

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

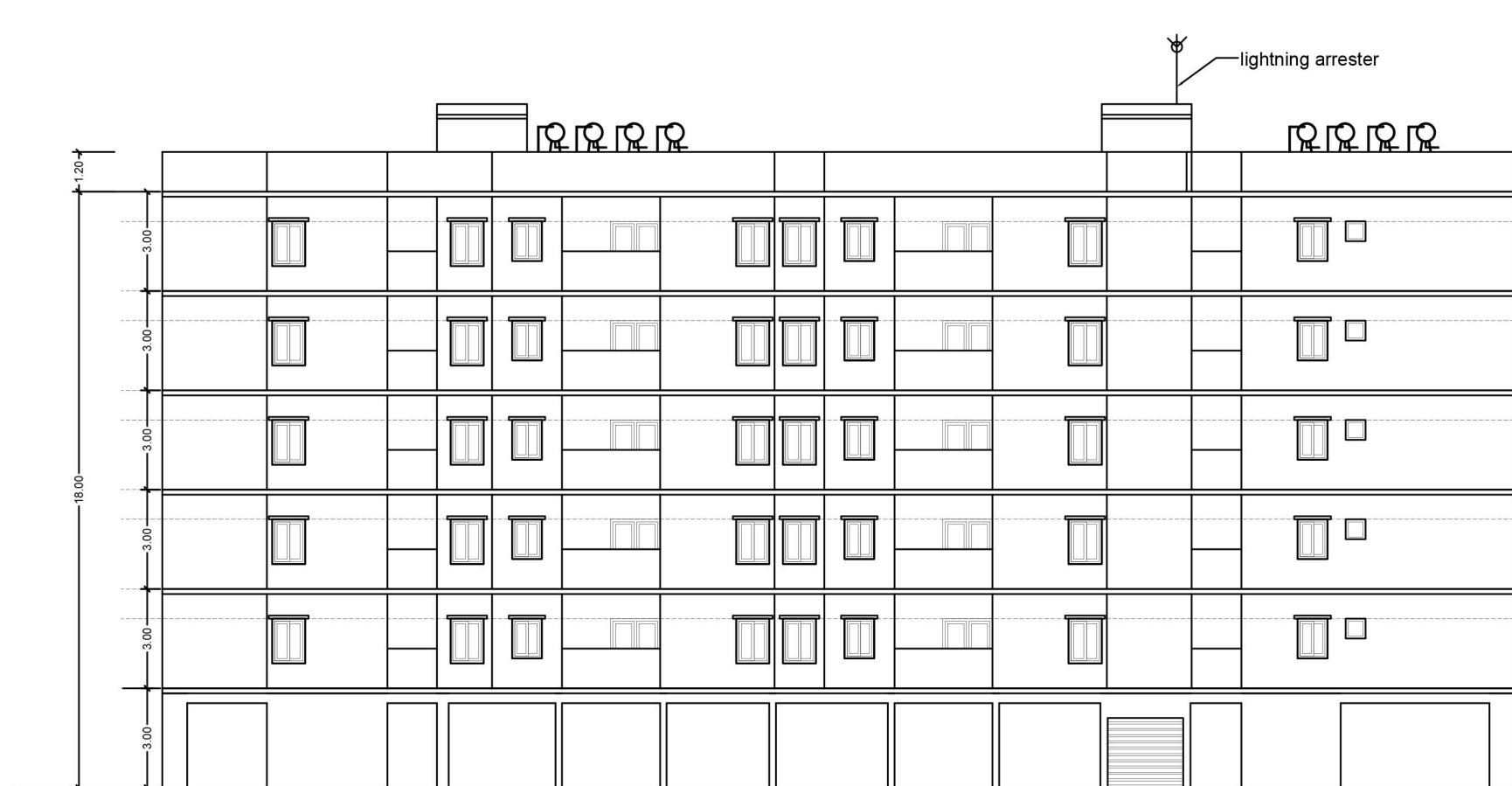
Building Plan

ISSUING AUTHORITY

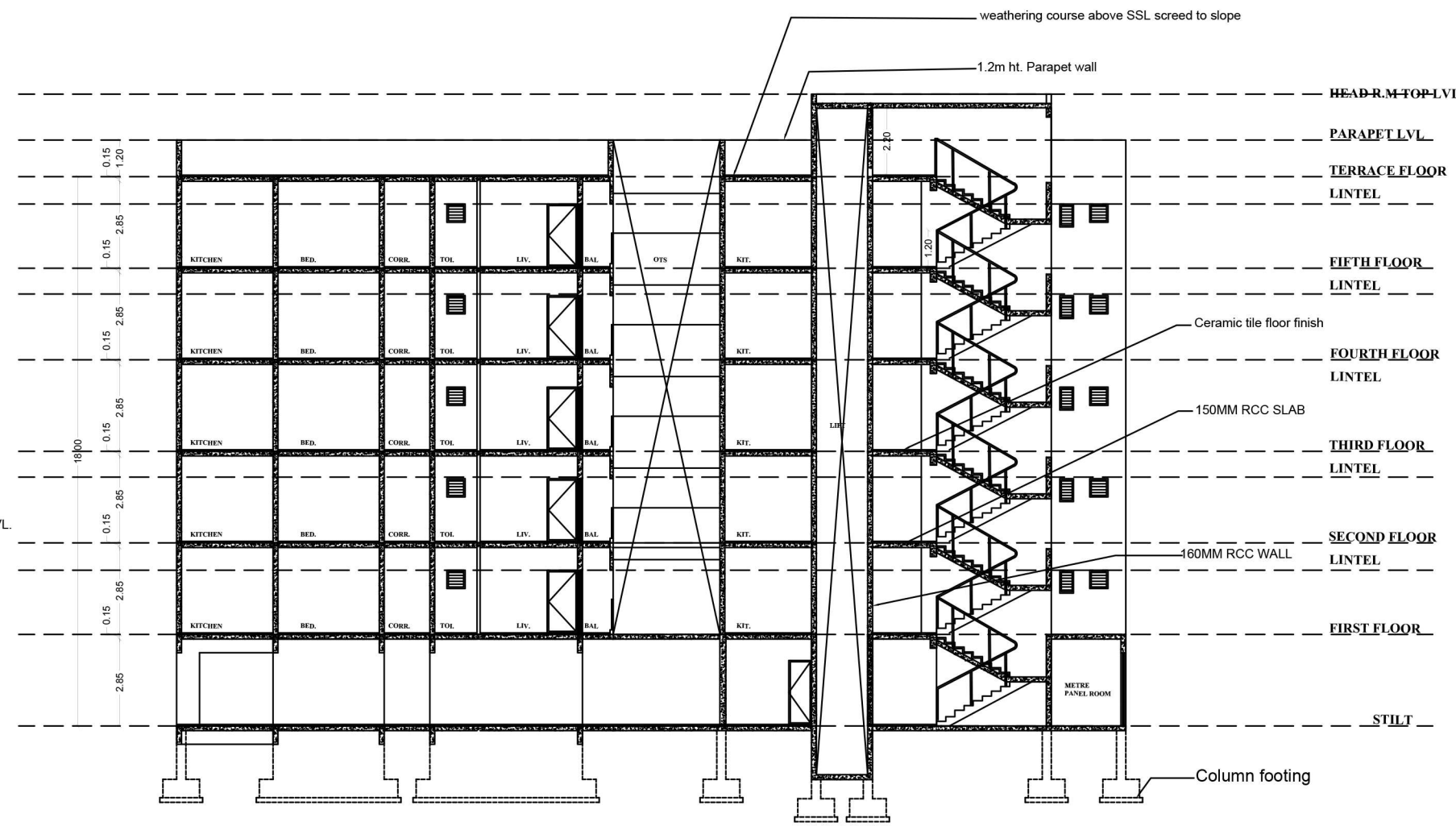
DTCP

