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™

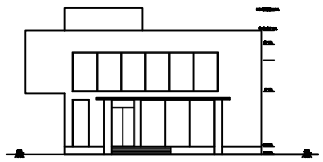
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

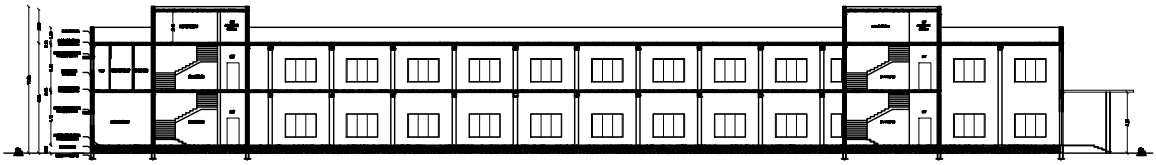
+91 9996 12 9996

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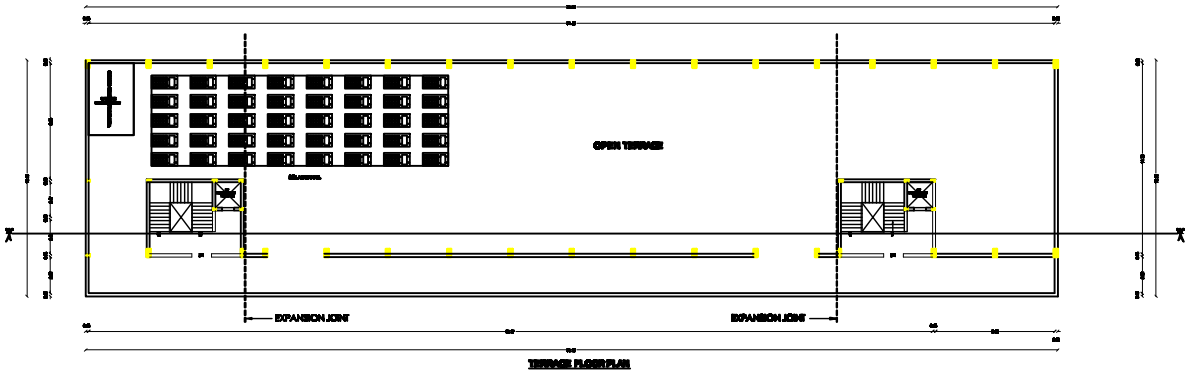
ONLINE APPLICATION NO: SWP/BPA/0007962/2023
SWP / SITE APPROVAL / LP / CLPA NO : 402/2023
PLANNING PERMISSION NO : 462/2023



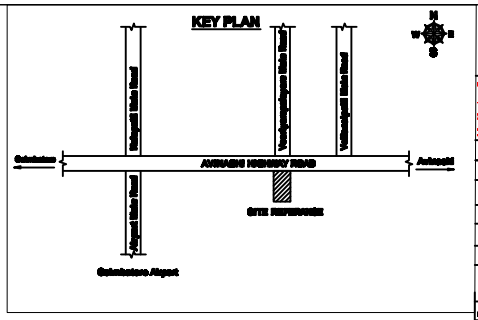
ELEVATION



ELEVATION AA



TERRACE FLOOR PLAN



Plan Showing The Proposed RCC Roof Construction Of Commercial Building In S.F.No. 655/2A, 655/2B at Kalapatti (West) Village, Coimbatore North Taluk, Coimbatore Corporation, Coimbatore District.

ONLINE APPLICATION NO: SWP/BPA/0007962/2023
APPLICATION NAME : SHRAVAN
SWP / SITE APPROVAL / LP / CLPA NO : 402/2023
PLANNING PERMISSION NO : 462/2023

AREA DETAILS

DESCRIPTION	SQM
PLOT AREA AS PER DOCUMENT	2000.00
PLOT AREA AS PER PATTA	2000.00
SUPER IMPOSED PLOT AREA	2000.00

PROPOSED BUILTUP AREA

DESCRIPTION	TOTAL AREA	NON F.S.I AREA	F.S.I AREA
GROUND FLOOR AREA	1254.00	106.53	1147.47
FIRST FLOOR AREA	1255.00	-	1255.00
HEAD ROOM	53.00	53.00	-
TOTAL AREA	2561.53	147.53	2394.47

FLOOR SPACE INDEX (FSI) = 2394.47 / 2000.00 - 1.19
PLOT COVERAGE (PC) = 1147.47 / 2000.00 =57.37%

PARKING
NUMBER OF TWO WHEELER PARKING (1.80 X 1.00) = 20 NOS.
NUMBER OF CAR PARKING (2.50 X 5.00) = 15 NOS.
NUMBER OF PARALLEL CAR PARKING (5.7 X 2.5) = 3 NOS.
PHYSICALLY HANDICAPED PARKING (3.50 X 5.00) = 2 NOS.

