PP APPROVAL RECORD

Planning Permission

Coimbatore

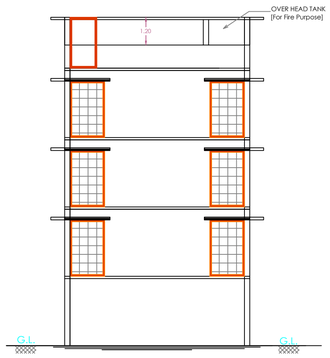
Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

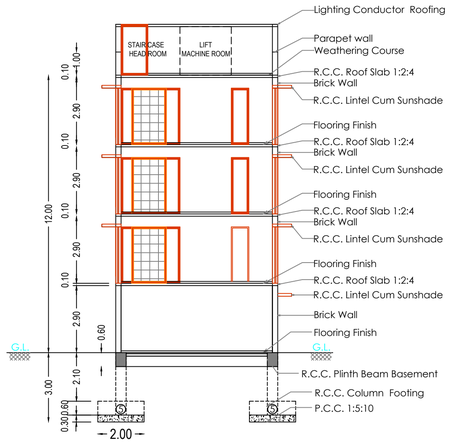
ISSUING AUTHORITY
DTCP

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

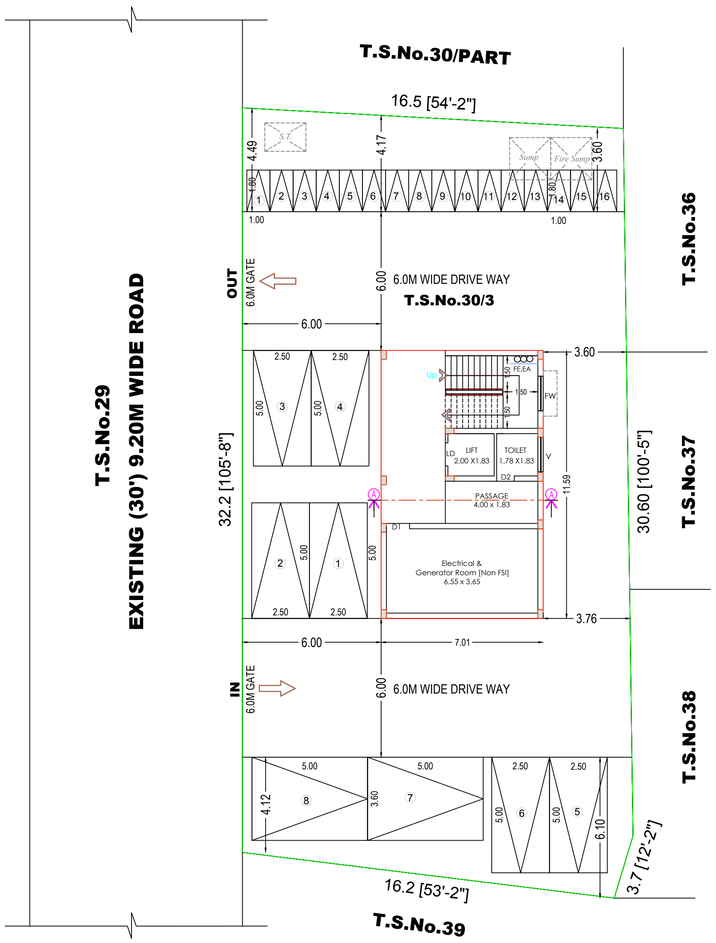
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