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

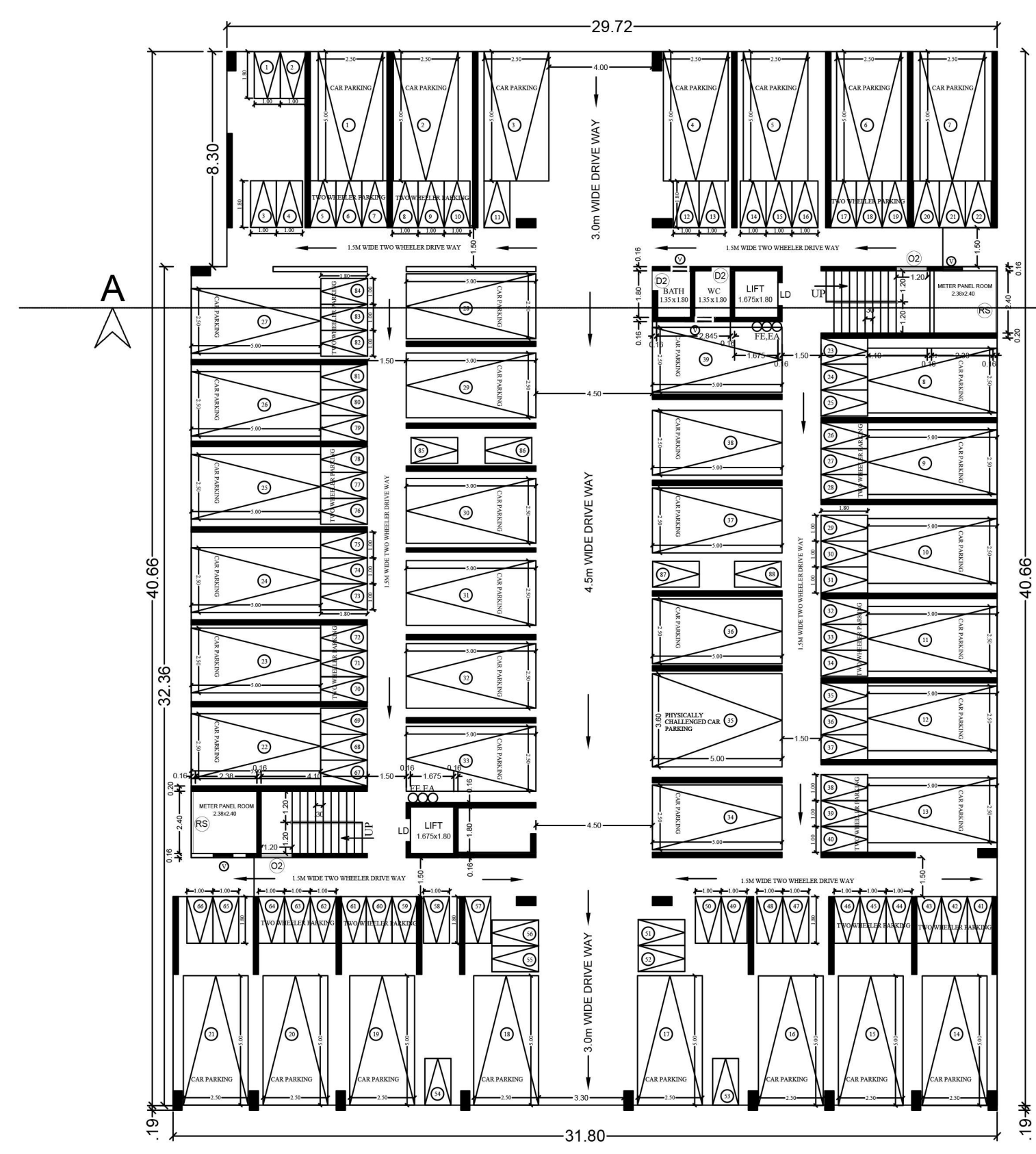
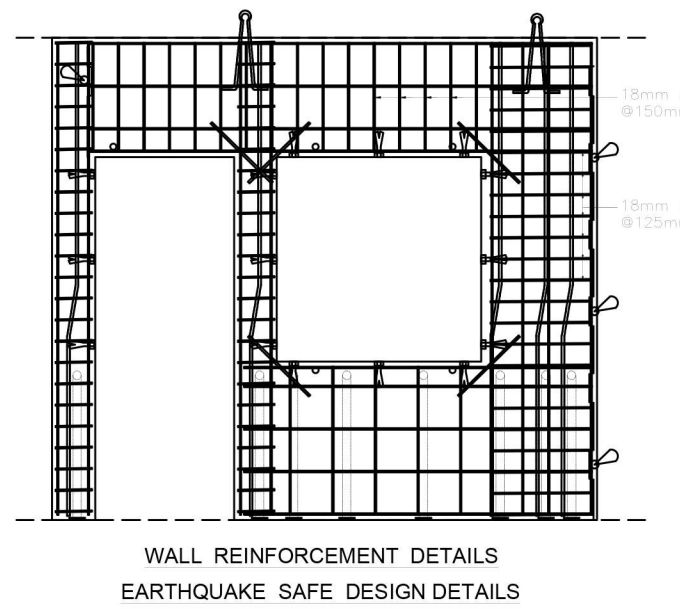
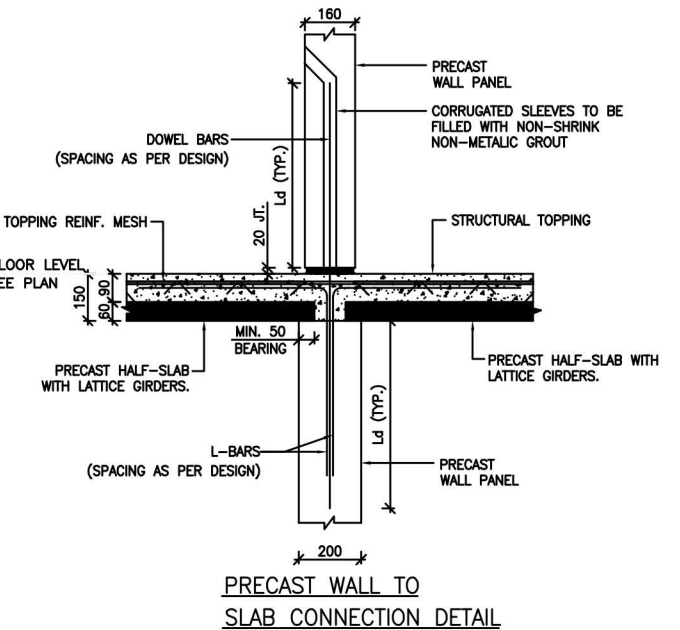
