

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

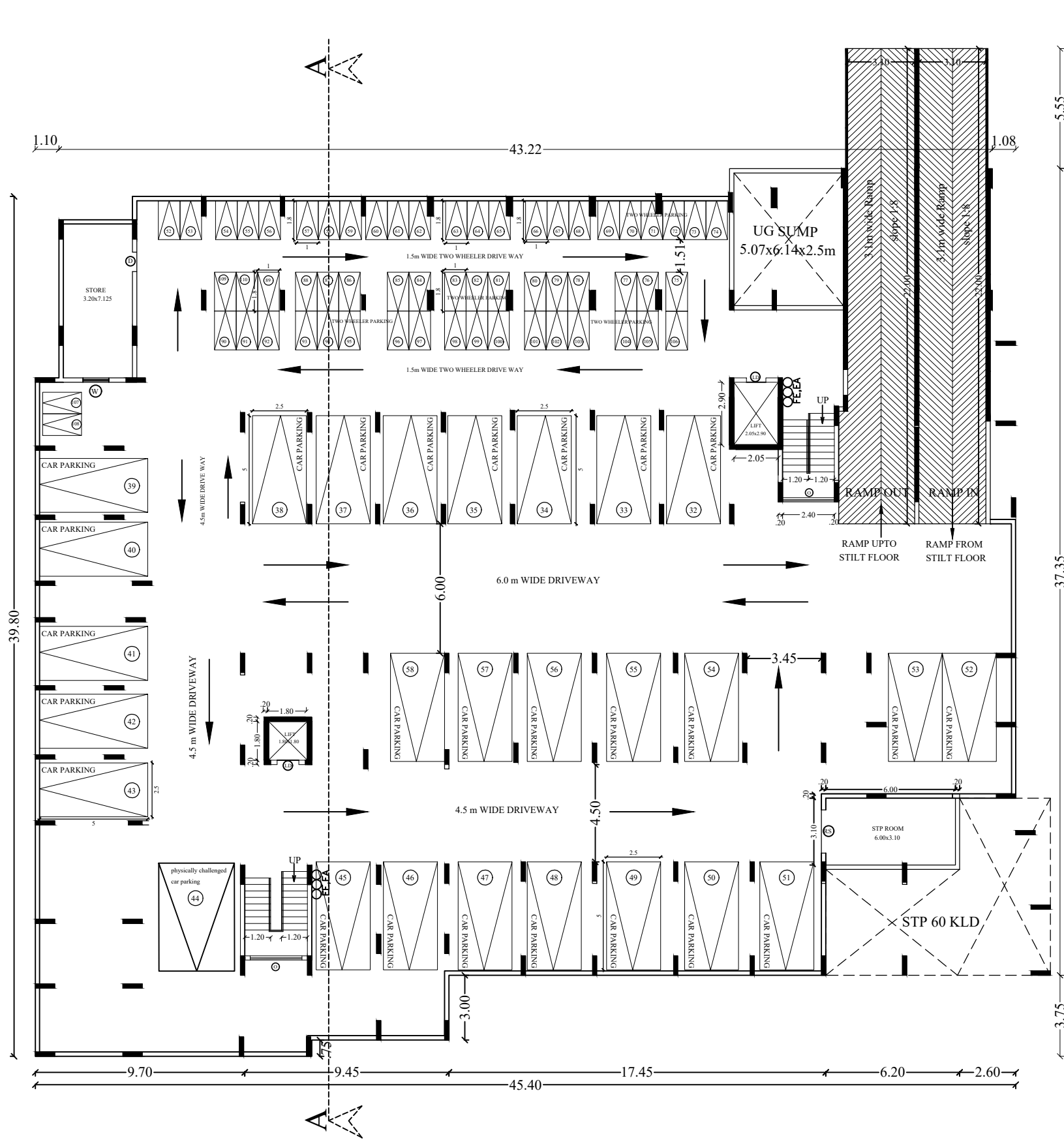
Building Plan

ISSUING AUTHORITY

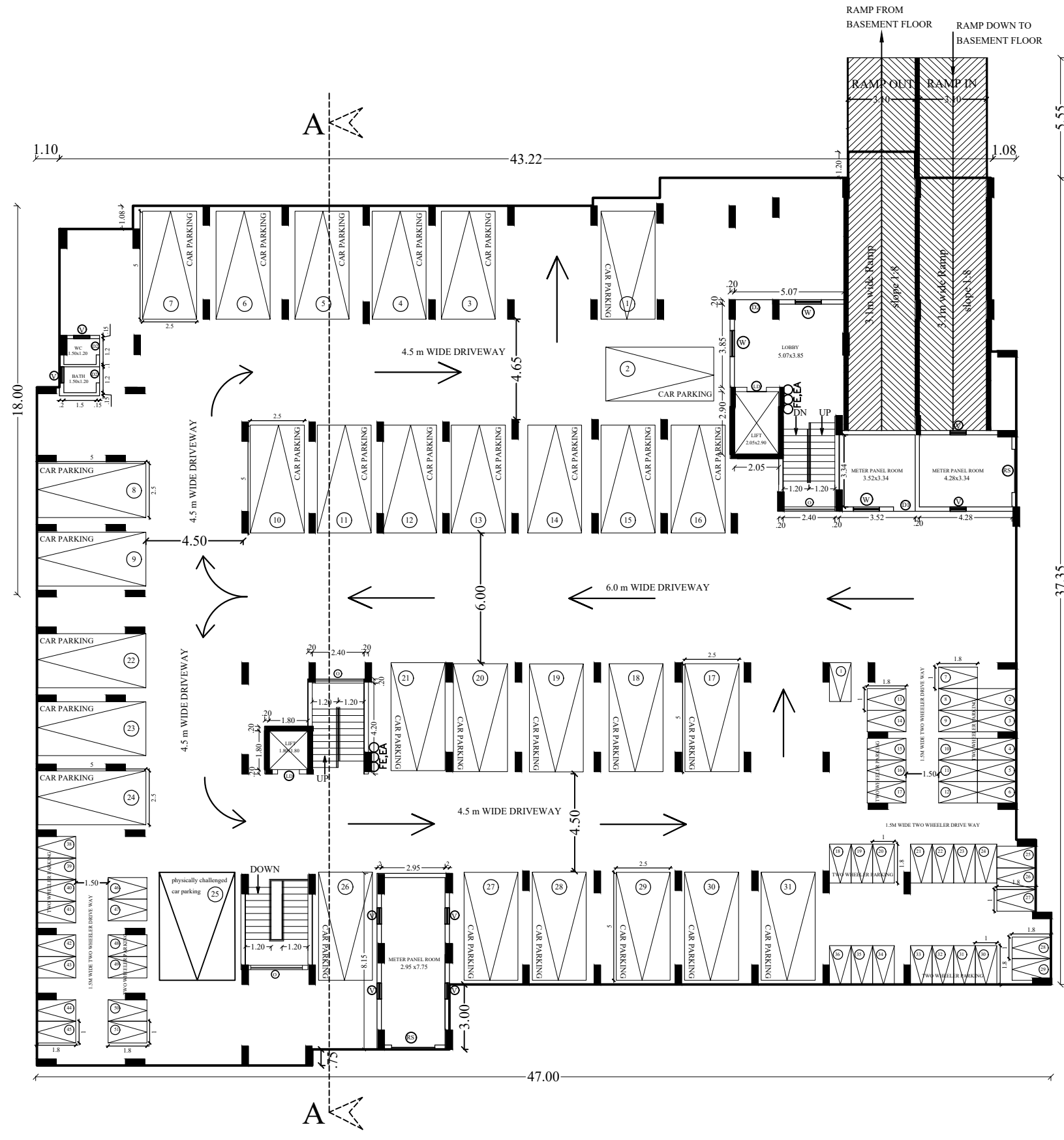
