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RE REGULATORY RECORD

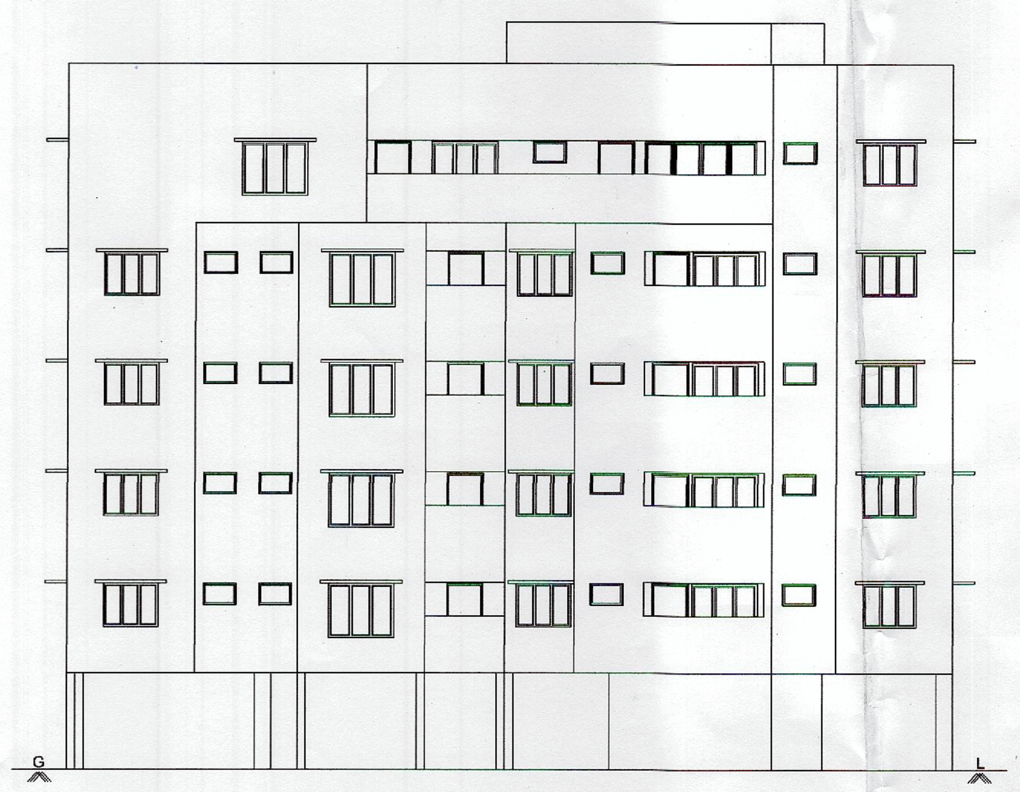
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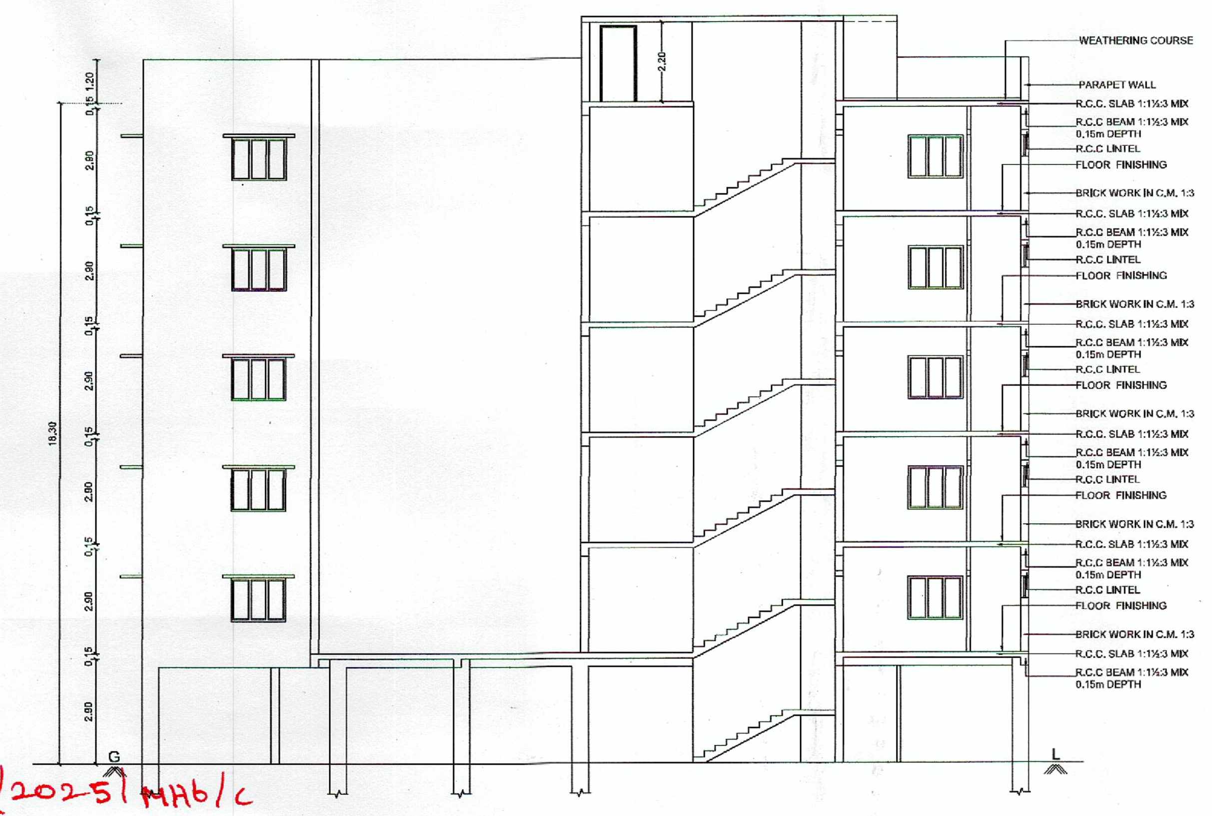
