PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

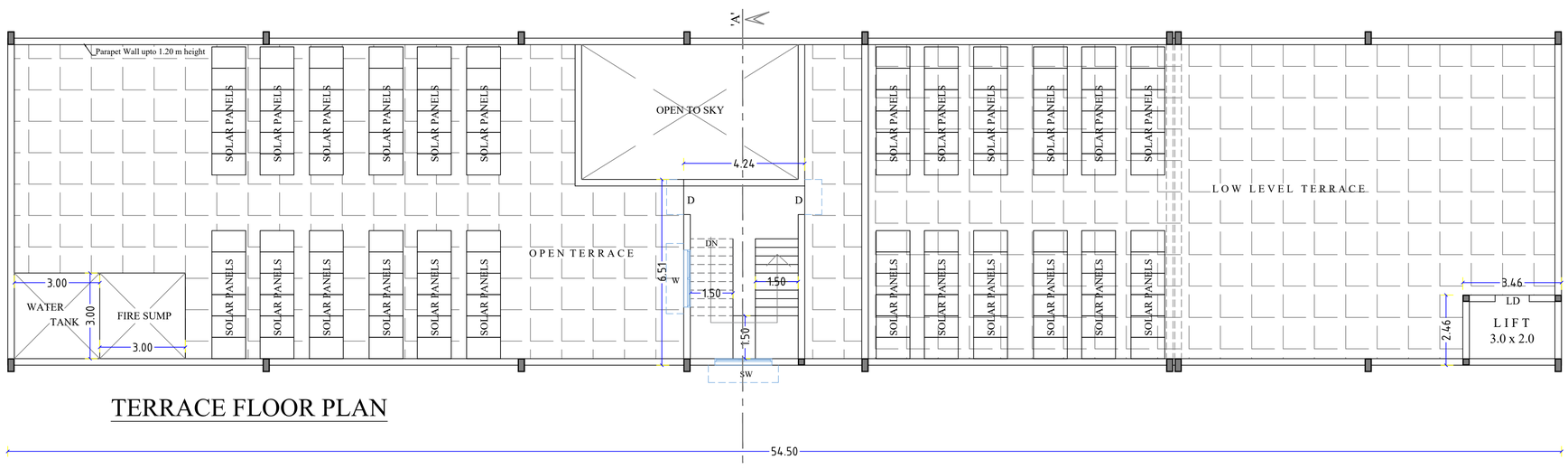
ISSUING AUTHORITY
DTCP

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

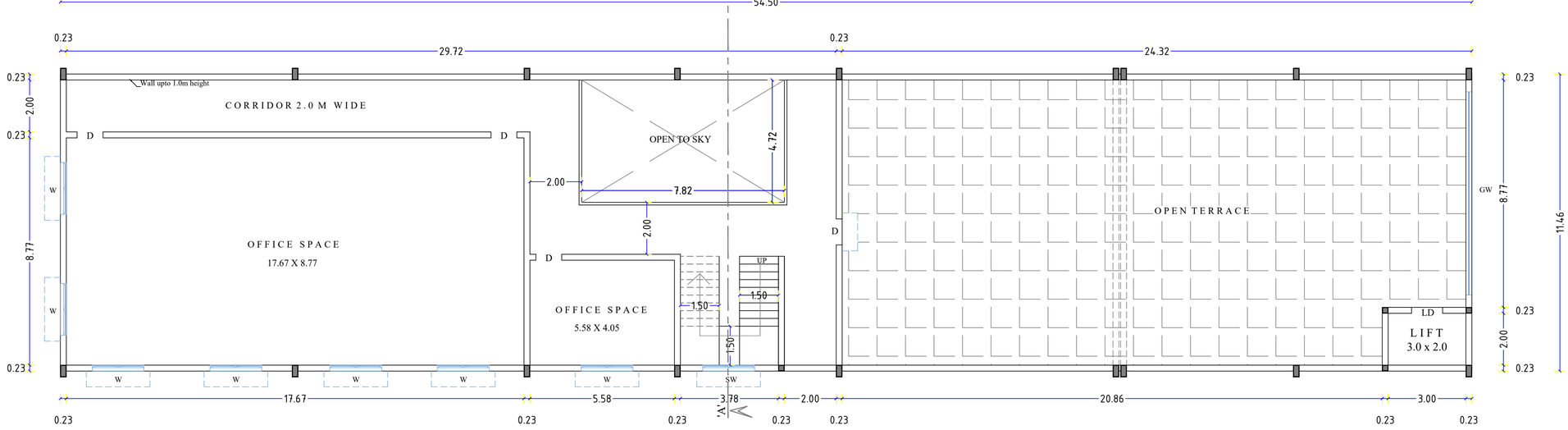
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

