PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

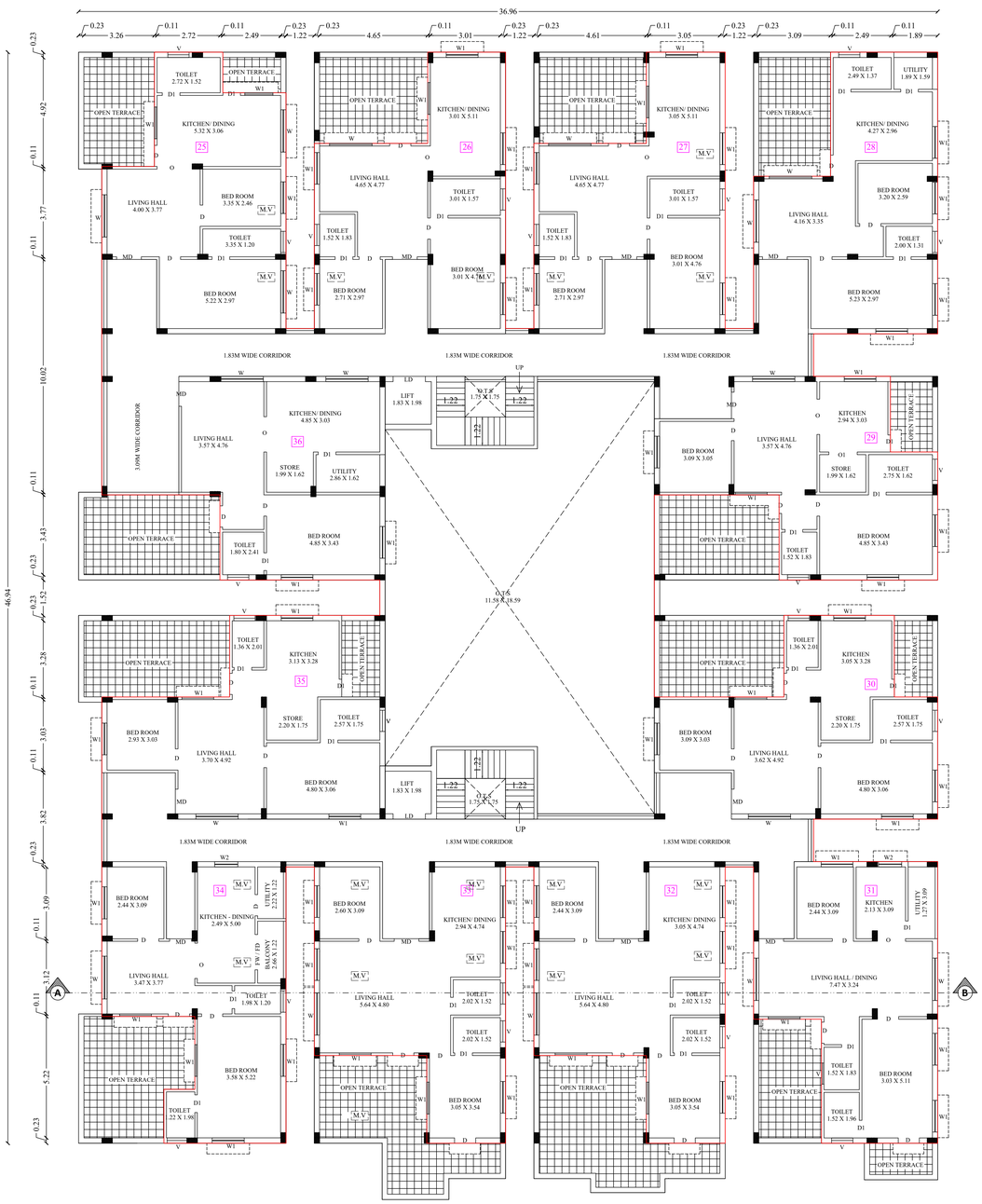
ISSUING AUTHORITY
DTCP

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

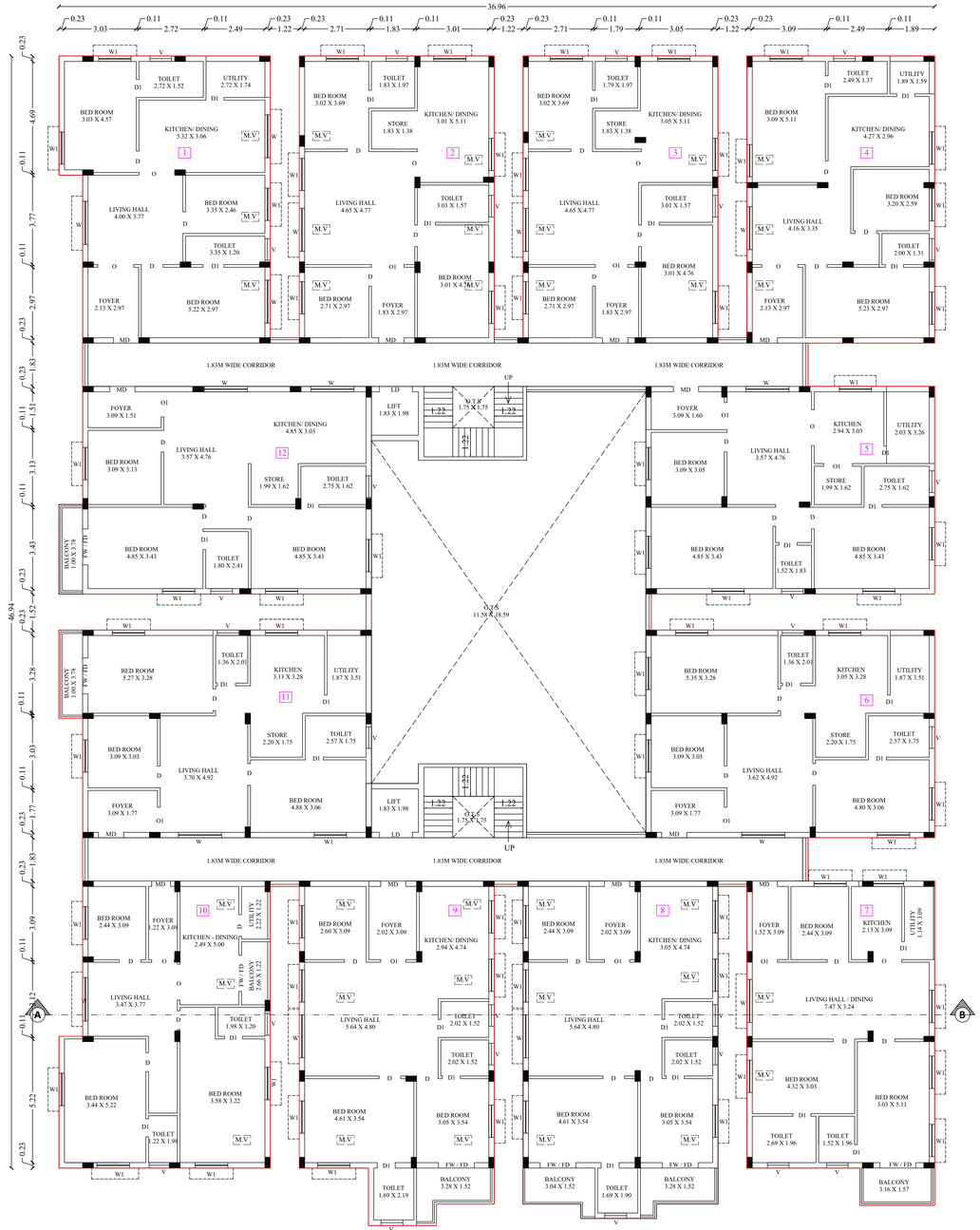
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
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THIRD FLOOR PLAN



TYPICAL FIRST & SECOND FLOOR PLAN

TYPICAL - (FIRST, SECOND) & THIRD FLOOR PLAN | SHEET NO- 2/4

REVISED PLAN SHOWING THE CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING OF SITE IN S.F NOS:403/1A & 404/1C2 AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

North | Scale 1 : 100

REVISED AREA DETAILS:

