PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

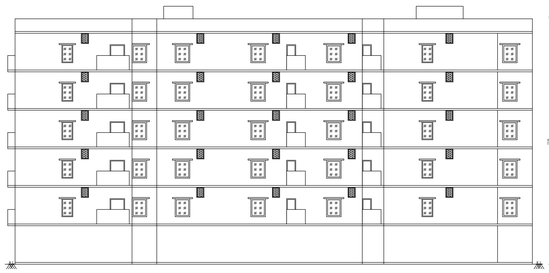
ISSUING AUTHORITY
DTCP

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

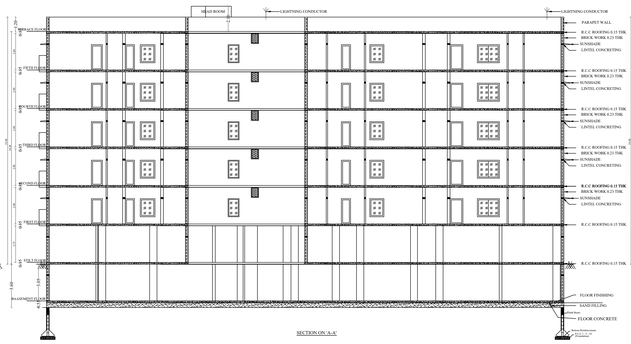
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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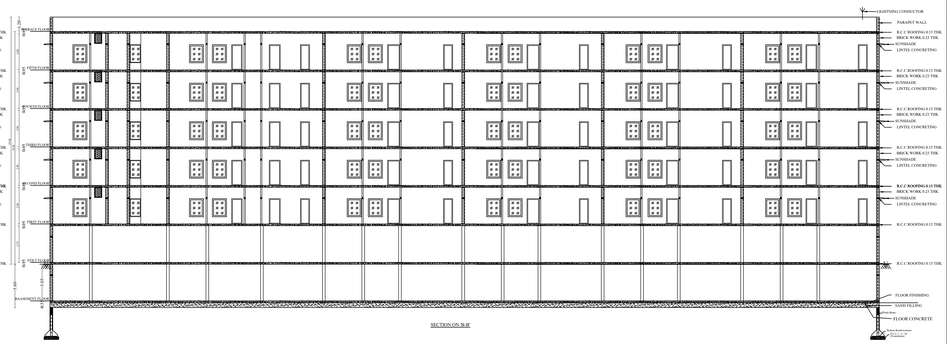
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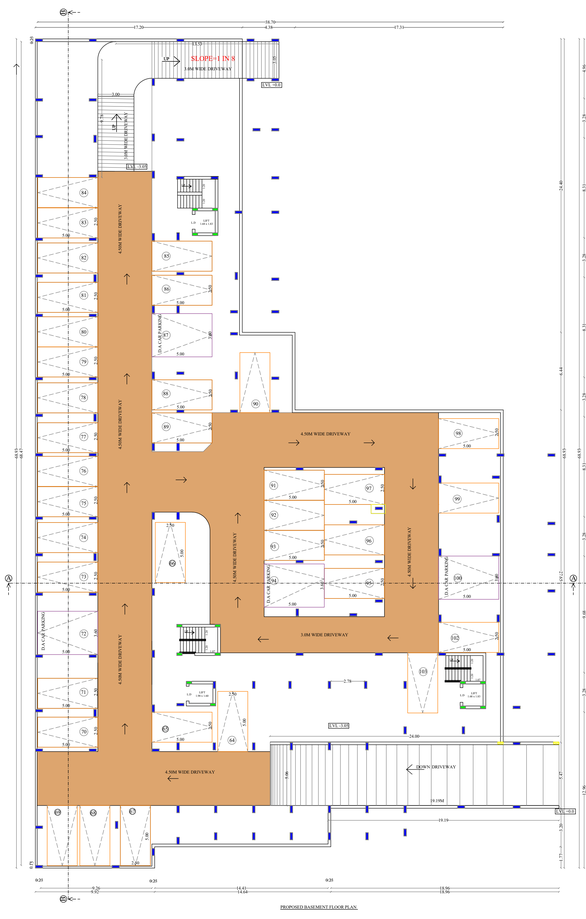
FRONT ELEVATION