ALL DIMENSIONS ARE IN METER
SCALE 1:100

SCHEDULE OF JOINERY

D - DOOR	- 1.00 X 2.00
D1 - DOOR	- 1.00 X 2.00
D2 - DOOR	- 1.07 X 2.00
D3 - DOOR	- 0.90 X 2.00
FD1 - FULLY GLAZED DOOR	- 0.90 X 2.00
FD2 - FULLY GLAZED DOOR	- 1.20 X 2.00
FD3 - FULLY GLAZED DOOR	- 0.40 X 2.00
FD4 - FULLY GLAZED DOOR	- 1.40 X 2.00
W - WINDOW	- 2.40 X 1.20
V1 - VENTILATOR	- 1.20 X 0.60
V2 - VENTILATOR	- 0.60 X 0.60

APPLICANT

STRUCTURAL ENGINEER

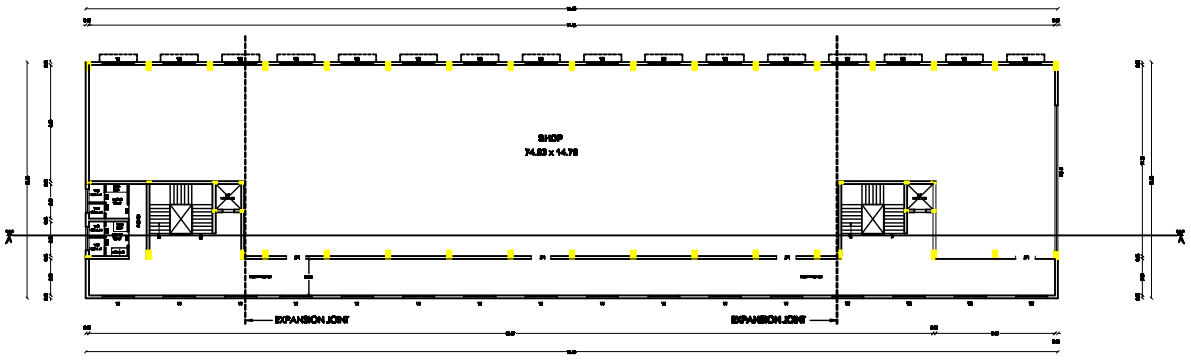
ARCHITECT / ENGINEER

SHEET No. 3 / 3

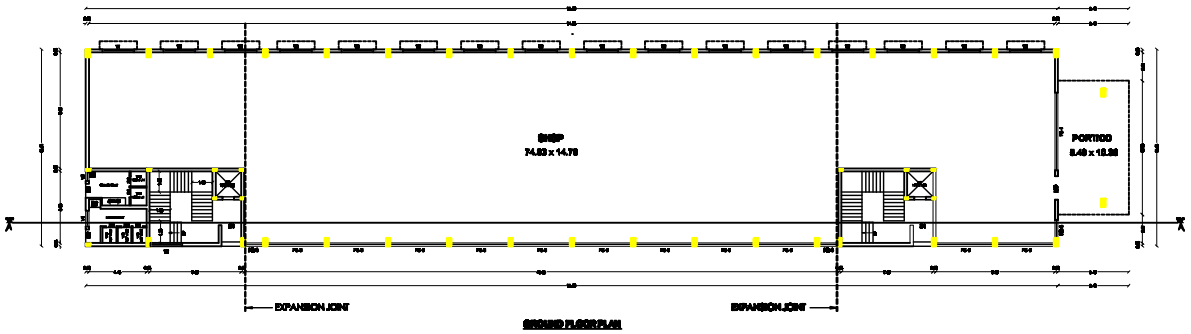
கி.கௌதமி
அளவர்/உதவி வரைவாளர்

கோ.பாலமுருகன்
வரைவாளர் நிலை - III

ந.கிரிஜா
மேற்பார்வையாளர்/வ.நி -III

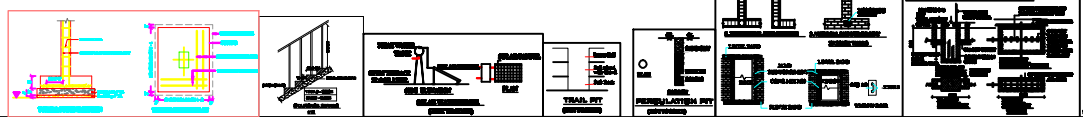


FIRST FLOOR PLAN



GROUND FLOOR PLAN

ONLINE APPLICATION NO: SWP/SPA/0007962/2023
SWP / SITE APPROVAL / LP / CLPA NO : 402/2023
PLANNING PERMISSION NO : 462/2023



Plan Showing The Proposed RCC Roof Construction Of Commercial Building in S.F.No. 89/3A, 89/3B at Kalapatti (West) Village, Coimbatore North Taluk, Coimbatore Corporation, Coimbatore District.

