

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

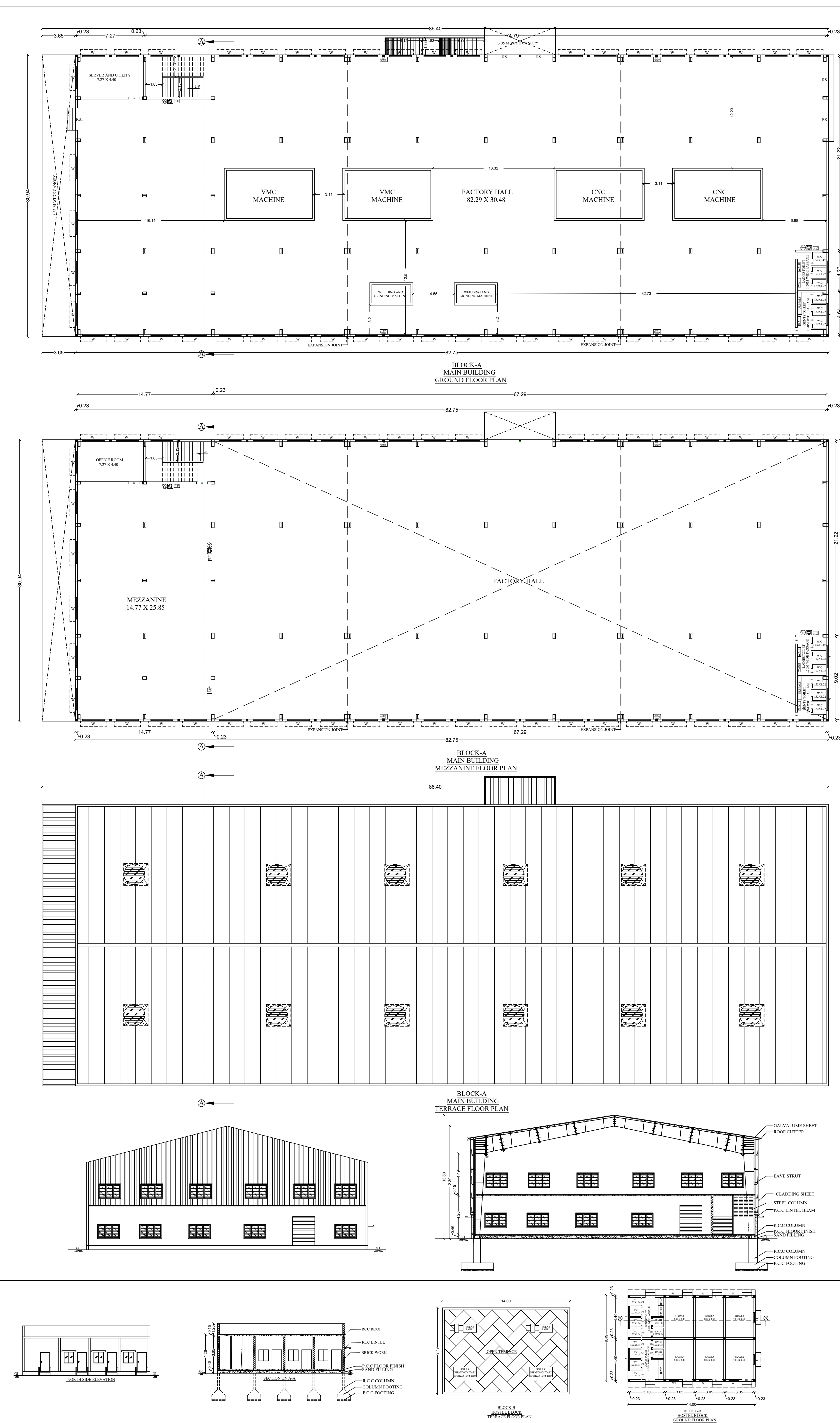
Building Plan

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.



SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVANIZED SHEET ROOF OF BLOCK-A HAVING GROUND FLOOR AND MEZZANINE FLOOR , RCC ROOF OF BLOCK-B HAVING GROUND FLOOR OF JOBBING AND MACHINING (GREEN CATEGORY) BUILDING WITH 65HP HAVING GROUND FLOOR IN S.F.NO:39/1B1 AND 39/2A AT ARASUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.					
ALL DIMENSIONS ARE IN METER					
ONLINE APPLICATION NO: SWP/BPA/30173/2024					
NAME OF THE APPLICANT : Mr.M.RAJKUMAR S/o, MANOHARAN					
AREA DETAILS :					
AS PER PATTA		- 9384.00 Sq.m			
AS PER DOCUMENT		- 2.3175 Acre (OR) 9378.59 Sq.m			
AS PER SUPER IMPOSED		- 9417.82 Sq.m			
AREA DETAILS :					
S. NO	DESCRIPTION	FSI AREA IN (SQ.M)	NON FSI AREA IN (SQ.M)	DEDUCTION AREA IN (SQ.M)	TOTAL BUILT UP AREA IN (SQ.M)
BLOCK-A (MAIN BUILDING)					
1	GROUND FLOOR	2559.90	-	-	2559.90
2	MEZZANINE FLOOR	471.15	-	-	471.15
BLOCK-B (HOSTEL BUILDING)					
1	GROUND FLOOR	132.76	-	-	132.76
TOTAL :		3163.81	-	-	3163.81
FLOOR SPACE INDEX = $\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{3163.81}{9378.59} = 0.3373 < 1.50$					
MAXIMUM HEIGHT OF THE BUILDING:12.39M					
OSR REQUIRED			OSR PROVIDED		
941.78 Sqm (10.00%)			952.20 Sqm (10.11%)		
Parking Area Description		Area	Required	Provided	
1 Car space for every 100 Sq.m of office area		32.00/100	1	3(1PH Included)	
1 two wheeler space for every 50 Sq.m of workshop area		3131.81/50	63	70	
1 cycle space for every 50 Sq.m of workshop area		3131.81/50	63	70	
1 Lorry space for every 500 Sq.m of workshop area		3131.81/500	7	8	
JOINERY DETAILS					
1	ROLLING SHUTTER - RS			7.20 X 4.88	
2	DOOR - D			1.22 X 2.13	
3	DOOR - D1			1.07 X 2.13	
4	DOOR - D2			1.06 X 2.13	
6	WINDOW - W			2.44 X 1.52	
7	VENTILATOR - V			2.44 X 0.76	
COLOR INDEX:			REFERENCE		
SITE BOUNDARY			FIRE ALARM SYSTEM		
EXISTING ROAD			HOSE REEL		
PROPOSED BUILDING			FIRE FIGHTING EQUIPMENT		
DRIVE WAY			DRINKING WATER		
OSR					
MACHINES		NOS	HP	TOTAL H.P	
CNC MACHINE		2	15	30.00	
VMC MACHINE		2	7.5	15.00	
WEILDING AND GRAINDING MACHINE		2	10	20.00	
TOTAL				65.00	
E.R. K. PRAKASH I.E., MICE, Chartered Civil Engineer Reg. No : LPART/VRANG01 prakash.k@prakash.com Ph: 98467 13265					
REGISTERED CONSTRUCTION ENGINEER					
E.R. K. PRAKASH I.E., MICE, Chartered Civil Engineer Reg. No : LPART/VRANG01 prakash.k@prakash.com Ph: 98467 13265			E.R. K. PRAKASH I.E., MICE, Chartered Civil Engineer Reg. No : LPART/VRANG01 prakash.k@prakash.com Ph: 98467 13265		
REGISTERED GEOTECHNICAL ENGINEER			REGISTERED STRUCTURAL ENGINEER		
E.R. K. PRAKASH I.E., MICE, Chartered Civil Engineer Reg. No : LPART/VRANG01 prakash.k@prakash.com Ph: 98467 13265			E.R. K. PRAKASH I.E., MICE, Chartered Civil Engineer Reg. No : LPART/VRANG01 prakash.k@prakash.com Ph: 98467 13265		
REGISTERED ENGINEER			APPLICANT		

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.