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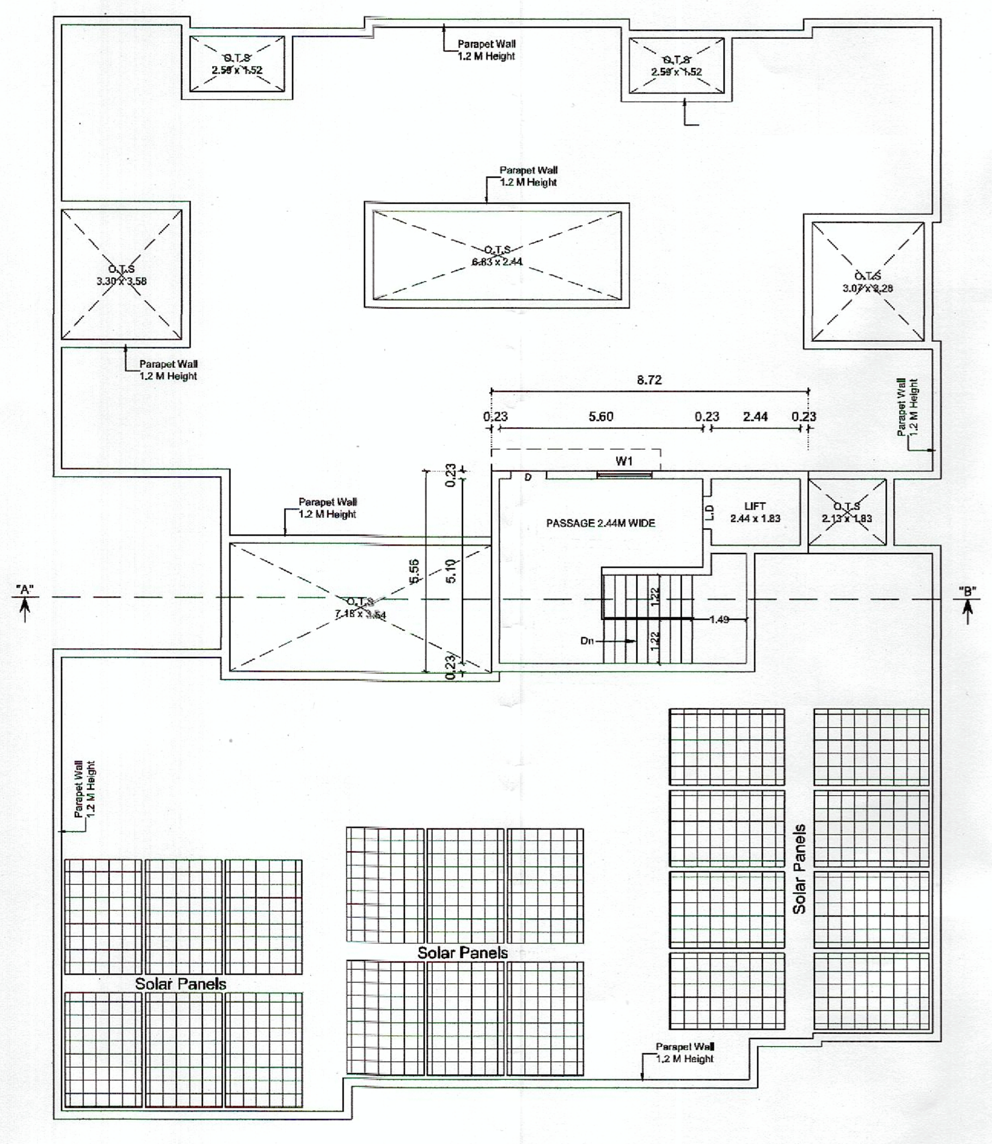
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ELEVATION



