

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

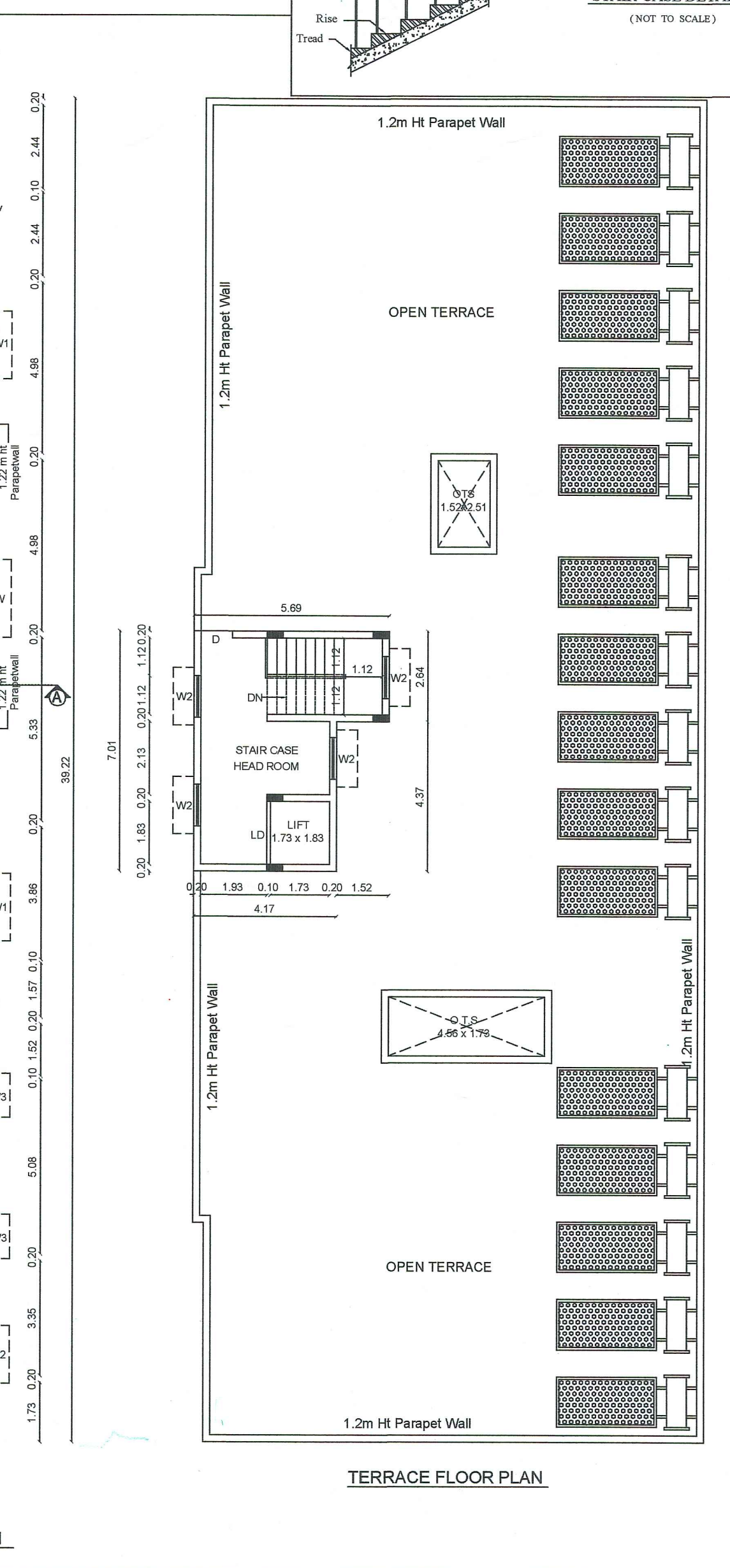
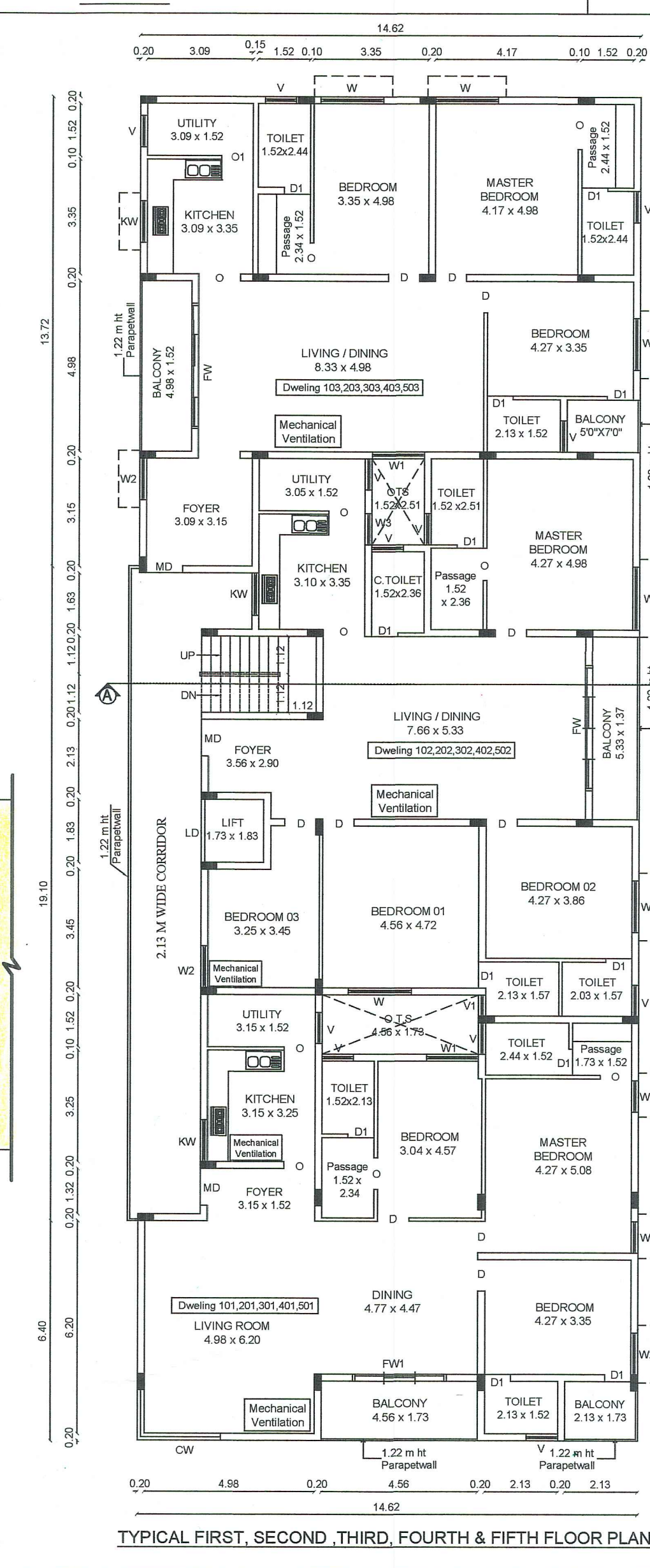
