

PP

APPROVAL RECORD

# Planning Permission

Perambalur  
Coimbatore district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

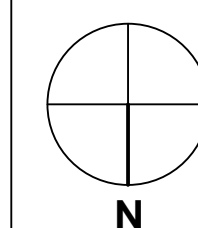
ISSUING AUTHORITY  
**DTCP**

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.

Plan showing the proposed construction of  
Professional Consulting Office Building in  
Ward no. II(9), Block no. 11, T.S.No. 255/1 and  
255/2 of Annuperpalayam village, Coimbatore  
North Taluk, Coimbatore District and  
Corporation - Central zone.  
(Coimbatore Town Planning Scheme No.4)

**Title:**  
Site Plan, Basement (Pit Puzzle Parking),  
Ground Floor Plan, Typical Floor Plan (First  
and Second Floor Plan), Third Floor Plan,  
Terrace Floor Plan, Section and Elevation



Scale : 1 : 100

**Site Area Details:**

Site Area as per Document - 693.00 Sq.mt

Site area as per Patta - 693.00 Sq.mt

**Building Area Details in Sq.mt**

| Floor        | Built up area  | Non FSI area  | FSI area       |
|--------------|----------------|---------------|----------------|
| Basement     | 382.70         | 382.70        | 0.00           |
| Ground       | 307.75         | 0.00          | 307.75         |
| First        | 382.70         | 0.00          | 382.70         |
| Second       | 382.70         | 0.00          | 382.70         |
| Third        | 277.24         | 0.00          | 277.24         |
| Terrace      | 32.75          | 32.75         | 0.00           |
| <b>Total</b> | <b>1765.84</b> | <b>415.45</b> | <b>1350.39</b> |

**Joinery Details**

| S.No | Symbol | Description  | Size in Meter |
|------|--------|--------------|---------------|
| 1    | D      | Door         | 2.44 x 2.44   |
| 2    | D1     | Door         | 1.22 x 2.13   |
| 3    | D2     | Door         | 0.76 x 2.13   |
| 4    | LD     | Lift Door    | 0.76 x 2.13   |
| 5    | GW     | Glass window | 22.33 x 2.13  |
| 6    | GW1    | Glass window | 8.43 x 2.13   |
| 7    | GW2    | Glass window | 7.72 x 2.13   |
| 8    | GW3    | Glass window | 5.35 x 2.13   |
| 9    | W      | Window       | 2.44 x 1.83   |
| 10   | W1     | Window       | 1.83 x 1.52   |
| 11   | V      | Ventilator   | 1.83 x 0.90   |
| 12   | V1     | Ventilator   | 0.60 x 0.90   |

**Plot Coverage and FSI Details:**Plot Coverage -  $(382.70 / 693.00) \times 100 = 55.22\%$ Floor Space Index -  $1350.39 / 693.00 = 1.9486$ **Parking Details:**

No of Car Parking required - 13 Nos

No of Car Parking Provided - 13 Nos

No of Two wheeler Parking required - 46 Nos

No of Two wheeler Parking provided - 46 Nos

**Reference:**

- Site Boundary -
- Proposed Building -
- Existing Road -
- Drive Way -

இணைப்பதன் விண்ணப்பம் எண் : SWP / BPA / 142872 / 2024

ம.வ / கோ.உ.தி.கு.எண் : 184/2024 ( இணையமயி ஒப்புதல்)

