

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

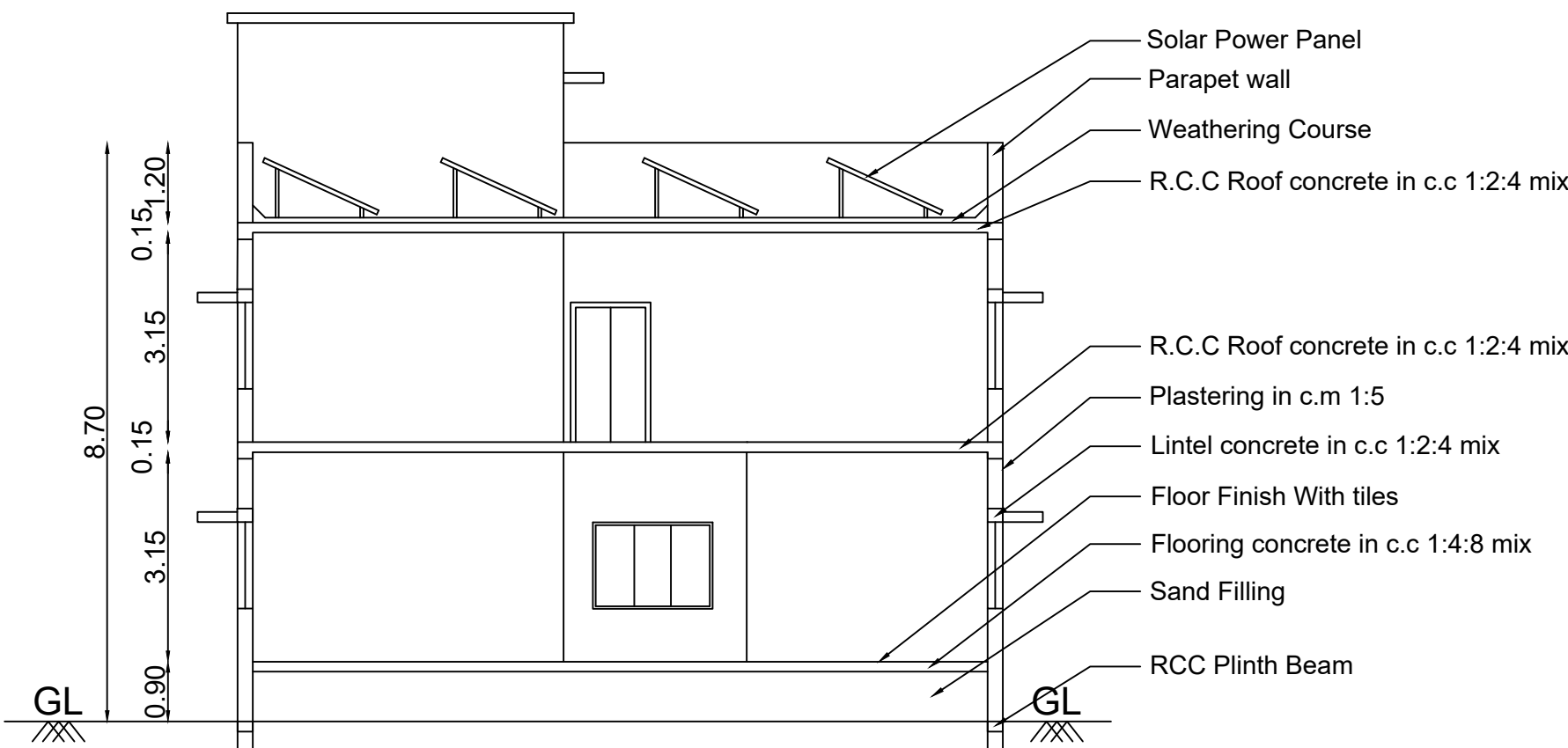
The approval as the planning authority issued it, reproduced in full behind this page.

