PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

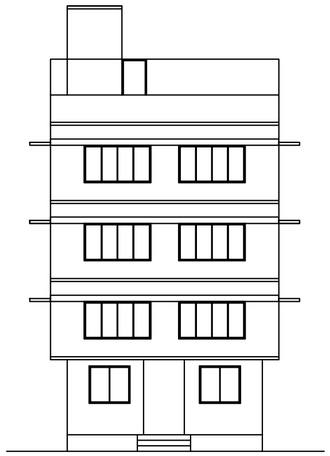
ISSUING AUTHORITY
DTCP

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

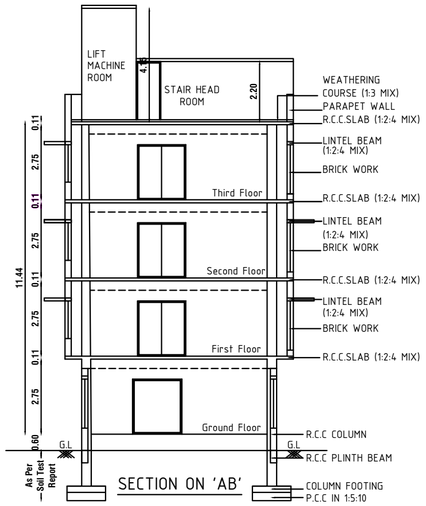
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

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



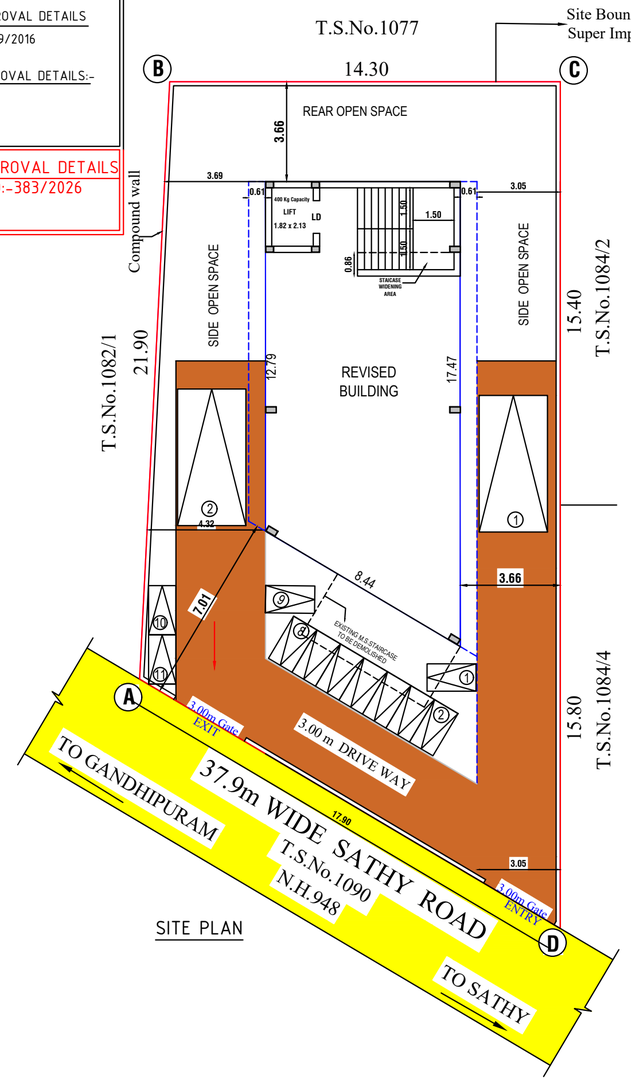
FRONT ELEVATION



SECTION ON 'AB'

EXISTING BUILDING LPA APPROVAL DETAILS
PLANNING PERMISSION No:-179/2016
LP/CLPA No:-173/2016
COROPORATIN BUILDING APPROVAL DETAILS:-
B.A.No:-BA/0007/2017/MH6/C
B.L.No:- BL/0014/2017/MH6/C

DTCP REVISED PLAN APPROVAL DETAILS
PLANNING PERMISSION NO:-383/2026
LP/CLPA NO:-173/2016



SITE PLAN

REVISED PLAN SHOWING THE EXISTING GROUND,FIRST,SECOND & PROPOSED THIRD FLOOR AUTO MOBILE SHOW ROOM (TWO WHEELER) AND OFFICE BUILDING AT WARD No.11 (K),BLOCK No:30, T.S.No. 1083,SATHY ROAD, GANDHIPURAM, COIMBATORE CORPORATION/ DISTRICT.