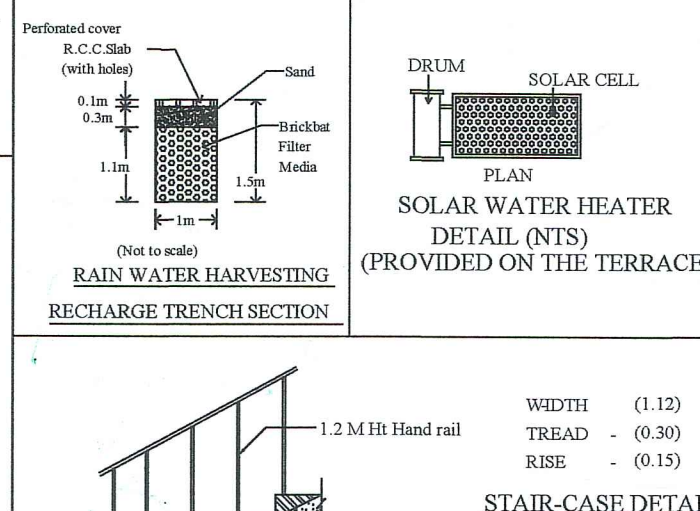
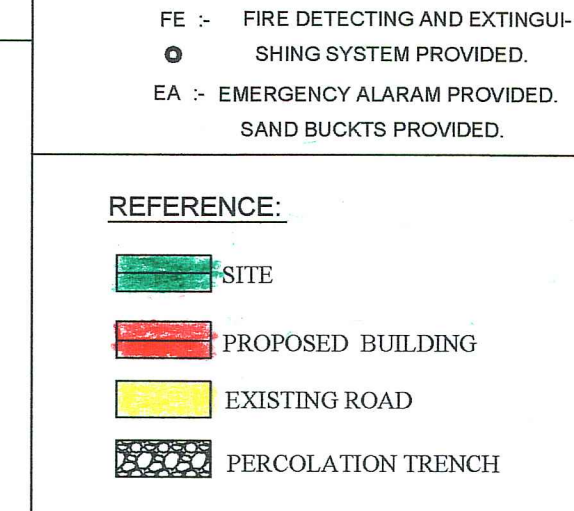