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

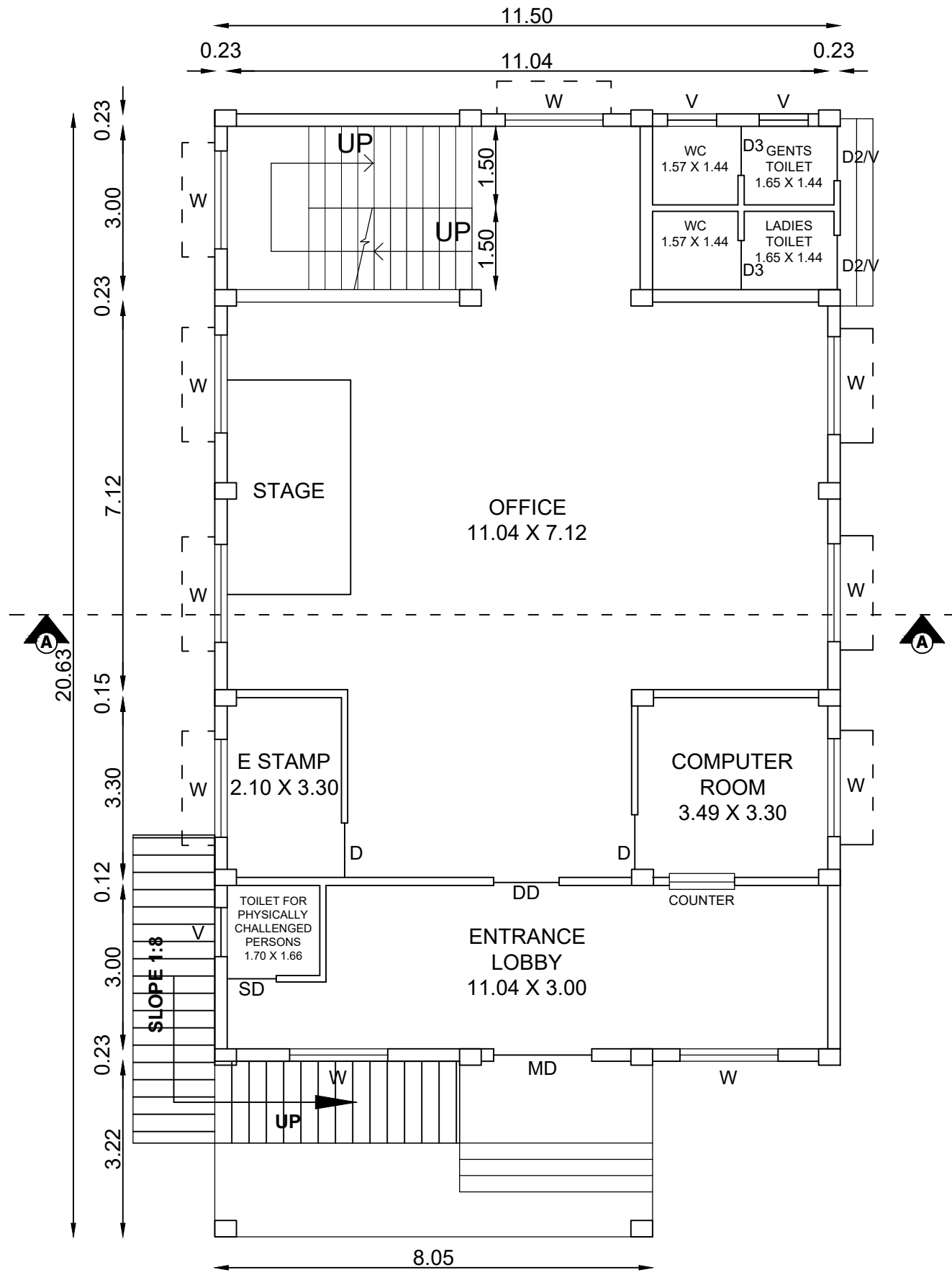
ONLINE APPLICATION NO:SWP/BPA/0236007/2024
SWP/SITE APPROVAL:L.P/R(C)NO:280/2024
SWP/BP/DTCP(R)NO:61/2024



