PP APPROVAL RECORD

Planning Permission

Namakkal

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.

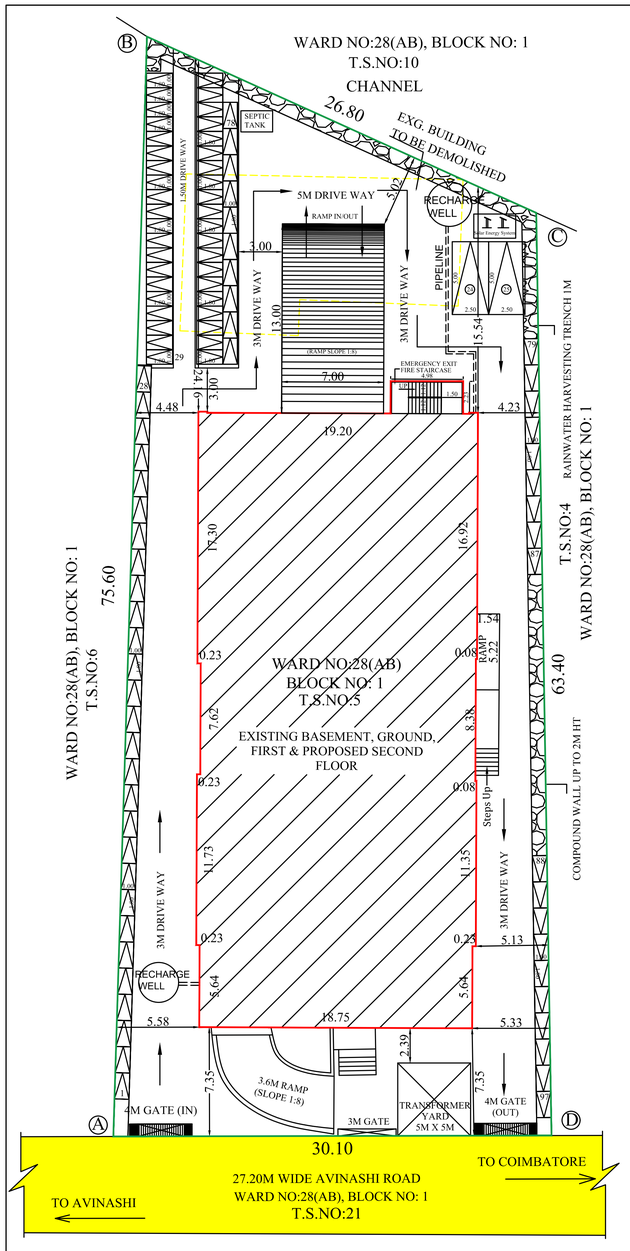
Verified RealEstate™

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

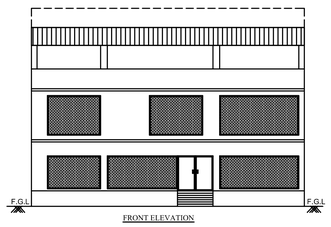
hello@verified.realestate

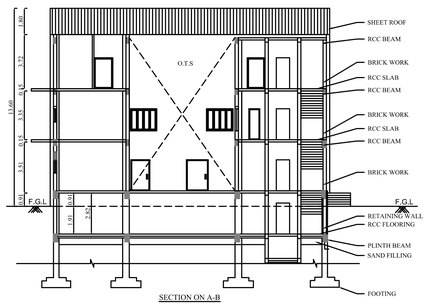
+91 9996 12 9996

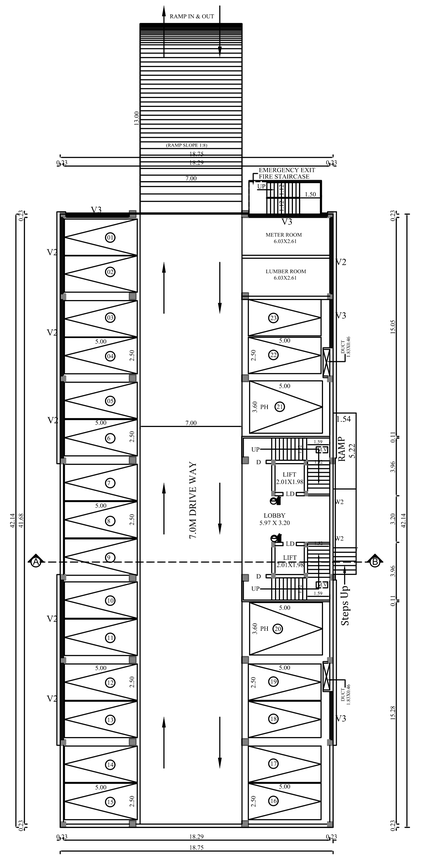
verified.realestate

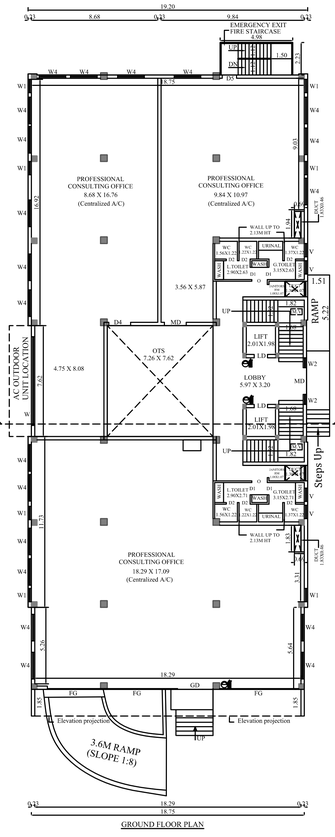


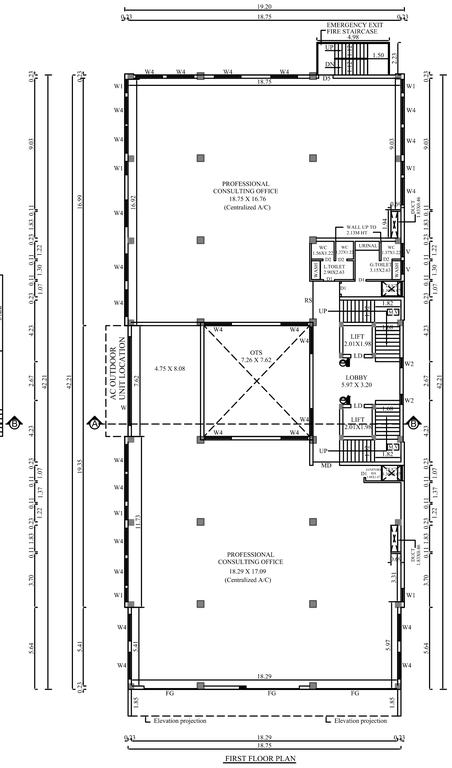
SITE PLAN CUM BASEMENT

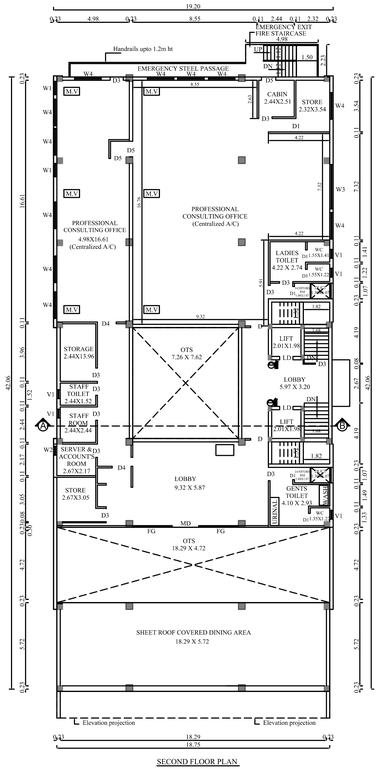












AREA DETAILS:

AS PER DOCUMENT AREA : 50 Cents (2023.41 Sqm)
AS PER TSLR : 2076.00 Sqm

FLOOR NAME	ALREADY APPROVED AREA VIDE PLANNING PERMISSION NO: CLPA PP NO: 258/13		CONSTRUCTED AT SITE (EXISTING BUILDING)		PROPOSED ADDITIONAL BUILDING AREA		TOTAL		
	FSI Area	Non-FSI Area	FSI Area	Non-FSI Area	FSI Area	Non-FSI Area	FSI Area	Non-FSI Area	TOTAL
BASEMENT	-	790.61	-	10.40	-	-	-	801.01	801.01
GROUND FLOOR	726.95	-	30.13	-	-	-	757.08	-	757.08
FIRST FLOOR	726.95	-	30.13	-	-	-	757.08	-	757.08
SECOND FLOOR	-	-	-	-	661.57	-	661.57	-	661.57
TOTAL	1453.90	790.61	60.26	10.40	661.57	-	2175.73	801.01	2976.74

BUILDING HEIGHT = 13.60 M

SITE PLAN	SHEET NO- 1/2

PLAN SHOWING THE REVISION OF ALREADY APPROVED PLAN (BASEMENT, GROUND AND FIRST FLOOR) AND PROPOSED ADDITIONAL CONSTRUCTION OF SECOND FLOOR OF PROFESSIONAL CONSULTING OFFICE BUILDING IN WARD NO:28(AB), BLOCK NO: 1, T.S.NO: 5 (OLD S.F.NO:520/1B PT), AT SOWRIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

