

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.

SCALE 1 : 100

BUILDING AREA DETAILS :-

JOINERY DETAILS:-

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

Managing Director:

LAND OWNER / APPLICANT

4. Problematic

REGISTERED GEOTECHNICAL ENGINEER

L. Mohan Muru

REGISTERED CONSTRUCTION ENGINEER

18.11.1999

A. SHANAVAZ M.E., M.J.E., M.J.S.E.,
Chartered Civil Engg. M-150843-6
Chartered Struct. Engg. CE/SE/M/203

REGISTERED STRUCTURAL ENGINEER

100. $\frac{1}{2} \pi$

Ex. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCN/112/2021-11/02/2021
APEL ASSOCIATES

REGISTERED ENGINEER



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 = $\frac{3683.45}{1794.85} = 2.052$
Total No. Of Dwellings = 20

PLOT COVERAGE:-

PLOT COVERAGE = $\frac{948.37}{1794.85} \times 100 = 52.84\%$

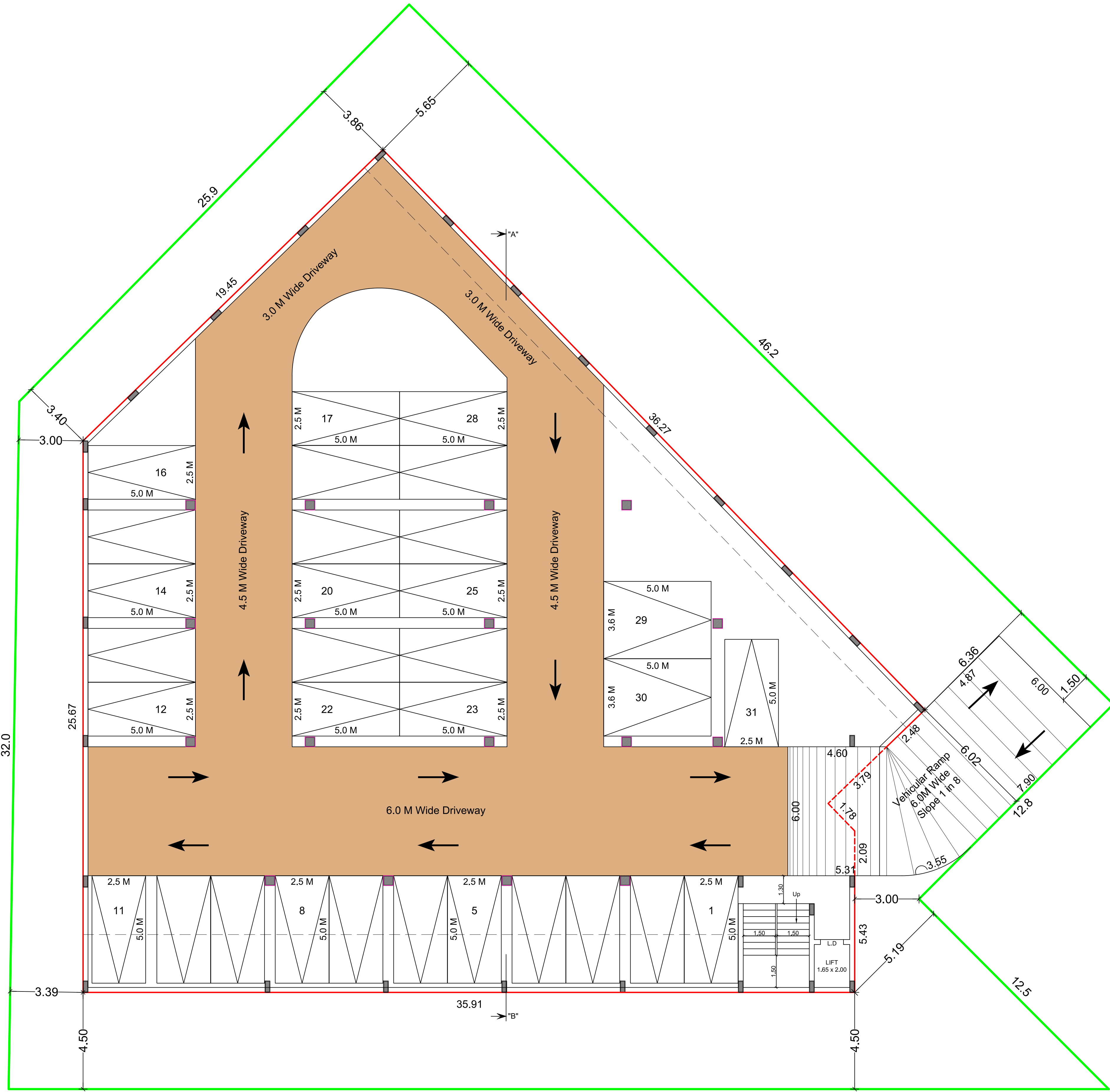
JOINERY DETAILS:-

		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 Provid.	No. Of Cars Reqd.	No. Of Cars Provid.
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	20	-	-	20	20
Commercial Parking (Including Pk)	-	38	39	10	10
Visitor's Parking 10%	-	4	4	3	3
Total No. Of Parkings	-	42	43	33	33

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51.2
BASEMENT FLOOR PLAN

K.GOWTHAMI
SURVEYOR

G.BALAMURUGAN
DRAUGHTSMAN GRADE - III

N.GIRIJA
SUPERVISOR

1. For Dhiya Foundation Private Limited
T. P. Malathi
Managing Director
3.4.25

LAND OWNER / APPLICANT

REGISTERED GEOTECHNICAL ENGINEER

REGISTERED CONSTRUCTION ENGINEER

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER



51.2
Ward - 11, Block - 12, T.S.No: 245
Exg. 20.11 M Wide Corporation Tar Road
(Dr.Alagappa Road)

SITE CUM GROUND FLOOR PLAN

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.

