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

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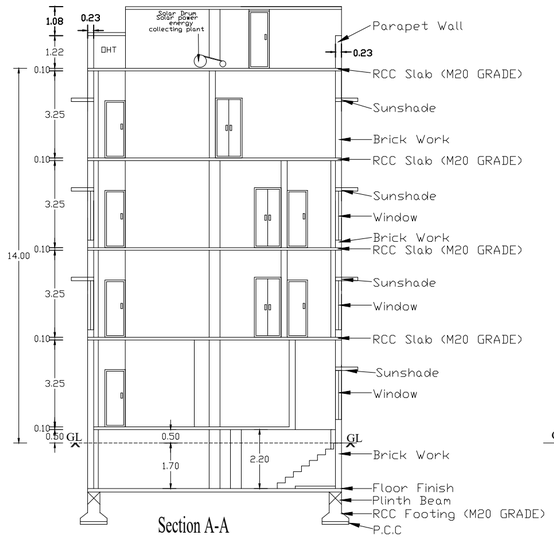
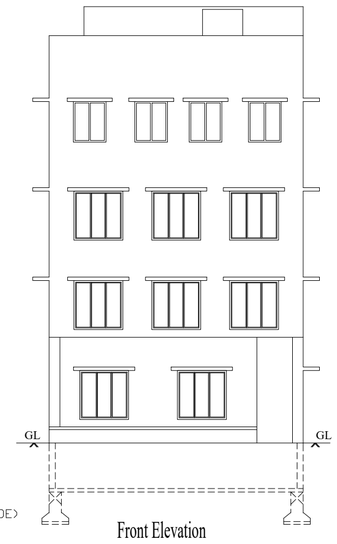
PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT,GROUND+1(COMMERICAL), SECOND + THIRD FLOOR (RESIDENTIAL) IN S.F.No: 797/9B2, NEELAMBUR VILLAGE, SULUR TALUK, COIMBATORE.

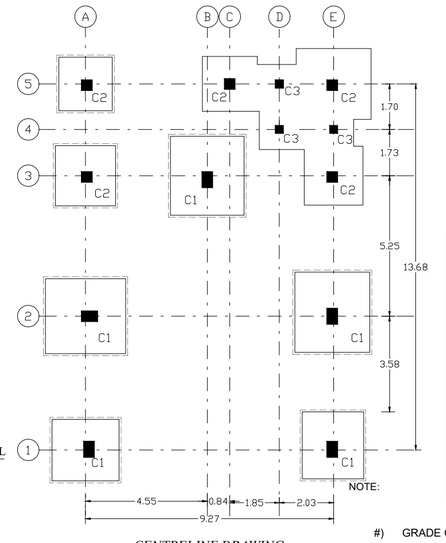
APPLICATION NUMBER	- SWP/BPA/085912/2023
CLPA NO.	- 256/2024
PLANNING PERMISSION NO.	- 299/2024



Section A-A



Front Elevation



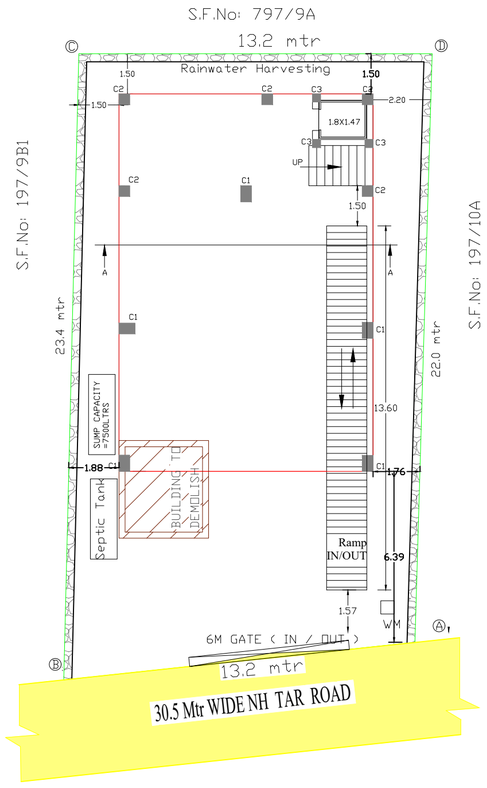
CENTRELINE DRAWING

S.No.	Column type &Size	Column reinforcement	Footing type	Footing Size	Footing Reinforcement
1.	C1 400X600	16 Nos - 25mm; 8mm @ 150mm C/C; 400 x 600	F1	3.0X2.8X0.8	Bottom Layer 16mm @ 150mm C/C
2.	C2 400X400	12 Nos - 20mm; 8mm @ 150mm C/C; 400 x 400	F2	2.25X2.25X0.65	Top Layer 12mm @ 200mm C/C
3.	C3 300X300	4 Nos - 20mm; 4 Nos - 20mm; 8mm @ 150mm C/C; 300 x 300	F3	1.50X1.50X0.50	MIX 1:1.5:3(M25)

