PP APPROVAL RECORD

Planning Permission

Perambalur

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.

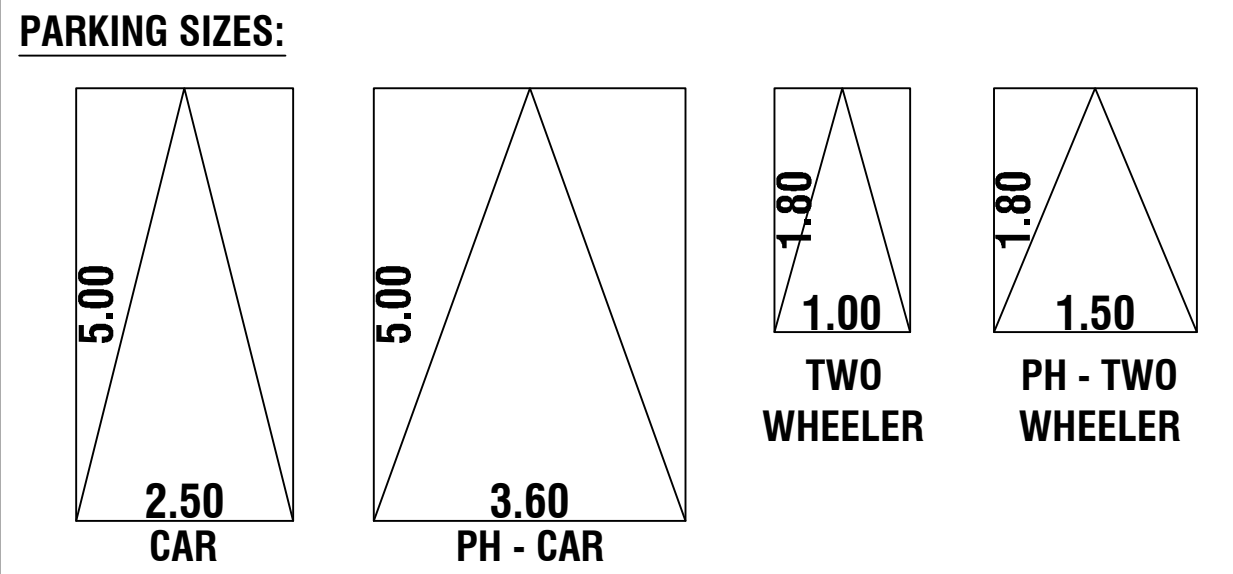
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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ONLINE APPLICATION NO : SWP/BPA/130917/2024

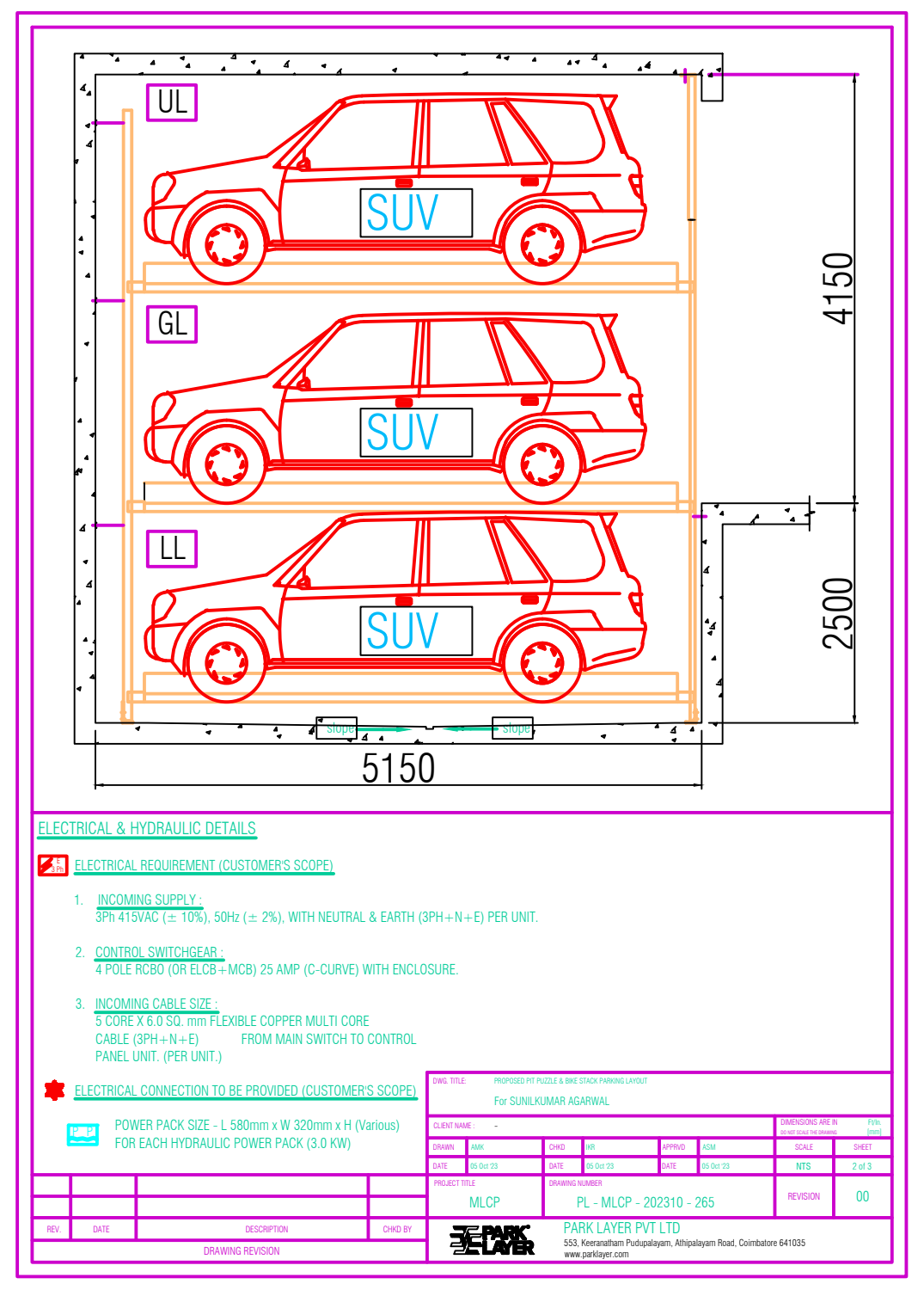
SWP / SITE APPROVAL : L.P / CLPA NO : 343/2024