ELEVATION

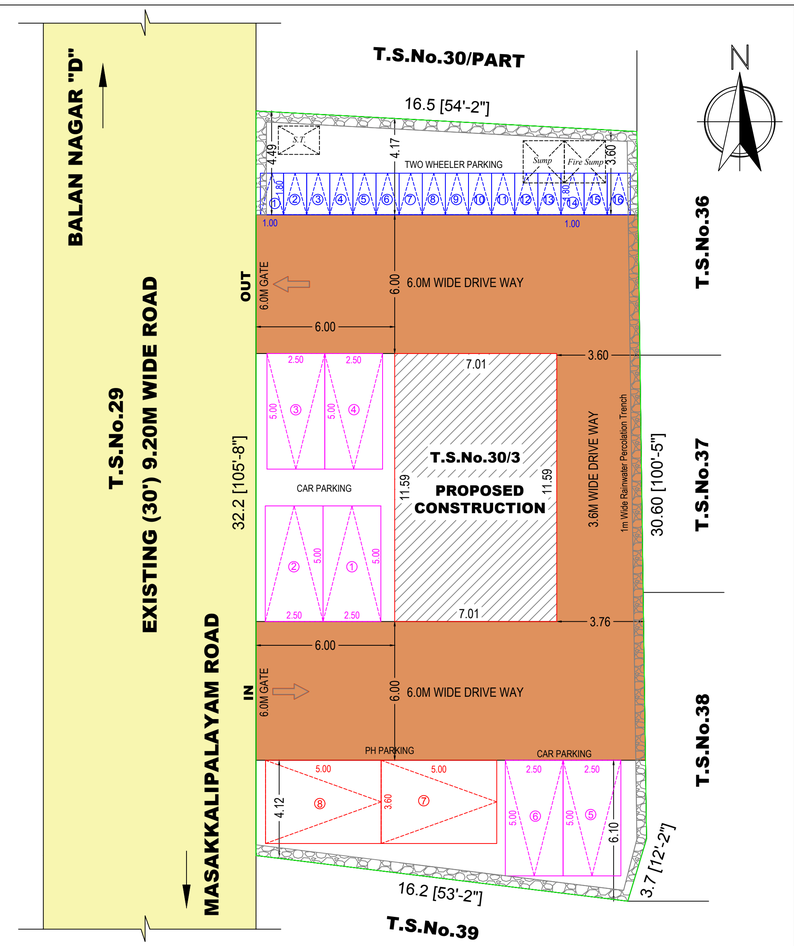


SECTION ON 'AA'



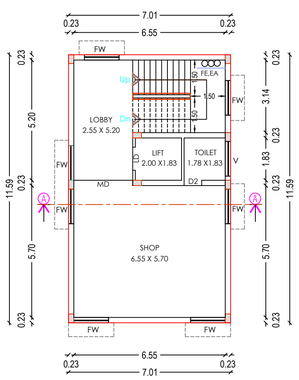
GROUND FLOOR PLAN

KEY PLAN (N.T.S.)



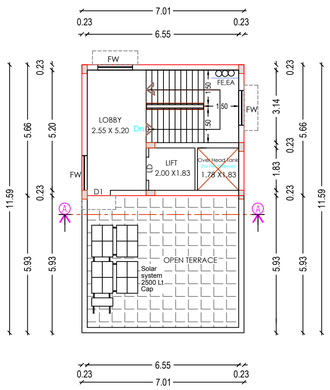
SITE PLAN

(SCALE :- 1:100)



TYPICAL FLOOR PLAN

(FIRST, SECOND, THIRD FLOOR PLAN)



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF COMMERCIAL BUILDING (SHOPS) IN S.F.NOS.18pt. AND 19pt., T.S.No.30/3, WARD NO: 32(AF), BLOCK NO.: 21, OF UPPILIPALAYAM VILLAGE, AT "BALAN NAGAR-D", LAKSHMIPURAM, MASAKKALI -PALAYAM ROAD, WARD NO.: 052, EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SITE SUBDIVISION APPROVAL L.P/C.L.P.A. No. 09/2014 DATED: 22.01.2014

SCALE :- 1:100

AREA DETAILS:-	IN SQ.M	IN SQ.FT
AREA OF SITE AS PER FMB / PATTA	546.27.00 Sqm	5880.00 Sqft
AREA OF SITE AS PER DOCUMENT	546.27.00 Sqm	5880.00 Sqft
SUPER IMPOSED PLOT AREA	546.27.00 Sqm	5880.00 Sqft