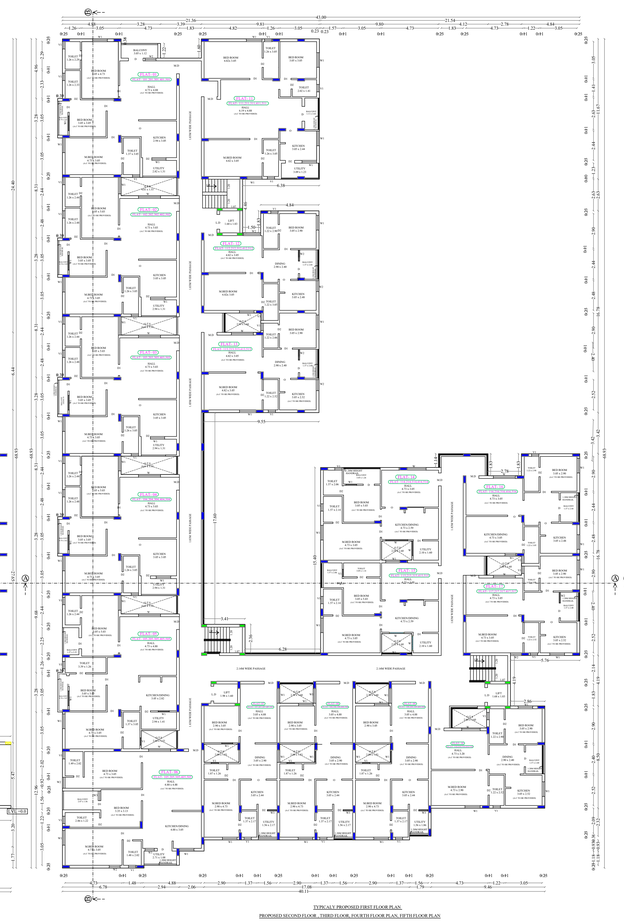
SECTION ON /A-A/



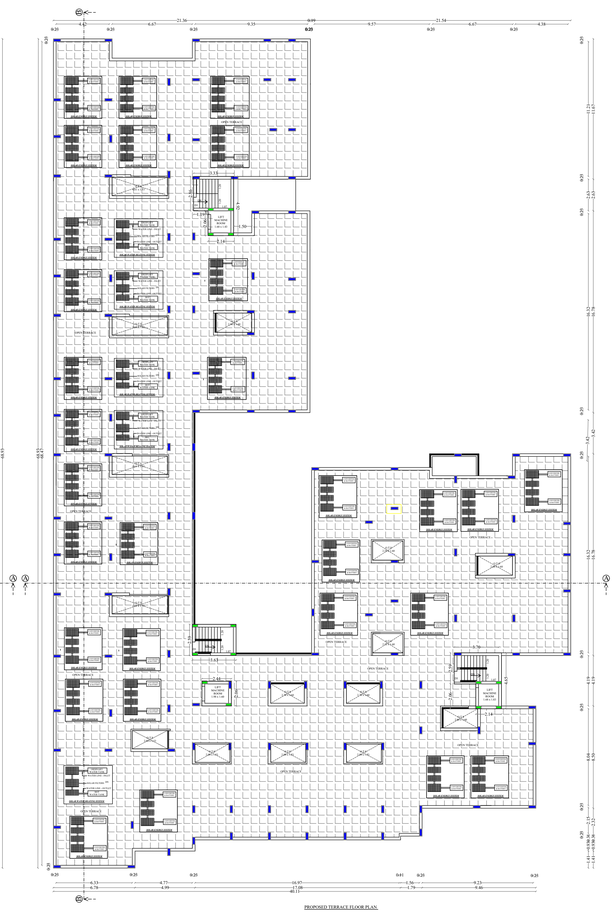
SECTION ON /B-B/



PROPOSED BASEMENT FLOOR PLAN



TYPICAL PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR , THIRD FLOOR, FOURTH FLOOR PLAN, FIFTH FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF

RESIDENTIAL APARTMENT BUILDING IN S.F.No:541/2B1 AT

VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

COIMBATORE CORPORATION.

LAND USE - RESIDENTIAL USE

SCALE 1 : 100 **ALL DIMENSIONS ARE IN METERS**

SITE AREA DETAILS

	Sq.m.	Sq.ft.
Area Of The Site (As per Document)	3643.0	39213.25
Area Of The Site (As per Patta)	3643.0	39213.25

BUILDING AREA DETAILS

Floor Name	FSI Area (Sq.m.)	Non FSI Area (Sq.m.)	Builtup Area (Sq.m.)
Basement Floor	0	1972.84	1972.84
Stilt Floor	0	1830.95	1830.95
First Floor	1761.12	76.58	1837.70
Second Floor	1761.12	76.58	1837.70
Third Floor	1761.12	76.58	1837.70
Fourth Floor	1761.12	76.58	1837.70
Fifth Floor	1761.12	76.58	1837.70
Terrace Floor Area	0	42.94	42.94
TOTAL	**8805.60**	4229.63	13035.23