DTCP

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

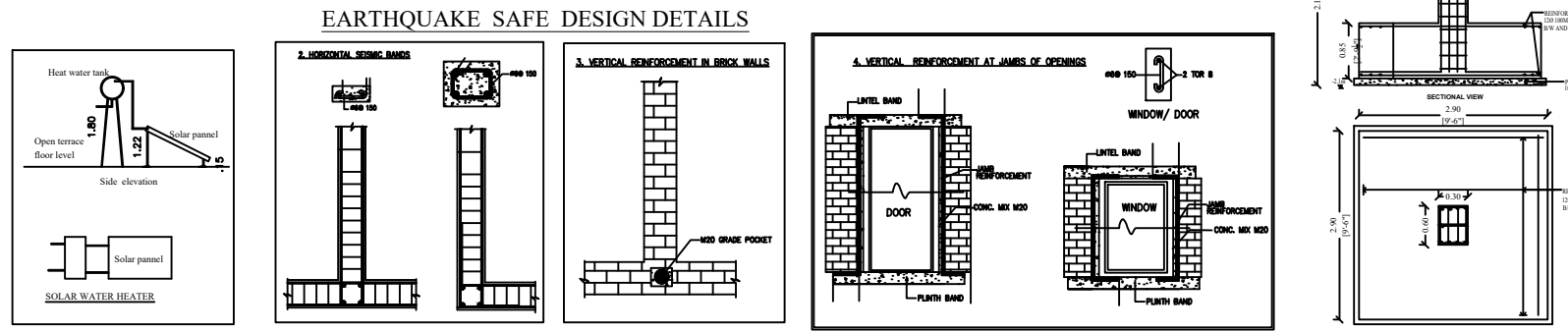
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



