

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.

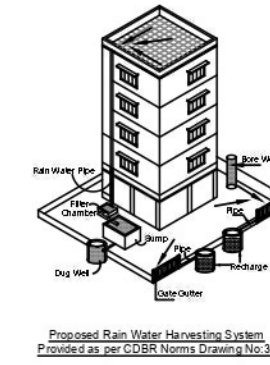
# SITE PLAN

S.F. No. 1056 / 1C1A

9.30

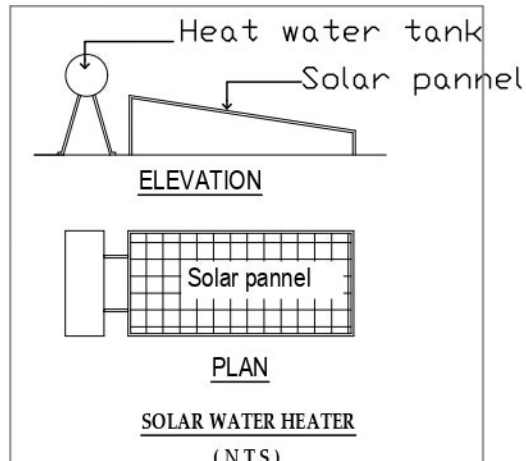
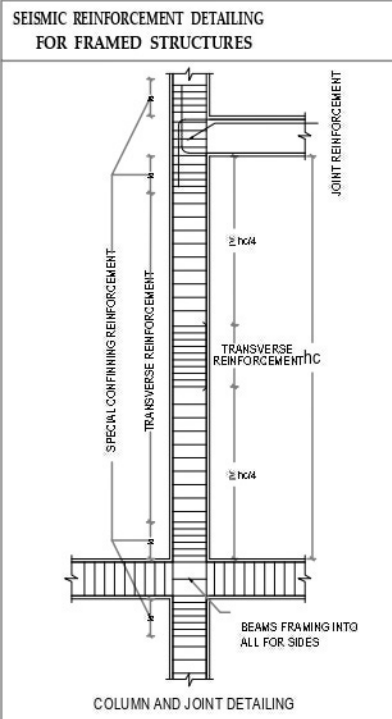
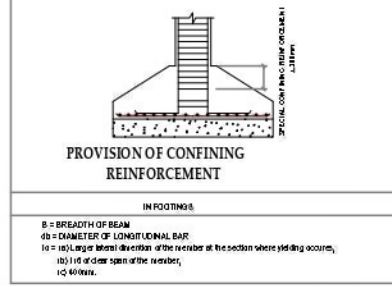
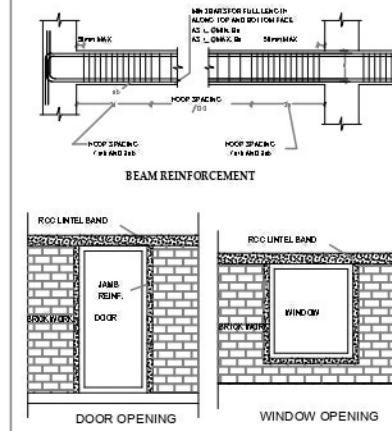
32.60

S.F. No. 1058 / 2B1

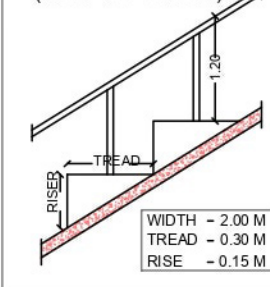


Proposed Rain Water Harvesting System  
Provided as per COBE Norms Drawing No. 24

## SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



## STAIR CASE DETAILS (NOT TO SCALE)



PLAN SHOWING THE PROPOSED COMMERCIAL OFFICE BUILDING FOR Mrs. TRISHALA KUMARI IN S.F.Nos. 1056 / 1C1B, 1057 / 1A1 & 1058 / 2B2 IN KALAPATTI EAST VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

