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.

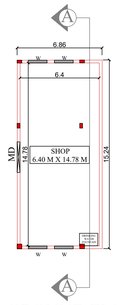
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

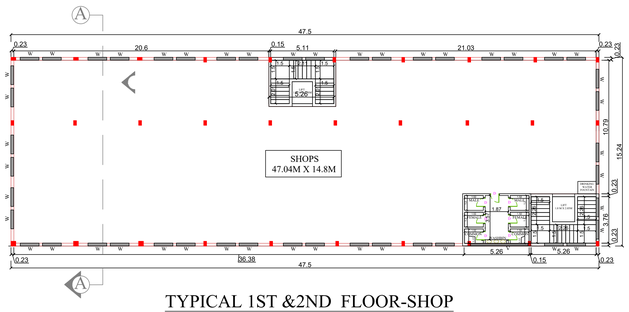
ONLINE APPLICATION NO:SWP/BPA/247311/2024

SWP/LP/R(C) No.281/2024

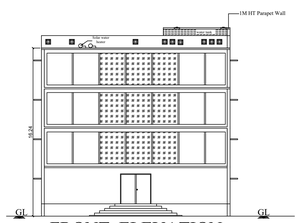
SWP/BP/DTCPR(C)No.62/2024

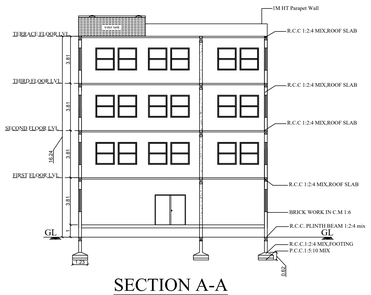


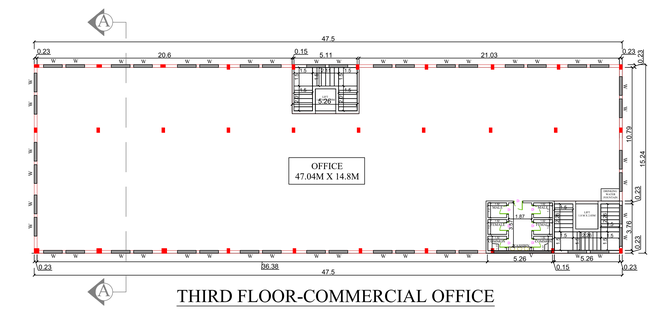
GROUND FLOOR-SHOP



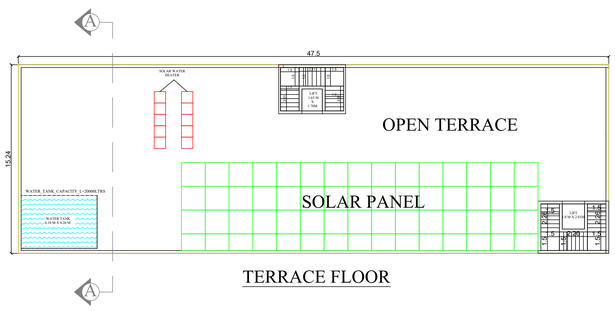
TYPICAL 1ST &2ND FLOOR-SHOP



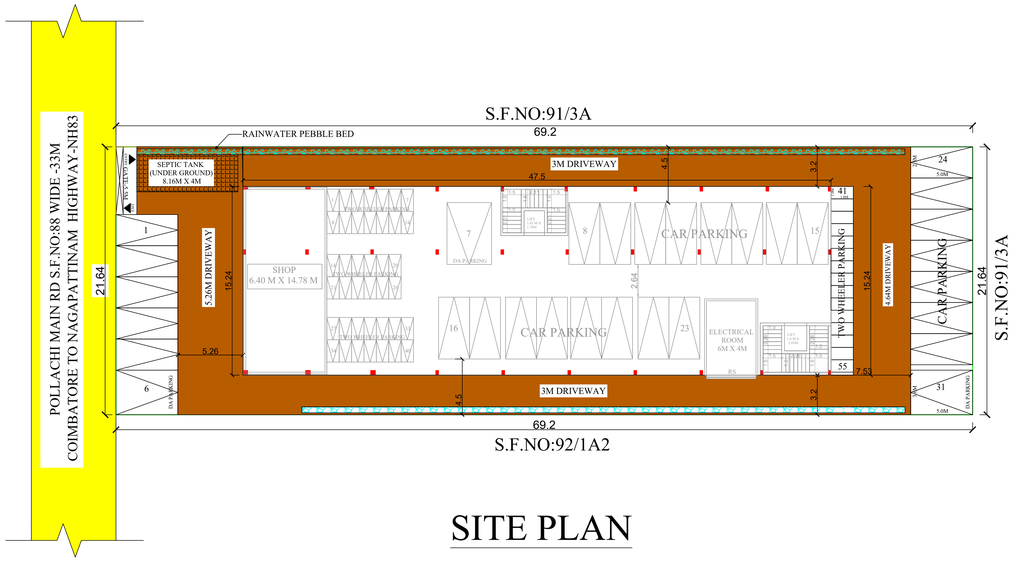




THIRD FLOOR-COMMERCIAL OFFICE

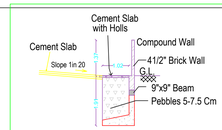


TERRACE FLOOR

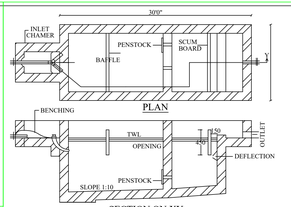


SITE PLAN

(SCALE-1:100)