திட்ட அனுமதி எண் : 214/2024

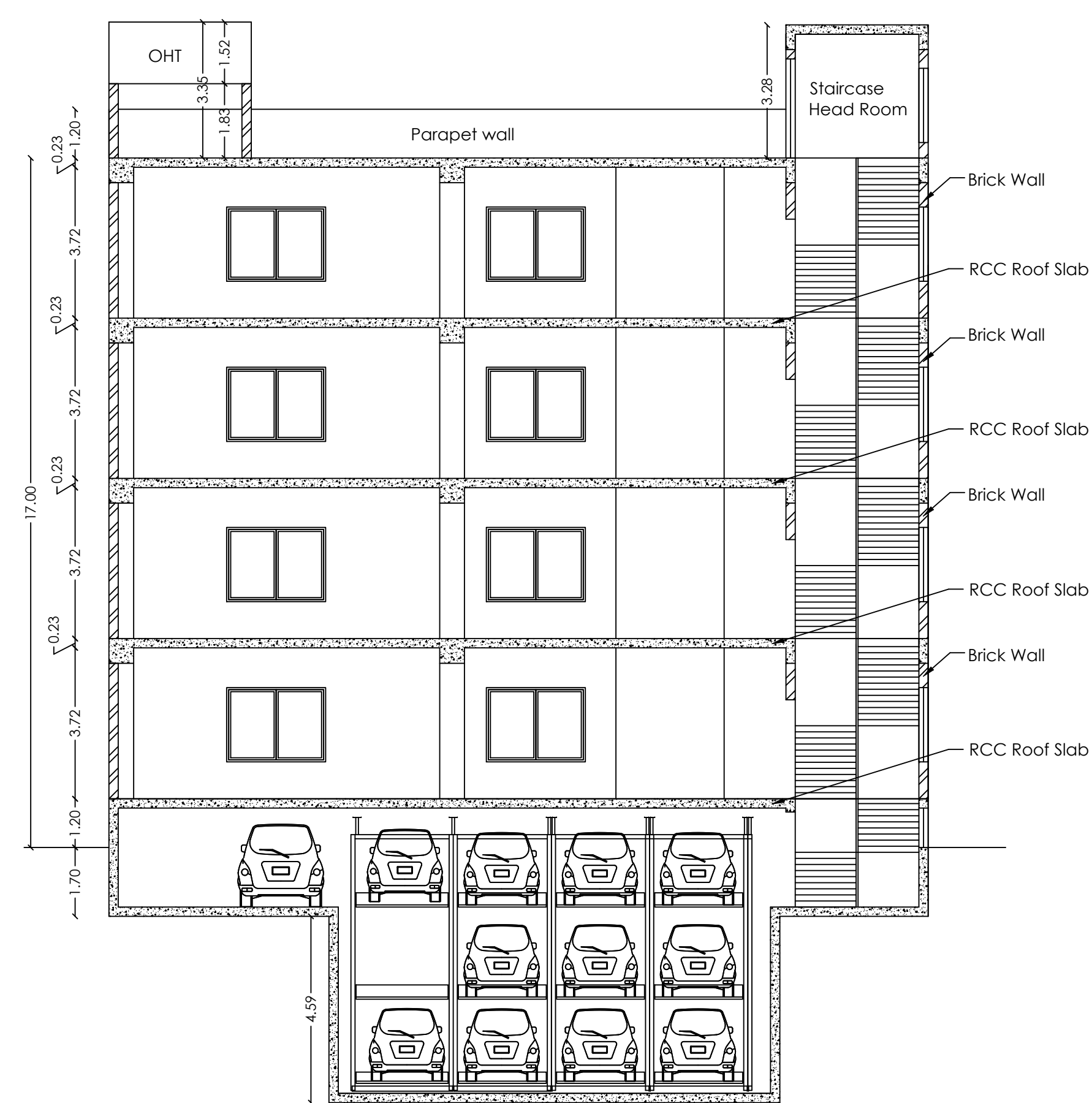
Applicant

ARCHITECT  
BISWAIT PAUL B. ARCH.  
MCA No: CA/2004/32754

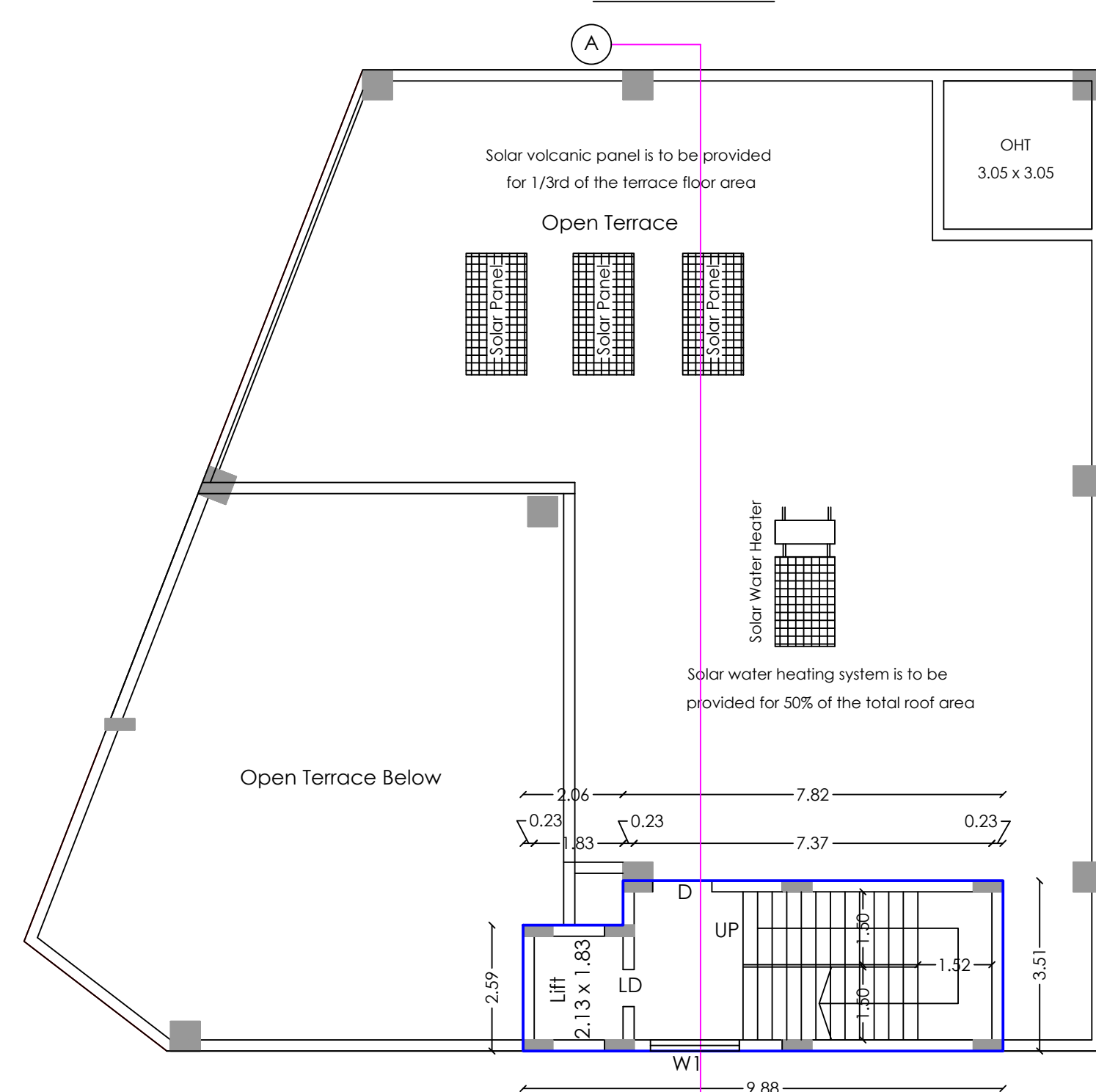
Architect

J. PREM KUMAR  
B.E. CIVIL & E. STRUCTURES  
COIMBATORE ENGINEER-1/150001  
REGISTERED STRUCTURAL ENGINEER GRADE I  
10A, 5th Floor, 1st Phase, Jeevan Nagar,  
High Annamalai Road, Suburban Colony Coimbatore - 641 002.

