

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.

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF
COMMERCIAL (GOVT BUILDING SULUR BUSTAND) IN
S.F.NO:-840 AT SULUR VILLAGE & TOWN PANCHAYAT,
SULUR TALUK, COIMBATORE DISTRICT.

SCALE :- 1 : 400



SITE AREA STATEMENT :-

AREA AS PER DOCUMENT - 0.65 Acre (2650.00 Sq.m)

AREA AS PER PATTA - 2650.00 Sq.m

BUILDING AREA DETAILS :-

Floor Name	FSI Area in sq.m	Non FSI Area in sq.m	Total Area in sq.m
Ground Floor	767.80	—	767.80
First Floor	767.80	—	767.80
Total Area	1535.60	30.4	1566.00

$$FSI = \frac{1535.60}{2650.00} = 0.57 < 2.0$$

Total No. Of Shops = 40

Height Of The Building = 9.0 m

OPEN SPACE RESERVATION AREA

Required

Provided

265.0 Sq.m
(10.0 %)268.25 Sq.m
(10.12 %)

PARKING DETAILS :-

Parking Area Descriptions	Area sq.m	Required	Provided
1 Car space for every 75 Sq.m Workshop floor Area	1535.60	16	22
1Two wheeler space for every 25 Sq.m Workshop floor Area	1535.60	61	73

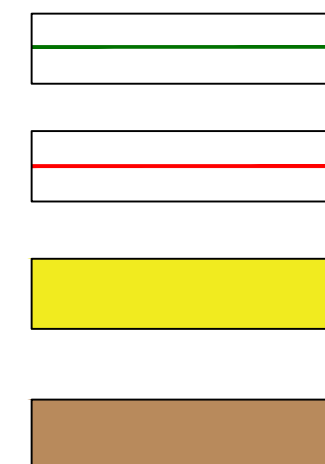
COLOUR INDEX :-

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PROPOSED DRIVEWAY



APPLICANT

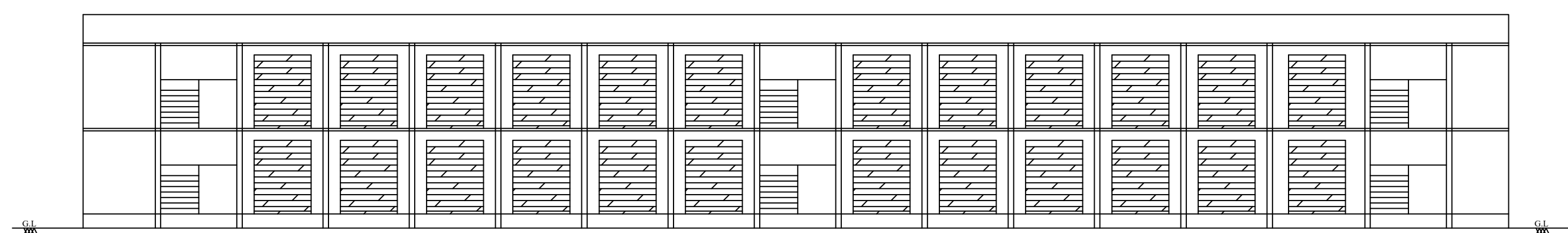
Ar. T. DINESH KUMAR, M.Arch
Registered Architect Grade-I (RA)
CA/2017/809991
Reg No: Coimbatore LPA/RA/GR-1/006/2024

REGISTERED ENGINEER

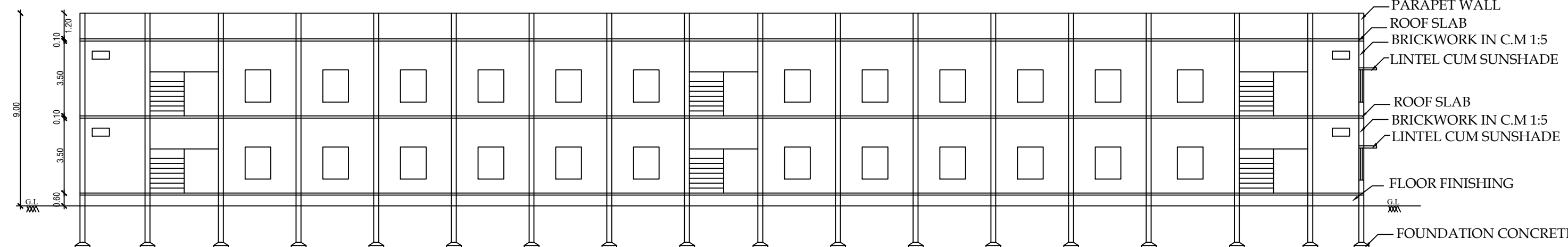
Dr. V. JAYARAJULU & THE M&E Structural Engineers, Coimbatore

