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.

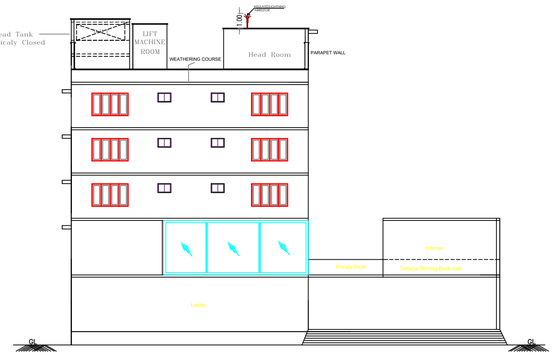
Verified RealEstate™

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

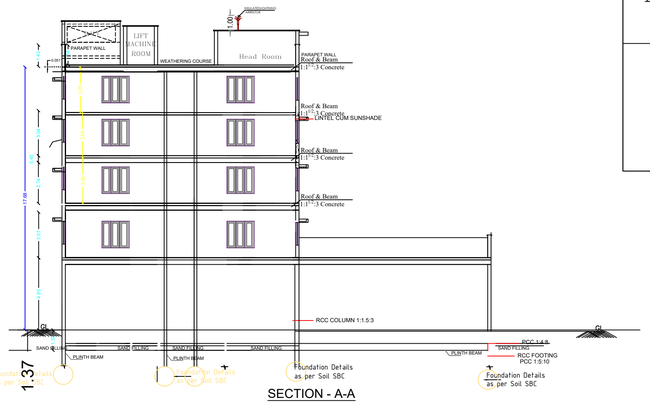
hello@verified.realestate

+91 9996 12 9996

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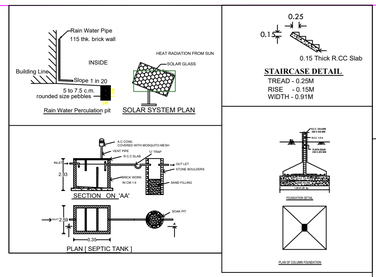


