

PP

APPROVAL RECORD

# Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

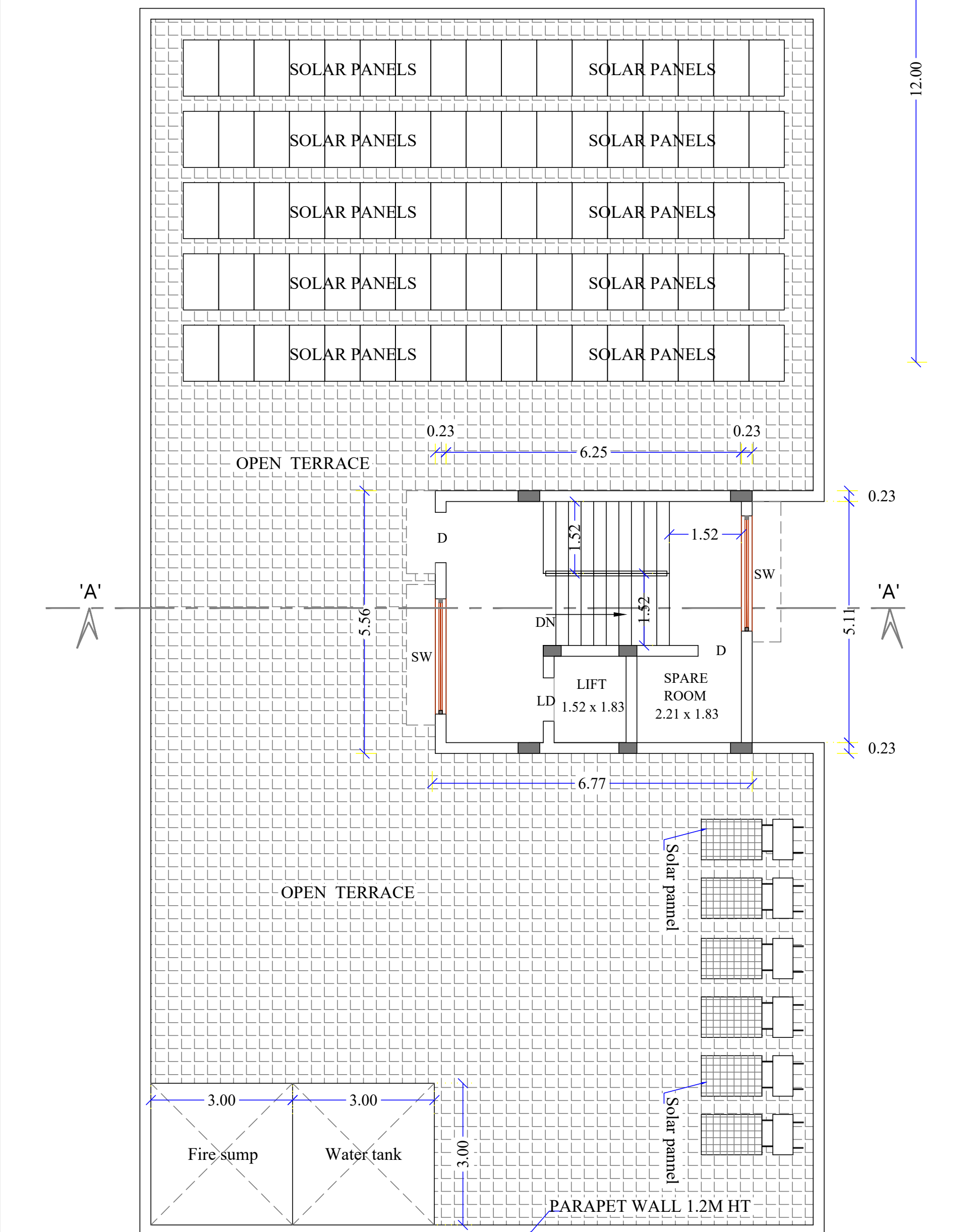
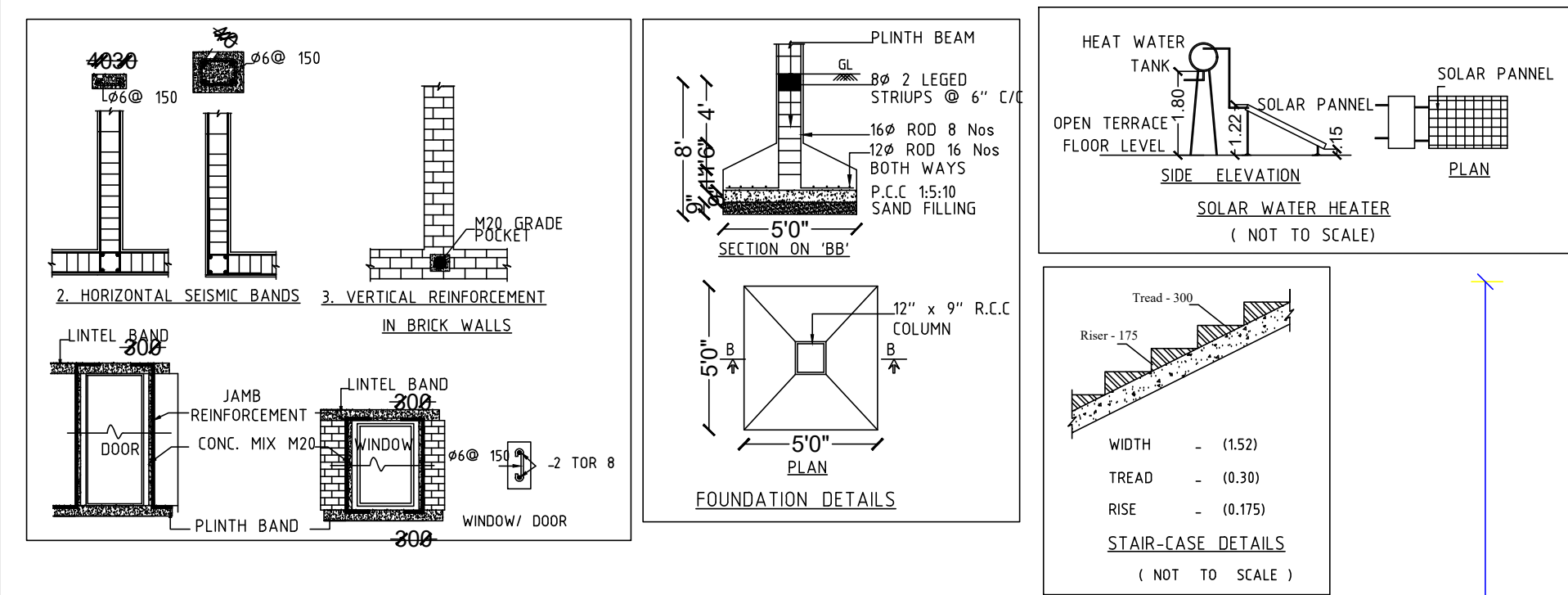
**Building Plan**