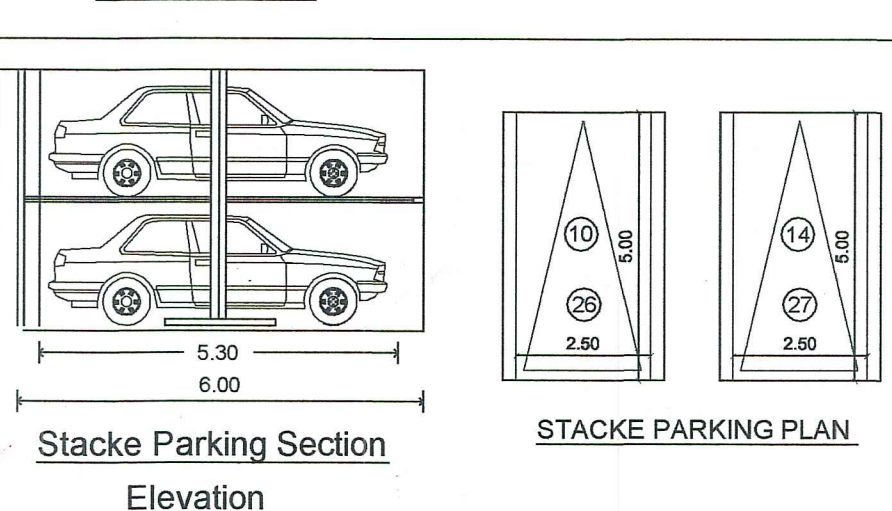
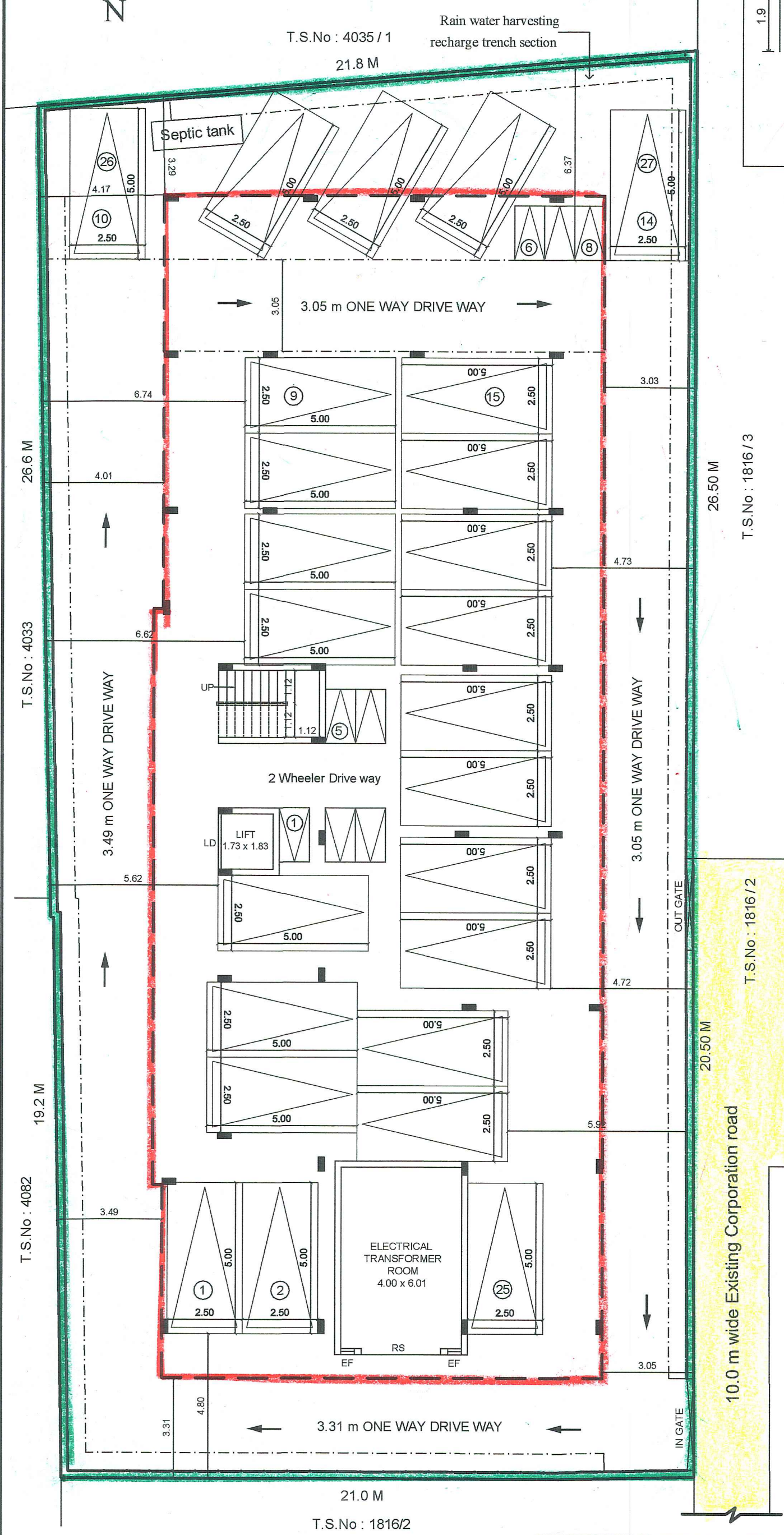