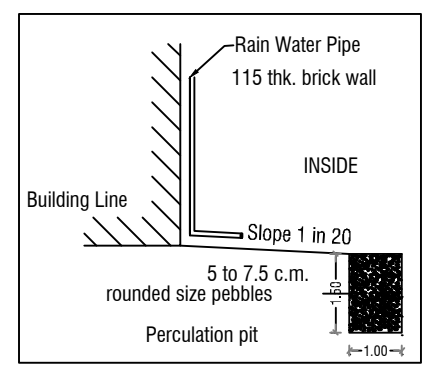
SWP / PLANNING PERMISSION NO : 297/2024

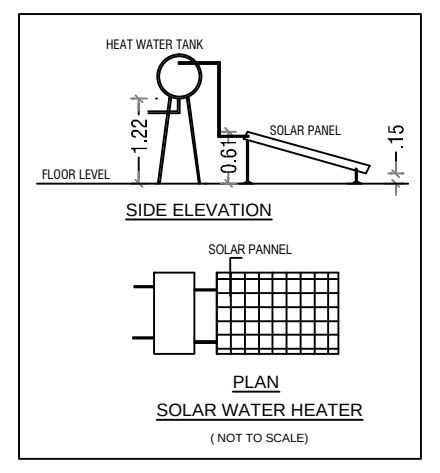


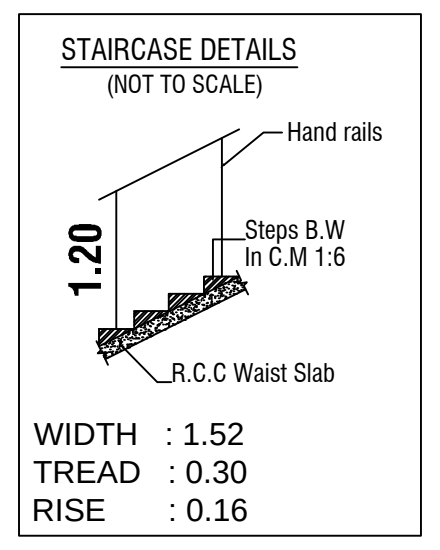
COLOUR INDEX:-

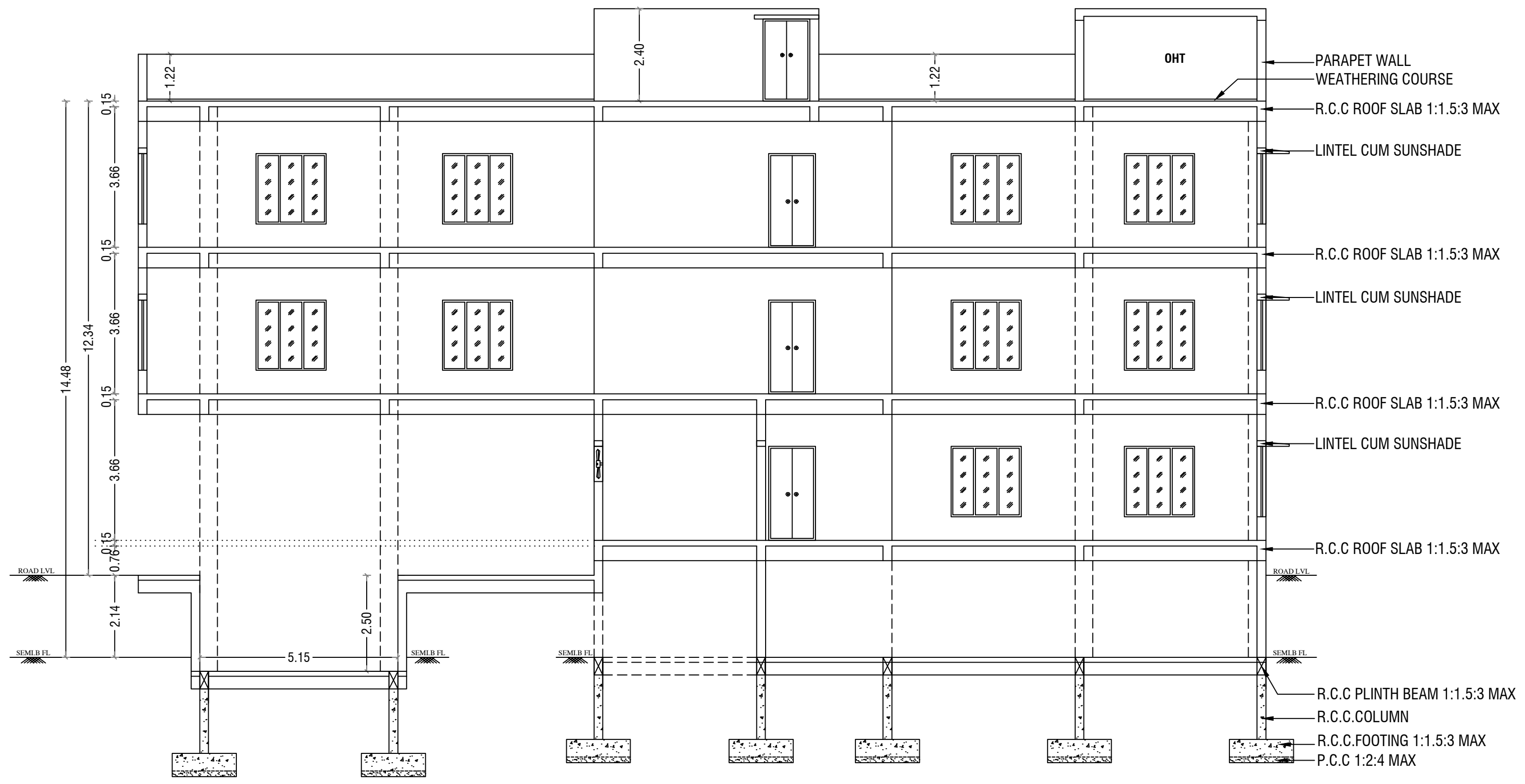
BOUNDARY OF THE SITE	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
PROPOSED DRIVEWAY	:



