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 BASEMENT, GROUND, FIRST, SECOND, THIRD AND FOURTH FLOOR MIXED RESIDENTIAL APARTMENT BUILDING IN WARD - K(11), BLOCK - 12, T.S.No: 249/2, 5 & 6, SITE No: 319 pt, SANGANOOR VILLAGE, Dr.ALAGAPPA ROAD, CENTRAL ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

SCALE 1 : 100

All Dimensions are in Meter

NAME OF THE APPLICANT : M/s. DHIYA FOUNDATION PVT. LTD. AND FOUR OTHERS

BUILDING AREA DETAILS :-

PROPOSED AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
FIRST FLOOR	683.77	83.86	767.63
SECOND FLOOR	683.77	83.86	767.63
THIRD FLOOR	683.77	83.86	767.63
FOURTH FLOOR	683.77	83.86	767.63
HEAD ROOM	-	28.21	28.21

JOINERY DETAILS:-

		Metre
R.S.	ROLLING SHUTTER	3.00 x 2.40
R.S.1	ROLLING SHUTTER	2.40 x 2.40
L.D	LIFT DOOR	1.07 x 2.10
M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D1	DOOR	0.76 x 2.10
O	OPEN	0.91 x 2.10
FW	FRENCH WINDOW	1.83 x 1.83
FW1	FRENCH WINDOW	1.22 x 1.83
W	WINDOW	1.83 x 1.22
W1	WINDOW	1.22 x 1.22
V	VENTILATOR	1.83 x 0.60
V1	VENTILATOR	0.90 x 0.60

Online Application No. : SWP/BPA/009960/2023
LP/CLPA No. : 278/2023
P.P. No. : 315/2023

ELEVATION

SECTION ON "AB"

STAIRCASE DETAILS (NOT TO SCALE)

WIDTH : 1.20
TREAD : 0.30
RISE : 0.15

SOLAR PANNEL

PLAN
(NOT TO SCALE)

TRIAL PIT
NOT TO SCALE

Rain Water Pipe
115 thk, brick wall
INSIDE
Building Line
Slope 1 in 20
5 to 7.5 c.m. rounded size pebbles
Perculation pit

KERB WALL AND GATE SECTION
SECTION Y-Y
PROPOSED COMPOUND WALL
NOT TO SCALE
ELEVATION OF THE COMPOUND WALL AND GATE
NOT TO SCALE

1. VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS

2. HORIZONTAL SEISMIC BANDS

3. VERTICAL REINFORCEMENT IN BRICK WALLS

COLUMN WITH FOOTING DETAIL
NOT TO SCALE

TYPICAL FLOOR PLAN -
FIRST, SECOND, THIRD & FOURTH FLOOR

TERRACE FLOOR PLAN

1. For Dhiya Foundation Private Limited
T A Malathi
Managing Director

2. Lakshmi Sankaranarayanan

3. [illegible]

LAND OWNER / APPLICANT

B PRABHAVATHI, B.E (Geotech) M.I.G.S
Registered Geotechnical Engineer
Reg. No: Coimbatore LPA / GTE / 1604/2020,
No: 17/2/2-3, Amur Road, Karumathampatti,
Coimbatore - 641 659.
Ph: 0422-4393772, Mob: +91 9600668780

REGISTERED GEOTECHNICAL ENGINEER

Er. D. MOHANKUMAR
B.E., M.E. (Struct.), M.I.T.E., LMISTE,
Registered Construction Engineer (CE)
Reg. No. CCE LPA/QA/001/2021
Supervised Quality Auditor (QA)
Reg. No. CSE LPA/QA/001/2021
Coimbatore-641 007. Ph: 96777-98977

REGISTERED CONSTRUCTION ENGINEER

A.SHANMUGA M.E., M.I.E., M.I.S.E.,
Chartered Civil Engg. (A-155054-2
Chartered Struct Engg. (A/06/A6/003
Reg. No. Coimbatore LPA
S.E/GR-I/DS/01/2001

REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE 07/07/GCM/LS/2023/023
APEL ASSOCIATES
Ph: 0422-2310023
100 Feet Road, Ganthinagar, Coimbatore - 12
Mob : 93667 18588

