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.

Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

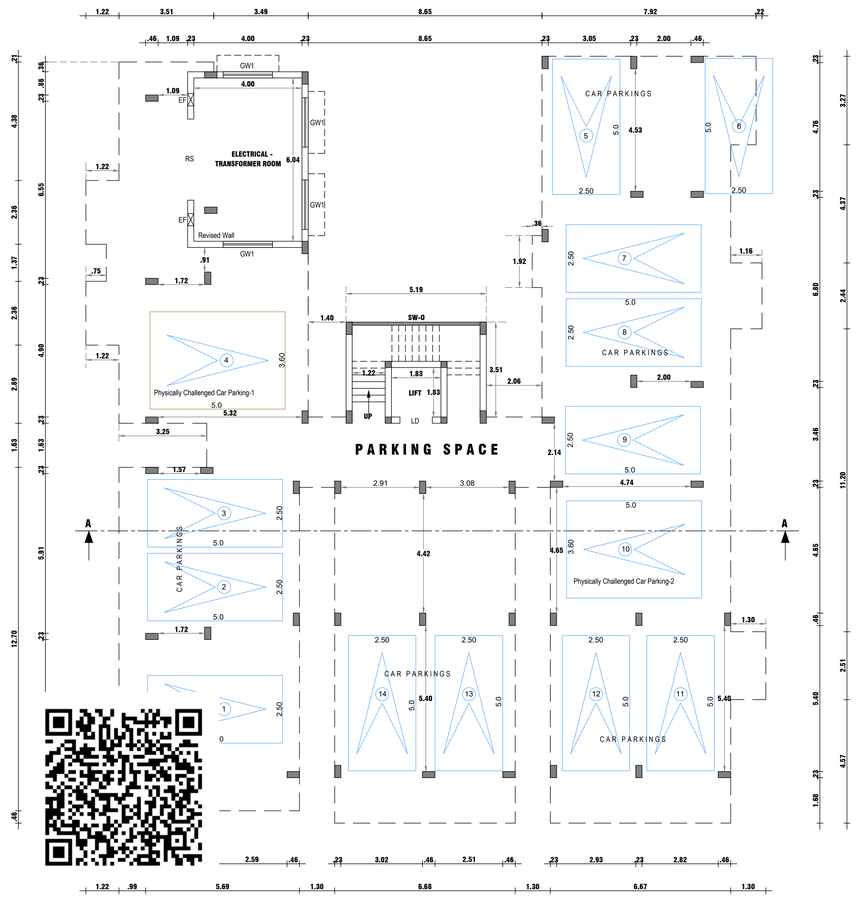
verified.realestate



SECOND FLOOR PLAN



THIRD FLOOR PLAN



STILT FLOOR PLAN



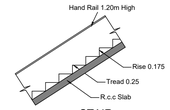
FIRST FLOOR PLAN

INDIVIDUAL DWELLING UNIT AREA

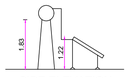
Floor	Unit No.	Units Area (Sq.m.)	Floor	Unit No.	Units Area (Sq.m.)
First Floor	A1	96.90	Second Floor	A1	96.90
	A2	99.31		A2	99.31
	A3	87.64		A3	87.64
	A4	84.50		A4	84.50
	A5	83.20		A5	83.20
Third Floor	A1	96.90	Fourth Floor	A1	96.90
	A2	99.31		A2	99.31
	A3	87.64		A3	86.76
	A4	84.50		A4	201.43
	A5	83.20			



