

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.

Ward - 11, Block - 19, T.S.No: 438

Vacant Land

Proposed Compound Wall 1.83M Height

Ward - 11, Block - 19, T.S.No: 435  
Exg. 12.2M Wide Corporation Tar Road  
(Dr.Radhakrishnan Road)

SITE CUM STILT FLOOR PLAN

Neighbour's Property  
Ward - 37, Block - 17

15.2

3.0 M Wide Driveway

4.48

3.00

3.0 M Wide Driveway

4.48

3.00

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3.00

3.0 M Wide Driveway

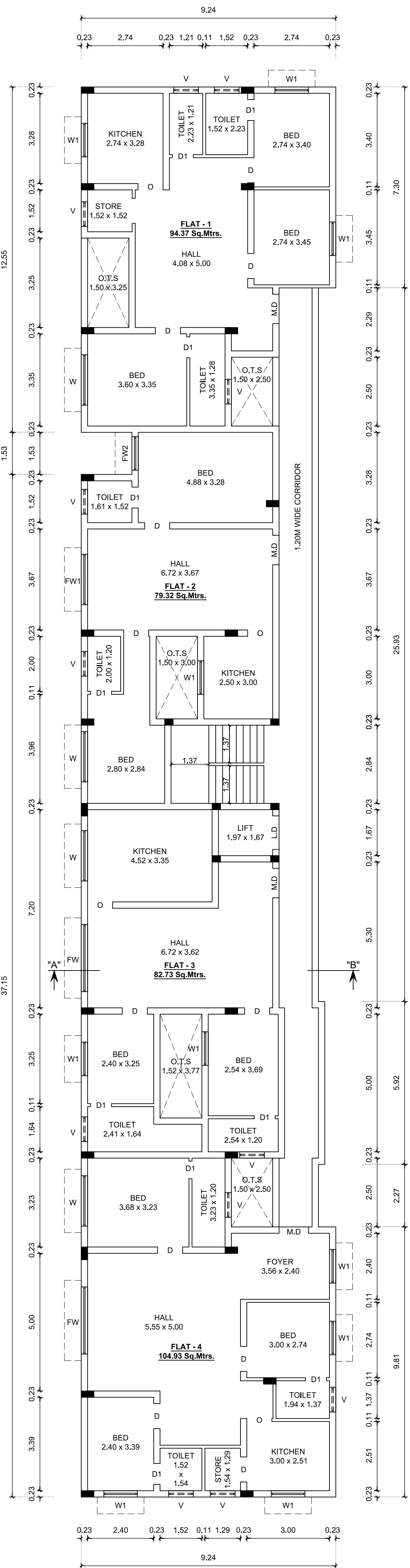
4.48

Rain Water Harvesting  
Trench 1.0 M Wide

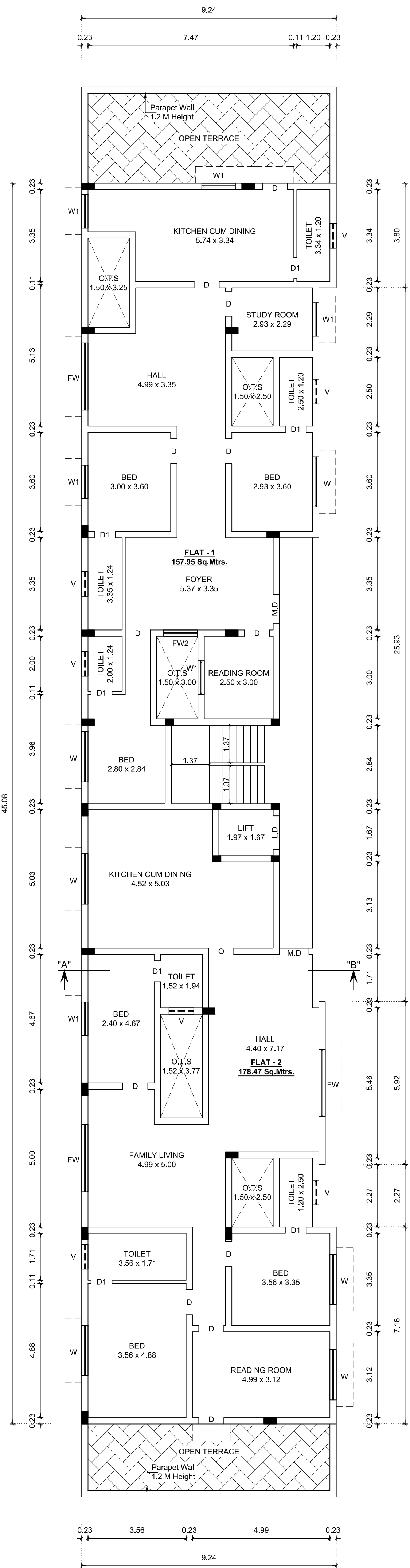
Neighbour's Property  
Ward - 11, Block - 19, T.S.No: 440/1