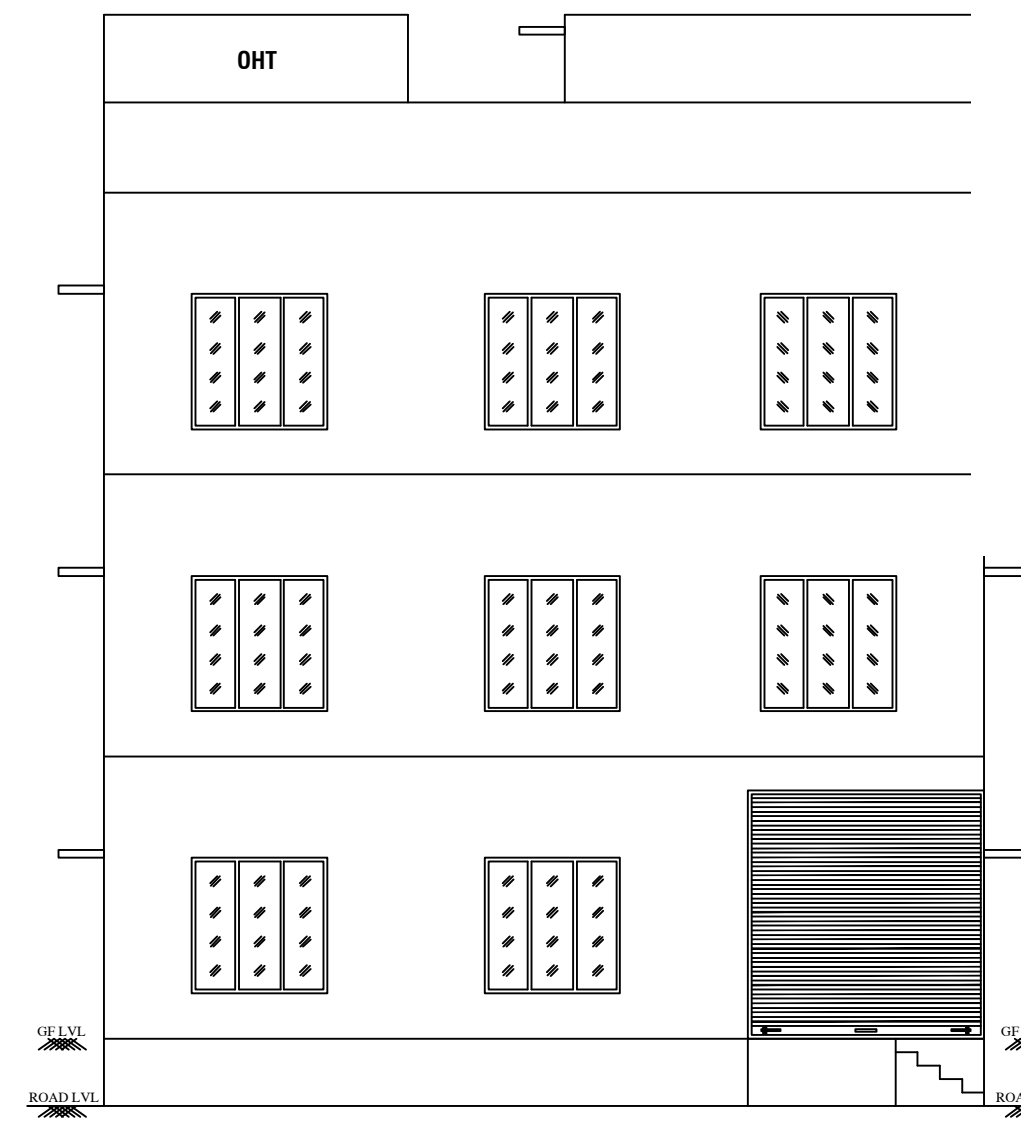








SECTION - "AA" @ EAST VIEW



ELEVATION @ NORTH VIEW

...OSED CONSTRUCTION ...: 12, 13, BLOCK NO:7, WARD NO: W(23) AT GANAPATHY VILLAGE, COIMBATORE CORPORATION NORTH ZONE, COIMBATORE DISTRICT.

