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.

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

hello@verified.realestate
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.No: 59/2A & 92/2, CHINNAVEDAMPATTI VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

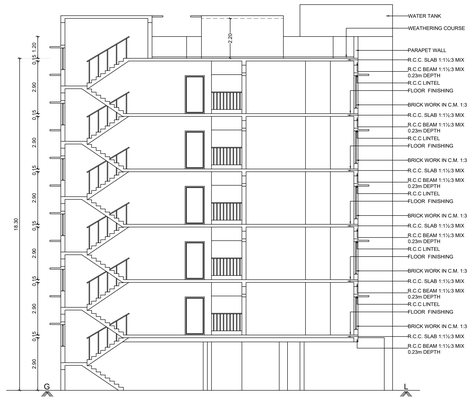
BLOCK - C

All Dimensions are in Meter

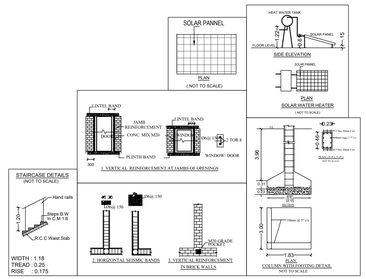
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BLOCK C - ELEVATION



BLOCK C - SECTION ON "CC"



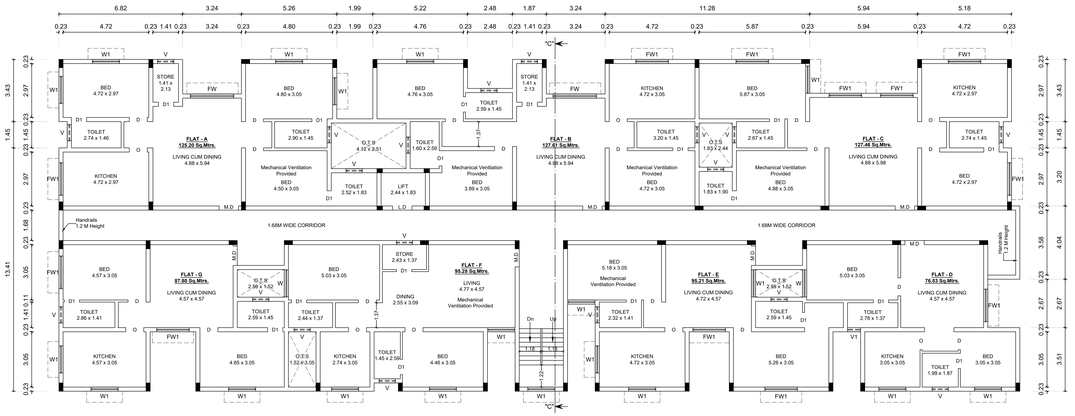
NOTE:-

1. Mechanical Ventilation to be Provided where ever necessary.
2. G.O.18 M.A.&W.S Dated - 04.02.2019 Annexure - IV Part - 1 (1) - Parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above rounded to the nearest whole number where number of dwelling units exceeds six.

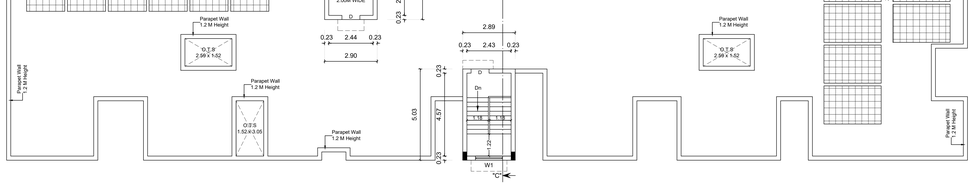
BUILDING AREA DETAILS :-	In Sq.M.		
FLOOR NAME	F.S.I Area	Non F.S.I Area	Total Area
BLOCK - C			
STILT FLOOR	28.82	862.79	891.61
FIRST FLOOR	864.25	27.36	891.61
SECOND FLOOR	864.25	27.36	891.61
THIRD FLOOR	864.25	27.36	891.61
FOURTH FLOOR	864.25	27.36	891.61
FIFTH FLOOR	864.25	27.36	891.61
HEAD ROOM	-	27.63	27.63
TOTAL BUILTUP AREA	4350.07	1027.22	5377.29

