PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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

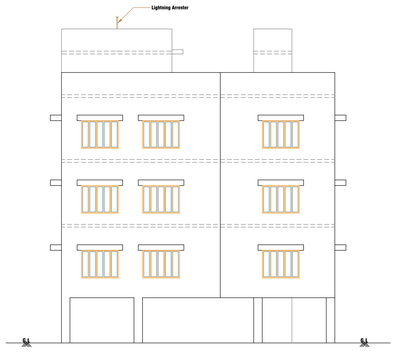
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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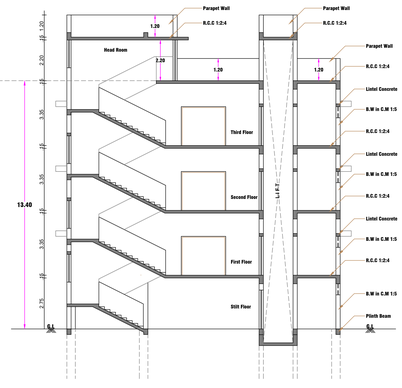
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE IN SITE No. 75, IN THE APPROVED LAYOUT No. L.P/D.T.C.P No. 1305/1989, S.F. No. 656/6A2, SOMAYAMAPALAYAM VILLAGE, COIMBATORE NORTH TALUK, SOMAYAMAPALAYAM PANCHAYAT.

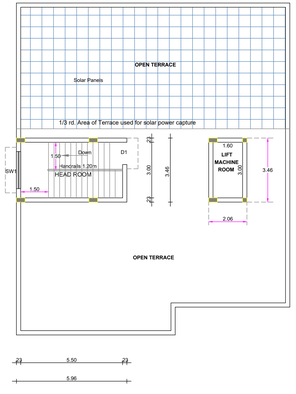
SCALE 1 : 100 ALL DIMENSIONS ARE IN METERS



FRONT ELEVATION



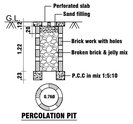
SECTION THROUGH "AA"



