

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (CONSULTING OFFICE) BUILDING IN SF.NO'S: 260/08 & 260/09 AT KANNAMPALAYAM TOWN PANCHAYAT/ VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100



ONLINE APPLICATION NO : **SWP/BPA/358180/2024**

AREA DETAILS:-		IN SQM
AREA OF SITE AS PER FMB / PATT	=	600.00 Sqm
AREA OF SITE AS PER DOCUMENT	=	600.00 Sqm
SUPER IMPOSED PLOT AREA	=	606.24 Sqm

PROPOSED BUILDING AREA DETAILS (IN Sq.mt):-					
S.NO	BLOCK	FLOOR	FSI AREA (Sq.mt)	NON-FSI AREA (Sq.mt)	TOTAL AREA (Sq.mt)
01	BLOCK-01	BASEMENT FLOOR	-	354.70	354.70
		STILT FLOOR	-	310.70	310.70
		FIRST FLOOR	354.70	-	354.70
		SECOND FLOOR	354.70	-	354.70
		TERRACE FLOOR	-	52.40	52.40
TOTAL AREA			709.40	717.80	1427.20

F.S.I CALCULATION AS PER SITE AREA:-
F.S.I (709.40/600.00) = 1.182 < 2.0

BUILDING HEIGHT :-
BUILDING HEIGHT = 10.50 Mt

PARKING DETAILS	PARKING CALCULATION	REQUIRED	PROVIDED
TOTAL CAR	FSI AREA (709.40) 100	09 No's	10 No's
TOTAL TWO WHEELER	FSI AREA (709.40) 25	34 No's	42 No's

JOINERY DETAILS:-		
SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.22 X 2.44
D	DOOR	0.91 X 2.44
TD	TOILET DOOR	0.84 X 2.44
W	WINDOW	2.44 X 1.83
SW	WINDOW	2.44 X 1.83
V	VENTILATOR	1.52 X 0.91

- NOTE:-
- * All Dimensions are in Metre
 - * Rainwater percolation pits provided all round the site.
 - * All round compound wall Provided.
 - * Sump and Fire Sump provided.
 - * ST provided IN NE Corner.
 - * Lightning Arrester provided in the roof.
 - * Fire Detecting and Emergency Alaram provided.

D. Arun Kumar
D. ARUN KUMAR, B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/20/07/028
205, Alagasan Road, Saluba Colony, Coimbatore - 641 011

REGISTERED CONSTRUCTION ENGINEER

S. Pradeep
Dr. S. PRADEEP, B.E, M.E (ST)
REGISTERED STRUCTURAL ENGINEER - II
DTPC/ NAMAKKAL/ RSE-11/001/2022
First Floor, No. 02, MIG-2208, Gandhimas Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