Neighbour's Property  
Ward - 11, Block - 19, T.S.No: 440/2

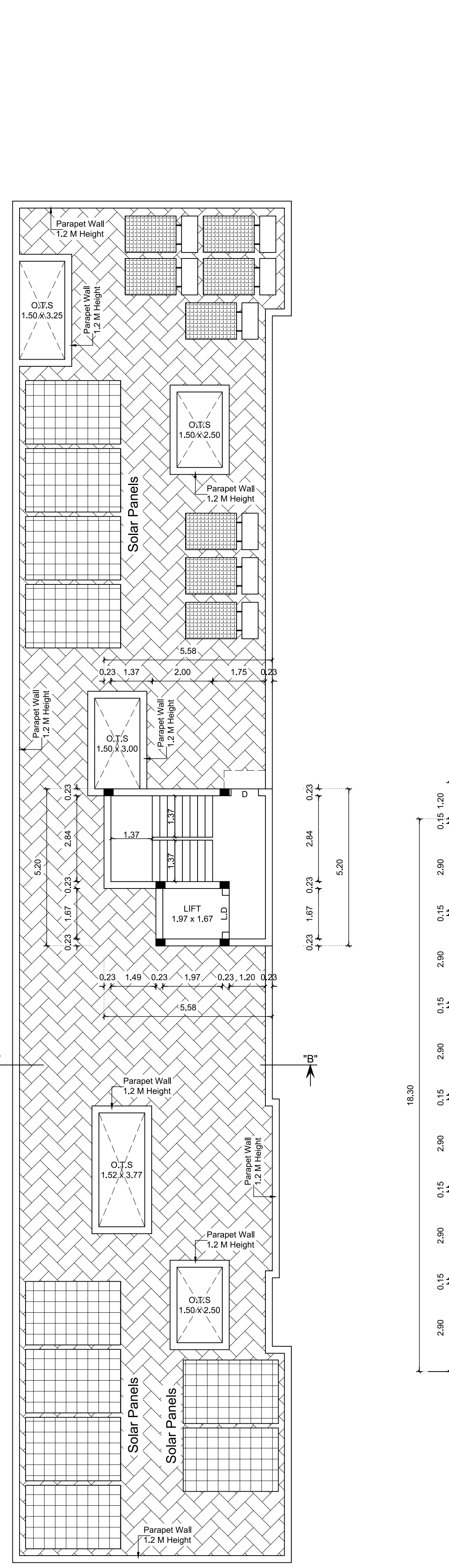
Neighbour's Compound Wall



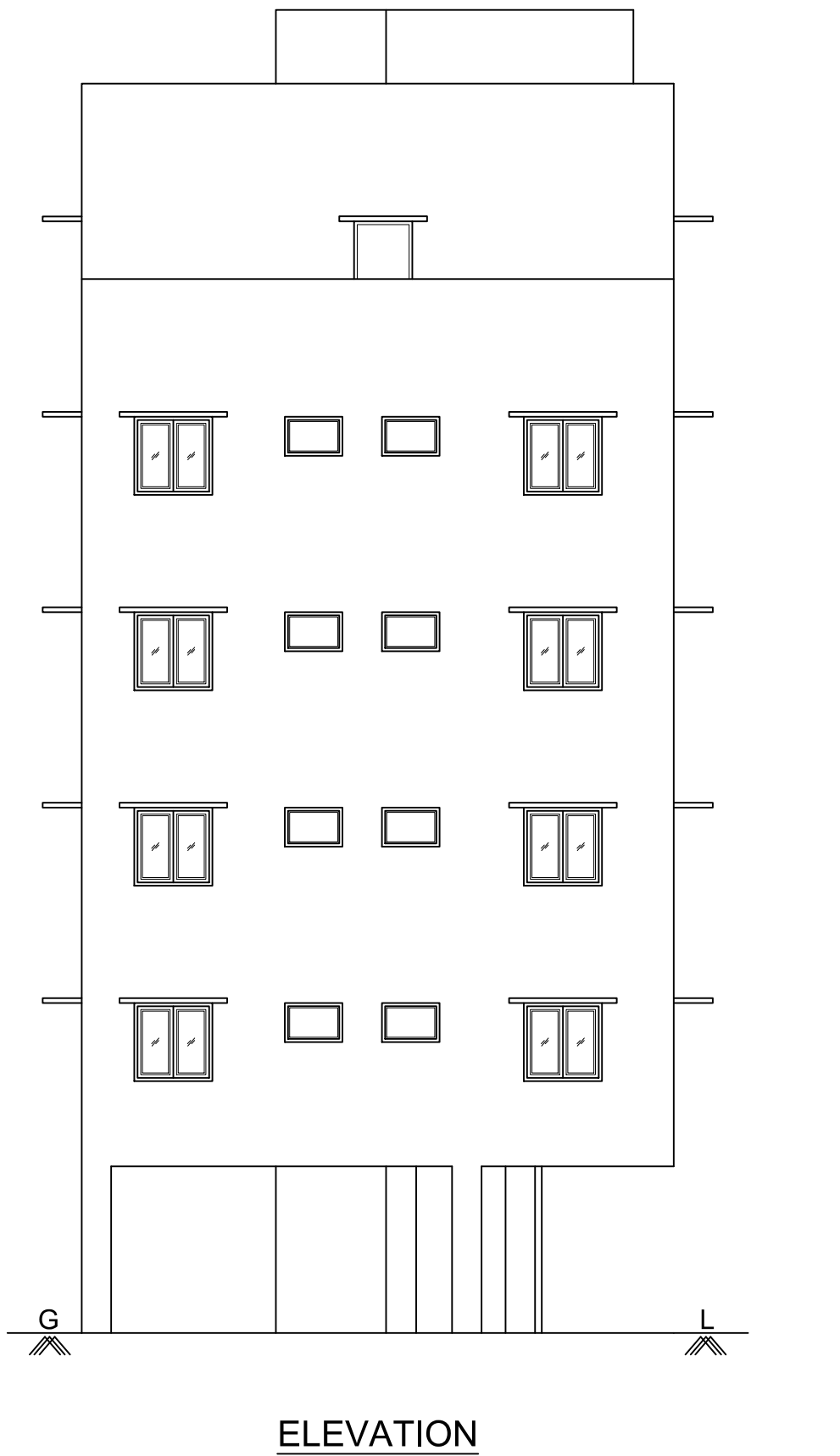