No. Of Dwellings in Block - C = 35

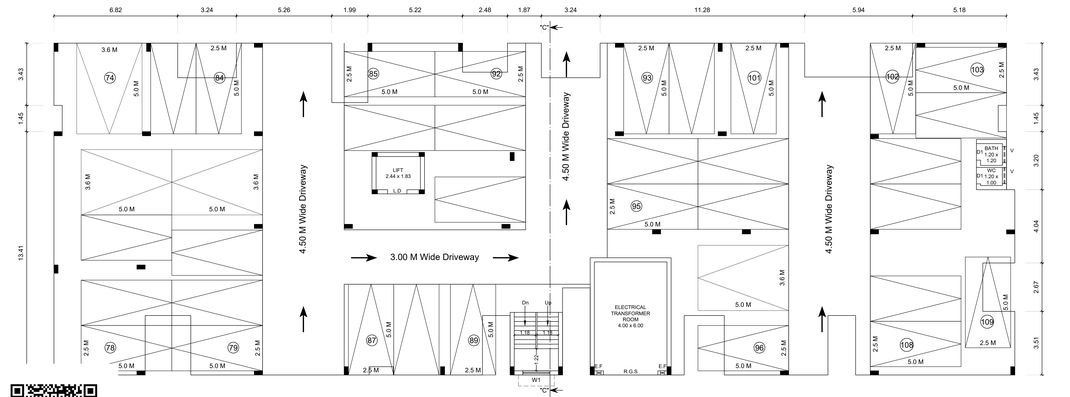
JOINERY DETAILS :-		Metre
R.G.S	ROLLING GRILL SHUTTER	3.00 x 2.65
M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.84 x 2.10
L.D	LIFT DOOR	1.07 x 2.10
O	OPEN	1.00 x 2.10
FW	FRENCH WINDOW	2.40 x 1.80
FW1	FRENCH WINDOW	1.80 x 1.80
W	WINDOW	1.50 x 1.80
W1	WINDOW	1.50 x 1.20
V	VENTILATOR	0.90 x 0.60
V1	VENTILATOR	0.72 x 0.90



BLOCK C - TYPICAL FLOOR PLAN -
FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR



BLOCK C - TERRACE FLOOR PLAN



BLOCK C - STILT FLOOR PLAN

PROPOSED BUILDING BLOCK - C : DWELLING AREA DETAILS			
S.No.	FLOOR	DWELLING NO. & AREA IN SQ.M.	
1	FIRST FLOOR	A	125.20
		B	127.61
		C	127.46
		D	76.53
		E	95.21
		F	95.28
		G	87.80
2	SECOND FLOOR	A	125.20
		B	127.61
		C	127.46
		D	76.53
		E	95.21
		F	95.28
		G	87.80
3	THIRD FLOOR	A	125.20
		B	127.61
		C	127.46
		D	76.53
		E	95.21
		F	95.28
		G	87.80
4	FOURTH FLOOR	A	125.20
		B	127.61
		C	127.46
		D	76.53
		E	95.21
		F	95.28
		G	87.80
5	FIFTH FLOOR	A	125.20
		B	127.61
		C	127.46
		D	76.53
		E	95.21
		F	95.28
		G	87.80

For DHIYA FOUNDATION PVT. LTD.
T.R. Malathi
MANAGING DIRECTOR

LAND OWNER / APPLICANT

D.KIRUBHANE BT.,(TECH),M.I.M.M.M.S.,
Geo Technical Engineer
Soil Mech & Fdn Engineering
Materials Mech Tech.,M.I.E.
Mobile : 9443 5 44 5 44
Telephone : 0422-2 6 1 2 6 1 2
email-id:kiru_geo@yahoo.co.in

REGISTERED GEOTECHNICAL ENGINEER

Er. R. DEEPAK., B.E.,
Registered Construction Engineer (CE)
Reg. No: CBE/LPA/CE/2019/2034
Mobile : 9994 5 44 5 44
Valid upto : 28/09/2024

REGISTERED CONSTRUCTION ENGINEER

R. GOVINDARAJ M.E (Struct)., MIE., MSI.,
CHARTERED ENG. ind: 167748-3
STCP Structural Reg ID NO: 0181/2020
Reg. No. CBE/LPA/SE/2019/2033
No : 14, SS Nagar Extension, SITRA (po),
Kangu Vazhi Road, Tiruppur - 641 607
Phone : 9994445623

REGISTERED STRUCTURAL ENGINEER

Dr.N.Dass Prabhu M.E.,Ph.D.,
Er.A. WALTER JEFF DASS, B.E.,
Reg. No. CBE-37/07/15/08-02/03/2021
Valid upto : 31/12/2023
M.E.(Env.Engg.),Ph.D.(Civil),FIE(I),FIV(I),
169 Kadi Road, Gandhipuram, Coimbatore - 12
Mob : 93427 28389

