PP APPROVAL RECORD

Planning Permission

Namakkal

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.

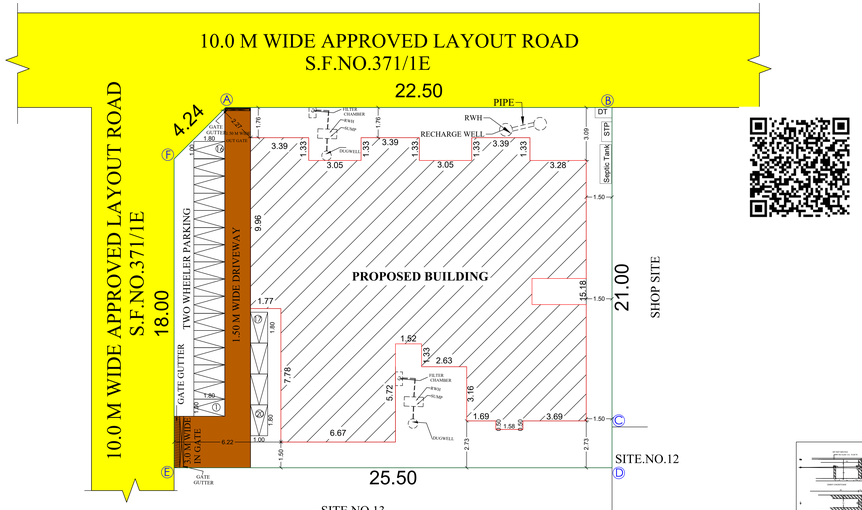
Verified RealEstate™

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

hello@verified.realestate

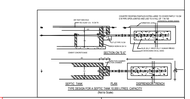
+91 9996 12 9996

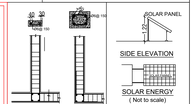
verified.realestate

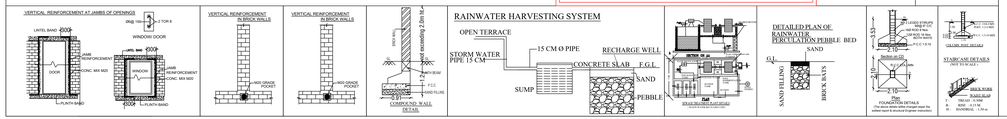


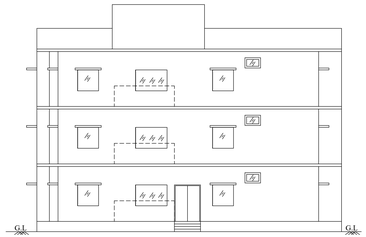
SITE PLAN
SCALE 1:100

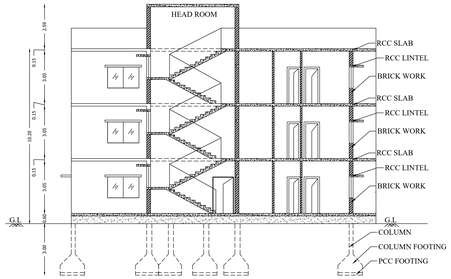
ONLINE APPLICATION NO	: SWP/ BPA/ 069193/ 2023
SWP/LP/CLPA NO	: 81/2024
SWP/PLANNING PERMISSION NO:	97/2024
SURVEYOR	: K.GOWTHAMI
DRAUGHTSMAN GRADE- III	: G.BALAMURUGAN

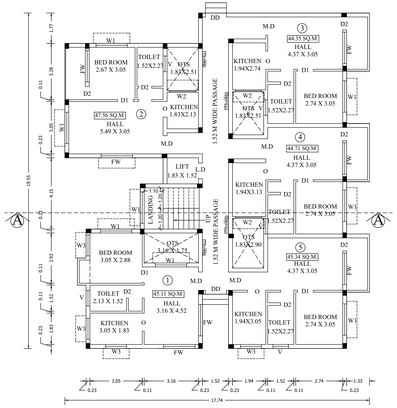


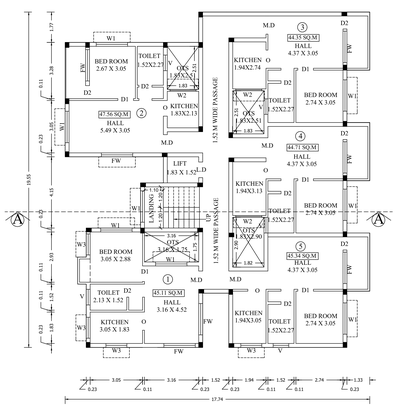


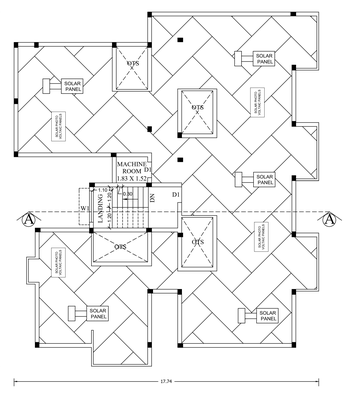












COLOR INDEX:

SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
DRIVE WAY	
HEIGHT OF BUILDING	10.20M

REFERENCE

- FIRE ALARM SYSTEM
- HOSE REEL
- FE FIRE FIGHTING EQUIPMENT
- DRINKING WATER

Er.C.PALANISAMY, B.E.,
Regd.No.CC/2014/00000
Registered Structural Engineer - 2015/SE/13
Licensed Building Surveyor - 13/2015/B1B/0017
Cell: 9443 - 66 - 1982
93 Bullers Rd, 7th C Square Tower, Near Flyover,
Ukkadam, Coimbatore - 641 001, Tamil Nadu, India.
Phone: 0422 - 2661 982, Cell No: 9443662982
E-mail: cpalanis.cpalanis@gmail.com

REGISTERED ENGINEER

REVISED SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING (EWS BLOCK) HAVING GROUND +2 FLOOR IN S.F.NO.371/2 AT IDIKARAI VILLAGE, ANNUR TALUK, COIMBATORE DISTRICT.

SCALE - 1 : 100

ALL DIMENSIONS ARE IN METER

NAME OF THE APPLICANT :
R.SANTHAMANI W/O S.R.RAMAKANTH

AS PER DIRECTORATE OF TOWN AND COUNTRY PLANNING, CHENNAI (ROC NO.225/42/2013BA1, DATED: 19.12.2014 AND APPROVED NO.140/2014, Dated : 22.12.2014, S.F.NO.371pt, 372/1A2, 373/2S) FSI AREA = 2400.48 Sq.m

AS PER COIMBATORE LOCAL PLANNING AUTHORITY (ROC NO:5095/2013/LPA-3, DATED: 26.05.2015 AND PLANNING PERMISSION NO.93/2015, Dated : 26.05.2015, S.F.NO.371pt, 372/1A2, 373/2S) FSI AREA = 2400.48 Sq.m

AS PER IDIKARAI TOWN PANCHYAT (ROC NO:227/2013, DATED: 26.06.2015 AND BUILDING PLAN APPROVED NO.44/2015-2016, Dated : 26.06.2015, S.F.NO.371pt, 372/1A2, 373/2S) FSI AREA = 2400.48 Sq.m

AREA DETAILS :
AS PER SUPER IMPOSED SITE AREA - 530.98 Sq.m
AS PER PATTA AREA - 533.00 Sq.m
AS PER DOCUMENT AREA - 0.13 Acre

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT UP AREA (SQ.M)
BLOCK-A				
1	STILT FLOOR	-	637.26	637.26
2	FIRST FLOOR	600.12	37.14	637.26
3	SECOND FLOOR	600.12	37.14	637.26
4	THIRD FLOOR	600.12	37.14	637.26
5	FOURTH FLOOR	600.12	37.14	637.26
6	HEAD ROOM	-	22.02	22.02
BLOCK-B(EWS BLOCK)				
1	STILT FLOOR	-	269.42	269.42
2	FIRST FLOOR	255.75	13.67	269.42
3	TERRACE FLOOR	-	22.39	22.39
	TOTAL :	2656.23	1113.32	3769.55

REVISED EWS AREA TABLE

S.NO	FLOOR DETAILS	FSI AREA (SQ.M)		NON-FSI AREA (SQ.M)		TOTAL BUILT UP AREA (SQ.M)
		EXISTING APPROVED	REVISED AREA	EXISTING APPROVED	REVISED AREA	
1	GROUND FLOOR	-	254.25	269.42	33.50	287.75
2	FIRST FLOOR	255.75	254.25	13.67	33.50	287.75
3	SECOND FLOOR	-	254.25	-	33.50	287.75
4	TERRACE FLOOR	-	-	22.39	19.37	19.37
	TOTAL :	255.75	762.75	305.48	119.87	882.62

FLOOR SPACE INDEX = FSI AREA 762.75 Sq.m / SITE AREA 530.98 Sq.m = 1.44 < 2.0

JOINERY DETAILS

S.No	DESCRIPTION	SIZE
1	MAIN DOOR - MD	1.06 X 2.13
2	DOOR - D1	0.91 X 2.13
3	DOOR - D2	0.76 X 2.13
4	OPEN-O	1.06 X 2.13
5	FRENCH WINDOW - FW	1.83 X 1.22
6	WINDOW - W1	1.83 X 1.22
7	WINDOW - W2	1.52 X 1.22
8	WINDOW - W3	1.22 X 1.22
9	VENTILATOR - V	0.91 X 0.61
10	LIFT DOOR - LD	0.91 X 2.13

VEHICLE	Parking Area Description	Dwelling Units	Required	Provided
Two Wheeler Parking	1 Two Wheeler Space for Every Dwelling Units Below 75 Sq.m	15	15	17
	10% Visitors Parking	-	2	3
	Total		17	20

APPLICANT:

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.