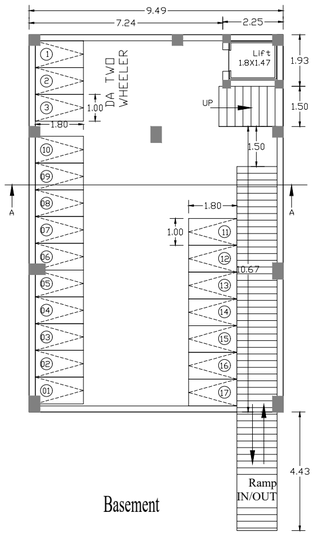
#) GRADE OF CONCRETE SHALL BE M20 CONFIRM TO IS 456 :2000

#) DENOTES HIGH STRENGTH DEFORMED BARS OF GRADE FE500 CONFORMING TO IS 1786 : 2008

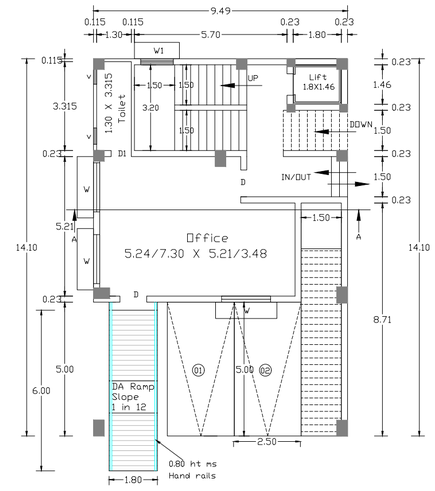
FOOTING DETAILS



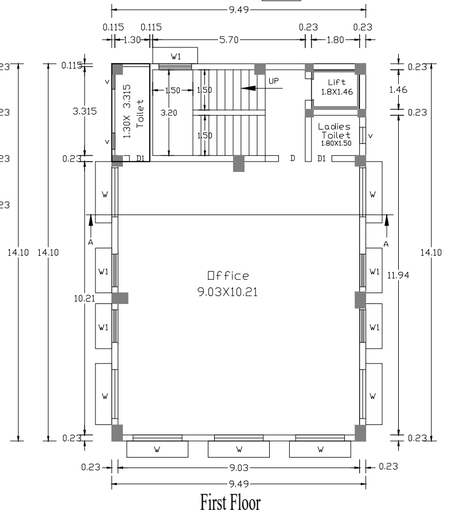
SITE PLAN



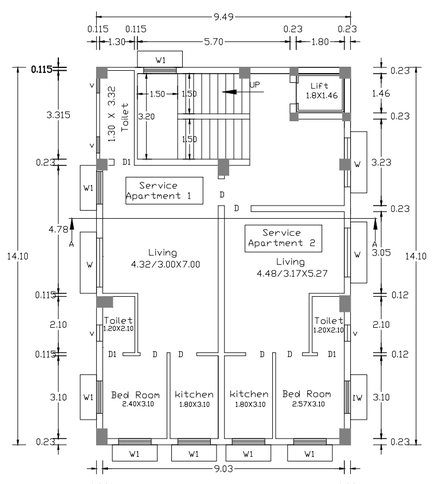
Basement



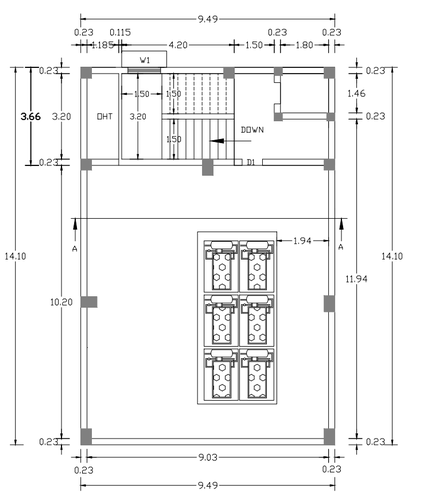
Ground Floor



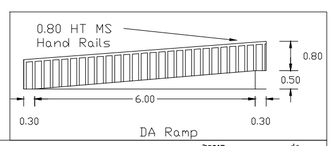
First Floor

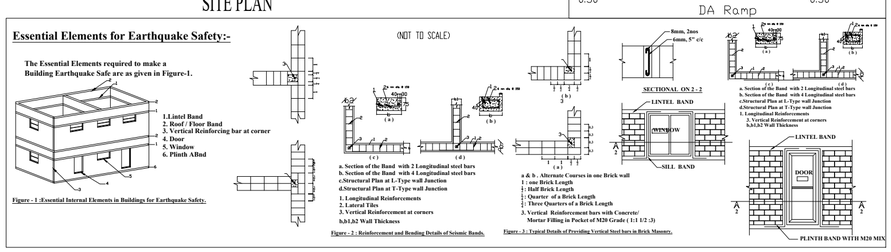


Typical Second &Third Floor



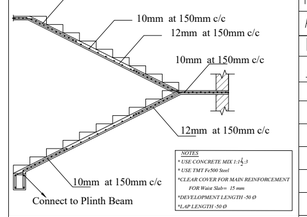
Terrace Floor Plan

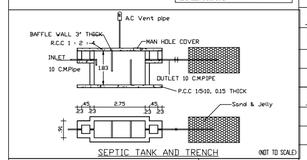


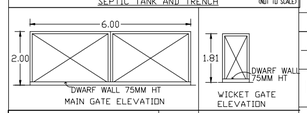


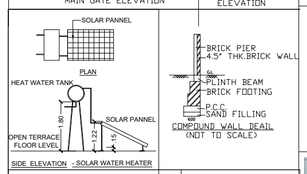
North

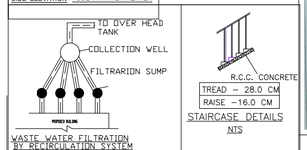
ALL DIMENSION ARE IN METER

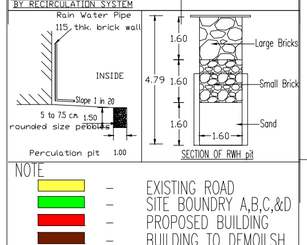












NOTE

	– EXISTING ROAD
	– SITE BOUNDRY A,B,C,&D
	– PROPOSED BUILDING
	– BUILDING TO DEMOILSH

AREA OF A SITE = 285.00 SqM			
AREA DETAILS:-	FSI AREA (In Sqm)	NON-FSI AREA (In Sqm)	TOTAL (In Sqm)
BASEMENT(Parking)		133.81	133.81
GF (commerical)	80.00	–	80.00
FF (Commerical)	133.81	–	133.81
Total Commerical	213.81		
SF (Residential)	133.81	–	133.81
TF (Residential)	133.81	–	133.81
Total Residential	267.62		
TERRACE head room		29.55	29.55
TOTAL(Comr+ Residential)	481.43	163.36	644.79