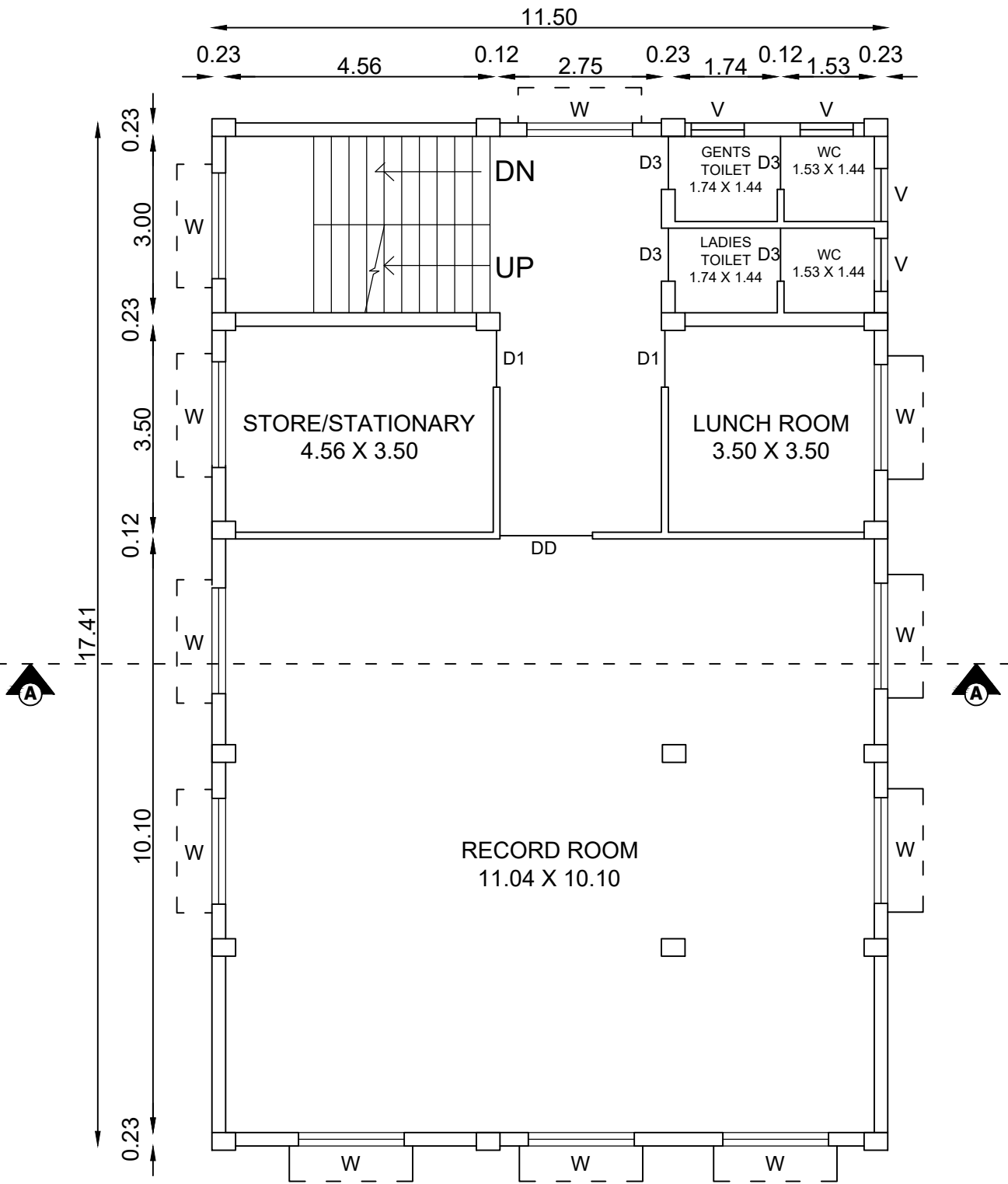
ELEVATION



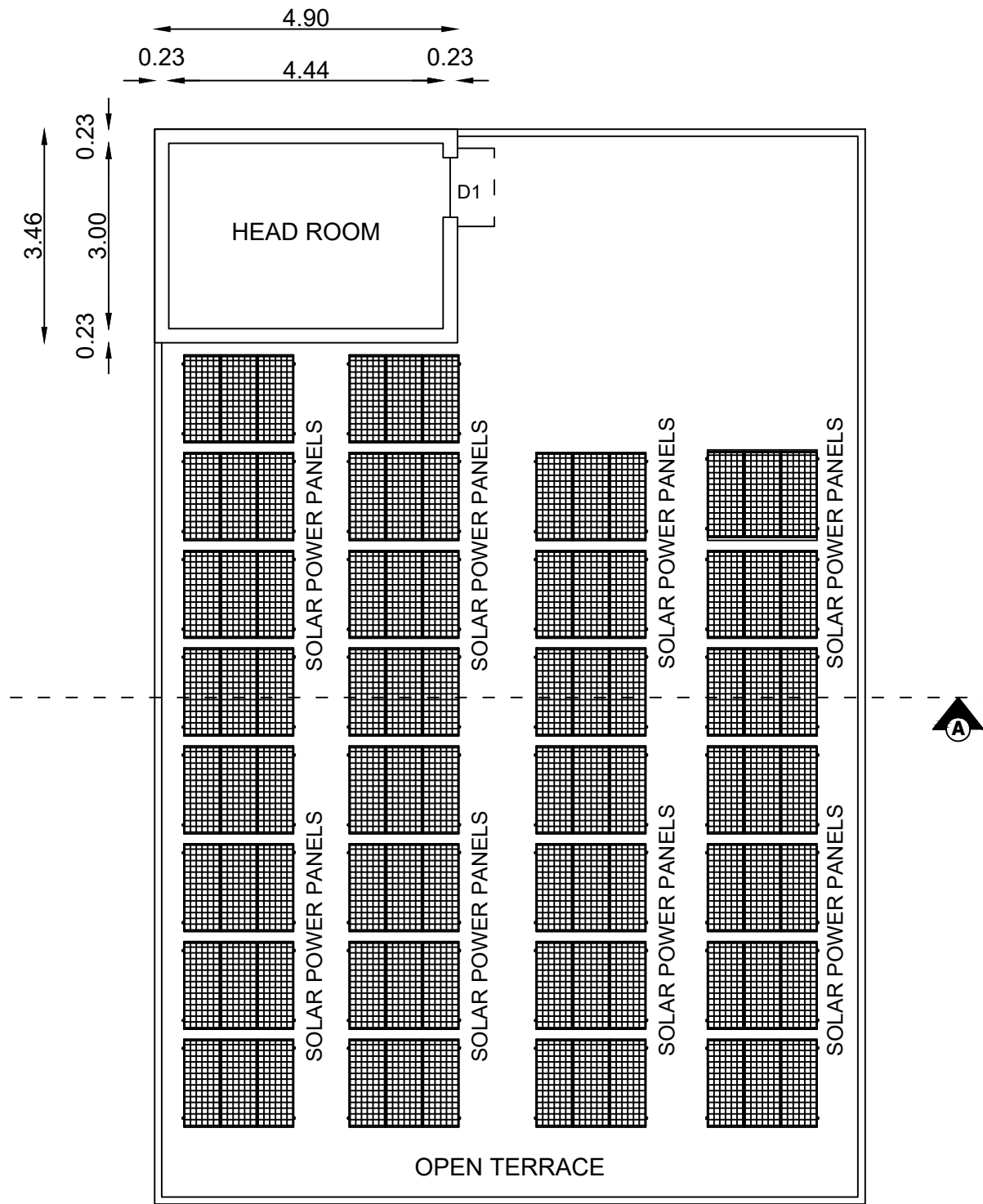
SECTION AA