SCALE :- 1:200
BUSINESS OFFICE BUILDING

ONLINE APPLICATION NO: SWP/BPA/130917/2024

APPLICANT NAME: DR.M.ARUL & DR.S.ANANDHI

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	784.00 Sqm	0.194 Acre
AREA OF SITE AS PER DOCUMENT	=	784.00 Sqm	0.194 Acre
SUPER IMPOSED PLOT AREA	=	725.60 Sqm	

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	SEMIBASEMENT FLOOR	181.50	-	181.50
2	GROUND FLOOR	207.90	140.90	348.80
3	FIRST FLOOR	348.80	-	348.80
4	SECOND FLOOR	348.80	-	348.80
6	TERRACE FLOOR	-	53.50	53.50
	TOTAL AREA	1087.00	194.40	1281.40

F.S.I CALCULATION AS PATTA AREA:-

F.S.I (1087.00 / 784.00) = 1.386

BUILDING HEIGHT :-

BUILDING HEIGHT = 12.34 Mt

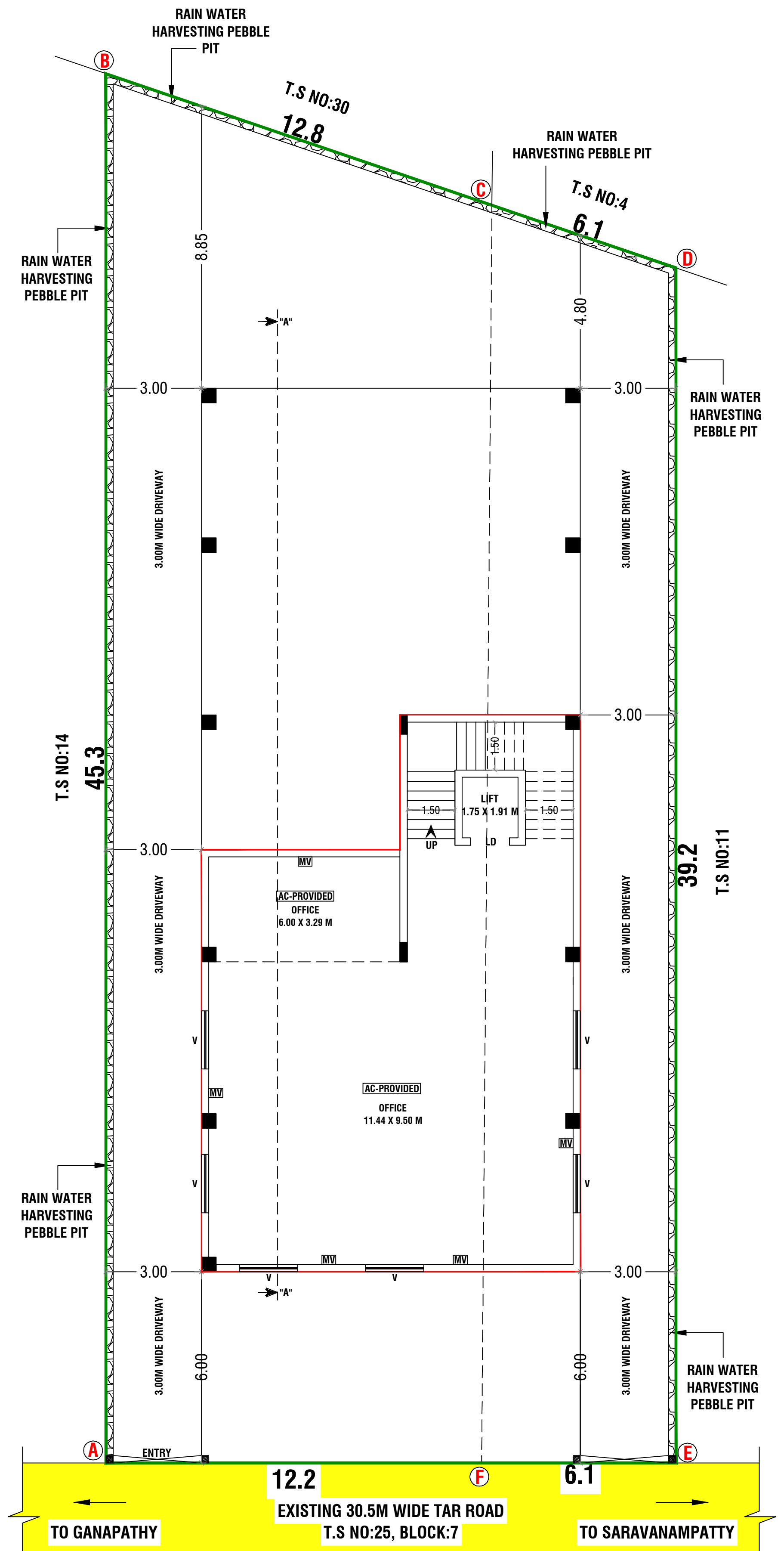
PARKING AREA DESCRIPTION	AREA	REQUIRED (INCLUDE VISITOR)	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA	1087.00 SQM / 100 SQM	13 NOS	13 NOS (INCLUDE PH)
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF FLOOR AREA	1087.00 SQM / 25 SQM	49 NOS	52 NOS (INCLUDE PH)