TYPICAL FLOOR PLAN -  
FIRST, SECOND, THIRD & FOURTH FLOOR



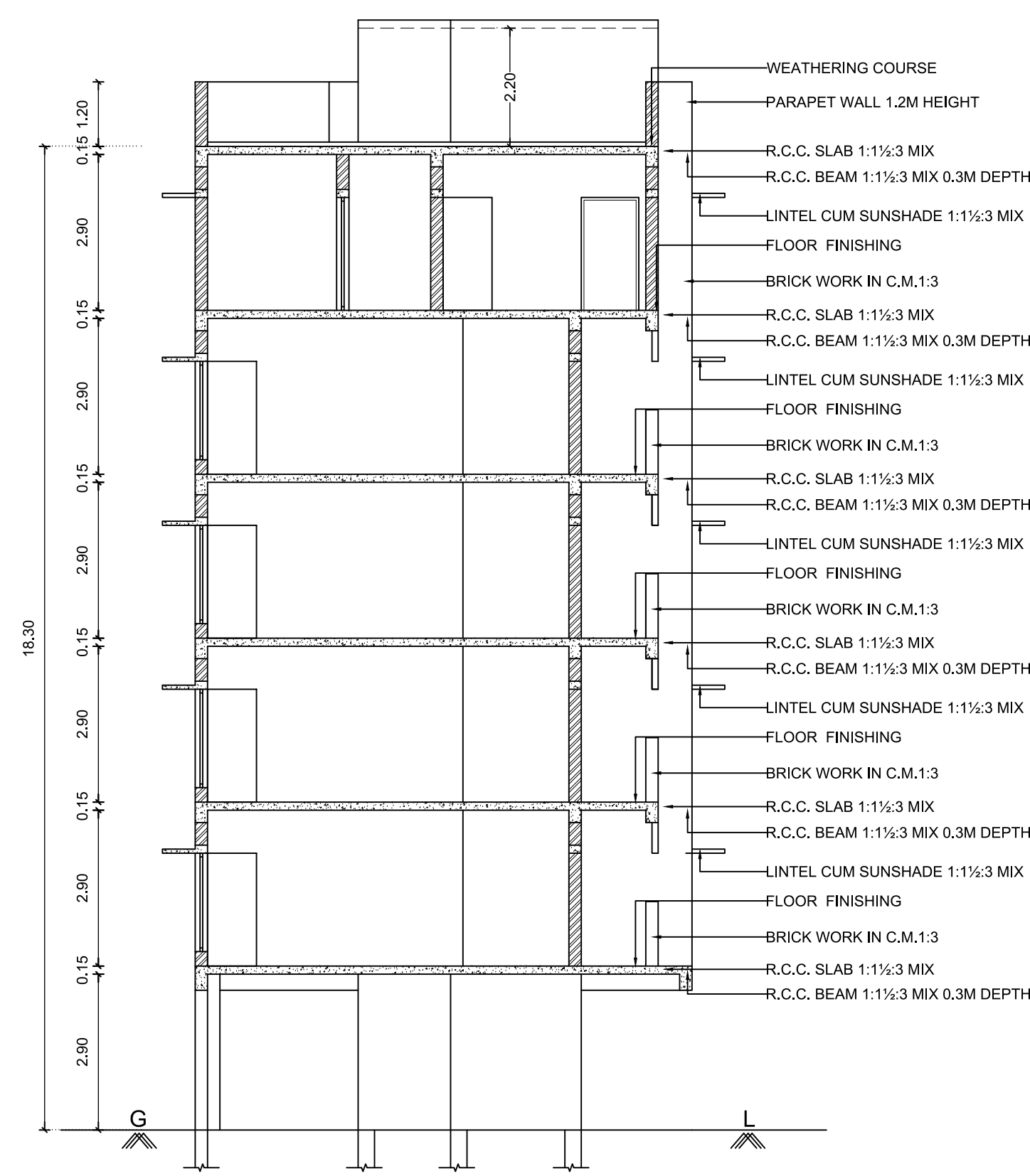
FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

