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.

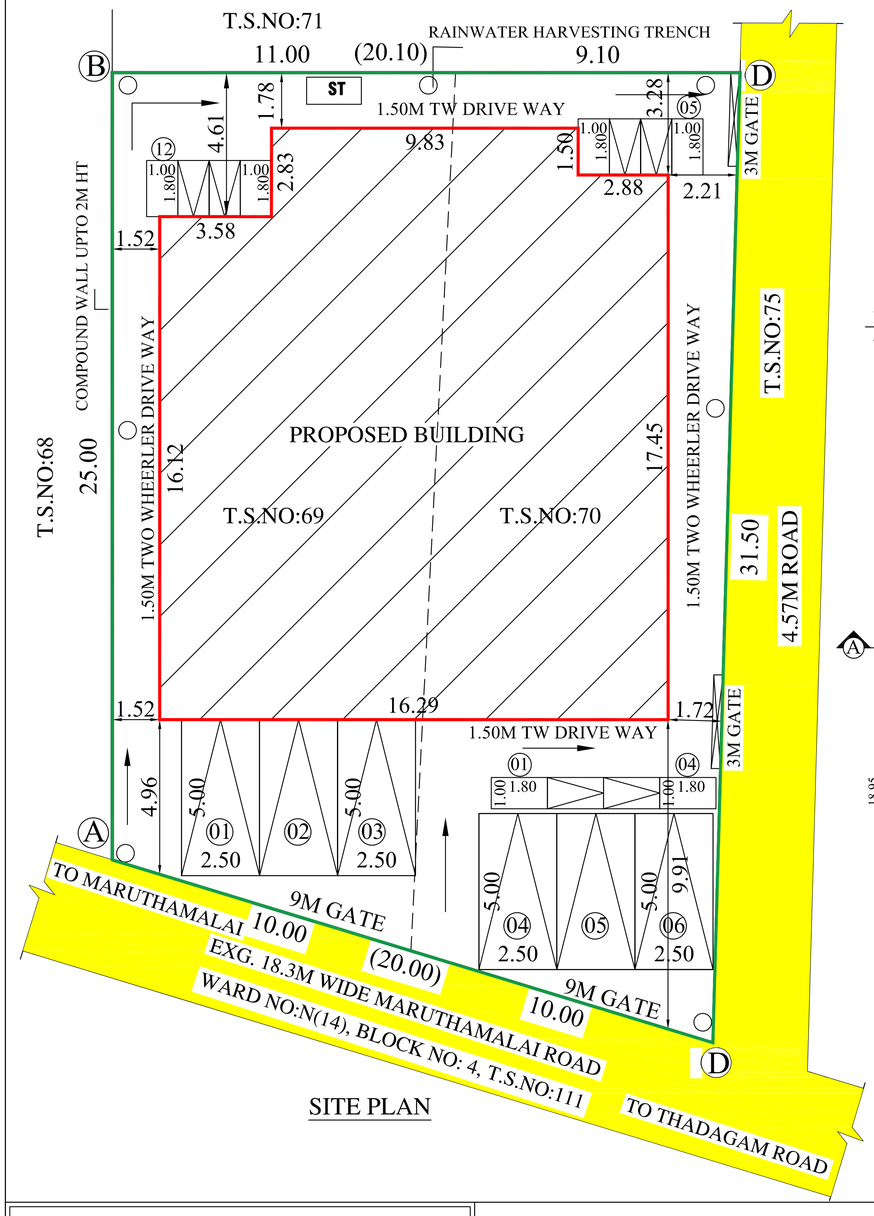
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

