

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.

COURT ORDER
IN THE HIGH COURT JUDICATURE OF MADRAS - Dated 04-03-2024
Review Application No. : 157 of 2023
In Writ Petition 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)

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.)
Still Floor Area			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 = F.S.I AREA / SITE AREA	F.S.I = 2096.55 / 1147.71
F.S.I = F.S.I AREA / SITE AREA	<= 2.0	= 1.827

HEIGHT OF BUILDING : 14.60m

PARKING DETAILS	Parking Type	PARKING SPACE Required	Provided
As per the TMCBB	Car Parking	22	22

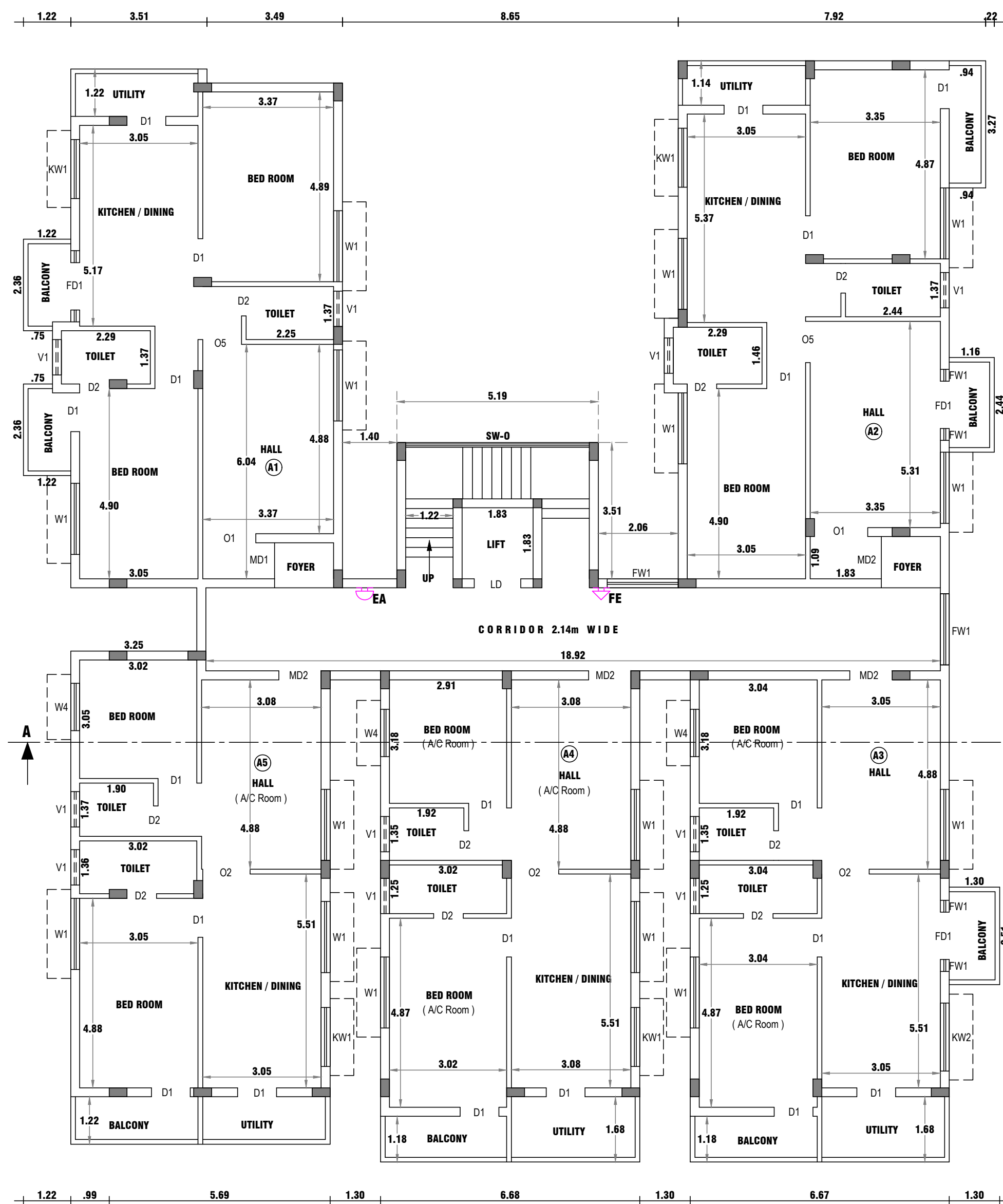
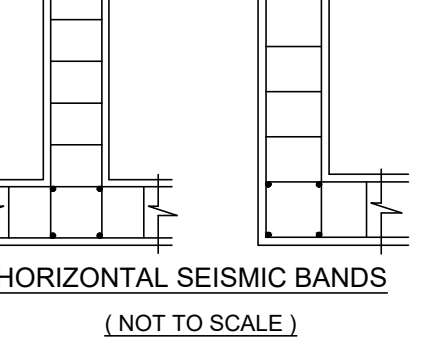
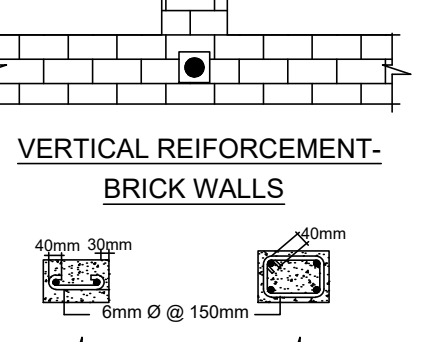
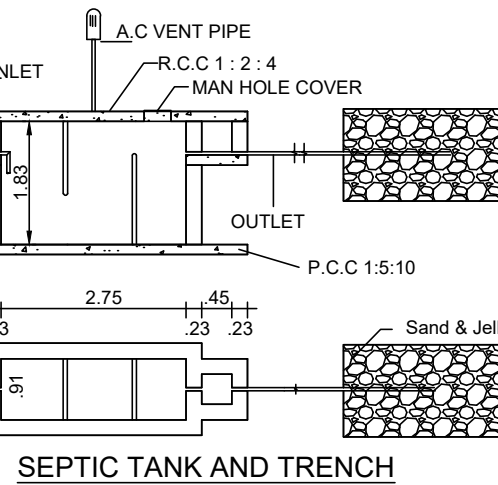
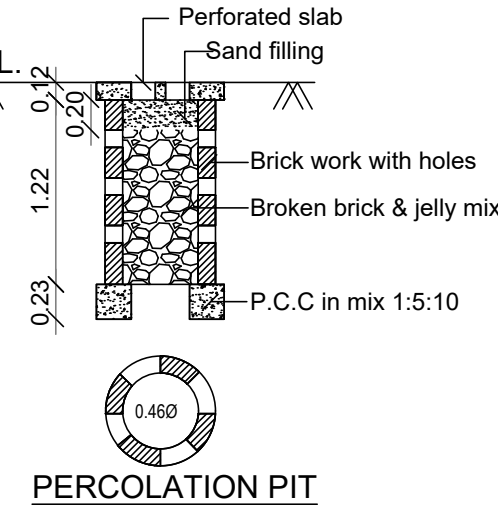
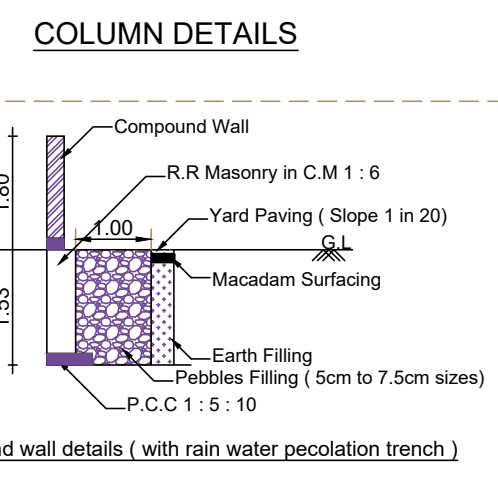
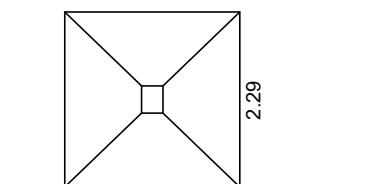
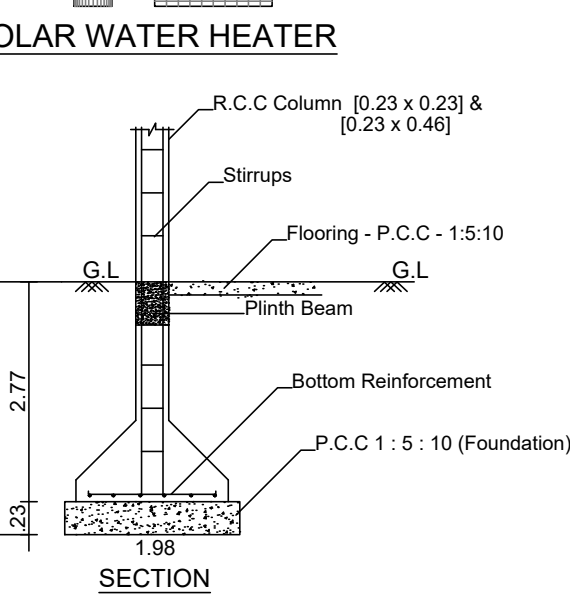
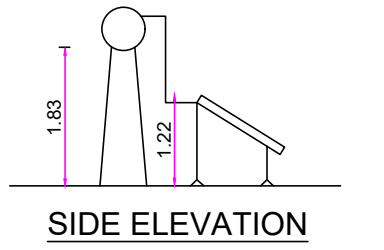
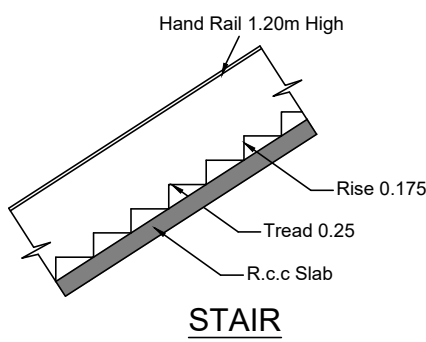
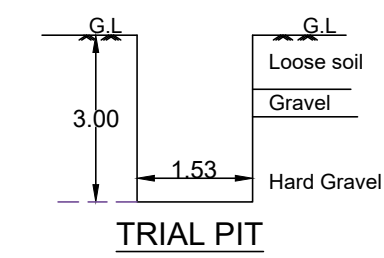
NOTE