BASEMENT FLOOR PLAN



STILT FLOOR PLAN



PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN T.S.NO-28/2,30,31,32,33 WARD NO-V, BLOCK NO-45 (Old S.F.No-427/1part & 428/1) IN GANAPATHY VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

Online Application Number -SWP/BPA/285613/2024
DTCP No: 62/2025

APPLICANT NAME: TNCD LLP.,
FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
OOO SAND BUCKETS PROVIDED.

SCHEDULE OF JOINERY		METRE
MD	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
D2	DOOR	1.50 x 2.10
FD/FW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/ 1.25x 2.10
FD/FW2	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/ 0.75x 2.10
LD	LIFT DOOR	1.20 x 2.10
O	OPEN	1.80 x 1.35
O1	OPEN	0.90 x 2.10
W	WINDOW	1.20 x 1.35
W1	WINDOW	1.50 x 1.35
FW	WINDOW	0.90 x 2.00
KW	WINDOW	1.00 x 1.20
KW1	WINDOW	0.75 x 1.20
V	VENTILATOR	0.75 x 0.75
V1	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	2.40 x 2.40

BUILT UP AREA		All measurement in "Sq.m"				US AGE (non FSI)
S.NO	FLOOR	FLOOR AREA	REDUCTION (GFD)	NON FSI	FSI	TOTAL BUA
1	BASEMENT FLOOR	1630.15	1580.66	49.49	1630.15	Staircase, Lift & Parking
2	STILT FLOOR	1712.33	1632.05	80.28	1712.33	Staircase, Lift & Parking
3	FIRST FLOOR	1640.06	251.39	1388.67	1388.67	18
4	SECOND FLOOR	1640.06	251.39	1388.67	1388.67	18
5	THIRD FLOOR	1640.06	251.39	1388.67	1388.67	18
6	FOURTH FLOOR	1640.06	251.39	1388.67	1388.67	18
7	FIFTH FLOOR	1640.06	251.39	1388.67	1388.67	18
8	TERRACE FLOOR (HEAD ROOM)			42.24	42.24	Staircase, Lift
9	WATCHMEN ROOM			6.25	6.25	
10	TOTAL AREA	11542.78	1256.95	3261.2	7073.12	10334.32 90 unit

