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

ONLINE APPLICATION NO : SWP/BPA/008407/2023
PLANNING PERMISSION NO : 303/2023
LP/CLPA NO : 266/2023

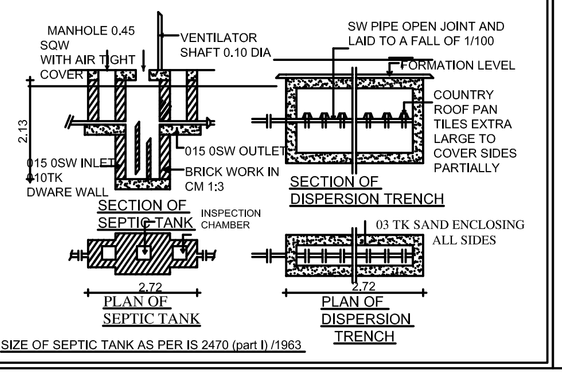
PLAN SHOWING THE PROPOSED CONSTRUCTION OF LABORATORY AND RESIDENTIAL APARTMENT BUILDING IN WARD NO: H (8), BLOCK NO: 26, T.S.NO: 1013/8 AT BASHYAKARALU ROAD, COIMBATORE TOWN, COIMBATORE CORPORATION.

APLLICANT NAME : M. MANI & R. KASTHURI
ONLINE APPLICATION NO : SWP/BPA/008407/2023

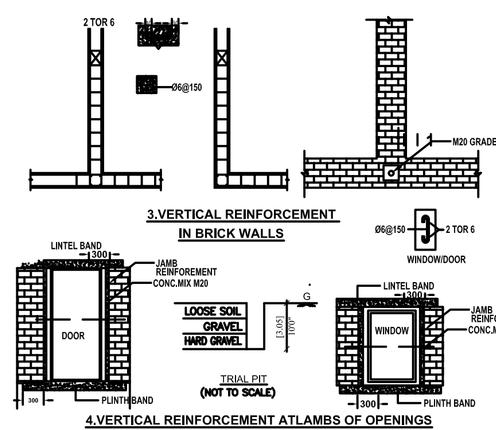
North

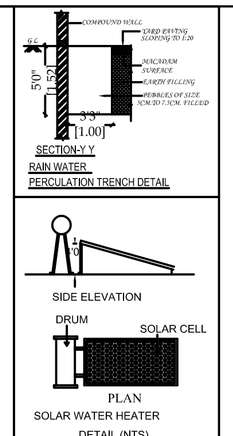
Scale 1 : 100

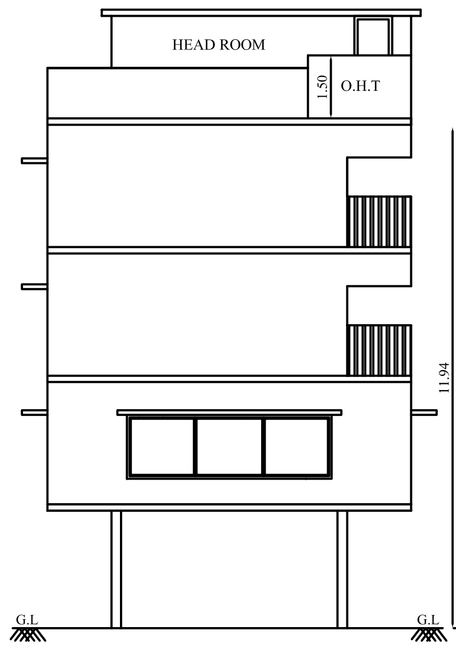
DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES

