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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Detailed Plan Showing the proposed construction of R.C.C Roof Residential Building compromised in Block No.1, TS.No. 9/1, 9/5, 9/8, 9/9 and 9/10 of Ward – AA Sowripalayam,
Old S.F.No. 147/1, 147/2pt, 147/3pt, Krishnarayapuram Village, Avarampalayam Road, Coimbatore Taluk, Coimbatore District and Coimbatore Corporation North Zone

Title:
Amenities Block - Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor and Terrace Floor Plan , Section and Elevation

N

Scale - 1 :100

Site Area Details:

Area as per Patta	- 5614.70 Sq.mt
Area as per Document	- 5625.13 Sq.mt

Amenities Block - Building Area Details

Floor	FSI Area (in Sqm)	Non FSI area (in Sqm)	Total Area (in Sqm)
Ground	256.42	0.00	256.42
First	282.01	0.00	282.01
Second	282.01	0.00	282.01
Third	282.01	0.00	282.01
Fourth	185.62	96.39	282.01
Terrace	0.00	37.85	37.85
Total	1288.07	134.24	1422.31

Joinery Details

Symbol	Description	Size in Meter
D2	Door	1.53 x 2.13
D3	Door	1.07 x 2.13
LD1	Lift Door	1.00 x 2.44
O6	Opening	2.14 x 2.13
O7	Opening	1.83 x 2.13
W2	Window	1.37 x 1.22
W3	Window	1.83 x 1.22
W6	Window	3.65 x 1.22
V1	Ventilator	0.76 X 0.61
V2	Ventilator	1.22 X 0.61

B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-I/021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

Structural Engineer

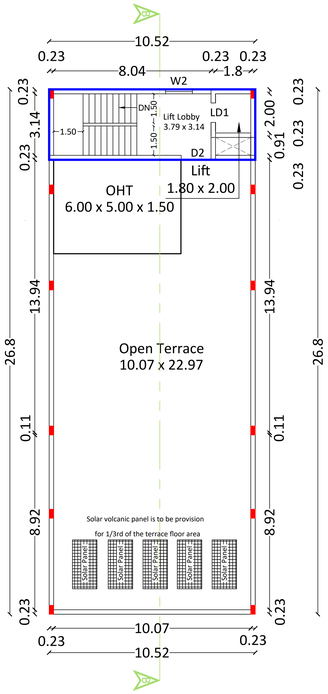
A.S. ILANGO B.Arch
Consulting Architect & Licensed Building Surveyor
Reg No. CA/1983/07740
Gowtham Arcade. 208,T.V. Samy Street
R.S. Puram, Coimbatore - 641002

Architect

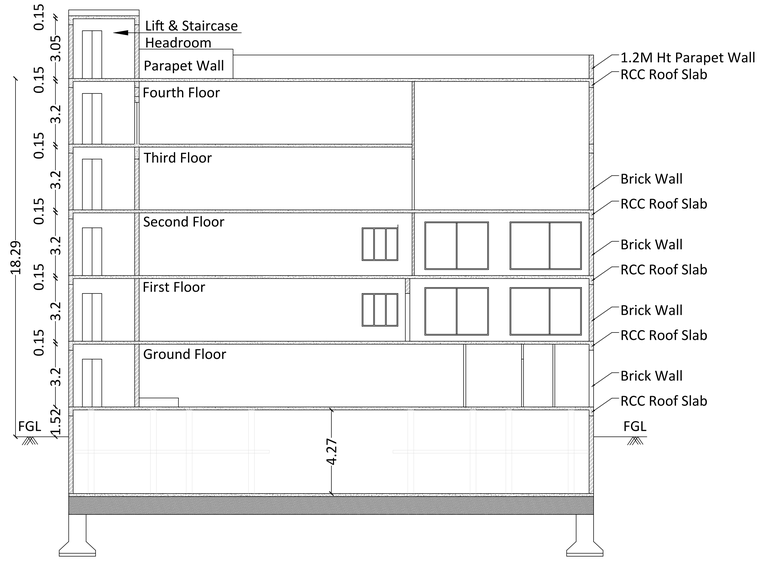
For Gowtham Housing Pvt. Ltd.