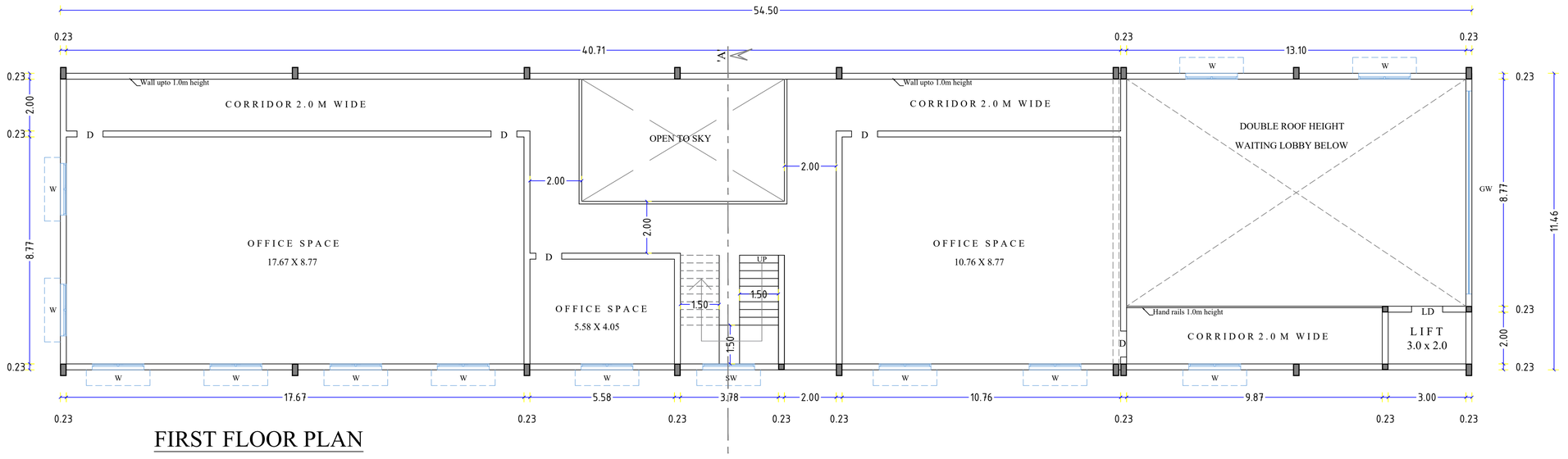
hello@verified.realestate
+91 9996 12 9996
verified.realestate



