

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

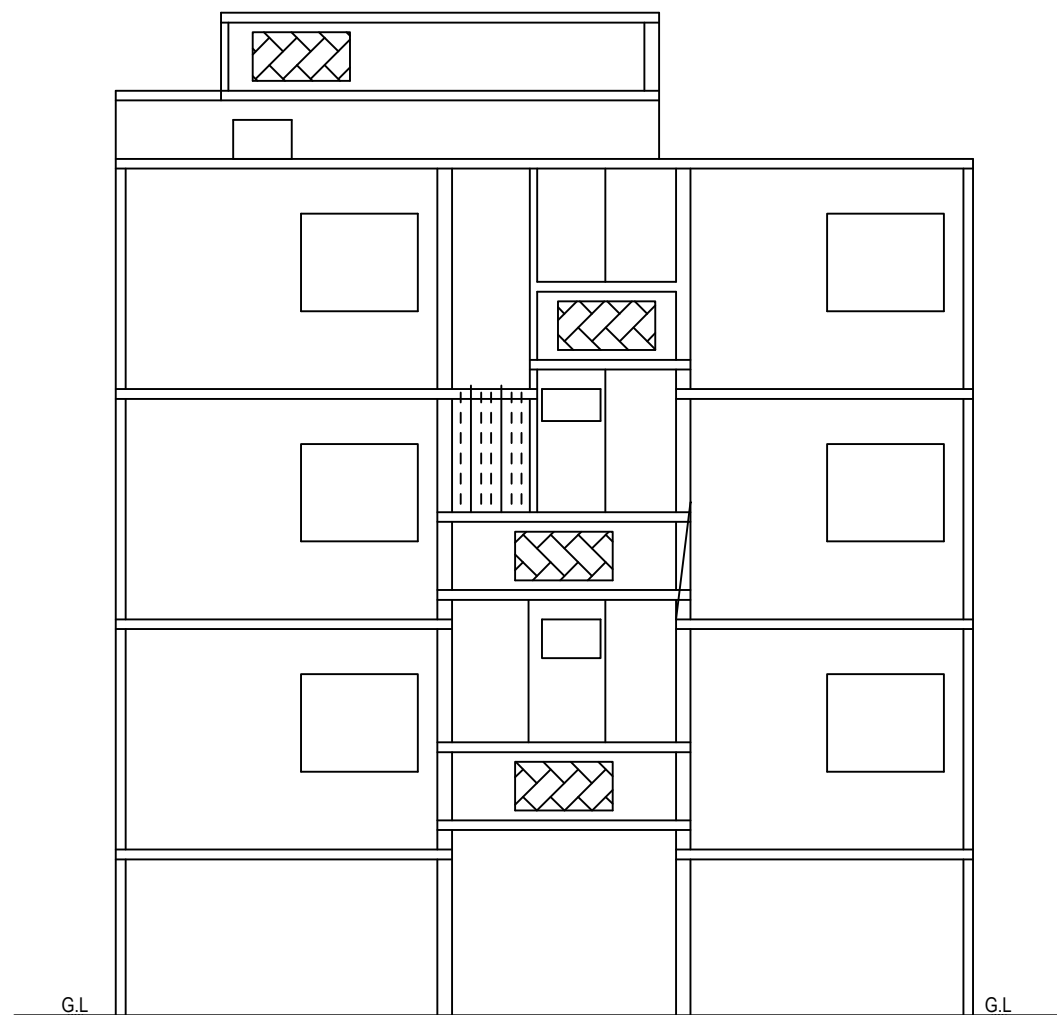
Building Plan