Chairman

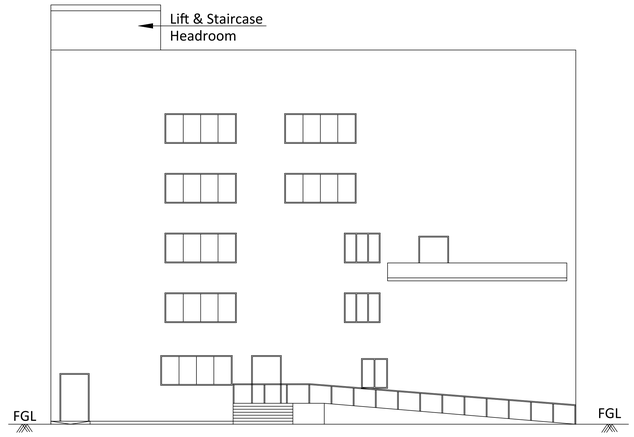
Applicant



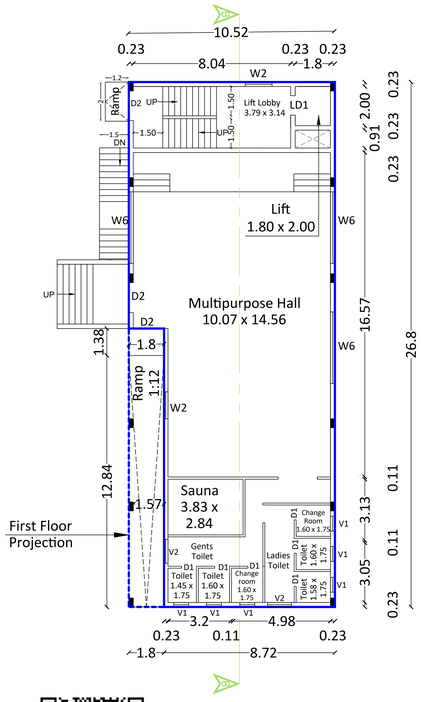
Terrace Floor Plan



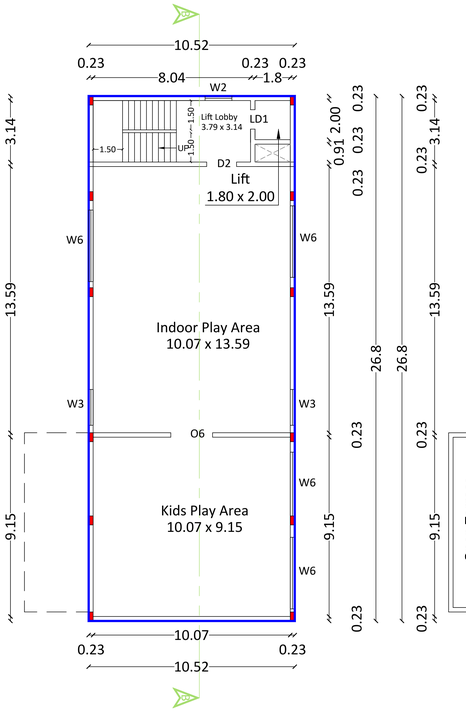
Section BB



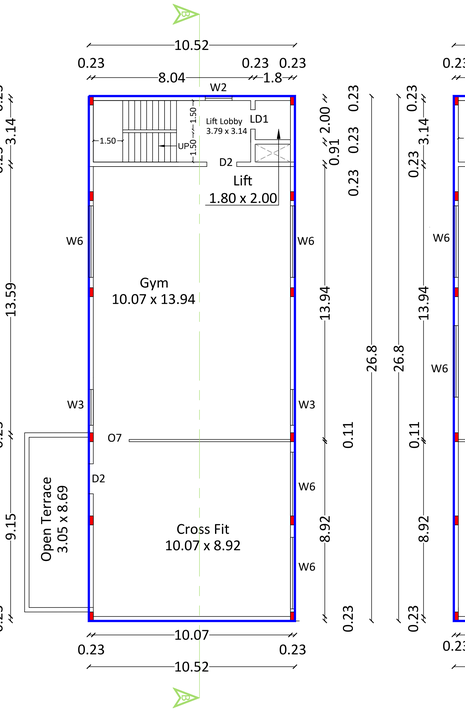
South Side Elevation



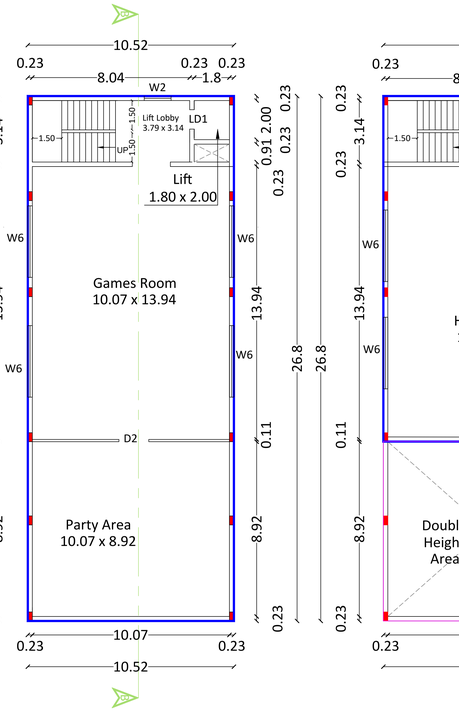
Ground Floor Plan



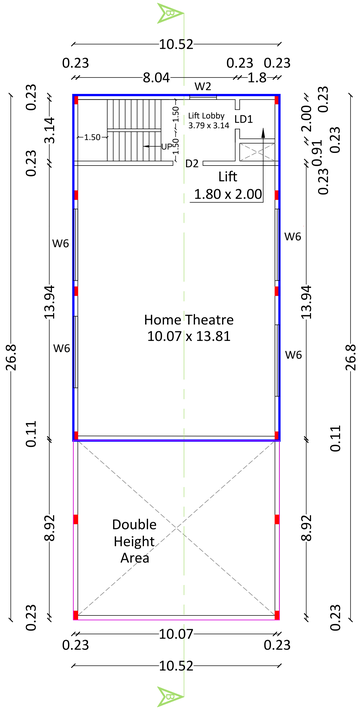
First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

Detailed Plan Showing the proposed construction of R.C.C Roof Residential Building compromised in Block No.1, TS.No. 9/1, 9/5, 9/8, 9/9 and 9/10 of Ward – AA Sowripalayam,
Old S.F.No. 147/1, 147/2pt, 147/3pt, Krishnarayapuram Village, Avarampalayam Road, Coimbatore Taluk, Coimbatore District and Coimbatore Corporation North Zone

Title:
Block 2 - Ground Floor, Typical First Floor to Fifth Floor and Terrace Floor Plan , Section and Elevation

N

Scale - 1 :100

Reference:

Site Boundary as per Field	-	
Site Boundary as per FMB	-	
Proposed Building	-	
Existing Road	-	
Drive way	-	

Site Area Details:

Area as per Patta	- 5614.70 Sq.mt
Area as per Document	- 5625.13 Sq.mt

Block - 2 Dwelling Unit Details

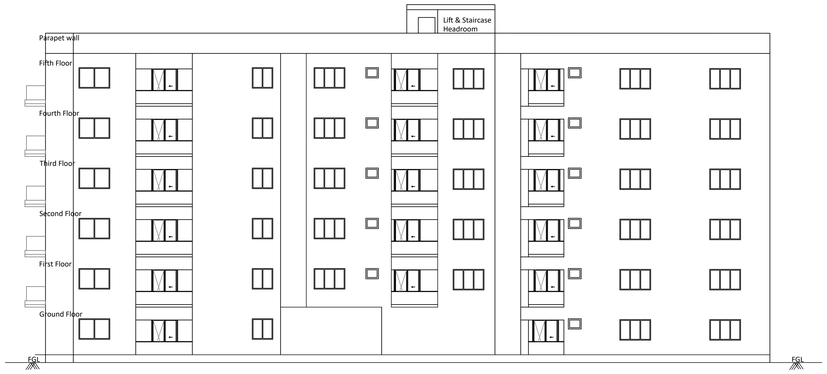
Floor	Dwelling Reference	Single/Duplex	Dwelling Area (in Sqm)	Required car
Ground Floor	A	Duplex	161.96	2
	C	Duplex	148.88	1
	D	Duplex	135.78	1
	E	Duplex	98.39	1
	F	Duplex	95.04	1
	G	Duplex	196.11	2
Typical Floor - 1st to 5th	A	Duplex	161.96	10
	B	Duplex	129.93	5
	C	Duplex	154.52	5
	D	Duplex	141.35	5
	E	Duplex	98.40	5
	F	Duplex	95.04	5
	G	Duplex	196.11	10
Total Dwelling Units area				
Ground Floor		6 Units		6
Typical Floor-1st to 5th		= 5 X 7 = 35 Units		35
Total Number of Dwelling Units		41 Units		41