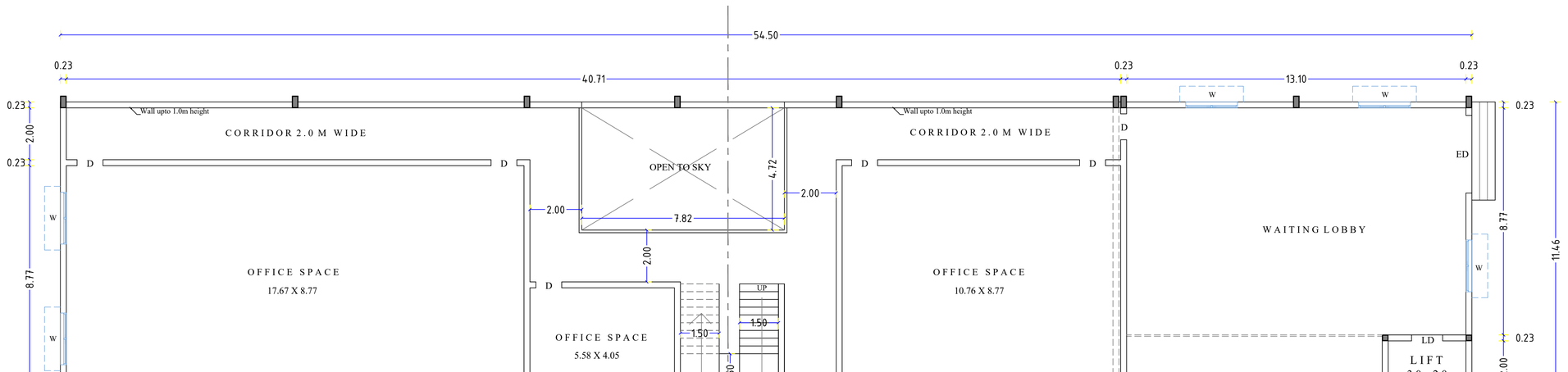
TERRACE FLOOR PLAN



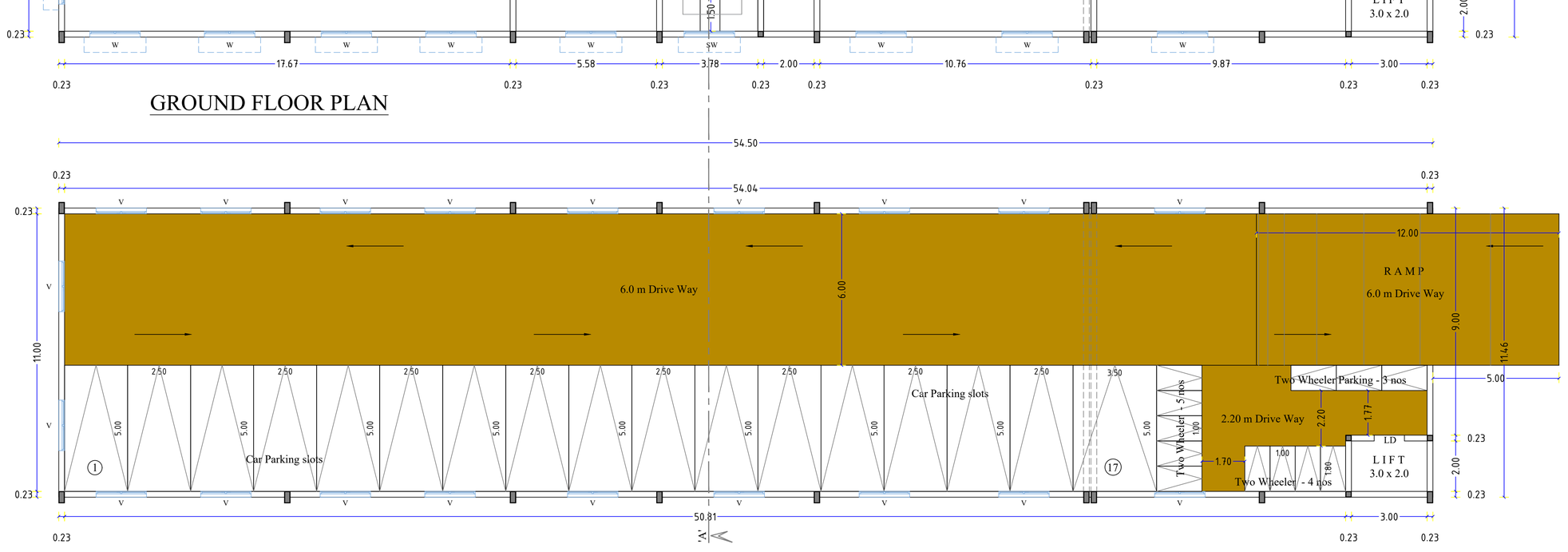
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (OFFICE) IN S.F.No. 160/A1B and 160/ B1 AT SANGAMPALAYAM VILLAGE AND PANCHAYAT, POLLACHI TALUK, COIMBATORE DISTRICT

SCALE : 1 : 100

All Linear Measurements
Values Are in Metres.