FLOOR NAME	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL AREA (SQM)	NUMBER OF DWELLINGS
STILT FLOOR	-	1593.45	1593.45	-
FIRST FLOOR	1406.58	186.87	1593.45	12
SECOND FLOOR	1406.58	186.87	1593.45	12
THIRD FLOOR	1125.35	186.87	1312.22	12
FOURTH FLOOR	1125.35	186.87	1312.22	12
FIFTH FLOOR	1125.35	186.87	1312.22	12
TERRACE FLOOR	-	103.48	103.48	-
GRAND TOTAL	6189.21	2631.28	8820.49	60

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
MD	MAIN DOOR	1.07 X 2.13
LD	LIFT DOOR	1.39 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
FW/FD	FRENCH WINDOW / DOOR	1.52 X 2.13
O	OPEN	1.52 X 2.13
O1	OPEN 1	1.22 X 2.13
W	WINDOW	1.83 X 1.37
W1	WINDOW	1.37 X 1.37
W2	WINDOW	1.00 X 1.37
V	VENTILATOR	0.91 X 0.61

DWELLINGS AREA DETAILS:

DWELLING UNIT NO.	AREA (Sq.m)	DWELLING UNIT NO.	AREA (Sq.m)
1	101.03	25	72.58
2	99.71	26	74.73
3	99.71	27	74.88
4	96.02	28	70.80
5	106.85	29	74.54
6	106.84	30	74.13
7	100.99	31	74.66
8	114.18	32	74.62
9	110.38	33	74.77
10	101.56	34	73.24
11	110.56	35	74.70
12	110.61	36	71.32
TOTAL	1249.44	TOTAL	884.97

TYPICAL FIRST & SECOND FLOORS: 1260.31 X 2 FLOORS = 2498.88 Sq.m

THIRD FLOOR = 884.97 Sq.m

NO. OF DWELLINGS IN FIRST, SECOND & THIRD FLOOR = 36 Nos.

Note:-
M.V - MECHANICAL VENTILATIONS ARE PROVIDED

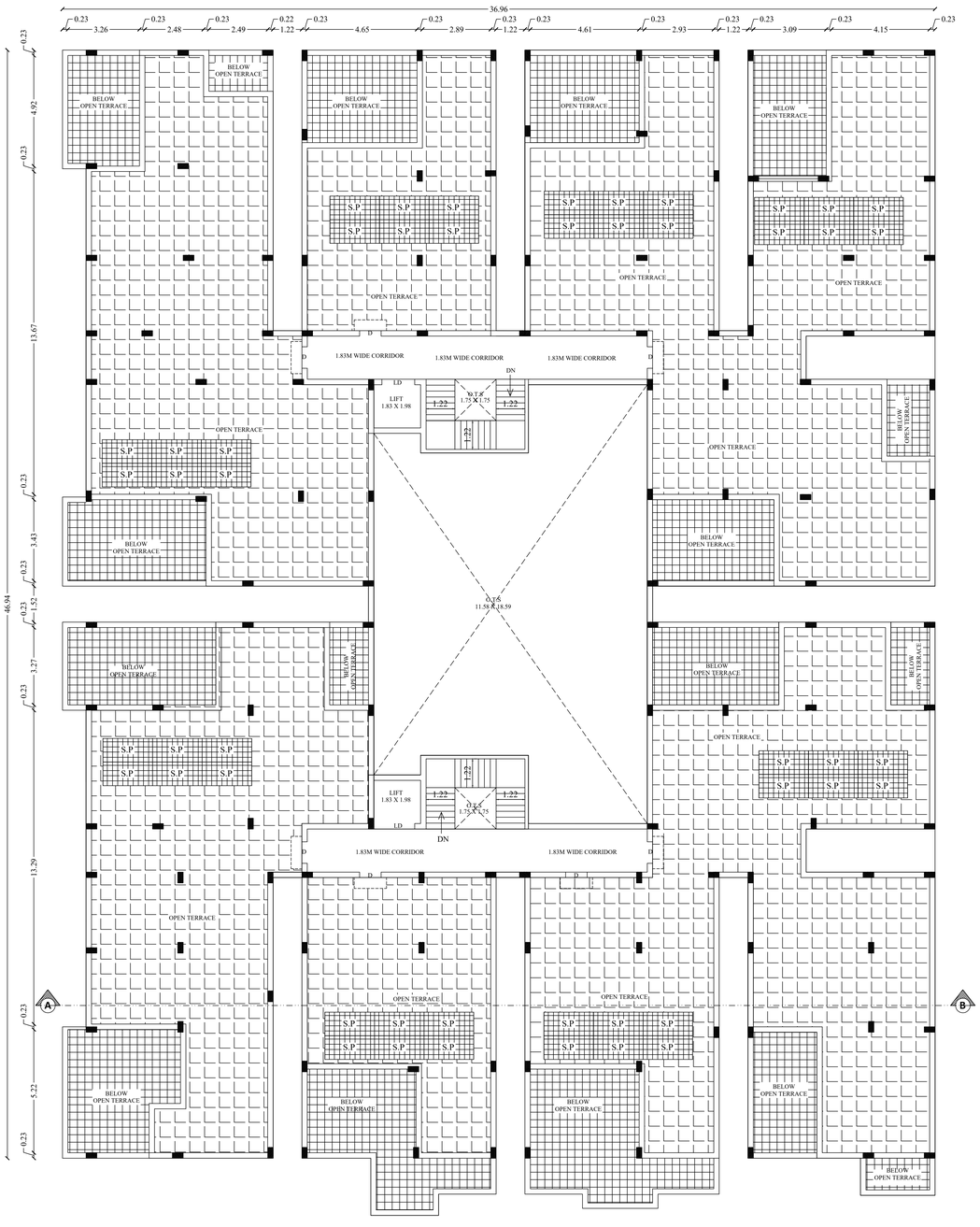
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ARCHITECT