Block - 2 Building Area Details

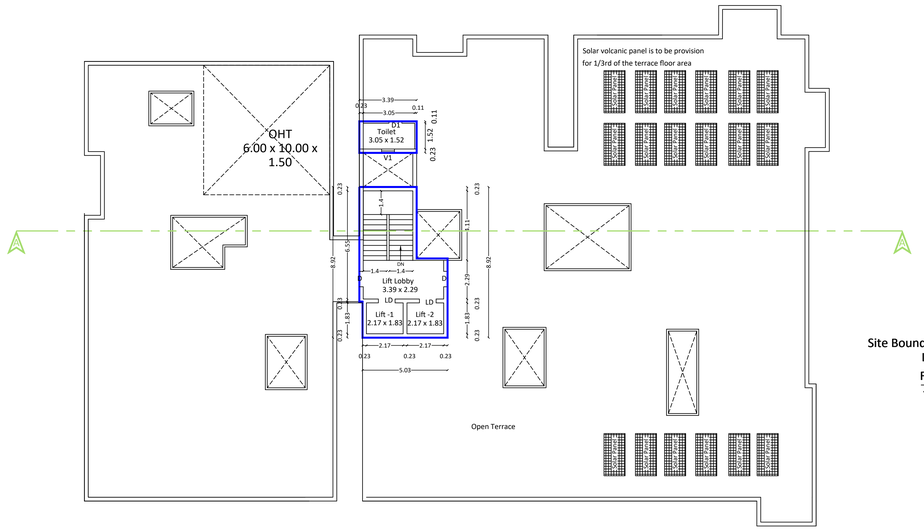
Floor	FSI Area (in Sqm)	Non FSI area (in Sqm)	Total Area (in Sqm)	Dwelling Units (in Nos)
Ground	1053.68	0.00	1053.68	6
First	1052.37	0.00	1052.37	7
Second	1052.37	0.00	1052.37	7
Third	1052.37	0.00	1052.37	7
Fourth	1052.37	0.00	1052.37	7
Fifth	1052.37	0.00	1052.37	7
Terrace	0.00	44.73	44.73	0
Total	6315.53	44.73	6360.26	41.00

Joinery Details

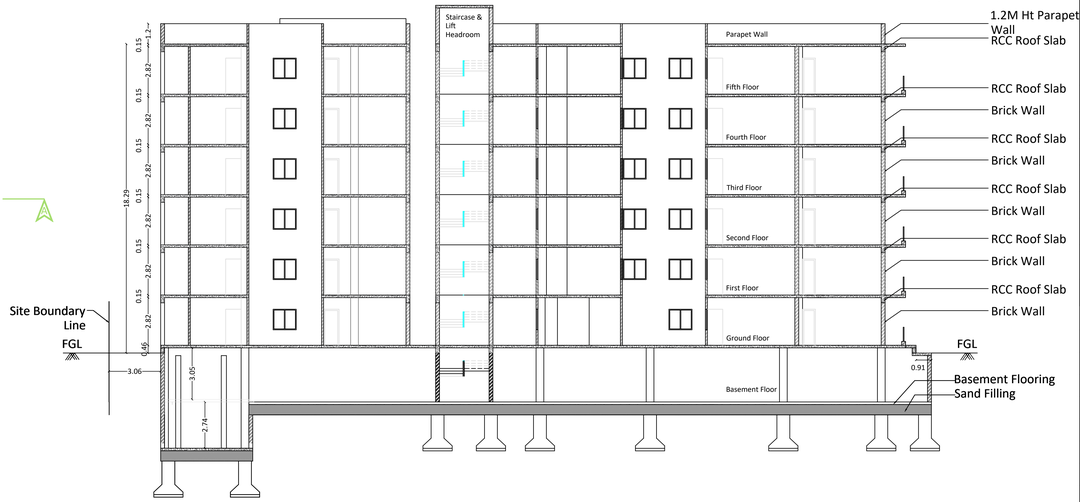
Symbol	Description	Size in Meter
MD	Main Door	1.07 x 2.13
D	Door	0.91 x 2.13
D1	Door	0.76 x 2.13
SD	Sliding Door	1.52 x 2.13
SD/FW	Sliding Door Cum Window	1.52 x 2.13
LD	Lift Door	1.00 x 2.44
O6	Opening	2.14 x 2.13
O7	Opening	1.83 x 2.13
W1	Window	1.22 x 1.22
W2	Window	1.37 x 1.22
W3	Window	1.68 x 1.22
W4	Window	1.83 X 1.22
W5	Window	0.76 X 1.22
W6	Window	1.00 X 1.22
W7	Window	0.40 X 1.22
V1	Ventilator	0.76 X 0.61
V2	Ventilator	1.22 X 0.61



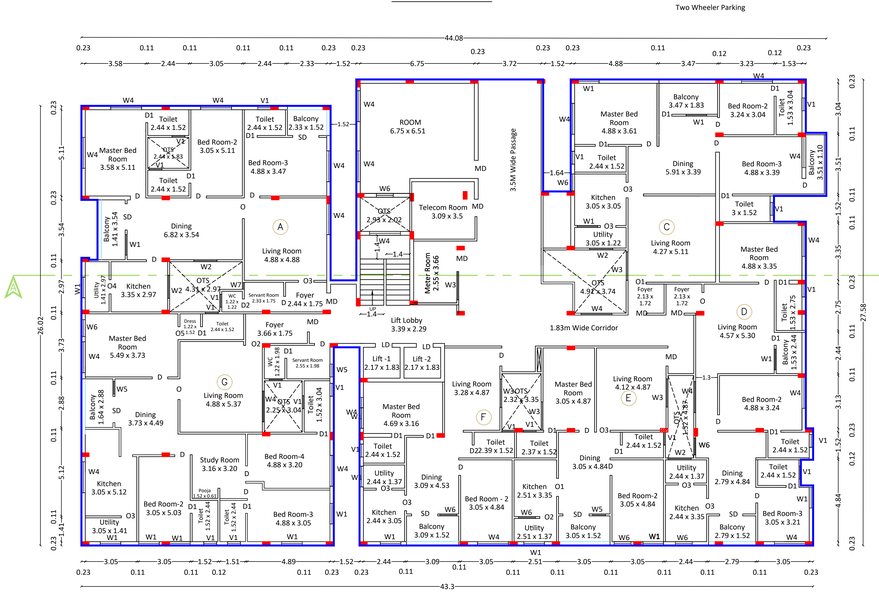
Block - 2 West Side Elevation



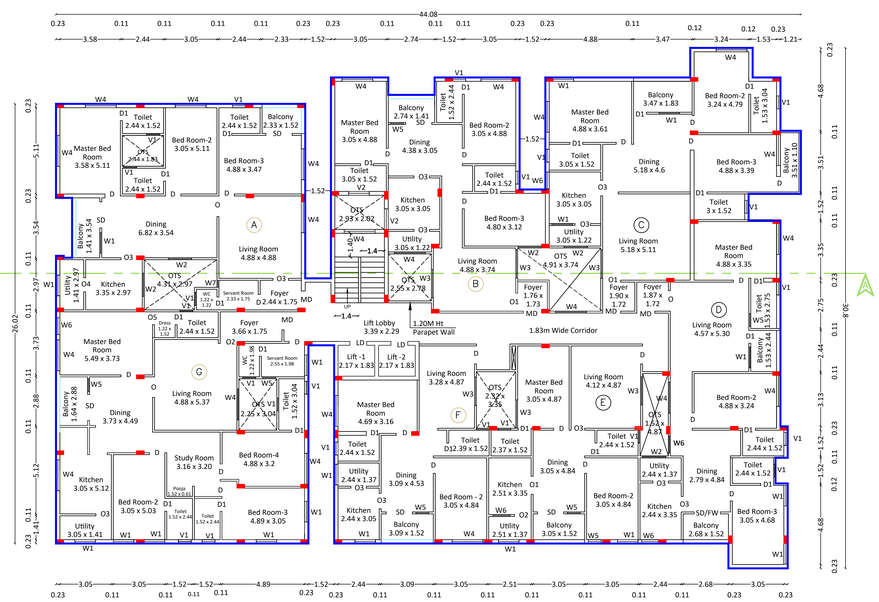
Terrace Floor Plan



Section AA



Ground Floor Plan



Typical Floor Plan
(First, Second, Third, Fourth and Fifth Floor Plan)

