

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

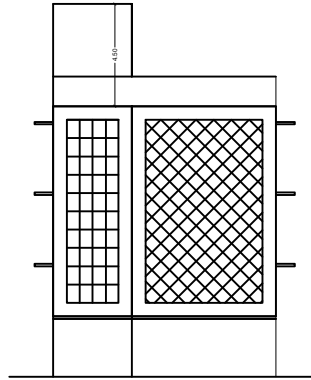
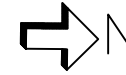
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

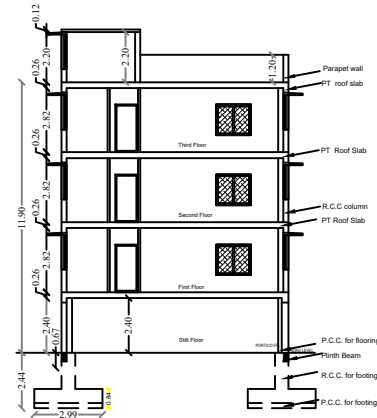
PLAN SHOWING THE PROPOSED COMMERCIAL OFFICE BUILDING IN DOOR NO : 41, TS.No - 35 [OLD SF.No - 17/1] WARD No - AF 32, BLOCK No : 15 ,
AT, LAL BAHADUR NAGAR, UPPLIPALAYAM VILLAGE , COIMBATORE CORPORATION.

SCALE : 1 : 100

ONLINE APPLICATION No: SWP/BPA/009131/2023
P.P. No : 312/2023
L.P/CLPA No: 275 / 2023

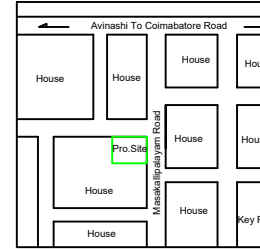


ELEVATION



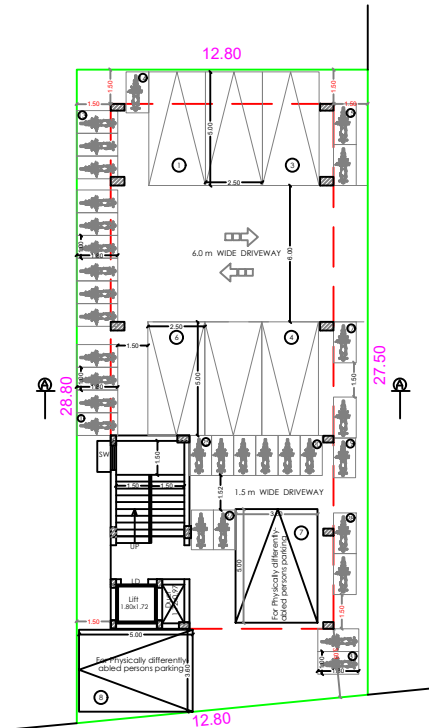
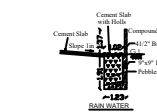
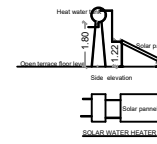
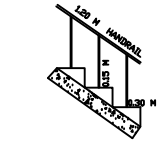
SECTION "AA"

