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
+91 9996 12 9996
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT+ STILT+5 FLOORS RCC RESIDENTIAL APARTMENT (AFFORDABLE HOUSING) BUILDING IN SF NO: 279/3A, KALAPATTY WEST VILLAGE, COIMBATORE CORPORATION, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

LAND USE AS PER MASTER PLAN - 2041: INDUSTRIAL USE

APPLICANT NAME: TNCD LLP

SCALE : 1 : 100

All Linear Measurements Values Are in Metres.

S.NO	DESCRIPTION	FSI AREA IN (Sq.m)	NON FSI AREA IN(Sq.m)	TOTAL BUA (Sq.M)
1	Basement Floor	55.18	1429.98	1485.16
2	Stilt Floor	79.49	1436.63	1516.12
3	First Floor	1206.55	231.66	1438.21
4	Second Floor	1206.55	231.66	1438.21
5	Third Floor	1206.55	231.66	1438.21
6	Fourth Floor	1206.55	231.66	1438.21
7	Fifth Floor	1206.55	231.66	1438.21
	Total	6167.42	4024.91	10192.33

F.S.I CALCULATION AS PER DOCUMENT :-

F.S.I (6168.04 / 2428.09) = 2.540 > 2.0 (Normal permissible FSI)

Permissible PREMIUM FSI : 0.60

PREMIUM FSI(Provided) : 0.540

TNCDBR2019- Rule35 clause 24(B) affordable housing-Premium FSI charges shall not be collected for the excess FSI area over and above normally permissible FSI Area

PLOT COVERAGE:-

Plot Coverage = Max. Floor Area / Plot area X 100

1516.12 / 2428.09 X 100 = 62.4%

HEIGHT OF BUILDING = 18.275 M

SITE AREA STATEMENT	SFT	SQM
1.FMB AREA	26135.85	2428.10
2.DOCUMENT AREA	26136.92	2428.20
3.SUPER IMPOSMD PLOT AREA	26135.85	2428.10

PARKING DETAIL:-

Parking category	Units	Two wheelers		Cars	
		Required	Provided	Required	Provided
Floor Area Below 25 Sqm flat	----	----	----	----	----
Floor Area From 25 Sqm to 50 Sqm flat 1no. 2W for each unit	25	25	25	----	3
Floor Area From 50 Sqm to 75 Sqm flat 1no. 2W for each unit & 1no. car parking for 2 nos. units	40	40	40	20	40
Floor Area Above 75 Sqm 1no. car parking for each units	15	----		15	15
Visitors parking of 10%		7	7	4	4
Total	80	72	72	39	62

25 Sqm to 50 Sqm flat - 25 nos
50 Sqm to 75 Sqm flat - 40 nos
75 Sqm to 90 Sqm flat - 15 nos

TOTAL NOS OF DWELLING - 80 UNIT

JOINERY DETAILS:

SYM	DESCRIPTION	DIMENSION
MD	MAIN DOOR	1.00 X 2.15
D1	DOOR	0.90 X 2.15
D2	DOOR	0.75X 2.15
FD	FIXED DOOR	1.25X 2.15
O1	OPEN	0.90X 2.15
W	WINDOW	2.00 x 1.35
W1	WINDOW	1.20 X 1.35
W2	WINDOW	0.75 X 2.00
V1	VENTILATOR	0.60 X 0.60

FD/FW	FRENCH DOOR/ WINDOW	0.75x2.10/ 1.25x2.10
FD/FW 1	FRENCH DOOR/ WINDOW	0.75x2.10/ 1.05x2.10
FD/FW 2	FRENCH DOOR/ WINDOW	0.75x2.10/ 1.55x2.10
FD/FW 3	FRENCH DOOR/ WINDOW	0.75x2.10/ 0.75x2.10
W3	WINDOW	1.2 X 0.60
KW	KITCHEN WINDOW	0.90x1.20
AD	DOOR	1.5 X 2.15