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.No: 59/2A & 92/2, CHINNAVEDAMPATTI VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

BLOCK - B

All Dimensions are in Meter

N

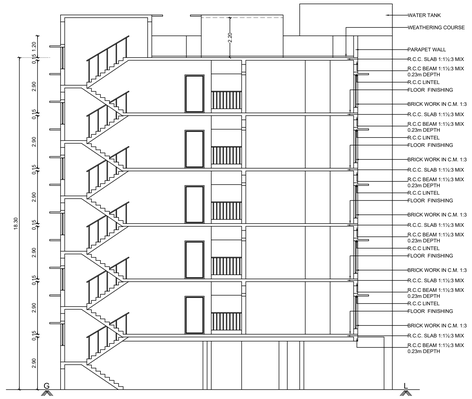
BUILDING AREA DETAILS :-	In Sq.M.		
FLOOR NAME	F.S.I Area	Non F.S.I Area	Total Area
BLOCK - B			
STILT FLOOR	28.82	887.64	916.46
FIRST FLOOR	882.33	27.36	909.69
SECOND FLOOR	882.33	27.36	909.69
THIRD FLOOR	882.33	27.36	909.69
FOURTH FLOOR	882.33	27.36	909.69
FIFTH FLOOR	882.33	27.36	909.69
HEAD ROOM	-	28.01	28.01
TOTAL BUILTUP AREA	4440.47	1052.45	5492.92

No. Of Dwellings in Block - B = 35

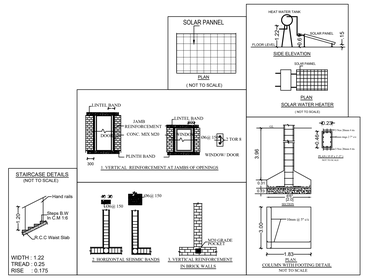
JOINERY DETAILS:-		Metre
R.G.S	ROLLING GRILL SHUTTER	3.00 x 2.65
M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.84 x 2.10
L.D	LIFT DOOR	1.07 x 2.10
O	OPEN	1.00 x 2.10
FW	FRENCH WINDOW	2.40 x 1.80
FW1	FRENCH WINDOW	1.80 x 1.80
W	WINDOW	1.50 x 1.80
W1	WINDOW	1.50 x 1.20
V	VENTILATOR	0.90 x 0.60
V1	VENTILATOR	0.72 x 0.90



BLOCK B - ELEVATION

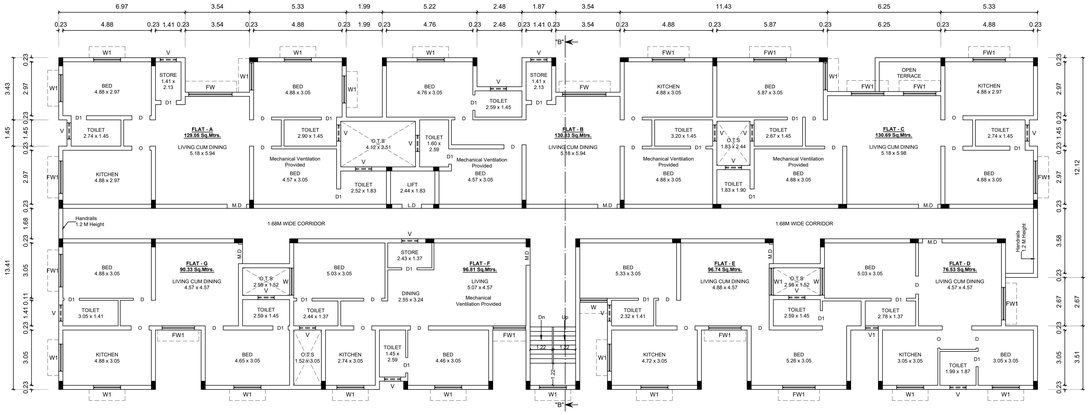


BLOCK B - SECTION ON "BB"

