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,
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING IN T.S.NOS: 1062/2, 17, 18 & 19, WARD NO:K(11), BLOCK NO:30 AT SANGANOOR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100
COMMERCIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/011303/2023
APPLICATION NAME: MR.D.DHINESHKUMAR & 3 OTHERS

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER FMB / PATTA	=	338.00 Sqm	0.08 Acre
AREA OF SITE AS PER DOCUMENT	=	338.00 Sqm	0.08 Acre
SUPER IMPOSED PLOT AREA	=	337.49 Sqm	0.08 Acre

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI	NON-FSI	TOTAL
1	STILT FLOOR	-	211.03	211.03
2	FIRST FLOOR	211.03	-	211.03
3	SECOND FLOOR	211.03	-	211.03
4	THIRD FLOOR	175.95	-	175.95
5	TERRACE FLOOR	-	27.84	27.84
	TOTAL AREA	598.01	238.87	836.88

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

F.S.I (598.01/ 339.10) = 1.76

BUILDING HEIGHT :-

F.S.I BUILDING HEIGHT = 11.99 Mt

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
D	DOOR	1.22 X 2.44
TD	TOILET DOOR	0.76 X 2.44
LD	LIFT DOOR	1.22 X 2.44
W	WINDOW	1.83 X 1.83
V	VENTILATOR	1.83 X 0.91

PARKING DETAILS

	REQUIRED	PROVIDED
TOTAL CAR PARKING	06 No's	07 No's (Including PH)
TOTAL TWO WHEELER PARKING	27 No's	27 No's

COLOUR INDEX:-

- BOUNDARY OF THE SITE :
- EXISTING ROADS :
- PROPOSED CONSTRUCTION :
- PROPOSED DRIVEWAY :

NOTE:-

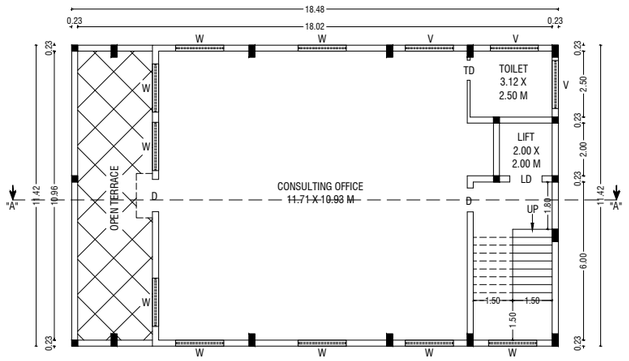
* ALL DIMENSIONS ARE IN METRE
* ALL ROUND COMPOUND WALL PROVIDED.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* S.T.P PROVIDED IN THE SE CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED.