JOINERY DETAILS

L.D	Lift Door	1.00 x 2.10	W	Window	1.83 x 1.50
M.D	Main Door	1.07 x 2.10	W1	Window	1.22 x 1.50
D	Door	1.22 x 2.10	W2	Window	0.92 x 1.50
D1	Door	0.90 x 2.10	W3	Window	0.76 x 1.50
D2	Door	0.76 x 2.10	V1	Ventilator	1.00 x 0.61
RS	Rolling Shutter	3.00 x 2.10	EF	Exhaust Fan	1.00 x 0.61

For ARTHY ASSOCIATES

Proprietor

APPLICANT

Er.P.KULANTHAIVEL, M.E., Ph.D., (Soil)
Registered Geotechnical Engineer (RGTE)
Reg. No : 02/2020/RGTE / EDTCP
Chartered Engineer, Reg.No : AM1686057
Licensed Building Surveyor
Ph.No : +91 95249 57886

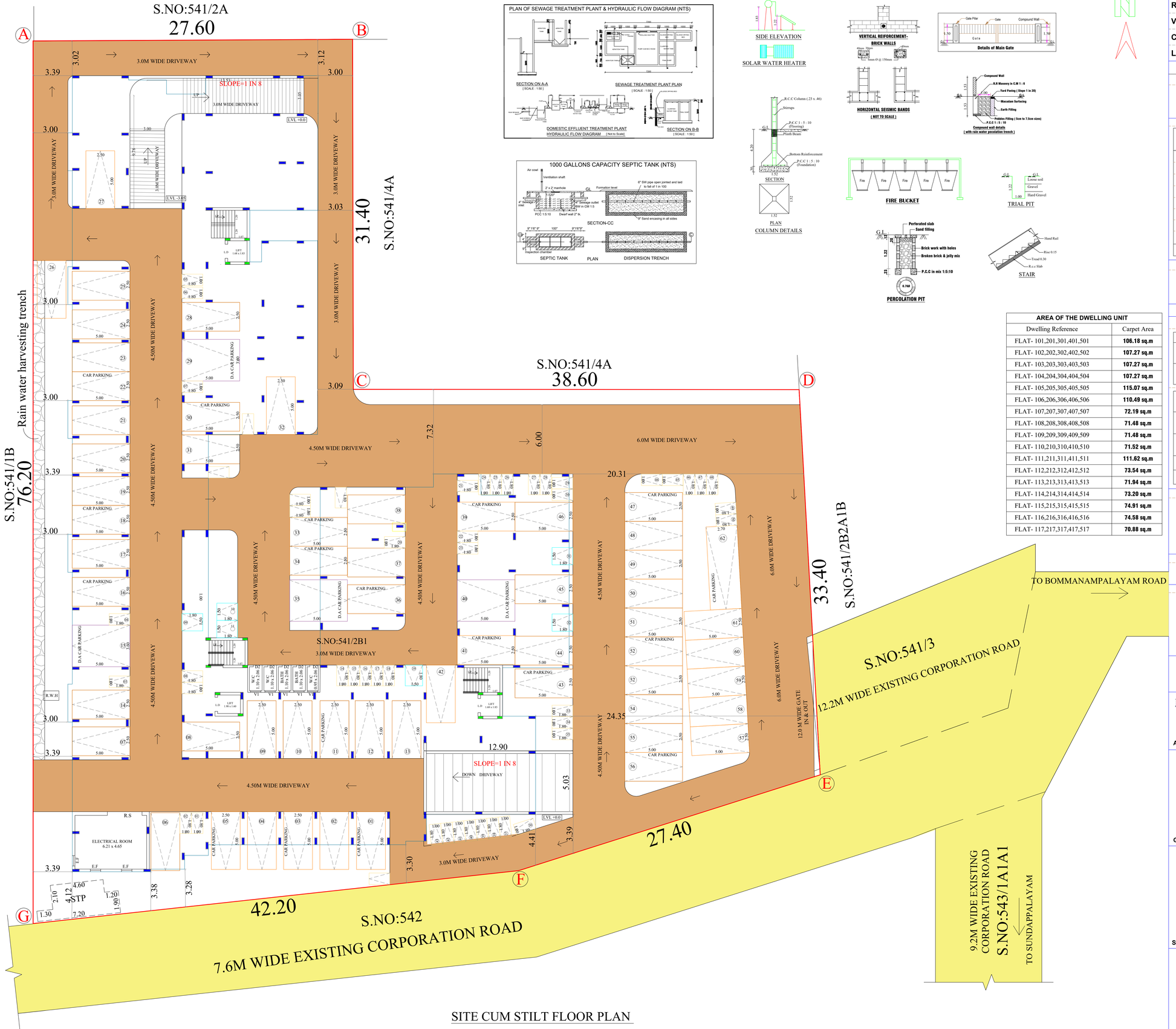
GEO TECHNICAL ENGINEER

RAMA RAM SHANKAR B.Tech,M.E.,
REGISTERED STRUCTURAL ENGINEER GRADE - II
DTCP Registration No. RSE.GR-II 2022/10/003
No. 15/1/7/2, Sivanantha Nagar, Palanichettipatti
Theni (Dt) - 625 531. Mobile No: 9481953909

STRUCTURAL ENGINEER

Er. R. RAVIBHARATH, B.E.,CIVIL
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RP CONSTRUCTIONS
465/5, Maruthi Complex,
Convent School Opp. THENI-625 531.
Cell: 8056578242, 6380486848

REGISTERED ENGINEER



SITE CUM STILT FLOOR PLAN

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.No:541/2B1 AT VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

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TOTAL	8805.60	4229.63	13035.23

F.S.I

$$F.S.I = \frac{\text{TOTAL FLOOR AREA}}{\text{SITE AREA}} = \frac{8805.60}{3643.0} = 2.42 \text{ (Premium FSI)}$$

TOTAL NO'S OF DWELLINGS = 5 FLOORS X 17 NOS = 85 DWELLINGS

AREA OF THE DWELLING UNIT

Dwelling Reference	Carpet Area
FLAT- 101,201,301,401,501	**106.18 sq.m**
FLAT- 102,202,302,402,502	**107.27 sq.m**
FLAT- 103,203,303,403,503	**107.27 sq.m**
FLAT- 104,204,304,404,504	**107.27 sq.m**
FLAT- 105,205,305,405,505	**115.07 sq.m**