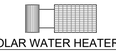
TRIAL PIT



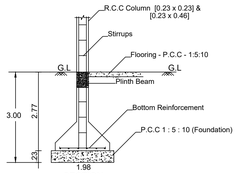
STAIR



SIDE ELEVATION



SOLAR WATER HEATER

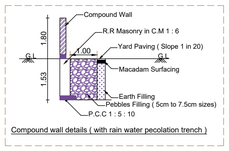


SECTION

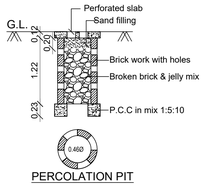


PLAN

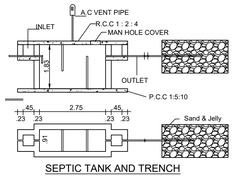
COLUMN DETAILS



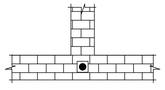
Compound wall details (with rain water pecolation trench)



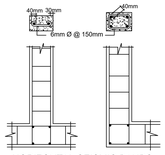
PERCOLATION PIT



SEPTIC TANK AND TRENCH



VERTICAL REIFORCEMENT-
BRICK WALLS



HORIZONTAL SEISMIC BANDS

(NOT TO SCALE)

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF 19 RESIDENTIAL HOUSES IN S.F No. 437/1A2C, AT KALAPATTY VILLAGE, COIMBATORE CORPORATION.

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Existing Approval Vide - ROC No. : 1158 / 2015 LPA2

L P / C L P A No. : 149 / 2016

P. P. No. : 153 / 2016 - Dated : 28-09-2016

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All Dimensions Are In Meters (Otherwise Specified)

SITE AREA DETAILS

	SFT	SQM	Sheet No. 1 / 3
AREA OF THE SITE - AS PER DOCUMENT	12724.55	1182.11	
SUPERIMPOSED AREA OF SITE	12697.45	1180.06	
AREA OF THE SITE - AS PER PATTA	**12374.00**	**1150.00**	
PROPOSED ROAD WIDENING AREA - SPLAY AREA	25.00	2.29	
NET AREA OF THE SITE	**12349.00**	**1147.71**	

BUILDING AREA DETAILS

Floor Name	Occupancy / Sub Occupancy	FSI Area (Sq.m.)	Non FSI Area (Sq.m.)	Total Area (Sq.m.)
Stilt Floor Area	Apartments / Service Apartments	0	517.48	517.48
First Floor Area		517.48	0	517.48
Second Floor Area		517.48	0	517.48
Third Floor Area		517.48	0	517.48
Fourth Floor Area		544.11	0	544.11
Terrace Floor Area		0	31.71	31.71
TOTAL AREA		2096.55	549.19	2645.74

F.S.I DETAILS

$$\text{F.S.I} = \frac{\text{F.S.I AREA}}{\text{SITE AREA}} <= 2.0 \qquad \text{F.S.I} = \frac{2096.55}{1147.71} = 1.827$$

HEIGHT OF BUILDING : 14.60m

PARKING DETAILS

	Parking Type	PARKING SPACE	
		Required	Provided
As per the TNCDBR	Car Parking	22	22

NOTE

EF : EXHAUST FAN
A/C : Air Condition Facility
FE : FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED
EA : EMERGENCY ALARM PROVIDED
*** SAND BUCKETS PROVIDED**

JOINERY DETAILS

RS	Rolling Shutters	3.00 x 2.40	W1	Window	1.83 x 1.52
MD1	Main Door	0.93 x 2.10	W2	Window	1.83 x 1.83
MD2	Main Door	1.09 x 2.10	W3	Window	1.52 x 1.52
D1	Door	1.00 x 2.10	W4	Window	1.22 x 1.52
D2	Door	0.76 x 2.10	FW1	French Window	1.83 x 2.10
D3	Door	0.90 x 2.10	FW2	French Window	1.22 x 2.10
O1	Open	1.37 x 2.10	FW3	French Window	0.61 x 2.10
O2	Open	1.22 x 2.10	KW1	Kitchen Window	1.52 x 1.37
O3	Open	1.06 x 2.10	KW2	Kitchen Window	1.75 x 1.37
O4	Open	0.91 x 2.10	KW3	Kitchen Window	1.30 x 1.75
O5	Open	1.00 x 2.10	SW-O	Stair Window - Open	1.83 x 1.83
LD	Lift Door	1.20 x 2.10	V1	Ventilator	0.91 x 0.61
FD1	French Door	1.83 x 2.10	V2	Ventilator	0.65 x 0.61
FD2	French Door	1.72 x 2.10	V3	Ventilator	0.65 x 0.35