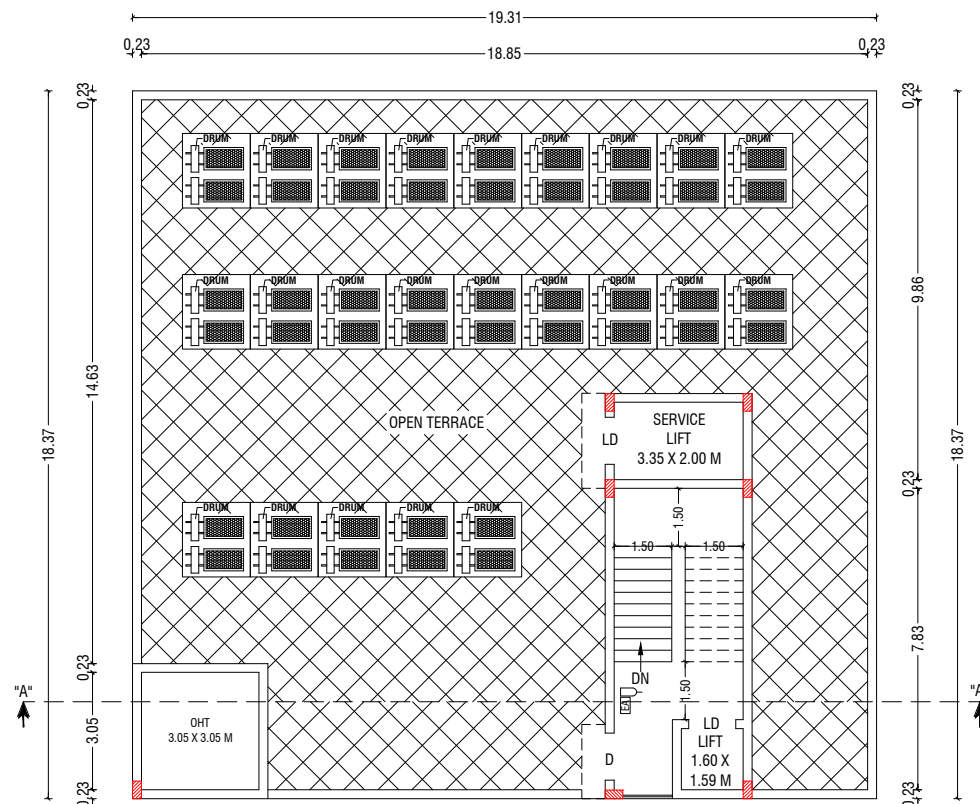
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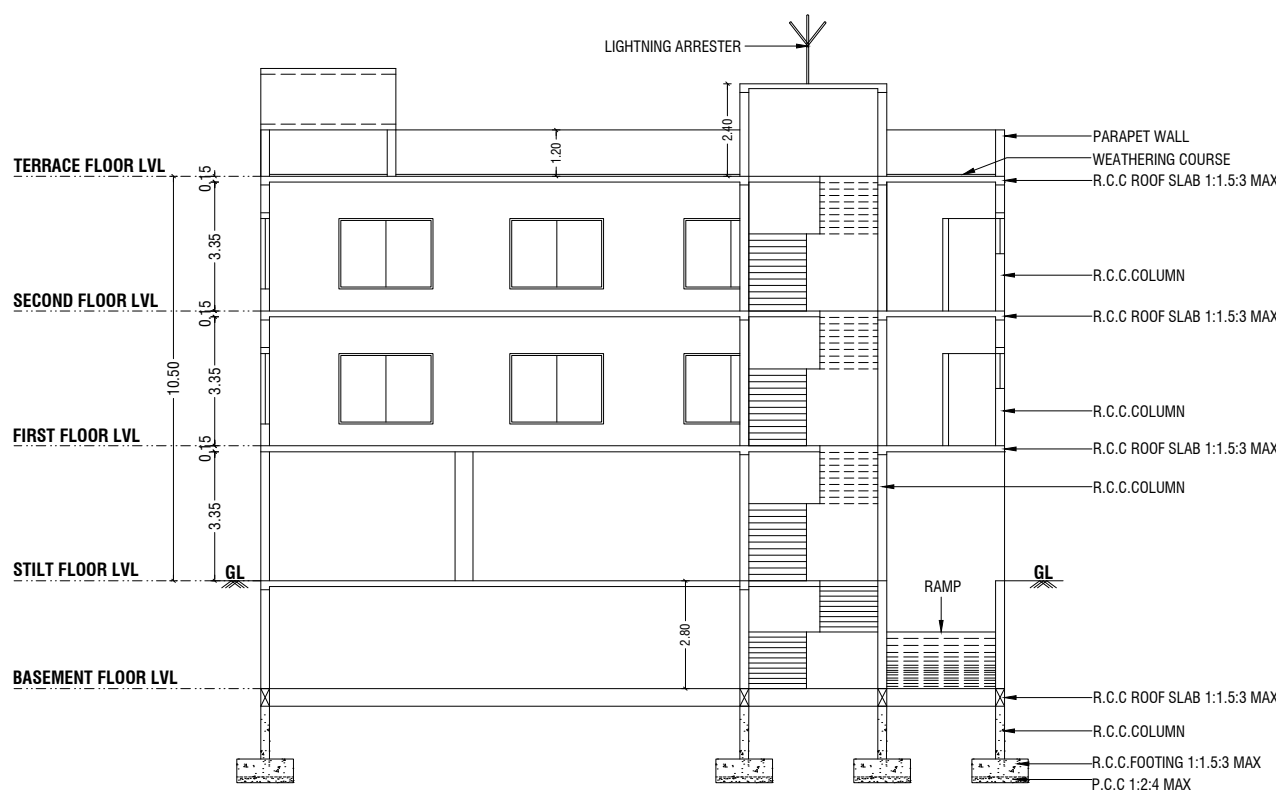
REGISTERED ENGINEER / ARCHITECT