ISSUING AUTHORITY

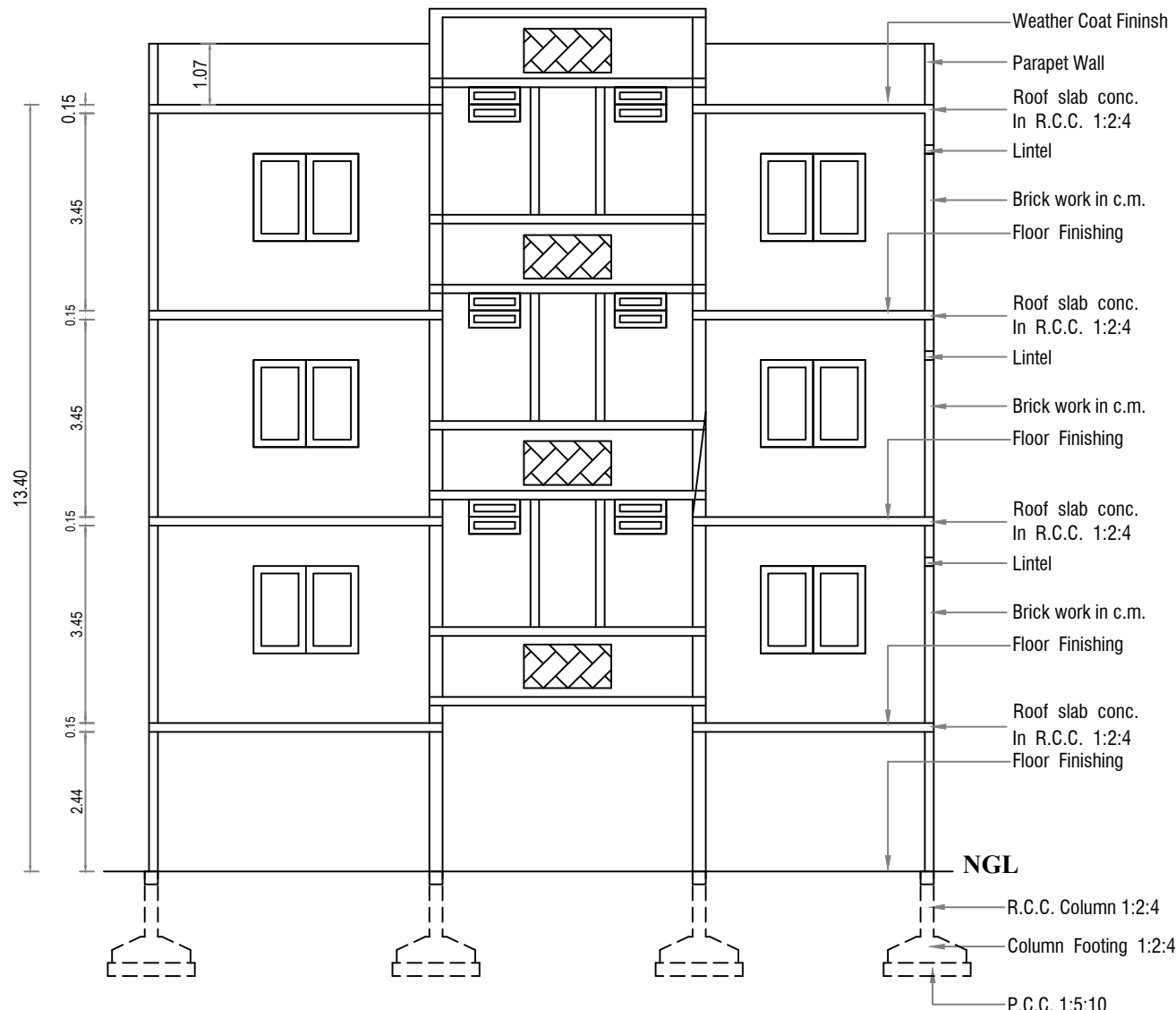
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