APPLICANT / OWNER

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

GEO TECHNICAL ENGINEER

M. BALASUBRAMANIAM, ME(Struc), MIE,FIV,C.Engg.,
STRUCTURE & SOIL STABILITY BANK VALUER
(COLLECTOR'S PANEL ENGINEER CLASS-1A
LPA / SE / GR-II / 19/04/015
103, 84-A, Sarojini Complex,
Senkaidu, Kattoor Street,
Near by Women's Polytechnic College,
P.N. Palayam, Coimbatore - 641 037.
Mobile No: 98432 65083

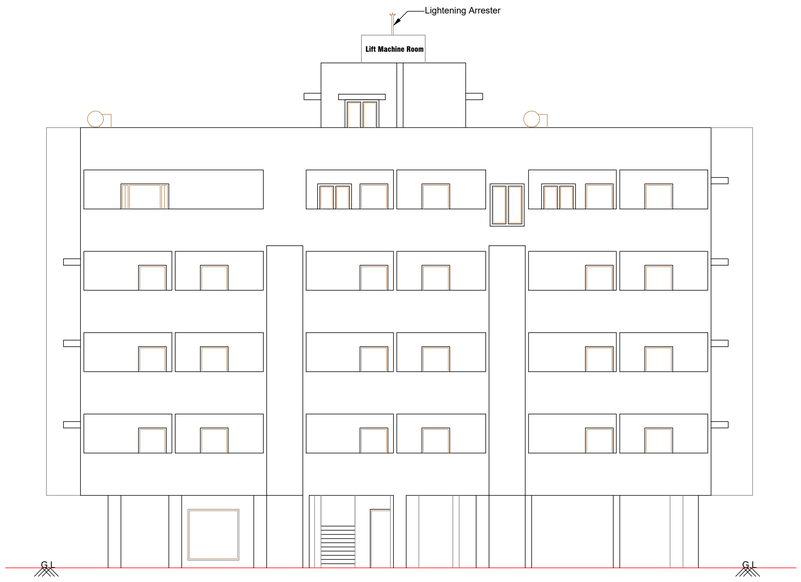
STRUCTURAL ENGINEER

R.N. KRISHNAKUMAR, M.Arch.,
CA/2015/73097
LPA/CE/19/07/089
GK ASSOCIATES
No: 603, 100 Feet Road, Gandhipuram,
Coimbatore-641 012.
Ph: 0422-4220048, Mob: 99442-11111