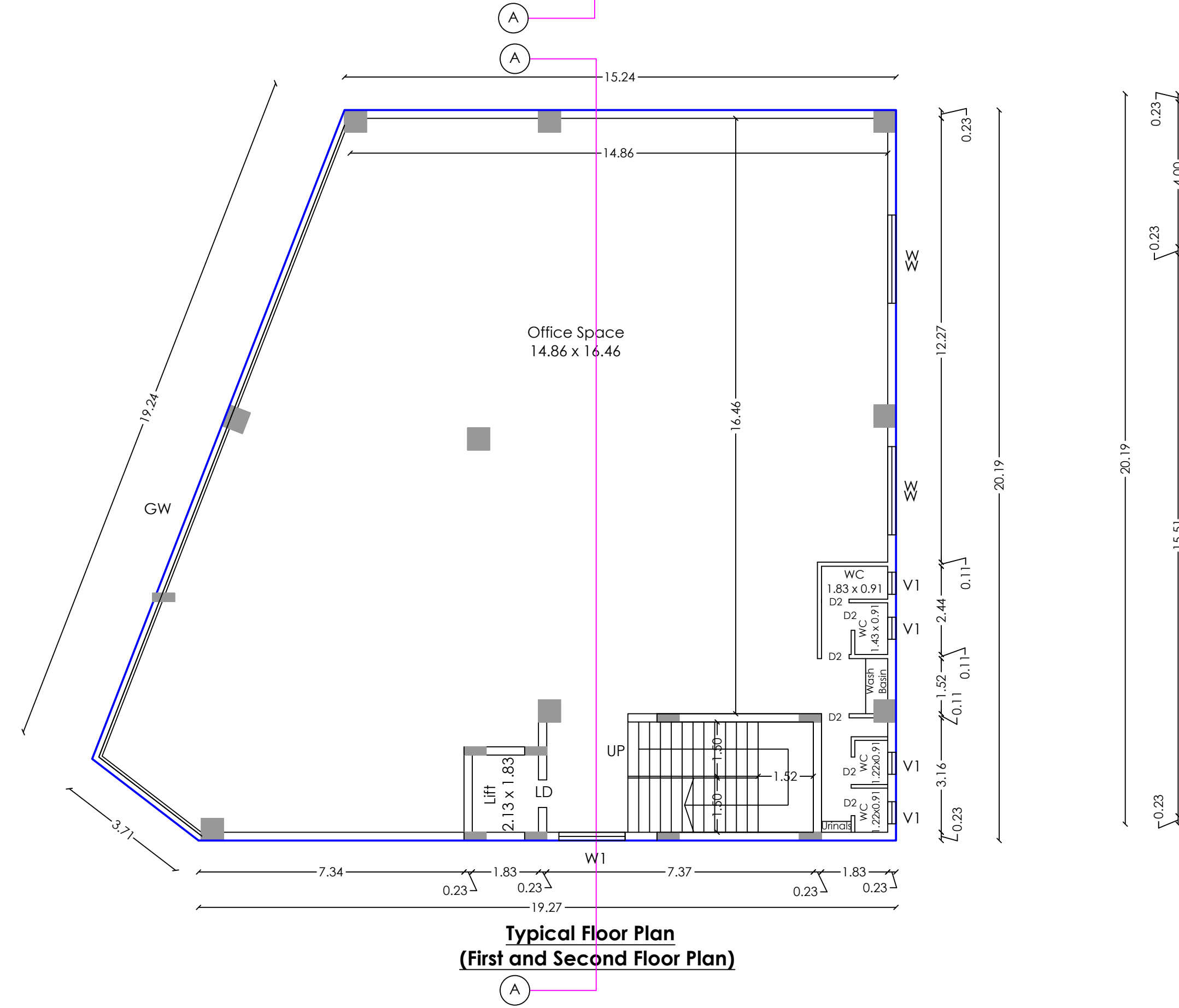
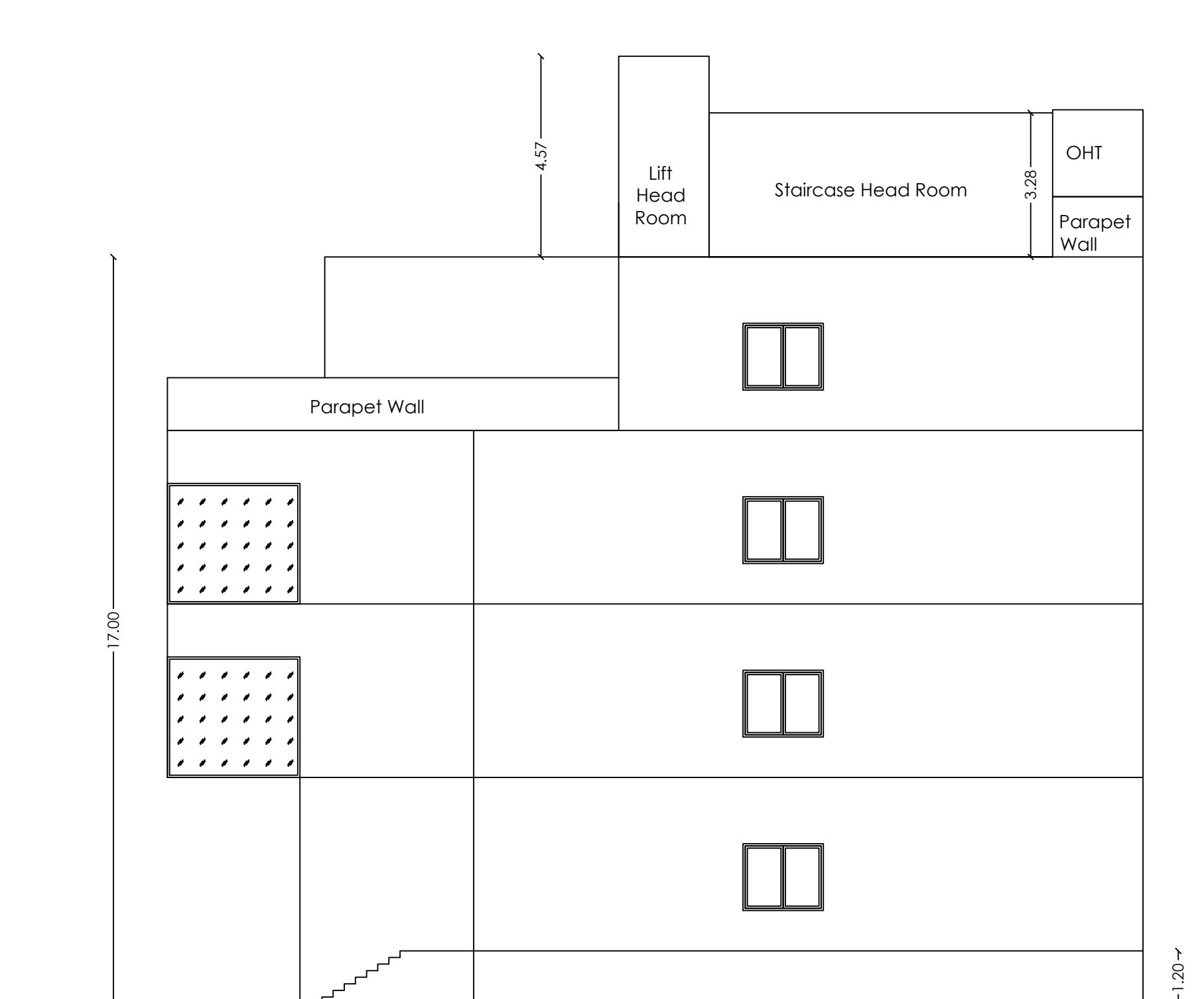
Registered Structural Engineer