ONLINE APPLICATION NO: SWP/SPA/0007962/2023
APPLICATION NAME : DEVAKUMAR
SWP / SITE APPROVAL / LP / CLPA NO : 402/2023
PLANNING PERMISSION NO : 462/2023

AREA DETAILS

DESCRIPTION	SQM
PLOT AREA AS PER DOCUMENT	2088.87
PLOT AREA AS PER PATTA	2088.87
SUPER IMPOSED PLOT AREA	2091.83

PROPOSED BUILTUP AREA

DESCRIPTION	TOTAL AREA	NON F.S.I. AREA	F.S.I.AREA
GROUND FLOOR AREA	1284.26	69.69	1142.39
FIRST FLOOR AREA	1288.65	-	1288.65
ROAD AREA	69.69	69.69	-
TOTAL AREA	2642.60	139.38	2504.97

FLOOR SPACE INDEX (FSI) = 2504.97 / 2088.87 = 1.19
PLOT COVERAGE (PC) = 1142.39 / 2088.87 = 54.69 %

PARKING
NUMBER OF TWO WHEELER PARKING (1.00 X 1.50) = 20 NOS.
NUMBER OF CAR PARKING (2.50 X 5.00) = 25 NOS.
NUMBER OF PARALLEL CAR PARKING (2.7 X 7.50) = 0 NOS.
PHYSICALLY HANDICAPED PARKING (3.50 X 5.00)= 2 NOS.

ALL DIMENSIONS ARE IN METER
SCALE 1=100

SCHEDULE OF JOINERIES

D - DOOR	- 1.05X2.10M
D1 - DOOR	- 1.05X2.10M
D2 - DOOR	- 1.05X2.10M
D3 - DOOR	- 0.75X2.10M
FD1 - FULLY GLAZED DOOR	- 0.9X2.10M
FD2 - FULLY GLAZED DOOR	- 1.05X2.10M
FD3 - FULLY GLAZED DOOR	- 1.5X2.10M
FD4 - FULLY GLAZED DOOR	- 1.5X2.10M
W - WINDOW	- 2.1X1.20M
V1 - VENTILATOR	- 1.5X0.30M
V2 - VENTILATOR	- 0.9X0.30M