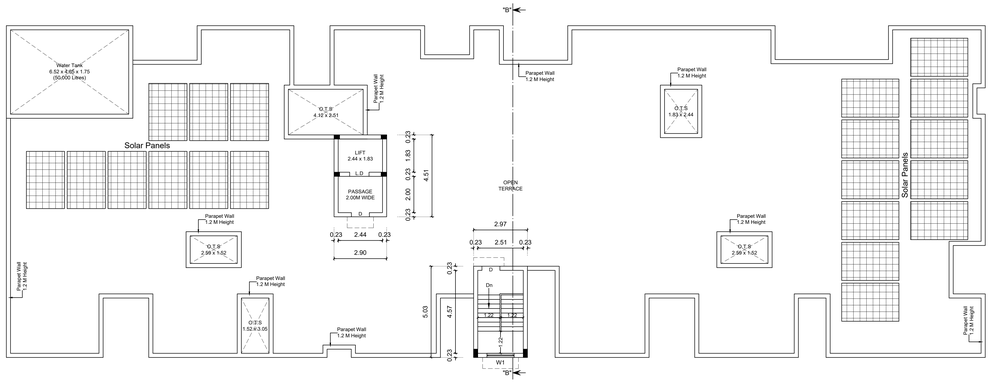


NOTE:-

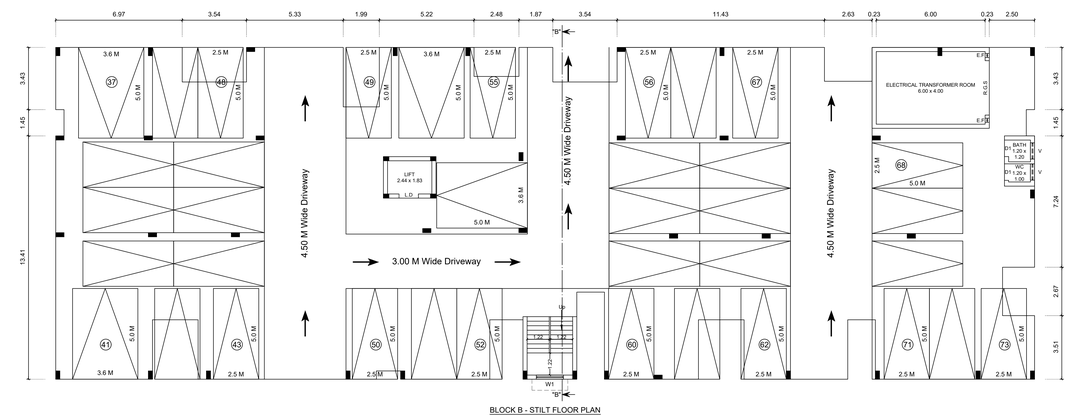
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BLOCK B - TYPICAL FLOOR PLAN -
FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR



BLOCK B - TERRACE FLOOR PLAN



BLOCK B - STILT FLOOR PLAN

PROPOSED BUILDING
BLOCK - B : DWELLING AREA DETAILS

S.No.	FLOOR	DWELLING NO. & AREA IN SQ.M.	
1	FIRST FLOOR	A	129.05
		B	130.83
		C	130.69
		D	76.53
		E	96.74
		F	96.81
		G	90.33
2	SECOND FLOOR	A	129.05
		B	130.83
		C	130.69
		D	76.53
		E	96.74
		F	96.81
		G	90.33
3	THIRD FLOOR	A	129.05
		B	130.83
		C	130.69
		D	76.53
		E	96.74
		F	96.81
		G	90.33
4	FOURTH FLOOR	A	129.05
		B	130.83
		C	130.69
		D	76.53
		E	96.74
		F	96.81
		G	90.33
5	FIFTH FLOOR	A	129.05
		B	130.83
		C	130.69
		D	76.53
		E	96.74
		F	96.81
		G	90.33

For DHIYA FOUNDATION PVT. LTD.
T.A. Mallesh
MANAGING DIRECTOR

LAND OWNER / APPLICANT

D.KAVITHAIRANI BE.,(GEOTECH),ME(STRUCT.ENGG)
Geotechnical Engineer
Ph No: 9176176555
Mail ID: kavidurai1@gmail.com

REGISTERED GEOTECHNICAL ENGINEER

Er. N. DEEPAK., B.E.,
Registered Construction Engineer (CE)
Reg No: CNE/ LPA/CE/2019/0104
Cell No: 9994449999
Mail ID: deepakn.ce@gmail.com

REGISTERED CONSTRUCTION ENGINEER

R. GOVINDARAJ M.E (Struct)., MIE., MS.,
CHARTERED ENG. ind: 927743-3
STCP Structural Reg ID/SE-1181/2023
Reg. No. CAT-I/STR/2019/0000000000
No. 11, SS Nagar Extension, 80ft Junction,
Kangu Vazhi Road, Tiruppur - 641 607
Phone : 9994449923