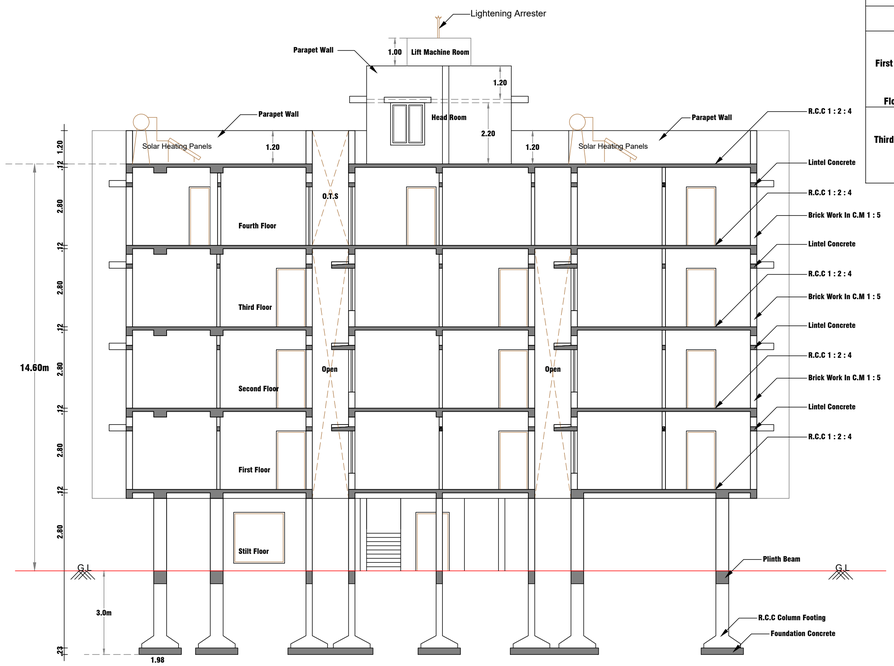
CONSTRUCTION ENGINEER

Er. M. Raja Venkadachalam B.E.,
Consulting Civil Engineer & Registered Engineer (GR- I)
Coimbatore Corporation : Gr.-I-042/2019
Coimbatore LPA/RE/GR-I/050/2024
No.4A-1, Subiksham Paradise apartments, Kanuvai Road,
Near Chavara Vidhya Bhavan, Navavur Pirivu,
Barathiyar University (P.O), Coimbatore- 641046.
Mobile : +91 9489677308 Email : m.raja2910@icloud.com

REGISTERED ENGINEER

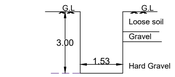


FRONT ELEVATION

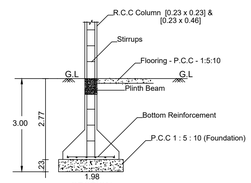


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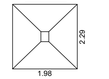
INDIVIDUAL DWELLING UNIT AREA					
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	A2	99.31		A2	99.31
	A3	87.64		A3	87.64
	A4	84.50		A4	84.50
Floor	A5	83.20		A5	83.20
Third Floor	A1	96.90	Fourth Floor	A1	96.90
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	A3	87.64		A3	86.76
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TRIAL PIT

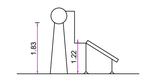


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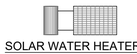


PLAN

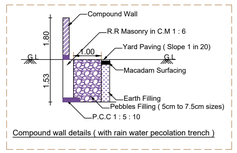
COLUMN DETAILS



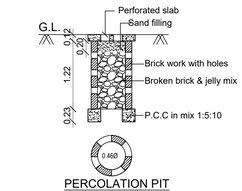
SIDE ELEVATION



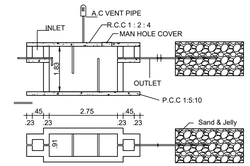
SOLAR WATER HEATER



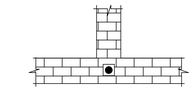
Compound wall details (with rain water pecolation trench)