REFERENCE

SITE BOUNDARY
PROPOSED BUILDING
PROPOSED DRIVEWAY
EXISTING ROAD

For TNCD LLP
Designated Partner

APPLICANT

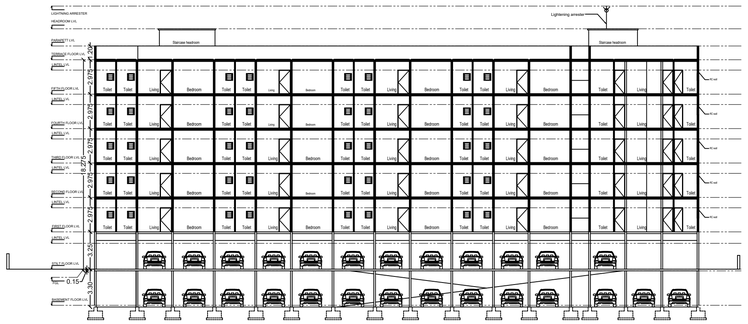
Er. T.THILAK RANJITH
B.E., (Civil)., M.E., (Str), MIE, AIV, C.Engg. (PE (ECI)
Registered Engineer, (RE/GR-II/2019/006)
Pollachi Municipality.
Mob: 94861 12301. thilakranjith19@gmail.com

REGISTERED STRUCTURAL ENGINEER

Ar. PRESTON VARGHESE
REG No. CA/2008/42873
Coimbatore LPA/RA/GR-I/19/04/019

ARCHITECT

SECTION-AA'