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- 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

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	87.64	
	A4	84.50		A4	84.50	
	A5	83.20		A4	201.43	



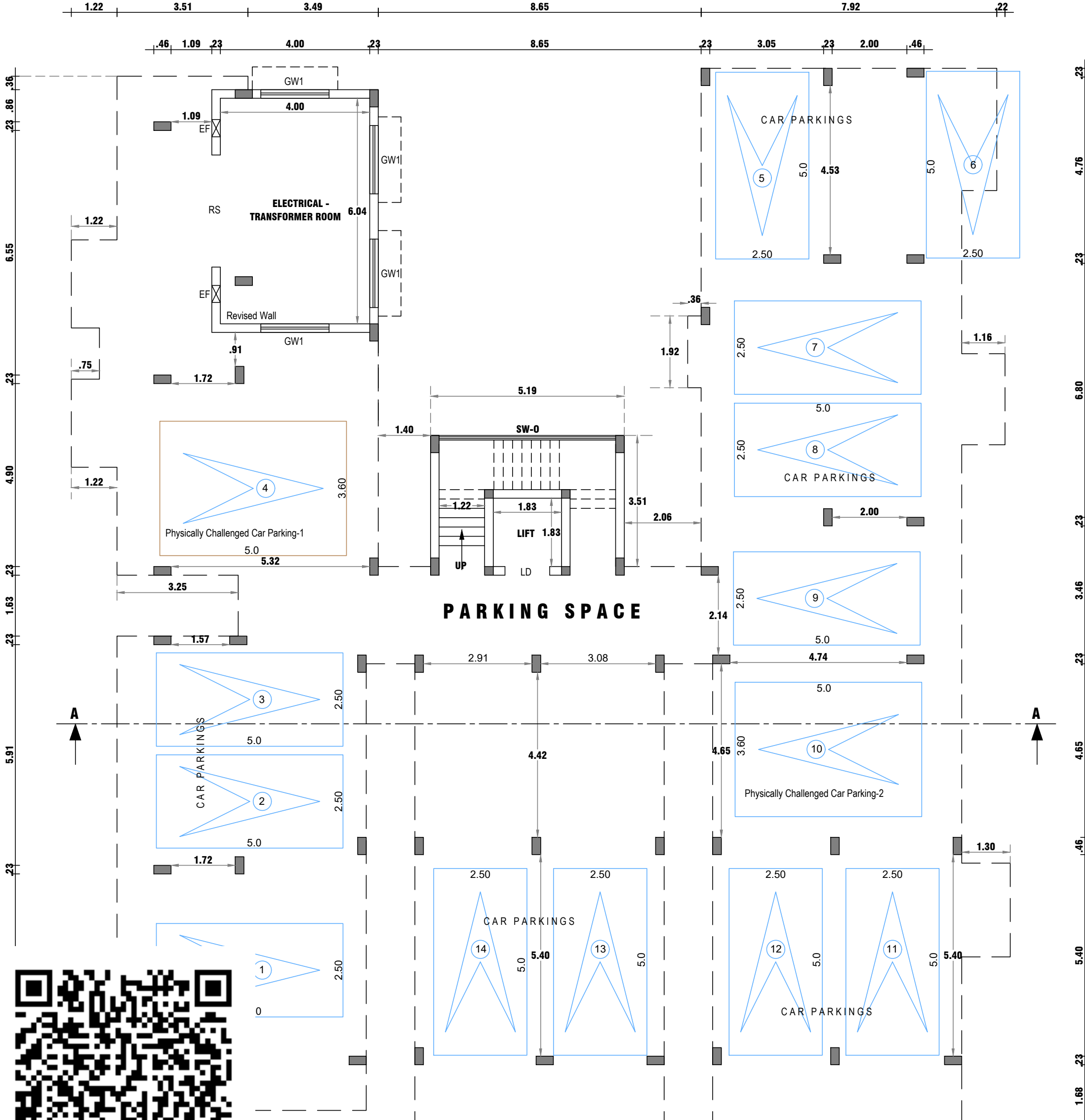
THIRD FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