RAIN WATER
PERCOLATION BED



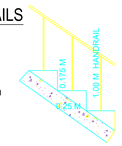
SECTION ON XY
SEPTIC TANK DETAIL

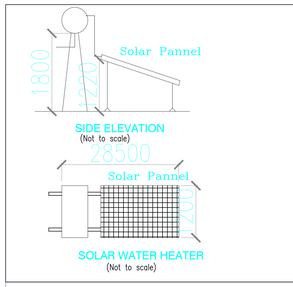
STAIRCASE DETAILS

WIDTH - 1.20 m

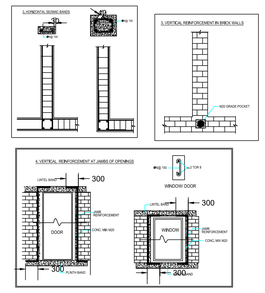
TREAD - 0.25 m

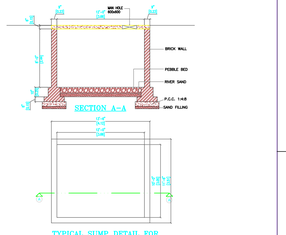
RISE - 0.175 m





EARTHQUAKE SAFE DESIGN DETAILS





TYPICAL SUMP DETAIL FOR
RAIN WATER HARVESTING
FROM TERRACE FLOOR

SITE & DETAILS PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (SHOPS & OFFICE) S.F NO:91/3B & 92/1A1 SANTHEGAGOUNDENPALAYAM VILLAGE, POLLACHI TALUK & COIMBATORE DISTRICT.

SCALE:1:100

SHOPS & OFFICE BUILDING

ONLINE APPLICATION NO:SWP/BPA/247311/2024

APPLICANT NAME:S.MANOPRIYA

N

PROPOSED BUILDING AREA DETAILS:-

S.NO	FLOOR	FSI AREA(SQM)	NON-FSI AREA(SQM)	TOTAL AREA(SQM)
1	GROUND FLOOR	126.07	597.85	723.92
2	FIRST FLOOR	723.92	-	723.92
3	SECOND FLOOR	723.92	-	723.92
4	THIRD FLOOR	723.92	-	723.92
	TOTAL AREA	2297.83	597.85	2895.68

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 75 SQ.M OF FLOOR AREA OF SHOP	1573.91 SQ.M / 75 SQ.M	23NO	23 NO (INCLUDE PH)
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA OF OFFICE	723.92 SQ.M / 100 SQ.M	8 NO	8 NO (INCLUDE PH)
1 TWO WHEELER SPACE FOR EVERY 75 SQ.M OF FLOOR AREA OF SHOP	1573.91 SQ.M / 75 SQ.M	23NO	23 NO (INCLUDE PH)
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF FLOOR AREA OF OFFICE	723.92 SQ.M / 25SQ.M	32NO	32 NO (INCLUDE PH)

BUILDING HEIGHT:-

BUILDING HEIGHT = 16.24 Mt

AREA DETAILS:-

SITE AREA AS PER DOCUMENT : 1498 sq.m

SITE AREA AS PER FMB/PATTA : 1498 sq.m

SUPER IMPOSED PLOT AREA : 1498 sq.m

F.S.I CALCULATION AS PER PATTA AREA:-

F.S.I = 2297.83 / 1498.00

= 1.53

COLOUR INDEX:-

Boundary of the Site

Existing Road

Driveway

Rainwater Percolation Trench

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.07 X 2.13
D	DOOR	0.76 X 2.13
W	WINDOW	1.80 X 1.52
V	VENTILATOR	0.78 X 0.91
RS	ROLLING SHUTTER	3.35X4.00

NOTE:-

*ALL DIMENSIONS ARE IN METER.

*RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.

*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 SYSTRM PROVIDED.

*EMERGENCY ALARM PROVIDED.SAND BUCKTS PROVIDED.

*O.H.T PROVIDED IN TERRACE FLOOR PLAN.

REGISTERED STRUCTURAL ENGINEER

REGISTERED GEOTECH ENGINEER

REGISTER ENGINEER/ARCHITECT

சு.வேல்குமார்

வரைவாளர் நிலை - III

OWNER/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
/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

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.