TNCD LLP
Designated Partner

APPLICANT

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-1/19/04/019

ARCHITECT

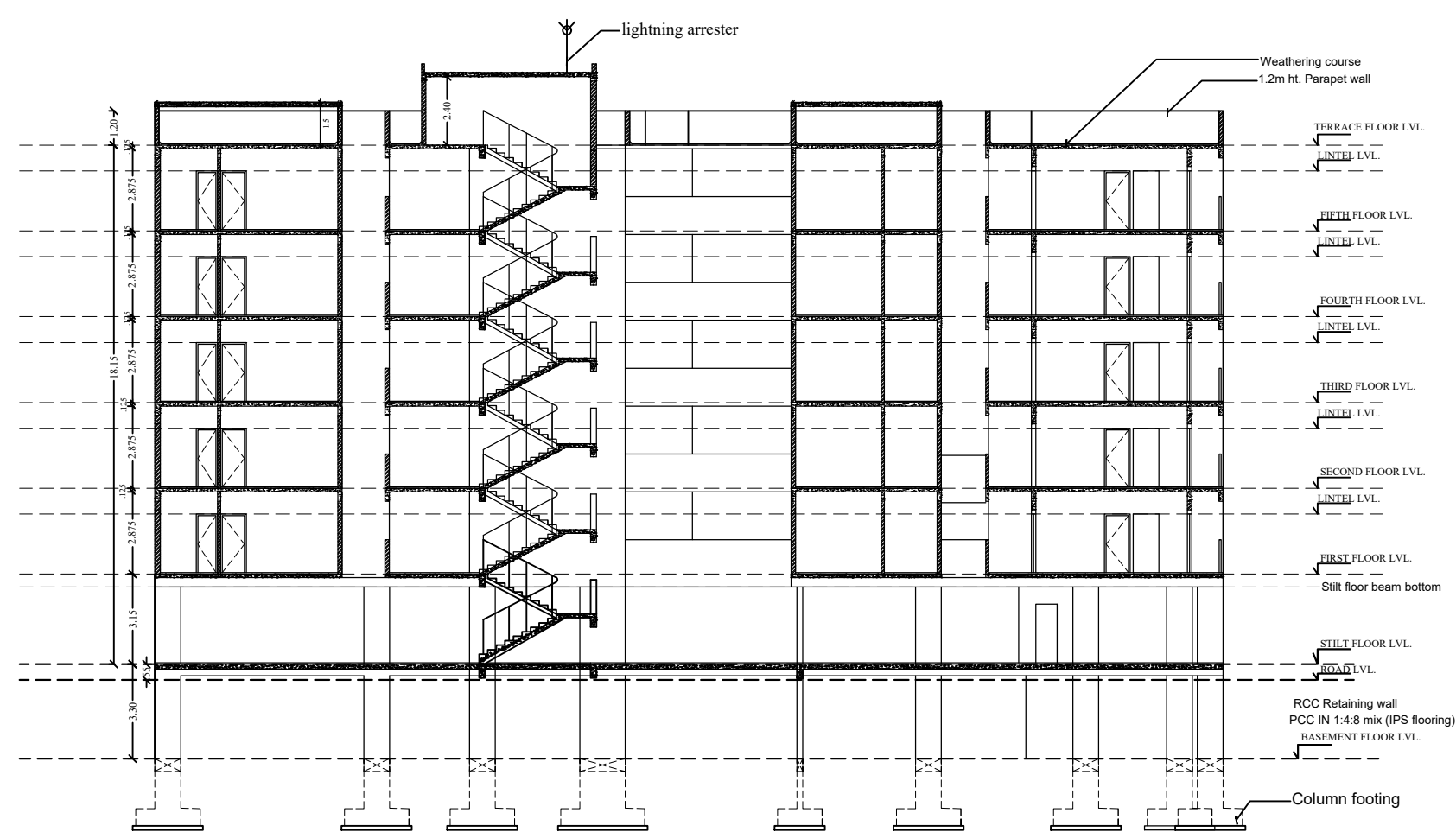
S. ARUN KUMAR, ME., (Struct.)
CBE Reg. No. 12011807006
METIS STRUCTURES
S-1 Lakshmi Garden, Saravali College Road,
Saravali, Coimbatore - 64
GSTIN : 33AAFF6857P127

STRUCTURAL ENGINEER

SCALE : 1 : 100
SHEET NO : 2 of 4



ELEVATION (North side)