MATER PLAN LANDUSE 2041 :- COMMERCIAL

North

Scale 1 : 100

JOINERIES		SIZE IN M
D	DOOR	1.80 x 2.13
D1	DOOR	1.07 x 2.13
D2	DOOR	0.76 x 2.13
LD	LIFT DOOR	1.22 x 2.13
W1	WINDOW	2.44 x1.37
W2	WINDOW	1.52 x 1.37
V	VENTILATOR	0.91x 0.61

All metric dimensions are in metre

Scale: Plan, Elevation, Section, Site Plan 1 : 100

Note
- Existing Road
- Site boundary (A,B,C,D)
- Exg. Building
- Pro. Building

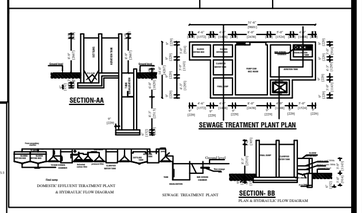
AREA DETAILS :

As Per Document - 445.15 Sq.mt.
As Per Patta - 413.00 Sq.mt.
As Per Super Imposed Site Area - 396.78 Sq.mt.

AREA DETAILS:	NON FSI	FSI
AREA OF GROUND FLOOR	----	124.61
AREA OF FIRST FLOOR	----	124.61
AREA OF SECOND FLOOR	----	124.61
AREA OF THIRD FLOOR	----	124.61
AREA OF TERRACE FLOOR	25.26	
TOTAL	25.26	498.44

Floor Space Index = FSI Area / Site Area = 498.44 / 413.00 = 1.21

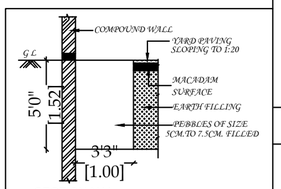
Parking Space Details		
Parking Area Description	Required	Provided
Car Parking (1 per 150 sqmt)	2	2
Two Wheeler Parking (1 per 25 sqmt)	11	11



SANITARY REQUIRMENTS

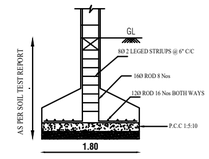
WORKERS	MALE	FEMALE
	08 Nos	04 Nos
WC REQUIRED	1 FOR 25 NOS	1 FOR 15 NOS
WC PROVIDED	03 Nos	03 Nos

Applicant

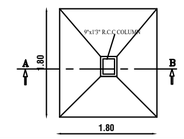


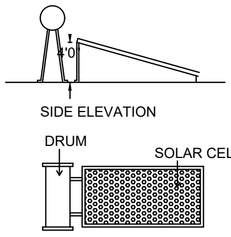
SECTION-Y Y
RAIN WATER PERCULATION TRENCH DETAIL

5. FOUNDATION DETAILS

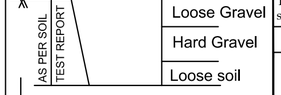


Section on AB

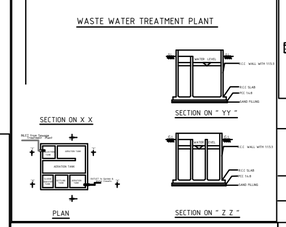


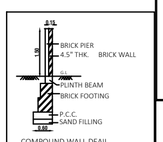


SOLAR WATER HEATER DETAIL (NTS)



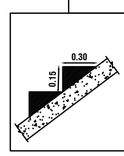
TRIAL PIT (Not to Scale)