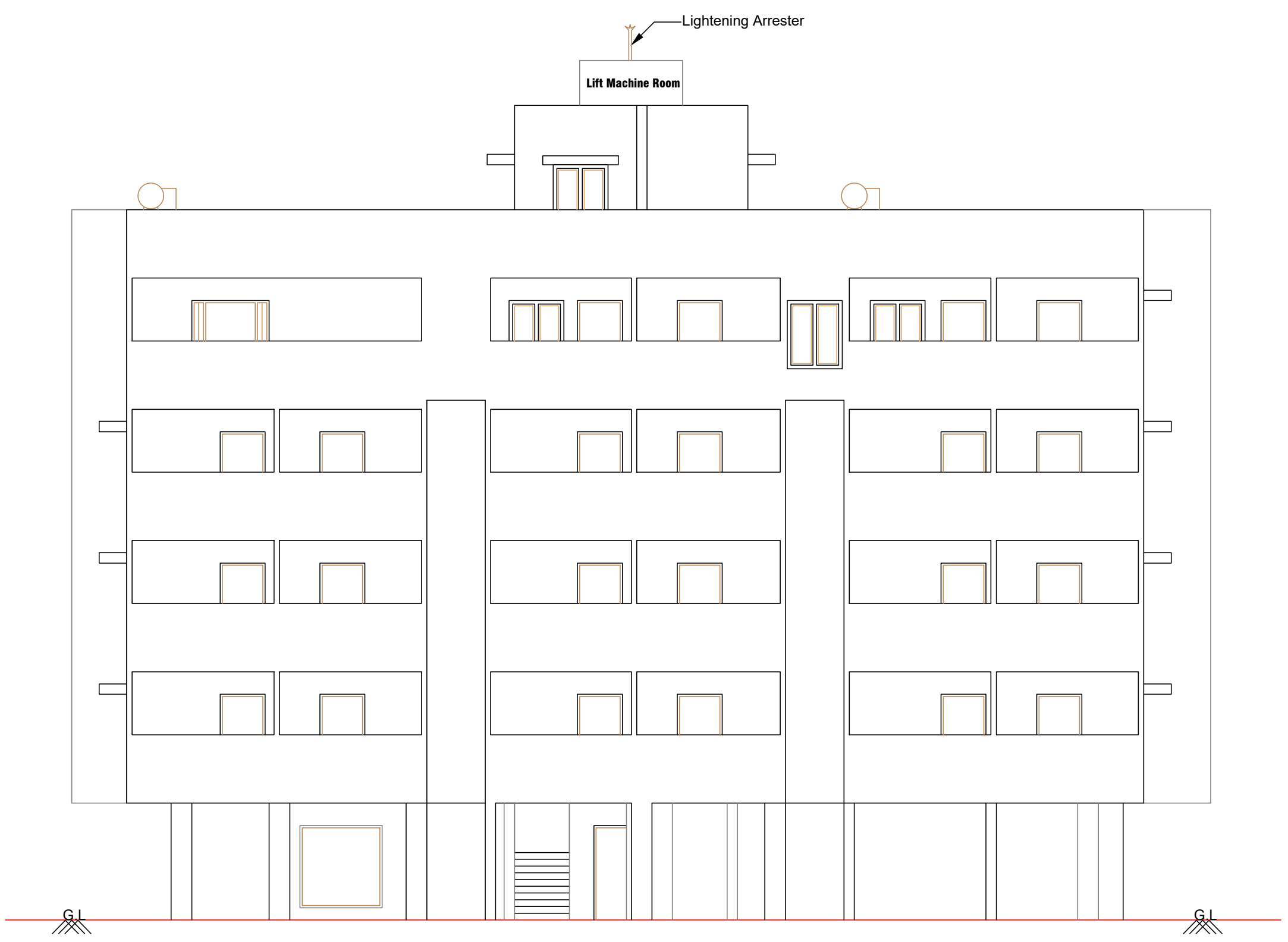
STILT FLOOR PLAN



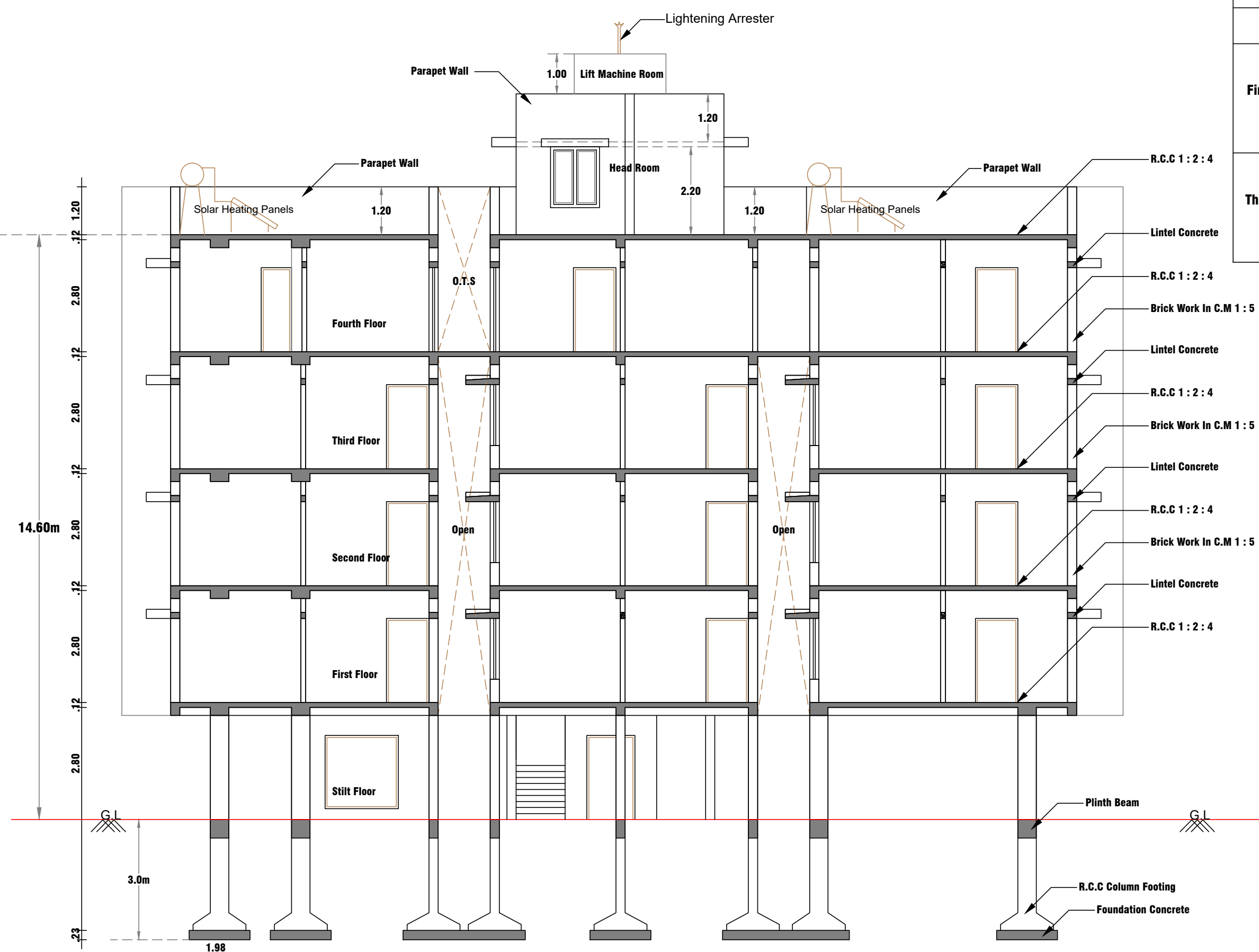
APPLICANT / OWNER
Er. K.P. VETRISELVAN, M.E. (TECHNICAL), MISC. MISTE
GEOTECHNICAL ENGINEER
CLPA REGN. No. CLPA/GE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
O.No.40, N.No.29, 8th Street, K.K. Purur,
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91 90433 44488, E-mail: geodesign123@gmail.com

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Consulting Civil Engineer & Registered Engineer (GR - I)
Coimbatore Corporation : Gr.-I-042/2019
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Mobile : +91 9489877308 Email : m.raja2910@redoutd.com

CONSTRUCTION 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: 0422-2200406, Mob: 99442-11111