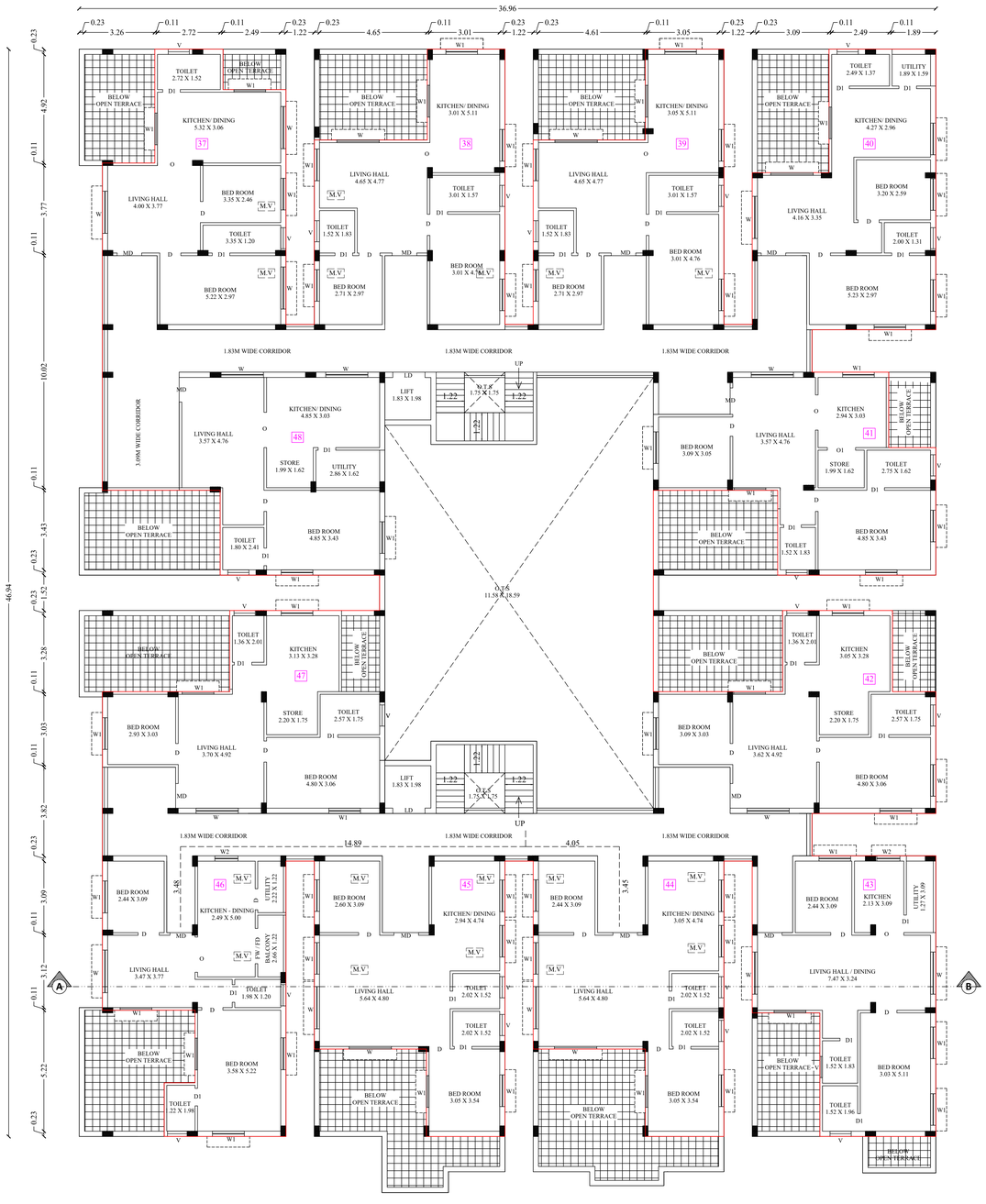
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STRUCTURAL ENGINEER