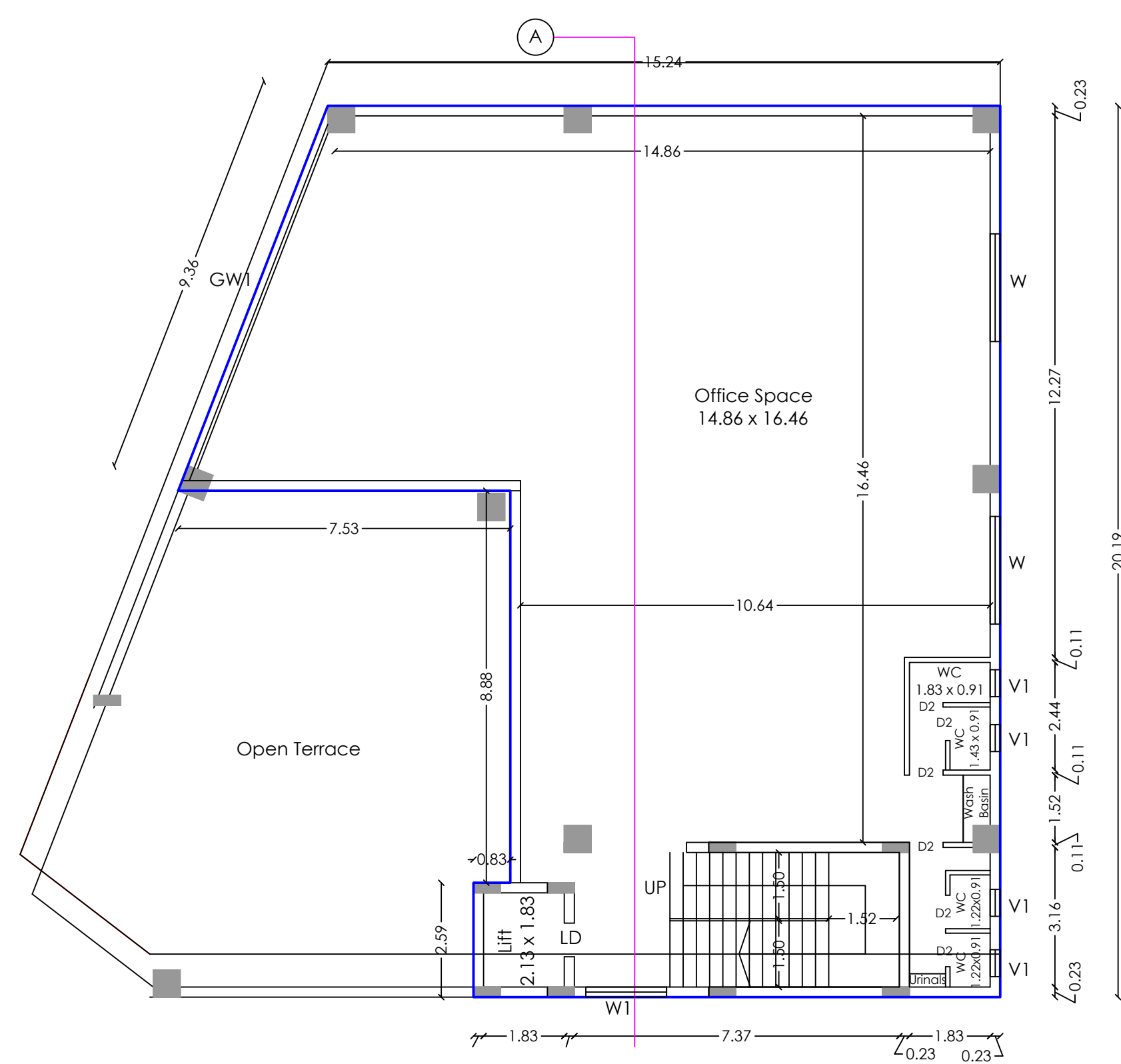
SECTION-AA-



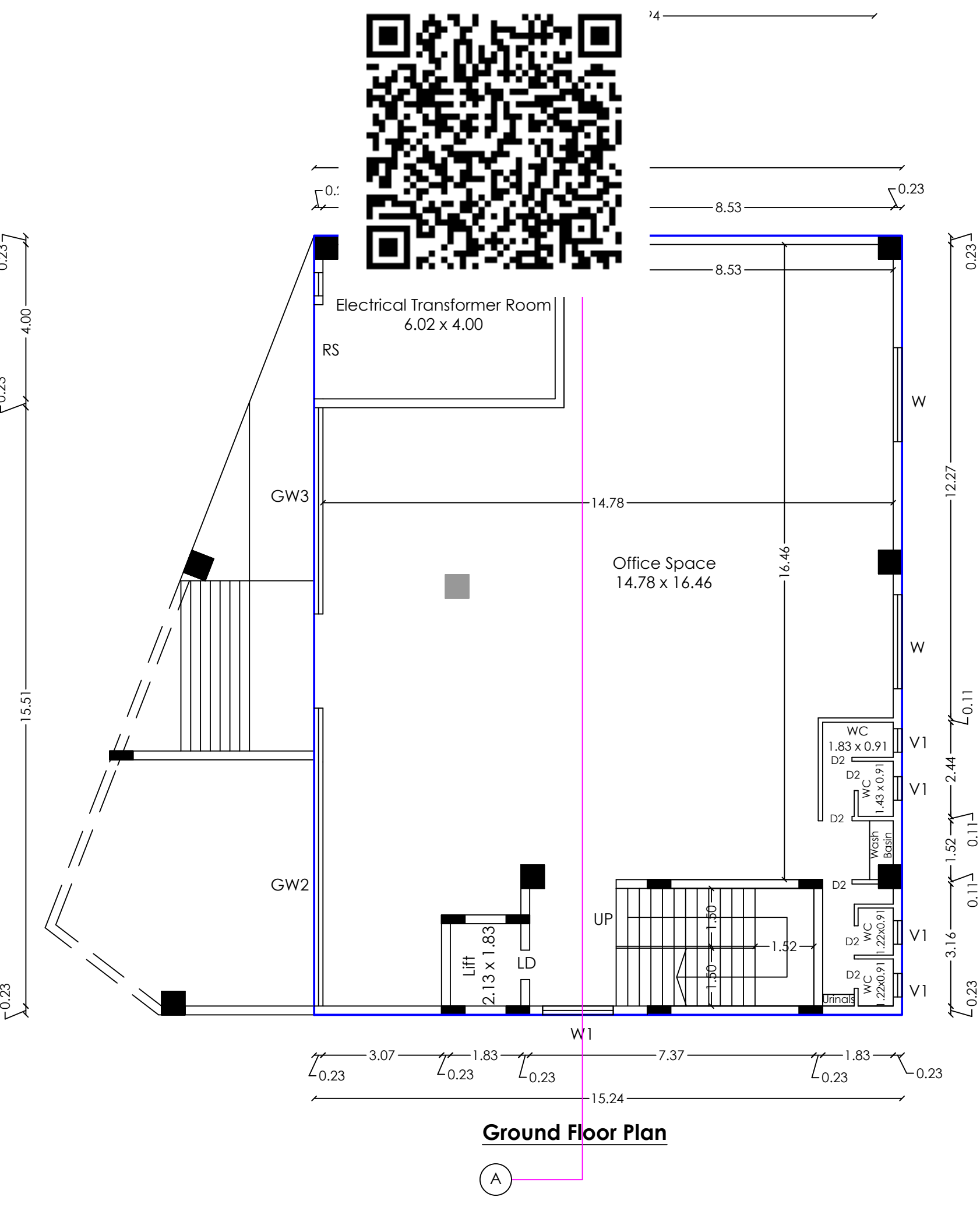
Terrace Floor Plan

Typical Floor Plan  
(First and Second Floor Plan)