SHEET NO : 1 / 2

- FA - FIRST AID BOX
- FE - FIRE EXTINGUISHER
- EA - EMERGENCY ALARM
- SB - SAND BUCKET

SCALE : 1 : 100

ALL DIMENSION ARE IN "METER"

| SITE AREA DETAILS           | IN SQ.M |
|-----------------------------|---------|
| S.F. No. 1056 / 1C1B        | 286.88  |
| S.F. No. 1057 / 1A1         | 371.84  |
| S.F. No. 1058 / 2B2         | 655.70  |
| SITE AREA (AS PER PATTI)    | 1314.42 |
| SITE AREA (AS PER DOCUMENT) | 1314.42 |

## BUILDING AREA DETAILS

| FLOOR NAME    | FSI AREA IN SQ.M. | NON FSI AREA IN SQ.M. | TOTAL AREA IN SQ.M. |
|---------------|-------------------|-----------------------|---------------------|
| STILT FLOOR   | 28.81             | 825.61                | 854.42              |
| FIRST FLOOR   | 854.43            | -                     | 854.43              |
| SECOND FLOOR  | 854.43            | -                     | 854.43              |
| THIRD FLOOR   | 854.43            | -                     | 854.43              |
| FOURTH FLOOR  | 854.43            | -                     | 854.43              |
| TERRACE FLOOR | -                 | 42.45                 | 42.45               |
| TOTAL         | 3446.53           | 868.06                | 4314.59             |

|     |         |                |
|-----|---------|----------------|
| FSI | 3446.53 | = 2.62         |
| PC  | 1314.42 |                |
|     | 854.43  |                |
|     | 1314.42 | X 100 = 65.00% |

## SCHEDULE OF JOINERY

|                    | IN METER    |
|--------------------|-------------|
| RS ROLLING SHUTTER | 2.68 x 2.40 |
| LD DOOR            | 0.85 x 2.13 |
| W2 WINDOW          | 1.20 x 1.37 |
| V VENTILATOR       | 1.21 x 0.61 |

## PARKING DETAILS

| PARKING NAME | REQUIRED | PROVIDED |
|--------------|----------|----------|
| CAR          | 38       | 38       |
| TWO WHEELER  | 132      | 132      |

## REFERENCE :

|                   |   |
|-------------------|---|
| Site Boundary     | - |
| Proposed Building | - |
| Drive Way         | - |
| Existing Road     | - |

M. VIJAY BASKAR, M.Arch.  
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STRUCTURAL ENGINEER

Tulika

APPLICANT

EXISTING 41'-0" WIDE CORPORATION ROAD

S.F. No. 1056 / 1B

ENTRY GATE 4.5M WIDE

EXIT GATE 4.5M WIDE

S.F. No. 1056 / 1C1B

S.F. No. 1057 / 1A1

S.F. No. 1057 / 1A2A1

50'-0" WIDE SCHEME ROAD

S.F. No. 1056 / 1C1C1A

9.50

33.40

SEPTIC TANK VENTS

SEPTIC TANK

DISPERSION TRENCH 2'x6'

TWO WHEELER PARKING

TWO WHEELER PARKING

TWO WHEELER PARKING

TWO WHEELER PARKING

TWO WHEELER PARKING

US SUMP  
1140 LITRE  
(BELOW GROUND)

S.F. No. 1058 / 2B2

ELECTRICAL  
TRANSFORMER  
ROOM  
4 X 6

TWO WHEELER PARKING

TWO WHEELER PARKING

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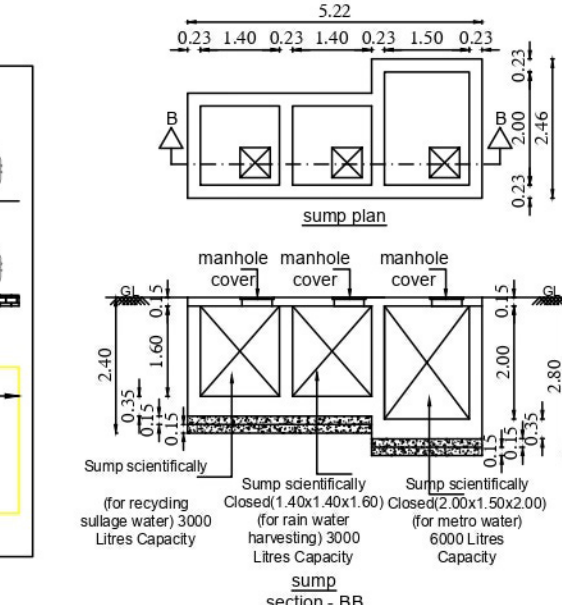
TWO WHEELER PARKING