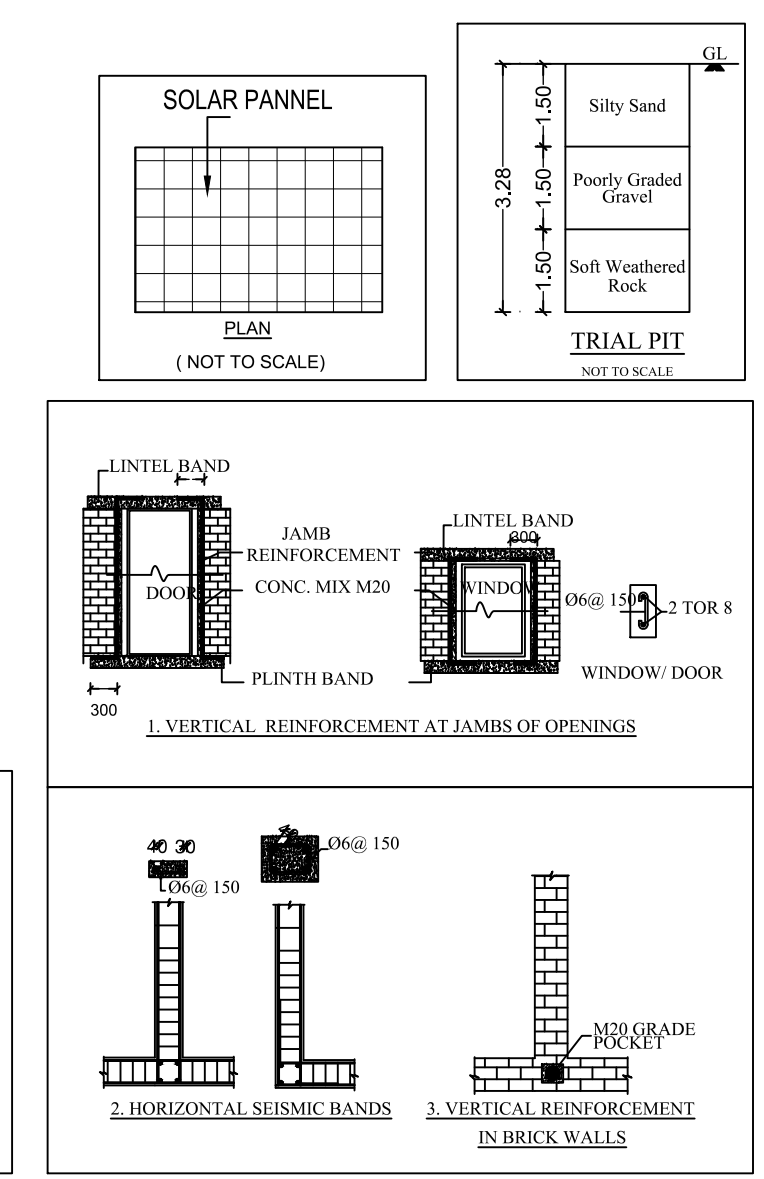