B. SENTHILKUMAR, B.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-I/021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 99658 52255

Structural Engineer

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Architect

For Gowtham Housing Pvt. Ltd.

Chairman

Applicant

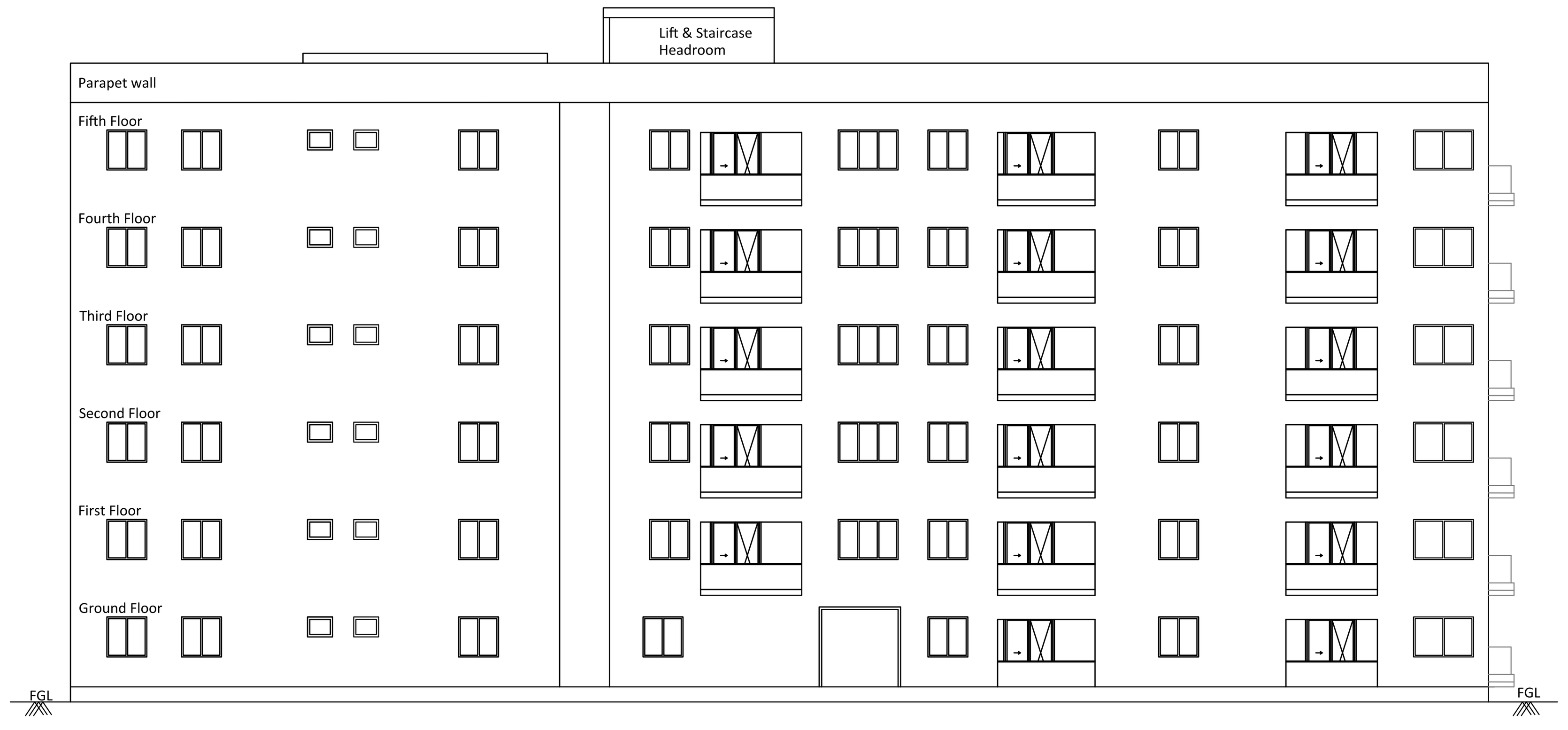
Sheet - 02/04

Detailed Plan Showing the proposed construction of R.C.C Roof Residential Building compromised in Block No.1, TS.No. 9/1, 9/5, 9/8, 9/9 and 9/10 of Ward – AA Sowripalayam, Old S.F.No. 147/1, 147/2pt, 147/3pt, Krishnarayapuram Village, Avarampalayam Road, Coimbatore Taluk, Coimbatore District and Coimbatore Corporation North Zone

