PP APPROVAL RECORD

Planning Permission

Coimbatore

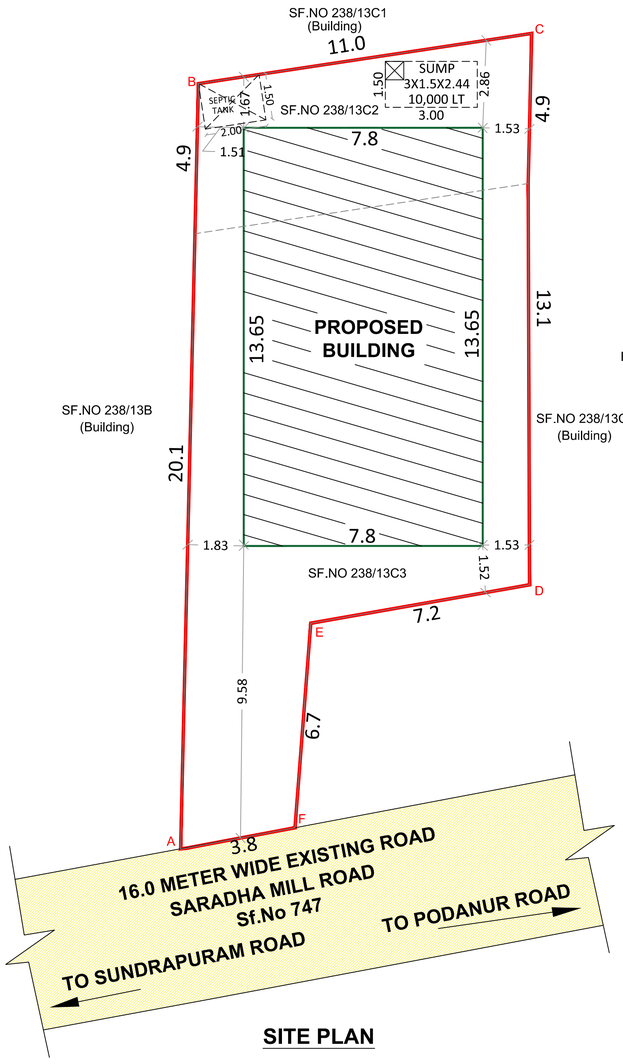
Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

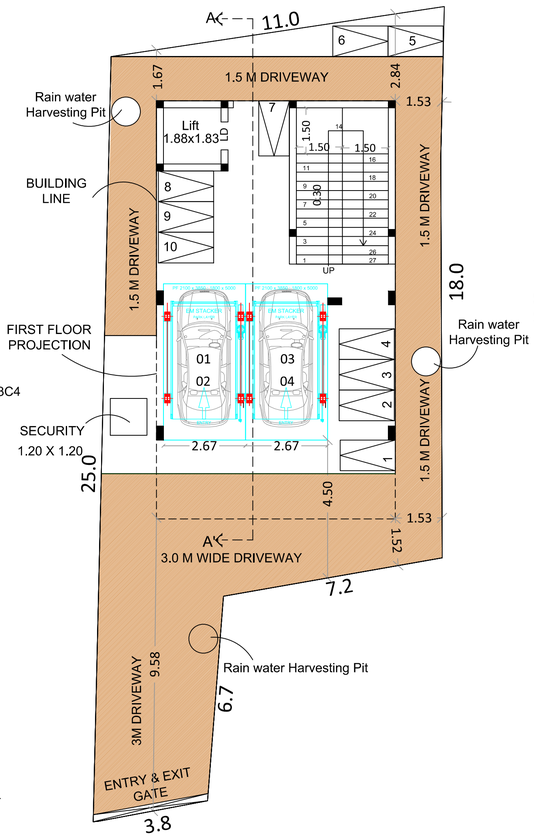
ISSUING AUTHORITY
DTCP

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

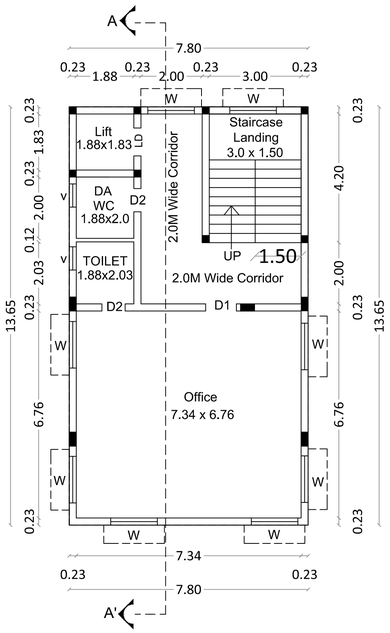
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