REGISTERED STRUCTURAL ENGINEER

Er.A. WALTER JEFF MA., B.E.,
Reg. No. CRE-STOY/10/08-02/2/2021
(M.E) - STRUCTURES
(M.B.A) - Construction Management
100 Feet Road, Gandhipuram, Coimbatore - 12
PH.No: 0422/ 2553591

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN S.F.No: 59/2A & 92/2, CHINNAVEDAMPATTI VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

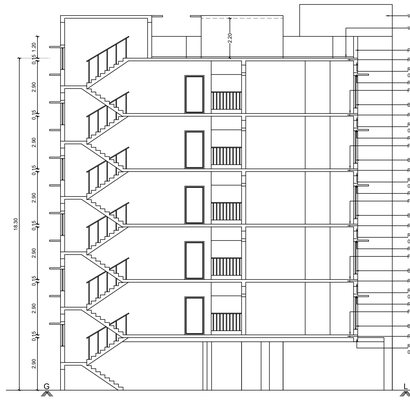
SCALE 1 : 100

BLOCK - A

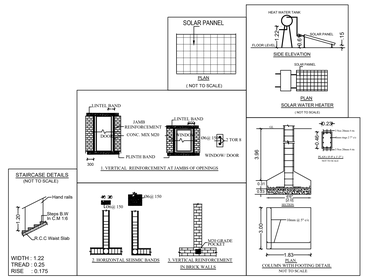
All Dimensions are in Meter



BLOCK A - ELEVATION

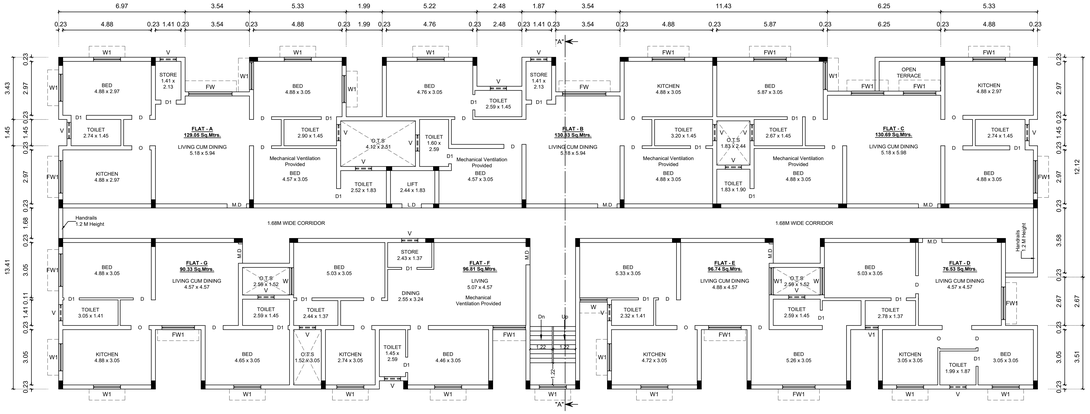


BLOCK A - SECTION ON "AA"