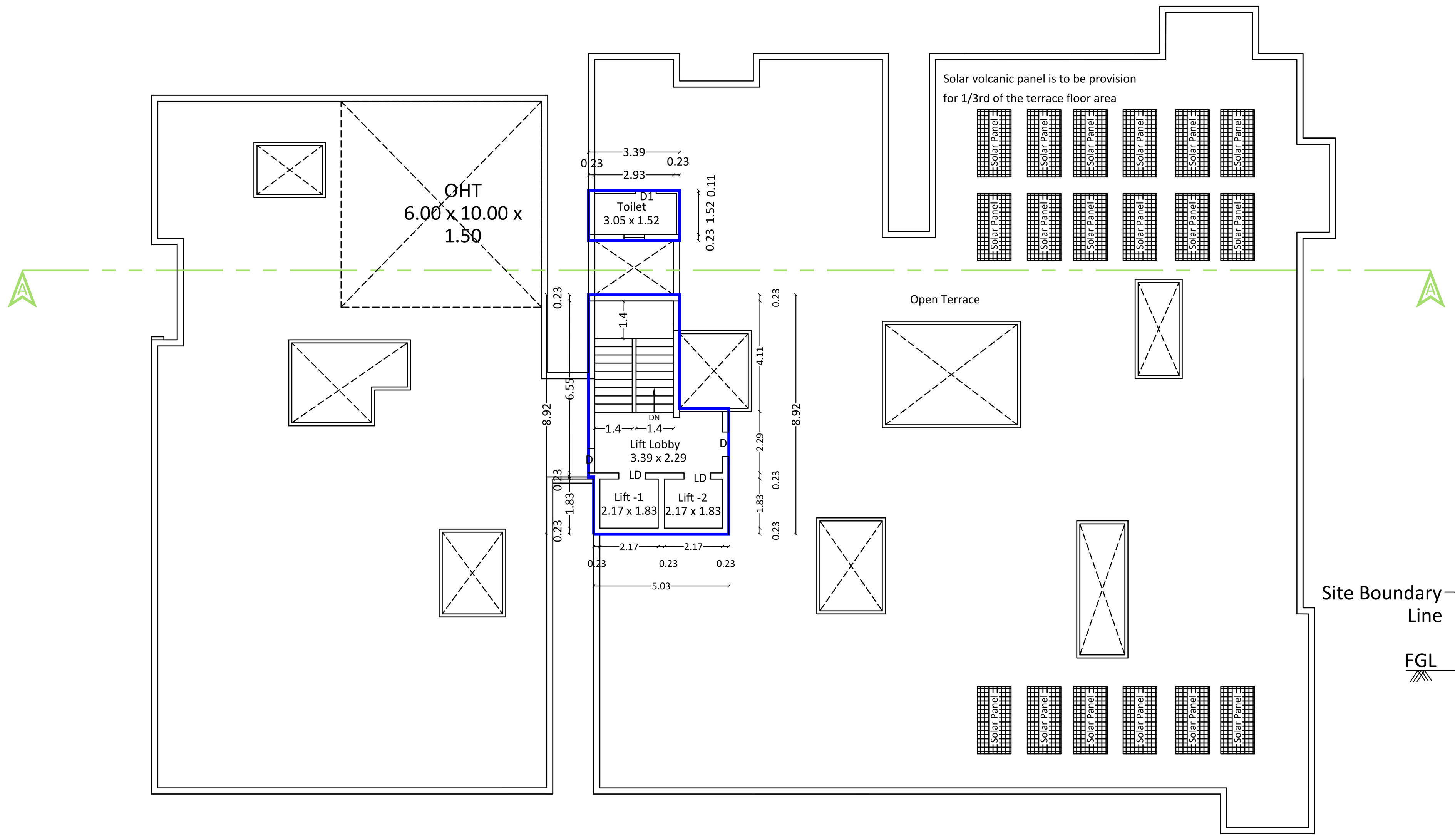
Title:
Block 1 - Ground Floor, Typical First Floor to Fifth Floor and Terrace Floor Plan , Section and Elevation