AREA TO DEMOLISH = 12.23 SqM

FSI = 481.43 / 285 = 1.689

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
D	DOOR	1.00 X 2.24
D1	DOOR 1	0.76 X 2.10
W	WINDOW	1.83 X 1.83
W1	WINDOW 1	1.22 X 1.52
V	VENTILATOR	0.61 X 0.91

PARKING DETAILS

PARKING NAME	REQUIRED	PROVIDED
CAR	2	2
TWO WHEELER	7	20

DWELLING DETAILS

DESCRIPTION	FLOOR	AREA
UNIT 1	SECOND FLOOR	49.22
UNIT 2	SECOND FLOOR	42.61
UNIT 1	THIRD FLOOR	49.22
UNIT 2	THIRD FLOOR	42.61
TOTAL		183.66

Mechanical ventilation to be provided wherever necessary

Er. K.P. VETRISELVAN, M.E.(GEOTECH).,MIGS.,MISTE...
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
O.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90432 64488, e-mail : geodesign123@gmail.com
GEOTECHNICAL ENGINEER

Er.P. VIKARAMAN, M.Tech(Struct)., M.E.,MCIVIL.,MISTE.,MIITD(U)
STRUCTURAL ENGINEER
Class 1A Panel Engineer,
Registered Engineer for Corporation & LPA.
No: 93, Sarojini Street, Ramnagar, Coimbatore - 641 009.
E Mail: vikaraman@yahoo.com, www.kanpuhamasters.com
Phone:0422-2550753,Mobile: 9600 333 410, 9600 333 420.
STRUCTURAL ENGINEER

T. GUNASEKAR, B.E.,
REGISTERED ENGINEER, GRADE - I
LPA REGISTRATION No - LPA / RE / CRA / 19 / 10 / 115
104 A, LAKSHMIPURAM 6th STREET,
PEELAMEDU EAST POST, Cbe - 641004.
MOB - 8300909739
REGISTERED ENGINEER

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.