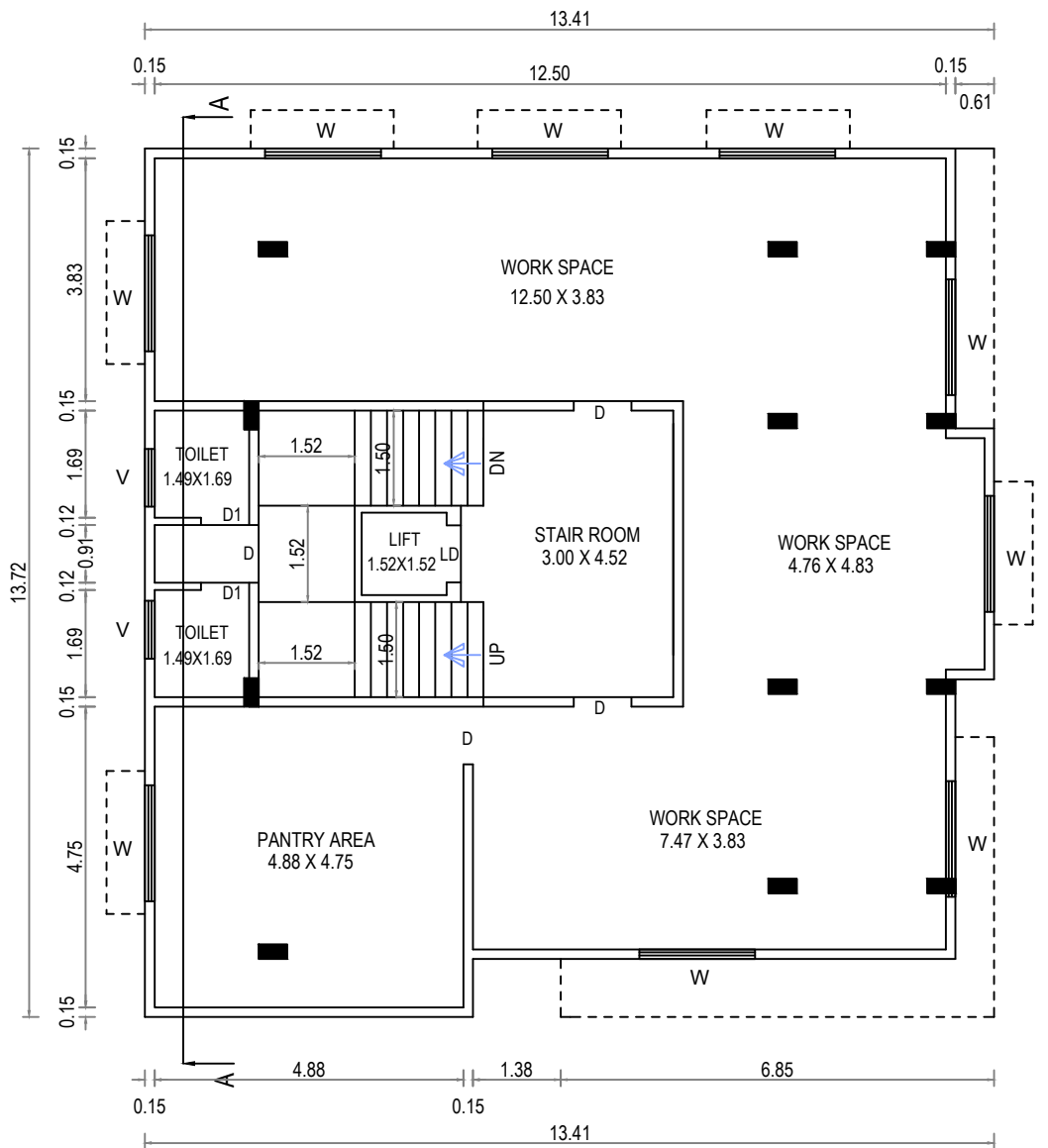
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