N

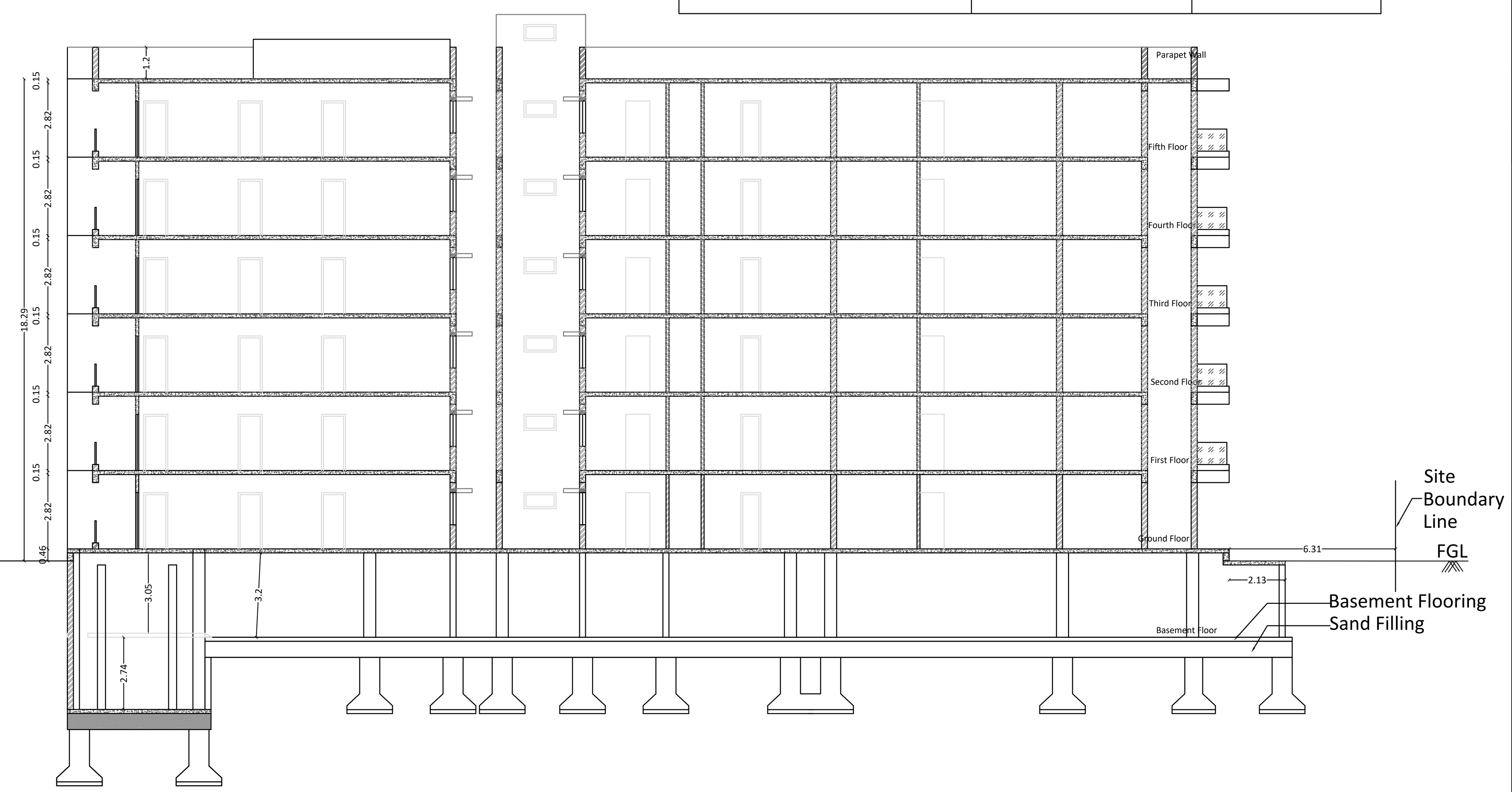
Scale - 1 :100



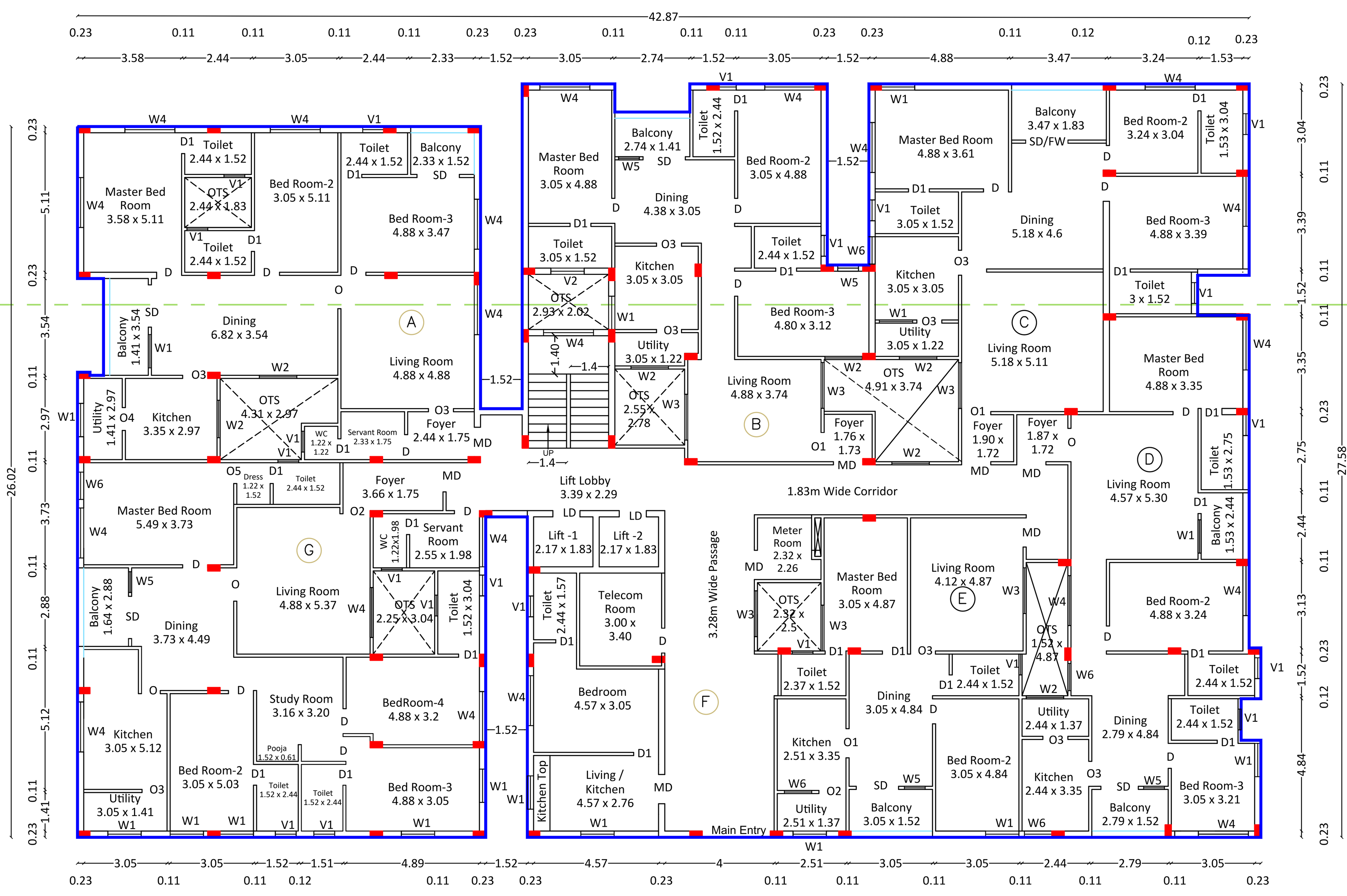
Block - 1 East Side Elevation



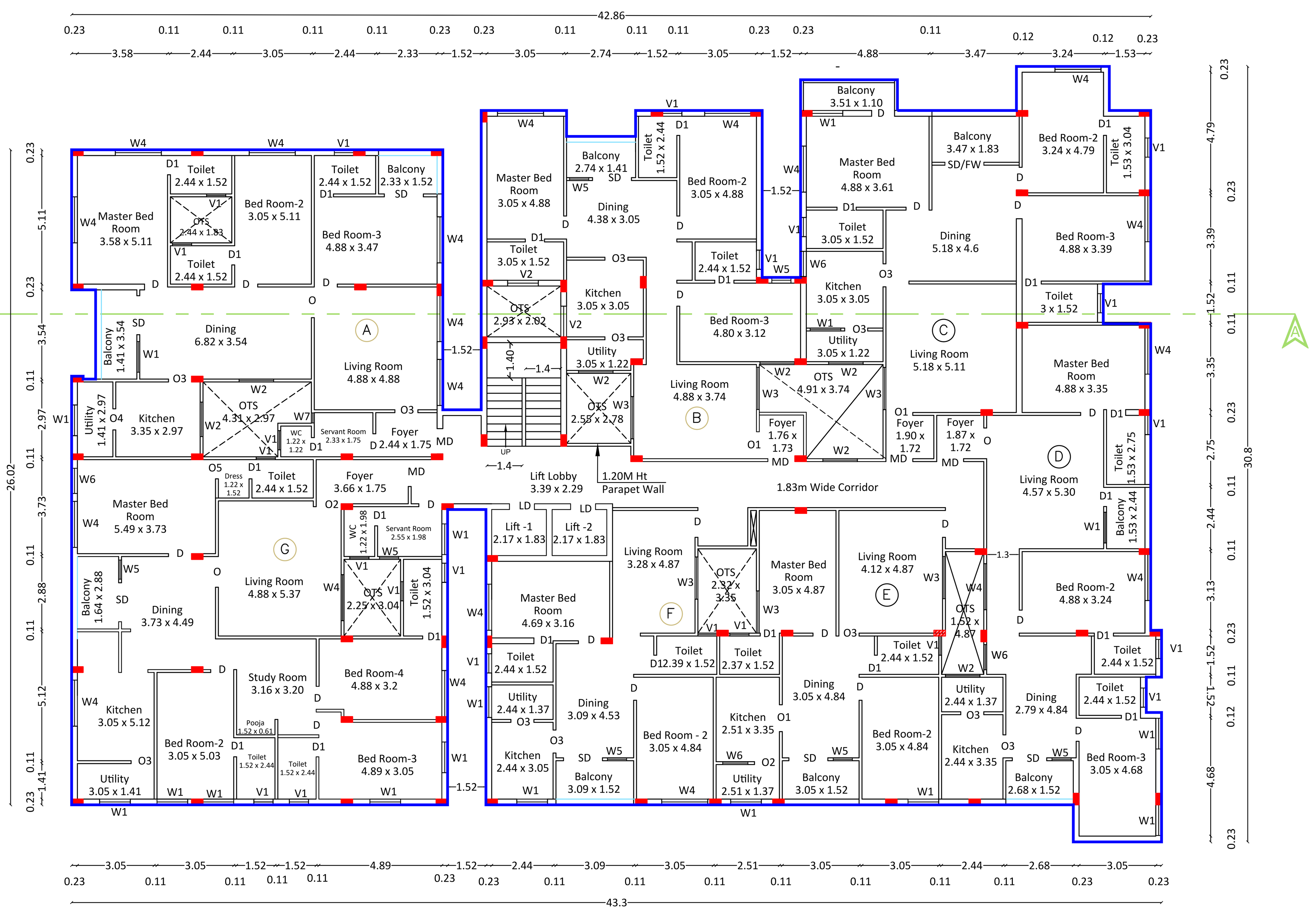
Terrace Floor Plan



Section AA



Ground Floor Plan



Typical Floor Plan
(First, Second, Third, Fourth and Fifth Floor Plan)

