PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

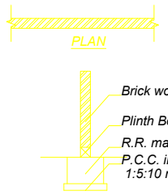
ISSUING AUTHORITY
DTCP

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.

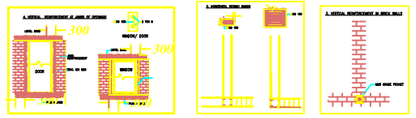
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

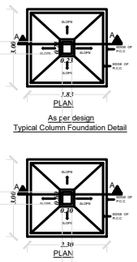
hello@verified.realestate
+91 9996 12 9996
verified.realestate

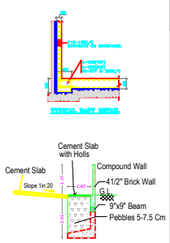


COMPOUND WALL DETAILS

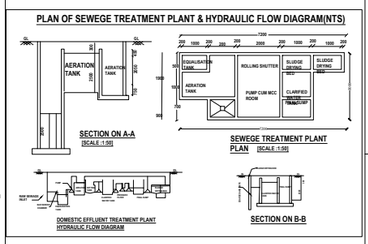
EARTHQUAKE SAFE DESIGN DETAILS

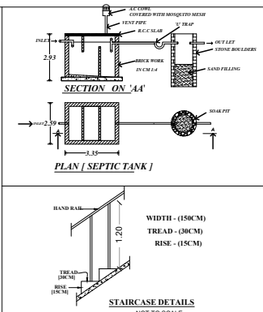


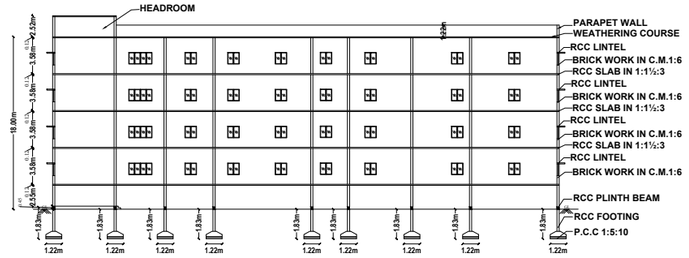




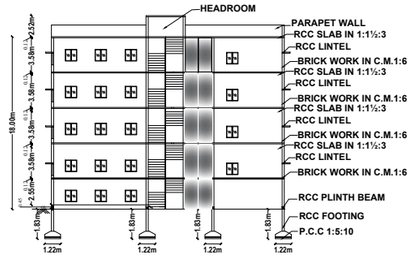
RAIN WATER PERCOLATION BED & COMPOUND WALL



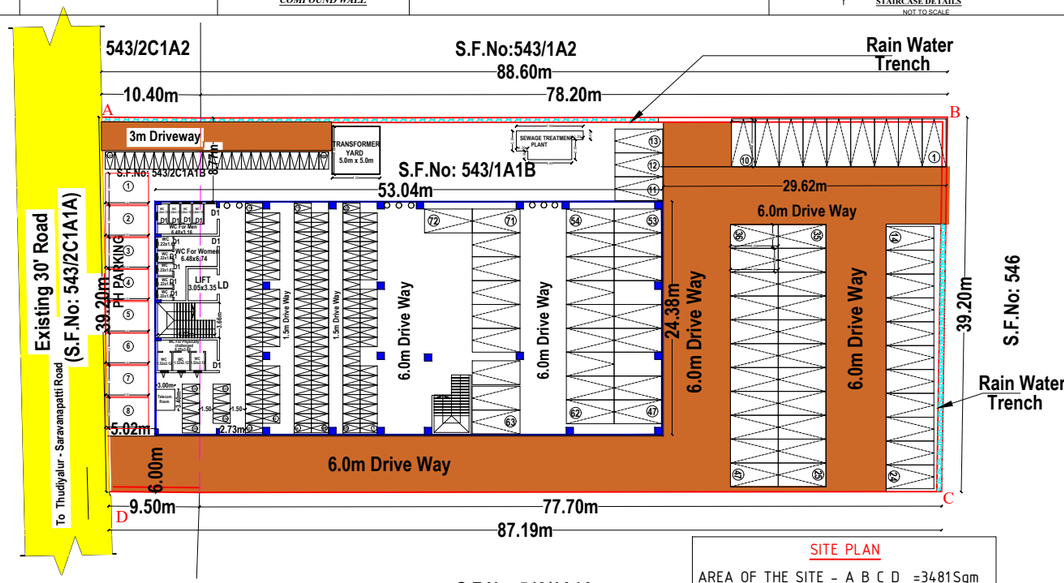




SECTION ON "AB"



SECTION-"CD"



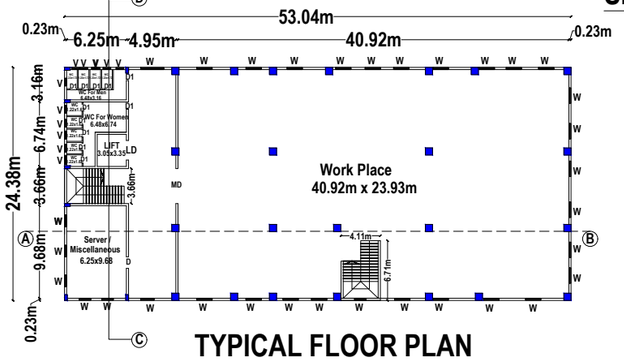
SITE PLAN

AREA OF THE SITE - A B C D =3481Sqm

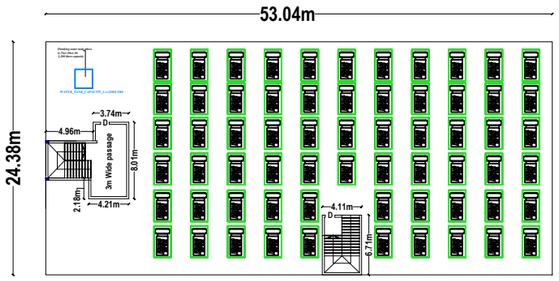
SCALE: 1 : 100 (SITE PLAN)