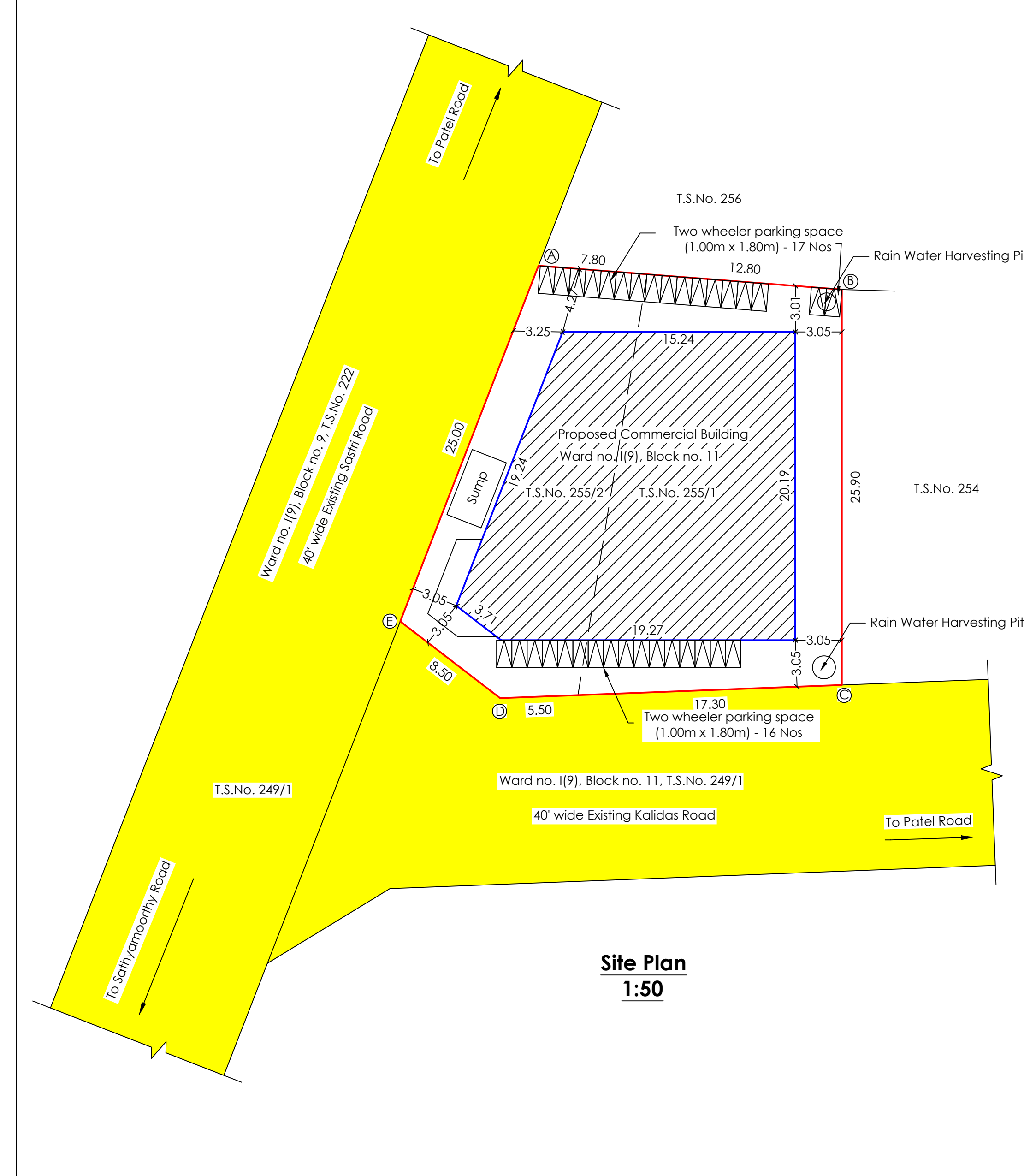
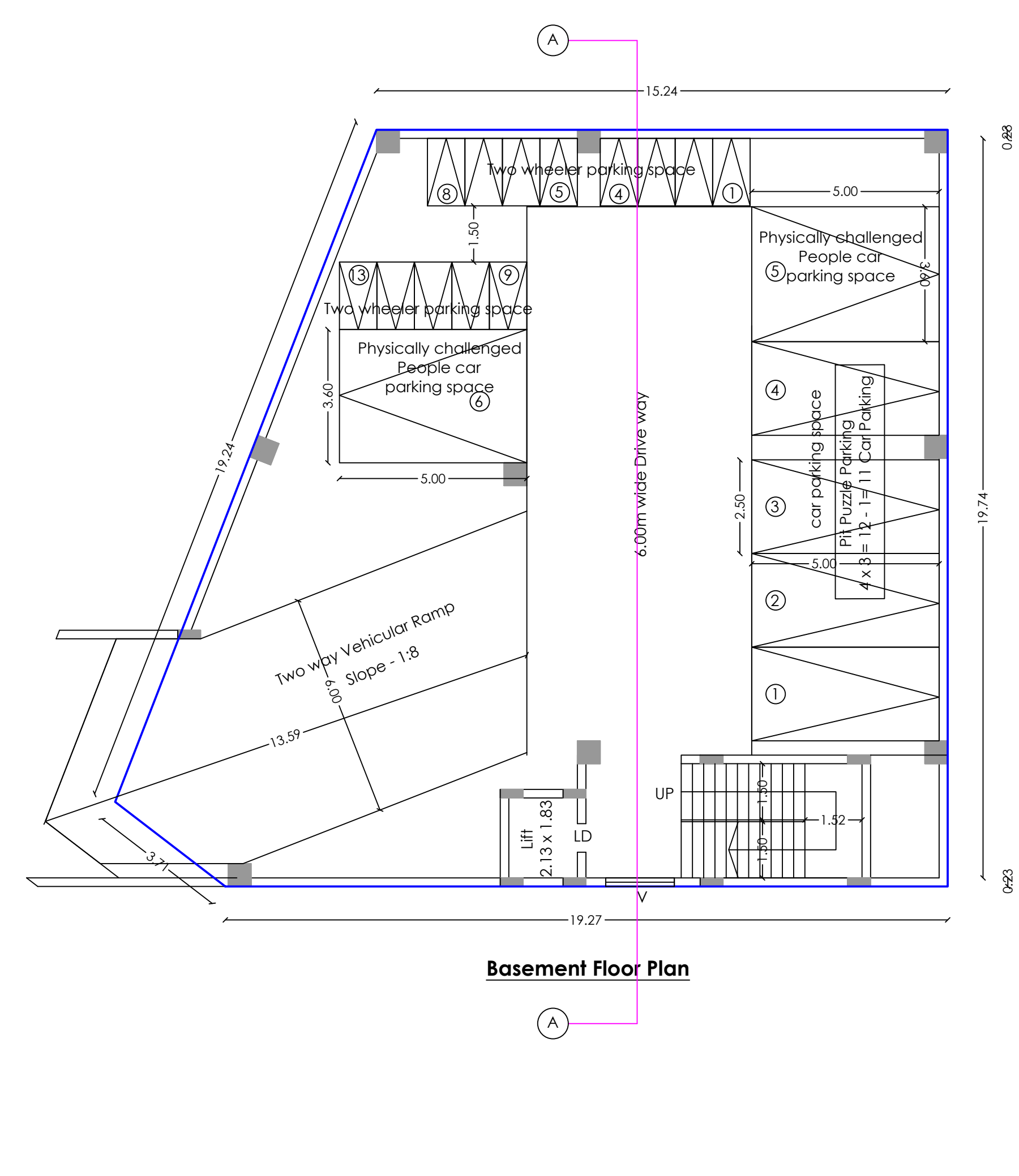
ELEVATION