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	1.52 X 2.44
D	DOOR	1.22 X 2.44
D1	DOOR	0.84 X 2.44
RS	ROLLING SHUTTER	1.52 X 3.35
RS1	ROLLING SHUTTER	6.57 X 3.35
LD	LIFT DOOR	1.22 X 2.44
W	WINDOW	1.83 X 1.83
FG	FIXED GLASS	7.54 X 1.83
V	VENTILATOR	1.83 X 0.91
V1	VENTILATOR	0.91 X 0.91

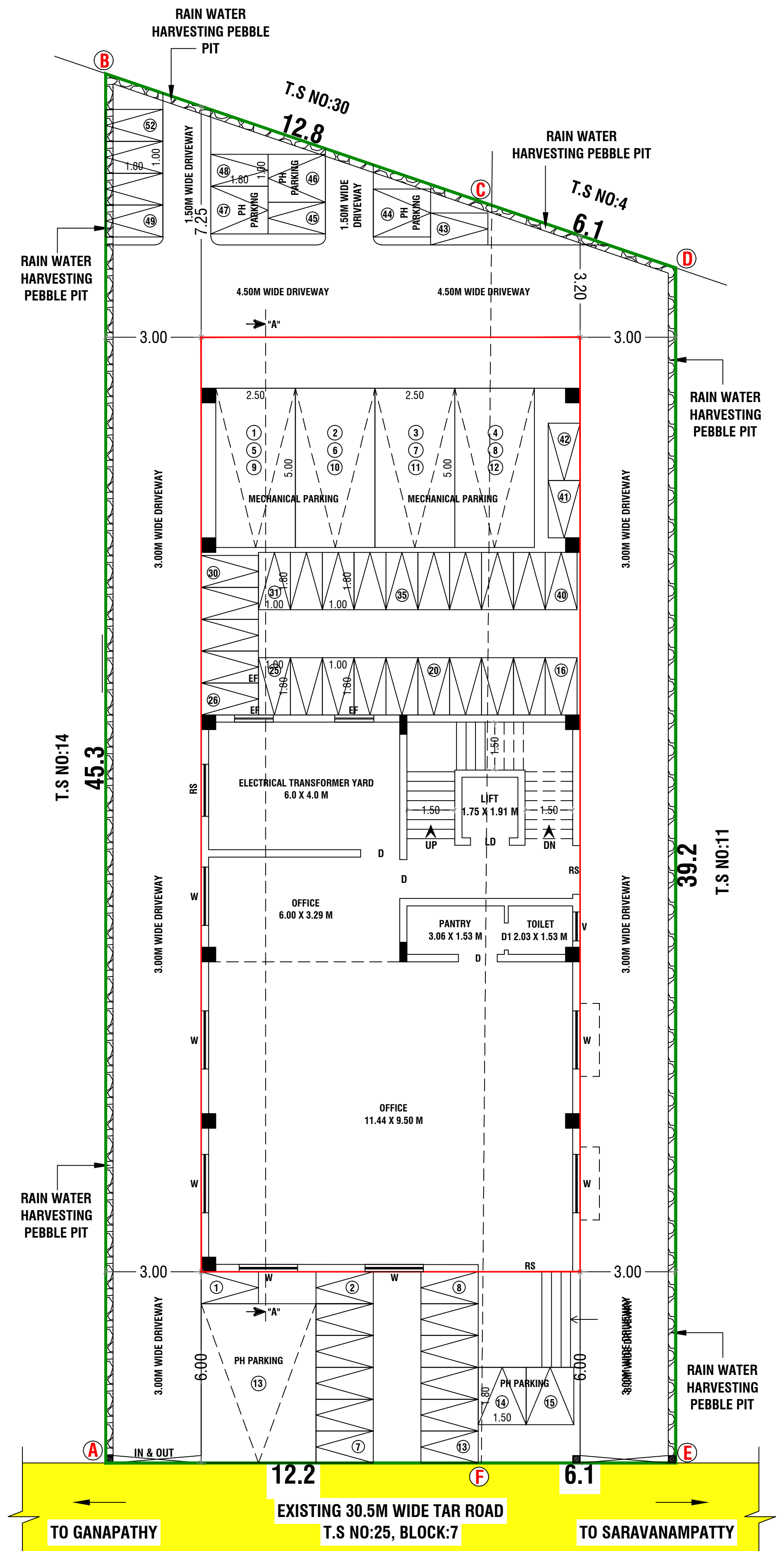
NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.