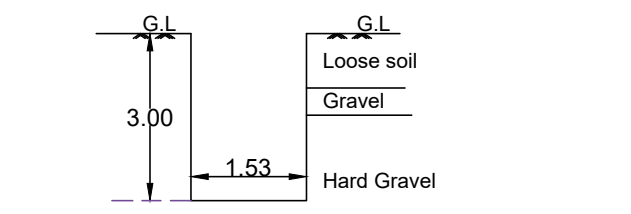


FRONT ELEVATION

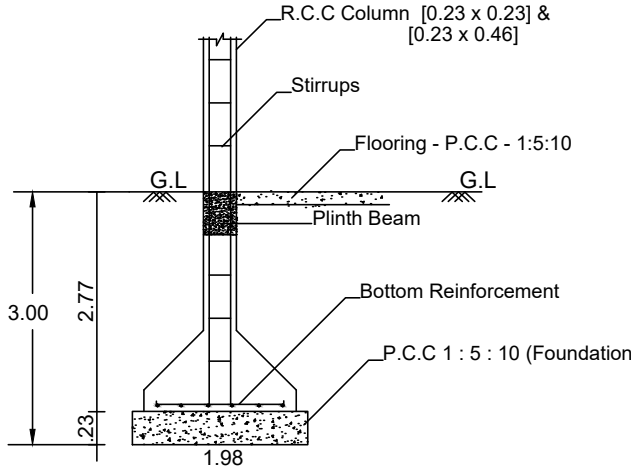


SECTION THROUGH "AA"

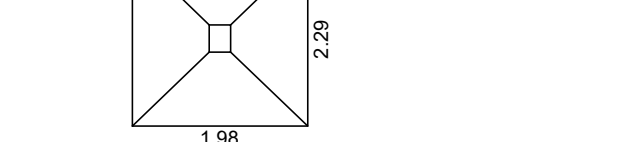
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TRIAL PIT