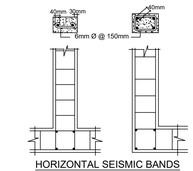
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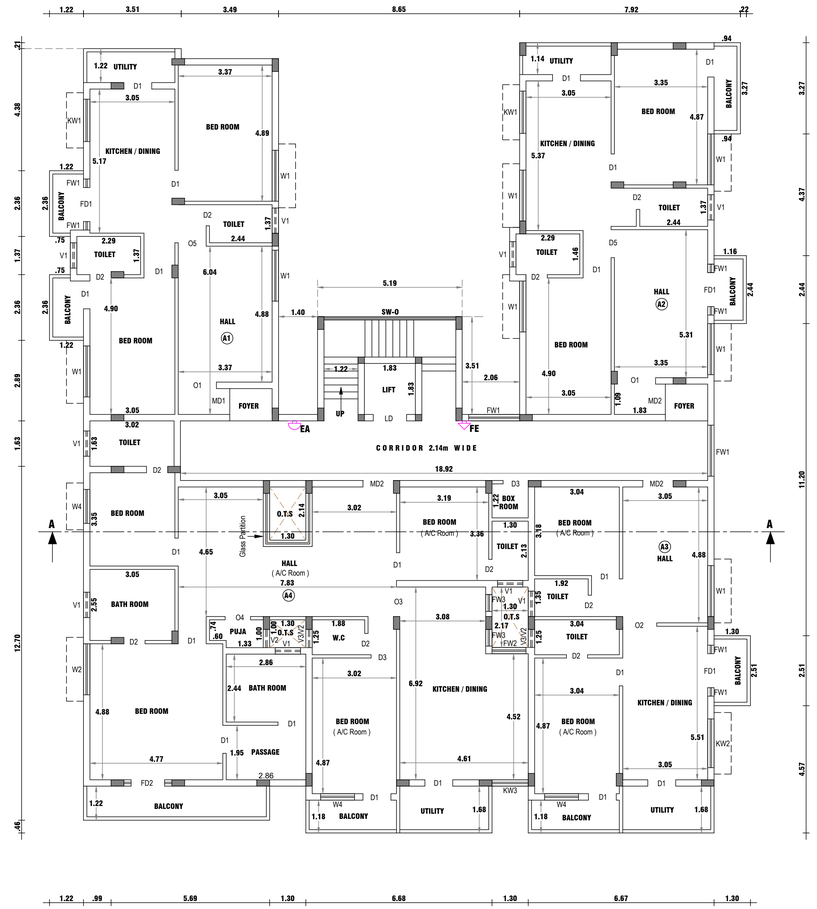
SEPTIC TANK AND TRENCH



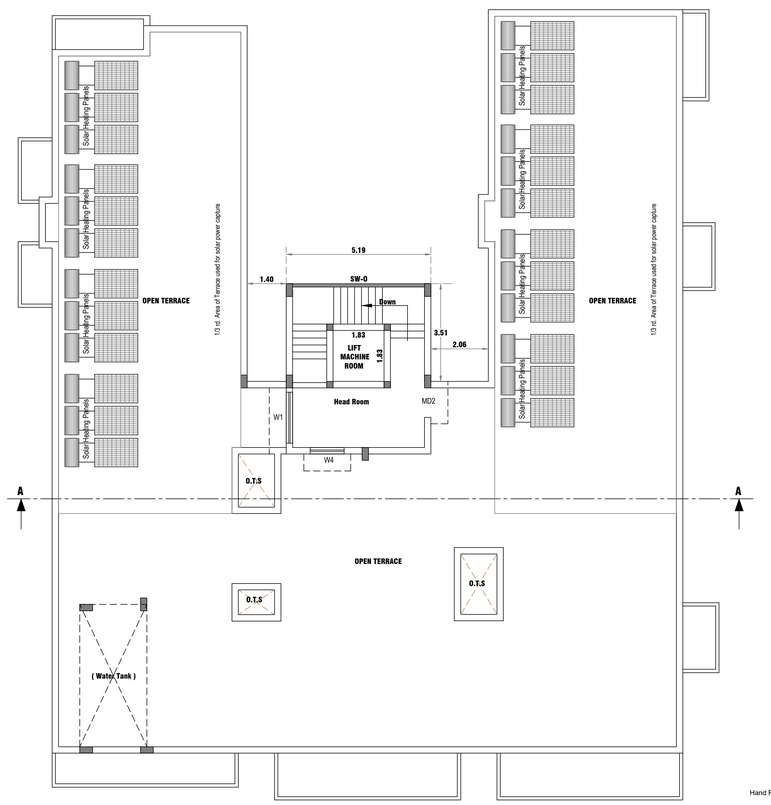
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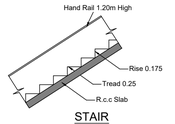
HORIZONTAL SEISMIC BANDS
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FOURTH FLOOR PLAN



TERRACE FLOOR PLAN



STAIR

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF 19 RESIDENTIAL HOUSES IN S.F No. 437/1A2C, AT KALAPATTY VILLAGE, COIMBATORE CORPORATION.