Vin - pat
Gowid Spah
Aravind Spah

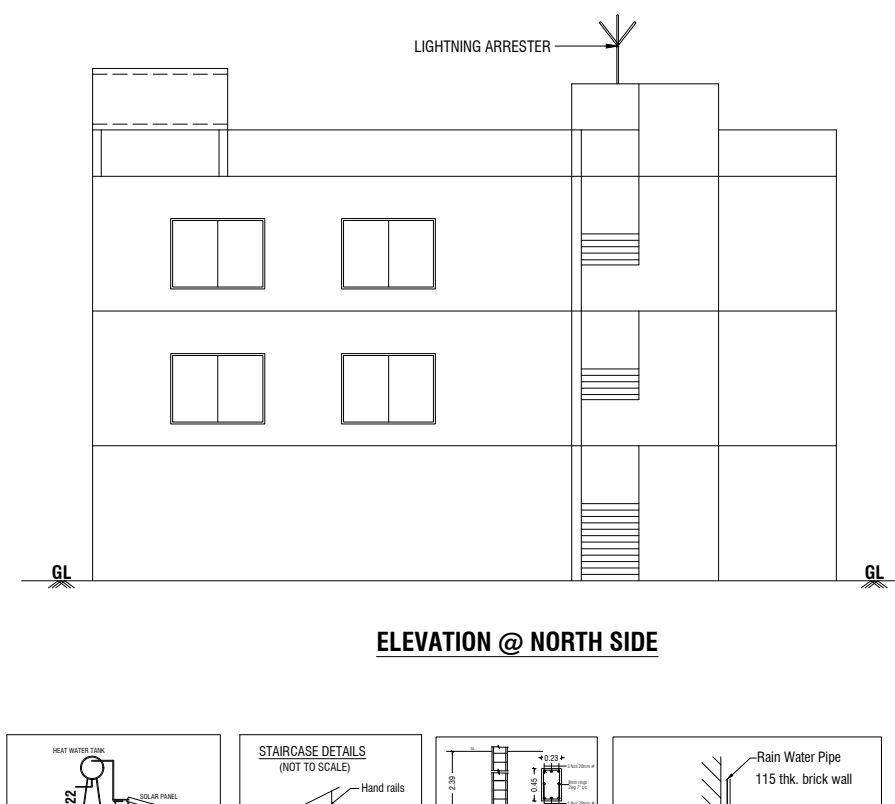
OWNER / APPLICANT