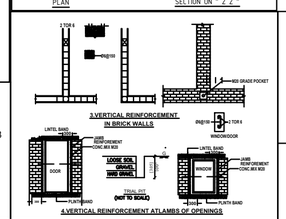


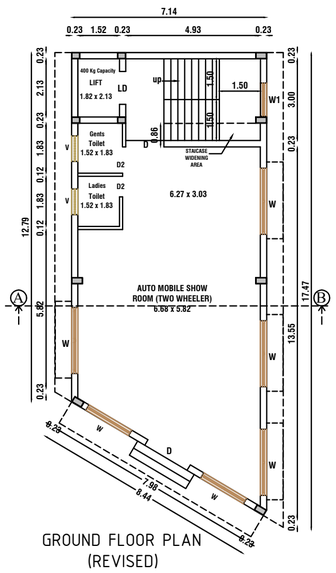


COMPOUND WALL DEAIL (NOT TO SCALE)

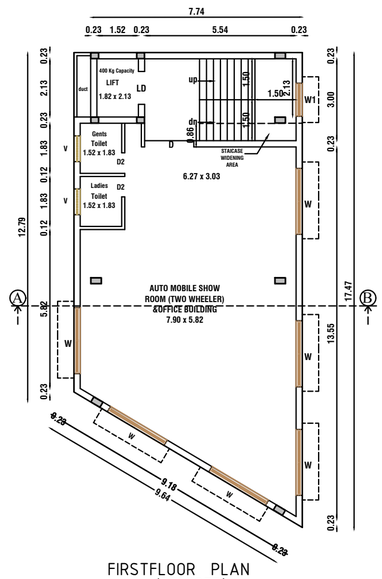
STAIR CASE DETAILS
1. WIDTH - 168
2. RISE - 15
3. TREAD - 30



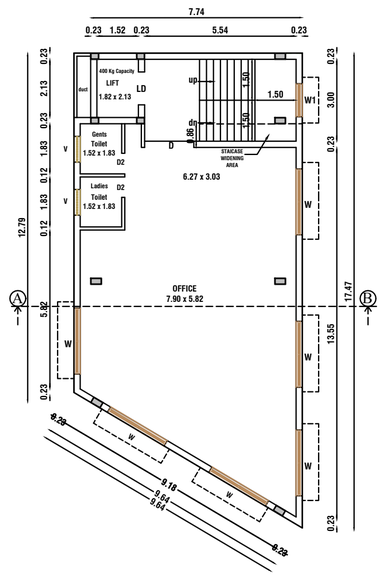




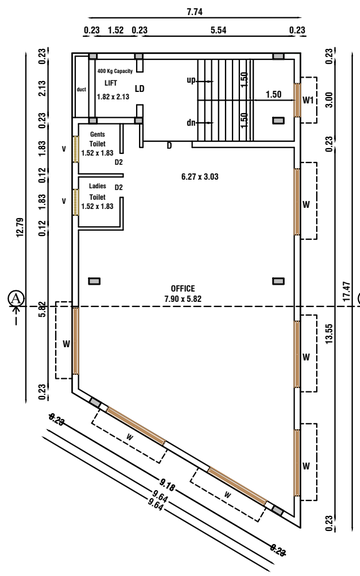
GROUND FLOOR PLAN (REVISED)



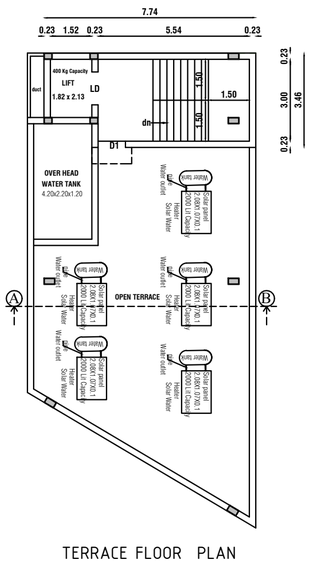
FIRSTFLOOR PLAN (REVISED)



SECOND FLOOR PLAN (REVISED)



THIRD FLOOR PLAN (PROPOSED)



TERRACE FLOOR PLAN

Registered Structural Engineer

Er. K T NAVIN B.E.,
Registered Engineer - Reg.No. RE / Gr - I / 089 / 2024
Coimbatore District DTCP Office
#13/1, Ground Floor, Periyar Nagar, Mesakalipalyam Road,
Coimbatore - 641 015.
Cell No : 95979 40205

Registered Engineer

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.