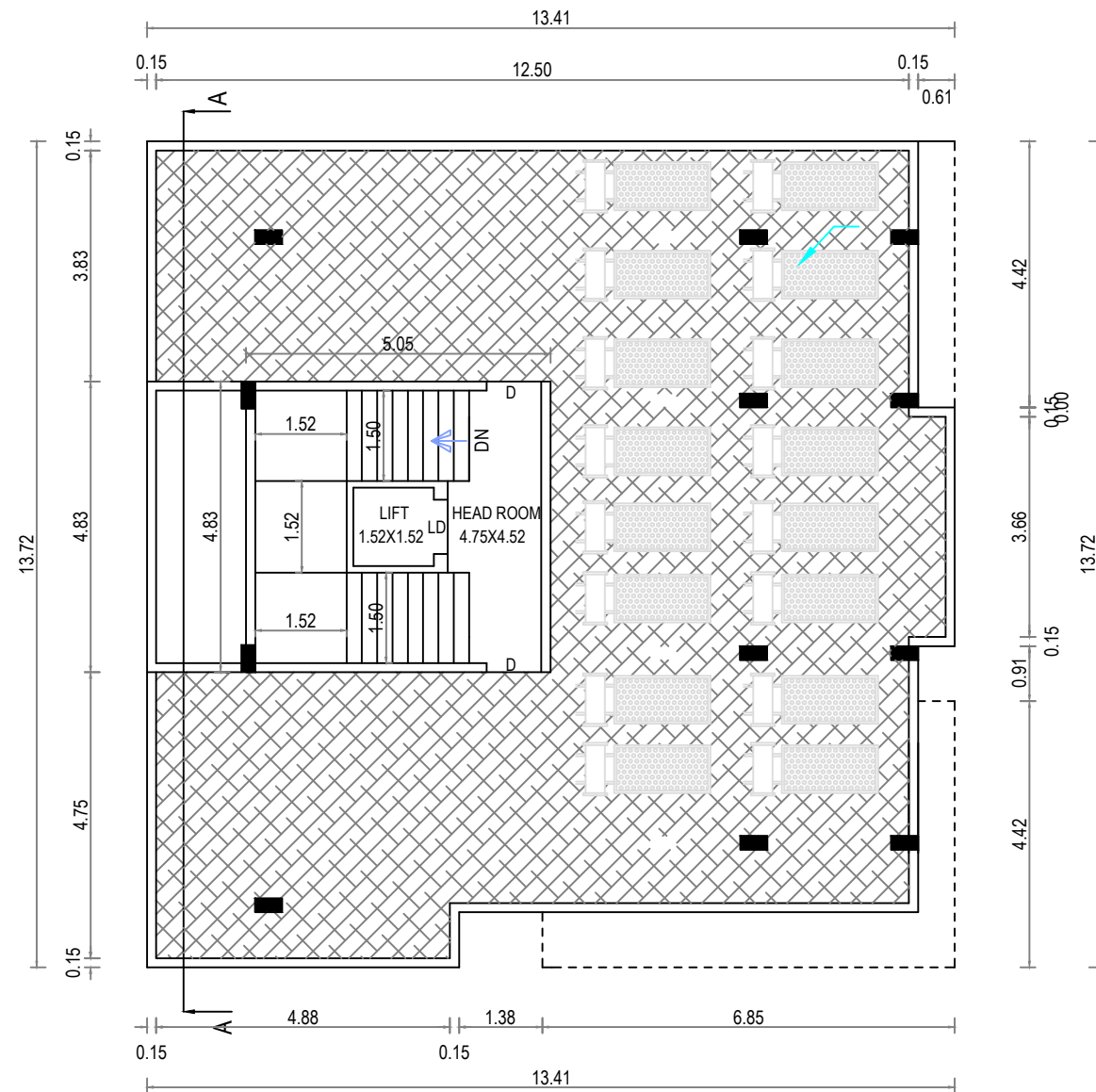
ELEVATION



SECTION ON - "AA"



