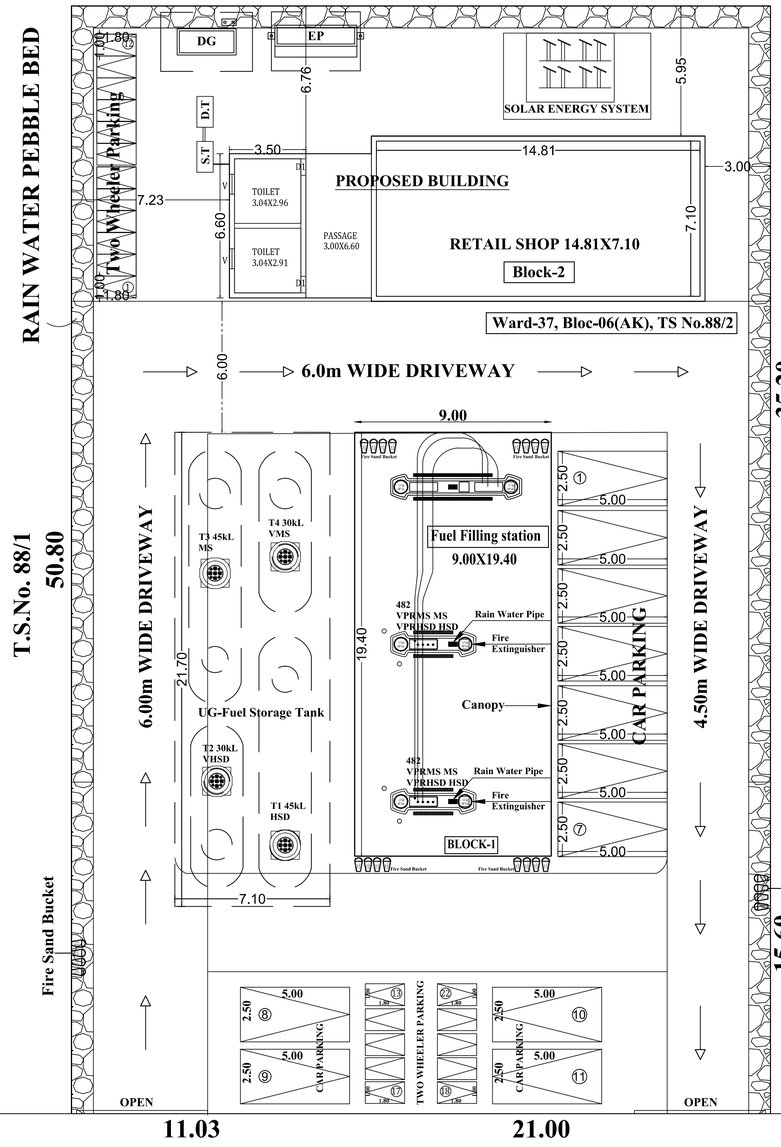


SECTION ON "AA"



GROUND FLOOR PLAN

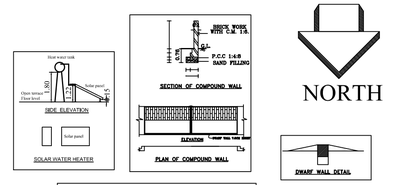
T.S.No. 88/1
32.30



30.48M WIDE CORPORATION TAR ROAD

TO TRICHY ← Ward-37, Block-06(AK), T.S.No.1, → TO COIMBATORE

SITE PLAN CUM GROUND FLOOR PLAN



NORTH

SITE AND DETAILED PLAN SHOWING THE CONSTRUCTION OF R.C.C ROOF AND FABRICATION ROOF GROUND FLOOR , COMMERCIAL BUILDING (PETROL BUNK) AT WARD No-37, BLOCK No-06,TS No.88/2, (AK-SINGANALLUR) SINGANALLUR VILLAGE COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

Name of the Applicant :

M/s.Shell India Markets Private Limited.

Site Area as per Document : 0.40 Acre
Site Area as per Patta : 1620.00 Sq.m

Plot Coverage : $\frac{448.46}{1620.00} = 27.69\%$

FSI : $\frac{448.46}{1620.00} = 0.2768$

Applicant has paid OSR Charge Rs.17,52,296/- as per guideline value in lieu of 10% OSR .

AREA DETAILS IN SQ.M

Floor Details	FSI	FSI	TOTAL
BLOCK - 1	Ground Floor	174.60	174.60
BLOCK - 2	Ground Floor	273.86	273.86
TOTAL		448.46	448.46

AREA DETAILS FOR PARKING CALCULATION :

FLOOR	Unit	Area in sq.m	Required Car Parking	Required Two Wheeler Parking
GROUND FLOOR	Block-1	174.60	4	8
	Block-2	273.86	6	12
TOTAL		448.46	10	20
CAR PARKING PROVEDED			10+1	-
TWO WHEELER PARKING PROVIDED				20+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	5'0" X 2'6"	1.52 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.

SCALE :- 1=100

COLOR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD

Notes :

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

ONLINE APPLICATION NUMBER : SWP/BPA/005708/2023

LP/CLPA NUMBER : 174/2023

Planning Permission Number : 199/2023

Mr.Gunjan Ratankumar Bajoria
For M/s.Shell India Markets Private Limited.

APPLICANT

P. SELVARAJU
CONSTRUCTION ENGINEER
Reg. No: CLPA/CE/19/06/053
NARAYANGURU ROAD, SAIBABA COLONY
COIMBATORE. Cell: 97897 66454

CONSTRUCTION ENGINEER

Ex. S. PRATHABAN, M.E.,Structural Engineer
Reg. No: CH-7/28/2019
ROA/414,Bharathi Nagar,E.B.E.S. Colony, Civil Assistance Post,Coimbatore - 641 014.

STRUCTURAL ENGINEER

K. R. LOGANATHAN, D.C.E.,
Registered Engineer
NIRMA CONSULTANCY
54, Eighth Street, Gandhipuram
Coimbatore-12. Ph: 9944553381
Contractor LPA/RE/CO.III/19/06/015
Contractor Competency-III/19/06/2019

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.