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D3	Door	0.90 x 2.10	FW2	French Window	1.22 x 2.10
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STRUCTURE & SOIL STABILITY BANK VALUER
COLLECTOR'S PANEL ENGINEER CLASS-1A
LPA / SE / GR-II / 19/04/015
163, 84-A, Sarojini Complex,
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Near by Women's Polytechnic College,
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Mobile No: 98432 65083

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GK ASSOCIATES
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Coimbatore-641 012.
Ph: 0422-4220048, Mob: 99442-11111

CONSTRUCTION ENGINEER

Er. M. Raja Venkadachalam B.E.,
Consulting Civil Engineer & Registered Engineer (GR- I)
Coimbatore Corporation : Gr.-I-042/2019
Coimbatore LPA/RE/GR-I/050/2024
No.4A-1, Subiksham Paradise apartments, Kanuvai Road,
Near Chavara Vidhya Bhavan, Navavur Pirivu,
Barathiyar University (P.O), Coimbatore- 641046
Mobile : +91 9489677308 Email : m.raja2910@icloud.com

REGISTERED ENGINEER

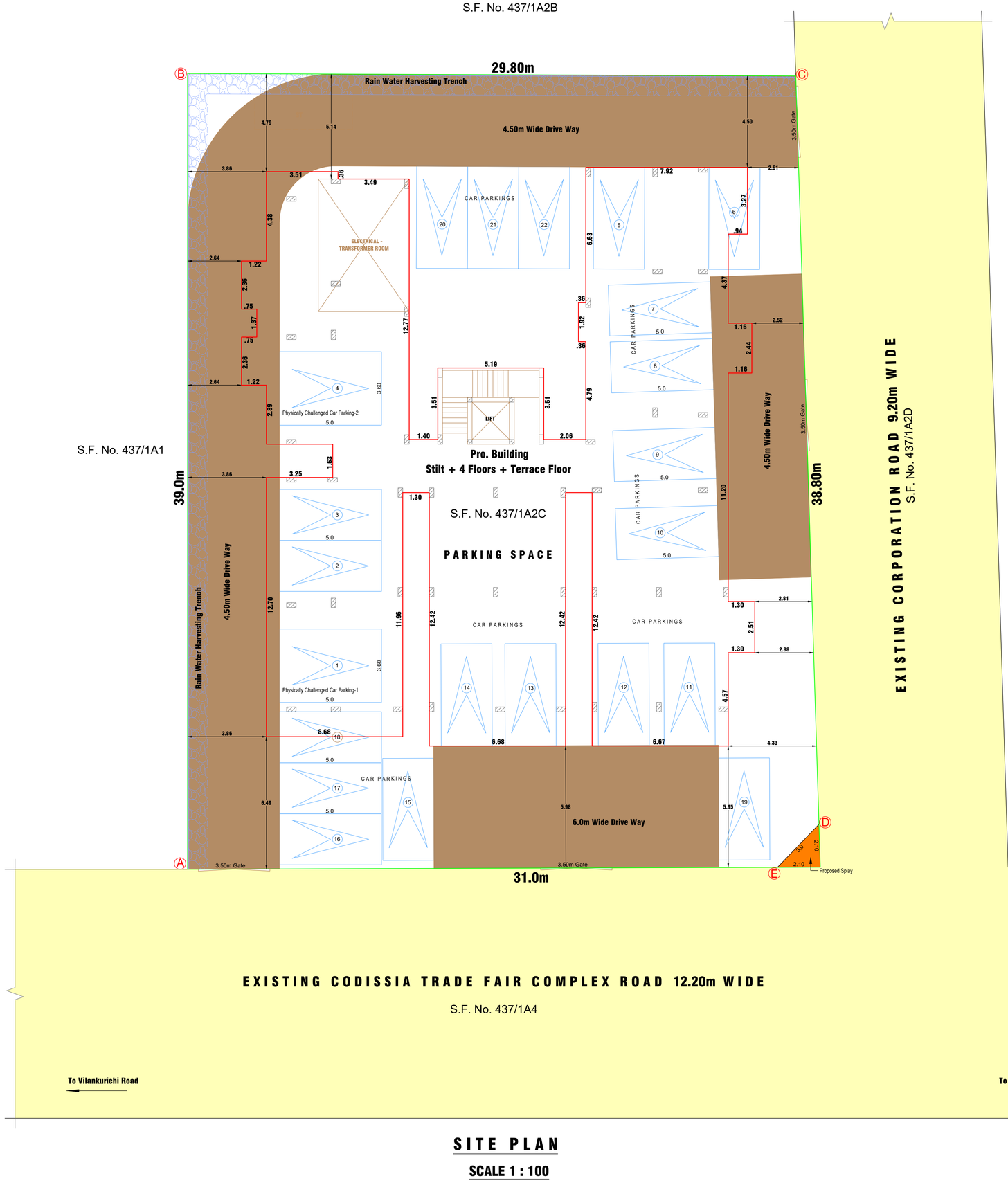
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S.F. No. 437/1A1