ISSUING AUTHORITY

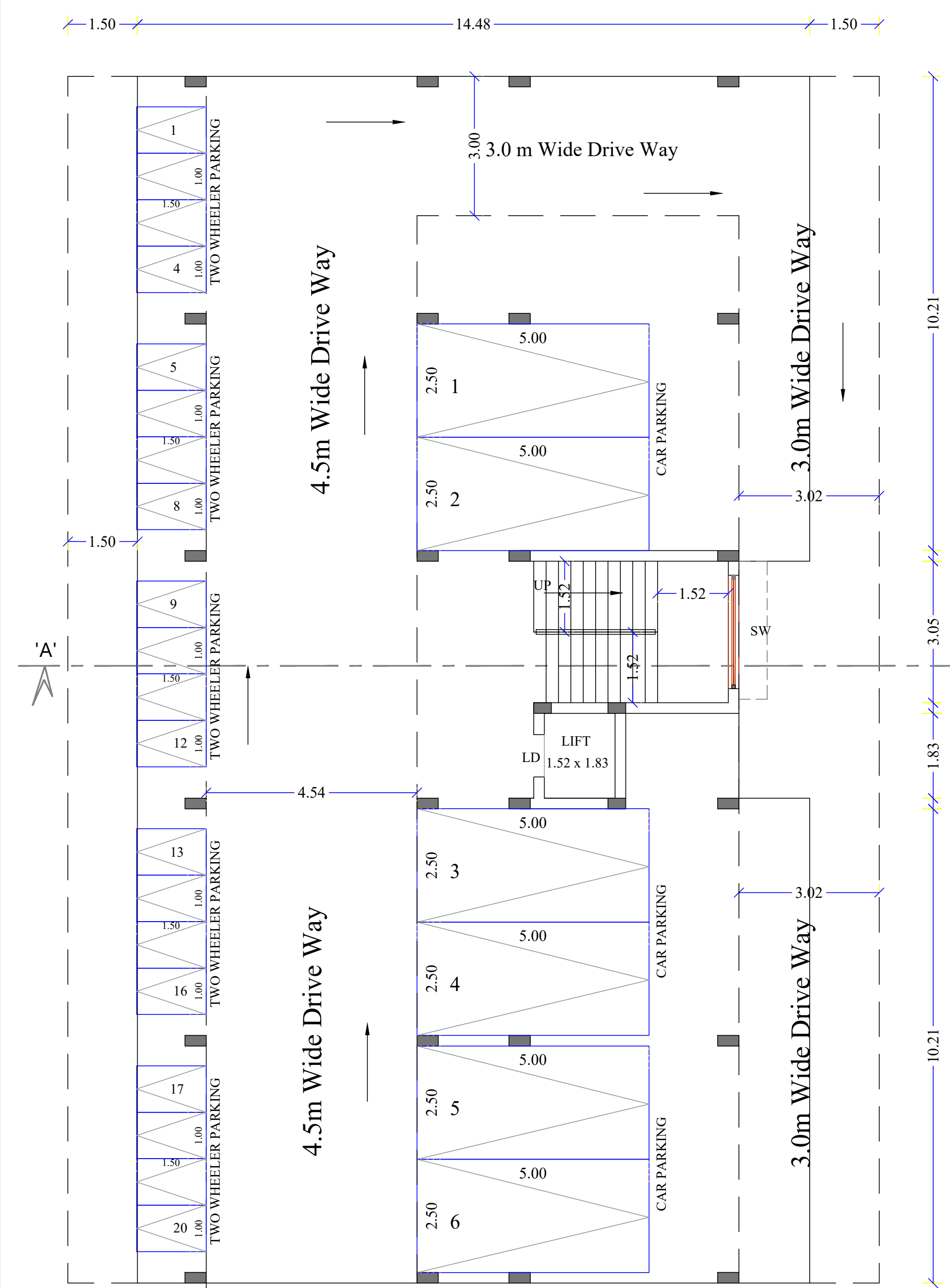
**DTCP**

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