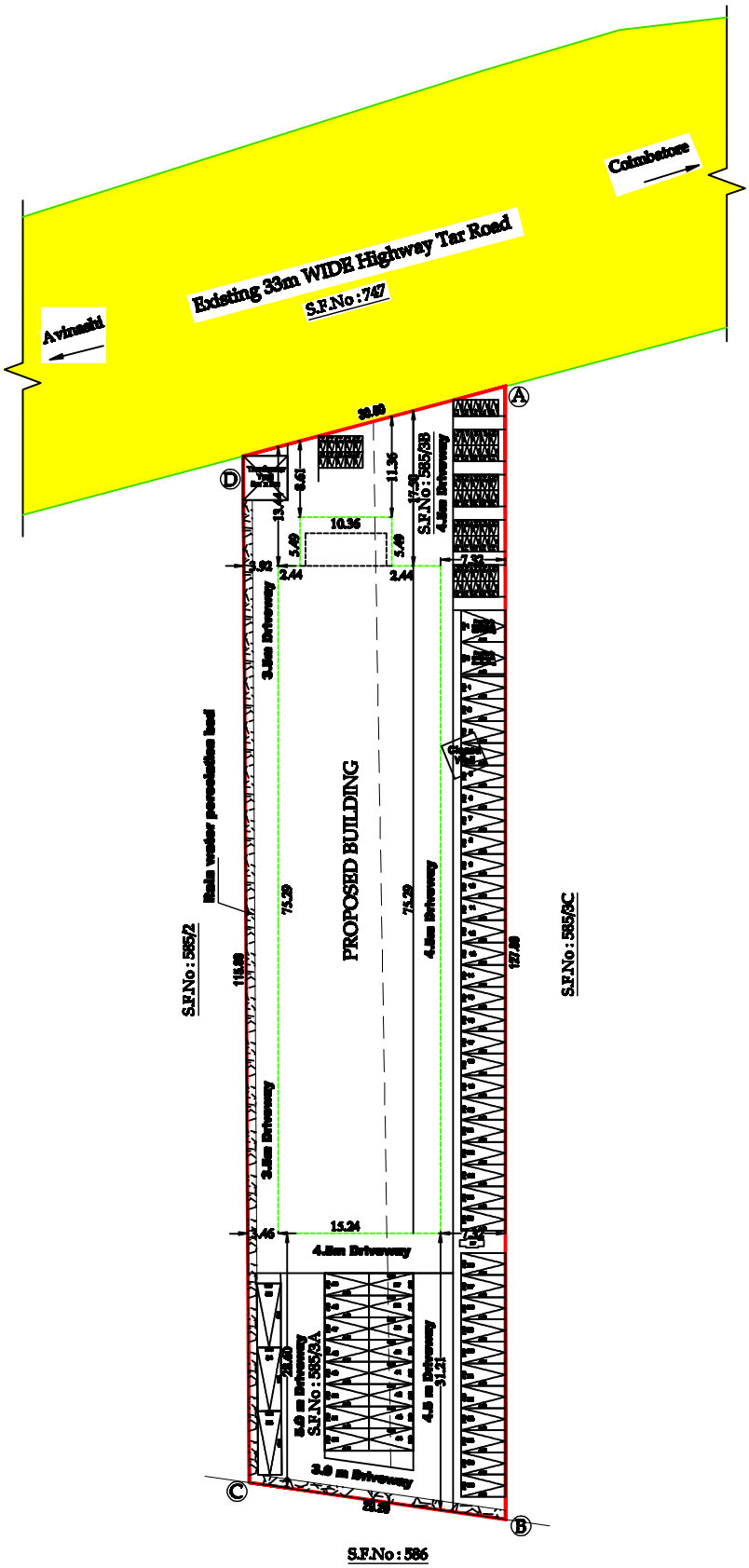
APPLICANT

STRUCTURAL ENGINEER

ARCHITECT / ENGINEER

SHEET No. 2 / 5

SITE PLAN SHOWING THE REVAISED RCC ROOF CONSTRUCTION OF COMMERCIAL BUILDING IN S.F.No: 585/3A, 585/3B AT KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.



SCALE:1:400

COMMERCIAL BUILDING

ONLINE APPLICATION NO: SWP/BPA/0007962/2023
APPLICATION NAME : D.SHALINI
SWP / SITE APPROVAL / LP / CLPA NO : 402/2023
PLANNING PERMISSION NO : 462/2023

N W E S

AREA DETAILS:

DESCRIPTION		IN SQM
AREA OF THE SITE (0.8275 ACRE) ABCD	-	3350.00
AREA OF THE MAIN BUILDING	-	1433.68
AREA OF THE CAR PARKING	-	745.751
AREA OF THE TWO WHEELER PARKING	-	99.00
AREA OF THE OPEN SPACE	-	1071.569

CLPA APPROVAL NO : 32/2021 Dated : 05.02.2021

DESCRIPTION	TOTAL AREA	NON F.S.I AREA	F.S.I AREA
STILT FLOOR AREA	395.49	395.49	-
FIRST FLOOR AREA	395.49	-	395.49
SECOND FLOOR AREA	395.49	-	395.49
THIRD FLOOR AREA	395.49	-	395.49
HEAD ROOM	48.28	48.28	-
TOTAL AREA	1630.24	147.68	1186.47

REVISED PROPOSED BUILTUP AREA:

DESCRIPTION	TOTAL AREA	NON F.S.I AREA	F.S.I AREA
GROUND FLOOR AREA	1204.21	56.86	1147.35
FIRST FLOOR AREA	1376.82	-	1376.82
HEAD ROOM	90.82	90.82	-
TOTAL AREA	2671.85	147.68	2524.17

FLOOR SPACE INDEX (FSI) = 2524.17 / 3350.0 - 0.75
PLOT COVERAGE (PC) = 1433.68 / 3350 x 100 - 42.80 %

PARKING

NUMBER OF TWO WHEELER PARKING (1.00 X 1.80) = 55 NOS.
NUMBER OF CAR PARKING (2.50 X 5.00) = 52 NOS.
NUMBER OF PARALLEL CAR PARKING (2.7 X 7.20) = 9 NOS.
PHYSICALLY HANDICAPED PARKING (3.60 X 5.00) = 2 NOS.

PLOT COVERAGE

$= \frac{1433.68}{3350.00} \times 100$

$= 42.80\ \%$

FLOOR SPACE INDEX

$\frac{2524.17}{3350.00} = 0.75$

REFERENCE

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

APPLICANT

STRUCTURAL ENGINEER

ARCHITECT / ENGINEER

SHEET No. 1 / 3

ONLINE APPLICATION NO: SWP/BPA/0007962/2023
SWP / SITE APPROVAL / LP / CLPA NO : 402/2023
PLANNING PERMISSION NO : 462/2023

கி.கௌதமி
அளவர்/உதவி வரைவாளர்

கோ.பாலமுருகன்
வரைவாளர் நிலை - III

ந.கிரிஜா
மேற்பார்வையாளர்/வ.நி -III

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
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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.