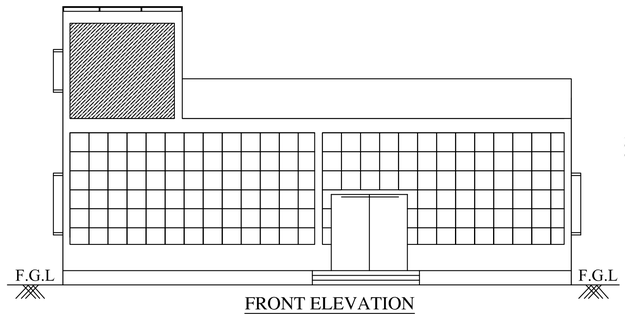
hello@verified.realestate

+91 9996 12 9996

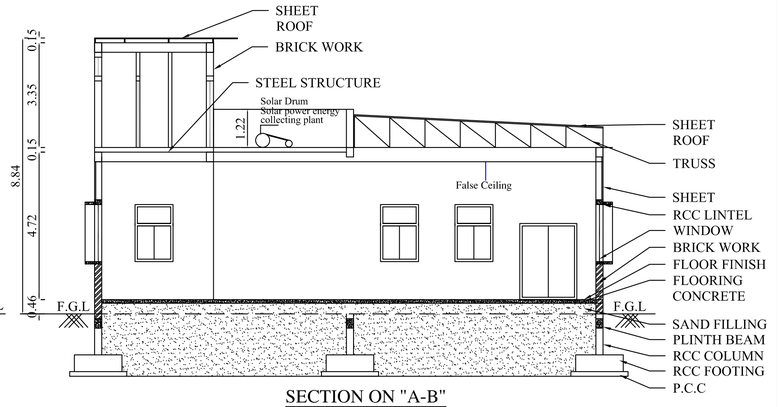
verified.realestate



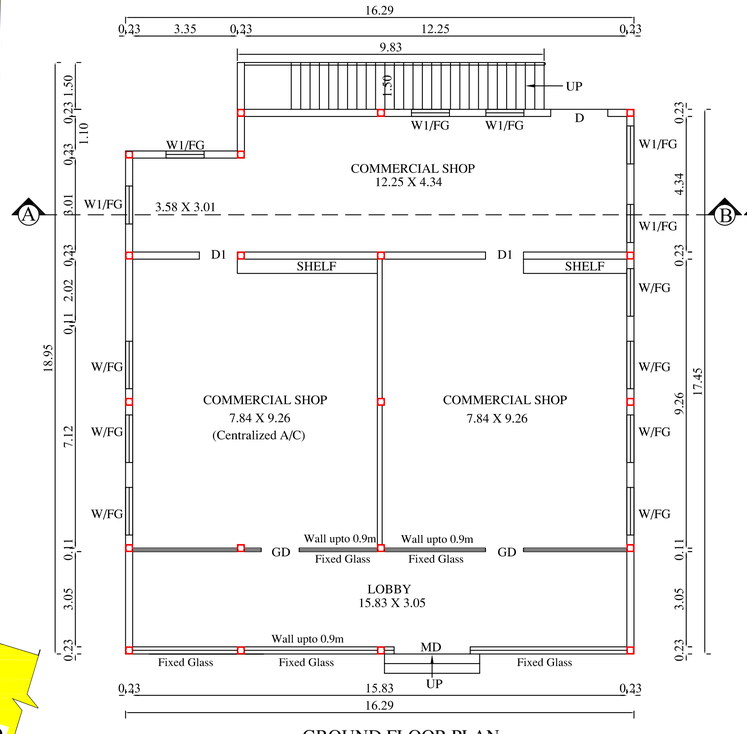
SITE PLAN



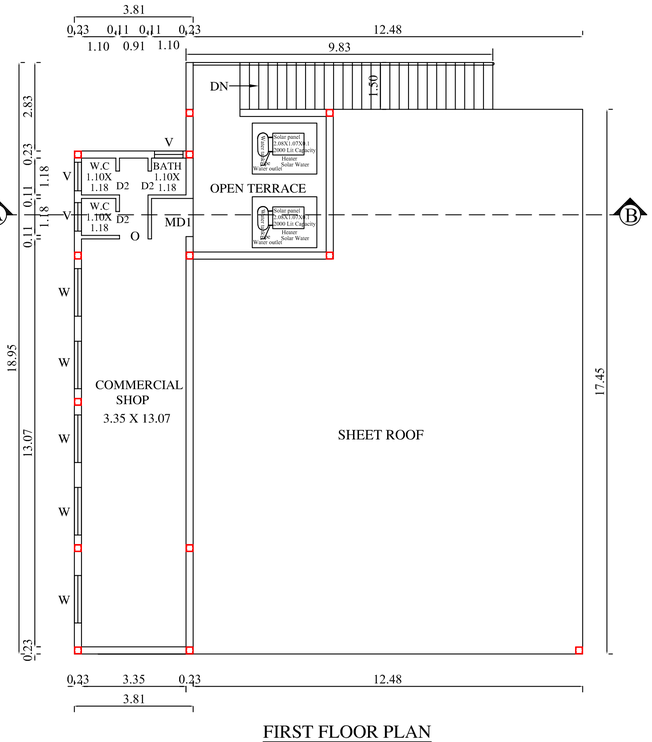
FRONT ELEVATION



SECTION ON "A-B"



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN WARD NO: O (15), BLOCK NO: 3, T.S.NO: 69 & 70 (OLD S.F.NO: 378/3B3 P) AT TELUNGUPALAYAM VILLAGE, WEST ZONE, SOUTH TALUK, COIMBATORE CORPORATION.