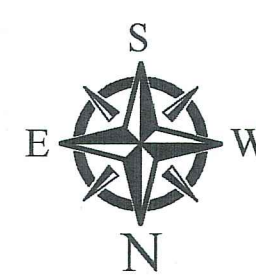
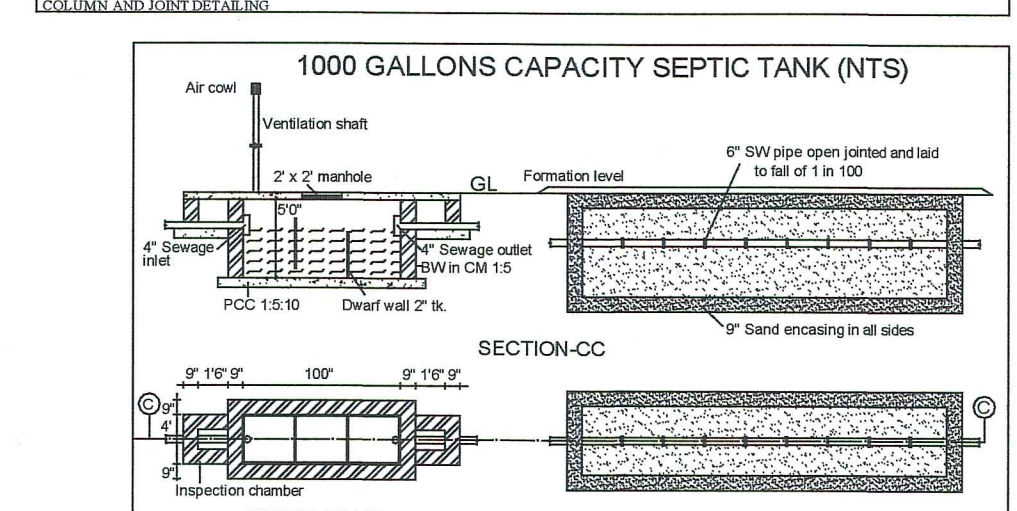