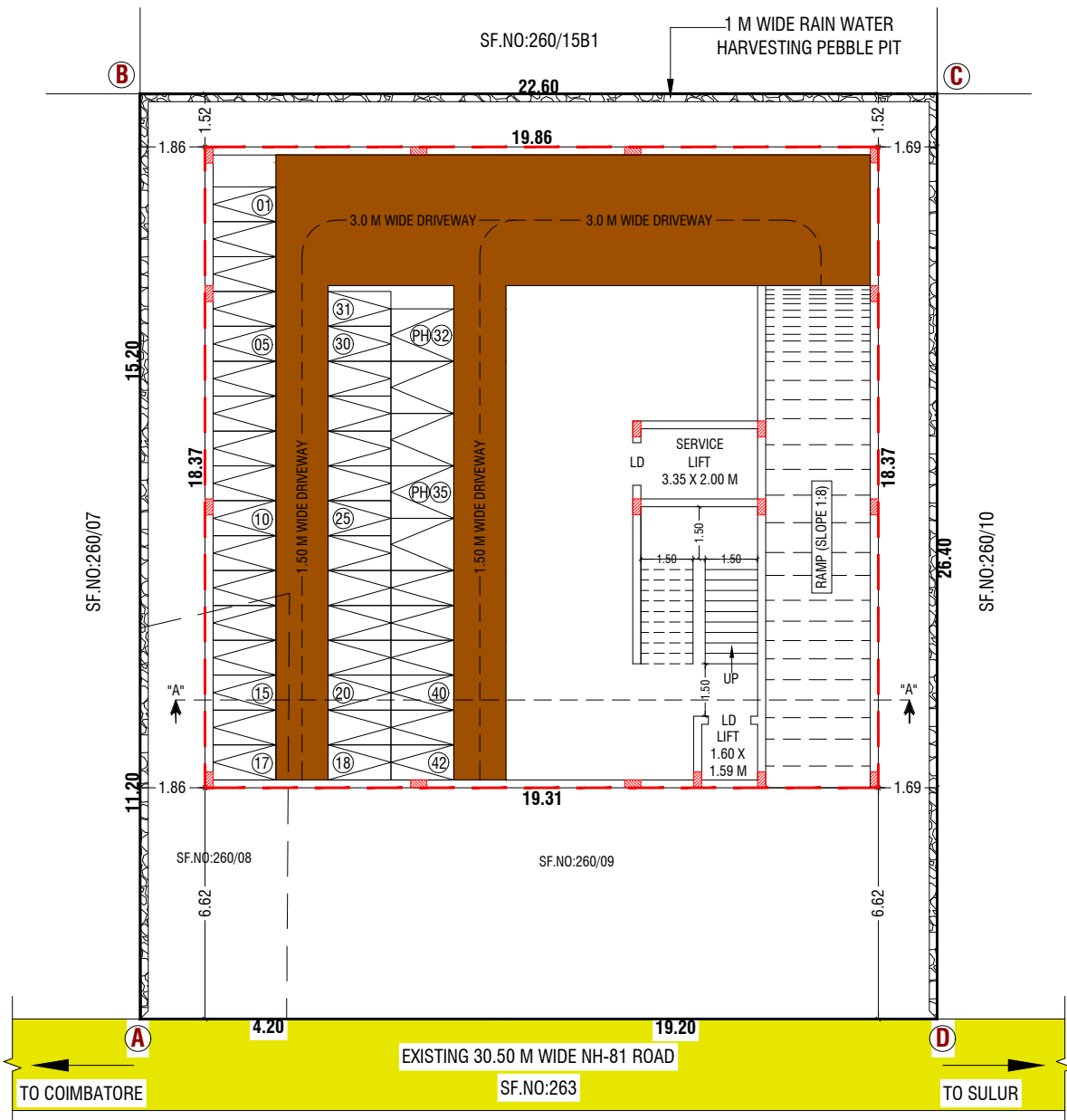
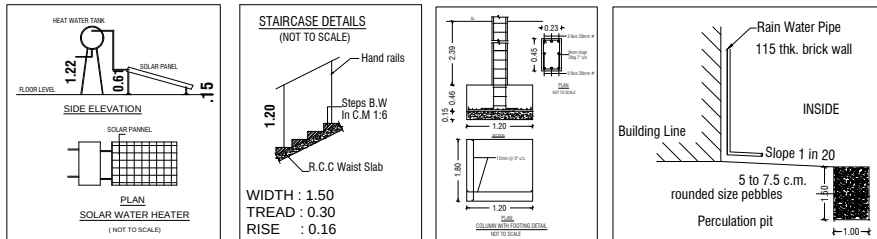
TERRACE FLOOR PLAN



