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

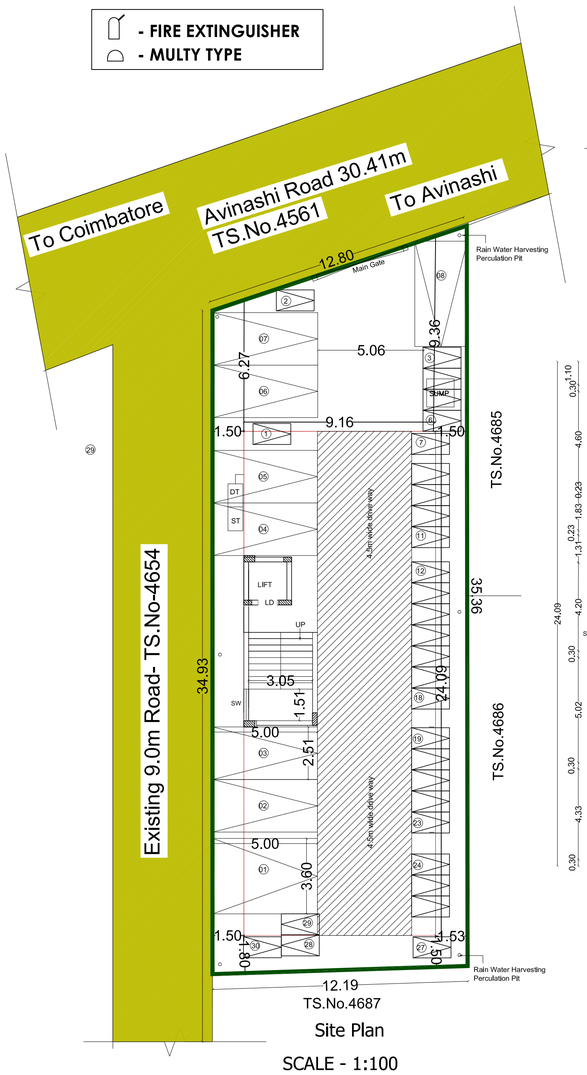
verified.realestate

PLAN SHOWING THE PROPOSED OFFICE BUILDING IN T.S NO :1067,WARD NO.J, BLOCK NO.46, ANUPERPALAYAM, COIMBATORE CORPORATION & COIMBATORE DISTRICT.

REFERENCE:

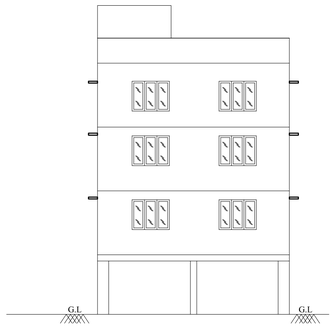
* EXISTING ROAD
* SITE BOUNDARY
* DRIVE WAY
* PROPOSED BUILDING
* EXISTING BUILDING
* PEBBLE BED