APPLICANT



TERRACE FLOOR PLAN



TYPICAL FOURTH & FIFTH FLOOR PLAN

TYPICAL - (FOURTH, FIFTH) & TERRACE FLOOR PLAN | SHEET NO- 3/4

REVISED PLAN SHOWING THE CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING OF SITE IN S.F NOS:403/1A & 404/1C2 AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

North | Scale 1 : 100

REVISED AREA DETAILS:

FLOOR NAME	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL AREA (SQM)	NUMBER OF DWELLINGS
STILT FLOOR	-	1593.45	1593.45	-
FIRST FLOOR	1406.58	186.87	1593.45	12
SECOND FLOOR	1406.58	186.87	1593.45	12
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FOURTH FLOOR	1125.35	186.87	1312.22	12
FIFTH FLOOR	1125.35	186.87	1312.22	12
TERRACE FLOOR	-	103.48	103.48	-
GRAND TOTAL	6189.21	2631.28	8820.49	60

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
MD	MAIN DOOR	1.07 X 2.13
LD	LIFT DOOR	1.39 X 2.13
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D1	DOOR	0.76 X 2.13
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O	OPEN	1.52 X 2.13
O1	OPEN 1	1.22 X 2.13
W	WINDOW	1.83 X 1.37
W1	WINDOW	1.37 X 1.37
W2	WINDOW	1.00 X 1.37
V	VENTILATOR	0.91 X 0.61

DWELLINGS AREA DETAILS:

DWELLING UNIT NO.	AREA in Sqm
37	72.58
38	74.73
39	74.88
40	70.80
41	74.54
42	74.13
43	74.66
44	74.62
45	74.77
46	73.24
47	74.70
48	71.32
TOTAL	884.97

TYPICAL FOURTH & FIFTH FLOORS: 884.97 X 2 FLOORS = 1769.94 Sq.m

NO. OF DWELLINGS IN FOURTH & FIFTH FLOORS = 24 Nos.