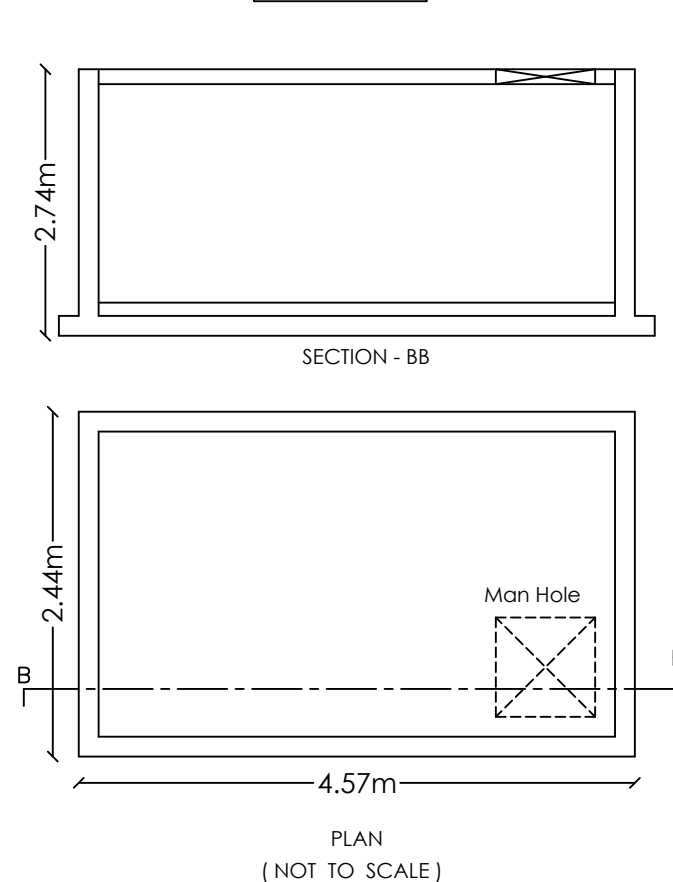
Ground Floor Plan



Basement Floor Plan

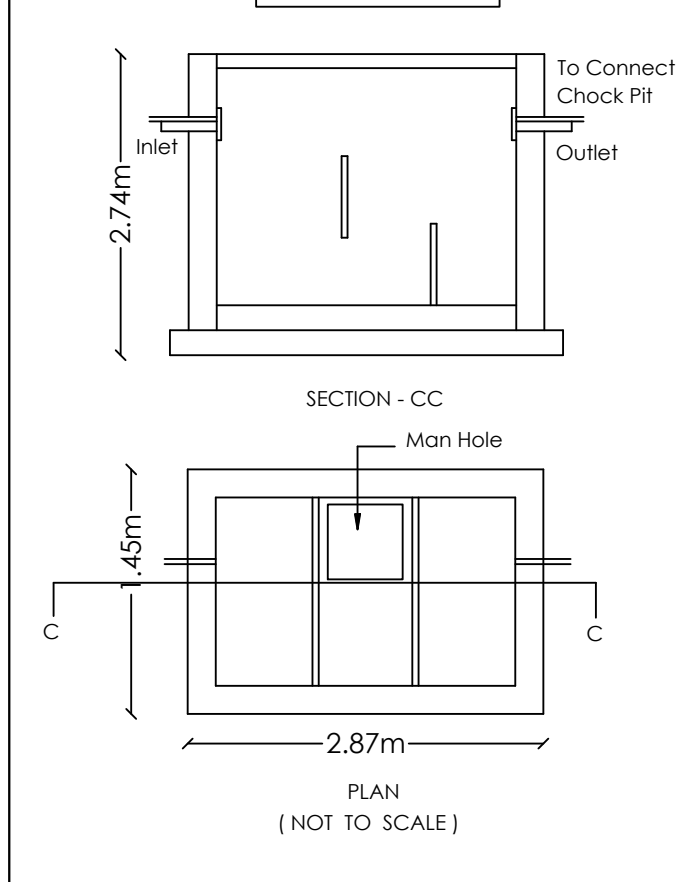
Site Plan  
1:50

Basement Floor Plan

**SUMP DETAILS**

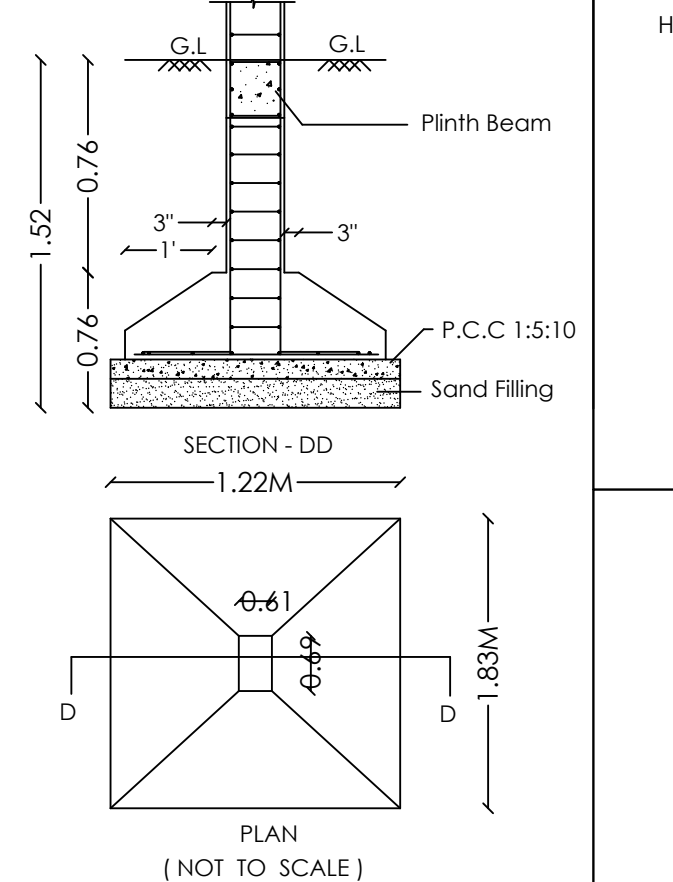
SECTION-BB

PLAN (NOT TO SCALE)