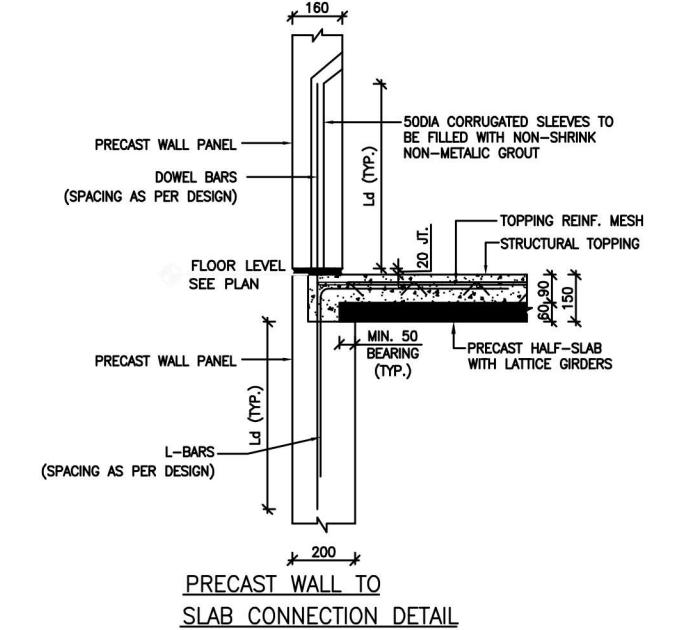
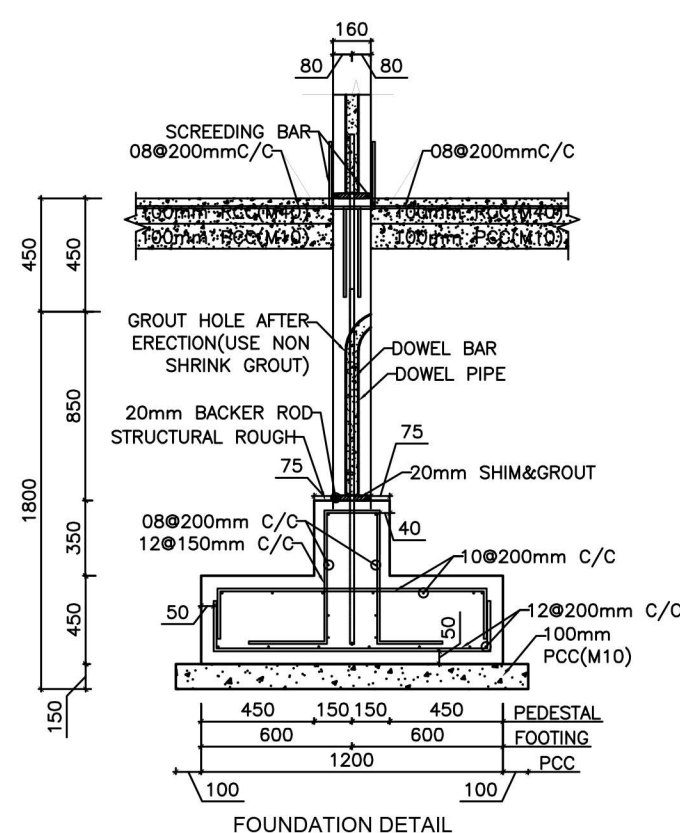
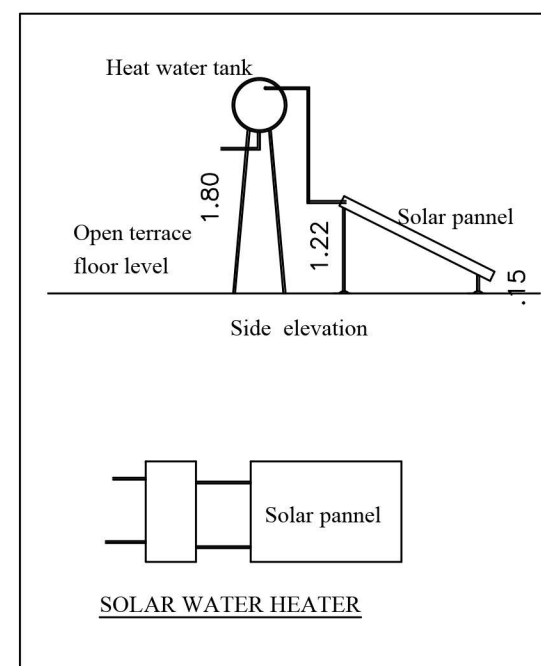
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



