

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

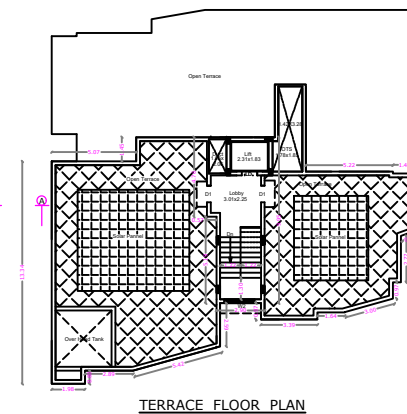
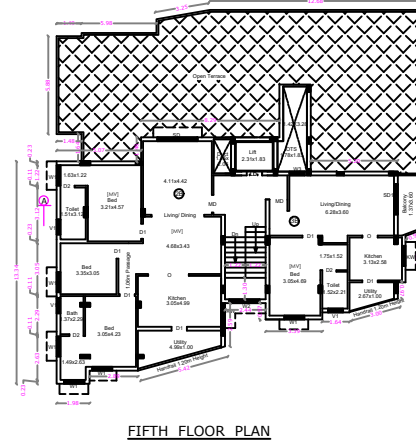
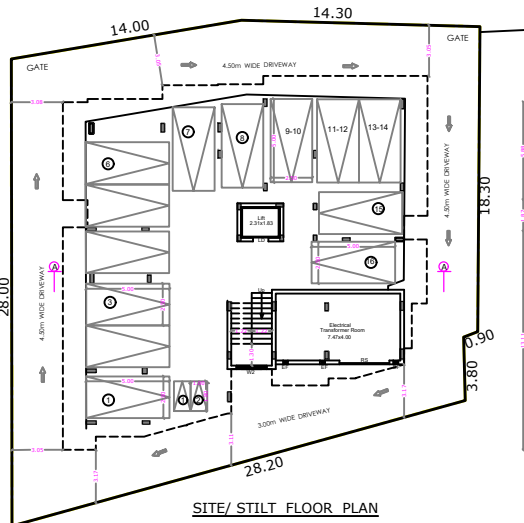
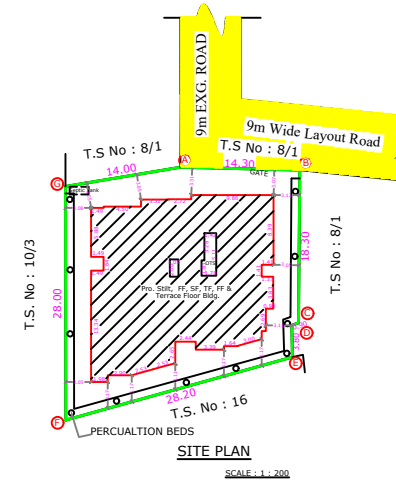
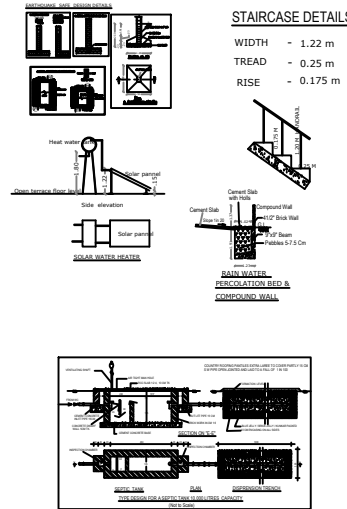
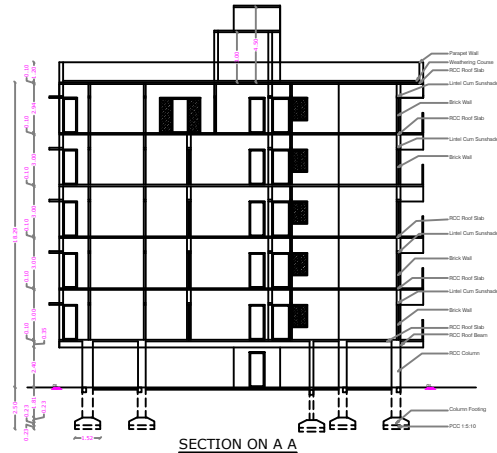
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING IN T.S. No : 8/2, [SITE No: 53PT & OLD S.F. No : 152/1 & 153/2B APPROVED LAYOUT] & 129/4B], WARD No : 35, BLOCK No : 49, AT RANI GARDENS, SINGANALLUR VILLAGE, COIMBATORE CORPORATION. SCALE : 1 : 100
SINGANALLUR D.D. PLAN No : 34