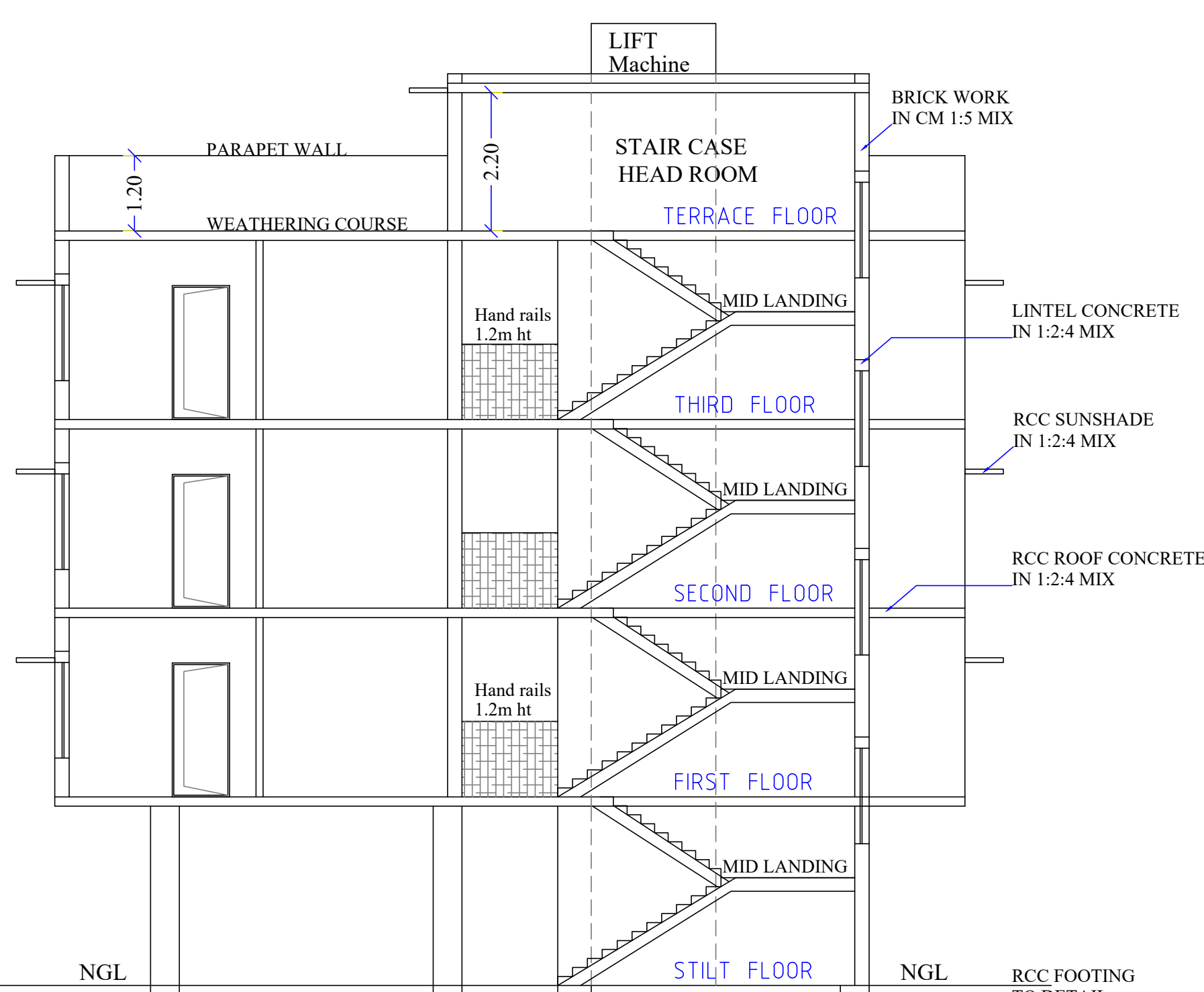
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