TWO WHEELER PARKING

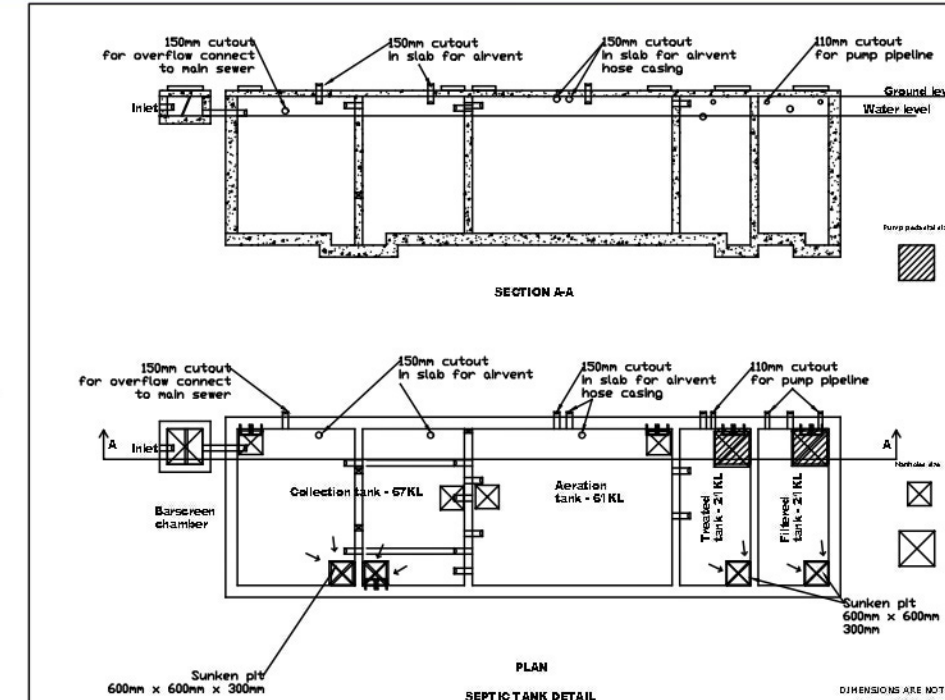
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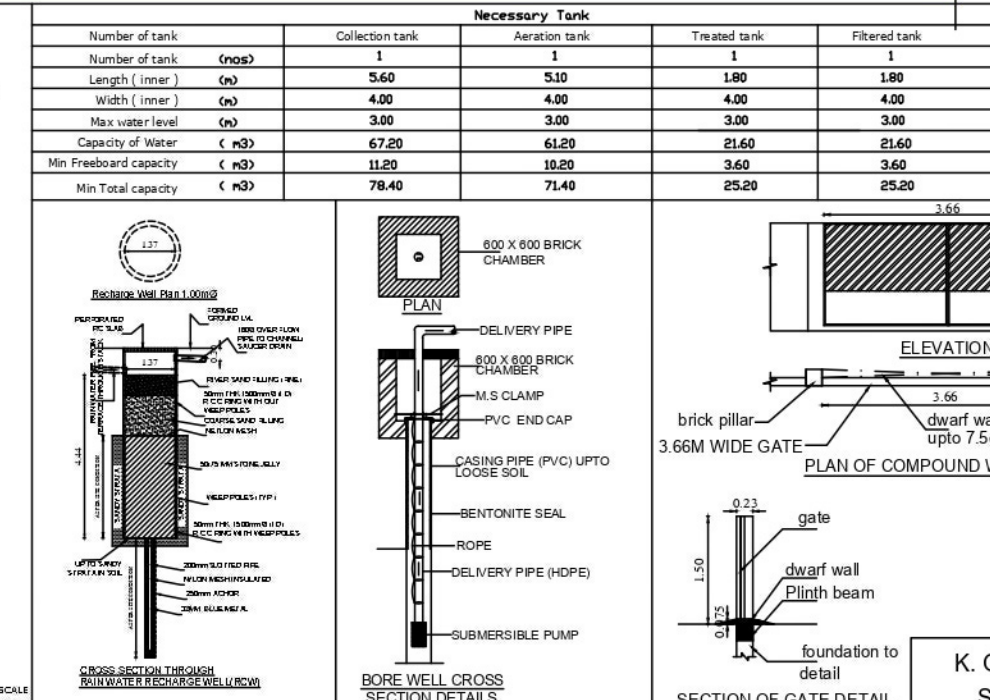
TWO WHEELER PARKING