S.F. No. 437/1A2C

S.F. No. 437/1A2D

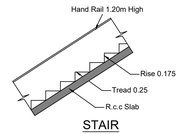
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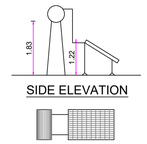
SITE PLAN

SCALE 1 : 100

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First Floor	A1	96.90	Second Floor	A1	96.90
	A2	99.31		A2	99.31
	A3	87.64		A3	87.64
	A4	84.50		A4	84.50
	A5	83.20		A5	83.20
Third Floor	A1	96.90	Fourth Floor	A1	96.90
	A2	99.31		A2	99.31
	A3	87.64		A3	86.76
	A4	84.50		A4	201.43
	A5	83.20			

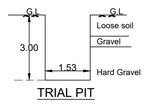


STAIR

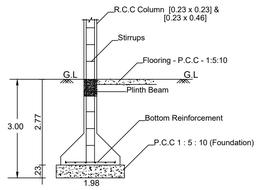


SIDE ELEVATION

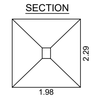
SOLAR WATER HEATER



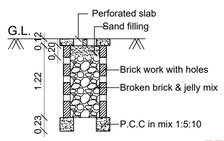
TRIAL PIT



SECTION



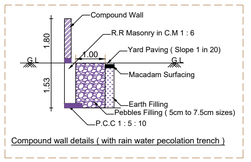
PLAN



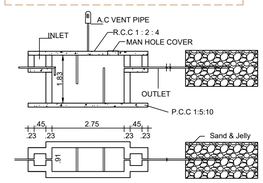
COLUMN DETAILS



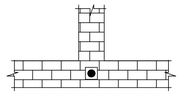
PERCOLATION PIT



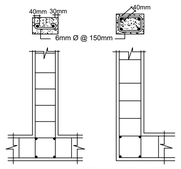
Compound wall details (with rain water pecolation trench)



SEPTIC TANK AND TRENCH



VERTICAL REIFORCEMENT- BRICK WALLS



HORIZONTAL SEISMIC BANDS

(NOT TO SCALE)

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF 19 RESIDENTIAL HOUSES IN S.F No. 437/1A2C, AT KALAPATTY VILLAGE, COIMBATORE CORPORATION.