SECTION ON "AB"



TERRACE FLOOR PLAN

0238/2025/MH6/C

162/BPA/2025/01882

கட்டிட அனுமதி வழங்கப்பட்டது

கட்டிட அனுமதி எண்: 162/BL/2025/01/068/01670

பார்வை 4885/2025/MH6/C

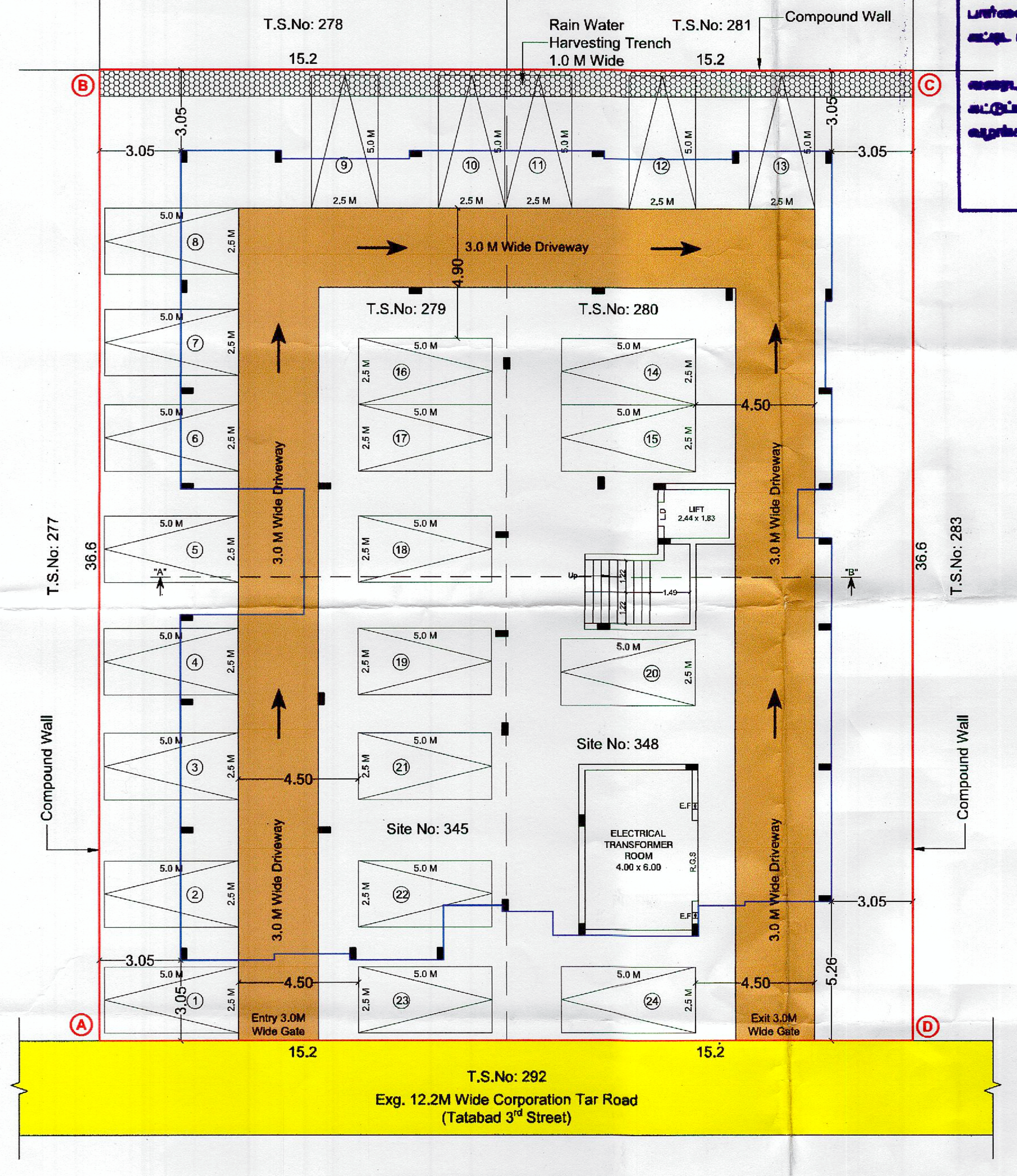