REGISTERED STRUCTURAL ENGINEER

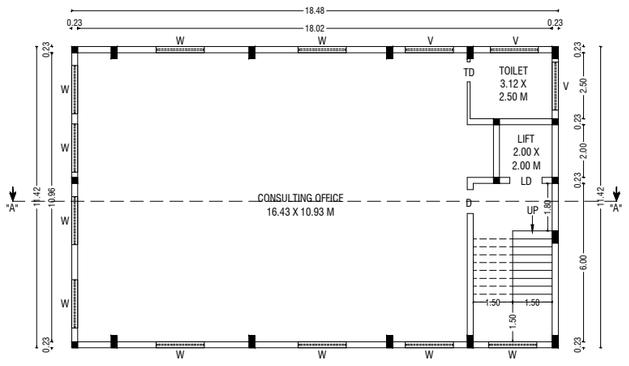
REGISTERED ENGINEER / ARCHITECT

REGISTERED CONSTRUCTION ENGINEER

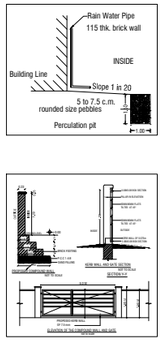
OWNER / APPLICANT

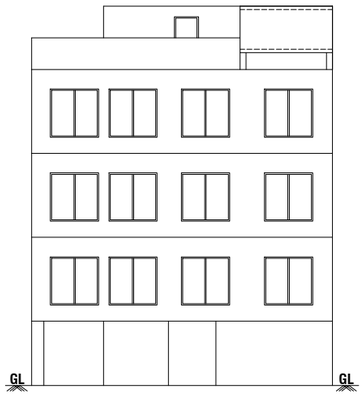


THIRD FLOOR PLAN

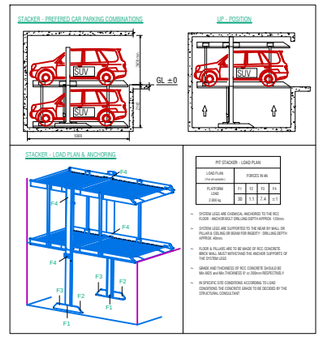


TYPICAL (FIRST, SECOND) FLOOR PLAN

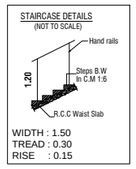


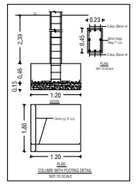


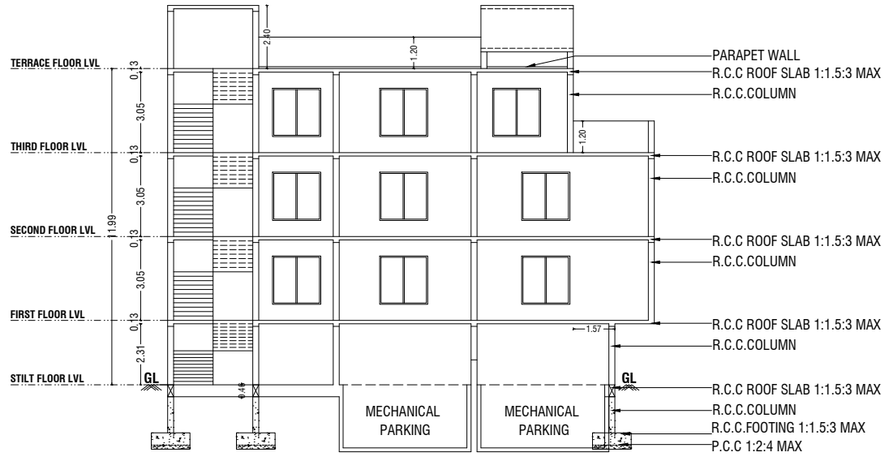
WEST SIDE ELEVATION



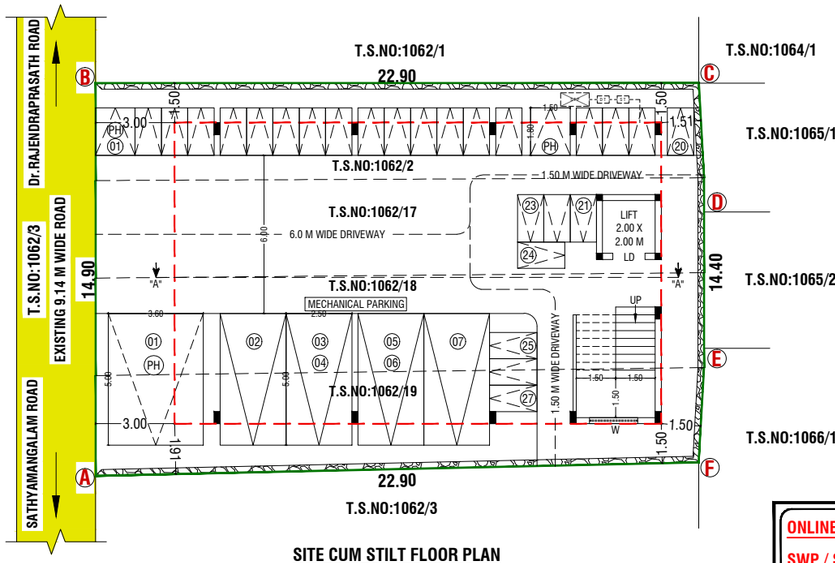
MECHANICAL CAR PARKING DETAILS



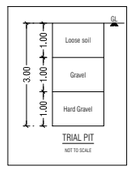


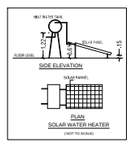


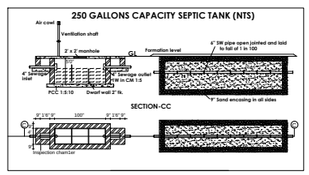
SOUTH SIDE SECTION "AA"

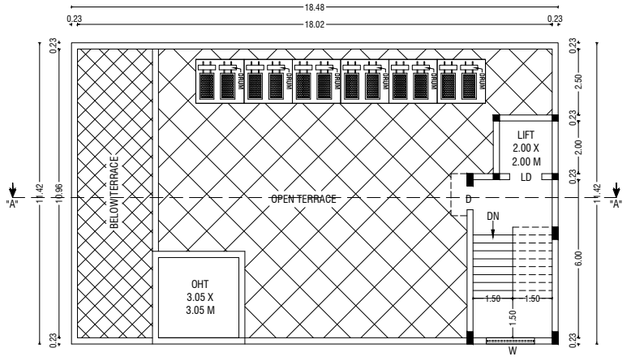


SITE CUM STILT FLOOR PLAN









TERRACE FLOOR PLAN

ONLINE APPLICATION NO : SWP/BPA/011303/2023
SWP / SITE APPROVAL / L.P / CPLP NO : 376/2023
SWP / PLANNING PERMISSION NO : 427/2023

கி.கௌதமி
அளவர்/உதவி வரைவாளர்

கோ.பாலமுருகன்
வரைவாளர் நிலை - III

ந.கிரிஜா
மேற்பார்வையாளர்/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

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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.