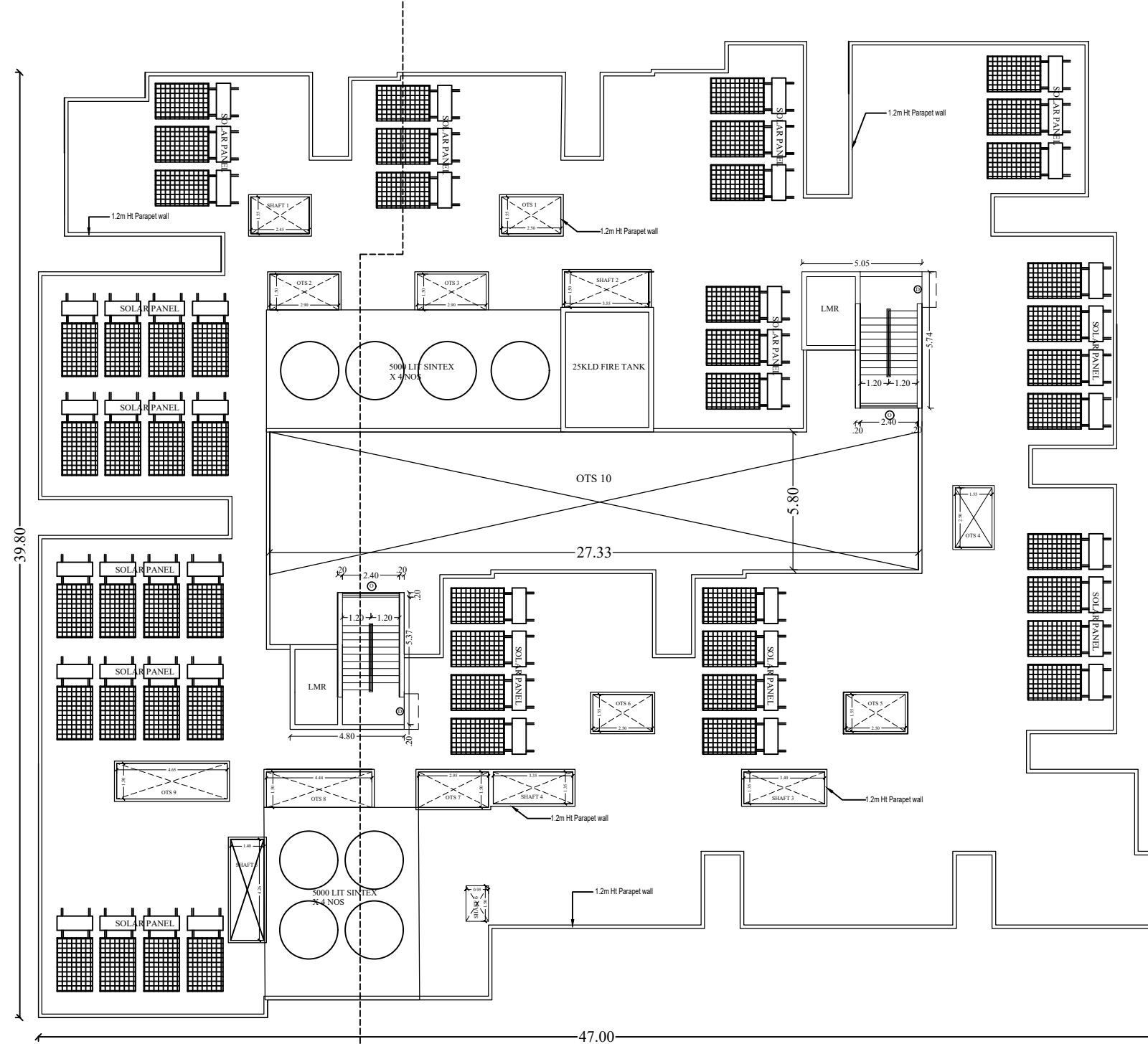


SECTION ON "A-A"



TYPICAL FLOOR PLAN

(FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR)



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN T.S.NO-28/2,30,31,32,33 WARD NO-V, BLOCK NO-45 (Old S.F.No-427/1part & 428/1) IN GANAPATHY VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

Online Application Number -SWP/BPA/285613/2024
DTCP No: 62/2025

APPLICANT NAME: TNCD LLP.,

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARM PROVIDED.
OOO SAND BUCKETS PROVIDED.

