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

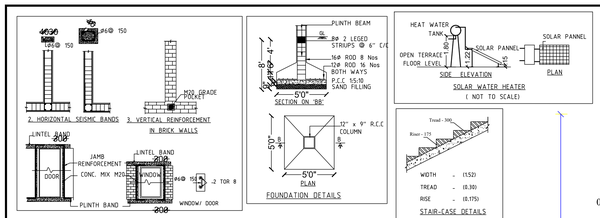
+91 9996 12 9996

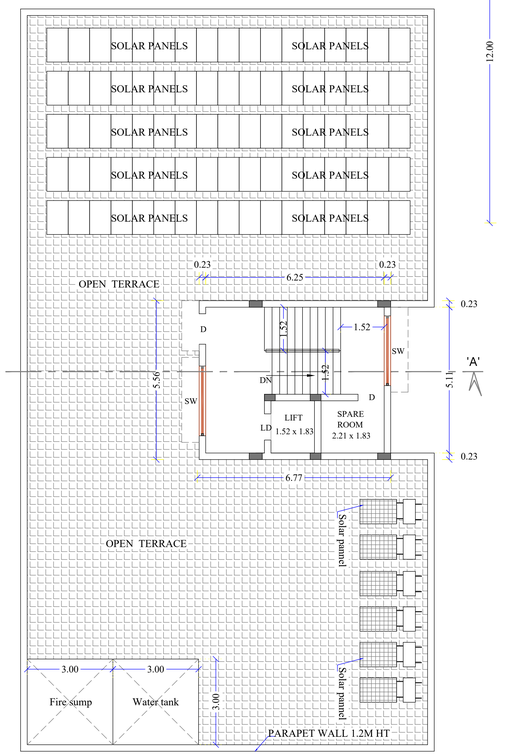
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN S.F.No. 799/4B AT KALAPATTY VILLAGE COIMBATORE NORTH TALUK, COIMBATORE CORPORATION. KALAPATTY D.D.PLAN No. 15

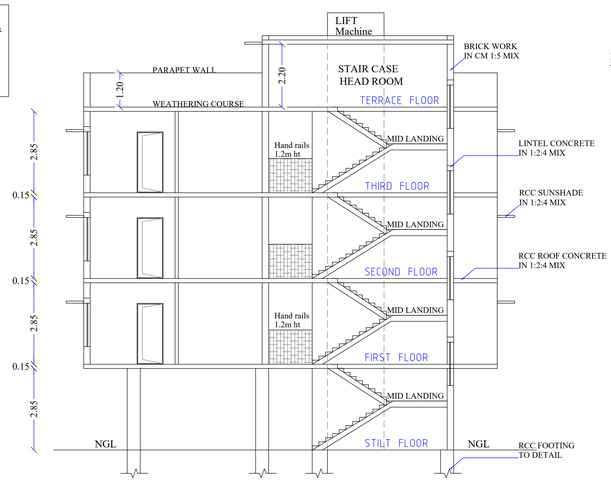
SCALE - 1 : 100

All Linear Measurements
Values Are in Metres.