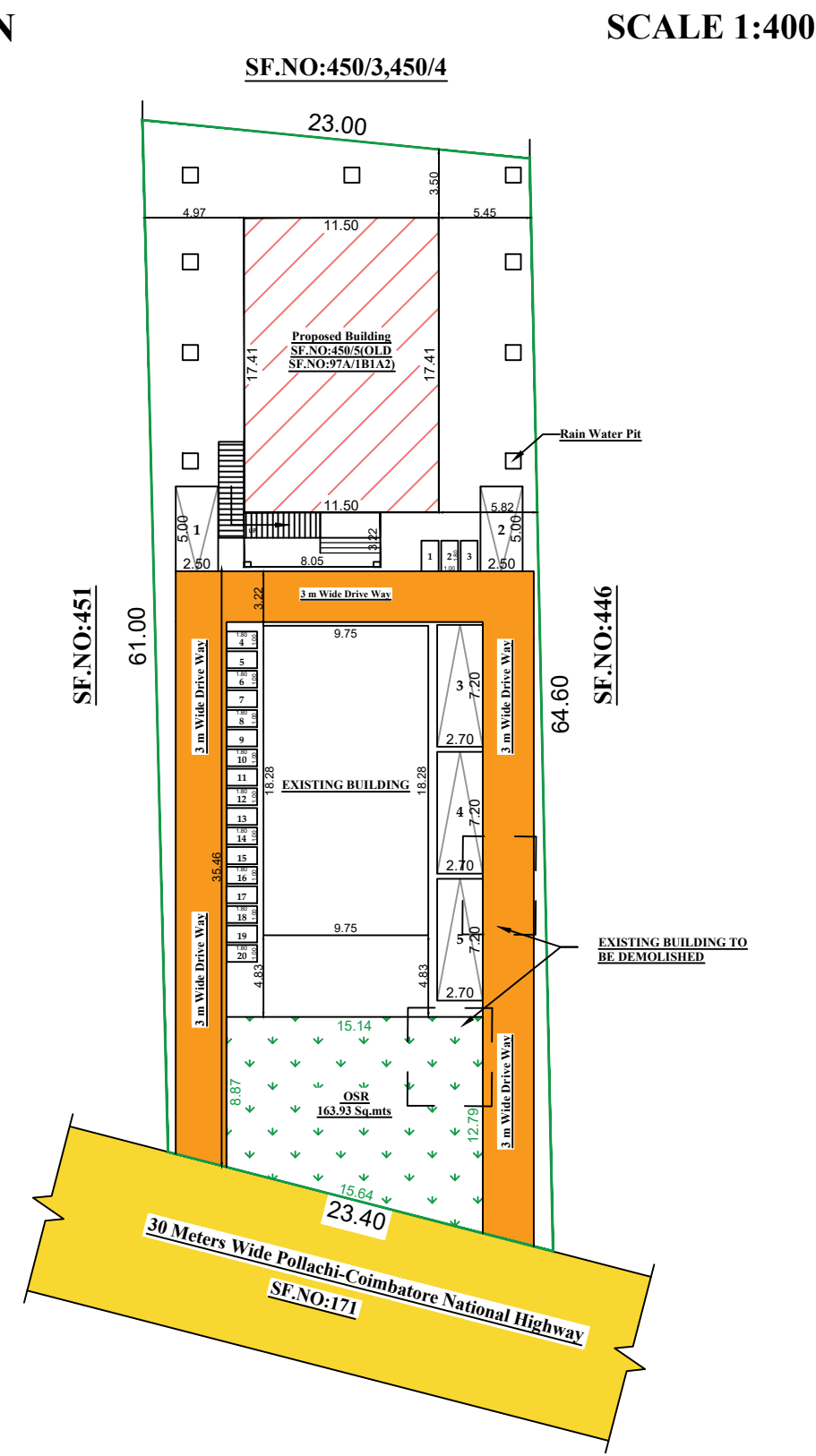
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