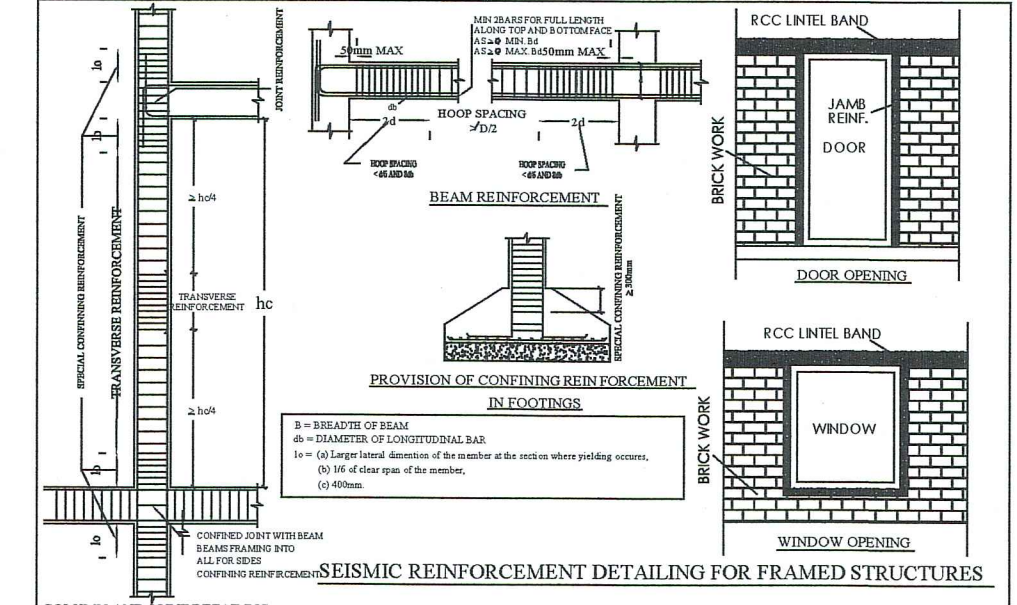
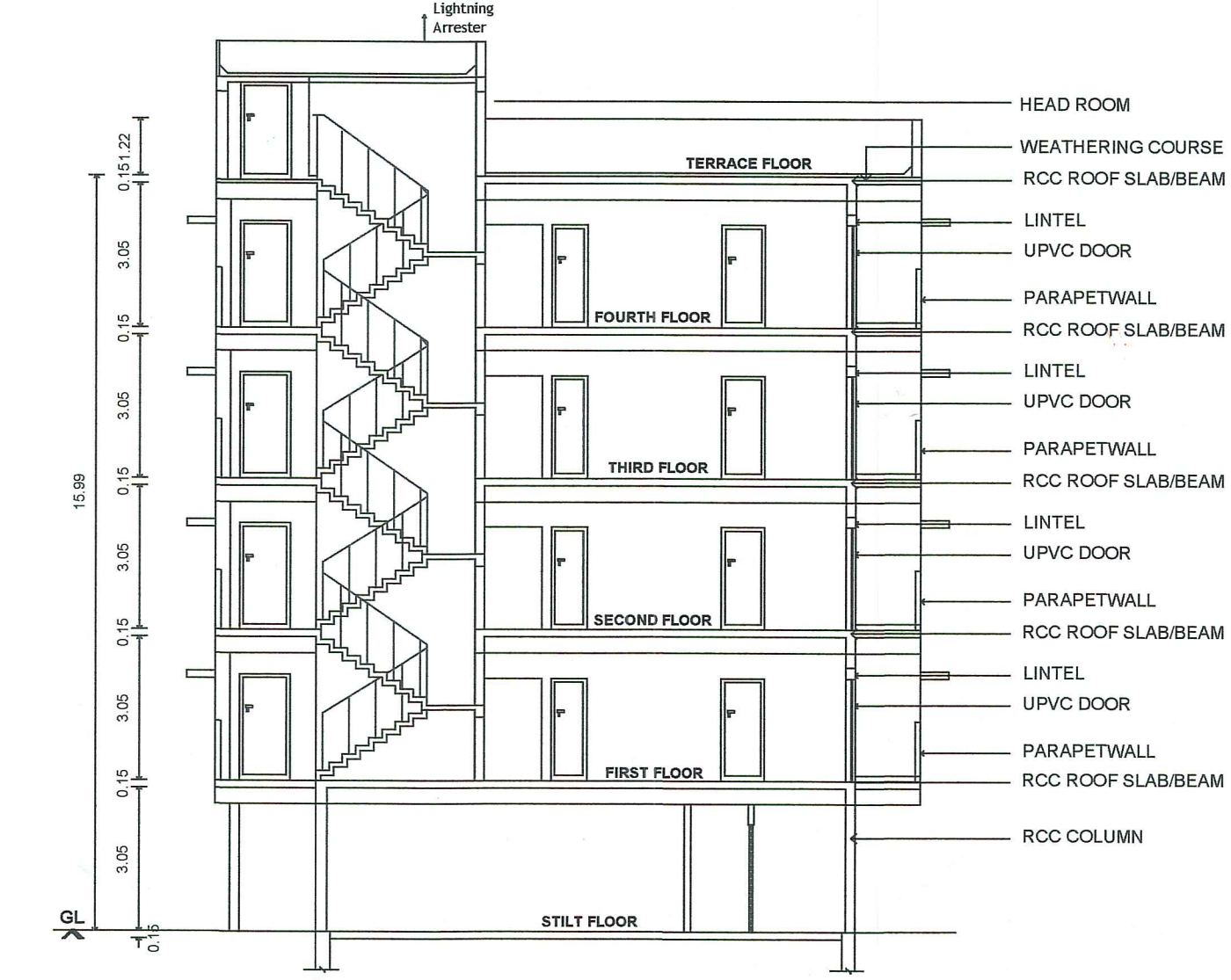