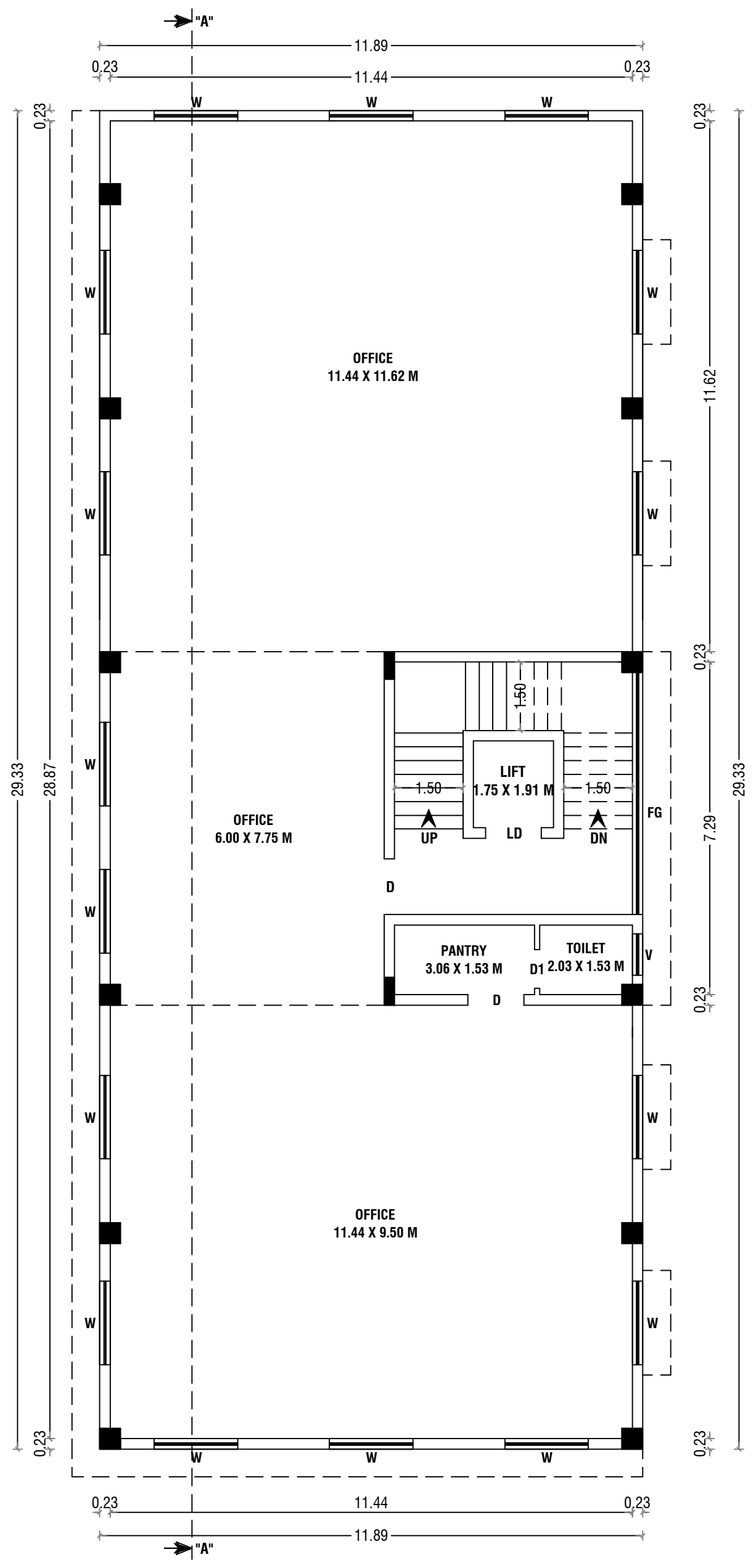


SITE CUM SEMIBASEMENT FLOOR PLAN

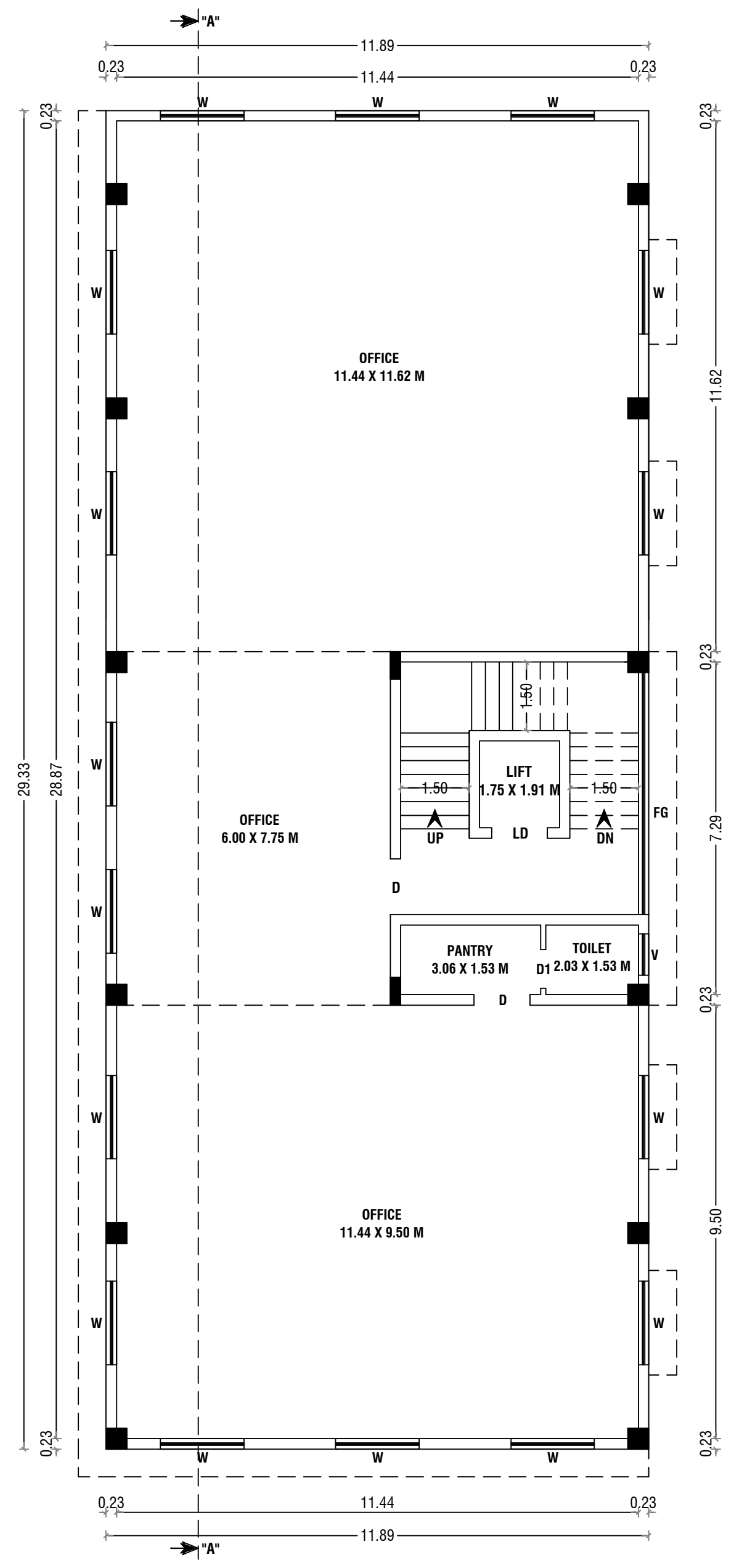
(SCALE - 1:100)