COURT ORDER

IN THE HIGH COURT JUDICATURE OF MADRAS - Dated 04-03-2024

Review Application No. : 157 of 2023

In Writ Pettition No. : 24197 of 2022

Online Application Number : SWP / BPA / 433428 / 2024

L.P / C.L.P.A No. : 19 / 2025

P.P No : 21 / 2025

EXISTING APPROVAL DETAILS

Existing Approval Vide - ROC No. : 1158 / 2015 LPA2

L P / C L P A No. : 149 / 2016

P. P. No. : 153 / 2016 - Dated : 28-09-2016

SCALE 1 : 100

All Dimensions Are In Meters (Otherwise Specified)

Sheet No. 3 / 3

SITE AREA DETAILS	SFT	SQM
AREA OF THE SITE - AS PER DOCUMENT	12724.55	1182.11
SUPERIMPOSED AREA OF SITE	12697.45	1180.06
AREA OF THE SITE - AS PER PATTA	**12374.00**	**1150.00**
PROPOSED ROAD WIDENING AREA - SPLAY AREA	25.00	2.29
NET AREA OF THE SITE	**12349.00**	**1147.71**

BUILDING AREA DETAILS

Floor Name	Occupancy / Sub Occupancy	FSI Area (Sq.m.)	Non FSI Area (Sq.m.)	Total Area (Sq.m.)
Stilt Floor Area	Apartments / Service Apartments	0	517.48	517.48
First Floor Area		517.48	0	517.48
Second Floor Area		517.48	0	517.48
Third Floor Area		517.48	0	517.48
Fourth Floor Area		544.11	0	544.11
Terrace Floor Area		0	31.71	31.71
TOTAL AREA		2096.55	549.19	2645.74

F.S.I DETAILS

$$F.S.I = \frac{\text{F.S.I AREA}}{\text{SITE AREA}} <= 2.0 \qquad F.S.I = \frac{2096.55}{1147.71} = 1.827$$

HEIGHT OF BUILDING : 14.60m

PARKING DETAILS

As per the TNCDBR	Parking Type	PARKING SPACE	
		Required	Provided
	Car Parking	22	22

NOTE

EF : EXHAUST FAN

A/C : Air Condition Facility

FE : FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED

EA : EMERGENCY ALARM PROVIDED

*** SAND BUCKETS PROVIDED**

REFERENCE

BOUNDARY OF THE PROPOSED SITE

PROPOSED BUILDING

DRIVE WAY

PROPOSED SPLAY

EXISTING ROAD

APPLICANT / OWNER

Er. K.P. VETRISELVAN, M.E.,(GEOTECH),MIGS,MISTE
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
O.No.40, N.No.29, 8th Street K.K.Pudur,
Coimbatore - 641 038.
91 90433 44688, E-mail: geodesign123@gmail.com

GEO TECHNICAL ENGINEER

M. BALASUBRAMANIAM ME(Struc), MIE FIV.C Engg.,
STRUCTURE & SOIL STABILITY BANK VALUER
COLLECTOR'S PANEL ENGINEER CLASS-1A
LPA / SE / GR-II / 19/04/015
103, 84-A, Sarojini Complex,
Senkadu, Kattoor Street,
Near by Women Polytechnic College,
P.N. Palayam, Coimbatore - 641 037.
Mobile No: 98432 65083

STRUCTURAL ENGINEER

R.N. KRISHNAKUMAR, M.Arch.,
CA/2015/73097
LPA/CE/19/07/089
GK ASSOCIATES
No: 603, 100 Feet Road, Gandhipuram,
Coimbatore-641 012.
Ph: 0422-4220046, Mob: 99442-11111

CONSTRUCTION ENGINEER

Er. M. Raja Venkadachalam B.E.,
Consulting Civil Engineer & Registered Engineer (GR- I)
Coimbatore Corporation : Gr.-I-042/2019
Coimbatore LPA/RE/GR-I/050/2024
No.4A-1, Subiksham Paradise apartments, Kanuvai Road,
Near Chavara Vidhya Bhavan, Navavur Pirivu,
Barathiyar University (P.O), Coimbatore- 641046.
Mobile : +91 9489677308 Email : m.raja2910@icloud.com

REGISTERED ENGINEER

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.