கட்டிட மனு எண் 162/CP/25-26/0172859

தேதி 18/09/2025 to 17/09/2030

வரைபடம் அனுமதி உத்திரவில் கண்டுள்ள கட்டுப்பாடுகளுக்கு உட்பட்டு அனுமதி வழங்கப்பட்டது.

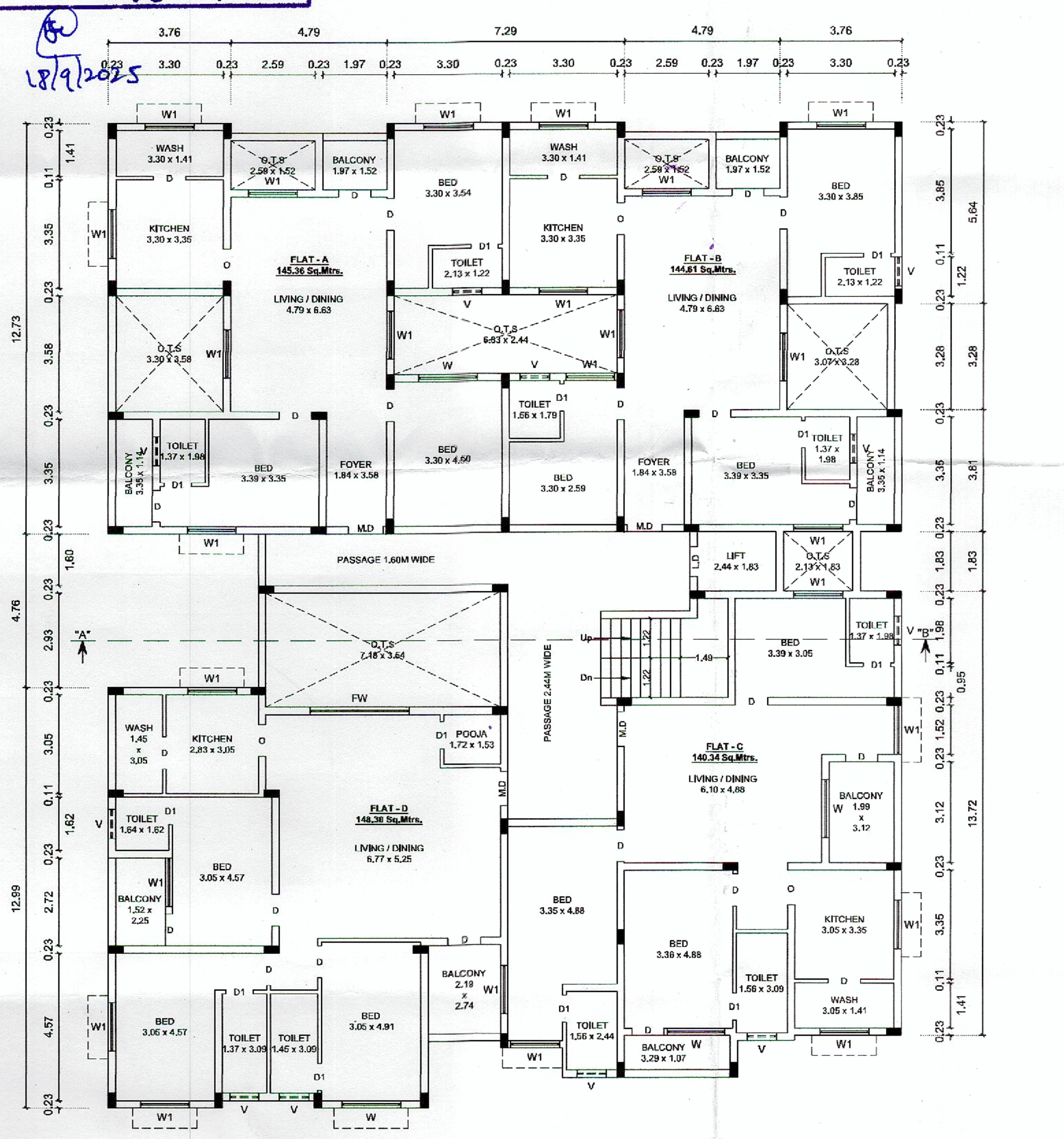
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