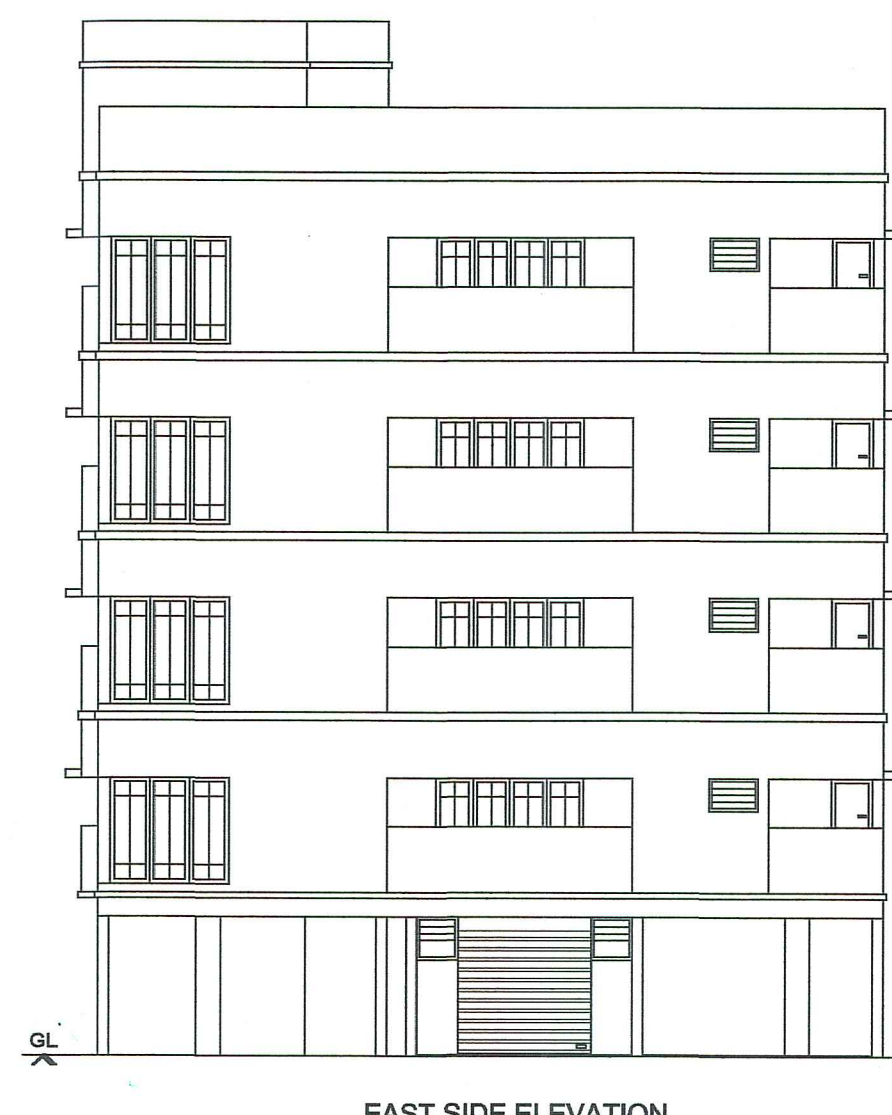
Building Plan