Block - 1 Dwelling Unit Details					
Floor	Dwelling Reference	Single/Duplex	Dwelling Area (in Sqm)	Required car	Required Two Wheeler
Ground Floor	A	Duplex	161.96	2	0
	B	Duplex	129.93	1	0
	C	Duplex	143.53	1	0
	D	Duplex	137.39	1	0
	E	Duplex	98.79	1	0
	F	Single	38.49	0	1
	G	Duplex	196.11	2	0
Typical Floor - 1st to 5th	A	Duplex	161.96	10	0
	B	Duplex	129.93	5	0
	C	Duplex	154.22	5	0
	D	Duplex	141.36	5	0
	E	Duplex	98.40	5	0
	F	Duplex	95.04	5	0
	G	Duplex	196.11	10	0
Total Dwelling Units area					
Ground Floor		7 Units		7	
Typical Floor-1st to 5th		= 5 X 7 = 35 Units		35	
Total Number of Dwelling Units		42 Units		42	

Site Area Details:

Area as per Patta - 5614.70 Sq.mt
Area as per Document - 5625.13 Sq.mt

Block - 1 Building Area Details				
Floor	FSI Area (in Sqm)	Non FSI area (in Sqm)	Total Area (in Sqm)	Dwelling Units (in Nos)
Ground	1042.04	0.00	1042.04	7
First	1056.24	0.00	1056.24	7
Second	1056.24	0.00	1056.24	7
Third	1056.24	0.00	1056.24	7
Fourth	1056.24	0.00	1056.24	7
Fifth	1056.24	0.00	1056.24	7
Terrace	0.00	44.73	44.73	0
Total	6323.24	44.73	6367.97	42.00

Joinery Details

Symbol	Description	Size in Meter
MD	Main Door	1.07 x 2.13
D	Door	0.91 x 2.13
D1	Door	0.76 x 2.13
SD	Sliding Door	1.52 x 2.13
SD/FW	Sliding Door Cum Window	1.52 x 2.13
LD	Lift Door	1.00 x 2.44
O6	Opening	2.14 x 2.13
O7	Opening	1.83 x 2.13
W1	Window	1.22 x 1.22
W2	Window	1.37 x 1.22
W3	Window	1.68 x 1.22
W4	Window	1.83 X 1.22
W5	Window	0.76 X 1.22
W6	Window	1.00 X 1.22
W7	Window	0.40 X 1.22
V1	Ventilator	0.76 X 0.61
V2	Ventilator	1.22 X 0.61

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Architect

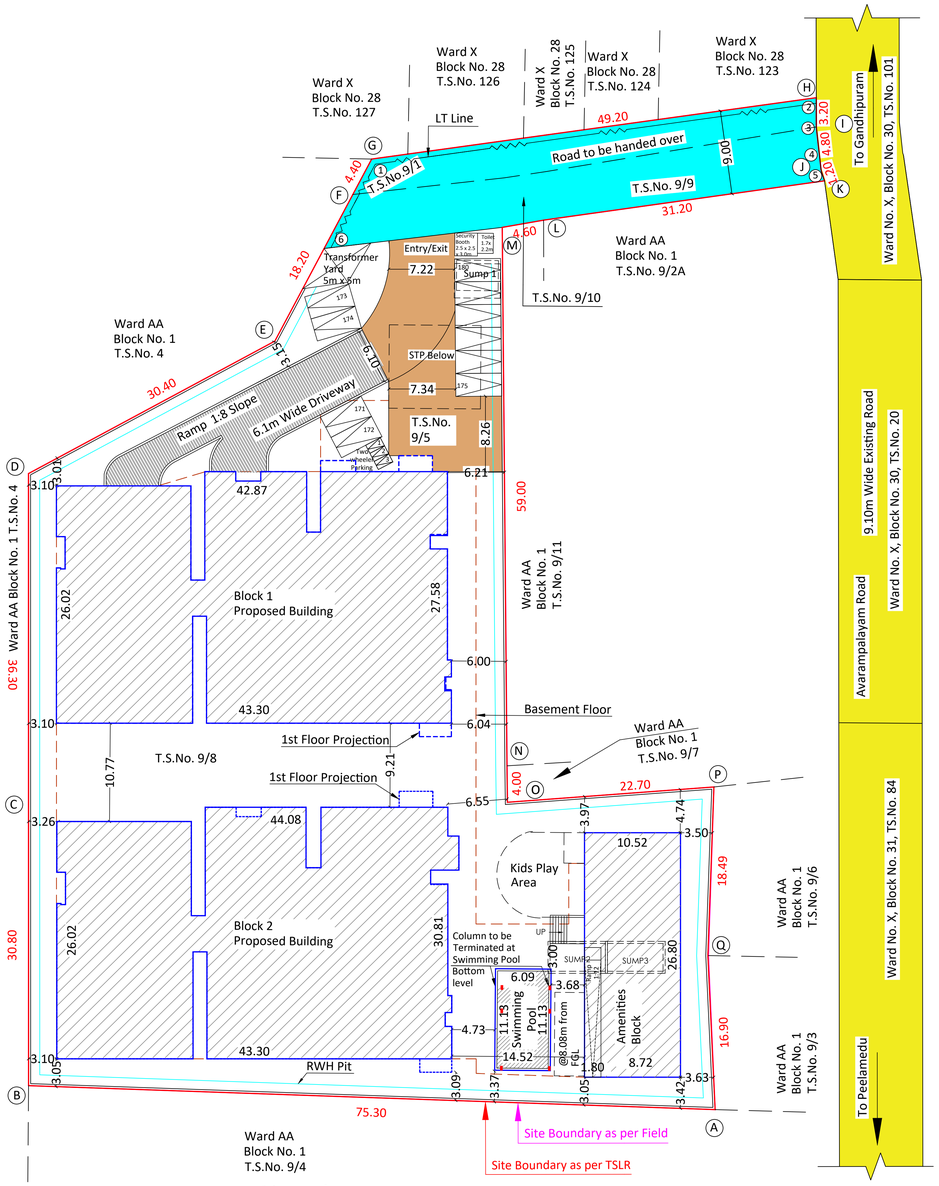
For Gowtham Housing Pvt. Ltd.
Chairman

Applicant

Site Plan Showing the proposed construction of R.C.C Roof Residential Building compromised in Block No.1, TS.No. 9/1,9/5,9/8,9/9 and 9/10 of Ward – AA Sowripalayam, Old S.F.No. 147/1, 147/2pt, 147/3pt, Krishnarayapuram Village, Avarampalayam Road, Coimbatore Taluk, Coimbatore District and Coimbatore Corporation North Zone