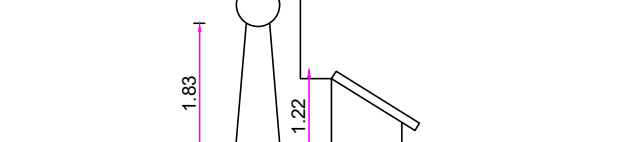


SECTION

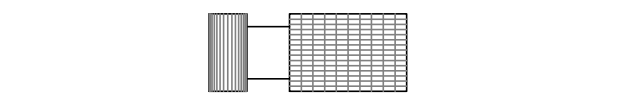


PLAN

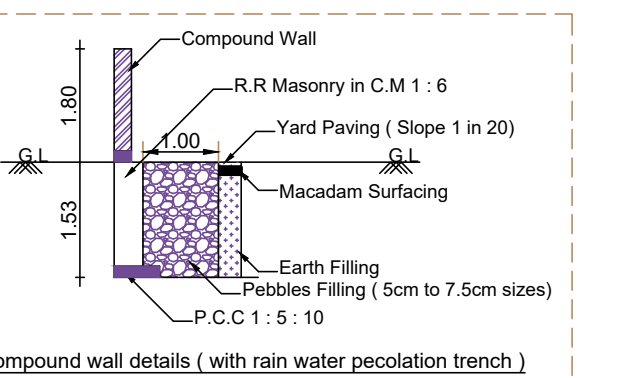
COLUMN DETAILS



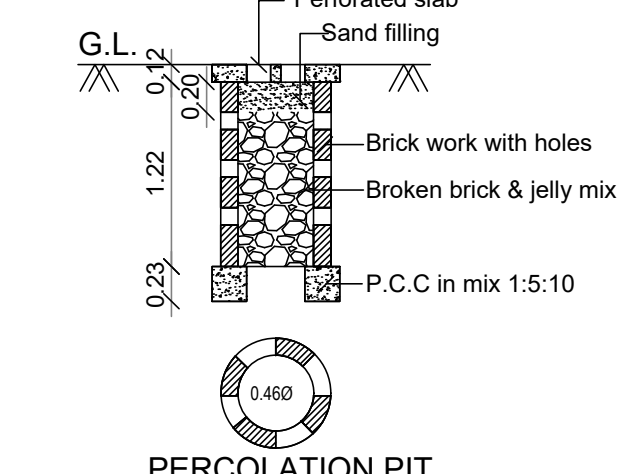
SIDE ELEVATION



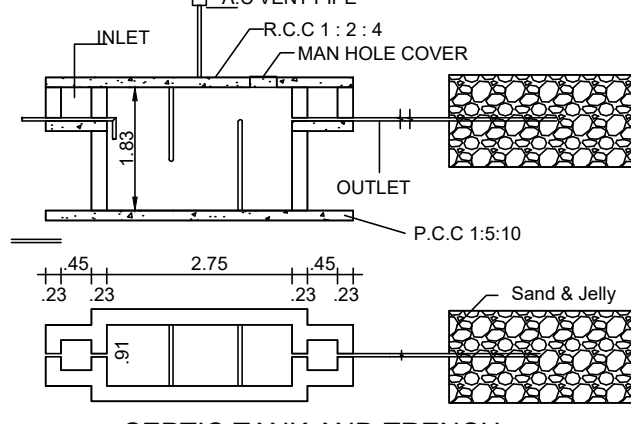
SOLAR WATER HEATER



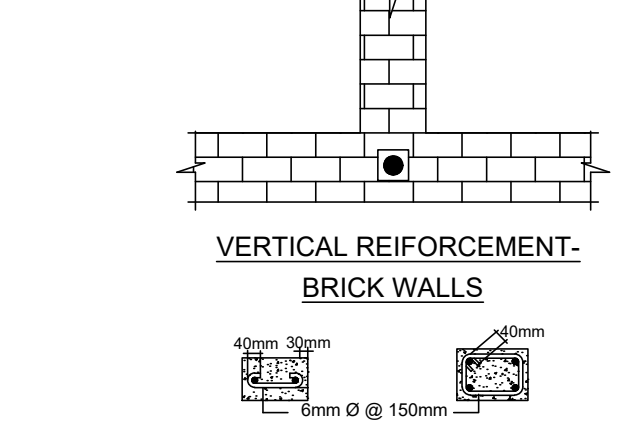
COMPOUND WALL DETAILS



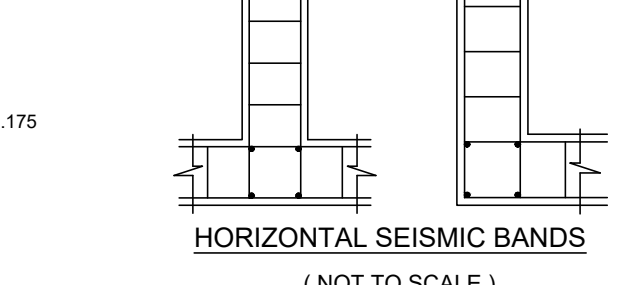
PERCOLATION PIT



SEPTIC TANK AND TRENCH



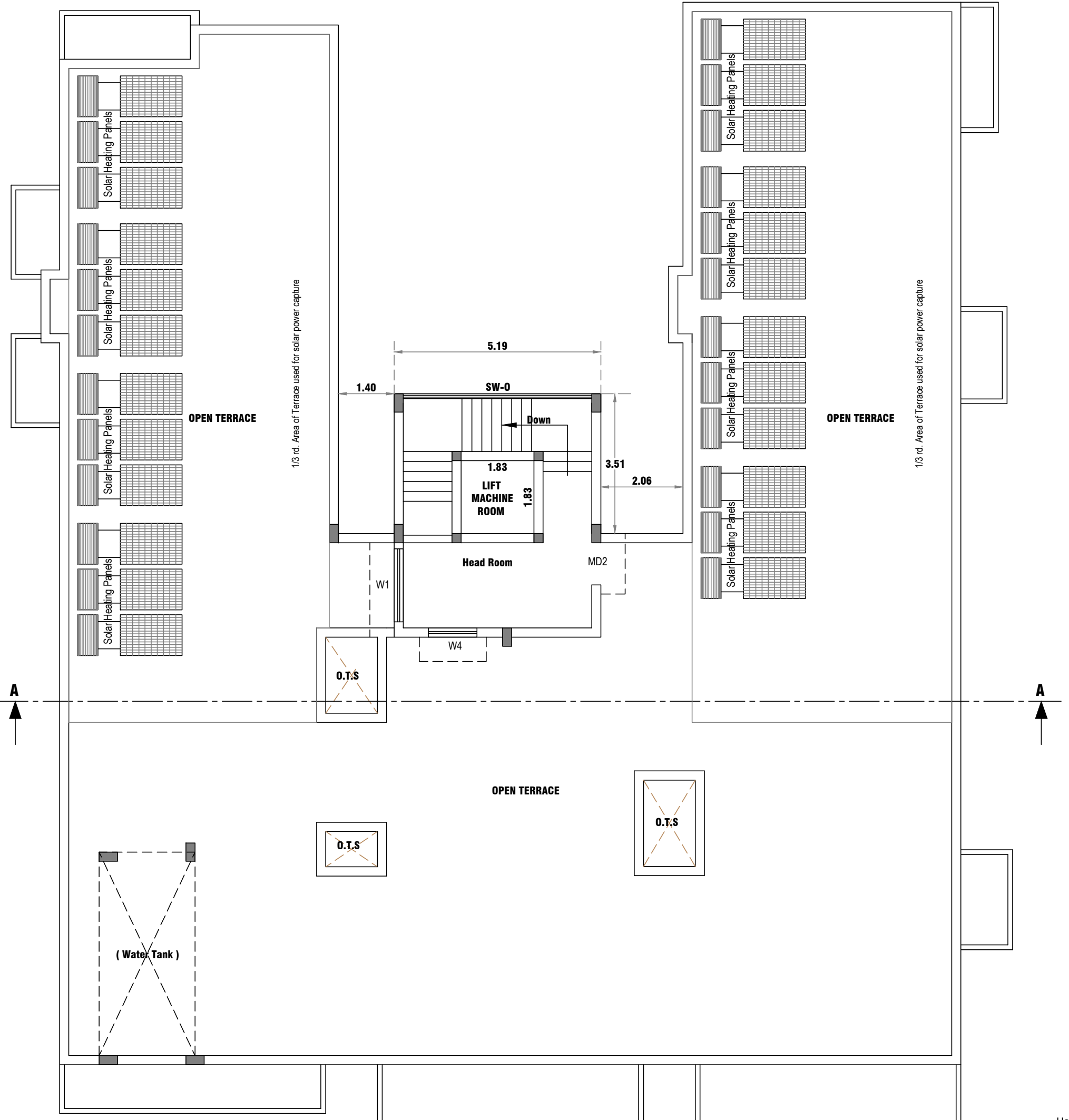
VERTICAL REINFORCEMENT- BRICK WALLS



HORIZONTAL SEISMIC BANDS (NOT TO SCALE)



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

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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F.S.I =	F.S.I AREA	<= 2.0	F.S.I =	2096.55	= 1.827
	SITE AREA			1147.71	