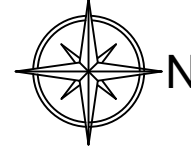
SITE PLAN

SCALE 1:400

PLAN SHOWING THE PROPOSED CONSTRUCTION OF G+1 FLOOR RCC
ROOF SUB-REGISTRAR OFFICE BUILDING AT SF.NO:450/5(OLD
SF.NO:97A/IBIA2),KINATHUKADAVU TOWN
PANCHAYAT,KINATHUKADAVU TALUK,COIMBATORE DISTRICT.

Applicant Name: SUB-REGISTRAR -KINATHUKADAVU
ONLINE APPLICATION NO:SWP/BPA/0236007/2024

BUILDING TYPE: GOVERNMENT OFFICE



SCALE 1:100

AREA DETAILS

Area of the Site:1550.00 Sq.mts

BLOCK-1(PROPOSED BUILDING AREA DETAILS)				
S.NO	FLOOR NAME	FSI AREA (Sq.mts)	NON-FSI AREA (Sq.mts)	TOTAL AREA (Sq.mts)
1	Ground Floor	226.17	-	226.17
2	First Floor	200.21	-	200.21
3	Head Room	-	16.95	16.95
Total		426.38	16.95	443.33
BLOCK-2(EXISTING BUILDING AREA DETAILS)				
S.NO	FLOOR NAME	FSI AREA (Sq.mts)	NON-FSI AREA (Sq.mts)	TOTAL AREA (Sq.mts)
1	Ground Floor	178.16	-	178.16
Total		178.16	-	178.16
Grand Total		604.54	16.95	621.49

$$FSI = \frac{604.54}{1550.00} = 0.39$$

	REQUIRED	PROVIDED
1 TWO WHEELER PARKING SPACE FOR EVERY 25 Sq.mts	17	20
1 CAR PARKING SPACE FOR EVERY 150 Sq.mts	5	5

OSR REQUIRED:

OSR REQUIRED : 155.00 Sq.mts(10%)

OSR PROVIDED : 163.93 Sq.mts(10.58%)

ALL DIMENSIONS ARE IN METERS

REFERENCE

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- Drive Way
- OSR

Schedule of Joineries

	MD	DOOR	1.80 X 2.10
1	MD	DOOR	1.20 X 2.10
2	D	DOOR	1.00 X 2.10
3	D1	DOOR	1.00 X 2.10
4	D2/V	DOOR	1.00 X 2.10
5	D3	DOOR	0.90 X 2.10
6	W	WINDOW	1.80 X 1.30
7	W1	WINDOW	1.50 X 1.30
8	V	VENTILATOR	0.90 X 0.60

சார்பதிவாளர்,
கிணத்துக்கடவு.

APPLICANT

Order
Executive Engineer PWD
Building Constrn & Mtce Division,
COIMBATORE - 641 001.

STRUCTURAL ENGINEER

Assistant Engineer (PWD)
Buildings (C&M) Sec - Kinathukadavu
Coimbatore - 01

ENGINEER

சு.வேல்குமார்
வரைவாளர் நிலை-III

ரா.செபஸ்தி ரோசாலி
மேற்பார்வையாளர்.

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

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



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.