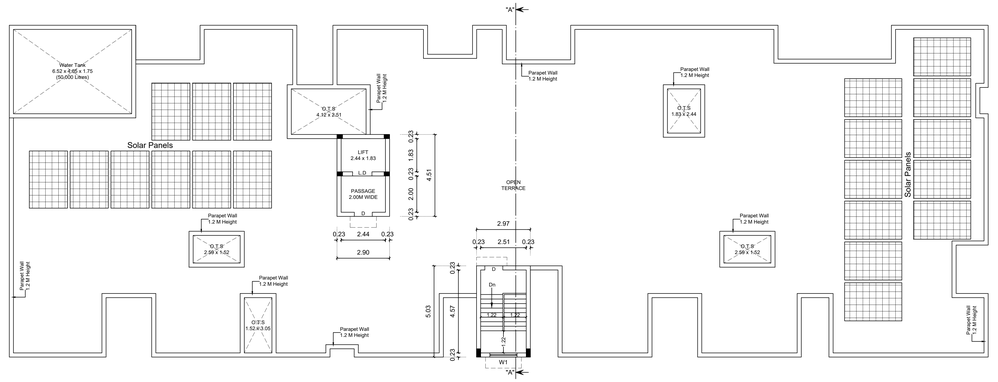


NOTE:-

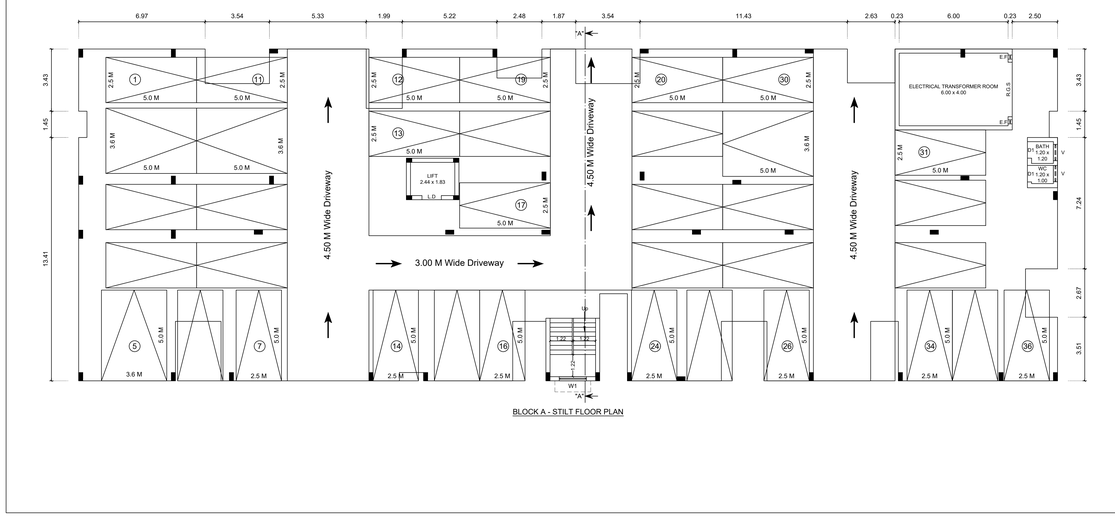
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BLOCK A - TYPICAL FLOOR PLAN -
FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR



BLOCK A - TERRACE FLOOR PLAN



BLOCK A - STILT FLOOR PLAN

PROPOSED BUILDING BLOCK - A : DWELLING AREA DETAILS			
S.No.	FLOOR	DWELLING NO. & AREA IN SQ.M.	
1	FIRST FLOOR	A	129.05
		B	130.83
		C	130.69
		D	76.53
		E	96.74
		F	96.81
		G	90.33
2	SECOND FLOOR	A	129.05
		B	130.83
		C	130.69
		D	76.53
		E	96.74
		F	96.81
		G	90.33
3	THIRD FLOOR	A	129.05
		B	130.83
		C	130.69
		D	76.53
		E	96.74
		F	96.81
		G	90.33
4	FOURTH FLOOR	A	129.05
		B	130.83
		C	130.69
		D	76.53
		E	96.74
		F	96.81
		G	90.33
5	FIFTH FLOOR	A	129.05
		B	130.83
		C	130.69
		D	76.53
		E	96.74
		F	96.81
		G	90.33

BUILDING AREA DETAILS :-	In Sq.M.		
FLOOR NAME	F.S.I Area	Non F.S.I Area	Total Area
BLOCK - A			
STILT FLOOR	28.82	887.64	916.46
FIRST FLOOR	882.33	27.36	909.69
SECOND FLOOR	882.33	27.36	909.69
THIRD FLOOR	882.33	27.36	909.69
FOURTH FLOOR	882.33	27.36	909.69
FIFTH FLOOR	882.33	27.36	909.69
HEAD ROOM	-	28.01	28.01
TOTAL BUILTUP AREA	4440.47	1052.45	5492.92

No. Of Dwellings in Block - A = 35

JOINERY DETAILS:-		Metre
R.G.S	ROLLING GRILL SHUTTER	3.00 x 2.65
M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.84 x 2.10
L.D	LIFT DOOR	1.07 x 2.10
O	OPEN	1.00 x 2.10
FW	FRENCH WINDOW	2.40 x 1.80
FW1	FRENCH WINDOW	1.80 x 1.80
W	WINDOW	1.50 x 1.80
W1	WINDOW	1.50 x 1.20
V	VENTILATOR	0.90 x 0.60
V1	VENTILATOR	0.72 x 0.90