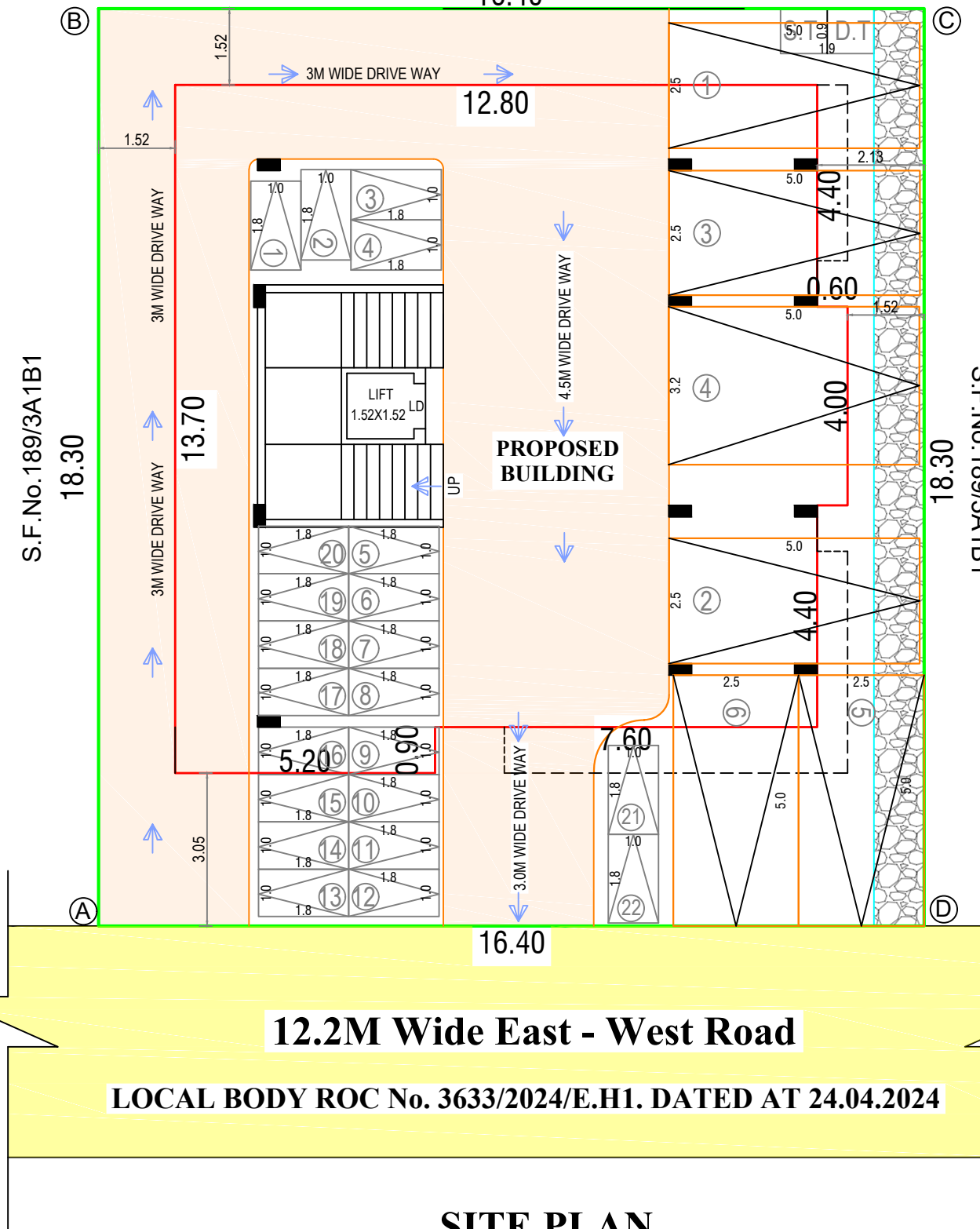
THIRD FLOOR PLAN



TERRACE FLOOR PLAN

S.F.No.189/3A1B1

16.40



12.2M Wide East - West Road

LOCAL BODY ROC No. 3633/2024/E.H1. DATED AT 24.04.2024

SITE PLAN

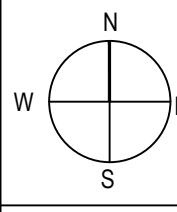
Site and Detailed Plan showing the Proposed Construction of Professional consulting office Building in S.F.No.189/3A1B2, of Ashokji Nagar at Villankuruchi village, Coimbatore North Taluk, Coimbatore Corporation

Title:

Site Plan, Stilt Floor,

First Floor, Second Floor, Third Floor,

Terrace Floor Plan



Scale - 1:100

APPROVED LAYOUT No. LP / D.T.C.P - 589/96

Site Area Details:

Site area as per document

Site No.72 East Part - 78.04

Site No.73 - 222.97

Proposed Site area as per Document (ABCD) - 301.00 Sq.mt

Site area as per Patta - 301.00 Sq.mt

Building area details in Sq.mt

Floor	Built up Area	Non FSI	FSI
Stilt	171.03	171.03	0.00
First	171.03	0.00	171.03
Second	171.03	0.00	171.03
Third	171.03	0.00	171.03
Terrace	24.40	24.40	0.00
Total	708.52	195.43	513.09

Reference:

Site Boundary	-	Green
Proposed Building	-	Red
Existing Road	-	Yellow
Driveway	-	Orange

FLOOR SPACE INDEX = $\frac{\text{FSI AREA}}{\text{LAND AREA}} = \frac{513.09}{301.00} = 1.70$