18/9/2025

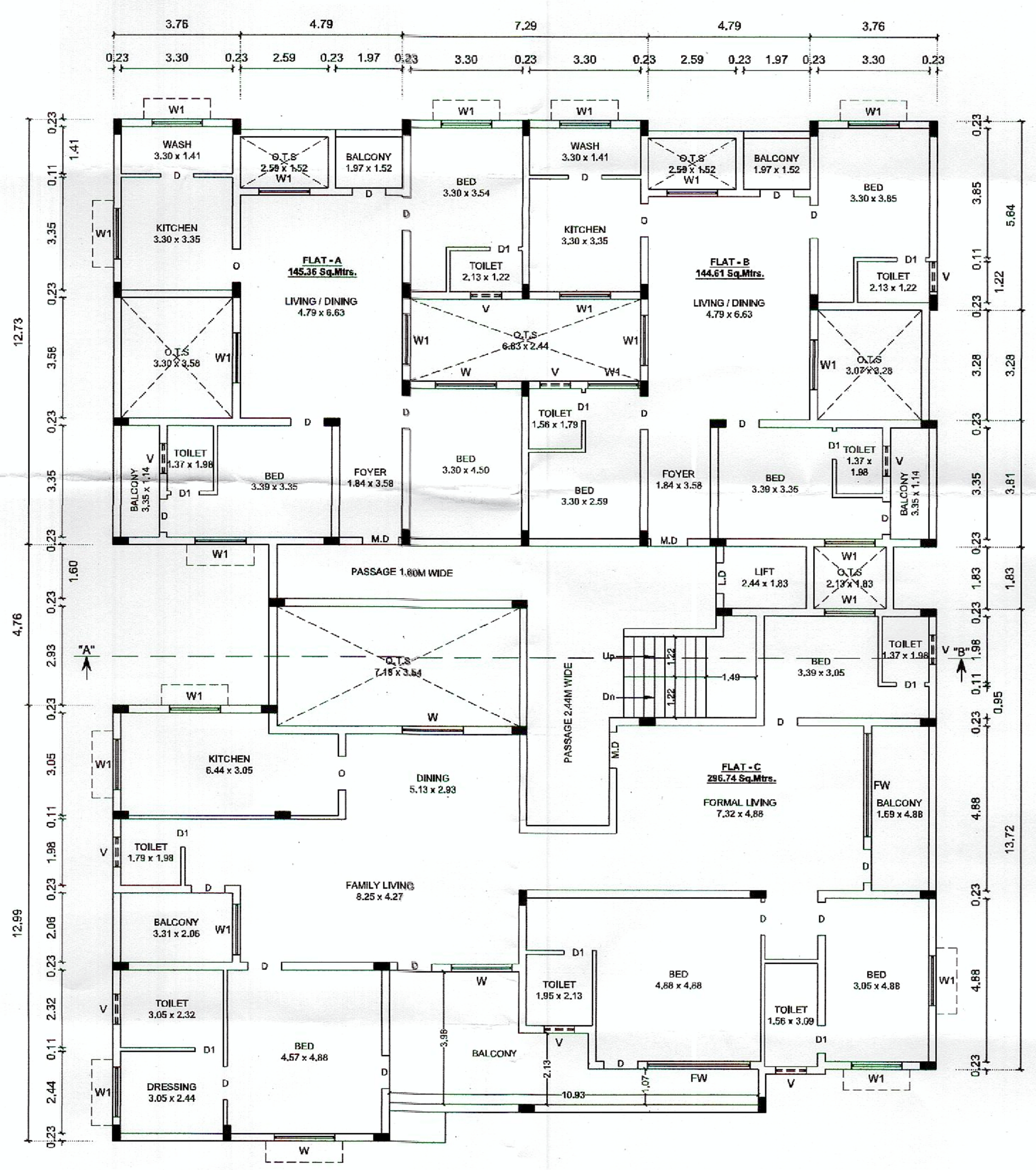


SITE CUM STILT FLOOR PLAN

Signature valid



TYPICAL FLOOR PLAN -
FIRST, SECOND, THIRD & FOURTH FLOOR



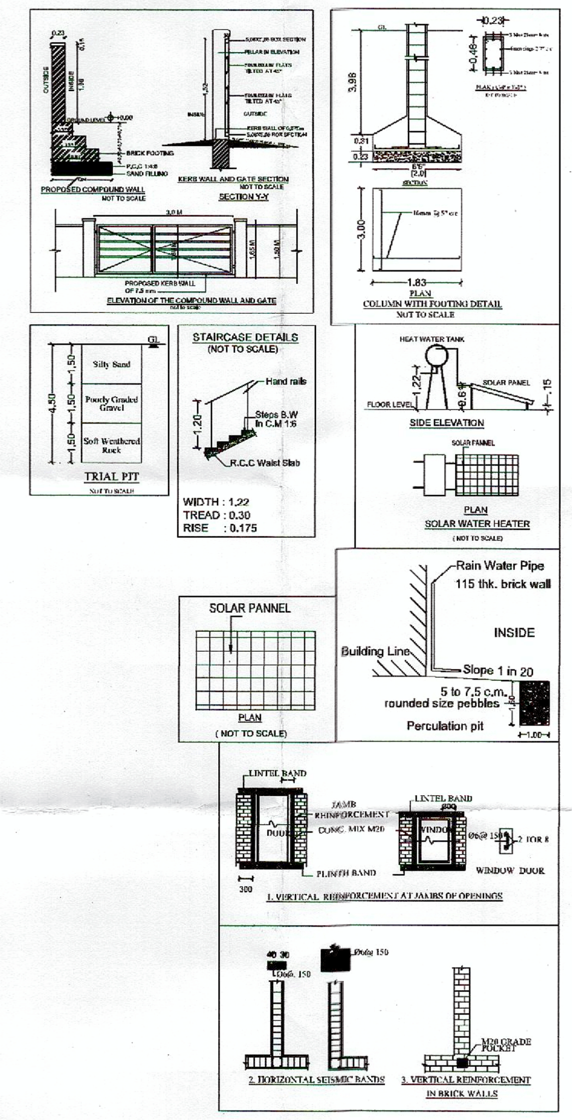
FIFTH FLOOR PLAN

PROPOSED BUILDING DWELLING AREA DETAILS

S.No.	FLOOR	DWELLING NO. & AREA IN SQ.M.	
1	FIRST FLOOR	A	145.36
		B	144.61
		C	140.34
		D	148.30
2	SECOND FLOOR	A	145.36
		B	144.61
		C	140.34
		D	148.30
3	THIRD FLOOR	A	145.36
		B	144.61
		C	140.34
		D	148.30
4	FOURTH FLOOR	A	145.36
		B	144.61
		C	140.34
		D	148.30
5	FIFTH FLOOR	A	145.36
		B	144.61
		C	296.74

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	0.91 x 2.10
O	OPEN	1.00 x 2.10
FW	FRENCH WINDOW	3.05 x 1.83
W	WINDOW	1.50 x 1.20
W1	WINDOW	1.80 x 1.50
V	VENTILATOR	0.91 x 0.61



Special Condition:
The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN WARD NO: K(11), BLOCK No: 14, T.S.No: 279 & 280 (S.F.No: 215), SITE No: 345 & 348, TATABAD 3RD STREET, SANGANUR VILLAGE, CENTRAL ZONE, COIMBATORE CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE 1 : 100