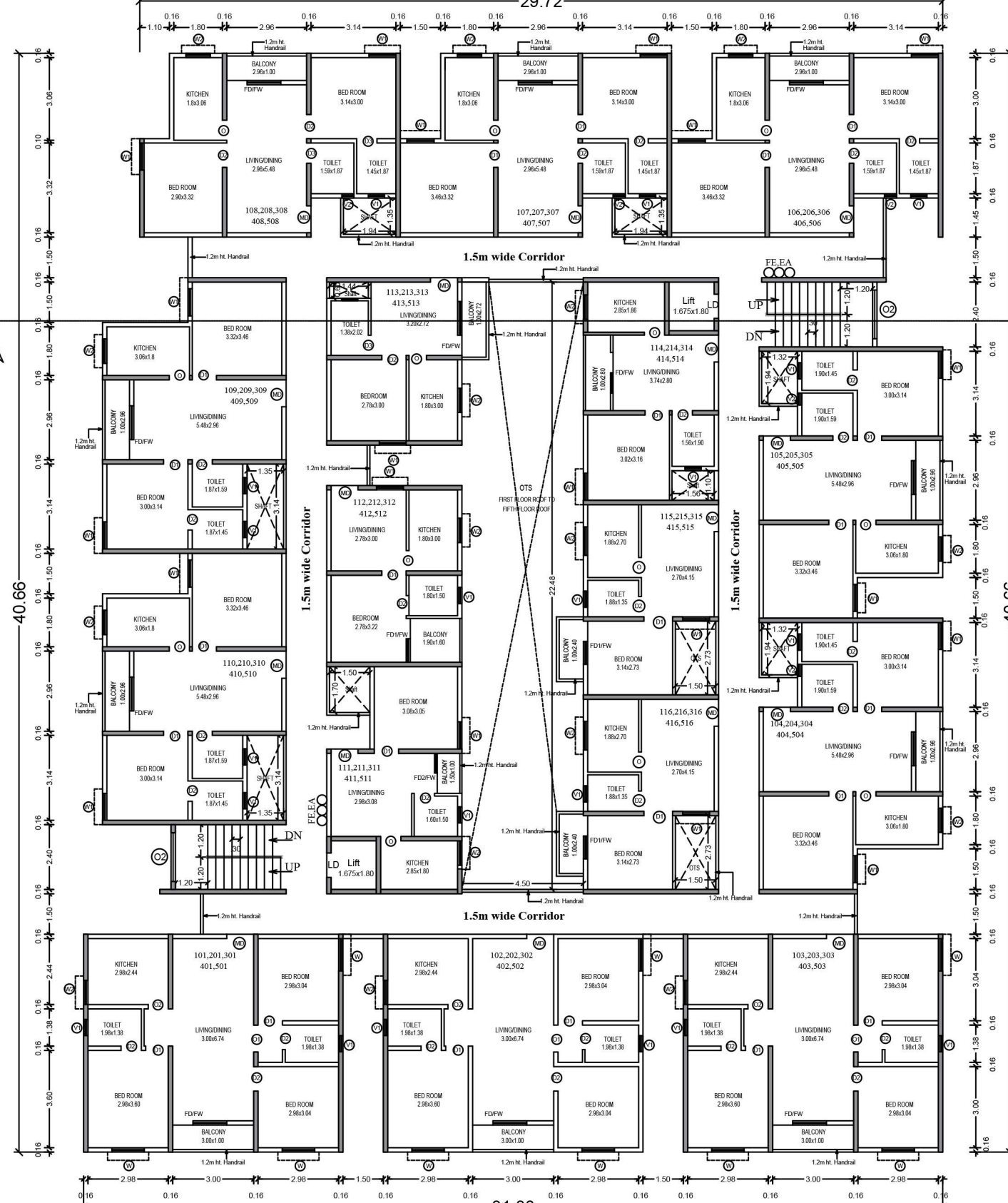
WEST ELEVATION



SECTION "AA"

