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™

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PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING IN T.S.Nos. 1084, (SITE NO.13,) Block No. 29, Ward No. 8 (G) AT COIMBATORE TOWN, WEST ZONE, COIMBATORE CORPORATION.

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

SCALE : 1 : 100

ALL DIMENSION ARE IN " METER "

N

SITE AREA DETAILS

AREA OF THE SITE (AS PER DOCUMENTS)	759.76 SQM
AREA OF THE SITE (AS PER TSLR)	750.50 SQM
SUPER IMPOSED SITE AREA	750.50 SQM

BUILDING AREA DETAILS

FLOOR NAME	TOTAL GROSS AREA IN SQM.	NON FSI & DEDUCTION AREA IN SQM.	FSI AREA IN SQM.
STILT FLOOR	337.39	313.39	24.00
FIRST FLOOR	337.39	1.70	335.69
SECOND FLOOR	337.39	1.70	335.69
THIRD FLOOR	337.39	1.70	335.69
FOURTH FLOOR	337.39	1.70	335.69
FIFTH FLOOR	337.39	1.70	335.69
TERRACE FLOOR	22.78	22.78	--
TOTAL	2047.12	344.67	1702.45

SCHEDULE OF JOINERY

		IN METER
MD	MAIN DOOR	1.29 x 2.13
MD1	MAIN DOOR	1.22 x 2.13
D	DOOR	1.22 x 2.13
D1	DOOR	0.91 x 2.13
L.D	LIFT DOOR	1.60 x 2.13
W	WINDOW	4.99 x 1.50
W1	WINDOW	3.66 x 1.50
FD	FRENCH DOOR	2.59 x 2.13
FD1	FRENCH DOOR	2.44 x 2.13
V	VENTILATOR	1.78 x 1.00

FSI AREA- $\frac{1702.45}{750.50}$ = 2.00 < = 2.268 (PREMIUM FSI)

PARKING DETAILS AS PER ONLINE DCR REPORT

PARKING NAME	REQUIRED	PROVIDED
CAR	18	18

REFERENCE :

Site Boundry -
Proposed Building -
Drive Way -
Existing Building To be Removed -
Existing Road -

SITE APPROVAL
Roc No : SWP / BPA / 096016 / 2024
Site Boundary shown as "A to D" and numbered as SWP / DTCP / COIMBATORE /
Site Approval No. : LP/CLPA No.45 / 2024

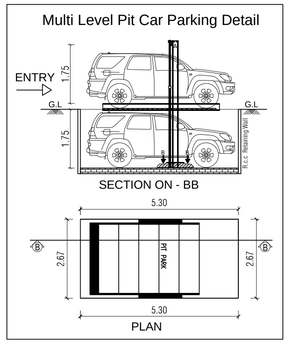
PLANNING PERMISSION
Roc No : SWP / BPA / 096016 / 2024
Planning Permission No. : 56 / 2024

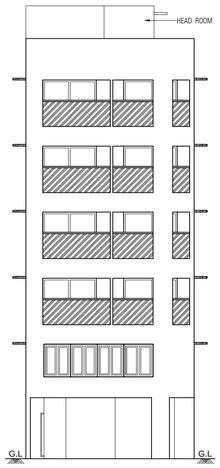
APPLICANT

REGISTERED ENGINEER / REGISTERED ARCHITECT

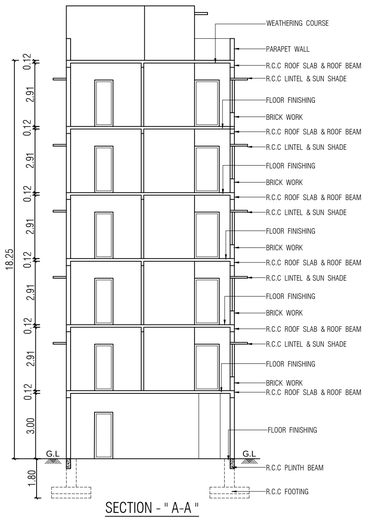
REGISTERED STRUCTURAL ENGINEER

Multi Level Pit Car Parking Detail

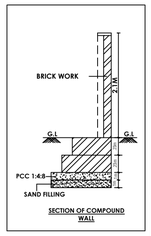




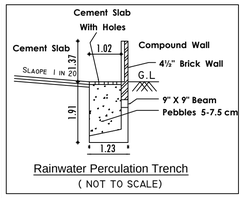
NORTHERN SIDE ELEVATION



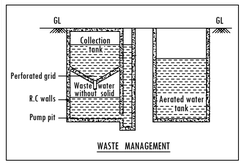
SECTION - " A-A "