FLAT- 106,206,306,406,506	**110.49 sq.m**
FLAT- 107,207,307,407,507	**72.19 sq.m**
FLAT- 108,208,308,408,508	**71.48 sq.m**
FLAT- 109,209,309,409,509	**71.48 sq.m**
FLAT- 110,210,310,410,510	**71.52 sq.m**
FLAT- 111,211,311,411,511	**111.62 sq.m**
FLAT- 112,212,312,412,512	**73.54 sq.m**
FLAT- 113,213,313,413,513	**71.94 sq.m**
FLAT- 114,214,314,414,514	**73.20 sq.m**
FLAT- 115,215,315,415,515	**74.91 sq.m**
FLAT- 116,216,316,416,516	**74.58 sq.m**
FLAT- 117,217,317,417,517	**70.88 sq.m**

PARKING REQUIREMENT DETAILS

S.NO	DESCRIPTION	NORMS
1.	RESIDENTIAL Upto 75 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit
2.	RESIDENTIAL Above 75 sq.m	1 car space for every 75 sq.m

DESCRIPTION	Car Parking		Two Wheeler Parking	
	Required	Provided	Required	Provided
RESIDENTIAL Above 75 sq.m 7 NOS X 5 FLOORS = 35 NOS	35	51	0	0
RESIDENTIAL Below 75 sq.m 10 NOS X 5 FLOORS = 50 NOS	25	39	50	50
(VISITOR'S PARKING 10%)	6	12	5	5
TOTAL PARKING	66	102	55	55

JOINERY DETAILS

L.D	Lift Door	1.00 x 2.10	W	Window	1.83 x 1.50
M.D	Main Door	1.07 x 2.10	W1	Window	1.22 x 1.50
D1	Door	0.90 x 2.10	W2	Window	0.92 x 1.50
D2	Door	0.76 x 2.10	V1	Ventilator	1.00 x 0.61
RS	Rolling Shutter	3.00 x 2.10	EF	Exhaust Fan	1.00 x 0.61

NOTE

FE : Fire Extinguisher Provided

EA : Emergency Alarm Provided

REFERENCE

PROPOSED SITE AS PER FIELD

PROPOSED SITE AS PER FMB

BUILDING LINE

EXISTING ROAD

DRIVEWAY

ONLINE APPLICATION NO : SWP/BPA/ /2025/TCP

SWP/SITE APPROVAL/DTCP/LP/CLPA NO : / 2025

SWP/DTCP/PLANNING PERMISSION NO : / 2025

For ARTHY ASSOCIATES

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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,
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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.