Note:-
M.V - MECHANICAL VENTILATIONS ARE PROVIDED

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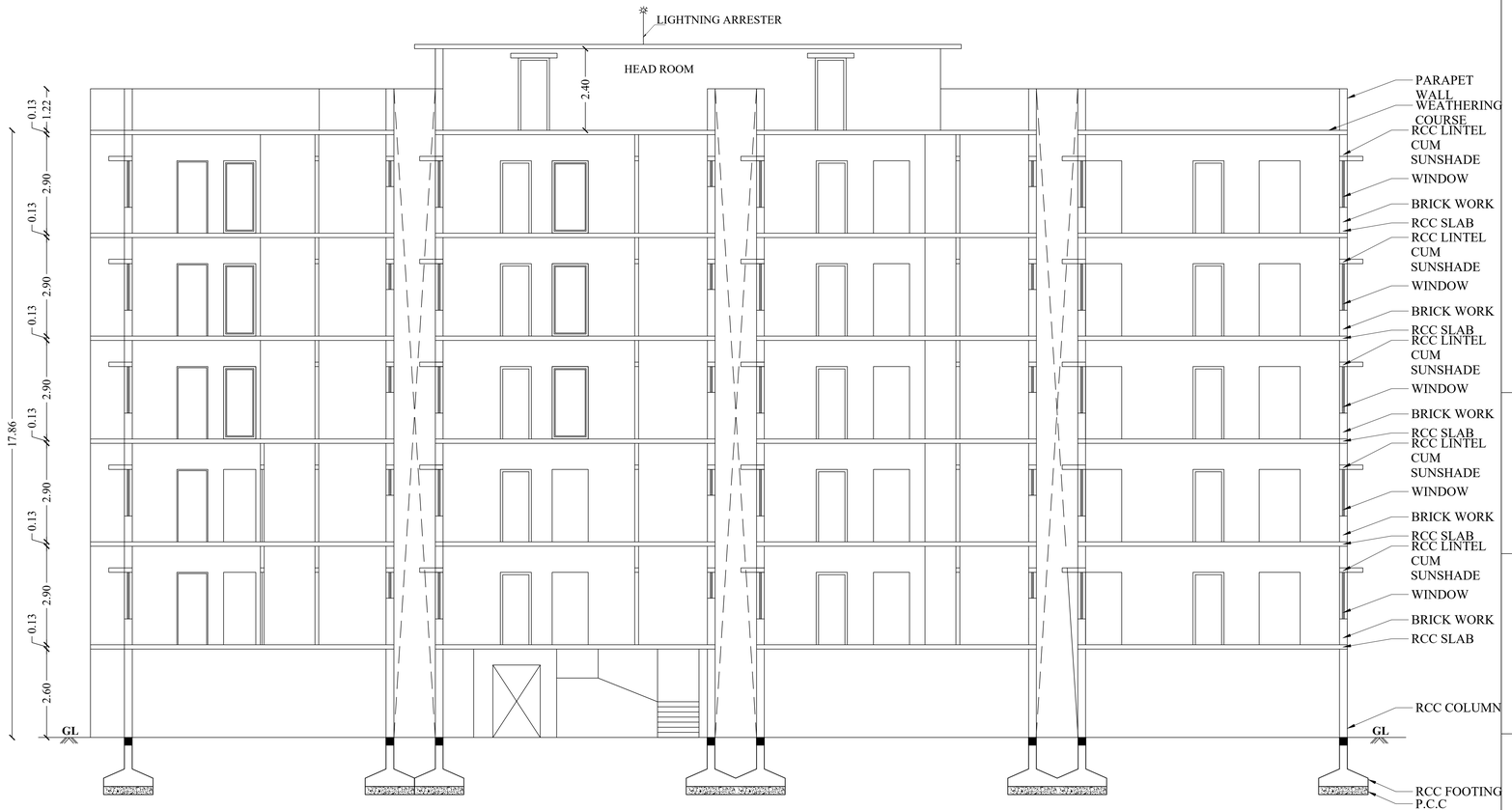
STRUCTURAL ENGINEER

P. Muniyan

APPLICANT



FRONT ELEVATION



SECTION ON AB

SECTION & ELEVATION	SHEET NO- 4/4

REVISED PLAN SHOWING THE CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING OF SITE IN S.F NOS:403/1A & 404/1C2 AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

North

Scale 1 : 100

REVISED AREA DETAILS:

FLOOR NAME	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL AREA (SQM)	NUMBER OF DWELLINGS
STILT FLOOR	-	1593.45	1593.45	-
FIRST FLOOR	1406.58	186.87	1593.45	12
SECOND FLOOR	1406.58	186.87	1593.45	12
THIRD FLOOR	1125.35	186.87	1312.22	12
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FIFTH FLOOR	1125.35	186.87	1312.22	12
TERRACE FLOOR	-	103.48	103.48	-
GRAND TOTAL	6189.21	2631.28	8820.49	60

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STRUCTURAL ENGINEER

P. Manikandan

APPLICANT

Online Application No.- SWP/BPA/1955307/2024

B.P/DTCP No. - 381/2025

EXISTING APPROVED DETAILS

CHENNAI APPROVED DETAILS
DTCP FILE NO - 19309 / 2015, DATED: 31.08.2016
PLANNING PERMISSION NO - 158 / 2016, DATED: 31.08.2016
COIMBATORE APPROVED DETAILS
DTCP FILE NO - 1847 / 2015/LPA-3, DATED: 21.12.2016
PLANNING PERMISSION NO - 192 / 2016, DATED: 21.12.2016
COIMBATORE COPORATION APPROVED DETAILS
B.A. NO - 0136/17/MH3(N), DATED: 02.05.2017
B.L. NO - 0226/17/MH3(N), DATED: 02.05.2017