N

Scale - 1 :100



Site Plan



Basement Floor Plan

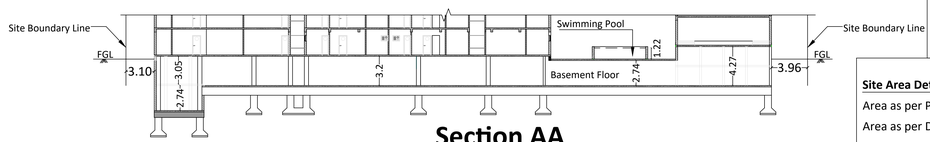
Building Area details				
Floor	FSI Area (in Sqm)	Non FSI area (in Sqm)	Total Area (in Sqm)	Dwelling Units (in Nos)
Block - 1	6323.24	44.73	6367.97	42.00
Block - 2	6315.53	44.73	6360.26	41.00
Amenities Block	1288.07	134.24	1422.31	0.00
Basement Floor	0.00	3554.84	3554.84	0.00
Swimming Pool	0.00	67.78	67.78	0.00
Security Booth & Toilet	0.00	10.07	10.07	0.00
Total	13926.84	3856.39	17783.23	83.00

Block - 1 Dwelling Units and Parking Details						
Floor	Dwelling Unit	Dwelling unit area in Sq.mt	Car Parking (Annexure-IV)		Two wheeler Parking (Annexure-IV)	
			Required	Provided	Required	Provided
Block - 1 First, Second, Third, Fourth & Fifth	A	161.96	10	85	0	3
	B	129.93	5		0	
	C	154.22	5		0	
	D	141.36	5		0	
	E	98.40	5		0	
	F	95.04	5		0	
	G	196.11	10		0	
Block - 1 Ground	A	161.96	2		0	
	B	129.93	1		0	
	C	143.53	1		0	
	D	137.39	1		0	
	E	98.79	1		0	
	F	38.49	0		1	
	G	196.11	2		0	
Total			53	85	1	3
Visitors Parking			5	5	0	0
Total number of dwelling unit - 42 Nos						

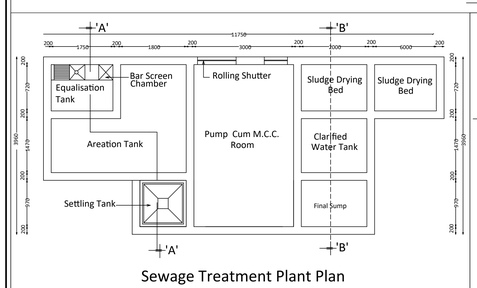
Block - 2 Dwelling Units and Parking Details				
Floor	Dwelling Unit	Dwelling unit area in Sq.mt	Car Parking (Annexure-IV)	
			Required	Provided
Block - 2 First, Second, Third, Fourth & Fifth	A	161.96	10	85
	B	129.93	5	
	C	154.52	5	
	D	141.35	5	
	E	98.40	5	
	F	95.04	5	
	G	196.11	10	
Block - 2 Ground	A	161.96	2	
	C	148.48	1	
	D	135.78	1	
	E	98.39	1	
	F	95.04	1	
	G	196.11	2	
Total			53	85
Visitors Parking			5	5
Total number of dwelling unit - 41 Nos				

Reference:

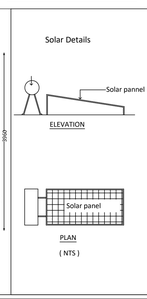
- Site Boundary as per Field -
- Site Boundary as per TSLR -
- Proposed Building -
- Existing Road -
- Drive way -
- Ramp -
- Road to be Hand Over -

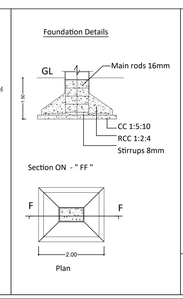


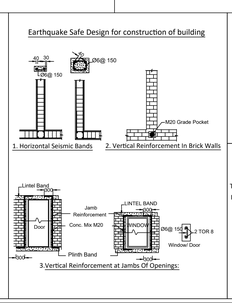
Section AA

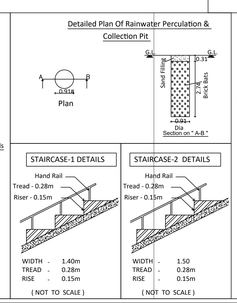


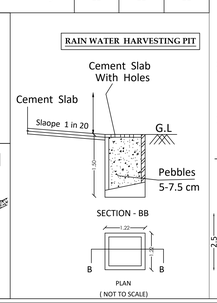
Sewage Treatment Plant Plan

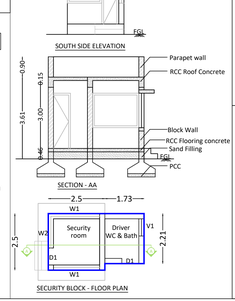


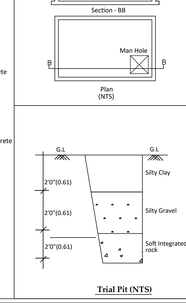


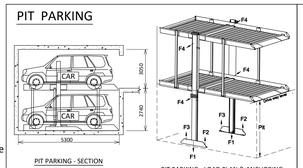
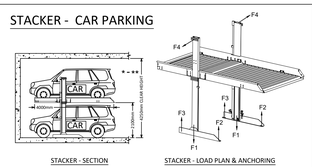










PIT PARKING	STACKER - CAR PARKING
	
PIT PARKING - SECTION	STACKER - SECTION
PIT PARKING - LOAD PLAN & ANCHORING	STACKER - LOAD PLAN & ANCHORING

Site Area Details:

Area as per Patta - 5614.70 Sq.mt

Area as per Document - 5625.13 Sq.mt

Physically Special Person Parking Details			
Description	Required	Provided	Total
Car Parking	11	11	11

Floor Space Index Calculation:

FSI = FSI Area / Site Area as per Site

=13926.84 / 5614.70

Permissible FSI = 2.0 = 2.480 >2.0

Premium FSI = 2.480-2.0 = 0.480

Height of the Building = 18.29m

B. SENTHILKUMAR, B.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-I/021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

Structural Engineer

A.S. ILANGO B.Arch
Consulting Architect & Licensed Building Surveyor
Reg No. CA/1983/07740
Gowtham Arcade. 208,T.V. Samy Street
R.S. Puram, Coimbatore - 641002

Architect

For Gowtham Housing Pvt. Ltd.

Chairman

Applicant

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.