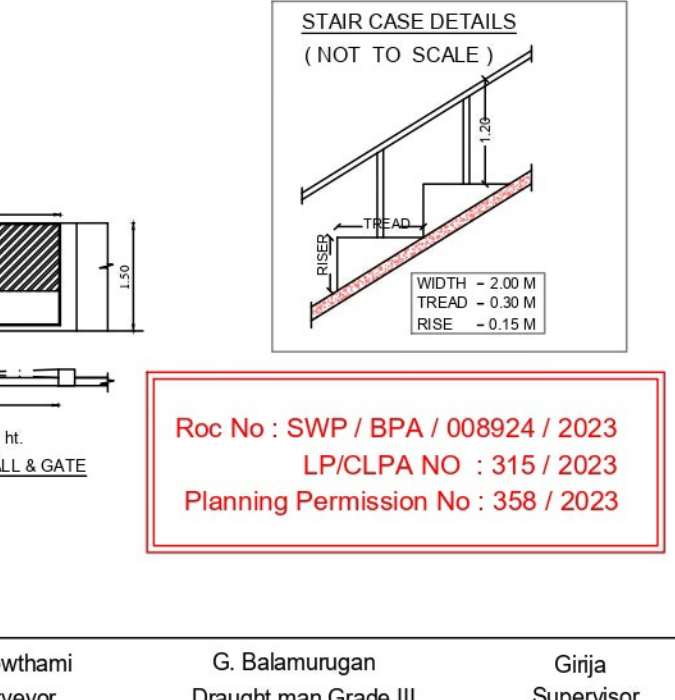
MULTI LEVEL PARKING DETAIL



SEPTIC TANK DETAIL



BORE WELL CROSS SECTION DETAILS



SECTION OF GATE DETAIL

Roc No : SWP / BPA / 008924 / 2023  
LP/CLPA NO : 315 / 2023  
Planning Permission No : 358 / 2023