For DIVYA FOUNDATION PVT. LTD.
T.A. Mallikarjun
MANAGING DIRECTOR

LAND OWNER / APPLICANT

T.A.MALLIKARJUN, M.E.,(GEOTECH)(ANNA)., M.I.S.T.E.
WELDING ENGG
MEMBER IN INDIAN GEOTECHNICAL SOCIETY
Old # 24/2 & 25, New # 24/2
Kamaraj Nagar, Thoraipakkam
+91-9841446, E-mail: gmmgt@gmail.com

REGISTERED GEOTECHNICAL ENGINEER

Dr. M. DEEPAK., B.E.,
Regd.No.TN/01/Structural Engineer/2015
Reg. No. CDE-LPA/CA/2019/0004
Coimbatore - 39.
Mobile : 9952000039

REGISTERED CONSTRUCTION ENGINEER

R. GOVINDARAJ M.E (Env.Engg)., M.I.E., CHARTERED ENG.nal-102116
STCP Structural Reg ID NO-0181/2022
SES Agri Vision 499-501/1B1/2 Vellalur
No 114, Sri Nagar Extension, SRK Garden,
Ganga Nagar, Peelamedu, CBE - 641 007
Phone : 9994484411

REGISTERED STRUCTURAL ENGINEER

Er.A. WALTER JEFF MAX, B.E.
Reg. No. TN/01/Structural Engineer/2020/0003
APPL.ATOA/2/14/19
#3-C, 3rd Floor, Aarya Complex,
100 Feet Road, Ganapathy, Coimbatore - 12
Mob : 93842 28539