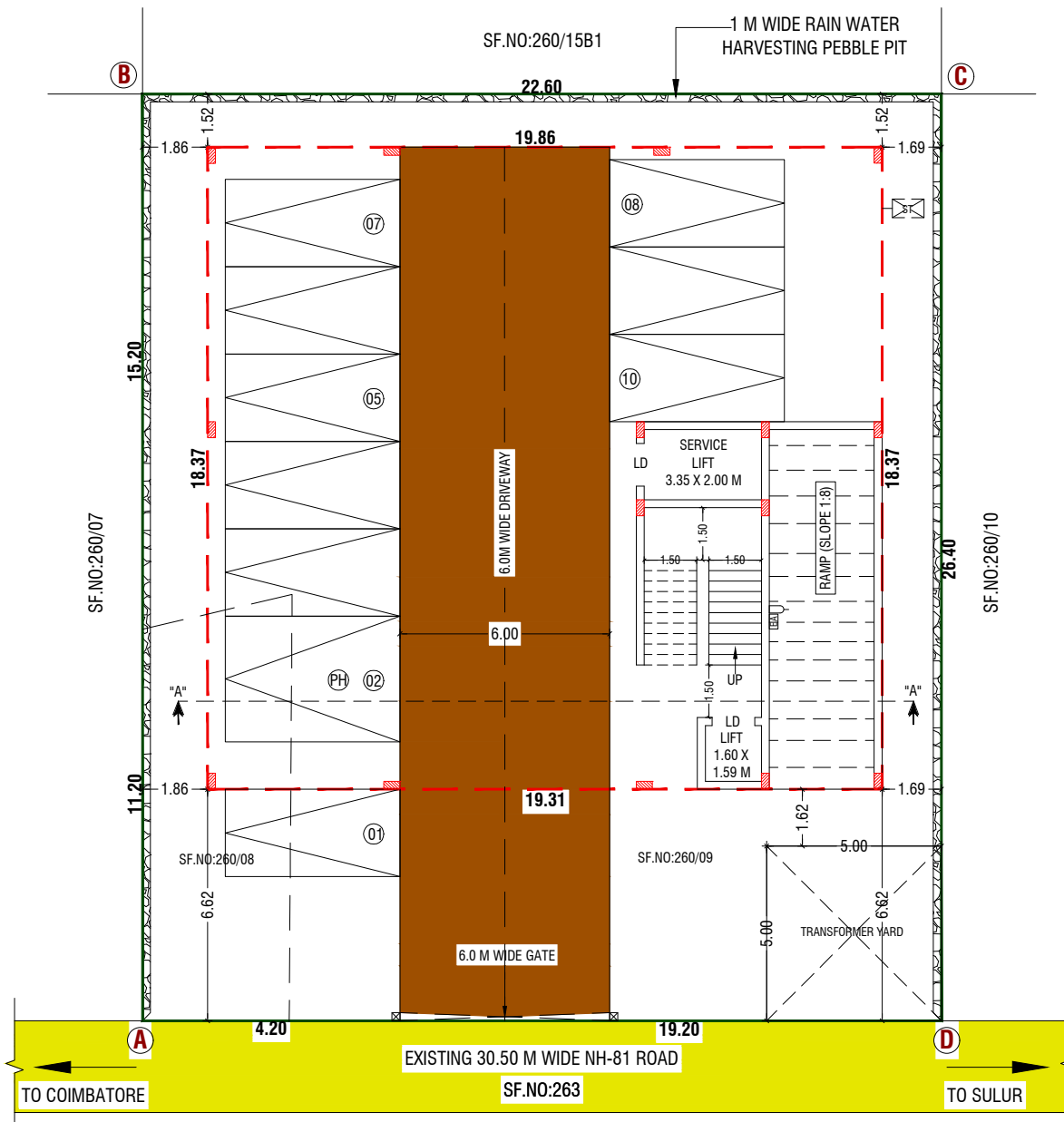
SECTION "AA" @ NORTH SIDE



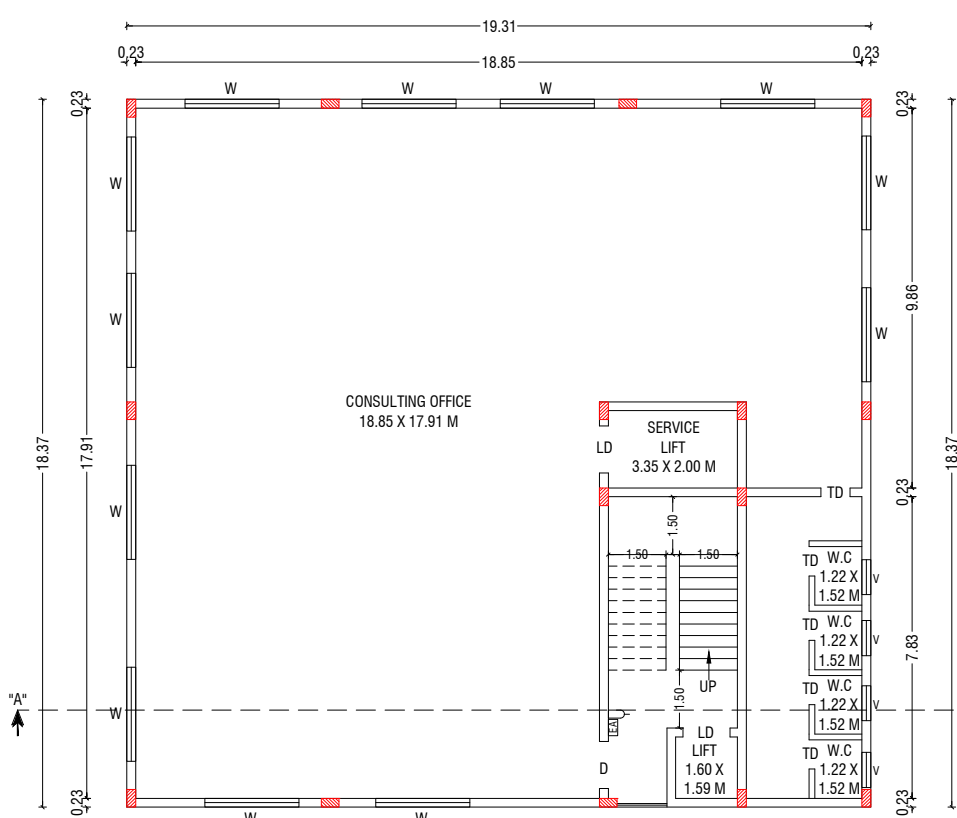
ELEVATION @ NORTH SIDE



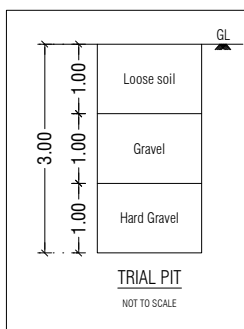
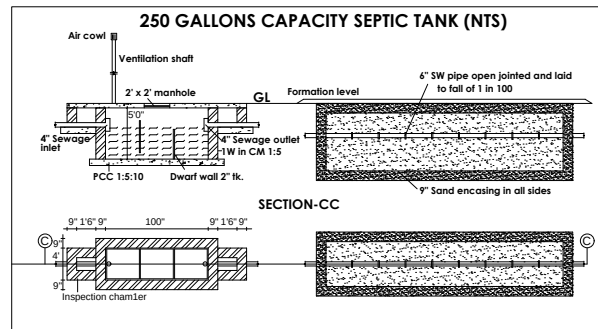
VENT FLOOR PLAN



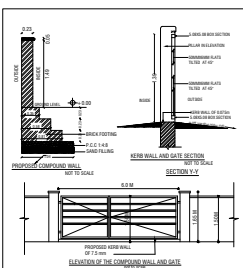
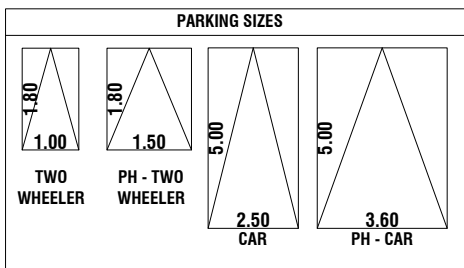
STILT FLOOR PLAN



TYPICAL (FIRST & SECOND) FLOOR PLAN



ONLINE APPLICATION NO: **SWP/BPA/358180/2024**
SWP / SITE APPROVAL: **L.P / CLPA NO:662/2024**
SWP / PLANNING PERMISSION NO: **785/2024**



COLOUR INDEX:-

BOUNDARY OF THE SITE :

EXISTING ROADS :

PROPOSED CONSTRUCTION :

PROPOSED DRIVEWAY :

Aravind Spah

Dr. K.P. VETRISILVAN, M.E. (Geotech), MDS, MITE,
GEOTECHNICAL ENGINEER
CLPA REGN No. 11 PA/GE/19/03/001
GEODESIGN TECHNO PRIVATE LIMITED
O.No 40, N No 24, P.O. 1st, K.K. Pudur,
Coimbatore - 641 038.
+91 90433 44498, E-mail: geodesign123@gmail.com

REGISTERED GEOTECH ENGINEER

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.