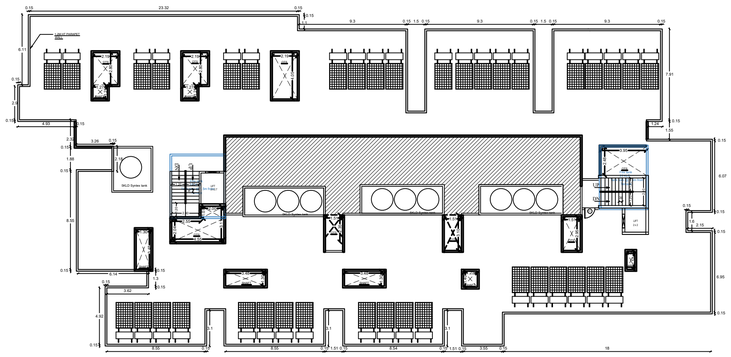
SOUTH ELEVATION



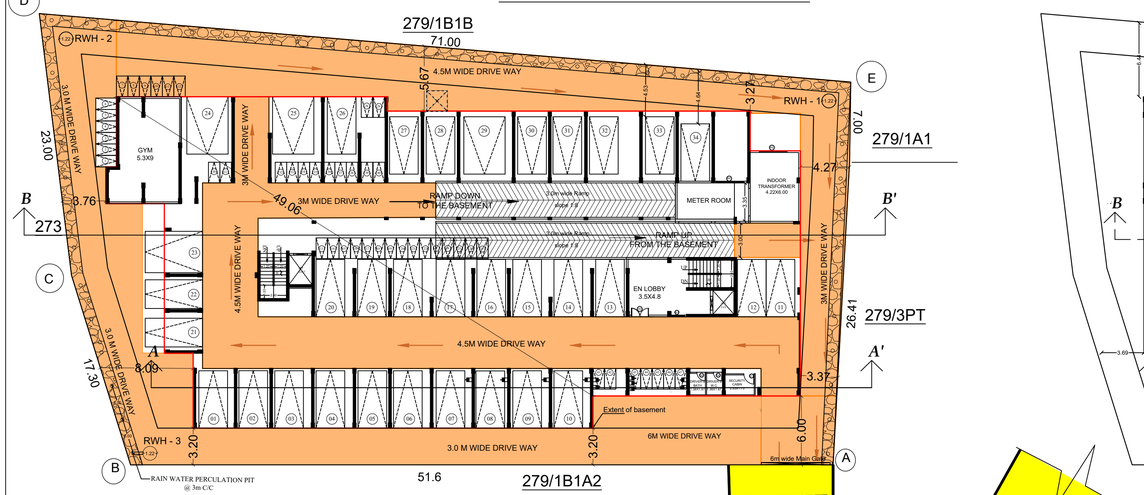
TYPICAL FLOOR PLAN 1ST - 5TH FLOOR



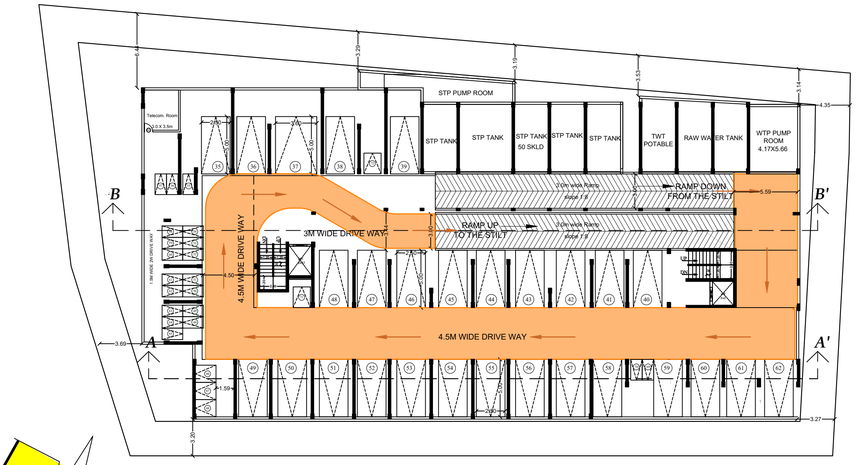
TERRACE FLOOR PLAN



SITE PLAN CUM STILT FLOOR PLAN



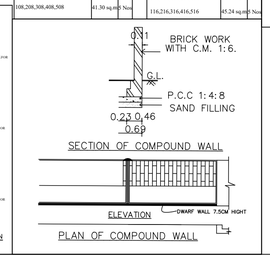
BASEMENT FLOOR PLAN

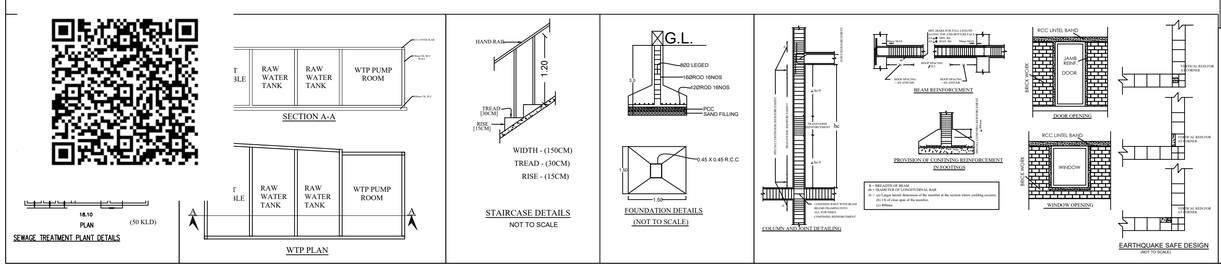


30' FEET ROAD
279/4
TO Kalapatti Road

Flat no.	Area	Nos
101,201,301,401,501	62.86 sq.m	5 Nos
102,202,302,402,502	62.61 sq.m	5 Nos
103,203,303,403,503	62.70 sq.m	5 Nos
104,204,304,404,504	75.72 sq.m	5 Nos
105,205,305,405,505	75.88 sq.m	5 Nos
106,206,306,406,506	75.88 sq.m	5 Nos
107,207,307,407,507	61.82 sq.m	5 Nos
108,208,308,408,508	61.30 sq.m	5 Nos

Flat no.	Area	Nos
109,209,309,409,509	71.26 sq.m	5 Nos
110,210,310,410,510	59.37 sq.m	5 Nos
111,211,311,411,511	59.37 sq.m	5 Nos
112,212,312,412,512	59.53 sq.m	5 Nos
113,213,313,413,513	61.01 sq.m	5 Nos
114,214,314,414,514	45.24 sq.m	5 Nos
115,215,315,415,515	45.24 sq.m	5 Nos
116,216,316,416,516	45.24 sq.m	5 Nos





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.