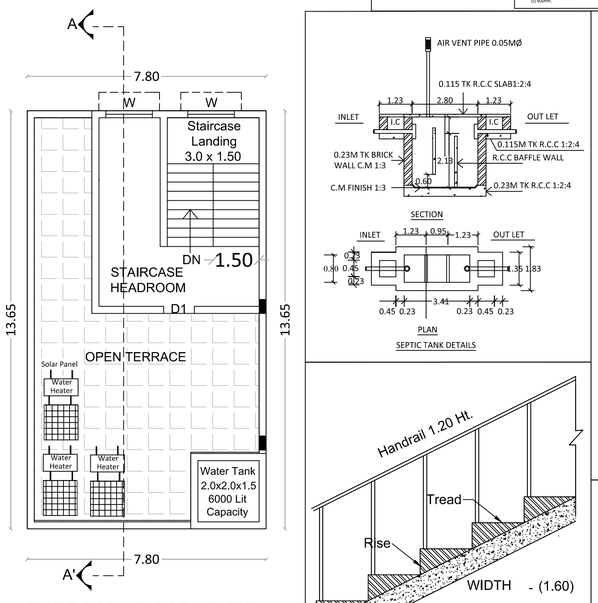
SITE PLAN



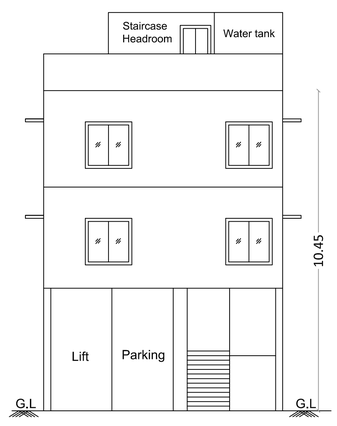
STILT FLOOR PLAN



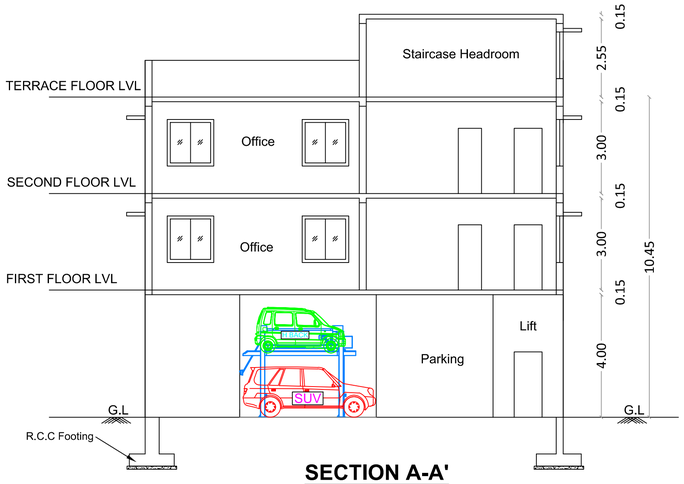
FLOOR 01 & FLOOR 02 TYPICAL FLOOR PLAN



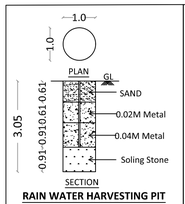
TERRACE FLOOR PLAN



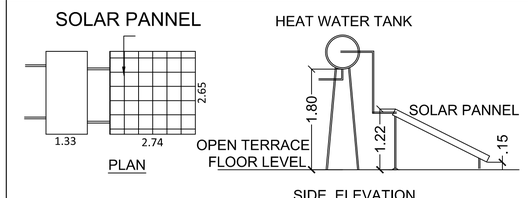
FRONT ELEVATION



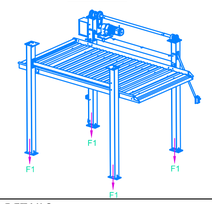
SECTION A-A'