REGISTERED ENGINEER

K.GOWTHAMI
SURVEYOR

G.BALAMURUGAN
DRAUGHTSMAN GRADE - III

N.GIRIJA
SUPERVISOR

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF BASEMENT, GROUND, FIRST, SECOND, THIRD AND FOURTH FLOOR MIXED RESIDENTIAL APARTMENT BUILDING IN WARD - K(11), BLOCK - 12, T.S.No: 249/2, 5 & 6, SITE No: 319 pt, SANGANOOR VILLAGE, Dr.ALAGAPPA ROAD, CENTRAL ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

SCALE 1 : 100

All Dimensions are in Meter

NAME OF THE APPLICANT : M/s. DHIYA FOUNDATION PVT. LTD. AND FOUR OTHERS

SITE AREA DETAILS :-

AS PER DOCUMENT	- 1835.35 Sq.M.
AS PER TSLR	- 1821.80 Sq.M.
AS PER SUPER IMPOSED AREA	- 1794.85 Sq.M.

BUILDING AREA DETAILS :-

PROPOSED AREA DETAILS :-	F.S.I Sq.Mtrs	Non F.S.I Sq.Mtrs	Total Sq.Mtrs
BASEMENT FLOOR	-	1074.02	1074.02
GROUND FLOOR	948.37	-	948.37
FIRST FLOOR	683.77	83.86	767.63
SECOND FLOOR	683.77	83.86	767.63
THIRD FLOOR	683.77	83.86	767.63
FOURTH FLOOR	683.77	83.86	767.63
HEAD ROOM	-	28.21	28.21
TOTAL BUILTUP AREA	3683.45	1437.67	5121.12