**PIT DETAILS**

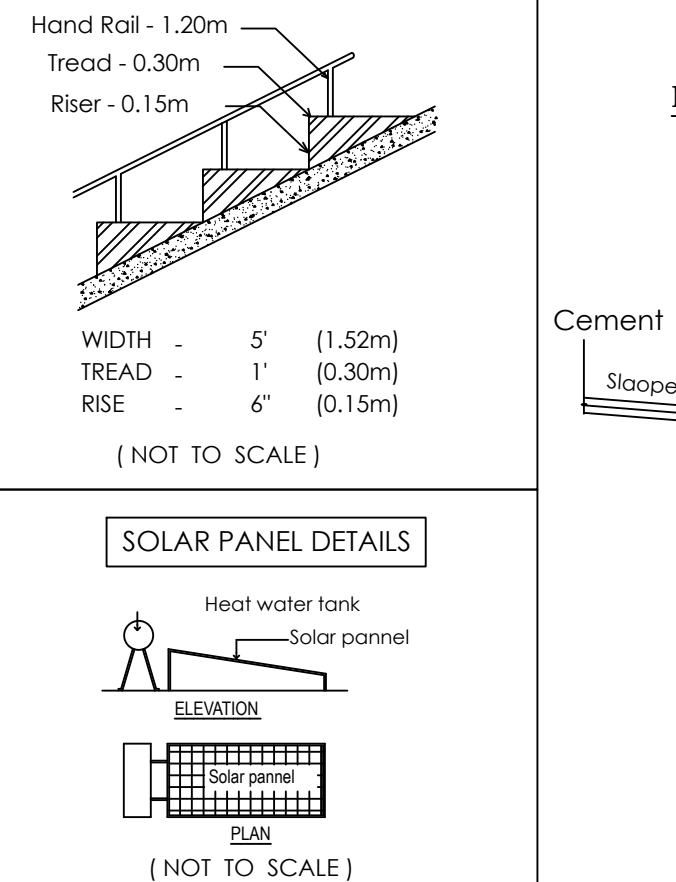
SECTION-CC

PLAN (NOT TO SCALE)

**FOUNDATION DETAILS**

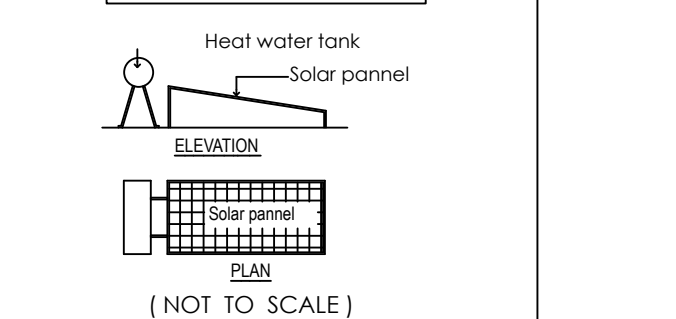
SECTION-DD

PLAN (NOT TO SCALE)

**STAIRCASE DETAILS**

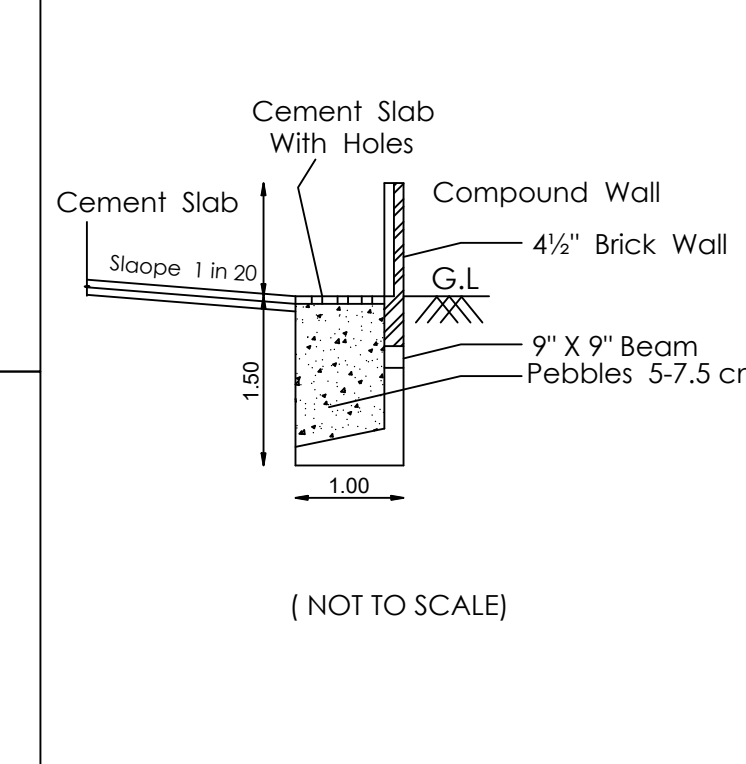
SECTION-EE

PLAN (NOT TO SCALE)

**SOLAR PANEL DETAILS**

SECTION-FF

PLAN (NOT TO SCALE)

**RAIN WATER HARVESTING TRENCH**

SECTION-GG

PLAN (NOT TO SCALE)

**Parking Details**

| Parking Area Description                             | Floor wise area in Sq.mt                        | FSI Area in Sq.mt | Required | 75% of Parking | Provided |
|------------------------------------------------------|-------------------------------------------------|-------------------|----------|----------------|----------|
| 1 car space for every 100 sq.mt of floor area        | GF - 307.75 FF - 382.70 SF - 382.70 TF - 277.24 | 1350.39           | 14       | 11             | 11       |
| 10% of visitors Car Parking                          | -                                               | -                 | 2        | 2              | 2        |
| 1 two wheeler space for every 25 sq.mt of floor area | GF - 307.75 FF - 382.70 SF - 382.70 TF - 277.24 | 1350.39           | 54       | 41             | 41       |
| 10% of visitors Two wheeler Parking                  | -                                               | -                 | 5        | 5              | 5        |

# 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](#)



# 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

## 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

## 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

## 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



# 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](mailto: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.