HEIGHT OF BUILDING : 14.60m

PARKING DETAILS		
As per the TNCDRR	Parking Type	PARKING SPACE
	Car Parking	22

NOTE

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CONSTRUCTION ENGINEER

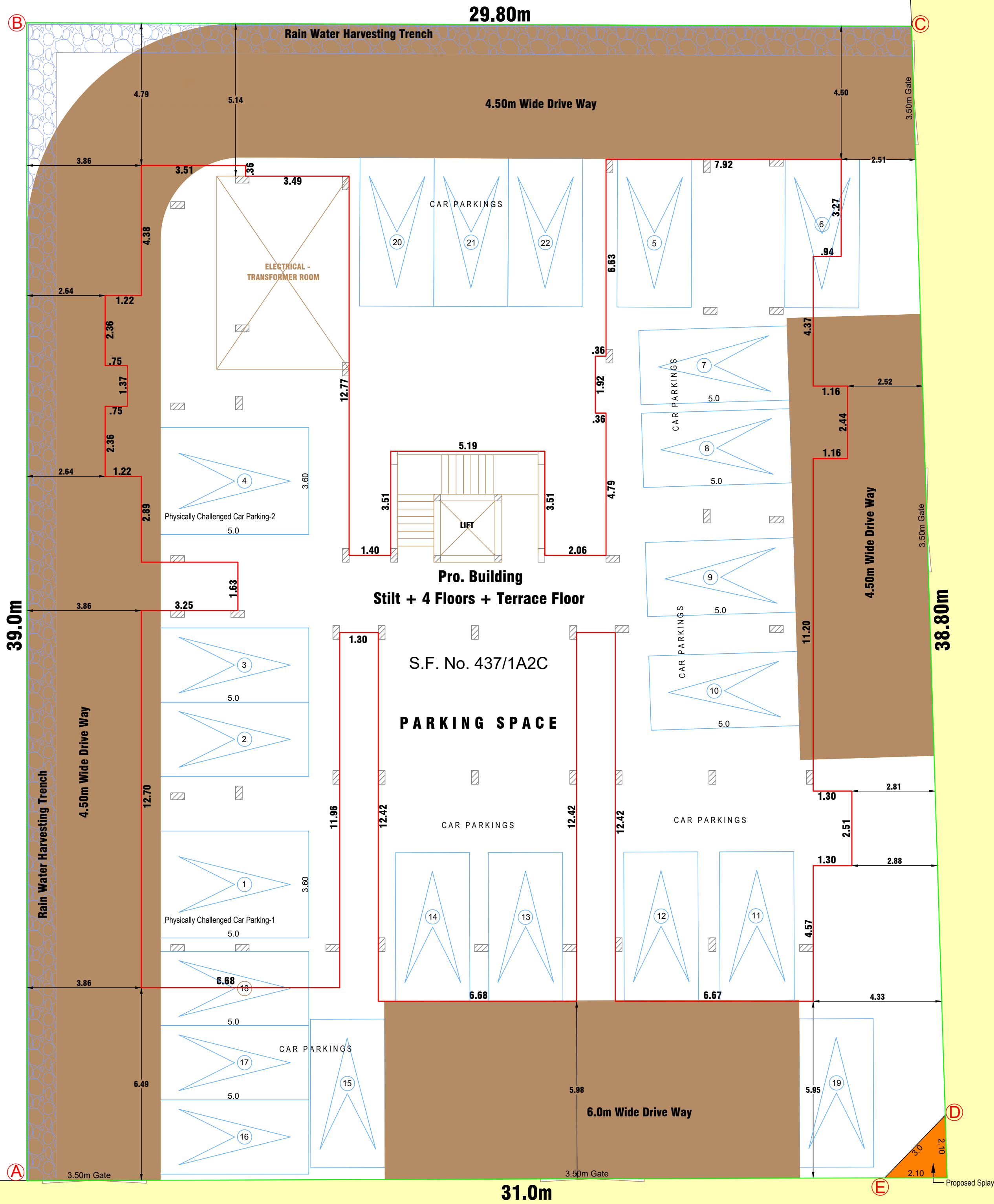
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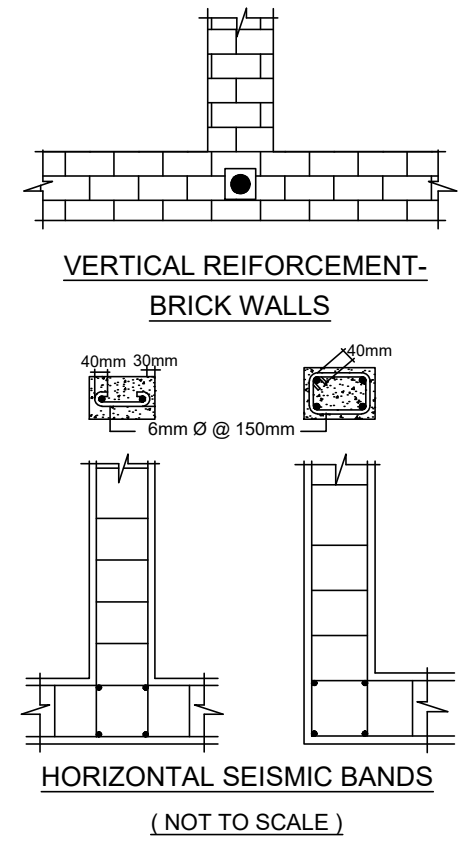
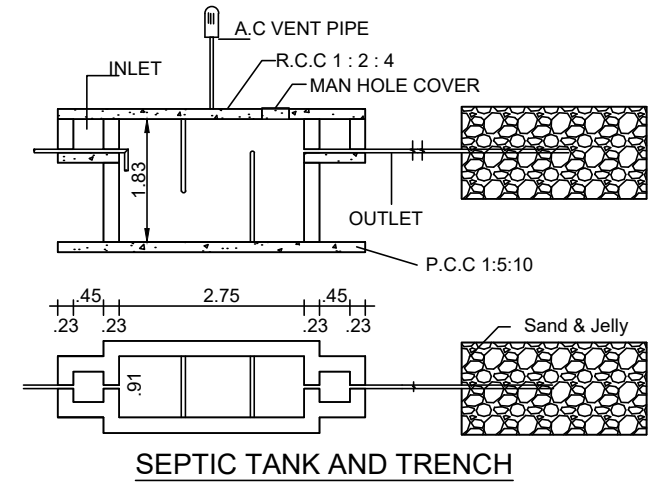
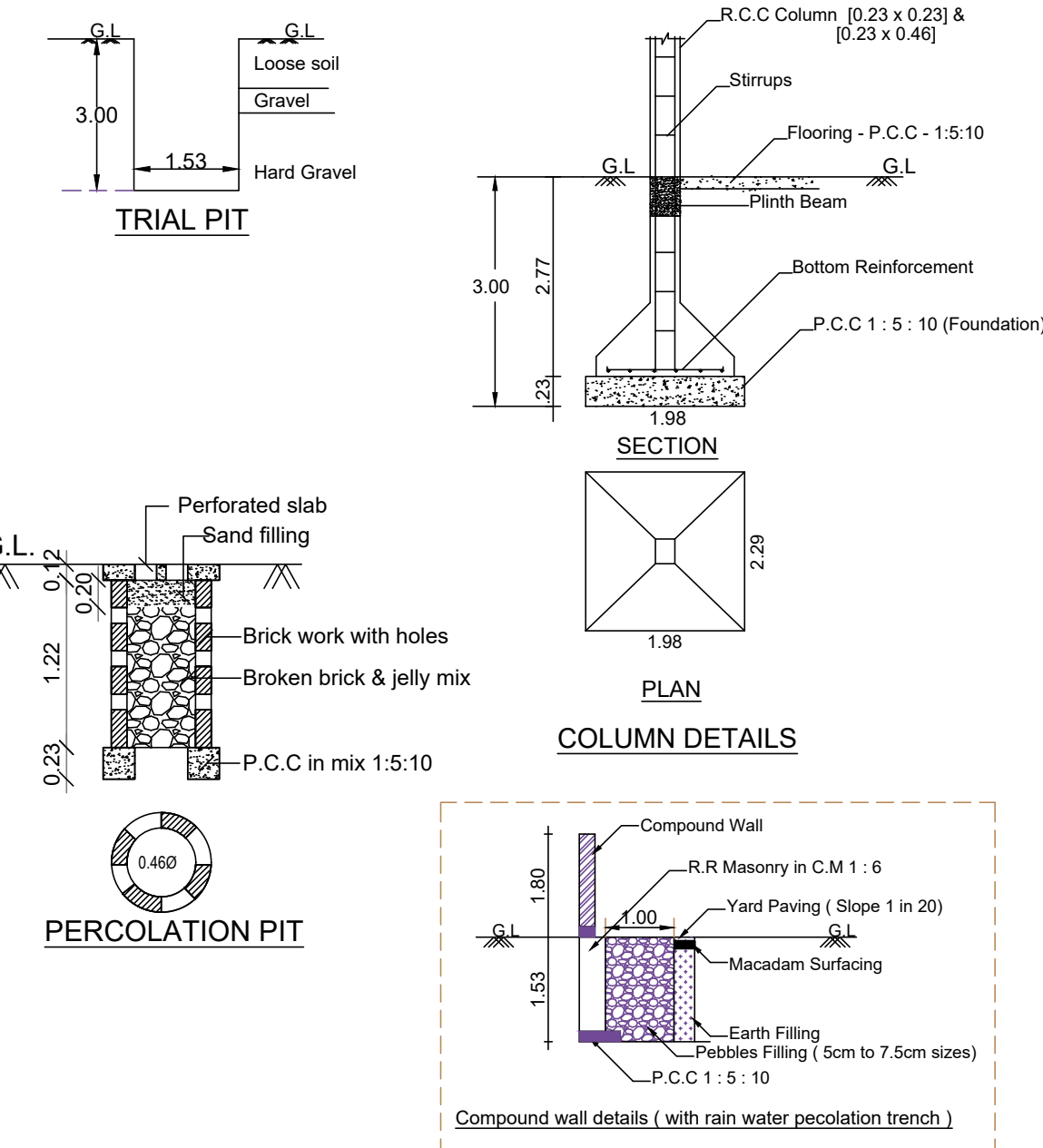
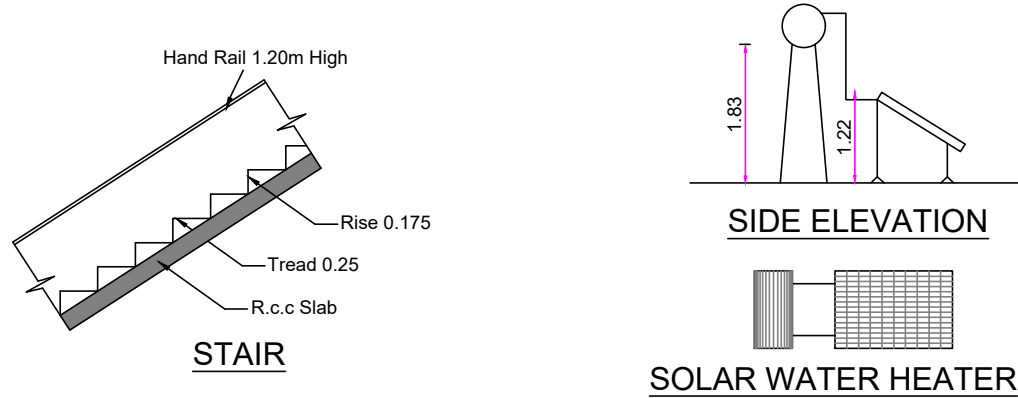
REGISTERED ENGINEER

S.F. No. 437/1A2B



EXISTING CORPORATION ROAD 9.20m WIDE
S.F. No. 437/1A2D

INDIVIDUAL DWELLING UNIT AREA					
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	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			



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REFERENCE

BOUNDARY OF THE PROPOSED SITE	
PROPOSED BUILDING	
DRIVE WAY	
PROPOSED SPLAY	
EXISTING ROAD	

APPLICANT / OWNER

Er. K.P. VETRISSELVAN, M.E. (GEOTECH), MGS, MISTE
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
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91 90433 44488, E-mail: geodesign123@gmail.co

GEO TECHNICAL ENGINEER

M. BALASUBRAMANIAM, M.E. (SIR), 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's Polytechnic College,
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Mobile : +91 9489677308 Email : m.raja2910@icloud.com

REGISTERED 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

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



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

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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.