COLOUR INDEX:-

- EXG. ROAD
- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVEWAY

FLOOR SPACE INDEX:-

FSI = 3683.45 / 1794.85 = 2.052

Total No. Of Dwellings = 20

PLOT COVERAGE:-

PLOT COVERAGE = 948.37 / 1794.85 x 100 = 52.84 %

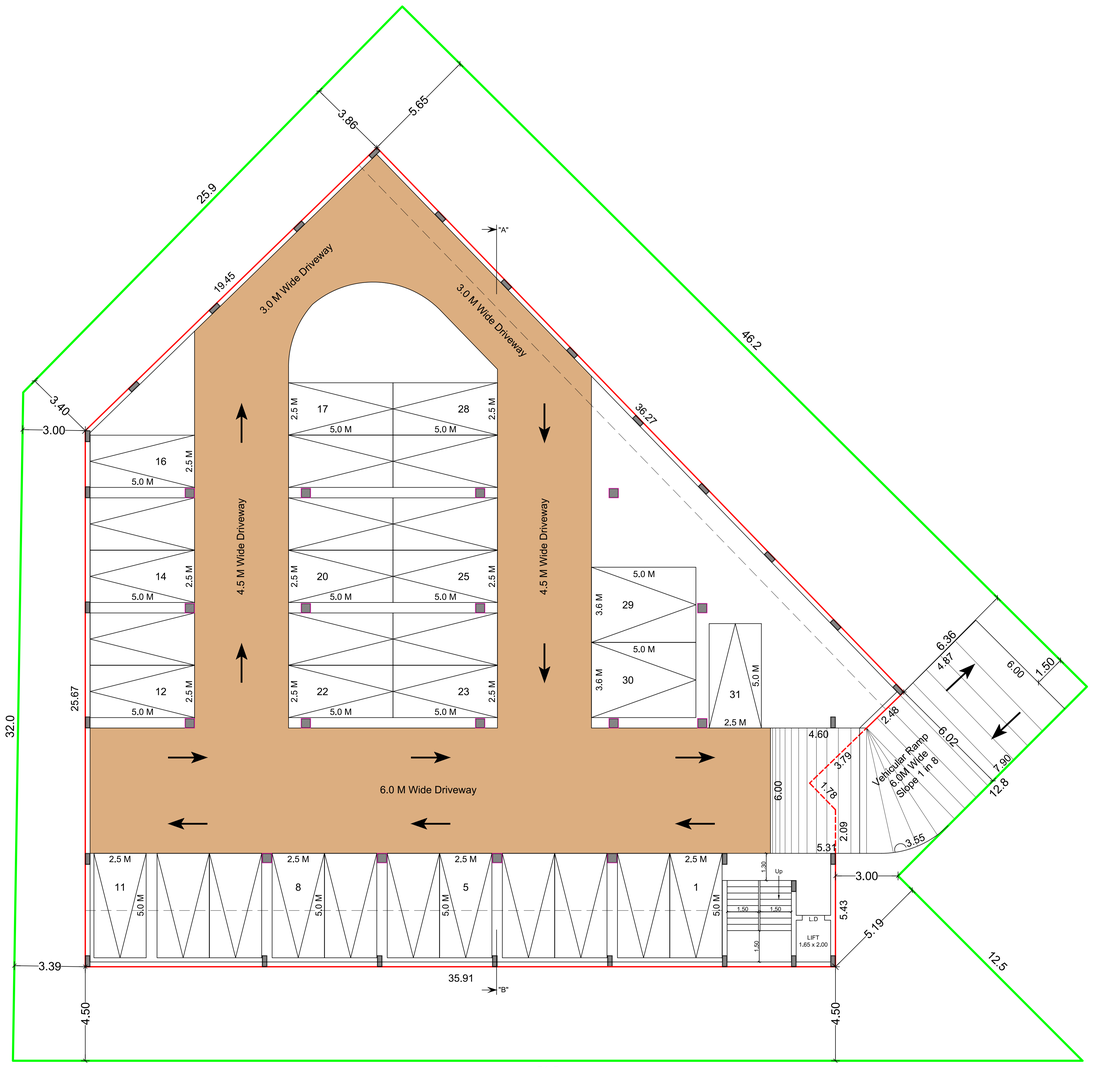
JOINERY DETAILS:-

		Metre
R.S.	ROLLING SHUTTER	3.00 x 2.40
R.S.1	ROLLING SHUTTER	2.40 x 2.40
L.D	LIFT DOOR	1.07 x 2.10
M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	0.91 x 2.10
D1	DOOR	0.76 x 2.10
O	OPEN	0.91 x 2.10
FW	FRENCH WINDOW	1.83 x 1.83
FW1	FRENCH WINDOW	1.22 x 1.83
W	WINDOW	1.83 x 1.22
W1	WINDOW	1.22 x 1.22
V	VENTILATOR	1.83 x 0.60
V1	VENTILATOR	0.90 x 0.60