ONLINE APPLICATION NO. SWP/BPA/0337298/2024
Dated : 27.08.2024

OPEN SPACE RESERVATION EQUALANT AMOUNT HAS BEEN PAID BY CLIENT AT GOVERNMENT KARUVOOLAM.

AREA DETAILS:

DESCRIPTION	IN SQM
SITE AREA AS PER DOCUMENT	1093.11
SITE AREA AS PER TSLR	1111.00

DESCRIPTION	FSI Area In Sqmt	Non FSI In Sqmt	Total Built up Area In Sqmt
BASEMENT FLOOR	----	624.57	624.57
GROUND FLOOR	587.63	----	587.63
FIRST FLOOR	587.63	----	587.63
SECOND FLOOR	308.97	----	308.97
TERRACE FLOOR	----	36.14	36.14
TOTAL AREA	1484.23	660.71	2144.94

SET BACK DETAILS	REQUIRED	PROVIDED
Front Set Back	6.00 M	7.35 M & 11.15 M
Side Set Back - 1	1.50 M	2.00 M
Side Set Back - 2	1.50 M	2.56 M & 3.11 M
Rear Set Back	1.50 M	3.00 M
PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	17 Nos	17 Nos
TWO WHEELER	60 Nos	61 Nos

REFERENCE
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY

FSI
= 1484.23 / 1111.00
= 1.34 < 2.0

JOINERY DETAILS:

	DESCRIPTION	IN METER
ED	ENTRANCE DOOR	(3.00 x 3.00)
W	WINDOW	(2.00 x 1.50)
SW	WINDOW	(2.00 x 1.20)
D	DOOR	(1.00 x 2.10)
D1	DOOR	(0.76 x 2.10)
V	VENTILATOR	(2.00 x 1.00)

M. ASWINTH M.E(Str)-AMIE-
CE-NO : AM158586-2
STRUCTURAL ENGINEER GRADE-I
Reg. No : SE/GR-I / 19/06/071
COIMBATORE LPA

REGISTERED STRUCTURAL ENGINEER

Er. K.P. VETRISELVAN, M.E.,(GEOTECH),MIGS,MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90433 44488, E-mail: geodesign123@gmail.com