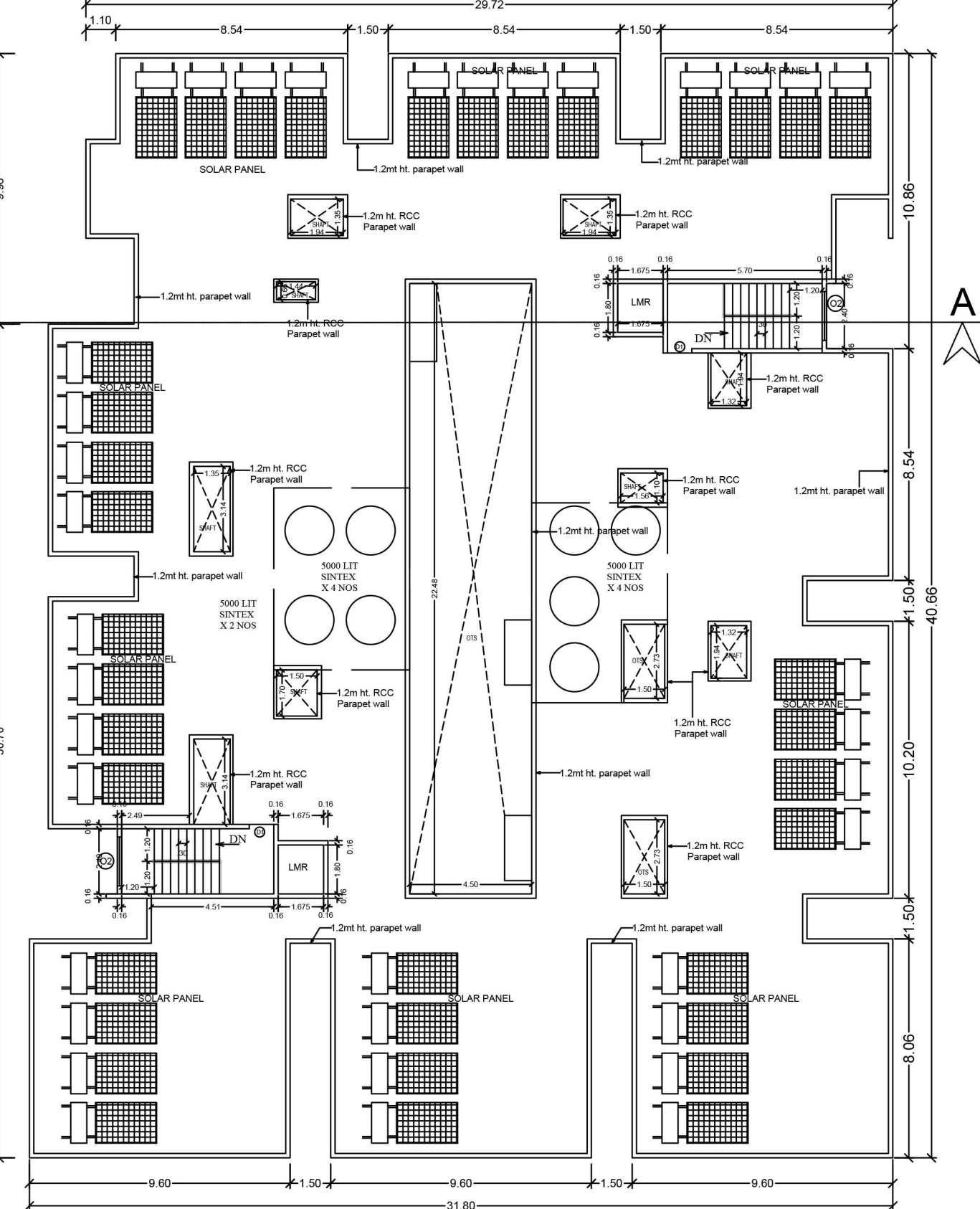


STILT FLOOR PLAN



TYPICAL FLOOR PLAN

(FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR)



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN T.S.NO-3/3, WARD NO-26 (Z), BLOCK NO-7 IN VILANKURUCHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

SCHEDULE OF JOINERY		METRE
MD	MAIN DOOR	1.00 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.90 x 2.10
FD1W	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10 / 2.5 x 2.10
FD1W1	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10 / 0.8 x 2.10
FD1W2	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10 / 0.75 x 2.10
LD	LIFT DOOR	1.20 x 2.10
O1	OPEN	0.75 x 2.10
O2	OPEN	1.80 x 1.35
W	WINDOW	1.80 x 1.35
W1	WINDOW	1.20 x 1.35
W2	WINDOW	0.75 x 1.20
V	VENTILATOR	0.75 x 0.75
V2	VENTILATOR	0.45 x 1.20
RS	ROLLING SHUTTER	2.40 x 2.40

BUILT UP AREA		All measurement in "Sq.m"				Usage	
S.NO	FLOOR	FSI	NON FSI	PRODUCTION	TOTAL BUA	NO OF UNIT	Usage
1	STILT FLOOR	11.59	1236.62		1248.21		Storage, Lift, etc.
2	FIRST FLOOR	1041.34		128.29	1169.63	16	
3	SECOND FLOOR	1041.34		128.29	1169.63	16	
4	THIRD FLOOR	1041.34		128.29	1169.63	16	
5	FOURTH FLOOR	1041.34		128.29	1169.63	16	
6	FIFTH FLOOR	1041.34		128.29	1169.63	16	
7	TERRACE FLOOR (HEAD ROOM)		42.64		42.64		Staircase
8	WATCHMEN ROOM		6.00		6.00		
9	TOTAL AREA	5218.29	1285.26	641.45	7145.00	80 unit	