- FIRE EXTINGUISHER
- MULTY TYPE

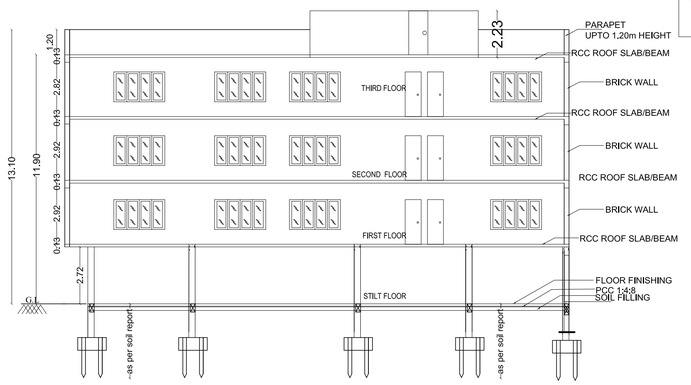


Site Plan

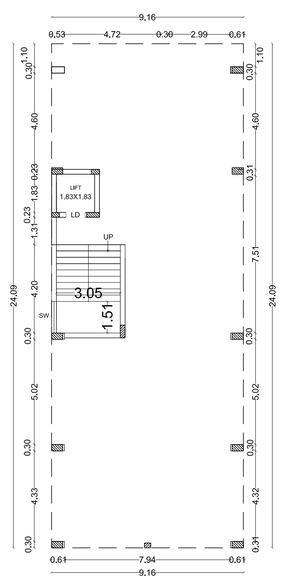
SCALE - 1:100



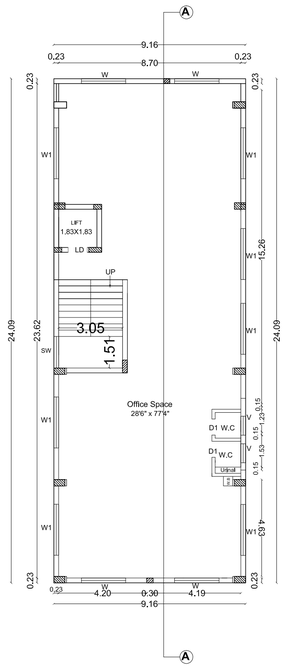
ELEVATION



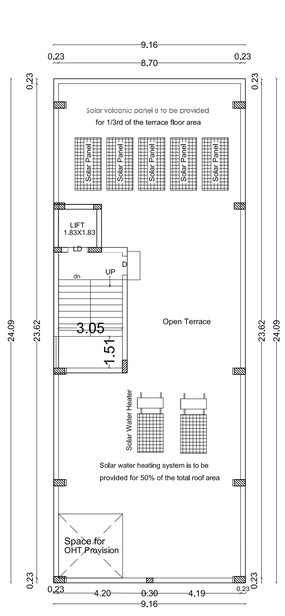
SECTION A-A



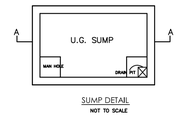
Stilt Floor Plan



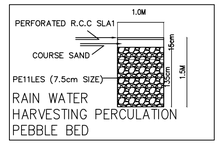
Typical Floor Plan
(First ,Second and Third Floor Plan)

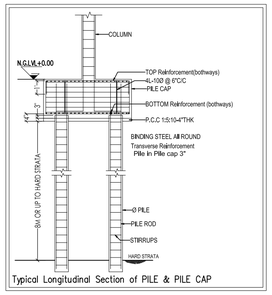


Terrace Floor Plan

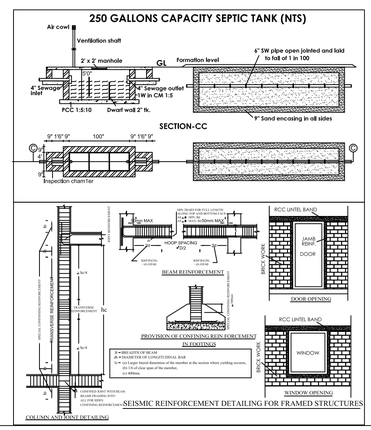


SUMP DETAIL
NOT TO SCALE





Typical Longitudinal Section of PILE & PILE CAP



AREA DETAILS	SQ.MT	
AS PER DOCUMENT AREA	409.51	
AS PER SITE AREA	415.48	
AS PER SUPER IMPOSED AREA	407.96	
AS PER TSLR AREA	406.00	

FLOOR DETAILS	FSI AREA SQ.MT	NON-FSI AREA SQ.MT	TOTAL AREA SQ.MT
AREA OF STILT FLOOR	-	220.63	220.63
AREA OF FIRST FLOOR	220.63	-	220.63
AREA OF SECOND FLOOR	220.63	-	220.63
AREA OF THIRD FLOOR	220.63	-	220.63
AREA OF TERRCE FLOOR (STAIR +LIFT ROOM+OHT)	-	35.13	35.13
TOTAL	661.89	255.76	917.65

SCHEDULE OF JOINERY		METRE
MD	MAIN DOOR	1.30 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
LD	LIFT DOOR	1.22 x 2.13
W	WINDOW	2.12 x 1.83
W1	WINDOW	2.44 x 1.83
SW	STAIRCASE WINDOW	1.22 x 1.22
V	VENTILATOR	0.91 x 0.91

FSI : $\frac{661.89}{406.00}$ = 1.630

STAIRCASE DETAILS

WIDTH	RISER	TREADS
[1.50m]	[0.16 m]	[0.30 m]

PARKING DETAILS:

TOTAL No. OF CARS REQUIRED: 08 Nos
TOTAL No. OF CARS PROVIDED: 08 Nos
TOTAL No. OF TWO WHEELERS REQUIRED: 30 Nos
TOTAL No. OF TWO WHEELERS PROVIDED: 30 Nos

NOTE : ALL DIMENSIONS ARE IN METER

R.SABARIMANIKANDAN M.E (Civil)
Registered Structural Engineer
Reg. No: DTCP/SE/Gr-II/003/2022
SRI RANGA ASSOCIATES
46, KERALA CLUB ROAD, CBE - 641 018.

REGISTERED STRUCTURAL ENGINEER

R.SABARIMANIKANDAN B.E (Civil)
Registered Engineer
Reg. No: DTCP/RE/Gr-II/002/2022
SRI RANGA ASSOCIATES
46, KERALA CLUB ROAD, CBE - 641 018.

REGISTERED ENGINEER

APPLICANT

ONLINE APP. NO : SWP/BPA/010852/2023
SWP/SITE APPROVAL/L.P/CLPA NO:397/2023
SWP/PLANNING PERMISSION:456/2023

GOWTHAMI
SURVEYER/ASSISTANT DRAUGHTSMAN

BALAMURUGAN
DRAUGHTSMAN GRADE-III

GIRIJA
ARCHITECTURAL/PLANNING ASSISTANT

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.