TELUNGUPALAYAM D.D. PLAN NO: 5

North

Scale 1 : 100

AREA DETAILS:

T.S NO	In Sqm
69	275.00
70	275.00
TOTAL	550.00

AREA OF THE SITE : 550.00 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
GROUND FLOOR	294.25	-	294.25
FIRST FLOOR	61.40	-	61.40
TOTAL	355.65	-	355.65

FLOOR SPACE INDEX = $\frac{355.65}{550.00}$ = 0.646

AS PER REPORT:

SUPERIMPOSED SITE AREA = 555.30 Sqm

FLOOR SPACE INDEX = $\frac{355.65}{555.30}$ = 0.640

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	2.44 X 2.13
MD1	MAIN DOOR 1	1.22 X 2.13
GD	GLASS DOOR	1.22 X 2.44
D	DOOR	1.83 X 2.13
D1	DOOR 1	1.22 X 2.13
D2	DOOR 2	0.76 X 2.13
W/FG	WINDOW/FIXED GLASS	1.52 X 1.52
W1/FG	WINDOW1/FIXED GLASS	1.22 X 1.52
V	VENTILATOR	0.91 X 0.61

All metric dimensions are in metre

FIRE HOSE REEL

FIRE EXTINGUISHER

PARKING DETAILS

Total FSI Area = 355.65 Sqm x 75% = 266.73 Sqm

	TWO WHEELER PARKING		CAR PARKING	
	Required	Provided	Required	Provided
Every 50 Sqm 1 Car	-	12	06	06
Every 25 Sqm 1 Two Wheeler	11		-	
TOTAL	11		06	

Note:

Existing Road

Site boundary (A,B,C & D)

Proposed Building

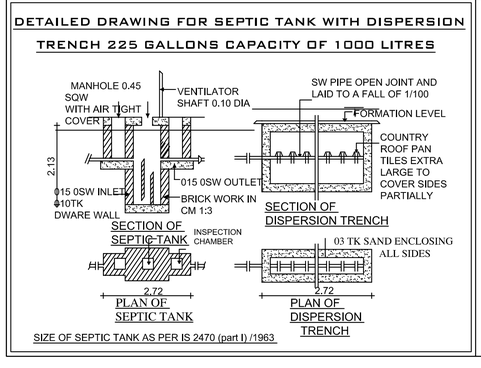
Architect

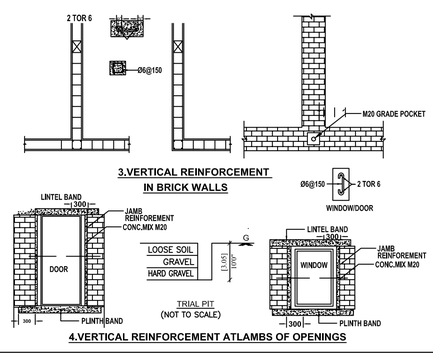
Er. S. PRABHU, B.E.(Civil)., M.E.,
Licenced Building Surveyor
38, Sir Shanmugam Road (East),
R. S. Puram, Coimbatore - 641 002
S. No:0025 / 201 "-201 ,Grade-1
Cell: 97897 94249

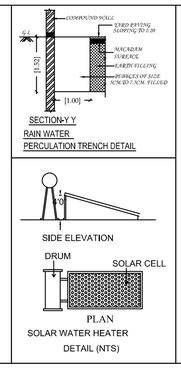
Structural Engineer

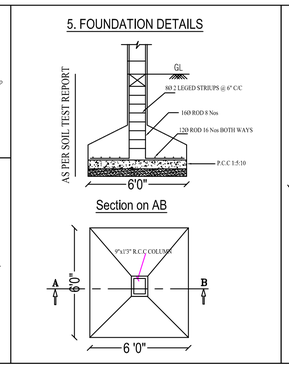
Sangeetha enterprises

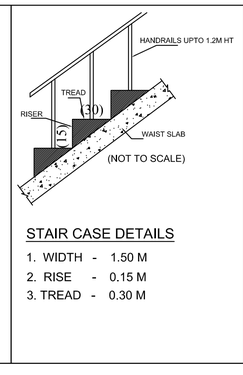
Applicant











STAIR CASE DETAILS

1. WIDTH - 1.50 M
2. RISE - 0.15 M
3. TREAD - 0.30 M

SITE APPROVAL

Online Application No : SWP/BPA/0011127/2023
Site Boundary Shown as "A to D" and numbered as SWP / DTCP / COIMBATORE/
Site Approval LP/CLPA No. : 428/23

PLANNING PERMISSION

Online Application No : SWP/BPA/0011127/2023
Planning Permission No. : 495/23

கி.கௌதமி
அளவர்/உதவி வரைவாளர்

கோ.பாலமுருகன்
வரைவாளர் நிலை - 3

ந.கீர்த்தி
மேற்பார்வையாளர் வரைவாளர் நிலை-2

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
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+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.