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™

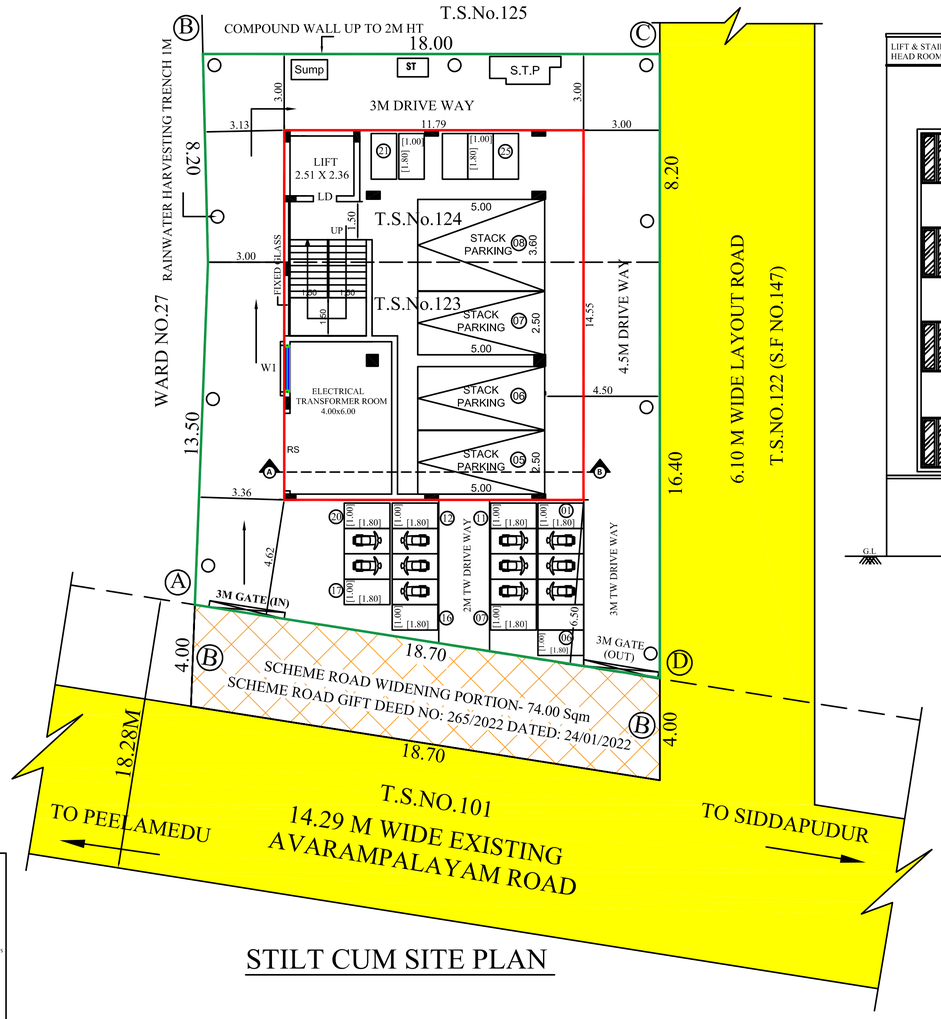
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