RAIN WATER HARVESTING PIT



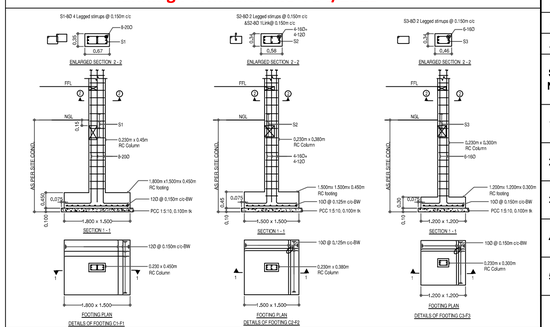
SIDE ELEVATION

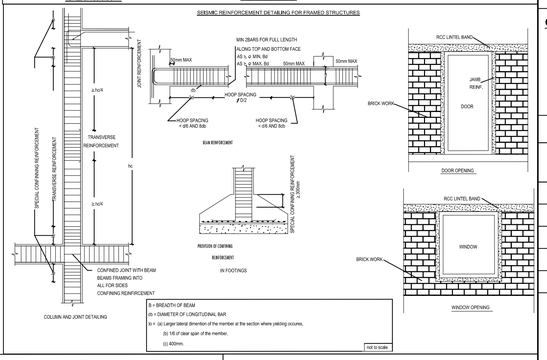


Online Application : SWP/BPA/010167/2023

L.P/KNTDA No : 31/2023

Planning Permission No : 34/2023





SHEET NO: 01/01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN SF NO 238/13C2 AND 238/13C3 IN KURUICHI VILLAGE, MADUKKARAI TALUK, COIMBATORE DISTRICT.

AREA OF THE DOCUMENT	225.00 SQ.M (OR) 0.0556 ACRE
AREA OF THE PATTA & FMB	225.00 SQ.M (OR) 0.0556 ACRE
AREA OF THE SUPER IMPOSED	225.00 SQ.M (OR) 0.0556 ACRE

SL NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILDUP AREA SQ.M
1.	STILT FLOOR PLAN	-	106.47	106.47
2.	FIRST FLOOR PLAN	106.47	-	106.47
3.	SECOND FLOOR PLAN	106.47	-	106.47
4.	TERRACE FLOOR PLAN	-	37.90	37.90
5.	OTHERS (SECURITY)	-	1.44	1.44
	TOTAL	212.94	145.81	358.75

CALCULATION:

PLOT COVERAGE (P.C) - 106.47 / 225.00 x 100 = 47.32 %

FLOOR SPACE INDEX (FSI) - 212.94 / 225.00 = 0.946

TYPE	DESCRIPTION	SIZE METRE
D1	DOOR	1.0 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	1.52 X 1.52
V	VENTILATOR	0.76 X 0.76
LD	LIFT DOOR	0.91 X 2.13

SCALE
1:100

(All Measurement are in Meter)

COLOUR INDEX:

- SITE BOUNDARY
- EXISTING ROAD
- DRIVE WAY
- PROPOSED BUILDING

PARKING DETAIL

DESCRIPTION	REQUIRED	PROVIDED
TWO WHEELER PARKING	10 NOS	10 NOS
CAR PARKING	04 NOS	04 NOS

NOTE

FIRE EXTINGUISER

AREA DETAILS:

Parking : 13.35 x 2 Nos - 26.70 Sq.m

STACKER - LOAD PLAN				
LOAD PLAN (For all variants)	FORCES IN kN			
PLATFORM LOAD 2,000 kg	F1	F2	F3	F4
	30	1.1	7.4	±1

APPLICANT

S. SAJEESH
M.E. (Structural Engineering)
Registered Engineer Grade-I (RE)
CLPA Reg. No: CBE LPA/RE/GR.II/19/08/032
No: 13, KUMARAN NAGAR, V.K. ROAD,
COIMBATORE - 641 035.
sajeeshsivan@gmail.com

REGISTERED ENGINEER

S.SAJEESH
M.E (Structural Engineering)
Registerad Engineer Grade-I (SE)
CLPA Reg. No: CBE LPA/SE/GR-I/19/05/054
No: 13, KUMARAN NAGAR, V.K. ROAD,
COIMBATORE - 641 035.
sajeeshsivan@gmail.com

REGISTERED STRUCTURAL ENGINEER

PARK LAYER PVT LTD

S. RAJA
B.E. (Civil Engineering)
Registered Construction Engineer (CE)
CLPA Reg. No: CBE LPA/CE/19/08/094
AYYAMPALAYAM, MUTHUR POST,
POLLACHI TALUK - 642 005.

REGISTERED CONSTRUCTIONAL ENGINEER

மொ.பூபதி
அளவர் / உதவி வரைவாளர்

சு.வேல்குமார்
வரைவாளர் நிலை - III

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.