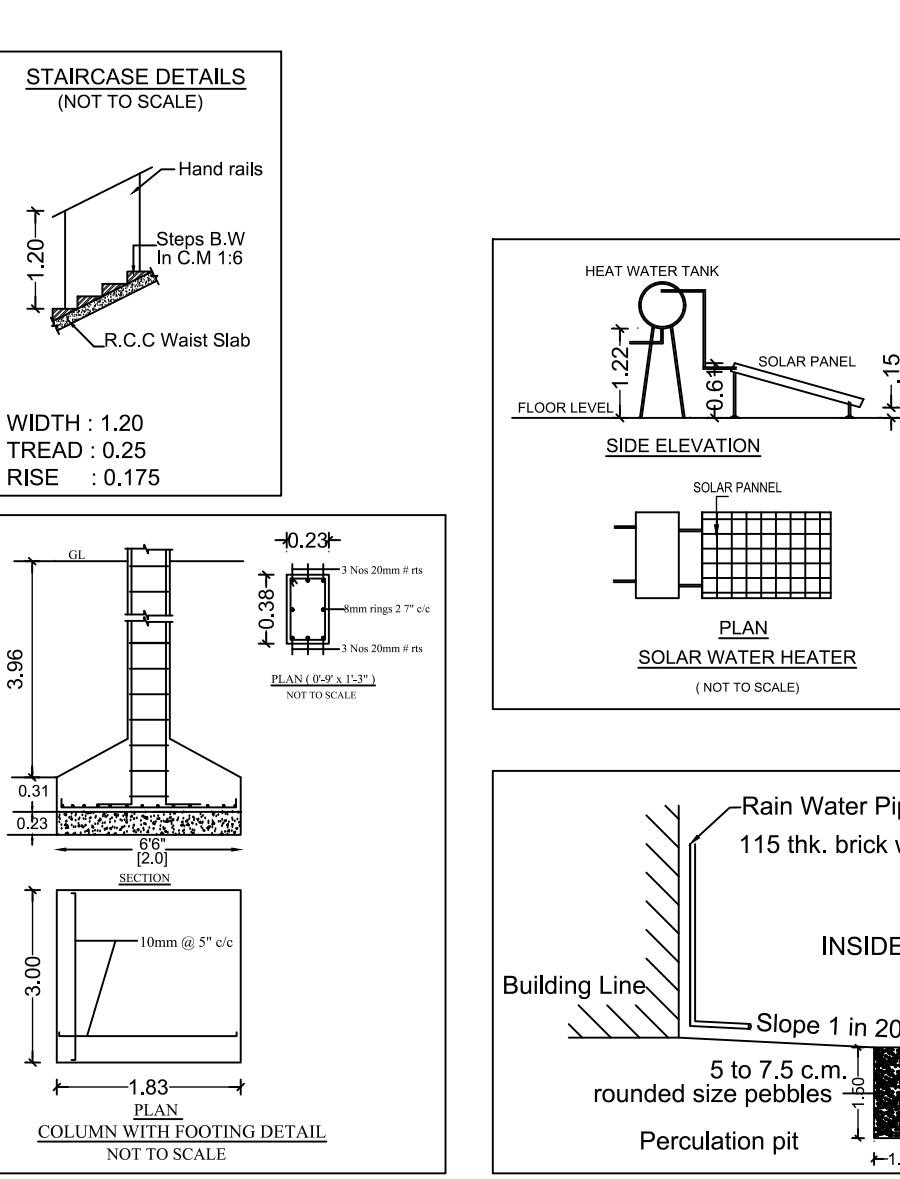