ONLINE APPLICATION NO : SWP/BPA/627187/2025

REFERENCE:-
- SITE BOUNDARY
- EXISTING ROAD
- DRIVEWAY
- PROPOSED BUILDING

N

AREA DETAILS :-

DESCRIPTION	SQ.M.
SITE AREA AS PER DOCUMENT	1114.84
SITE AREA AS PER TSS	1110.00
SUPER IMPOSED SITE AREA	1114.84

MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQ.M.)	NON F.S.I AREA (SQ.M.)	TOTAL (SQ.M.)
1)	STILT FLOOR AREA	28.78	661.99	690.77
2)	FIRST FLOOR AREA	614.98	75.79	690.77
3)	SECOND FLOOR AREA	614.98	75.79	690.77
4)	THIRD FLOOR AREA	614.98	75.79	690.77
5)	FOURTH FLOOR AREA	614.98	75.79	690.77
6)	FIFTH FLOOR AREA	618.37	75.79	694.16
7)	HEAD ROOM AREA	-	43.71	43.71
	TOTAL BUILTUP AREA	3107.07	1084.65	4191.72

FSI = 3107.07 / 1110.00 = 2.799
PREMIUM FSI = 2.799 - 2.000 = 0.799
TOTAL NO. OF DWELLINGS = 19

Master Plan Land Use - Residential

PARKING DETAILS:-

DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers		No. Of Cars	
		Reqd. Including	Provd. Including	Reqd. Including	Provd. Including