SECTION OF COMPOUND WALL

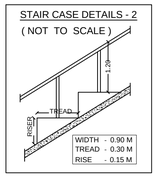


Rainwater Perculation Trench
(NOT TO SCALE)



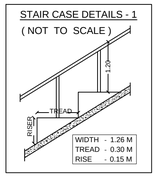
WASTE MANAGEMENT

STAIR CASE DETAILS - 2
(NOT TO SCALE)



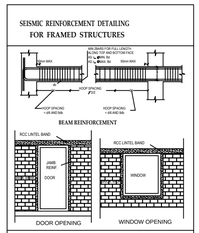
WIDTH - 0.90 M
TREAD - 0.30 M
RISE - 0.15 M

STAIR CASE DETAILS - 1
(NOT TO SCALE)



WIDTH - 1.26 M
TREAD - 0.30 M
RISE - 0.15 M

SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



TOTAL PARKING DETAILS:-	
CAR PARKING	= 16 Nos
VISITOR'S PARKING (10%)	
CAR PARKING	= 16 + 2 = 18 Nos

GRAND TOTAL PARKING DETAILS:-

PARKING (REQUIRED) = 18 NOS (AS PER TNCDBR 2019 RULES)
PARKING (PROVIDED) = 18 NOS

AS PER TNCDBR 2019 RULES

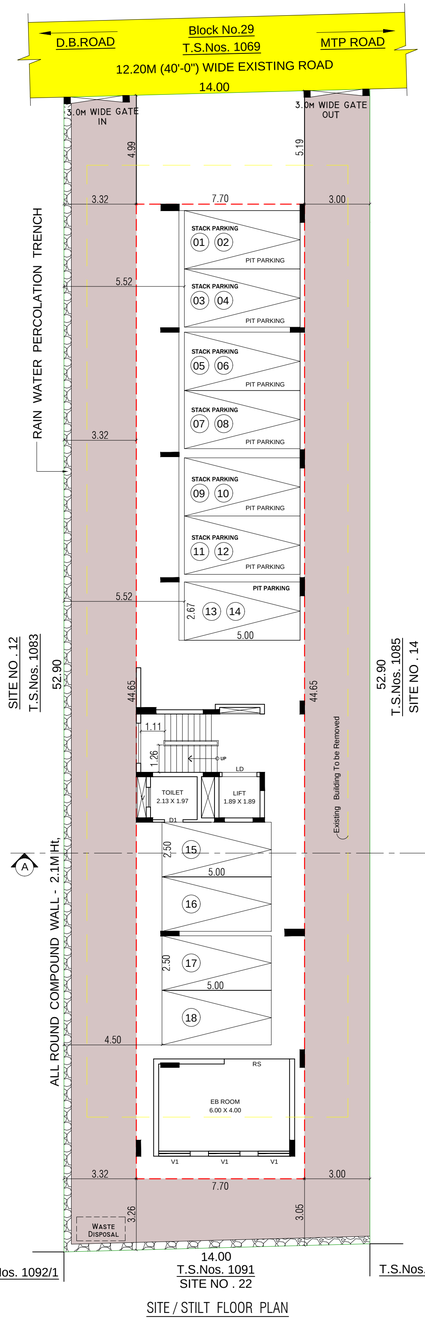
UP TO 25 SQ.M - NIL
25 TO 50 SQ.M - 1 TWO WHEELER PARKING
50 TO 75 SQ.M - 1 TWO WHEELER PARKING & 2 DWELLING 1 CAR PARKING
ABOVE 75 SQ.M - 1 CAR PARKING