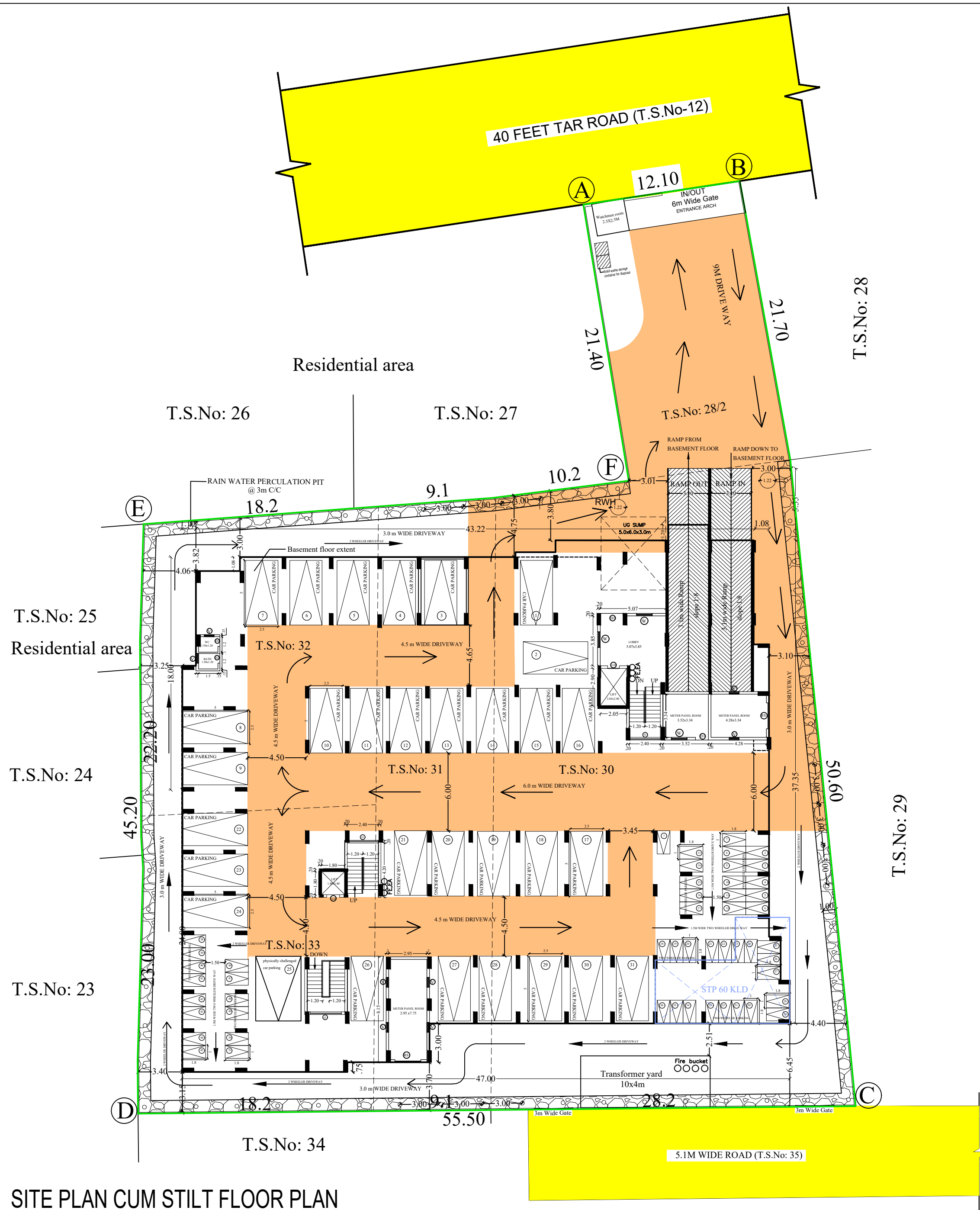
SCHEDULE OF JOINERY		METRE
MD	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
D2	DOOR	1.50 x 2.10
FD/FW	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/1.25x 2.10
FD/FW2	FRENCH DOOR/ FRENCH WINDOW	0.75 x 2.10/0.75x 2.10
LD	LIFT DOOR	1.20 x 2.10
O	OPEN	1.80 x 1.35
O1	OPEN	0.90 x 2.10
W	WINDOW	1.20 x 1.35
W1	WINDOW	1.50 x 1.35
FW	WINDOW	0.90 x 2.00
KW	WINDOW	1.00 x 1.20
KW1	WINDOW	0.75 x 1.20
V	VENTILATOR	0.75 x 0.75
V1	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	2.40 x 2.40