M/S.ELLEN FERROUS CASTINGS PRIVATE LIMITED

EXISTING APPROVED DETAIL

PREVIOUS CLPA PP APPROVAL NO : 258/13
PREVIOUS CORPORATION APPROVAL NO : 783/13/E

North

Scale 1 : 100

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.83 X 2.13
LD	LIFT DOOR	0.94 X 2.13
GD	GLASS DOOR	2.44 X 2.13
D	DOOR	1.22 X 2.13
D1	DOOR 1	0.84 X 2.13
D2	DOOR 2	0.76 X 2.13
D3	DOOR 3	0.91 X 2.13
D4	DOOR 4	1.30 X 2.13
D5	DOOR 5	1.07 X 2.13
O	OPEN	1.07 X 2.13
W	WINDOW	6.10 X 1.52
W1	WINDOW 1	0.91 X 1.22
W2	WINDOW 2	0.96 X 1.22
W3	WINDOW 3	3.05 X 1.52
W4	WINDOW 4	1.83 X 1.52
V	VENTILATOR	0.91 X 0.61
V1	VENTILATOR 1	0.61 X 0.91
V2	VENTILATOR 2	5.26 X 0.61
V3	VENTILATOR 3	4.37 X 0.61

MV - MECHANICAL VENTILATOR

All metric dimensions are in metre

FIRE HOSE REEL
FIRE EXTINGUISHER

FLOOR SPACE INDEX = 2175.73 / 2023.41 = 1.08

IN LIEU OF 10% O.S.R GUIDELINE VALUE AMOUNT Rs. 2308000 PAY

Note:
- Existing Road
- Site boundary
- Proposed Building
- Exg. Building to be Demolished

PARKING DETAILS:

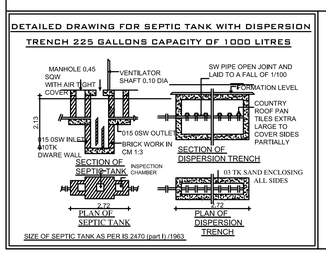
	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 Sqm	22	22 (Including PH-2)
VISITORS CAR PARKING 10%	03	03
1 TWO WHEELER SPACE FOR EVERY 25 Sqm	88	88
VISITORS TWO WHEELER PARKING 10%	09	09

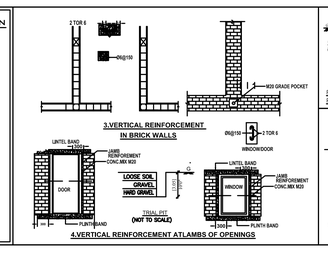
R.N.Krishna Kumar B.Arch.,
CA / 2015 / 73097
LPA / CE / 19 / 07 / 089
GK ASSOCIATES
No : 603, 100 Feet Road, Gandhipuram
Coimbatore - 641 012.
Ph : 0422 - 4220046, 99442 11111
Construction Engineer

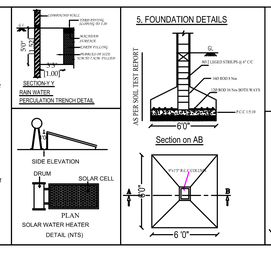
PRABHAKAR .C
Principal Architect,
ICON Design Studio,
COA Reg. No: CA/1999/24394
27A, Muniyappa Koil Thirupathi,
Sathy Road, Ganapathy,
Coimbatore - 641 006.
Ph.No : 0422 - 4344331
Architect

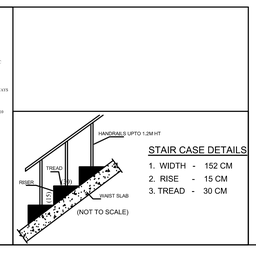
S. SAKTHISH KUMAR M.E.(Struct), AME, AM, CSI(I),
Registered Structural Engineer Grade - I (SE)
Reg.No:- Coimbatore LPA/SE/GR-I/19/0081
Fourth Dimension
92, Hudco Colony, Telabed
Coimbatore - 641 012
Mob : + 91 9688 999929
Structural Engineer

For ELLEN FERROUS CASTINGS P.LTD
Director
Applicant









ONLINE APPLICATION NO: SWP/BPA/007263/2023
PLANNING PERMISSION NO : 183/2023
LP/CLPA NO : 231/2013 (CLPA ROC NO: 2378/2013 LPA-2, DATED : 19/09/2013

G.BALAMURUGAN
DRAFTSMAN - III

MEMBER SECRETARY / JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
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.