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOOR DETILS	FSI	NON-FSI	TOTAL
1	GROUND FLOOR	81.25	-	81.25
2	FIRST FLOOR	81.25	-	81.25
3	SECOND FLOOR	81.25	-	81.25
4	THIRD FLOOR	81.25	-	81.25
5	TERRACE FLOOR	-	39.68	39.68
	TOTAL	325.00	39.68	364.68

F.S.I CALCULATION AS PER FMB / PATTA AREA :-

F.S.I (364.68/546.27) = 0.67

F.S.I CALCULATION AS SUPER IMPOSED PLOT AREA :-

F.S.I (364.68/546.27) = 0.67

BUILDING HEIGHT :-

F.S.I BUILDING HEIGHT = 12.00 M

PARKING DETAILS:-	REQUIRED (INCLUDING PH)	PROVIDED (INCLUDING PH)
TOTAL CAR PARKING	8 No's	8 No's
TOTAL TWO WHEELER PARKING	16 No's	16 No's

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	2.55 X 2.44
LD	LIFT DOOR	1.00 X 2.44
D1	DOOR	1.00 X 2.44
D2	TOILET DOOR	0.76 X 2.44
FW	FRENCH WINDOW	1.50 X 2.44
V	VENTILATORE	1.50 X 0.60

NOTE:-

* ALL DIMENSIONS ARE IN METRE
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE SE CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOFING.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.

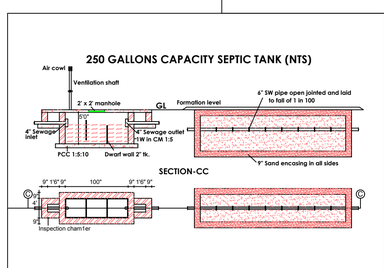
COLOUR INDEX:-

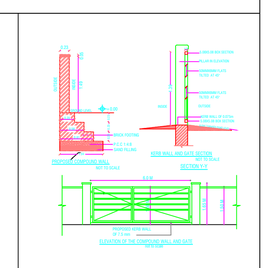
BOUNDARY OF THE SITE :

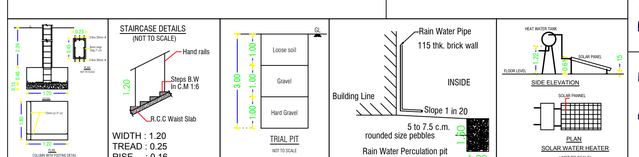
EXISTING ROADS :

PROPOSED COMMERICAL BUILDING :

PROPOSED DRIVEWAY :







SITE APPROVAL

Application No.: SWP/BPA/010290/2023

Site Boundary shown as "A to H" and numbered as SWP / DTCP / COIMBATORE / L.P./(C.L.P.A) No. : 430 / 2023

PLANNING PERMISSION

Application No.: SWP/BPA/010290/2023

Planning Permission No. : 498 / 2023

Er. S. SIVARAJ
Reg. No Coimbatore LPA/RE/GR-I/19/03/014
EMPHORA ASSOCIATES
#660 Poonga Nagar, Civil Aerodrome Post, Coimbatore-641 014
Ph 9486141272
Email emphoraassociates@gmail.com
REGISTERED STRUCTURAL ENGINEER

Er. S. YUVARAJ,ME(Str), MIE, AM, MSE, MIGS, MIIT(A-M),
Reg. No. Coimbatore LPA/RE/GR-I/19/03/007
EMPHORA ASSOCIATES
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Ph: 99437 41272, 94861 41272
Email: emphoraassociates@gmail.com
REGISTERED ENGINEER

1) 2) G. Sujatha Bai
APPLICANT

K.GOWTHAMI
SURVEYOR / ASSISTANT DRAUGHTSMAN

K.BALAMURUGAN
DRAUGHTSMAN GRADE-III

N.GIRIJA
SUPERVISOR / DRAUGHTSMAN GRADE-II

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

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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

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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.