K. Gowthami  
Surveyor

G. Balamurugan  
Draught man Grade III

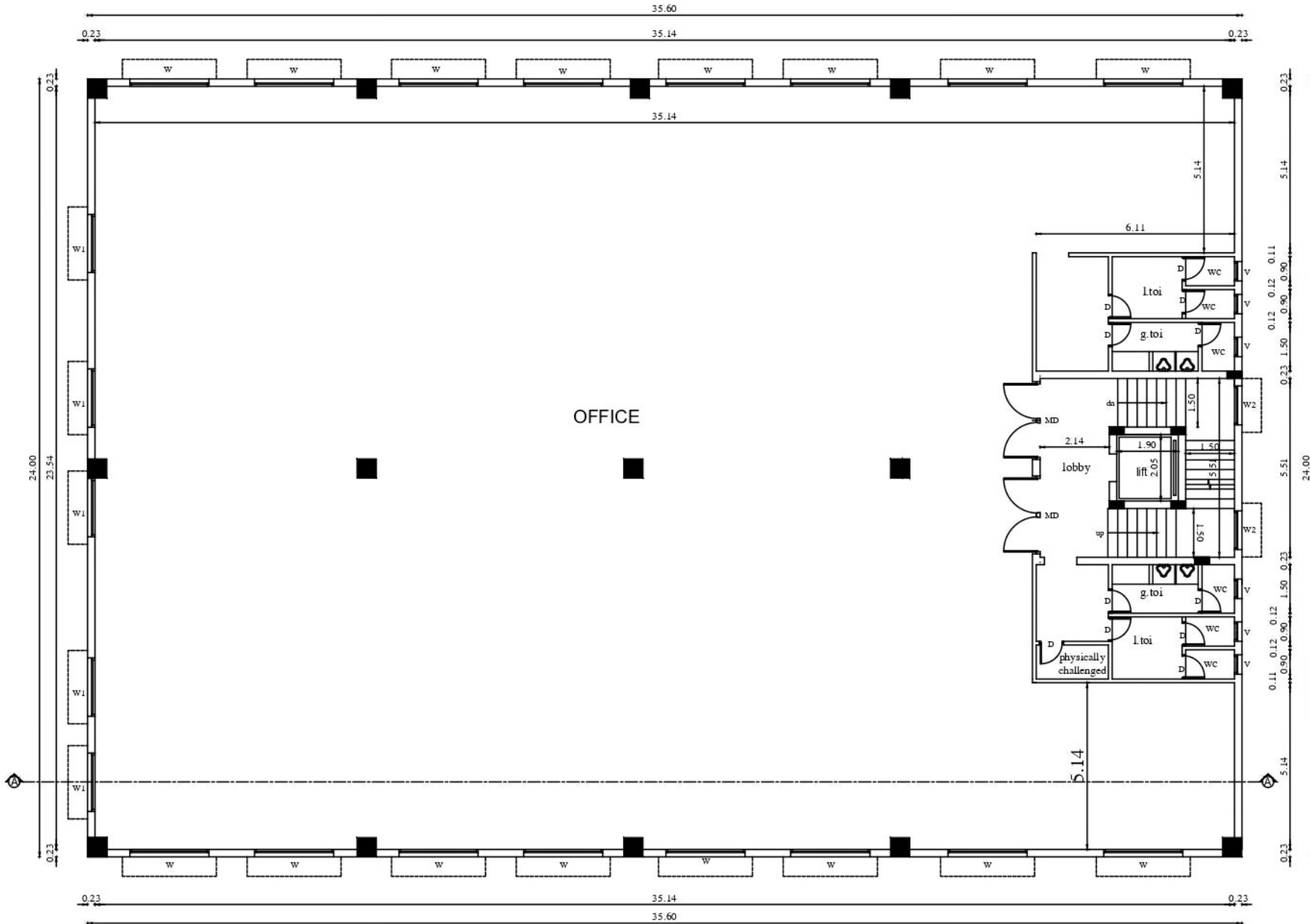
Ginija  
Supervisor



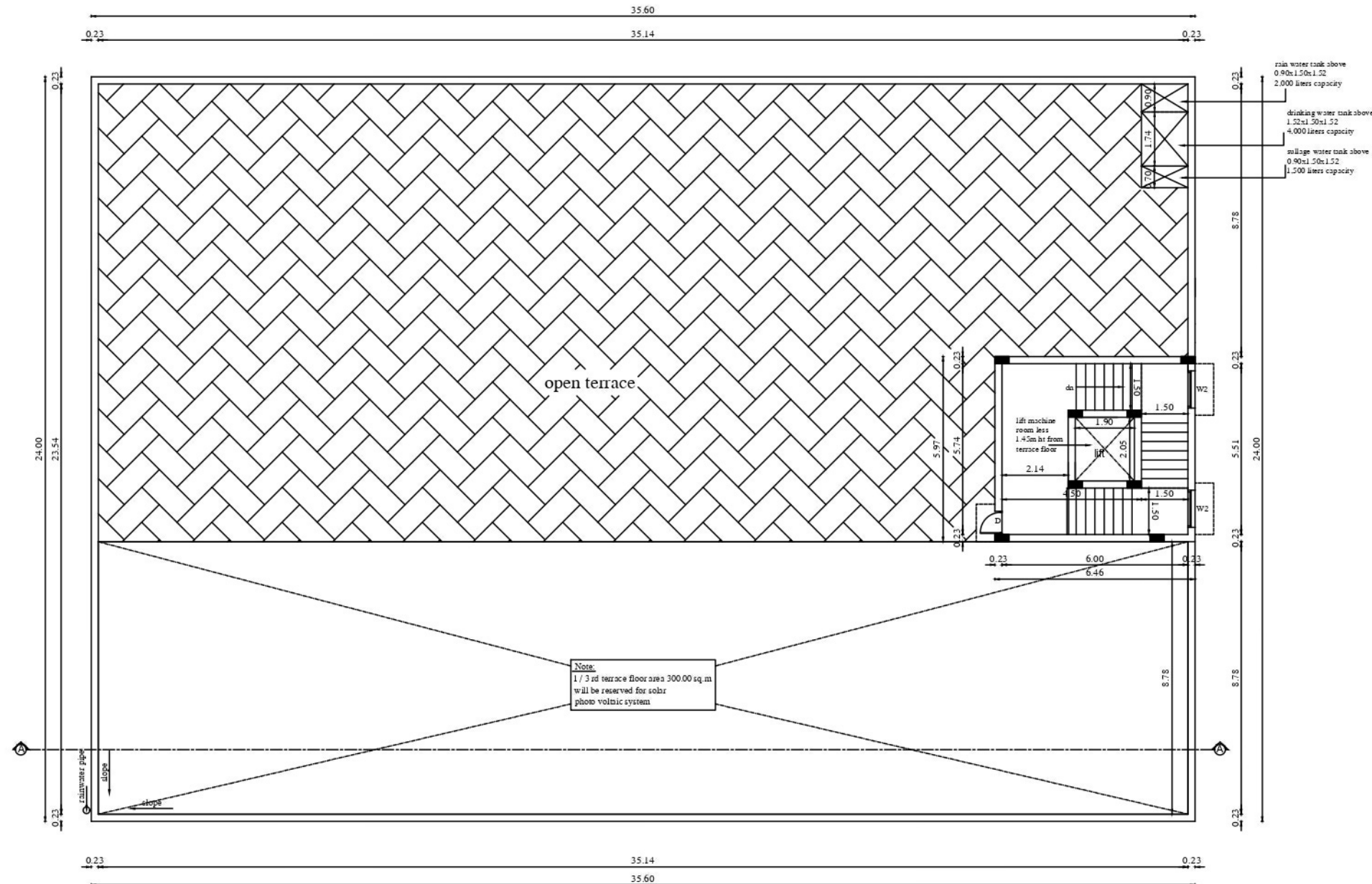
ELEVATION



SECTION - "AA"



TYPICAL FLOOR PLAN (I,II, III & IV)



TERRACE FLOOR PLAN

Roc No : SWP / BPA / 008924 / 2023  
LP/CLPA NO : 315 / 2023  
Planning Permission No : 358 / 2023

K. Gowthami  
Surveyor

G. Balamurugan  
Draught man Grade III

Girija  
Supervisor

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BUILDING AREA DETAILS

| FLOOR NAME    | TOTAL AREA IN SQM. |
|---------------|--------------------|
| FIRST FLOOR   | 854.43             |
| SECOND FLOOR  | 854.43             |
| THIRD FLOOR   | 854.43             |
| FOURTH FLOOR  | 854.43             |
| TERRACE FLOOR | 42.45              |
| TOTAL         | 3460.17            |

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION | SIZE        |
|------|-------------|-------------|