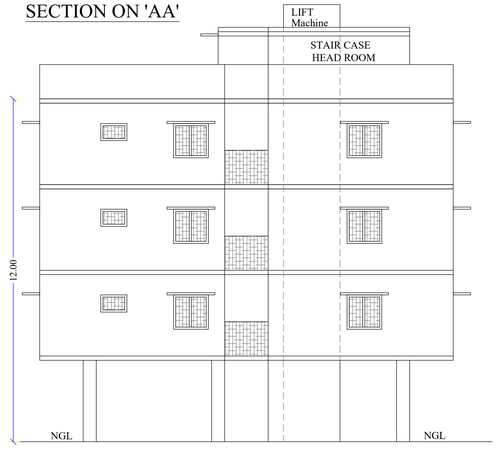




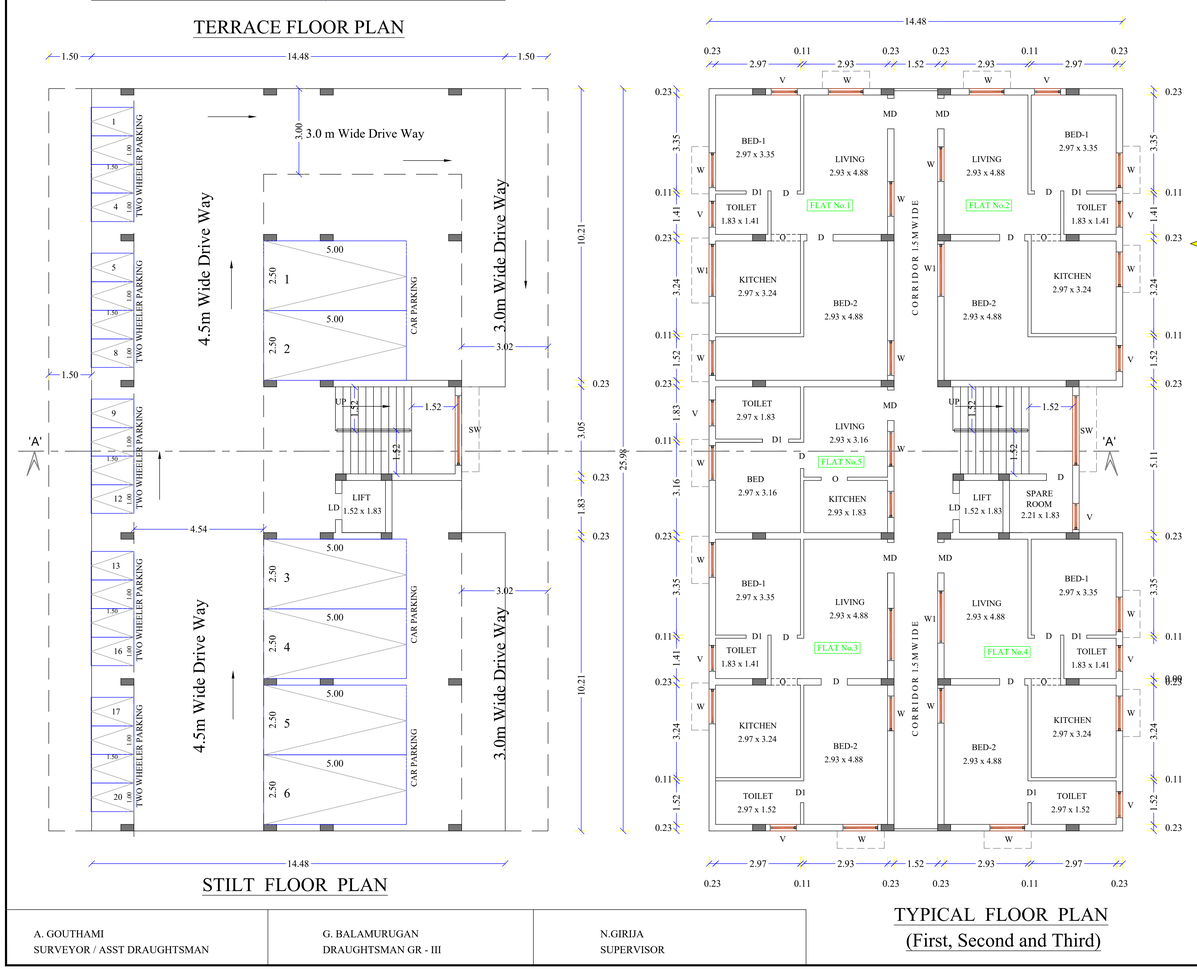
TERRACE FLOOR PLAN



SECTION ON 'AA'



SOUTH SIDE ELEVATION



STILT FLOOR PLAN

TYPICAL FLOOR PLAN
(First, Second and Third)