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	18	-	-	18	18
Above 225 Sq.Mtrs upto 300 Sq.Mtrs	1	-	-	3	3
Visitor's Parking 10%	-	-	-	3	3
Total No. Of Parkings	-	-	-	24	24

PROFESSIONAL DETAILS BASED ON FORM C

APPLICANT	N.R.SUBRAMANIAM & DHIYA FOUNDATION PVT. LTD. (POA)	03.09.2025 For DHIYA FOUNDATION PVT. LTD. T.A. Malathi 03.09.2025 MANAGING DIRECTOR
REGISTERED ENGINEER	Er. A.WALTER JEFF MAX (CBE DTCP/RE/GR-II/02/2021)	03/09/2025
REGISTERED STRUCTURAL ENGINEER	Er. R.GOVINDARAJ (CBE DT/SE/GR-II/01/2025)	03/09/2025
REGISTERED CONSTRUCTION ENGINEER	Er. N.DEEPAK (CBE DTCP/CE/032/2024)	3/9/2025
REGISTERED GEOTECHNICAL ENGINEER	Er. K.P.VETRISELVAN (CBE LPA/GTE/009/2024)	03/09/2025

LP/CLPA No : 483/2025

PLANNING PERMISSION No : 573/2025

(This Planning Permission is valid for a period of 8years from e-sign)

e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District.

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
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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.