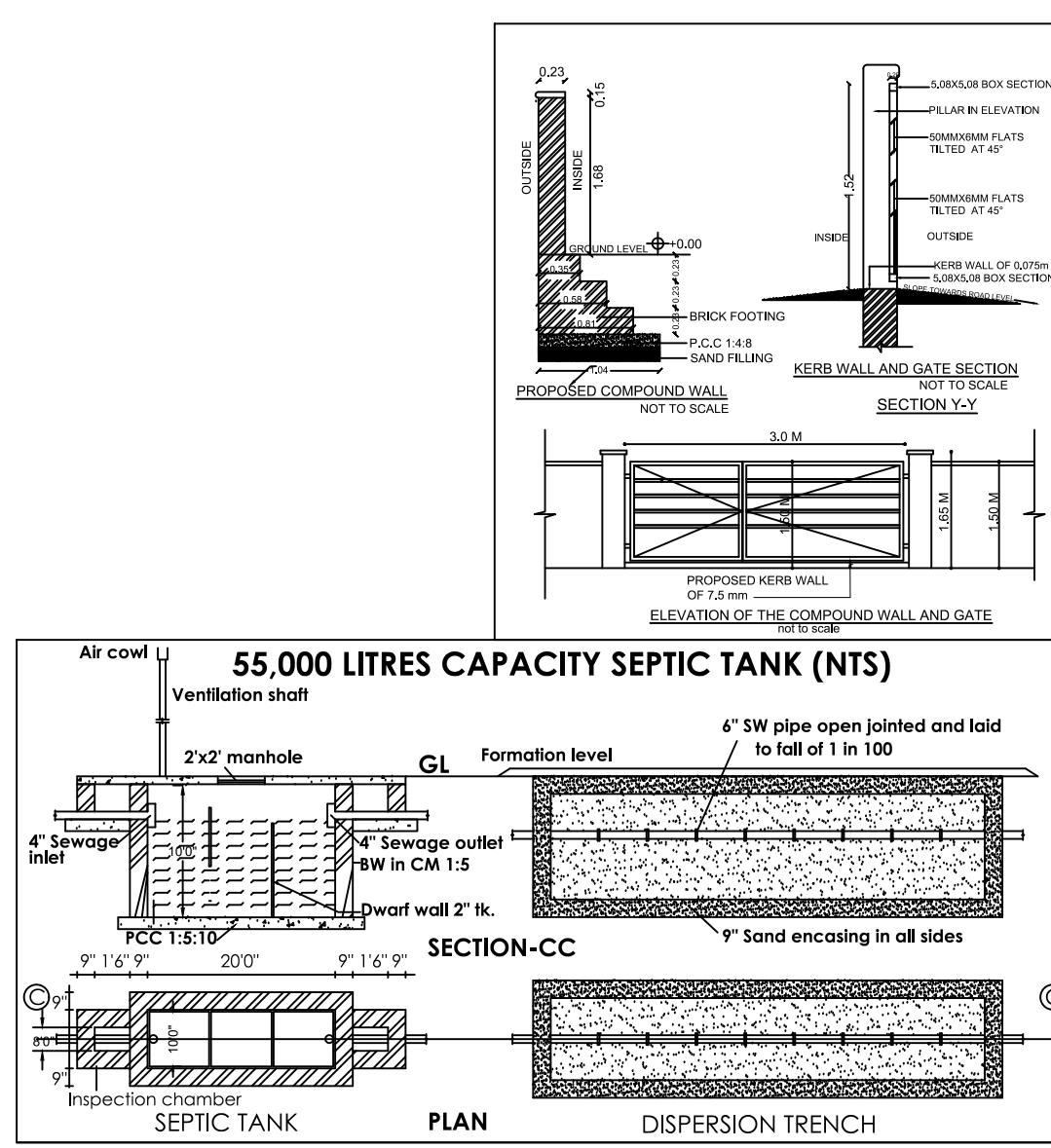