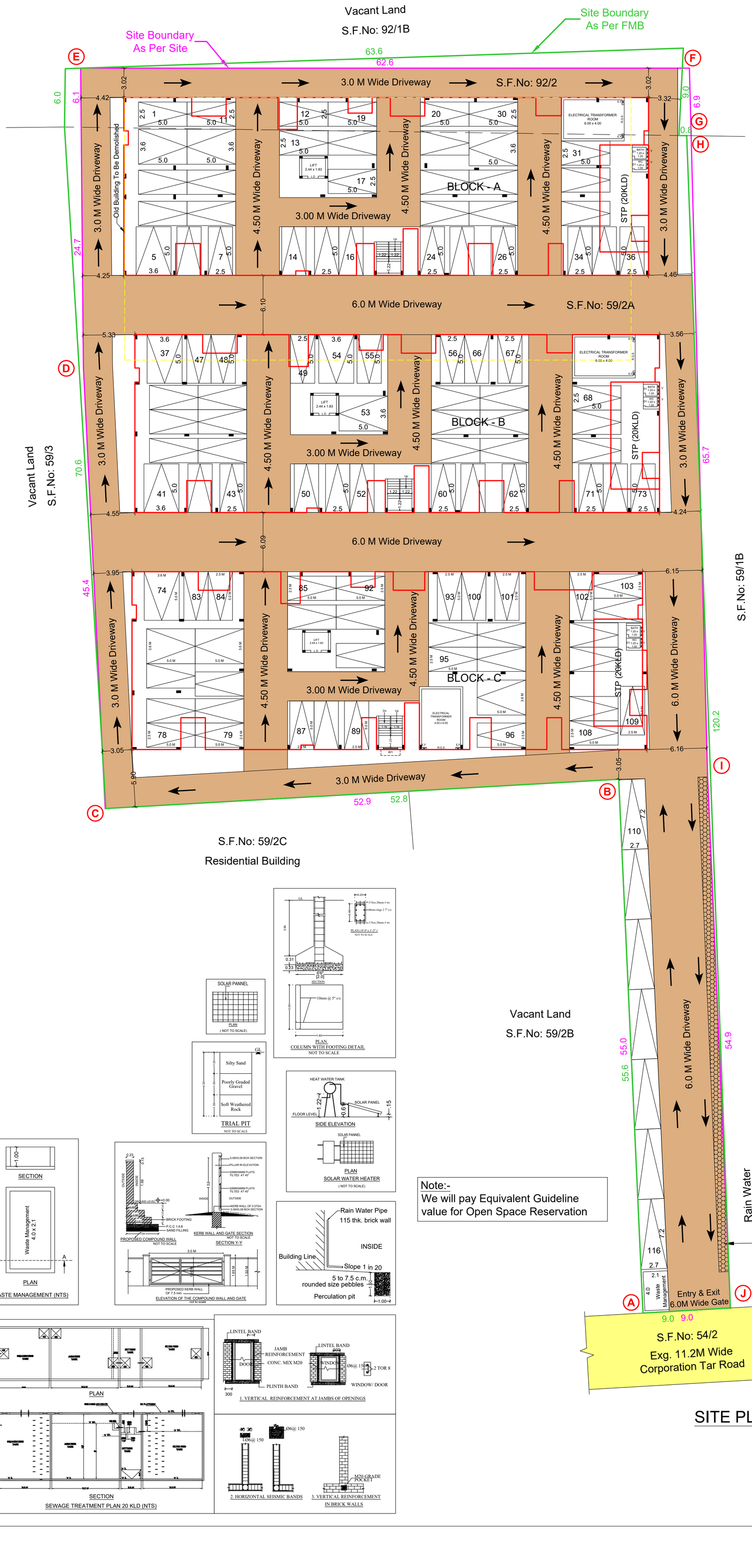
REGISTERED ENGINEER

SHEET No : 1 / 4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDINGS IN S.F.No: 59/2A & 92/2, CHINNAVEDAMPATTI VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

SCALE 1 : 200

All Dimensions are in Meter



SITE AREA DETAILS :-

AS PER DOCUMENT	- 5179.98 Sq.M.
AS PER PATTA	- 5185.00 Sq.M.

BUILDING AREA DETAILS :-

FLOOR NAME	In Sq.M. F.S.I Area	Non F.S.I Area	Total Area
BLOCK - A (Dwelling Units = 35 Nos.)			
STILT FLOOR	28.82	887.64	916.46
FIRST FLOOR	882.33	27.36	909.69
SECOND FLOOR	882.33	27.36	909.69
THIRD FLOOR	882.33	27.36	909.69
FOURTH FLOOR	882.33	27.36	909.69
FIFTH FLOOR	882.33	27.36	909.69
HEAD ROOM	-	28.01	28.01
BLOCK - B (Dwelling Units = 35 Nos.)			
STILT FLOOR	28.82	887.64	916.46
FIRST FLOOR	882.33	27.36	909.69
SECOND FLOOR	882.33	27.36	909.69
THIRD FLOOR	882.33	27.36	909.69
FOURTH FLOOR	882.33	27.36	909.69
FIFTH FLOOR	882.33	27.36	909.69
HEAD ROOM	-	28.01	28.01
BLOCK - C (Dwelling Units = 35 Nos.)			
STILT FLOOR	28.82	862.79	891.61
FIRST FLOOR	864.25	27.36	891.61
SECOND FLOOR	864.25	27.36	891.61
THIRD FLOOR	864.25	27.36	891.61
FOURTH FLOOR	864.25	27.36	891.61
FIFTH FLOOR	864.25	27.36	891.61
HEAD ROOM	-	27.63	27.63
TOTAL BUILTUP AREA	13231.01	3132.12	16363.13

TOTAL NUMBER OF DWELLINGS = 105 Nos.

FLOOR SPACE INDEX:-

FSI = 13231.01 / 5179.98 = 2.554 > 2.000

PREMIUM FSI = 2.572 - 2.000 = 0.554 (2871.05 Sq.M)

PARKING DETAILS:-

DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers Reqd. Including PH	No. Of Two Wheelers Provd. Including PH	No. Of Cars Reqd. Including PH	No. Of Cars Provd. Including PH
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	105	-	-	105	105
Visitor's Parking 10%	-	-	-	11	11
Total No. Of Parkings	-	-	-	116	116

COLOUR INDEX:-

- EXG. ROAD
- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVEWAY
- BUILDING TO BE DEMOLISHED

ONLINE APPLICATION NO: SWP/BPA/704489/2025

Note:-
We will pay Equivalent Guideline value for Open Space Reservation

B.P / DTCP No: 681 / 2025

29/12/2025
For DHIYA FOUNDATION PVT. LTD.
T. A - Malathi
29/12/2025
MANAGING DIRECTOR
LAND OWNER / APPLICANT

29/12/2025
Er. K.P. VETRISELVAN, M.E.,(GEOTECH),MIGS,MISTE.,
GEOTECHNICAL ENGINEER
C.Th. NO:34, Nr. CLN.CITEMP.NO:204
GEOSENSE INDIA PRIVATE LIMITED
C.No.48, II.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+919842144484, E.mail: geosenge123@gmail.com
REGISTERED GEOTECHNICAL ENGINEER

29/12/2025
Er. N. DEEPAK., B.E.,
Registered Construction Engineer (CE)
Reg No: CBE LPA/CE/632/2024
Coimbatore - 25.
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REGISTERED CONSTRUCTION ENGINEER

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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

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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.