SECTION ON A A

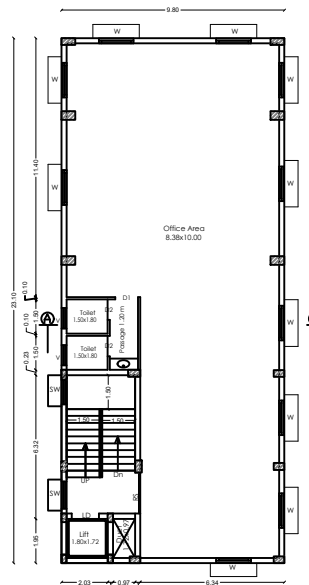


STAIRCASE DETAILS

WIDTH - 1.50 m
TREAD - 0.30 m
RISE - 0.15 m

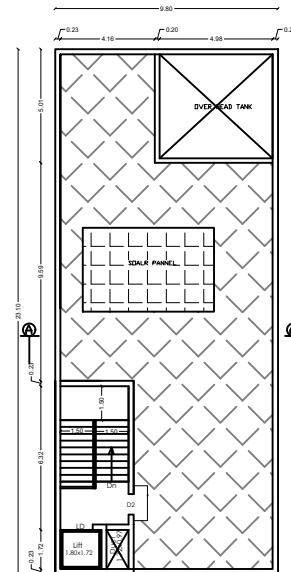


STILT FLOOR PLAN

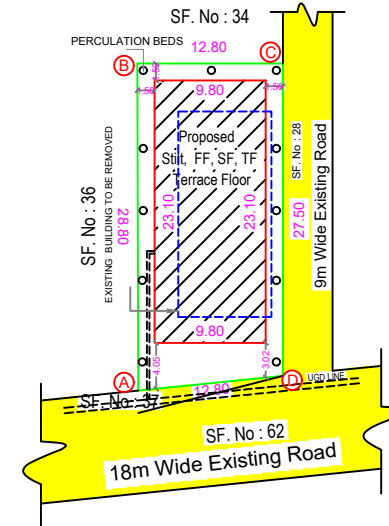


TYPICAL FLOOR PLAN

[FIRST, SECOND, THIRD FLOOR]



TERRACE FLOOR PLAN



SITE PLAN

SCALE 1:200

REFERENCE

DESCRIPTION	CALCULATION	ALLOWED	PROVIDED
FLOOR AREA RATIO	674.13 / 360.00	2.00	1.87
PARKING AREA		7 Car Spacing 24 Two Wheelers	8 Car Spacing 31 Two Wheelers

AREA STATEMENT

AREA OF THE SITE	[AS PER Document]	[3941 Sft]	Sqm
AREA OF THE SITE	[AS PER T.S.L.R.]		360.00

AREA STATEMENT

FLOOR NAME	F.S.I.	Non. F.S.I.	TOTAL
STILT FLOOR		224.71	224.71
FIRST FLOOR	224.71	----	224.71
SECOND FLOOR	224.71	----	224.71
THIRD FLOOR	224.71	----	224.71
TERRACE FLOOR		29.41	29.41
TOTAL FSI AREA	674.13	254.12	928.25

TOTAL F.S.I. AREA 674.13 Sqm

HEIGHT OF THE BUILDING 11.90 m

SCHEDULE OF JOINERY

	METRE
D1 DOOR	1.20 x 2.40
D2 DOOR	0.90 x 2.10
RS ROLLING SHUTTER	1.80 x 2.10
W WINDOW	1.80 x 1.50
LD LIFT DOOR	1.20 x 1.00
V1 VENTILATOR	0.90 x 0.60

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARM PROVIDED.
SAND BUCKETS PROVIDED.

A/C :- AIR CONDITIONER PROVIDED

MV :- MECHANICAL VENTILATION PROVIDED

COLOUR INDEX

EXISTING ROAD	-	
SITE BOUNDARY	-	
PROPOSED BUILDING	-	
EXISTING BUILDING TO BE REMOVED	-	
FIRE HYDRANT	-	

T.K.ARUN KUMAR M.E.,(Structures).
Structural Engineer Grade -I (SE)
Reg.No: CBE Rgn/SE/Gr.I/2019/05/002
CREATORS
1531, Trichy Road, Coimbatore - 641018.

STRUCTURAL ENGINEER

W.P. minnu

v.Dhanaraj

APPLICANT

C. NARAJAN S.E.,
Consulting Engineer
NAVEEN ASSOCIATES
36A, Second St., Extn. 12,
Gandhipuram, Coimbatore - 641 012.
COIMBATORE LPA / RE /
GR-1/19/03/002

REGISTERED ENGINEER

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

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

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

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.

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.