ELEVATION



SECTION ON 'AB'

| PROPOSED BUILDING DWELLING AREA DETAILS |              |                              | TWO WHEELER & CAR PARKING DETAILS |     |                            |     |   |
|-----------------------------------------|--------------|------------------------------|-----------------------------------|-----|----------------------------|-----|---|
| S.No.                                   | FLOOR        | DWELLING NO. & AREA IN SQ.M. | NO'S OF REQUIRED                  |     | VISITOR'S PARKING REQUIRED |     |   |
|                                         |              |                              | TWO WHEELER                       | CAR | TWO WHEELER                | CAR |   |
| 1                                       | FIRST FLOOR  | 1                            | 94.37                             | -   | 1                          | -   | 2 |
|                                         |              | 2                            | 79.32                             | -   | 1                          |     |   |
|                                         |              | 3                            | 82.73                             | -   | 1                          |     |   |
|                                         |              | 4                            | 104.93                            | -   | 1                          |     |   |
| 2                                       | SECOND FLOOR | 1                            | 94.37                             | -   | 1                          |     |   |
|                                         |              | 2                            | 79.32                             | -   | 1                          |     |   |
|                                         |              | 3                            | 82.73                             | -   | 1                          |     |   |
|                                         |              | 4                            | 104.93                            | -   | 1                          |     |   |
| 3                                       | THIRD FLOOR  | 1                            | 94.37                             | -   | 1                          |     |   |
|                                         |              | 2                            | 79.32                             | -   | 1                          |     |   |
|                                         |              | 3                            | 82.73                             | -   | 1                          |     |   |
|                                         |              | 4                            | 104.93                            | -   | 1                          |     |   |
| 4                                       | FOURTH FLOOR | 1                            | 94.37                             | -   | 1                          |     |   |
|                                         |              | 2                            | 79.32                             | -   | 1                          |     |   |
|                                         |              | 3                            | 82.73                             | -   | 1                          |     |   |
|                                         |              | 4                            | 104.93                            | -   | 1                          |     |   |
| 5                                       | FIFTH FLOOR  | 1                            | 157.95                            | -   | 2                          |     |   |
|                                         |              | 2                            | 178.47                            | -   | 2                          |     |   |
| TOTAL                                   |              | 18                           | 1632.69                           | -   | 20                         | -   | 2 |



SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN WARD -11, BLOCK - 19, T.S.No: 439/1 & 439/2, (S.F.No: 188 pt), SITE No: 77, SANGANOOR VILLAGE, Dr.RADHAKRISHNAN ROAD, CENTRAL ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

SCALE 1 : 100

All Dimensions are in Meter

NAME OF THE APPLICANT : M/s. DHIVA FOUNDATION PVT. LTD.

SITE AREA DETAILS :-

AS PER DOCUMENT - 952.26 Sq.M.  
AS PER TSLR - 952.00 Sq.M.  
AS PER SUPER IMPOSED AREA - 952.00 Sq.M.

BUILDING AREA DETAILS :-

| PROPOSED AREA DETAILS :- | F.S.I Sq.Mtrs | Non F.S.I Sq.Mtrs | Total Sq.Mtrs |
|--------------------------|---------------|-------------------|---------------|
| STILT FLOOR              | -             | 450.45            | 450.45        |
| FIRST FLOOR              | 427.84        | 22.61             | 450.45        |
| SECOND FLOOR             | 427.84        | 22.61             | 450.45        |
| THIRD FLOOR              | 427.84        | 22.61             | 450.45        |
| FOURTH FLOOR             | 427.84        | 22.61             | 450.45        |
| FIFTH FLOOR              | 373.80        | 22.61             | 396.41        |
| HEAD ROOM                | -             | 25.75             | 25.75         |
| TOTAL BUILTUP AREA       | 2085.16       | 589.25            | 2674.41       |

FLOOR SPACE INDEX:-

FSI =  $\frac{2085.16}{952.00} = 2.190$

Total No. Of Dwellings = 18

PLOT COVERAGE:-

PLOT COVERAGE =  $\frac{450.45}{952.00} \times 100 = 47.32\%$

JOINERY DETAILS:-

|                   | Metre       |
|-------------------|-------------|
| M.D MAIN DOOR     | 1.52 x 2.10 |
| D DOOR            | 0.91 x 2.10 |
| D1 DOOR           | 0.76 x 2.10 |
| L.D LIFT DOOR     | 1.22 x 2.10 |
| O OPEN            | 0.91 x 2.10 |
| FW FRENCH WINDOW  | 2.44 x 1.83 |
| FW1 FRENCH WINDOW | 1.83 x 1.83 |
| FW2 FRENCH WINDOW | 1.52 x 1.83 |
| W WINDOW          | 1.83 x 1.22 |
| W1 WINDOW         | 1.22 x 1.22 |
| V VENTILATOR      | 0.91 x 0.61 |

COLOUR INDEX:-

|                   |        |
|-------------------|--------|
| EXG. ROAD         | Yellow |
| SITE BOUNDARY     | Green  |
| PROPOSED BUILDING | Red    |
| DRIVEWAY          | Brown  |

Online Application No. : SWP/BPA/008594/2023  
LP/CLPA No. : 178/2023  
P.P. No. : 203/2023  
Draughtsman Grade -III : G.Balamurugan

for DHIVA FOUNDATION PVT. LTD.  
M.A. Malathi  
MANAGING DIRECTOR

LAND OWNER / APPLICANT

REGISTERED GEOTECHNICAL ENGINEER

REGISTERED CONSTRUCTION ENGINEER

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER / ARCHITECT

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