BUILT UP AREA		All measurement in "Sq.m"				USAGE (Gross FSI)	
S.NO	FLOOR	FLOOR AREA	REDUCTION (OTS)	NON FSI	FSI	TOTAL BUA	NO OF UNIT
1	BASEMENT FLOOR	1630.15		1580.66	49.49	1630.15	Staircase, Lift & Parking
2	STILT FLOOR	1712.33		1632.05	80.28	1712.33	Staircase, Lift & Parking
3	FIRST FLOOR	1640.06	251.39	1388.67	18	1388.67	18
4	SECOND FLOOR	1640.06	251.39	1388.67	18	1388.67	18
5	THIRD FLOOR	1640.06	251.39	1388.67	18	1388.67	18
6	FOURTH FLOOR	1640.06	251.39	1388.67	18	1388.67	18
7	FIFTH FLOOR	1640.06	251.39	1388.67	18	1388.67	18
8	TERRACE FLOOR (HEAD ROOM)			42.24		42.24	Staircase, Lift
9	WATCHMEN ROOM			6.25		6.25	
10	TOTAL AREA	11542.78	1256.95	3261.2	7073.12	10334.32	90 unit

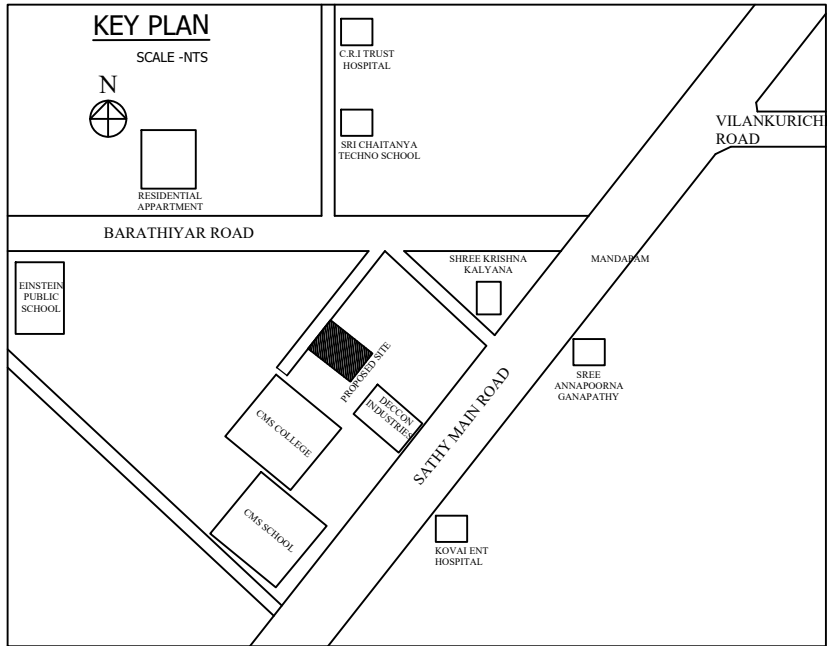
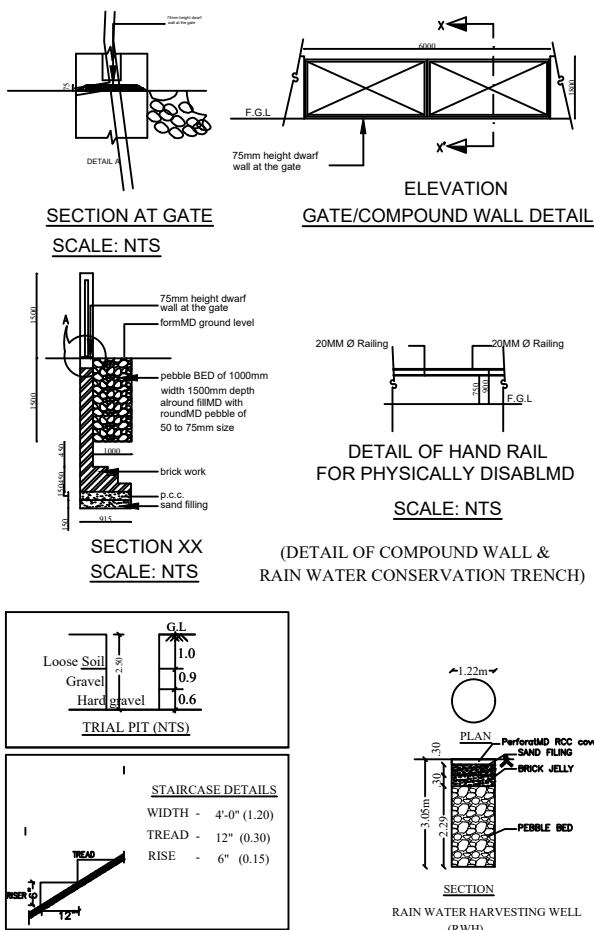
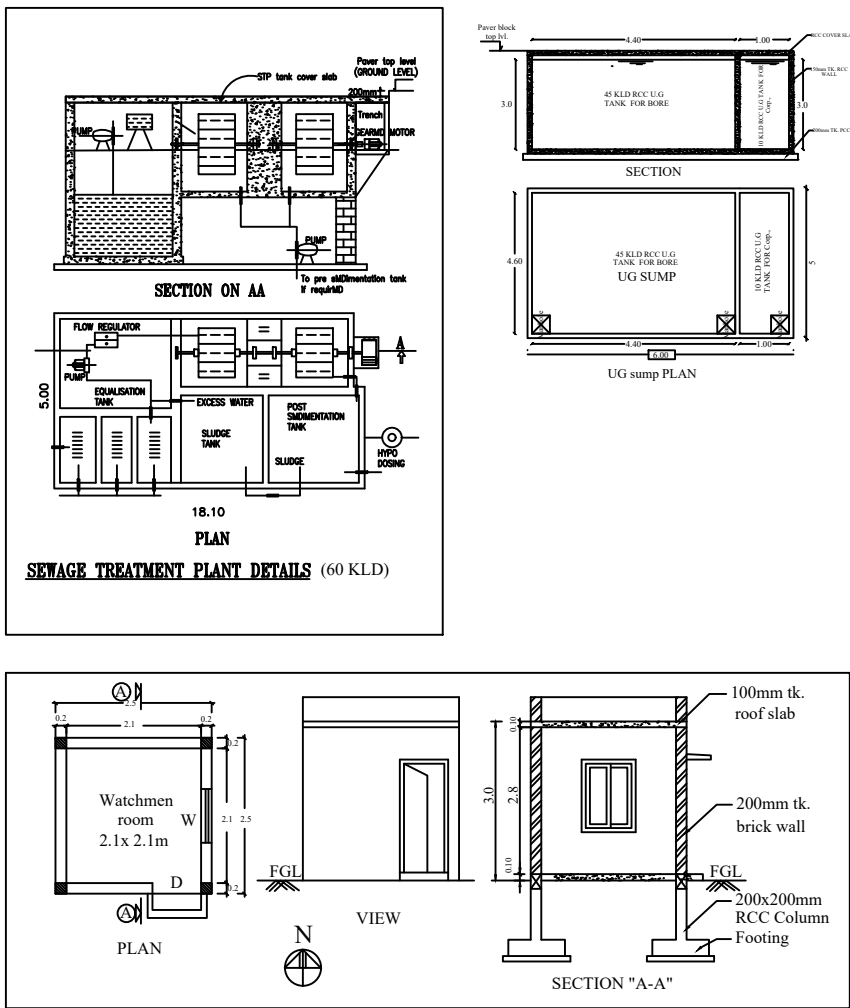
INDIVIDUAL UNIT AREA (with Balcony)					
Flat no.	Area	Nos	Flat no.	Area	Nos
101,201	62.09 sqm	5 no	111,211	61.59 sqm	5 no
301,401,501	66.05 sqm	5 no	311,411,511	64.87 sqm	5 no
102,202	43.21 sqm	5 no	112,212	72.51 sqm	5 no
302,402,502	61.33 sqm	5 no	312,412,512	37.60 sqm	5 no
103,203	61.33 sqm	5 no	113,213	37.20 sqm	5 no
303,403,503	78.00 sqm	5 no	313,413,513	63.62 sqm	5 no
104,204	84.06 sqm	5 no	114,214	61.67 sqm	5 no
304,404,504	77.04 sqm	5 no	314,414,514	61.67 sqm	5 no
105,205	77.28 sqm	5 no	115,215		
305,405,505	62.17 sqm	5 no	315,415,515		
106,206			116,216		
306,406,506			316,416,516		
107,207			117,217		
307,407,507			317,417,517		
108,208			118,218		
308,408,508			318,418,518		
109,209					
309,409,509					
110,210					
310,410,510					