SITE PLAN / STILT FLOOR PLAN

SITE PLAN	SHEET NO-1/4

REVISED PLAN SHOWING THE CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING OF SITE IN S.F NOS:403/1A & 404/1C2 AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

North | Scale 1 : 100

AREA DETAILS:

AREA AS PER DOCUMENT : 2427.65 Sqm
AREA AS PER PATTA : 2450.00 Sqm
AREA AS AT SITE : 2474.24 Sqm

EXISTING APPROVED AREA DETAILS

FLOOR NAME	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL AREA (SQM)	NUMBER OF DWELLINGS
STILT FLOOR	-	929.07	929.07	-
FIRST FLOOR	886.00	43.07	929.07	12
SECOND FLOOR	886.00	43.07	929.07	12
THIRD FLOOR	886.00	43.07	929.07	12
FOURTH FLOOR	886.00	43.07	929.07	12
TERRACE FLOOR	-	51.44	51.44	-
GRAND TOTAL	3544.00	1152.79	4696.79	48

FLOOR SPACE INDEX = $\frac{3544.00}{2427.65}$ = 1.459 (EXG.)

REVISED AREA DETAILS

FLOOR NAME	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL AREA (SQM)	NUMBER OF DWELLINGS
STILT FLOOR	-	1593.45	1593.45	-
FIRST FLOOR	1406.58	186.87	1593.45	12
SECOND FLOOR	1406.58	186.87	1593.45	12
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FIFTH FLOOR	1125.35	186.87	1312.22	12
TERRACE FLOOR	-	103.48	103.48	-
GRAND TOTAL	6189.21	2631.28	8820.49	60

FLOOR SPACE INDEX = $\frac{6189.21}{2427.65}$ = 2.549 (REV.)

DWELLING UNIT DETAILS:

DWELLING UNIT NO.	AREA (Sq.m)	DWELLING UNIT NO.	AREA (Sq.m)	DWELLING UNIT NO.	AREA (Sq.m)
TYPICAL FIRST & SECOND FLOOR		THIRD FLOOR		TYPICAL FOURTH & FIFTH FLOOR	
1	101.03	25	72.58	37	72.58
2	99.71	26	74.73	38	74.73
3	99.71	27	74.88	39	74.88
4	96.02	28	70.80	40	70.80
5	106.85	29	74.54	41	74.54
6	106.84	30	74.13	42	74.13
7	100.99	31	74.66	43	74.66
8	114.18	32	74.62	44	74.62
9	110.38	33	74.77	45	74.77
10	101.56	34	73.24	46	73.24
11	110.56	35	74.70	47	74.70
12	110.61	36	71.32	48	71.32
TOTAL	1249.44	TOTAL	884.97	TOTAL	884.97

TYPICAL FIRST & SECOND FLOOR: 1249.44 X 2 FLOORS = 2498.88 Sq.m
THIRD FLOOR = 884.97 Sq.m
TYPICAL FOURTH & FIFTH FLOORS : 884.97 X 2 FLOORS = 1769.94 Sq.m
TOTAL DWELLING UNIT AREA = 5153.79 Sq.m
TOTAL NO. OF DWELLING UNITS = 60 Nos.

PARKING DETAILS

	DWELLING NUMBERS	TWO WHEELER PARKING Required	TWO WHEELER PARKING Provided	CAR PARKING Required	CAR PARKING Provided
50 sq.m and upto 75 sq.m 1 car space for every 2 dwelling units and1 Two Wheeler space for every dwelling unit	48	48		24	
Above 75 Sqm 1 car space for every 75 Sq.m	12	-		12	
	60	48		36	
TOTAL		53 (48X10%)	54	40 (36X10%)	47

Reference:

- Existing Road
- Site boundary (A,B,C,D,E,F & G)
- Proposed Building
- Driveway
- Demolition portions

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STRUCTURAL ENGINEER

P. Manikkan

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
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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.