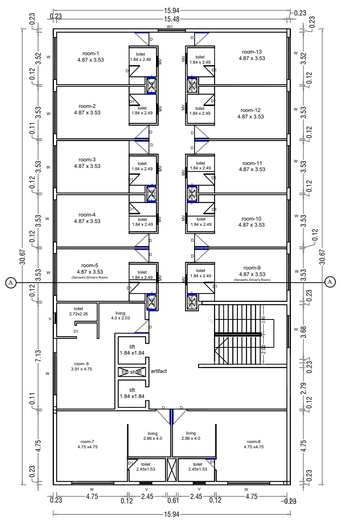
FRONT ELEVATION



SECTION - A-A

1:37

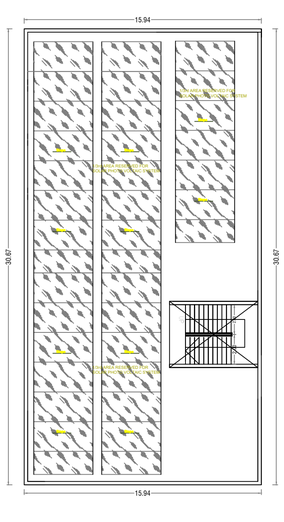




THIRD FLOOR



FORTH FLOOR



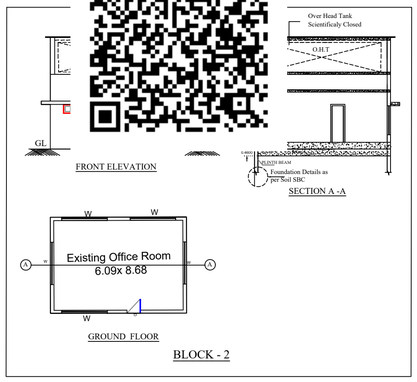
TERRACE FLOOR

PLANNING PERMISSION

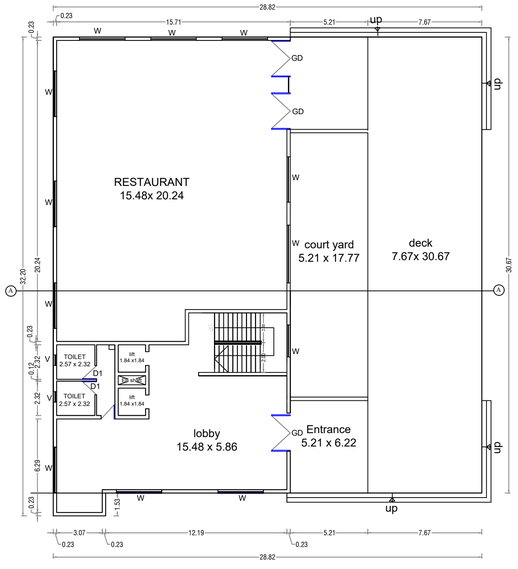
Application No: SWP/BPA/070167/2023

Planning Permission No: 290/2024

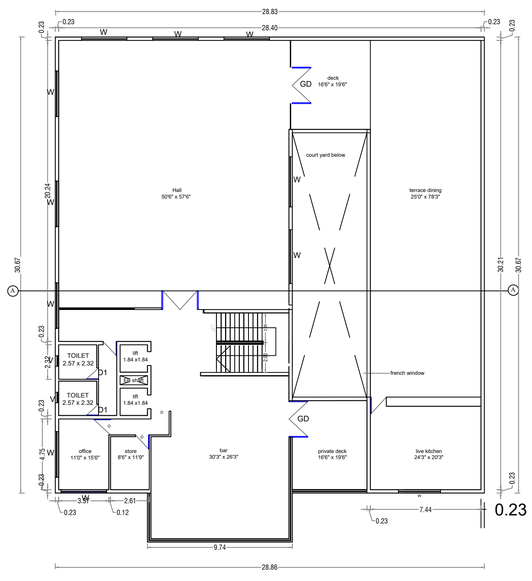
: 248/2024



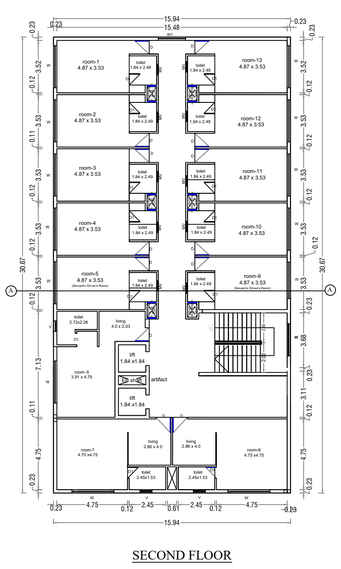
BLOCK - 2



BLOCK - 1 GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

K. கௌதமி

அளவர் / உதவி வரைவாளர்

G. பாலமுருகன்

வரைவாளர் நிலை - III

OFFICE USE:

SHEET NO.1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF FOR COMMERCIAL RESTAURANT BUILDING AT SURVEY NO:-14/3,13/11, 13/12,13/2,13/3 OF SINGANALLUR , COIMBATORE SOUTH TALUK , COIMBATORE DISTRICT.

FLOOR AREA DETAILS	FSI Area (Sq.m)	non-FSI Area (Sq.m)	Total Area (Sq.m)
BLOCK - 1 - RESTAURANT BUILDING			
AREA OF GROUND FLOOR	889.39	-	889.39
AREA OF FIRST FLOOR	917.26	-	917.26
AREA OF SECOND FLOOR	488.99	-	488.99
AREA OF THIRD FLOOR	488.99	-	488.99
AREA OF FOURTH FLOOR	488.99	-	488.99
HEAD ROOM AREA	-	27.40	27.40
BLOCK - 2- OFFICE BUILDING			
AREA OF GROUND FLOOR	59.06	-	59.06
TOTAL AREA	3332.68	27.40	3360.08

FSI Area = $\frac{3332.68}{5999.54} = 0.55$

FSI Area $\frac{3332.68}{5820.03} = 0.57$

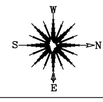
ALL DIMENSION ARE IN METERS.

SCALE .1:100.