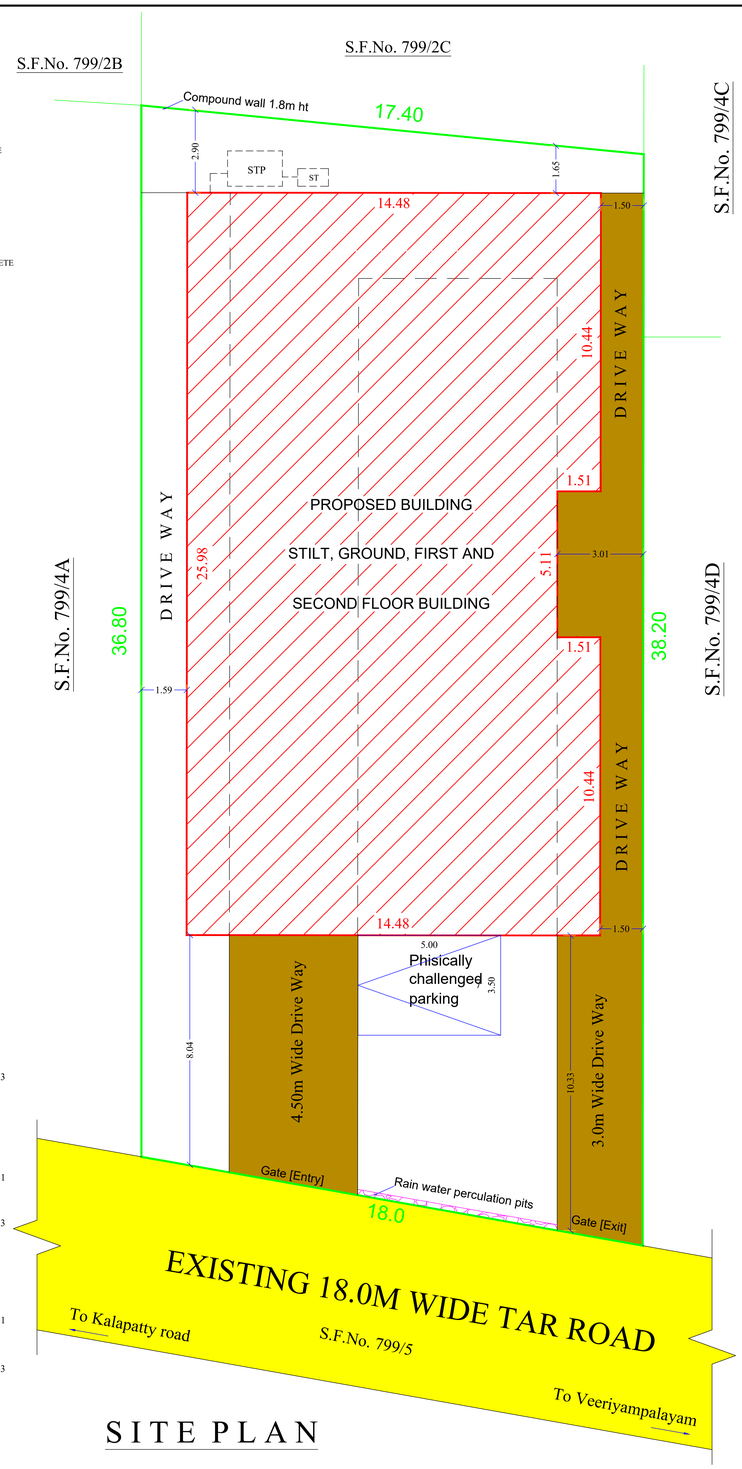
S.F.No. 799/2B

S.F.No. 799/2C

S.F.No. 799/4C

S.F.No. 799/4A

S.F.No. 799/4D



SITE PLAN

REFERENCE

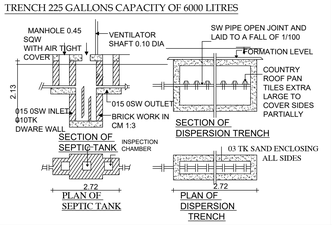
- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVE WAY

Floor Space Index

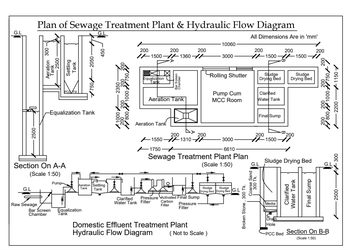
$= \frac{1105.80}{650.00}$

$= 1.70 < 2.0$

DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 6000 LITRES



Plan of Sewage Treatment Plant & Hydraulic Flow Diagram



SURVEYOR / ASST DRAUGHTSMAN: A. GOUTHAMI

DRAUGHTSMAN GR - III: G. BALAMURUGAN

SUPERVISOR: N.GIRIJA

AREA DETAILS:

DESCRIPTION	IN SQM
SITE AREA AS PER DOCUMENT	650.00
SITE AREA AS PER PATTA	650.00

DESCRIPTION	Total Built up Area	Deduction	FSI Area
Stilt floor	368.60	368.60	----
First floor	368.60	----	368.60
Second floor	368.60	----	368.60
Third floor	368.60	----	368.60
Terrace floor	37.30	37.30	----
TOTAL AREA	1511.70	405.90	1105.80

DWELLING UNIT	AREA IN SQMT	No, OF UNITS
FLAT No.1	67.62 SQMT	3 Nos
FLAT No.2	67.62 SQMT	3 Nos
FLAT No.3	67.62 SQMT	3 Nos
FLAT No.4	67.62 SQMT	3 Nos
FLAT No.5	33.07 SQMT	3 Nos

Annexure – IV - PARKING STANDARDS - PART - 1
1) RESIDENTIAL - (A) Corporation or Municipal Area

Floor area above 25 sq.m and upto 50 sq.m	1 Two Wheeler space
Floor area above 50 sq.m and upto 75 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit

NAME OF THE PARKING	REQUIRED	PROVIDED
CAR PARKING	6 Nos	7 Nos
TWO WHEELER PARKING	15 Nos	20 Nos

ONLINE APPLICATION No. SWP / BPA / 0009174 / 2023
SWP / SITE APPROVAL / LP / No. 292 / 2023
SWP / PP / DTCP / No. 332 / 2023

1
2
3

APPLICANT

M. ASWINTH M.E(Str)-AMIE
CE-NO : AM158588-2
STRUCTURAL ENGINEER GRADE-I
Reg. No : SE/GR-I / 19/06/071
COIMBATORE LPA

REGISTERED STRUCTURAL ENGINEER

I. ANANDARAJ DCE., B.E.,
Registered Engineer Grade-III
CDTCP - RE-GR - III /02/2021
No.30, VGR Complex, 2nd Floor,
Saibaba Colony, Coimbatore - 641011

REGISTERED ENGINEER

Er. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
O.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90433 44488, E-mail: geodesign123@gmail.com

REGISTERED GEOTECH ENGINEER

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
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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.