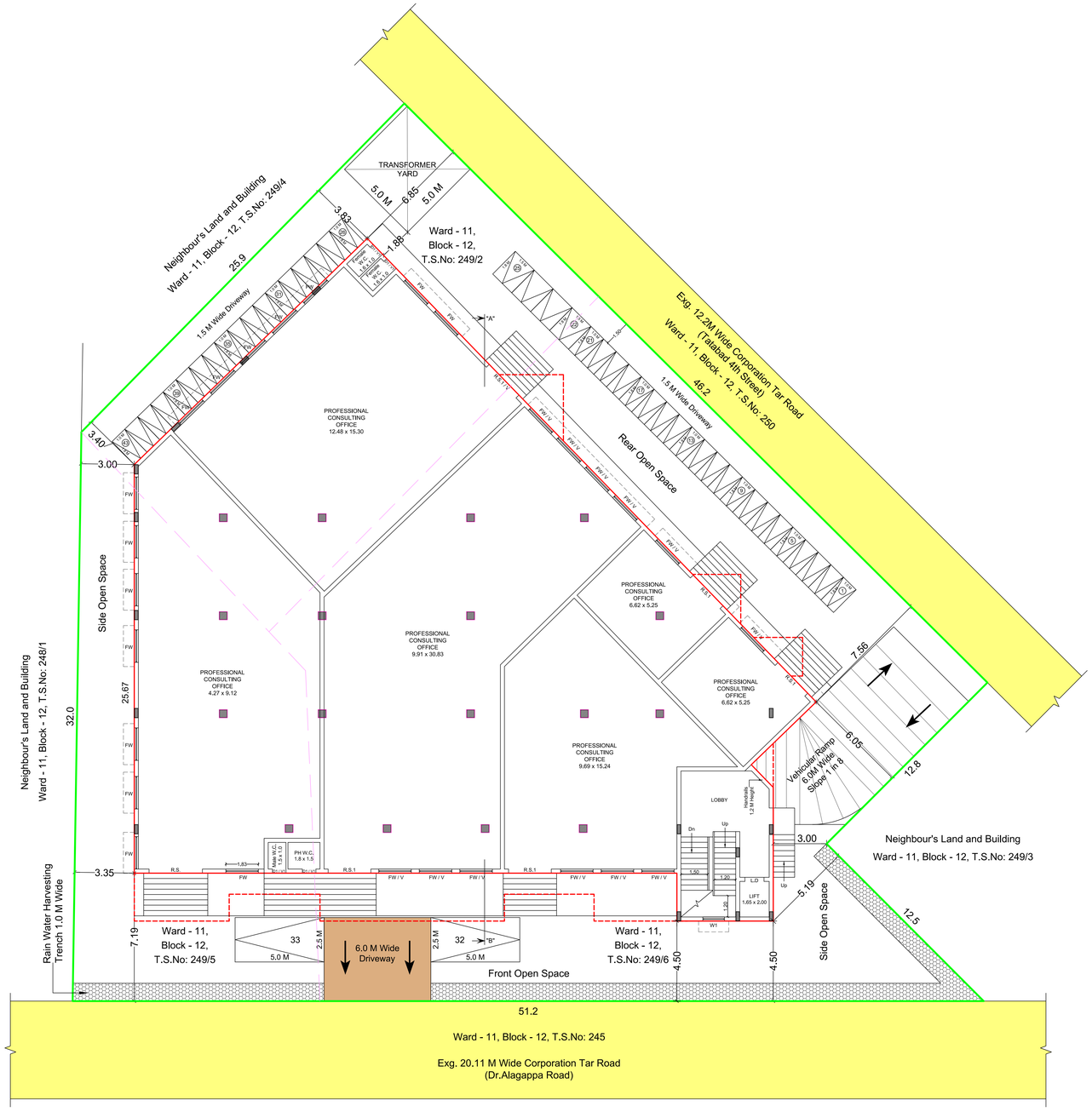
PARKING DETAILS:-

DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers Reqd.	No. Of Two Wheelers Provd.	No. Of Cars Reqd.	No. Of Cars Provd.
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	20	-	-	20	20
Commercial Parking (Including PH)	-	38	39	10	10
Visitor's Parking 10%	-	4	4	3	3
Total No. Of Parkings	-	42	43	33	33

Online Application No. : SWP/BPA/0009960/2023
LP/CLPA No. : 278/2023
P.P. No. : 315/2023



BASEMENT FLOOR PLAN



SITE CUM GROUND FLOOR PLAN

K.GOWTHAMI	G.BALAMURUGAN	N.GIRIJA
SURVEYOR	DRAUGHTSMAN GRADE - III	SUPERVISOR

1. For Dhiya Foundation Private Limited
T.A. Mukeshkumar
Managing Director
2.
3.

LAND OWNER / APPLICANT

R.PRABHAVATHI,M.E (Geotech) M.I.G.S
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GTE / 19(04)/2022,
No: 1322A-E, Annur Road, Karumathampatti,
Coimbatore - 641 659.
Ph: 0422-4359772, Mob: +91 9600568700

REGISTERED GEOTECHNICAL ENGINEER

Er. D. MOHANKUMAR
B.E., M.S. (Const), M.I.E., M.I.S.T.E., (ARCH.)
Chartered Civil Engineer (CE) (I) (1)
Reg. No. CEE LPA / CE / 006 / 2021
Registered Quality Auditor (QA)
Reg. No. CEE LPA / QA / 001 / 2021
Coimbatore-641 037. Ph: 96777-98977

REGISTERED CONSTRUCTION ENGINEER

A.SHANAVAZ M.E., M.I.E., M.I.S.T.E.,
Chartered Civil Engg. M-1500565-6
Chartered Struct Engg. CE/00/AM/003
Regd. Struct Engg. Coimbatore LPA
S.E/ER-LPA/01/2022

REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/1026/A1/2021
APL ASSOCIATES
Architects & Planners
108 Field Road, Kavithalayam, Coimbatore - 12
Mob : 93667 18589

REGISTERED 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
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.