(FE)-FIRE SAFETY MEASURE PROVIDED

(FA)-FIRE ALARM PROVIDED

(SB)-SAND BUCKET PROVIDED



SCHEDULE OF OPENINGS:			
Type.	Remarks.	Width.	Height.
LD	LIFT DOOR	0.92	2.70
D1	DOOR	1.00	2.70
D2	DOOR	0.90	2.70
GD	FIXED GLASS	2.67	3.60
W1	WINDOW	3.00	2.70
V1	VENTILATOR	0.81	0.90
O	OPEN	1.63	2.70

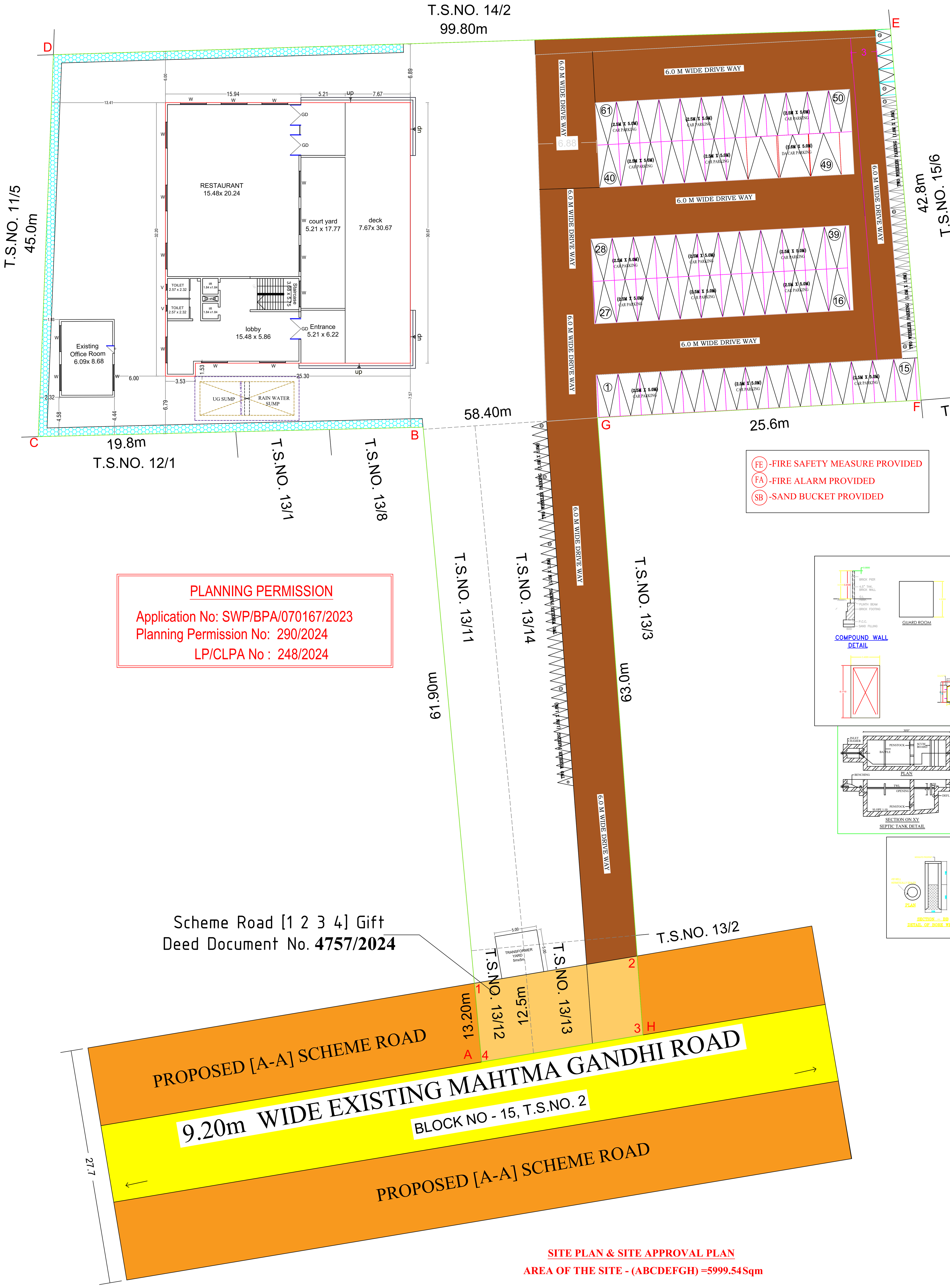
Er.S. POORNIMA, B.Tech., M.Tech (Struct)
Registered Engineer
Reg. No. LPA / RE / GR-II / 014 / 2022
1/313, J.Palanisamy Nagar, Malumichampatti,
Coimbatore - 641 050.
Ph: 95733 45002, 99599 55325

REGISTERED ENGINEER (or) ARCHITECT

Er. S. POORNIMA B.Tech.,M.Tech(Struct).,
Approved Civil & Structural Engineer,
LPA/SE/GR-II/08/2022
Contacts: 9573345002, 9959955325