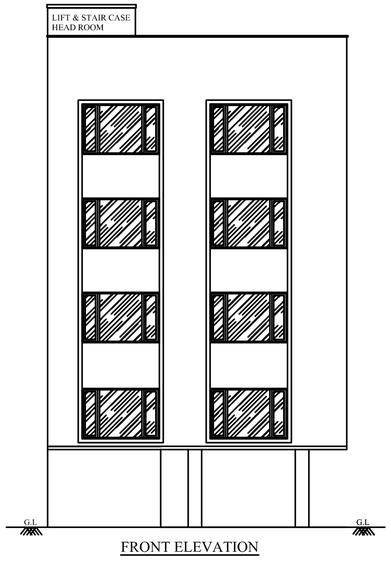
+91 9996 12 9996

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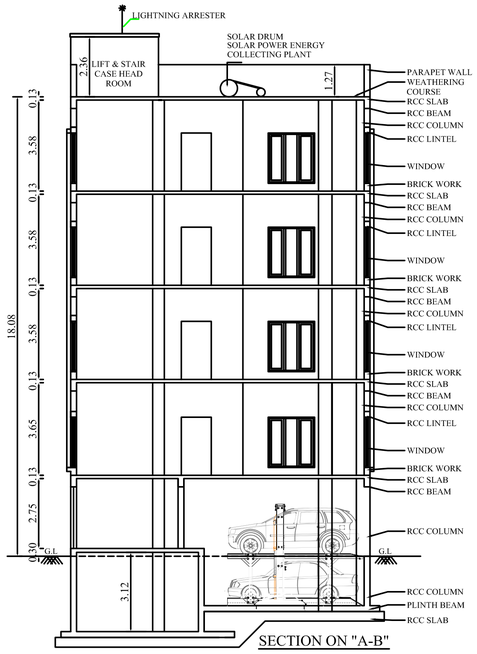
PLAN SHOWING THE REVISED AND ADDITIONAL PROFESSIONAL & BUSINESS OFFICE BUILDING IN WARD NO: 24, BLOCK NO: 28, T.S NO: 123 & 124, KRISHNARAYAPURAM VILLAGE, NORTH ZONE, NORTH TALUK, COIMBATORE CORPORATION.



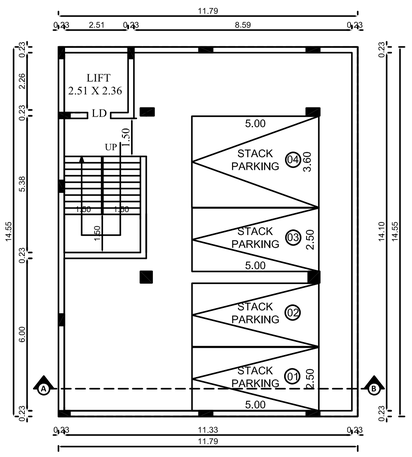
STILT CUM SITE PLAN



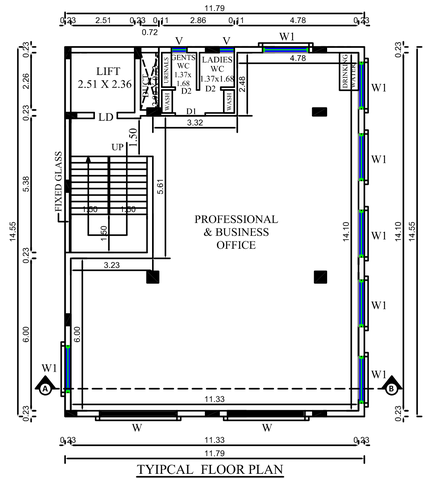
FRONT ELEVATION



SECTION ON "A-B"

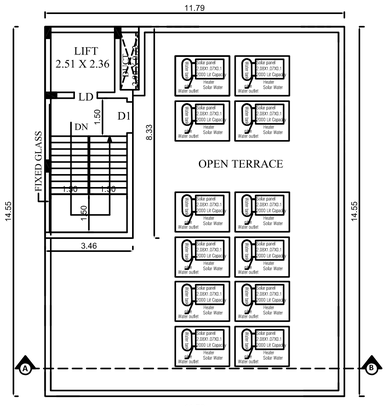


BASEMENT FLOOR PLAN



TYIPCAL FLOOR PLAN

FIRST, SECOND, THIRD & FOURTH FLOOR



TERRACE FLOOR PLAN

Floor Name	APPROVED AREA			REVISED AREA		
	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BASEMENT FLOOR	-	-	-	-	171.53	171.53
STILT FLOOR	25.54	160.65	186.19	28.78	142.75	171.53
FIRST FLOOR	186.19	-	186.19	169.90	-	169.90
SECOND FLOOR	186.19	-	186.19	169.90	-	169.90
THIRD FLOOR	186.19	-	186.19	169.90	-	169.90
FOURTH FLOOR	-	-	-	169.90	-	169.90
TERRACE FLOOR	-	21.88	21.88	-	27.58	27.58
TOTAL	584.11	182.53	766.64	708.38	341.86	1050.24

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.05 X 2.29
LD	LIFT DOOR	0.91 X 2.29
D1	DOOR 1	1.22 X 2.29
D2	DOOR 2	0.84 X 2.29
W	WINDOW	3.05 X 1.98
W1	WINDOW 1	1.83 X 1.98
V	VENTILATOR	0.61 X 0.91