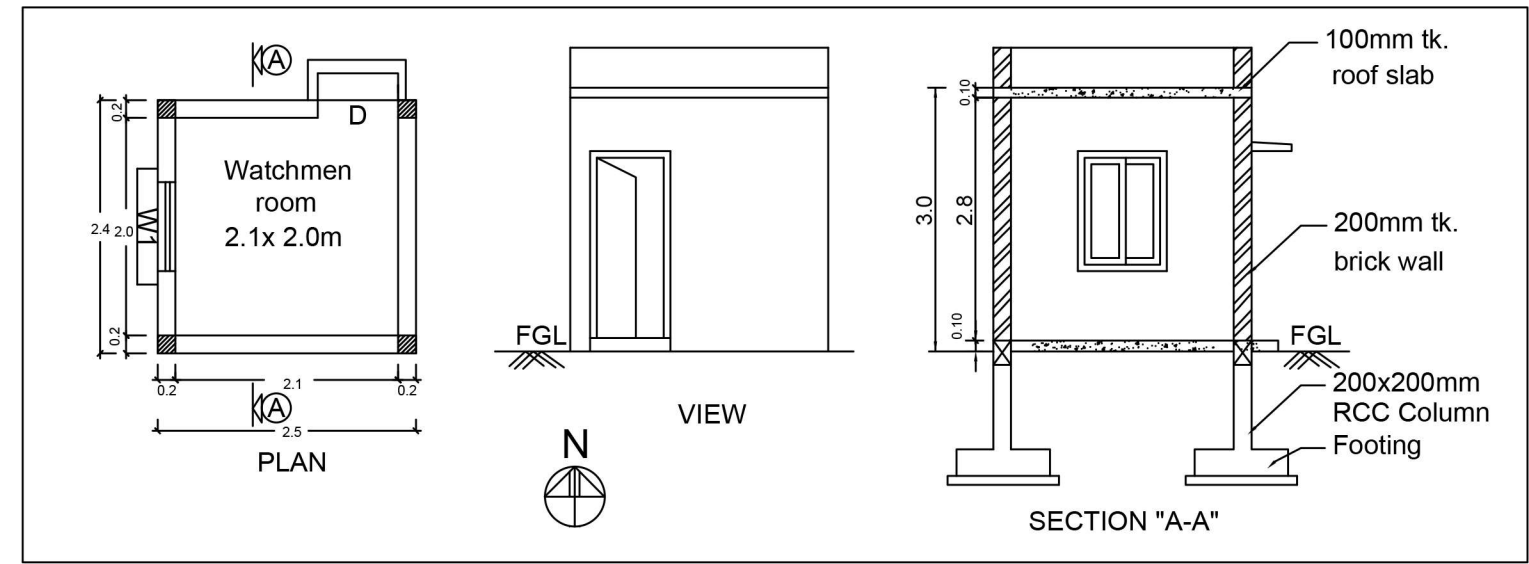
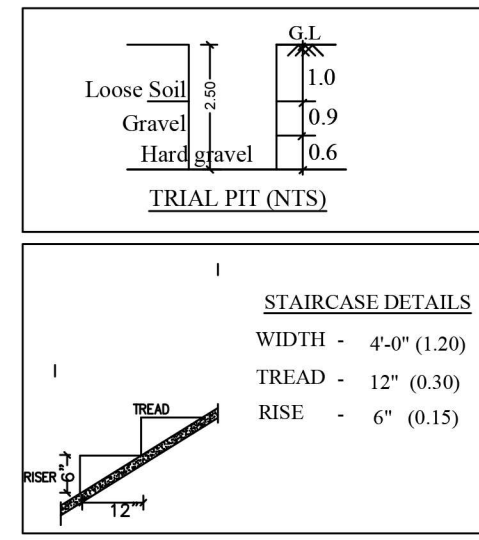
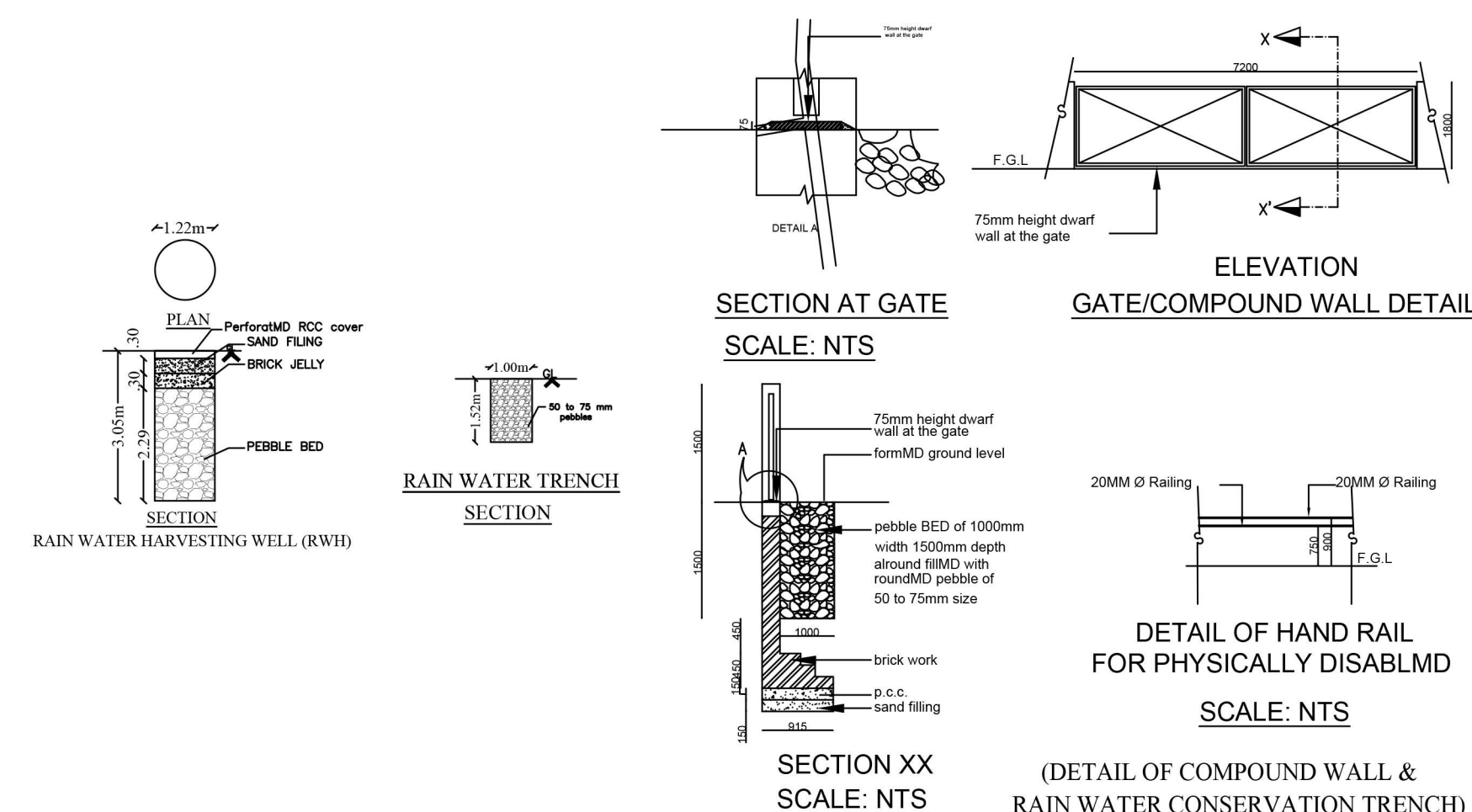
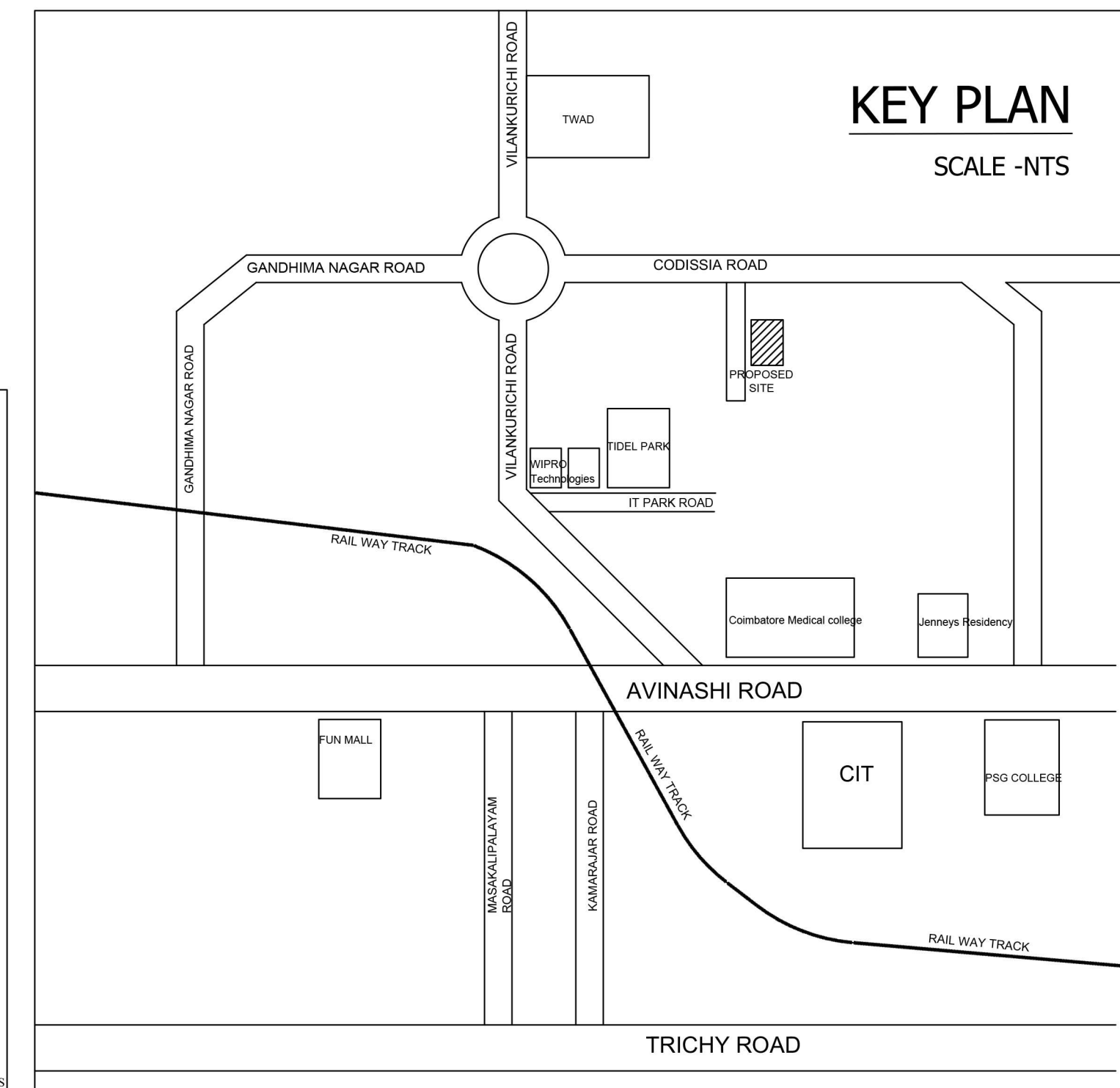