TOTAL NOS OF DWELLING - 90 UNIT

TNCD LLP <i>Designated Partner</i>		APPLICANT		ARCHITECT	
S. ARUN KUMAR, ME, (Struct) CBE Regn./SE/G-10201607006 METIS STRUCTURES S.P.T. Lathipati Garden, Saranika College Road, Saranika, Coimbatore - 64 GSTIN : 33AAPM66012T		STRUCTURAL ENGINEER		ARCHITECT	
SCALE : 1 : 100				SHEET NO : 3of4	



SITE PLAN CUM STILT FLOOR PLAN



PLAN SHOWING THE PROPOSED AFFORDABLE HOUSING PROJECT APARTMENT BUILDING IN T.S.No-28/2,30,31,32,33 WARD NO-V, BLOCK NO-45 (Old S.F.No-427/1part & 428/1) IN GANAPATHY VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

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COLOUR INDEX		 SCALE 1:100
EXISTING ROAD	-	
SITE BOUNDARY	-	
PROPOSED BUILDING	-	
RAINWATER HARVESTING	-	
FIRE HYDRANT	-	

ALL METRIC DIMENSIONS ARE IN "M"		
SITE AREA	STATEMENT	SFT
1.AS PER TSLR		29415.97
2.SUPER IMPOSMD PLOT AREA		2732.81

BUILT UP AREA		All measurement in "Sq.m"		USAGE (non FSI)	
S.NO	FLOOR	Area	FSI	Area	Usage
1	BASEMENT FLOOR	1630.15	1580.66	49.49	1630.15
2	STILT FLOOR	1712.33	1632.05	80.28	1712.33
3	FIRST FLOOR	1640.06	251.39	1388.67	1388.67
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6	FOURTH FLOOR	1640.06	251.39	1388.67	1388.67
7	FIFTH FLOOR	1640.06	251.39	1388.67	1388.67
8	TERRACE FLOOR (HEAD ROOM)			42.24	42.24
9	WATCHMEN ROOM			6.25	6.25
10	TOTAL AREA	11542.78	1256.95	3261.2	10134.32

FSI = $\frac{\text{Total FSI area}}{\text{Plot area}} = \frac{7073.12}{2732.81} = 2.588$ (Premium FSI Provided)			
TOTAL NUMBERS OF DWELLING - 90 UNITS			
PARKING DETAIL:-			
Parking category	BLOCK	Two wheelers required	Cars required
Below 25 Sqm flat	--	--	--
25 Sqm to 50 Sqm flat	15	15	--
50 Sqm to 75 Sqm flat	55	55	28
75 Sqm to 90 Sqm flat	20	20	20
Visitors parking of 10%		09	05
Total Required parking		99	53
Provided Parking		110	58


APPLICANT


ARCHITECT


STRUCTURAL ENGINEER

SCALE : 1 :100 SHEET NO :4of4

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.