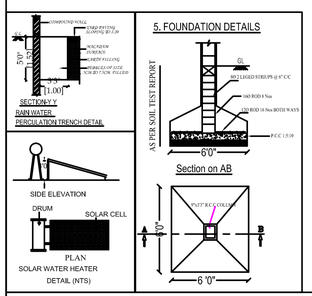
AREA OF THE SITE : 419.00 Sqm

FLOOR SPACE INDEX = $\frac{708.38}{419.00}$ = 1.69

PARKING DETAILS:		
PARKING NAME	REQUIRED	PROVIDED
CAR	07	08 (PH Included)
TWO WHEELER	25	25

Note:

- Existing Road
- Site Boundary (A,B,C & D)
- Proposed Building



EXISTING APPROVED DETAILS:

CDTCP LETTER:

File No : 2997/2020/LPA

DTCP Site Approved No: 158/2022

Planning Permission No : 190 /2022, Dated : 09.06.2022

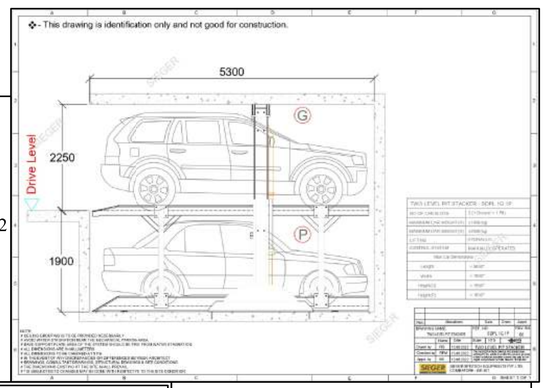
COIMBATORE CORPORATION:

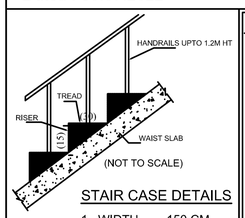
Online Application No : 162/CP/22-23/0032900

Building License No : 162/BL/2022/04/028/02875

Building Approval No : 162/BPA/2022/03940

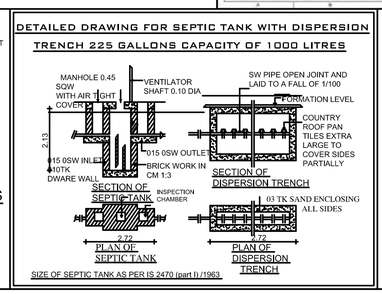
Dated : 10.09.2022

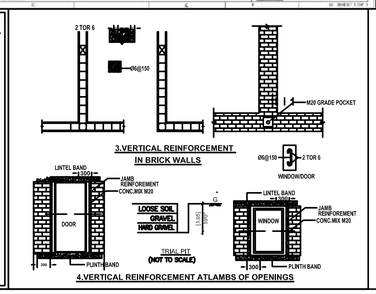




STAIR CASE DETAILS

1. WIDTH - 150 CM
2. RISE - 15 CM
3. TREAD - 30 CM





SITE APPROVAL

Online Application No : SWP/BPA/008524/2023

Site Boundary Shown as "A to D" and numbered as SWP / DTCP / COIMBATORE/

Site Approval LP/CLPA No. : 158/2022

PLANNING PERMISSION

Online Application No : SWP/BPA/008524/2023

Planning Permission No. : 318/2023

மொ. பூபதி
அளவர்/உதவிவரைவாளர்

கு.வேல் குமார்
வரைவாளர் நிலை–3

DWELL ART
3/2B-1,NETHAJI NAGAR,
SANGANOOR MAIN ROAD,
COIMBATORE 641 027.
Cell: 95669 99637, 90035 82741

Architect

T.U.BALAJI,B.E.,M.E(STRUCTURAL)
STRUCTURAL ENGINEER GRADE-I(SE)
Reg.License No: CLPA/SE/GR-I/19/09/089
Thisrth Arcade,No:202,2nd Floor,
Avarampalayam Main Road, Sarojini Naidu Street,
New Siddhapudur,coimbatore-641044

Structural Engineer

Applicant

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.