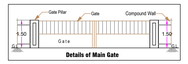
TERRACE FLOOR PLAN

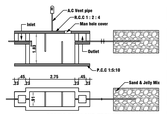


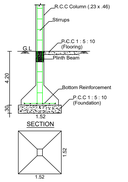
SOLAR WATER HEATER

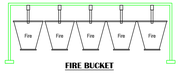


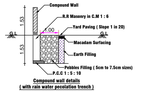




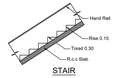


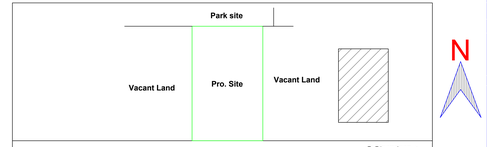


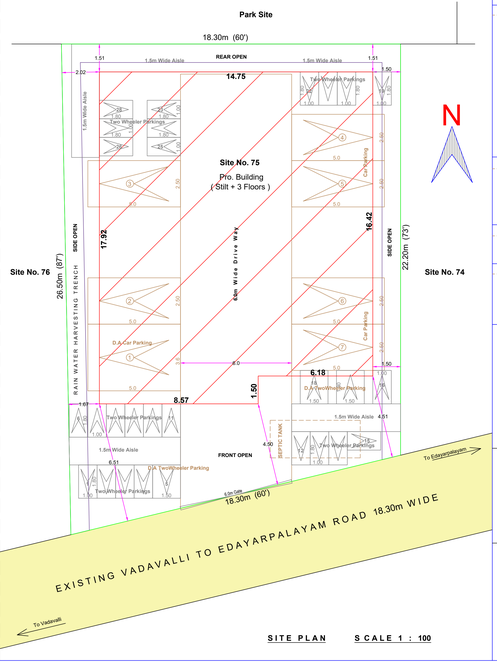


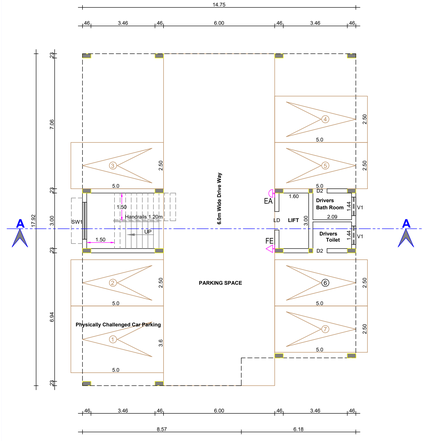




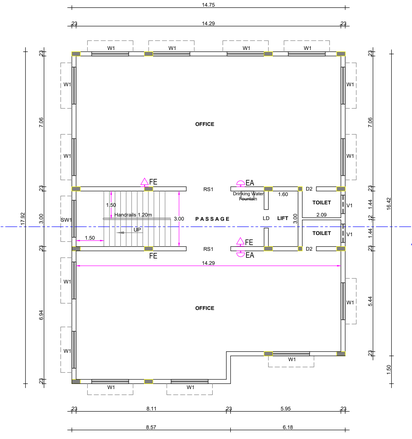




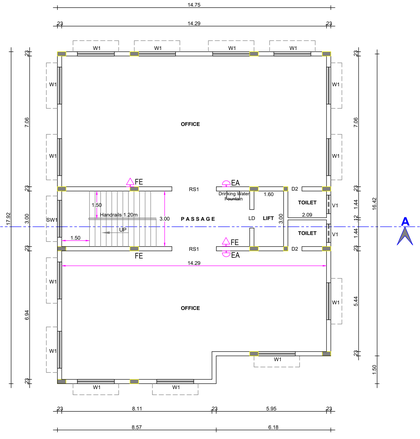




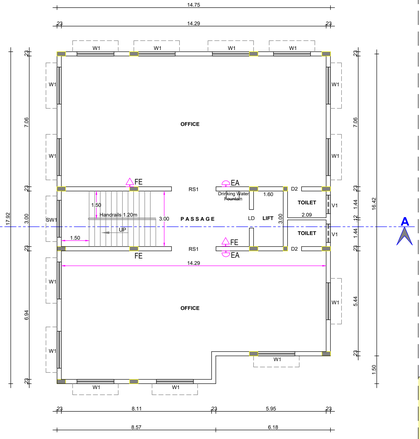
STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

SITE AREA DETAILS

	Sq.m.	Sq.ft.
Area Of The Site (As per Document)	441.91	4755
Area Of The Site (As per Patta)	441.00	4745
Area Of The Site (Superimposed Area)	**439.89**	**4733**

BUILDING AREA DETAILS

Floor Name	Floor Area (Sq.m.)	Deduction Area (Sq.m.)	FSI Area (Sq.m.)	Non FSI Area (Sq.m.)
Stilt Floor	255.04	255.04	0	255.04
First Floor	255.04	0	255.04	0
Second Floor	255.04	0	255.04	0
Third Floor	255.04	0	255.04	0
Terrace Floor Area	27.75	0	0	27.75
TOTAL	1047.91	255.04	**765.12**	282.79

F. S. I

As per TNCDBR	Occupancy	Area Type	Road Width	Required	Provided
Part VI Pt.35 / pt.36/ pt.37 pt.38/ pt.39	**Commercial**	OTHERS	18.30m	<=3.25	**1.739**

PARKING REQUIREMENT DETAILS

As per TNCDBR	Description	Required	Provided
Annexure iv - part I-13,17,b, part II-A,C	D.A Car Parking	1	1
	Car Parking	**7**	**7**
Annexure iv - part I-13,17,b, part II-A,C	D.A Two Wheeler Parking	3	3
	Two Wheeler Parking	**26**	**28**
Annexure-IV,Part-I(1), Part- II(A)(B)(C)	Width of driveway (Four Wheeler)	6.0m	6.0m
Annexure-IV,Part-I(1), Part- II(A)(B)(C)	Width of driveway (Two Wheeler)	1.50m	1.50m

JOINERY DETAILS

LD	Lift Door	1.00 x 2.10	W1	Window	2.00 x 1.50
D1	Door	1.20 x 2.10	SW1	Stair Window	2.00 x 1.50
D2	Door	0.76 x 2.10	RS1	Rolling Shutters	2.40 x 2.10
V1	Ventilator	1.00 x 0.61			

NOTE

FE : Fire Extinguisher Provided

EA : Emergency Alarm Provided

REFERENCE

PROPOSED SITE

PROPOSED BUILDING

EXISTING ROAD

APPLICANT

STRUCTURAL ENGINEER

R. BALASUBRAMANIAM, M.E., (Structural), MIE, FIE, FIV, CEng., CHARTERED ENGINEER & SCIENTIST, NATIONAL REGISTER OF CHARTERED ENGINEERS, EUROPE, ENGINEER CLASS-1A, I.Pn.T. SE / E.CM-SE / 19/04/A1-5 HEL.M.A., Registered Valuer, Govt. of India, Academic Director, Hindustan Polytechnic College, Near Rly. Waterman Polytechnic Campus, P.O. Pallavaram, Chennai-600 117. Mobile: 98452 65063

CONSTRUCTION ENGINEER

Er. J. SIRAJUDEEN B.E.,M.E. Consulting Civil Engineer & Contractor, Valuer Engineer, Class-I Contractor - CPWD, Class-I Contractor - TNPWD, Valuer, Architect, Project Consultant, Govt. Approved Valuer, Coimbatore - 641 045. Coimbatore LPA/CE/19/07/077

GEO TECHNICAL ENGINEER

Er. K.P. VENKIDESWARAN, M.E., (GEOTECH) MIGS, MISTE GEOTECHNICAL ENGINEER CLPA REGN. No: CLPA/GTE/19/03/001 GEODESIGN INDIA PRIVATE LIMITED No.40, A No.29, 8th Street, K.K.Pudur, Coimbatore - 641 038. 9199433 44488, E-mail: geodesign123@gmail.com

REGISTERED 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/19/03/012 No.4A-1, Subikshara Paradise apartments, Kamonii Road, Near Chavara Vidhya Bhavan, Nawavur Pirivu, Sarathpur University P.O., Coimbatore-641046. Mobile : +91 9486677266 Email : m.raja2373@rediffmail.com

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.