ONLINE APPLICATION No: SWP/RPA/00571/02021
L.P./C/L.P.A) No: 316/2023
P.P.No : 359/2023

LAU/OUT APPROVED No :
L.P./D.T.C.P. No : 154/2005



REFERENCE			
DESCRIPTION	CALCULATION	ALLOWED	PROVIDED
FLOOR AREA RATIO	1818.30 / 709.00	2.00 ± 0.60	2.56
PARKING AREA		16 Cars 2 Two Wheelers	16 Cars 2 Two Wheelers
AREA STATEMENT			
AREA OF THE SITE	[As per Document]	[As per Plan]	SQM
AREA OF THE SITE			719.99
AREA OF THE SITE			709.00
SUPER IMPOSED PLOT AREA			718.14
FLOOR NAME	F.S.I. Area	Net F.S.I. Area	Total Area
STILT FLOOR	396.89	396.89	396.89
FIRST FLOOR	396.89	396.89	396.89
SECOND FLOOR	396.89	396.89	396.89
THIRD FLOOR	396.89	396.89	396.89
FOURTH FLOOR	396.89	396.89	396.89
FIFTH FLOOR	230.74	230.74	230.74
TERRACE FLOOR	32.62	32.62	32.62
TOTAL All Floors	1818.30	439.60	2257.90
TOTAL F.S.I. AREA			1818.30 Sqm
HEIGHT OF THE BUILDING			18.29 m
NO. OF DWELLINGS			14 Nos
All Dimensions are in metre.			
Typical Floor (First, Second, Third & Fourth) Area Details			
FLAT	FSI Area	Non FSI Area	Total Area
Sum	Sum	Sum	Sum
1A	110.81	---	102.46
2A	126.39	---	126.39
3A	127.99	---	127.99
Common Area	31.70	---	31.70
Total	396.89	---	396.89
Fifth Floor Area Details			
FLAT	FSI Area	Non FSI Area	Total Area
Sum	Sum	Sum	Sum
2B	128.50	---	128.50
3B	71.19	---	71.19
Common Area	31.05	---	31.05
Total	230.74	---	230.74
SCHEDULE OF JOINERY			
RS	ROLLING SHUTTER	MTR	
MD	MAIN DOOR	1.07 x 2.10	
LD	LIFT DOOR	0.91 x 2.10	
DI	DOOR	0.91 x 2.10	
D2	DOOR	0.76 x 2.10	
SD	SLIDING DOOR WINDOW	2.44 x 2.10	
SD1	SLIDING DOOR WINDOW	1.83 x 2.10	
W	WINDOW	2.36 x 1.35	
W1	WINDOW	1.24 x 1.35	
W2	WINDOW	1.83 x 2.10	
W3	WINDOW	0.91 x 1.35	
KW	KITCHEN WINDOW	1.22 x 1.35	
KW1	KITCHEN WINDOW	1.83 x 1.35	
SW	STAIR WINDOW	1.83 x 1.80	
V1	VENTILATOR	0.91 x 0.60	
FE	EXHAUST FAN	0.30 x 0.30	
COLOUR INDEX			
PAINTING ROAD			
SITE BOUNDARY			
PROPOSED BUILDING			
FIRE HYDRANT			
S. Kadirvel E. S. KADIRVEL, B.E. HSG/REH, M.E./EV. CHARTERED ENGINEER & APPROVED VALUER Regd. No. - 18470 (HSG/REH) & 18471 (M.E./EV.) ENGINEER CHARGE (REG. U.S.G. U.S.A. MECH/HUSG/ETI) STRUCTURAL ANALYST (CIVIL) (U.S.G.) CIVIL ENGINEER (U.S.G.) 1002, Sri Perumal Temple, Rameswaram Road, Madurai, Coimbatore - 641 012			
STRUCTURAL ENGINEER			
B. Jamban			
APPLICANT			
C. NATARAJAN, B.A. NATARAJAN ASSOCIATES 1002, Sri Perumal Temple, Rameswaram Road, Madurai, Coimbatore - 641 012 094471 0100			
LBS' REGISTERED ENGINEER			

K. Gowthami
Surveyor

G. Balamurugan
Draughtsman Grade III

Girija
Supervisor

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.