| MD   | DOOR        | 2.40 x 2.13 |
| D    | DOOR        | 0.76 x 2.13 |
| W    | WINDOW      | 2.44 x 1.82 |
| W1   | WINDOW      | 1.80 x 1.37 |
| W2   | WINDOW      | 1.20 x 1.37 |
| V    | VENTILATOR  | 0.60 x 0.90 |

SPECIFICATIONS :-

1. R.C.C FOOTING & COLUMN IN CONCRETE M25
2. SUPER STRUCTURE :BRICKWORK SET IN cm1:5
3. R.C.C M25 FOR LINTELS,BEAMS & SLABS
4. P.C.C 1:4:8 FOR FLOOR LEVELLING COURSE
5. P.C.C 1:5:10 IN BASEMENT FOR FOUNDATION
6. JOINERY WITH T.W FLUSH DOORS & T.W GLAZED WINDOWS & VENTILATORS
7. 3 COATS OF CEMENT PAINT TO INSIDE & OUT SIDE WALLS
8. 2 COATS OF ENAMEL PAINTS OVER ONE COAT OF PRIMER FOR JOINERY, GRILL, WORK.ETC
9. WEATHERING COURSE OVER ROOF SLAB 3" THICKWITH BRICK JELLY LIME CONCRETE AND ONE LAYER OF PRESSED TILES ON TOP

PROPOSED  
BOUNDARY  
ROAD

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STRUCTURAL ENGINEER

Tulla

APPLICANT

# 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.