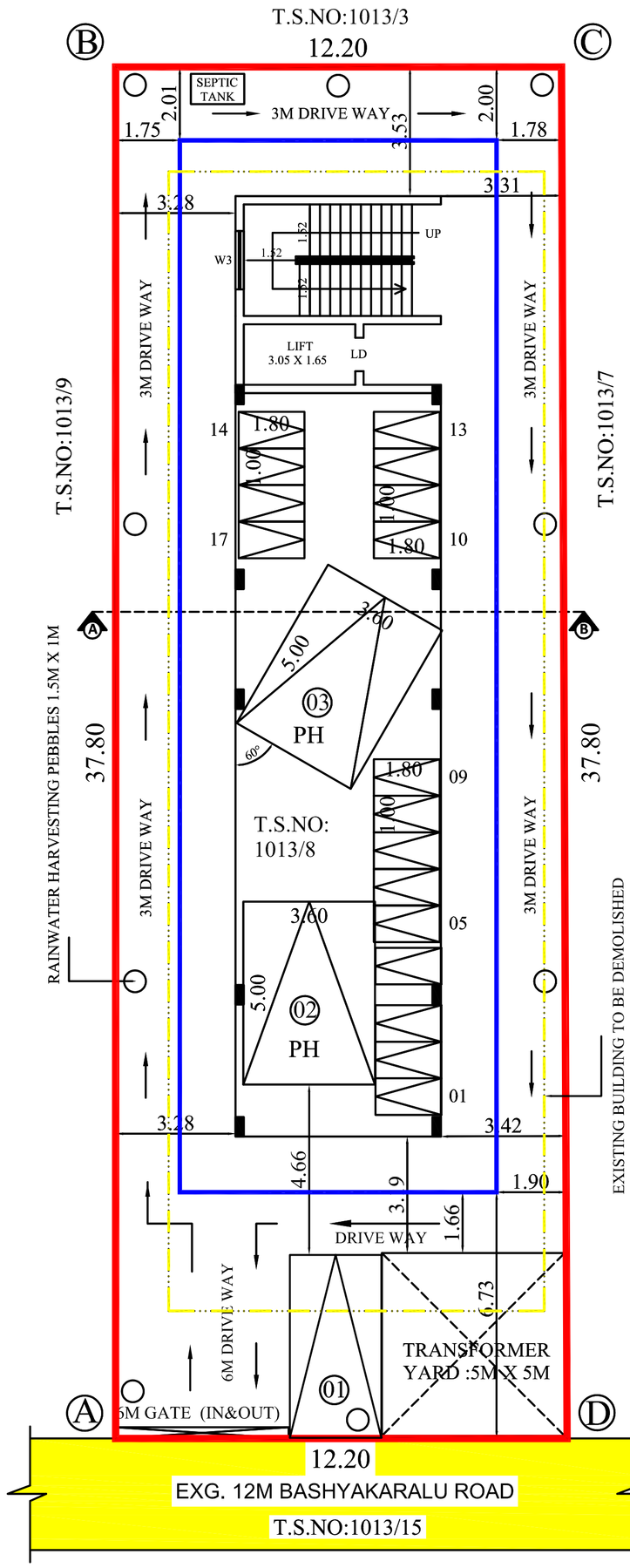


SIZE OF SEPTIC TANK AS PER IS 2470 (part I) /1963

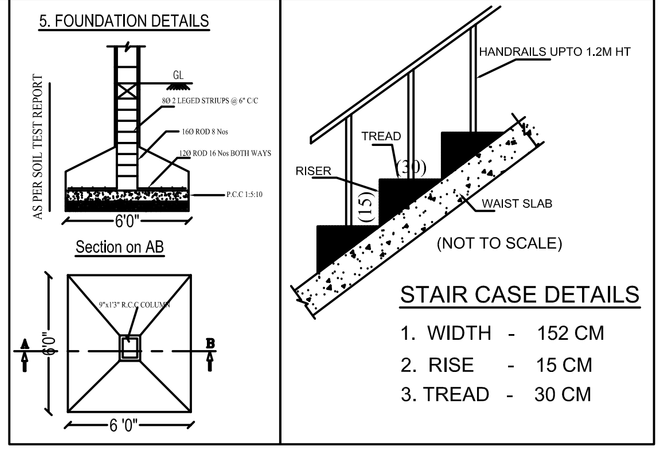








STILT CUM SITE PLAN



STAIR CASE DETAILS

1. WIDTH - 152 CM
2. RISE - 15 CM
3. TREAD - 30 CM

FIRST FLOOR PLAN

TYPICAL FLOOR PLAN (SECOND & THIRD FLOOR)

TERRACE FLOOR PLAN

AREA DETAILS:

AREA OF THE SITE : 462.00 Sqm

Floor Name	FSI Area (in Sqm) (Residential)	FSI Area (in Sqm) (Commercial)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
STILT FLOOR	-	-	249.08	249.08
FIRST FLOOR	110.08	139.00	-	249.08
SECOND FLOOR	249.08	-	-	249.08
THIRD FLOOR	249.08	-	-	249.08
TERRACE FLOOR	-	-	38.44	38.44
TOTAL	608.24	139.00	287.52	1034.76

TOTAL FSI AREA : 747.24 Sqm

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
MD	MAIN DOOR	1.88 X 2.13
MD1	MAIN DOOR	1.07 X 2.13
LD	LIFT DOOR	0.91 X 2.13
D1	DOOR	0.90 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	4.88 X 1.52
W1	WINDOW	3.66 X 1.52
W2	WINDOW	2.00 X 1.52
W3	WINDOW	1.60 X 1.52
W4	WINDOW	1.20 X 1.52
V	VENTILATOR	0.90 X 0.61
O	OPEN	0.90 X 2.13

NOTE:

FLOOR SPACE INDEX = $\frac{747.24}{462.00}$ = 1.62

NO. OF DWELLINGS = 7 Nos.

PARKING DETAILS:

PARKING NAME	REQUIRED	PROVIDED
CAR	03	03
TWO WHEELER	06	17

PHYSICALLY HANDICAPPED CAR PARKING PROVIDED : 2 Nos

Note:

- Existing Road
- Site boundry (A,B,C & D)
- Proposed Building
- Existing Building to be Demolished

G. SRINIVASAN, B.E (Hons), FIE
Construction Engineer (CE)
1422 & 4, Avinashi Road
Opp. Tangor Textiles, Peelamedu
Coimbatore - 641 004
Coimbatore - LPA/CE/19/07/091

Construction Engineer

VIDYA SRINIVASAN
CA/ 2015/69371
VESTA ARCHITECTS
252, Avinashi Road,
Peelamedu,
Coimbatore - 641 004.

Architect

G. Nirmal Chander ME (Structures) MIE
Chartered Engineer - M 57946
Structural Consultant
25, New Damu Nagar, Pullakulam Road,
Coimbatore - 641 037.

Structural Engineer

Applicant

கி. கௌதமி
அளவர் / உதவி வரைவாளர்

பாலமுருகன்
வரைவாளர் நிலை– III

கிரிஜா
மேற்பார்வையாளர்

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.