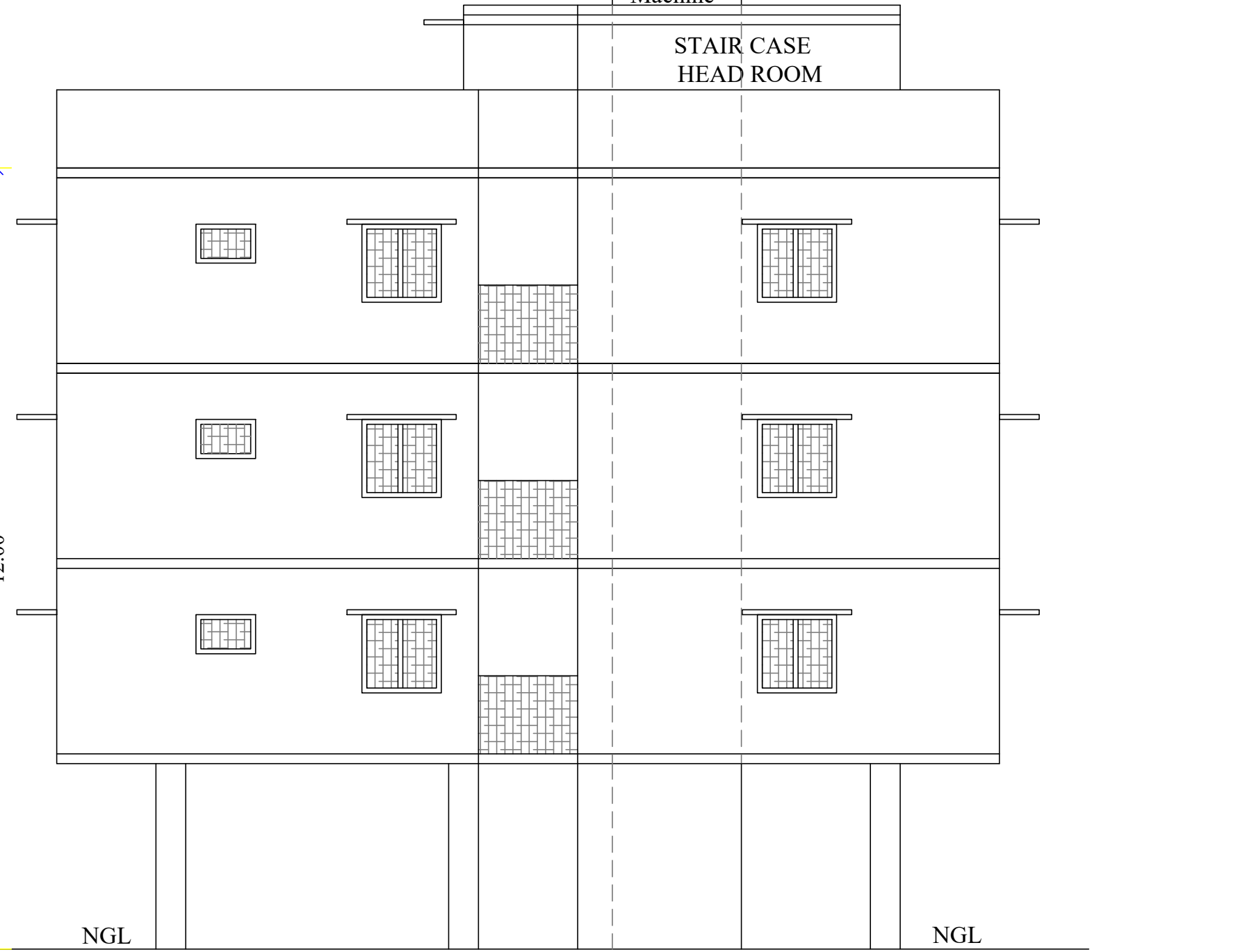
TERRACE FLOOR PLAN



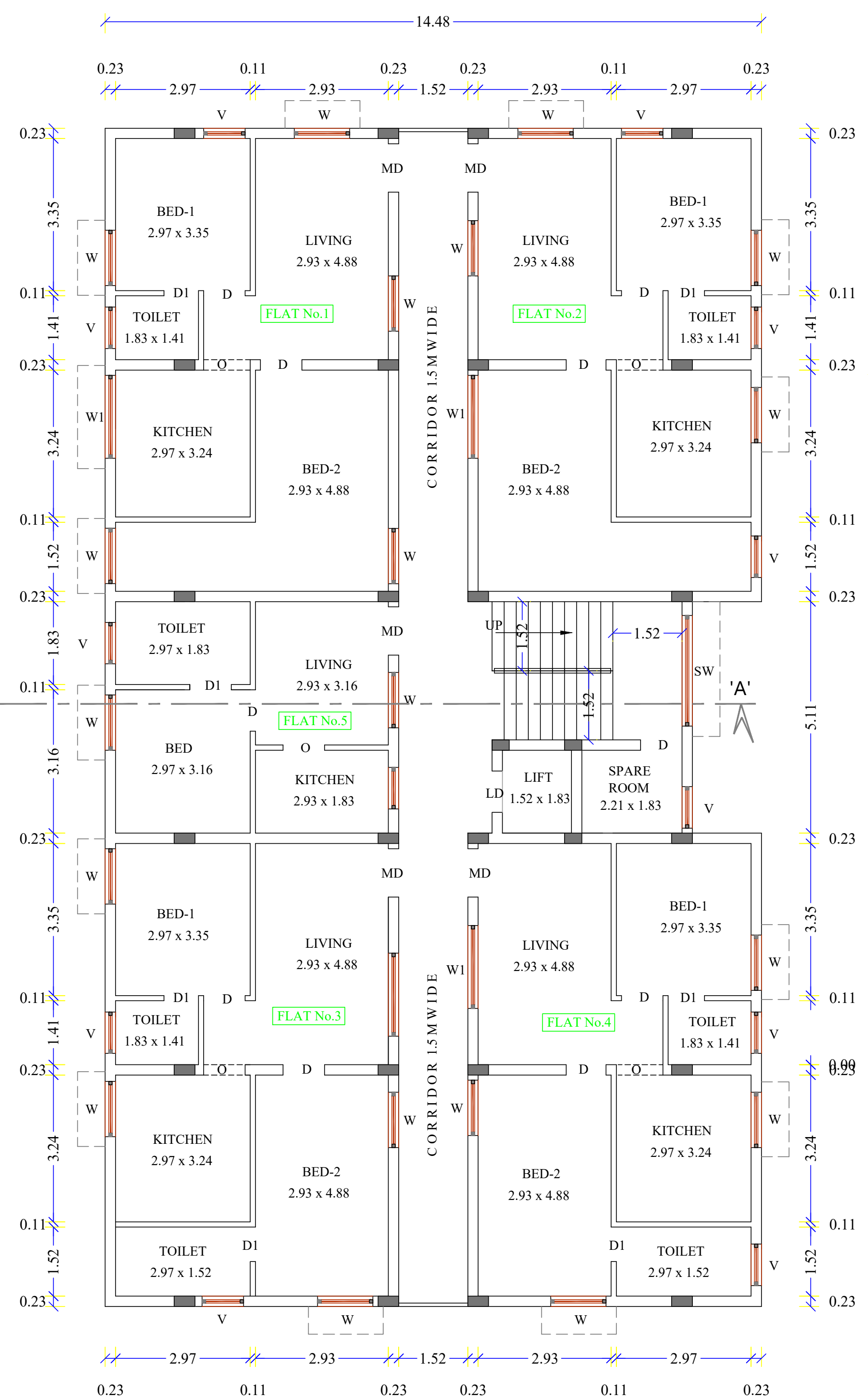
STILT FLOOR PLAN



SECTION ON 'AA'



SOUTH SIDE ELEVATION



TYPICAL FLOOR PLAN  
(First, Second and Third)