STRUCTURAL ENGINEER

OWNER / APPLICANT

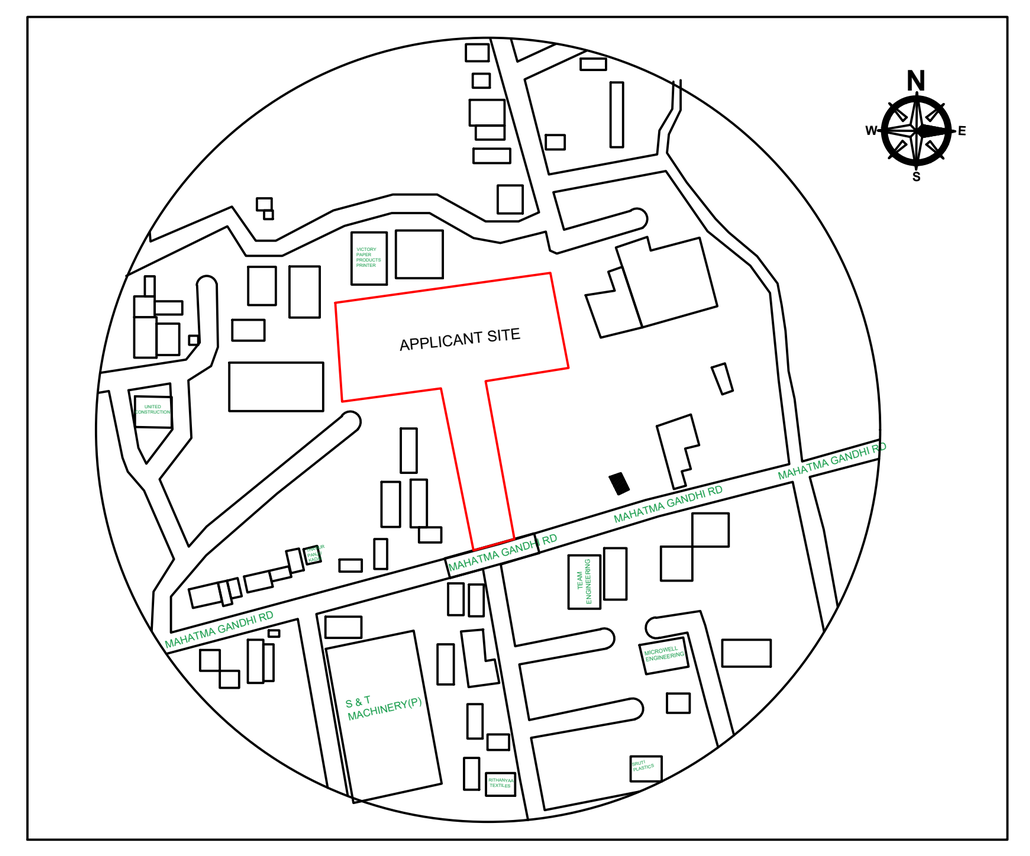


PLANNING PERMISSION

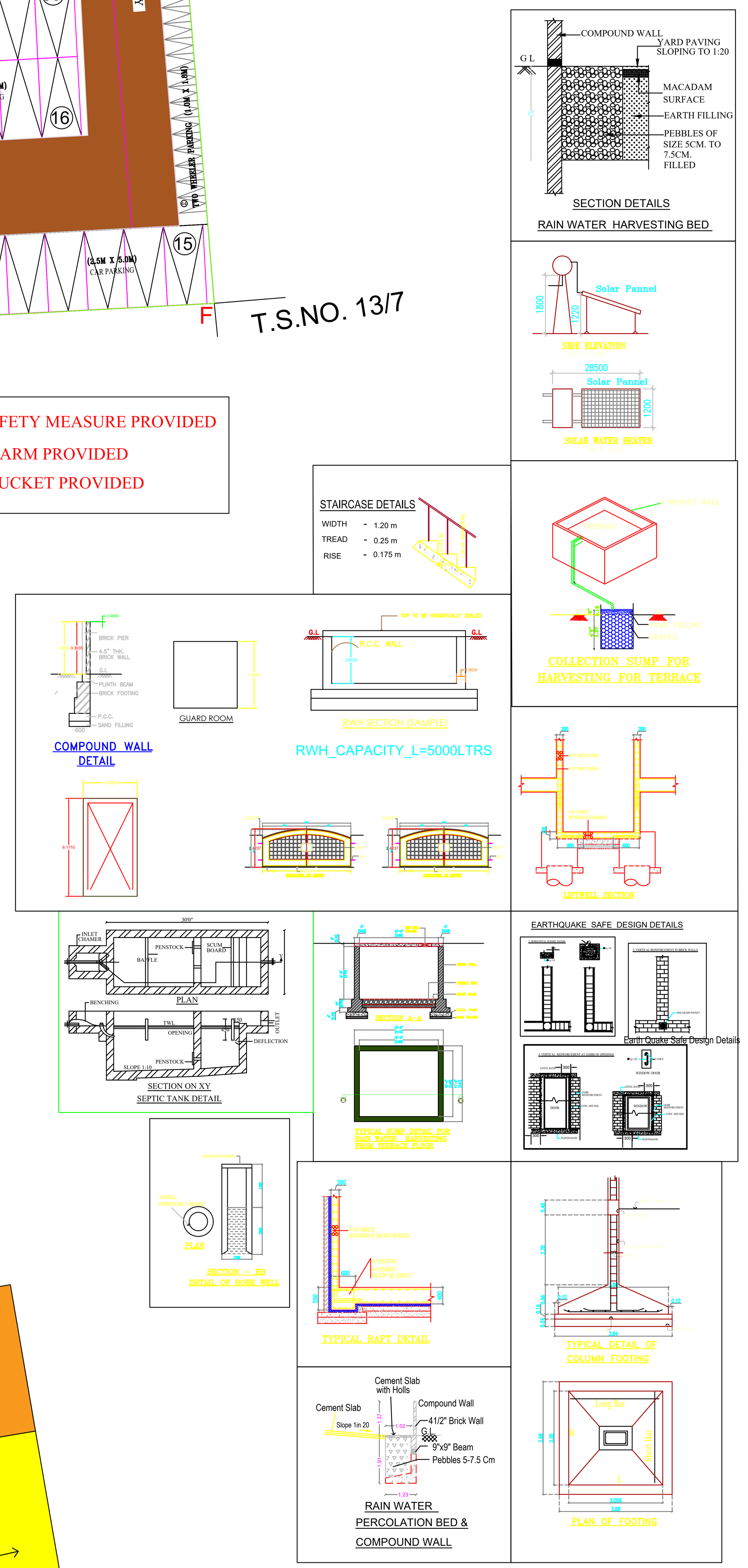
Application No: SWP/BPA/070167/2023
Planning Permission No: 290/2024
LP/CLPA No : 248/2024

(FE) -FIRE SAFETY MEASURE PROVIDED
(FA) -FIRE ALARM PROVIDED
(SB) -SAND BUCKET PROVIDED

SITE PLAN & SITE APPROVAL PLAN
AREA OF THE SITE - (ABCDEFGH) =5999.54Sqm



KEY PLAN N.T.S



K. கௌதமி
அளவர் / உதவி வரைவாளர்

G. பாலமுருகன்
வரைவாளர் நிலை - III

OFFICE USE:

SHEET NO.1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF COMMERCIAL RESTAURANT BUILDING AT TOWN SURVEY NO:-14/3,13/11, 13/12,13/2,13/3 IN BLOCK 10, WARD NO - 35(AI) OF SINGANALLUR , COIMBATORE SOUTH TALUK , COIMBATORE DISTRICT.

SCALE: 1 : 100

AREA DETAILS:

T.S.No. 14/3 :	4532 sq.m
T.S.No. 13/11 :	378 sq.m
T.S.No. 13/12 :	78 sq.m
T.S.No. 13/3, T.S.No. 13/2	1012.31 sq.m
TOTAL EXTENT :	5999.54 sq.m

Site Area as per Document	: 5999.54 sq.m
Site Area Scheme Road Handover Through Local Body (Gift Deed Document No: $\frac{4757}{2024}$)	: 179.51 sq.m
Site Area (After Scheme Road Handovered Balace Extent)	: 5820.03 sq.m

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COLOUR INDEX:-

- Boundary of the Site :
- Existing Road :
- Driveway :
- Rainwater Percolation Trench :
- OSR (10%) - [599 Sq.m] :

PARKING DETAILS	Required	Provided
CAR PARKING	25	58
TWO WHEELER PARKING	50	78
DA CAR PARKING	1	3
DA TWO WHEELER PARKING	50	78

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STRUCTURAL ENGINEER

OWNER / 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.