DWELLING UNITS DETAIL:-

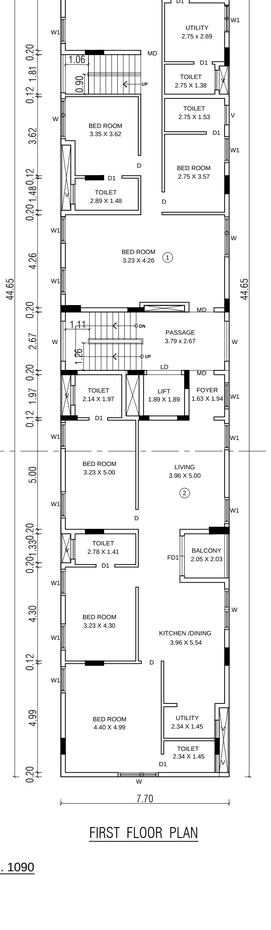
UNIT	AREA IN SQ.M	TOTAL DWELLING UNIT
FIRST FLOOR		
1	349.48	1
2	133.96	1
SECOND FLOOR		
3	133.96	1
THIRD FLOOR		
4	174.74	1
5	133.96	1
FOURTH FLOOR		
6	174.74	1
7	133.96	1
FIFTH FLOOR		
8	174.74	1
9	133.96	1
TOTAL DWELLING UNITS		09

PARKING DETAIL

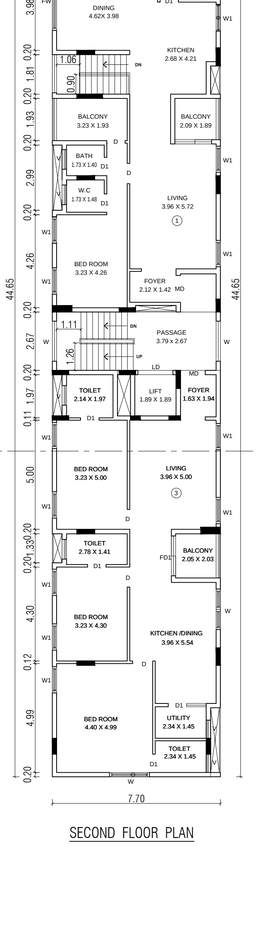
UNIT	AREA IN SQ.M	25 TO 50 SQ.M (1 TWO WHEELER PARKING)	50 TO 75 SQ.M (1 TWO WHEELER PARKING & 2 DWELLING - 1 CAR PARKING)		ABOVE 75 SQ.M And THEREAFTER (1 CAR PARKING)
		TWO WHEELER PARKING	TWO WHEELER PARKING	CAR PARKING	CAR PARKING
FIRST FLOOR					
1	349.48	-	-	-	5
2	133.96	-	-	-	1
SECOND FLOOR					
3	133.96	-	-	-	1
THIRD FLOOR					
4	174.74	-	-	-	2
5	133.96	-	-	-	1
FOURTH FLOOR					
6	174.74	-	-	-	2
7	133.96	-	-	-	1
FIFTH FLOOR					
8	174.74	-	-	-	2
9	133.96	-	-	-	1
TOTAL PARKING		-	-	-	16



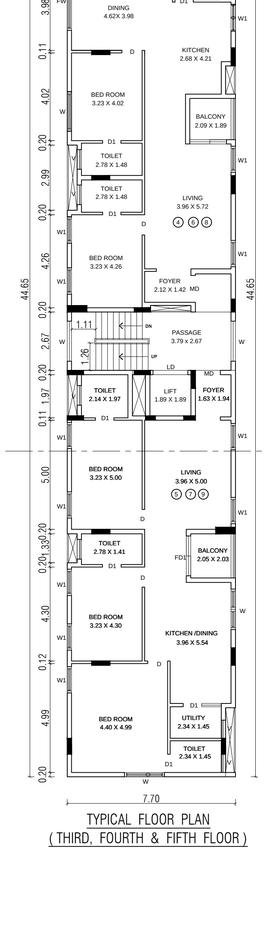
SITE / STILT FLOOR PLAN



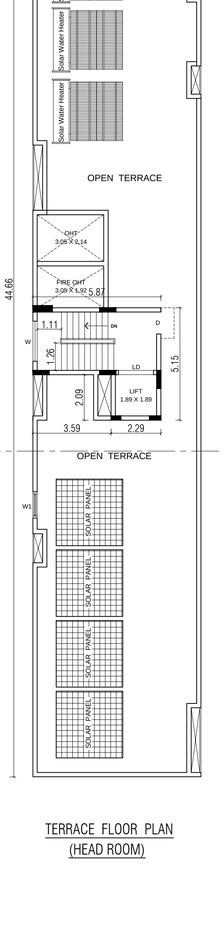
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL FLOOR PLAN
(THIRD, FOURTH & FIFTH FLOOR)



TERRACE FLOOR PLAN
(HEAD ROOM)

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.