S.F.No: 543/1A1A

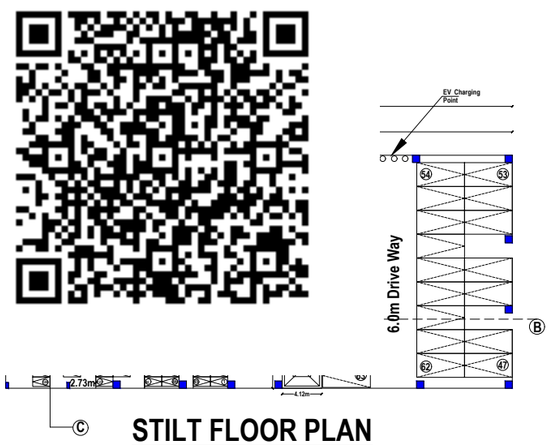
SITE PLAN



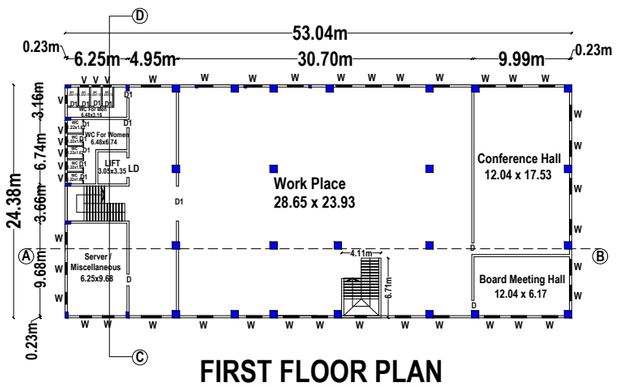
TYPICAL FLOOR PLAN
(SECOND , THIRD & FOURTH)



TERRACE PLAN



STILT FLOOR PLAN



FIRST FLOOR PLAN

DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF IT BUILDING(COMMERCIAL) AT S.F. NO. 543/1A1B & 543/2C1A1B IN VELLAKINAR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

SCALE: 1 : 100

APPLICANT NAME: K.SURESHBABU

AREA DETAILS:

S.F.No. 543/1A1B : 3097.00 sq.m

S.F.No. 543/2C1A1B : 384.00 sq.m

TOTAL EXTENT : 3481.00 sq.m(As per Document)

Site Area as per FMB : 3481.00 sq.m
Superimposed site Area : 3481.00 sq.m
Site Area as per Field : 3481.00 sq.m

DESCRIPTION	FSI	NON- FSI	TOTAL
PROPOSED STILT FLOOR	163.42	1129.70	1293.12
PROPOSED FIRST FLOOR	1293.12		1293.12
PROPOSED SECOND FLOOR	1293.12		1293.12
PROPOSED THIRD FLOOR	1293.12		1293.12
PROPOSED FOURTH FLOOR	1293.12		1293.12
TELECOM ROOM	10.20	——	10.20
TERRACE FLOOR HEADROOM	——	75.18	75.18
TOTAL AREA	5,346.10	1,204.88	6,550.98

HEIGHT OF THE BUILDING = 18.00m

F.S.I CALCULATION AS PER DOCUMENT :-

F.S.I (5346.10/3481.00) = 1.54<2.00

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 50 Sq.m OF OFFICE FLOOR AREA(INCLUDING PH PARKING)	5346.10x75% (4009.57)	80	80
1 TWO WHEELER SPACE FOR EVERY 25 Sq.m OF OFFICE OFFICE FLOOR AREA	5346.10x75% (4009.57)	160	160

JOINERY DETAILS:

MD - MAIN DOOR - 2.13 X 2.13	LD - LIFT DOOR - 1.06 X 2.13
D - DOOR - 1.06 X 2.13	V - VENTILATOR - 0.76 X 1.83
D1 - DOOR - 0.76 X 2.13	W - WINDOW - 2.44X2.00

COLOUR INDEX:-

Boundary of the Site :
Existing Road :
Driveway :
Rainwater Percolation Trench :

OWNER / APPLICANT

Er.S.BALASUBRAMANIAN
Registered Structural Engineer Gr - I
(Reg.No: 06 / Gr-I / 11 / 2020)
DIRECTORATE OF TOWN AND COUNTRY PLANNING
Coimbatore - 641 004.

REGISTERED STRUCTURAL ENGINEER

Ar. K. KARTHIKA DEVI, B.Arch.,
Registered Architect
Reg. No.: CA/2019/115905
No.: 03, PMP Complex, Gandhimaanagar,
Peelamedu, Coimbatore-641 004.
Mobile No.: 9445645670

REGISTERED ENGINEER (or) ARCHITECT

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.