REGISTERED GEO TECH ENGINEER

SARITHA ALVA

APPLICANT

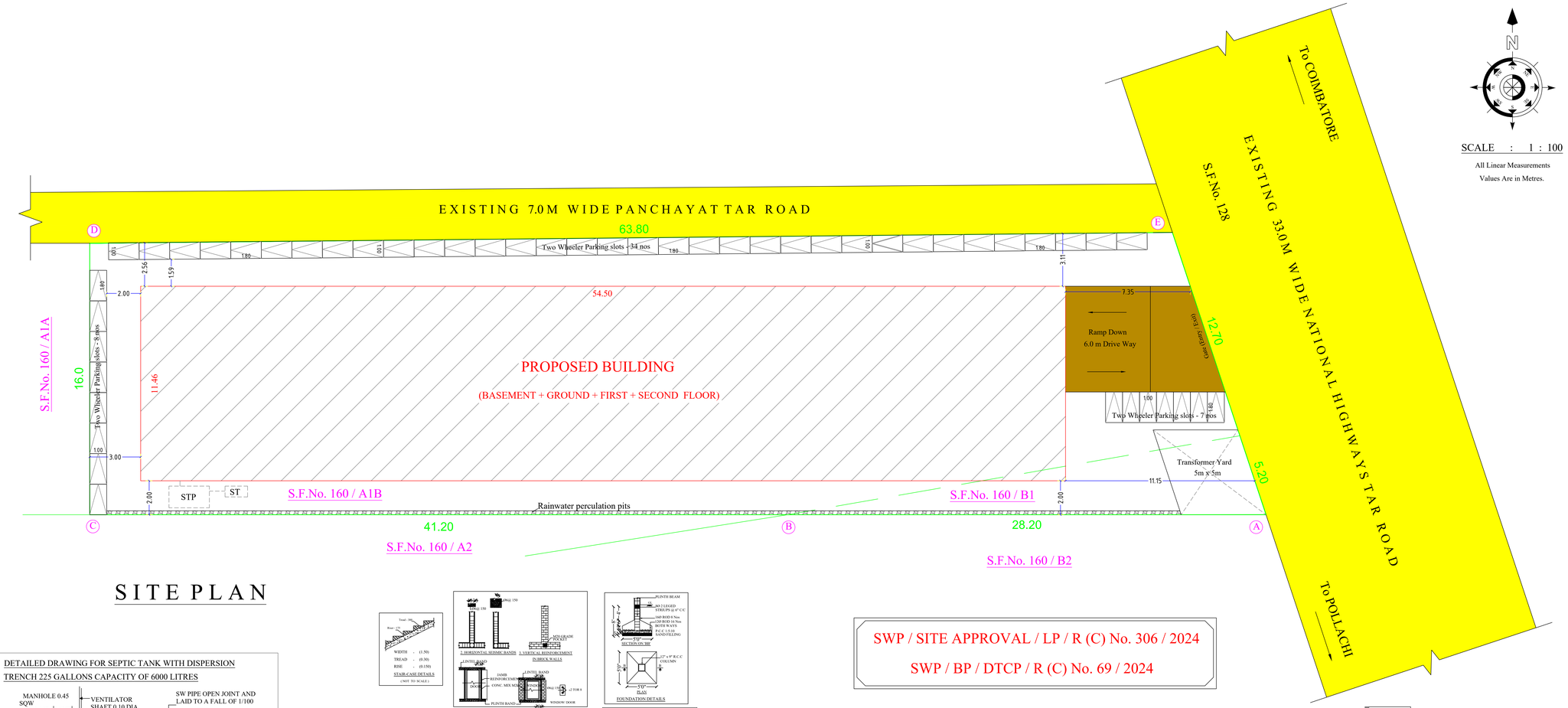
I. ANANDARAJ DCE., B.E.,
Registered Engineer Grade-III
CDTCP - RE-GR - III /02/2021
No.30, VGR Complex, 2nd Floor,
Saibaba Colony, Coimbatore - 641011

REGISTERED ENGINEER

Er. S. PONMANICKAM, DCE,BE.,
REGISTERED CONSTRUCTION ENGINEER (CE)
DTCP/CE/017/2022
No.198-A, NGN Street, New Siddhapudur,
Coimbatore - 641 044.
Cell : 73391 17438
Email : skannan705@gmail.com

REGISTERED CONSTRUCTION ENGINEER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (OFFICE) IN S.F.No. 160/A1B and 160/ B1 AT SANGAMPALAYAM VILLAGE AND PANCHAYAT, POLLACHI TALUK, COIMBATORE DISTRICT



SCALE : 1 : 100

All Linear Measurements
Values Are in Metres.

SITE PLAN

SWP / SITE APPROVAL / LP / R (C) No. 306 / 2024

SWP / BP / DTCP / R (C) No. 69 / 2024

ONLINE APPLICATION NO. SWP/BPA/0337298/2024
Dated : 27.08.2024

OPEN SPACE RESERVATION EQUALANT AMOUNT HAS BEEN PAID BY CLIENT AT GOVERNMENT KARUVOOLAM.