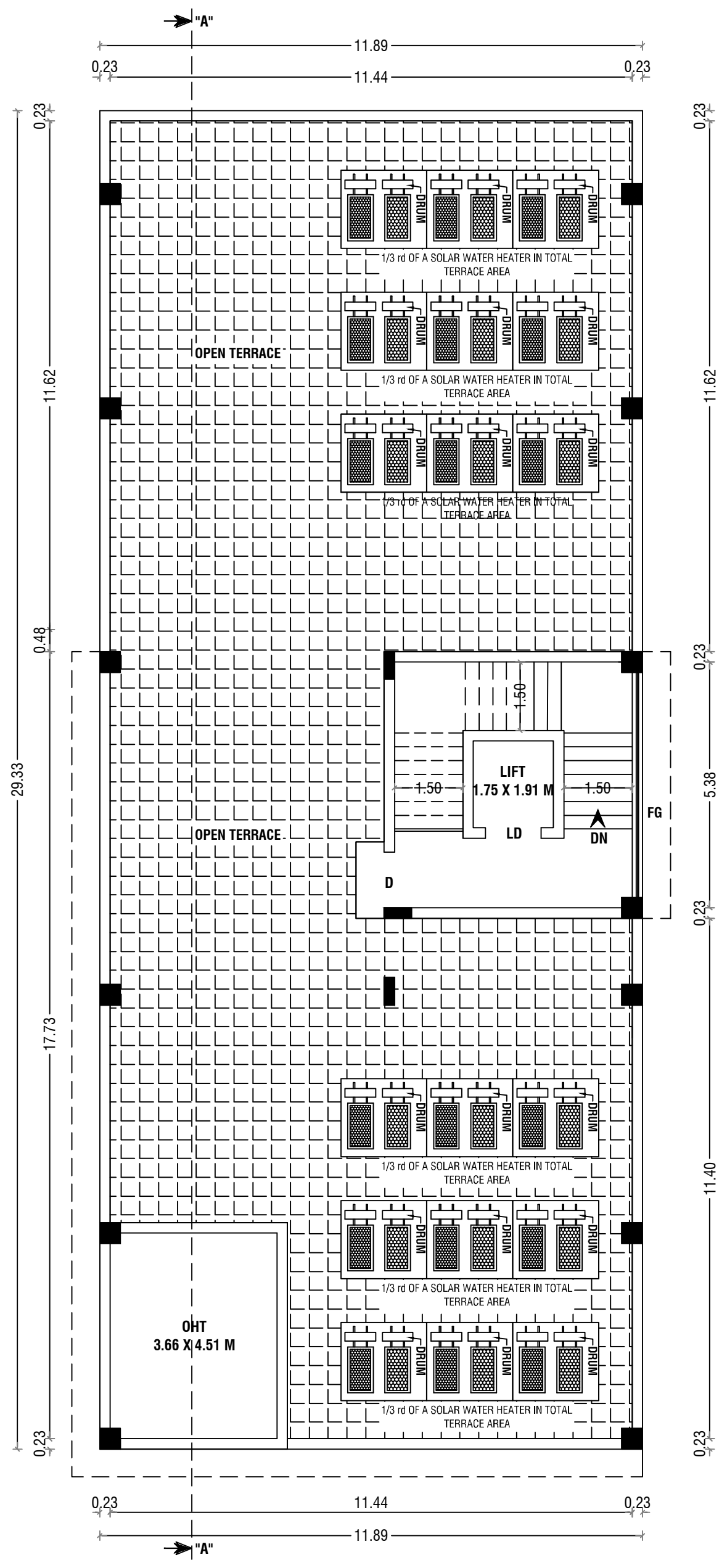
SITE CUM GROUND FLOOR PLAN



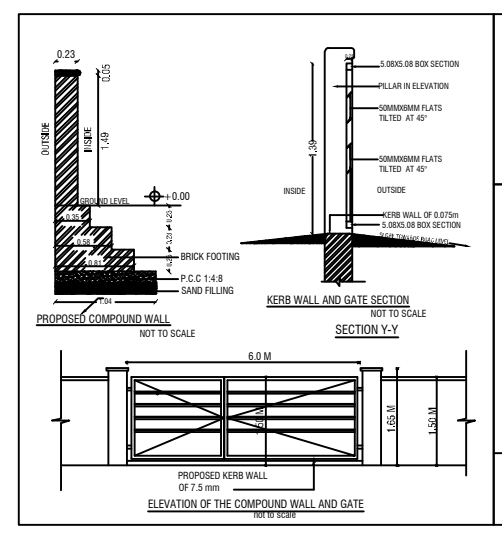
FIRST FLOOR PLAN



SECOND FLOOR PLAN

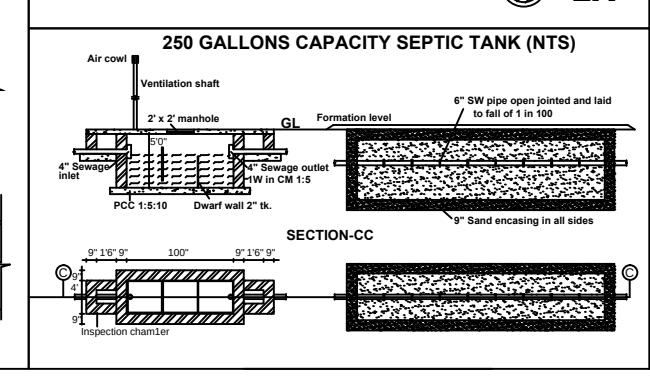


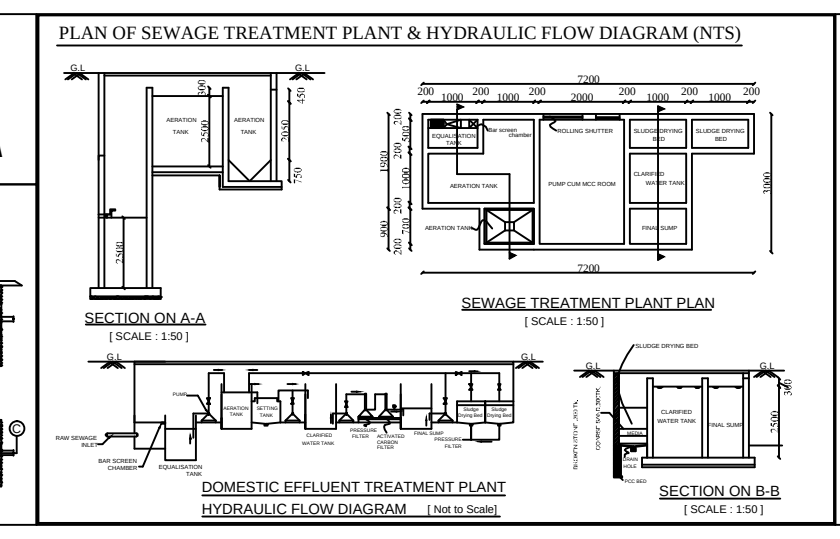
TERRACE FLOOR PLAN

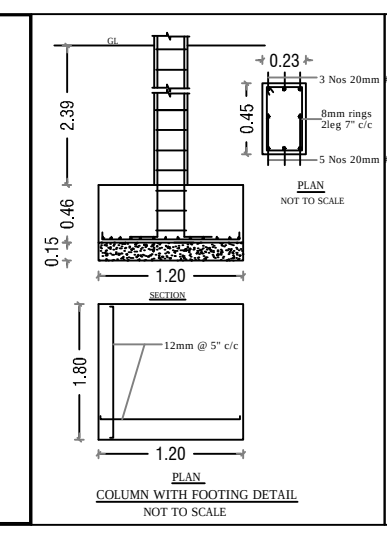


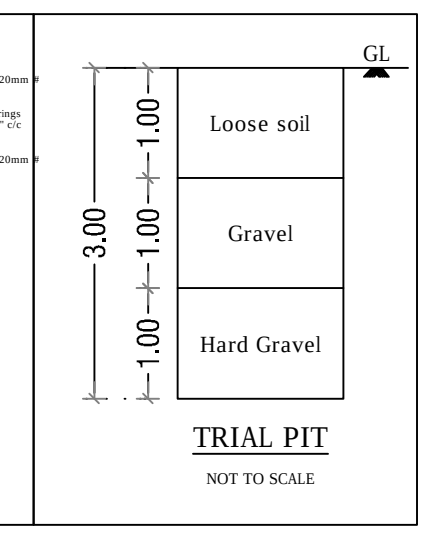
FIRE EXTINGUISHER : FE

EMERGENCY ALARM : EA









D. ARUN KUMAR.,B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/20/07/028
205, Alagesan Road, Saibaba Colony, Coimbatore - 641 011

REGISTERED CONSTRUCTION ENGINEER

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REGISTERED STRUCTURAL ENGINEER Grade - II
DTCP / NAMAKKAL / RSE-II / 001 / 2022
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Ph: 96550 08064

REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

மொ.பூபதி
அளவர்/உதவி வரைவாளர்

சு.வேல்குமார்
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.