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.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF STILT, FIRST, SECOND, THIRD & FOURTH FLOOR RESIDENTIAL APARTMENT BUILDING IN WARD No : 10(J), BLOCK No : 30, OLD T.S.No : 1816 / 3 PT , NEW T.S.No : 1816/6, SOWRIPALAYAM VILLGE, COIMBATORE TOWN & CORPORATION. Coimbatore DD Plan no : 02

AREA DETAILS
AREA OF THE SITE : 990.0 Sq.m

	TOTAL	Non Fsi Area	NET FSI
	Built Up	Parking	OTS
AREA OF STACKE PARKING	30.00	30.00	---
AREA OF STILT FLOOR	579.37	579.37	---
AREA OF FIRST FLOOR	579.37	---	11.88
AREA OF SECOND FLOOR	579.37	---	11.88
AREA OF THIRD FLOOR	579.37	---	11.88
AREA OF FOURTH FLOOR	579.37	---	11.88
AREA OF TERRACE FLOOR	33.24	33.24	---
TOTAL AREA	2960.09	642.61	47.52

FSI : $\frac{2269.96}{990.00} = 2.29$ (Premium FSI Provided)

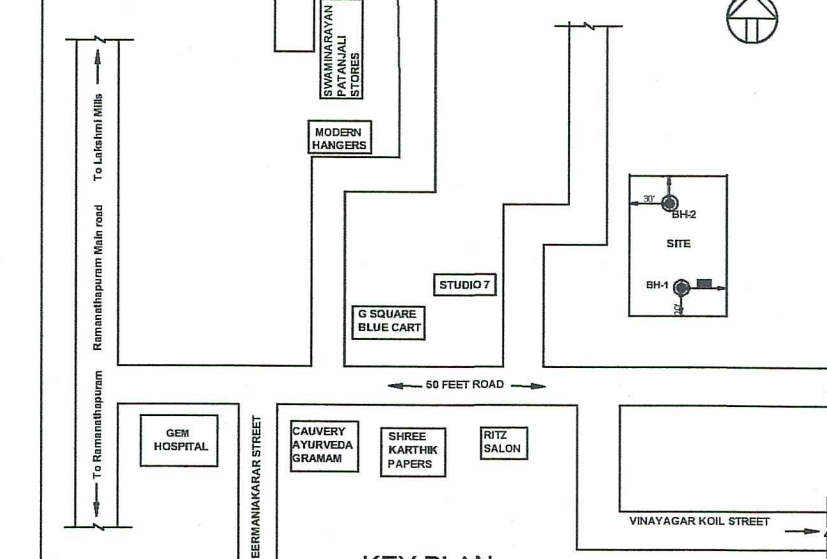
JOINERY DETAILS.	METER
MD- MAIN DOOR	1.07 x 2.10
D - DOOR	0.91 x 2.10
D1 - DOOR	0.69 x 2.10
LD - LIFT DOOR	0.91 x 2.10
W - WINDOW	1.83 x 1.52
W1 - WINDOW	1.52 x 1.37
W2 - WINDOW	1.22 x 1.37
W3 - WINDOW	0.91 x 1.52
FW - FRENCH WINDOW	3.66 x 2.10
FW1 - FRENCH WINDOW	3.00 x 2.10
KW - KITCHEN WINDOW	1.22 x 1.07
O - OPEN	0.91 x 2.00
V - VENTILATOR	0.91 x 0.61
V1 - VENTILATOR	0.91 x 0.61

Dwelling Reference	Single/Duplex	Dwelling Area
Dwelling - 101,201,301 & 401	Single	167.64 Sq.m
Dwelling - 102,202,302 & 402	Single	181.07 Sq.m
Dwelling - 103,203,303 & 403	Single	164.72 Sq.m

DESCRIPTION	DWELLING UNITS	CAR PARKING	TWO WHEELER
	REQ	PRO	REQ
150 - 225 Sq.m	4 X 3 = 15 Nos	27 Nos	27 Nos
		NA	8 Nos

NOTE : ALL DIMENSIONS ARE IN METRE

TOTAL NUMBER OF DWELLING UNITS : 12 NOS



ONLINE APPLICATION No : SWP / BPA / 0010081 / 2023
L.P / C.L.P.A No : 444 / 2023
PLANNING PERMISSION No : 514 / 2023

For ABV ESTATES PRIVATE LIMITED.

J. Bawa DIRECTOR

Dr.G.S.VENKATASUBRAMANI,
Ph.D., M.E.(Struct.), F.I.E.C. Engg (I), P.E.,
MISTE, M.I. Struct. E. M.C.I. F.W.
Consulting Structural Engineer, Professional Engineer,
Chartered Civil Engineer & Approved Valuer
53, M.A. Palaniswamy Street,
K.K. Pudur, Coimbatore - 641 038.

STRUCTURAL ENGINEER

RAVINDRANATHAN R. P. MARCH
COA No: CA/2014/66533

ARCHITECT

Dr. S. R. RAO BE,
Consulting Civil Engineer & Contractor & Ld.
No. 54, Sri Flax, Shreehari Park 7th Cross, Near KIC Bank,
G.C.T. Coimbatore - 641 043, Cell: 91-97992 33332
LBS No. GRU.057.2019/LPA/RE/GR-14/19/04/008

REGISTERED 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.

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.