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Side Set Back - 1	1.50 M	2.00 M
Side Set Back - 2	1.50 M	2.56 M & 3.11 M
Rear Set Back	1.50 M	3.00 M
PARKING DETAILS	REQUIRED	PROVIDED
For COMMERCIAL 1 Car space for every 100sq.m of floor area or part thereof		
CAR PARKING	17 Nos	17 Nos
1 Two wheeler space for every 25sqm of floor area or part thereof		
TWO WHEELER	60 Nos	61 Nos

REFERENCE

SITE BOUNDARY

PROPOSED BUILDING

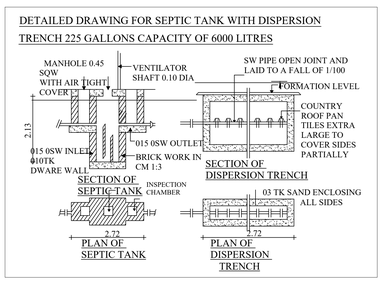
EXISTING ROAD

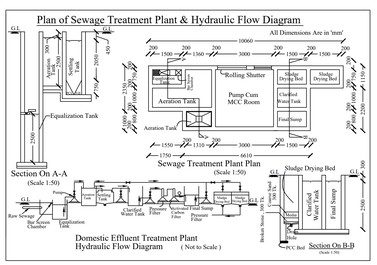
DRIVE WAY

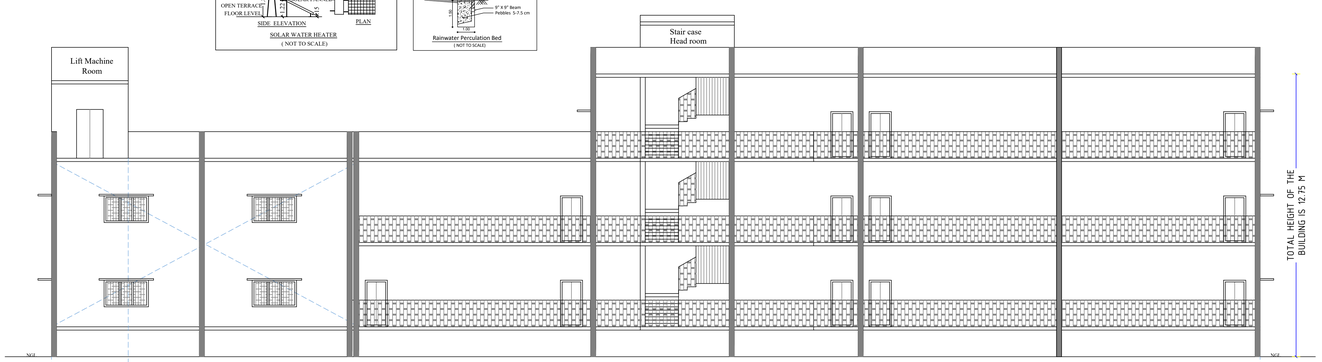
FSI

= 1484.23 / 1111.00

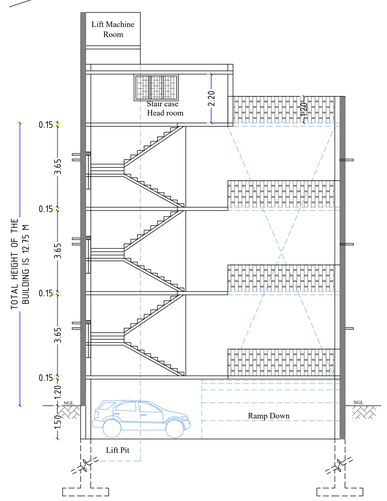
= 1.34 < 2.0







NORTH SIDE ELEVATION



SECTIONAL ELEVAION ON 'AA'

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GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
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REGISTERED STRUCTURAL ENGINEER

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APPLICANT

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DTCP/CE/017/2022
No.19B-A, NGN Street, New Siddhapudur,
Coimbatore - 641 044.
Cell : 73791 17438
Email : skannan7059@gmail.com

REGISTERED CONSTRUCTION ENGINEER

Signature Not Verified
Signed by: [illegible]
Date: 2024.10.14 [illegible]

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.