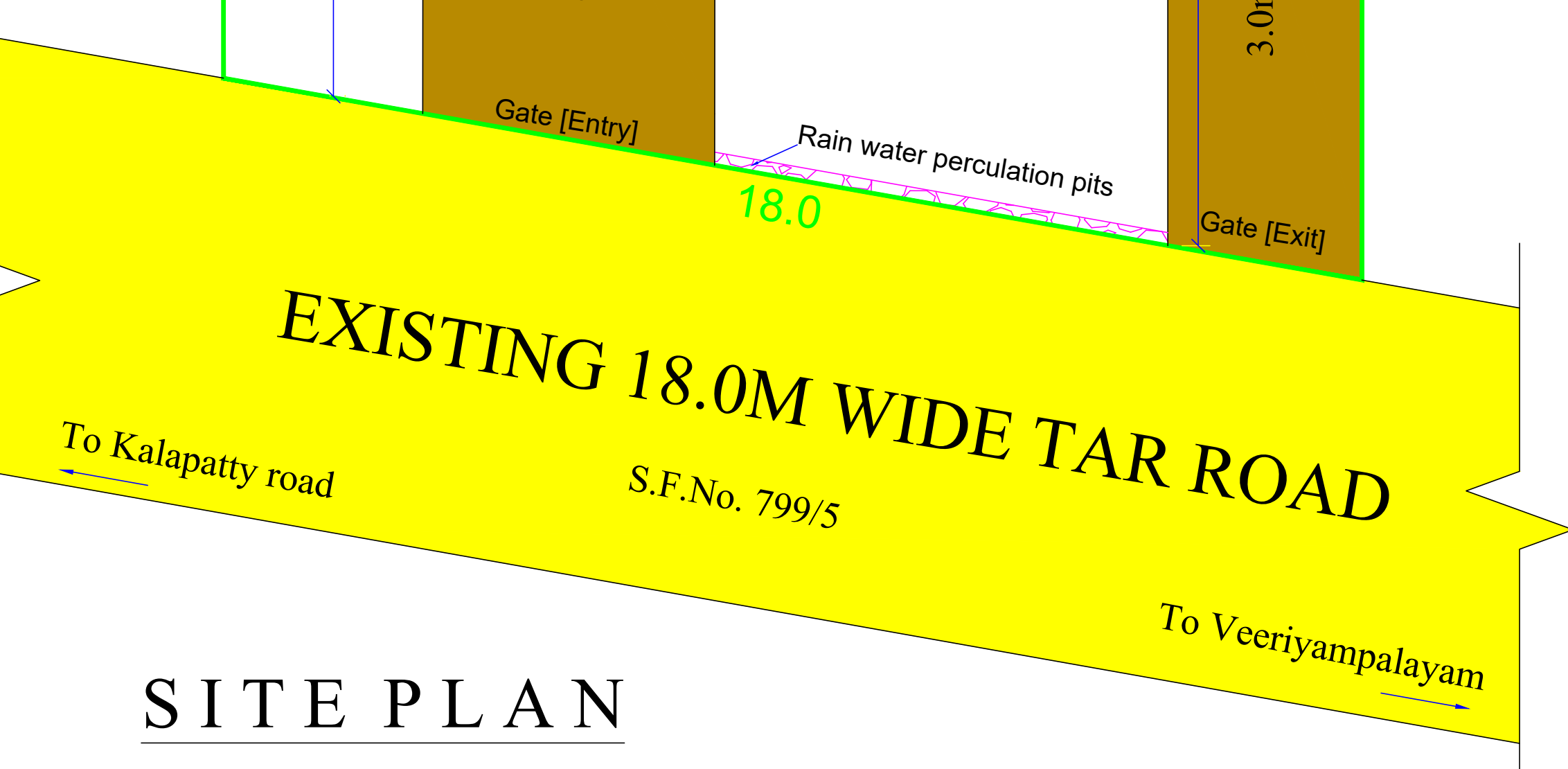
S.F.No. 799/2B

S.F.No. 799/2C

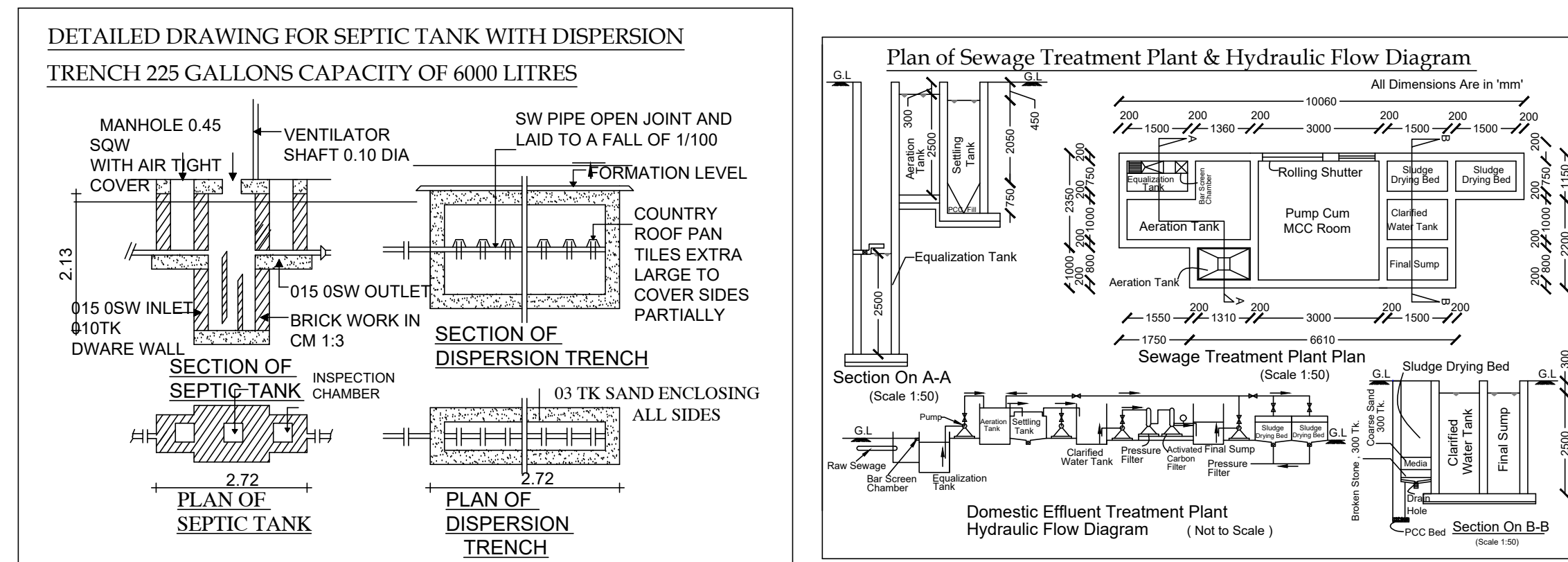
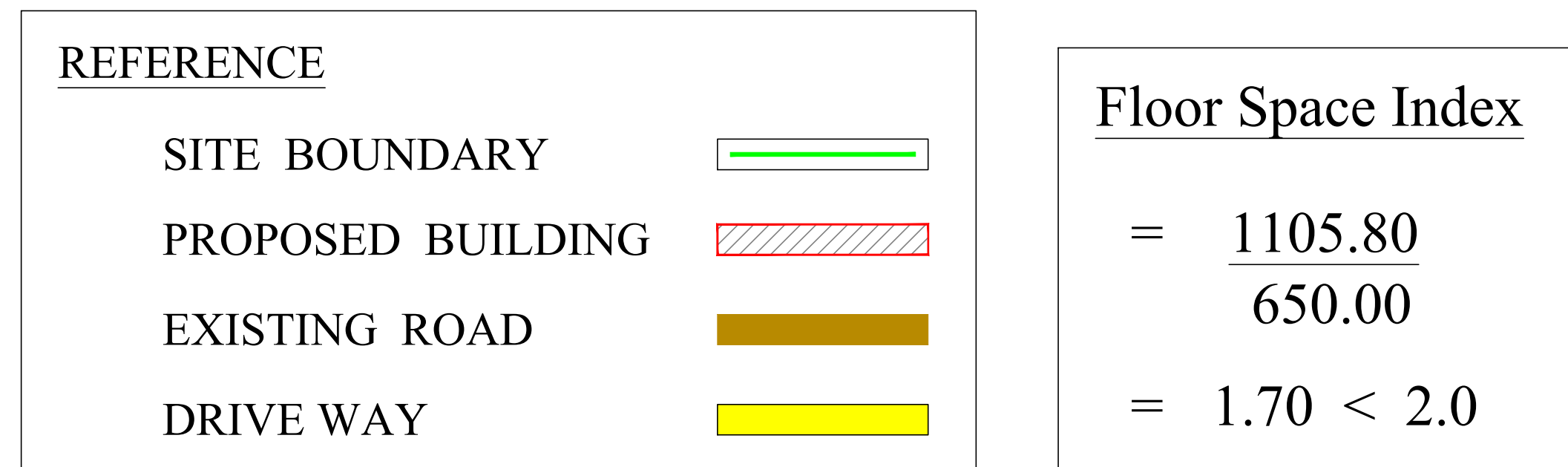
S.F.No. 799/4A

S.F.No. 799/4C

S.F.No. 799/4D



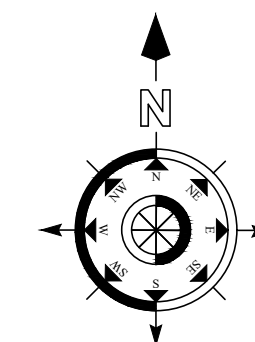
SITE PLAN



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.



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 G. chitra  
2 A. K. S.  
3 G. A. P.  
APPLICANT

M. ASWINTH M.E.(Str)-AMIE-  
CE-NO : AM158586-2  
STRUCTURAL ENGINEER GRADE-I  
Reg. No : SE/GR-I / 19/08/071  
COIMBATORE LPA

REGISTERED STRUCTURAL  
ENGINEER

I. Anandharaj  
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

Er. K.P. VETRISELVAN, M.E.(Geotech), MBS.MISTE.,  
GEOTECHNICAL ENGINEER  
CLPA REGN. No: CLPA/67E/19/03/001  
"GEODESIGN INDIA PRIVATE LIMITED"  
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REGISTERED GEOTECH  
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

## 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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**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.