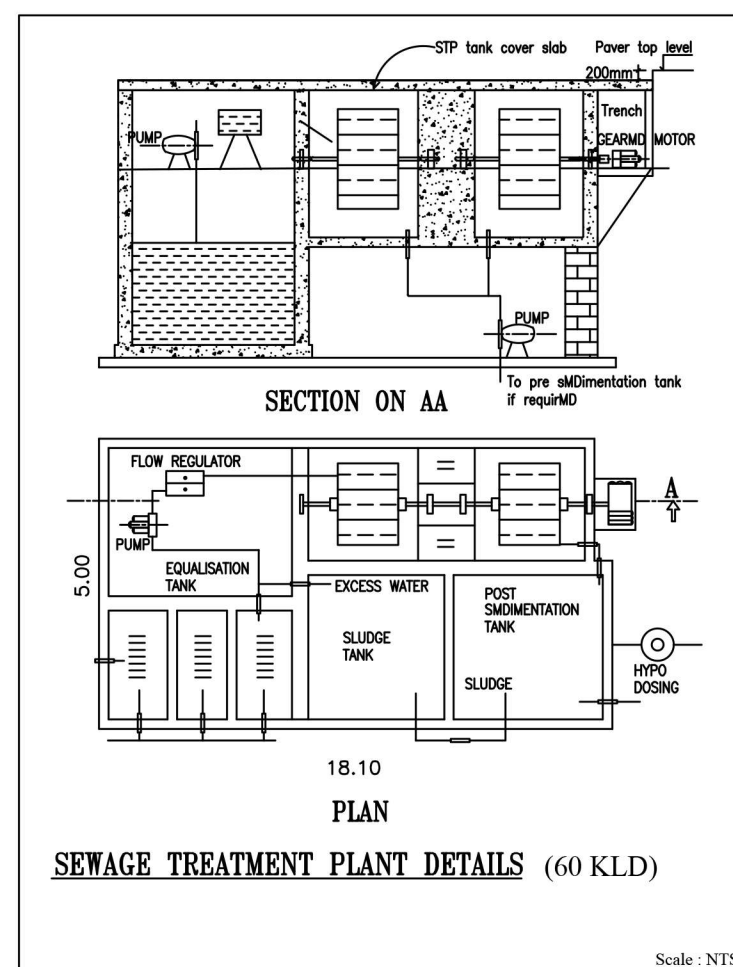
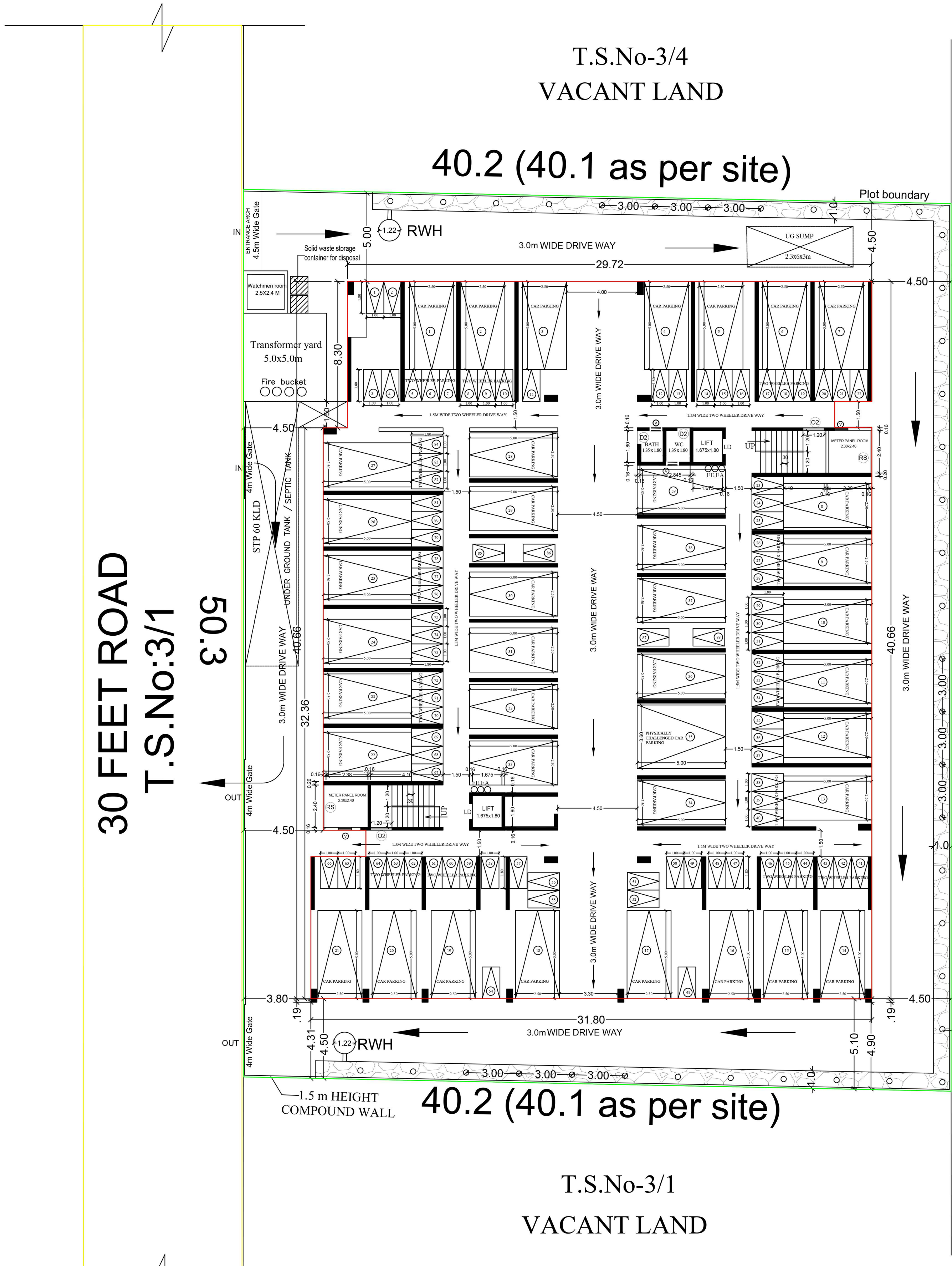
ACTUAL BUILT UP AREA – Total BUA- OTS – 7145.00 / 71.45 – 6503.35 Sq.m.