PLOT COVERAGE = $\frac{\text{PLINTH AREA}}{\text{LAND AREA}} = \frac{171.03}{301.00} = 0.56$

TOTAL HEIGHT OF BUILDING = 13.40 m

Parking Calculation:

Car Parking Required = $\frac{\text{FSI AREA}}{100.00} = \frac{513.09}{100.00} = 5.13$

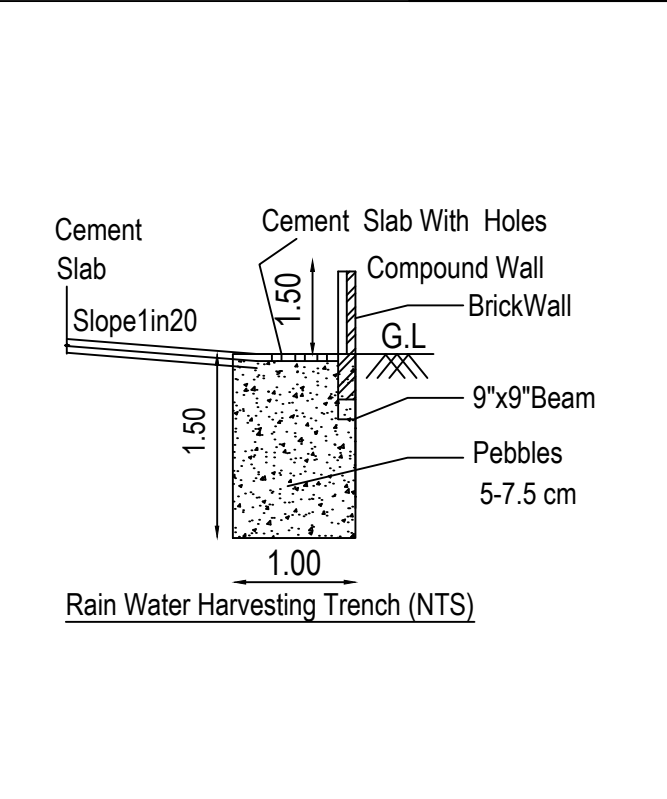
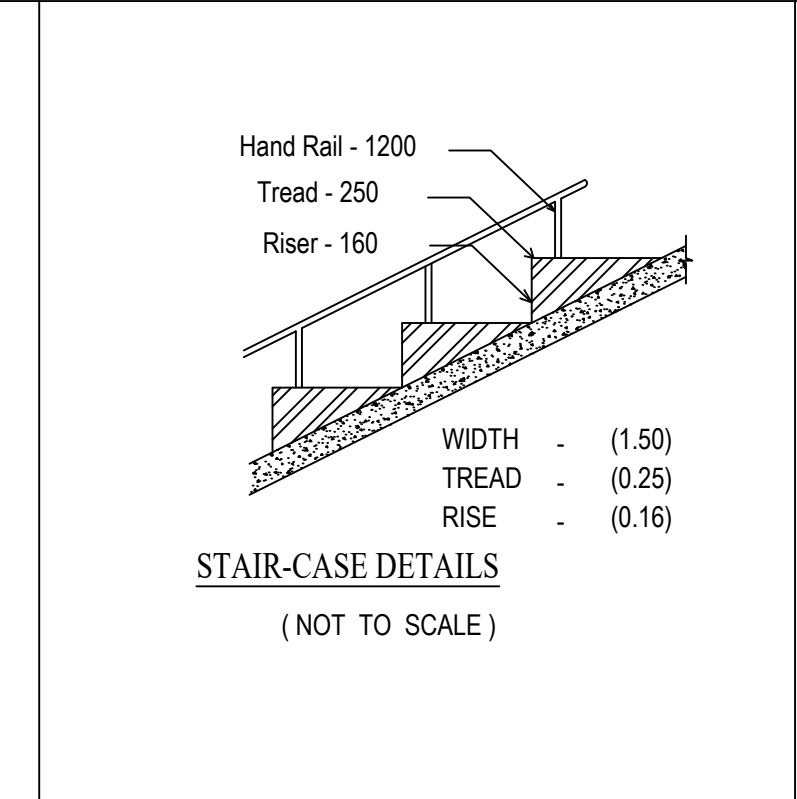
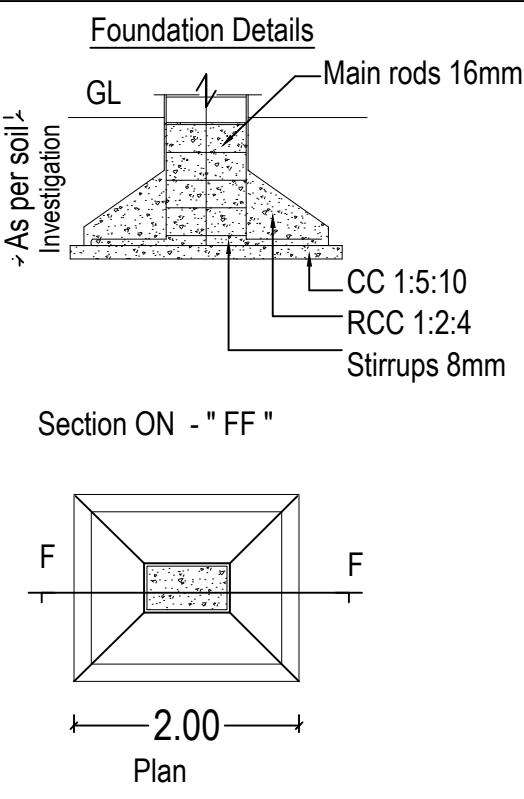
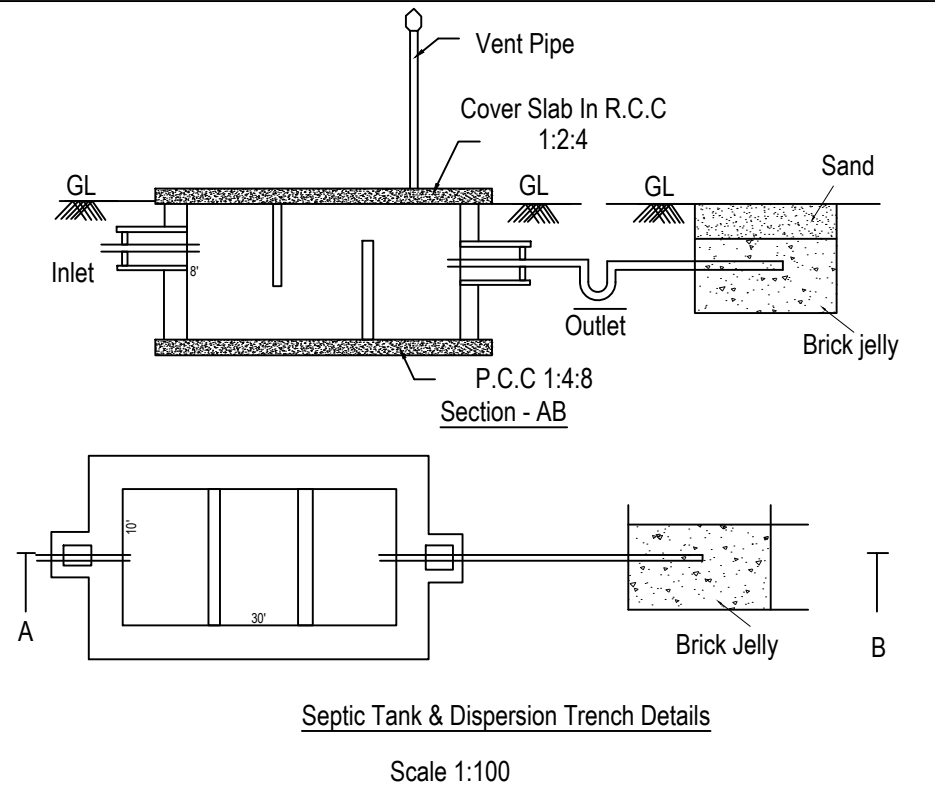
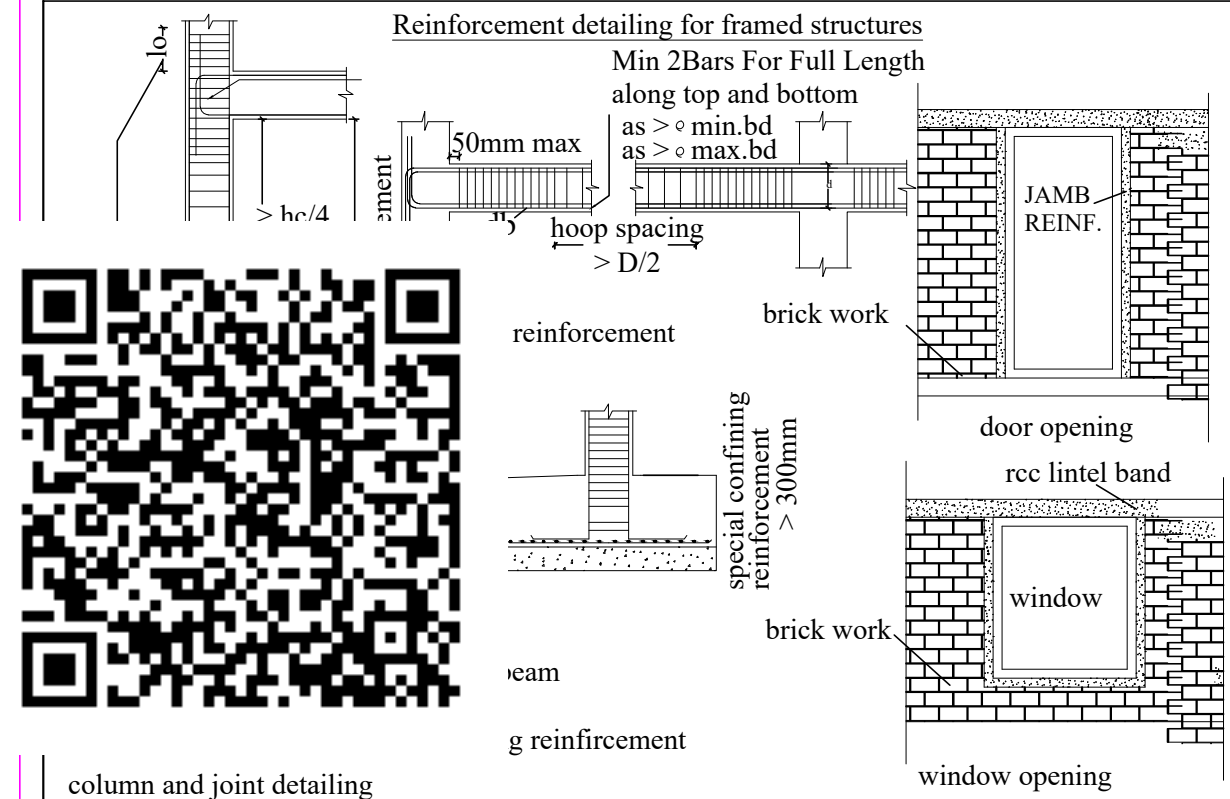
Two Wheeler Required = $\frac{\text{FSI AREA}}{100.00} = \frac{513.09}{25.00} = 20.52$

PARKING DETAILS	REQUIRED	PROVIDED
Car Parking	5	5
DA Parking	-	1
Two Wheeler Parking	20	22

Applicant

A.S. VENGATESH, ME.,
Reg. No: CLPA/SE/GR-II/19/03/003
#6, Thirumalai Garden,
S.M. Palayam, G.N.Mills.,
CBE-29, Ph: 98430 49298

REGISTERED STRUCTURAL ENGINEER



JOINERY DETAILS

METER

ED	ENTRANCE DOOR	1.527 x 2.13
D1	DOOR	0.75 x 2.13
LD	DOOR	0.91 x 2.13
W	WINDOW	1.83 x 1.52
V	VENTILATOR	0.91 x 0.91

Er. K. KANAGARAJ, D.C.E.,
REGISTERED ENGINEER
CLPA/RE/GR-II/19/05/037
M. Kumeran Nagar, Ganesapathy (PO)
Coimbatore - 641 006
Cell : 98432 13333
REGISTERED ENGINEER

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](#)



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

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

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

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



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.