INDIVIDUAL UNIT AREA (with Balcony)		Area	Nos	Flat no.	Area	Nos
101,201		77.76 sqm	5 no	111,211		
301,401,501		77.76 sqm	5 no	311,411,511		
102,202		77.76 sqm	5 no	112,212		
302,402,502		77.76 sqm	5 no	312,412,512		
103,203		77.76 sqm	5 no	113,213		
303,403,503		77.76 sqm	5 no	313,413,513		
104,204		59.25 sqm	5 no	114,214		
304,404,504		59.25 sqm	5 no	314,414,514		
105,205		59.25 sqm	5 no	115,215		
305,405,505		59.25 sqm	5 no	315,415,515		
106,206		58.83 sqm	5 no	116,216		
306,406,506		58.83 sqm	5 no	316,416,516		
107,207		58.73 sqm	5 no			
307,407,507		58.73 sqm	5 no			
108,208		56.79 sqm	5 no			
308,408,508		56.79 sqm	5 no			
109,209		59.15 sqm	5 no			
309,409,509		59.15 sqm	5 no			
110,210		58.98 sqm	5 no			
510,410,510						

TOTAL NOS OF DWELLING - 80 UNIT

APPLICANT
Architect
Structural Engineer

LB/ ENGINEER
SCALE : 1 : 100
SHEET NO : 2 of 3



PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN T.S.NO-3/3, WARD NO-26 (Z), BLOCK NO-7 IN VILANKURUCHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

APPLICANT : TOWN AND CITY DEVELOPERS

- FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
- EA :- EMERGENCY ALARAM PROVIDED.
- OOO SAND BUCKTS PROVIDED.

COLOUR INDEX	
EXISTING ROAD	-
SITE BOUNDARY	-
PROPOSED BUILDING	-
OSR AREA	-
RAINWATER HARVESTING	-
FIRE HYDRANT	-

ALL METRIC DIMENSIONS ARE IN "M"

AREA STATEMENT	SFT	SQM
1.TSLR AREA	21786.34	2024.00
2.DOCUMENT AREA	21786.34	2024.00
3.SUPER IMPOSED PLOT AREA	21713.89	2017.27

BUILT UP AREA		All measurement in "Sqm"		TOTAL BUA	NO OF UNIT	USAGE (non FSI)
S.NO	FLOOR	FSI	NON FSI			
1	STILT FLOOR	11.59	1236.62	1248.21		Staircase, Lift & Parking Drivers toilet
2	FIRST FLOOR	1041.34		128.29	1169.63	16
3	SECOND FLOOR	1041.34		128.29	1169.63	16
4	THIRD FLOOR	1041.34		128.29	1169.63	16
5	FOURTH FLOOR	1041.34		128.29	1169.63	16
6	FIFTH FLOOR	1041.34		128.29	1169.63	16
7	TERRACE FLOOR (HEAD ROOM)		42.64	42.64		Staircase, Lift
8	WATCHMEN ROOM		6.00	6.00		
9	TOTAL AREA	5218.29	1285.26	641.45	7145.00	80 unit

ACTUAL BUILT UP AREA - Total BUA-OTS=7145.00 - 641.45 =6503.55 Sqm.

FSI = $\frac{\text{Total FSI area}}{\text{Plot area}} = \frac{5218.29}{2017.27} = 2.587$ (Premium FSI Provided)

TOTAL NUMBERS OF DWELLING - 80 UNIT

Parking category	Total No of Unit	Two wheelers required	Cars required
25 Sqm to 50 Sqm flat	30	30	--
50 Sqm to 75 Sqm flat	35	35	18
75 Sqm to 90 Sqm flat	15	15	15
Visitors parking of 10%		8	4
Total Required parking		88	37
Provided Parking		88	39

For Town & City Developers
Saravani
Partner

Ar. PRESTON VARGHESE
REG No. CA/2008/4373
Coimbatore LPA/RA/GR-1/19/04/019

S. ARUN KUMAR, ME., (Struct.)
CBE Reg. No. 120/19077006
METIS STRUCTURES
9-9-1 Lakshmi Garden, Sankara College Road,
Saravanampatti, Coimbatore - 35,
GSTIN: 33AAVCM8597P1Z

SCALE : 1 :100

LBS/ ENGINEER

SHEET NO :3of3

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.

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.