Dr. V. JAYARAJULU & THE M&E Structural Engineers, Coimbatore
Regd. Structural Engineer Grade - I (RA)
3/2018, No. 1441, Raju, Karanampalayam, Trichy - 641 002.
For Contact: 99 52 90 65 49 / ar.jayarajulu@gmail.com

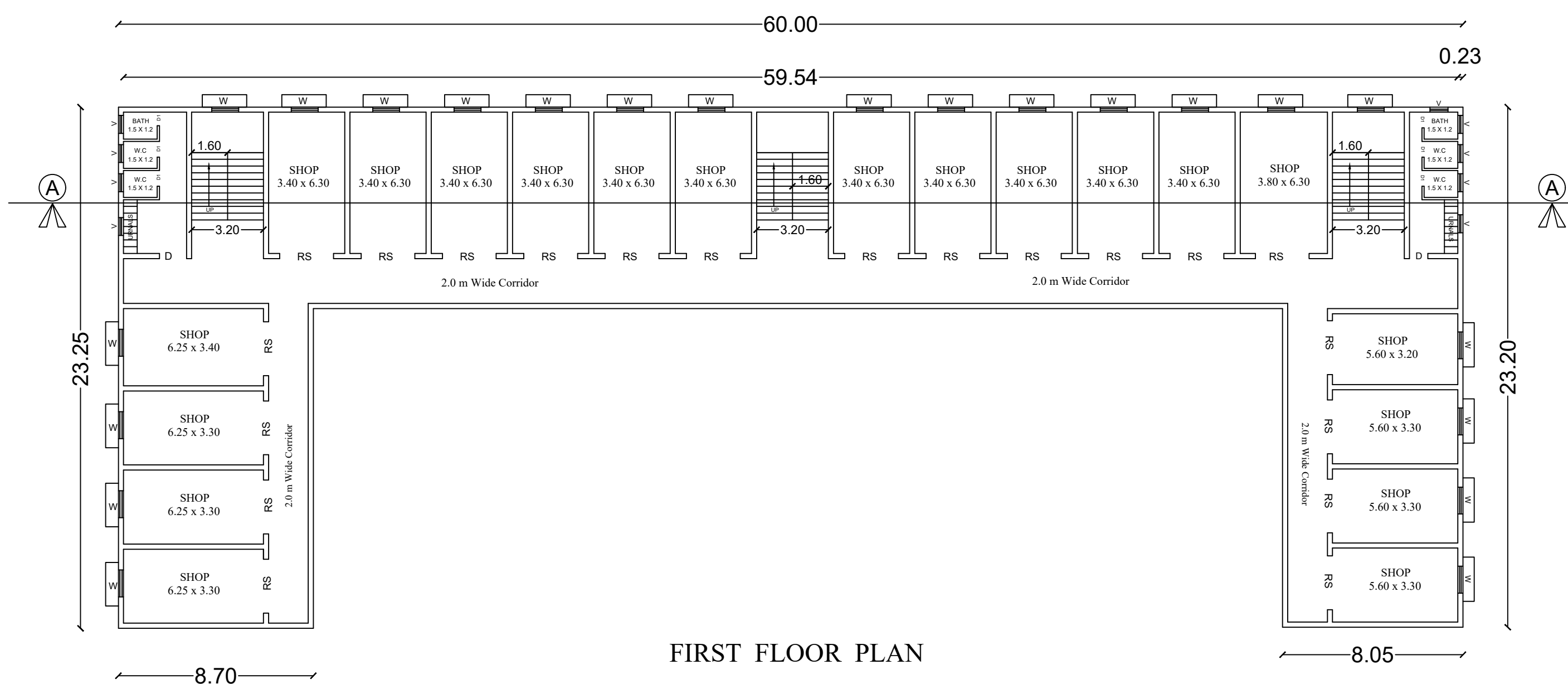
STRUCTURAL ENGINEER



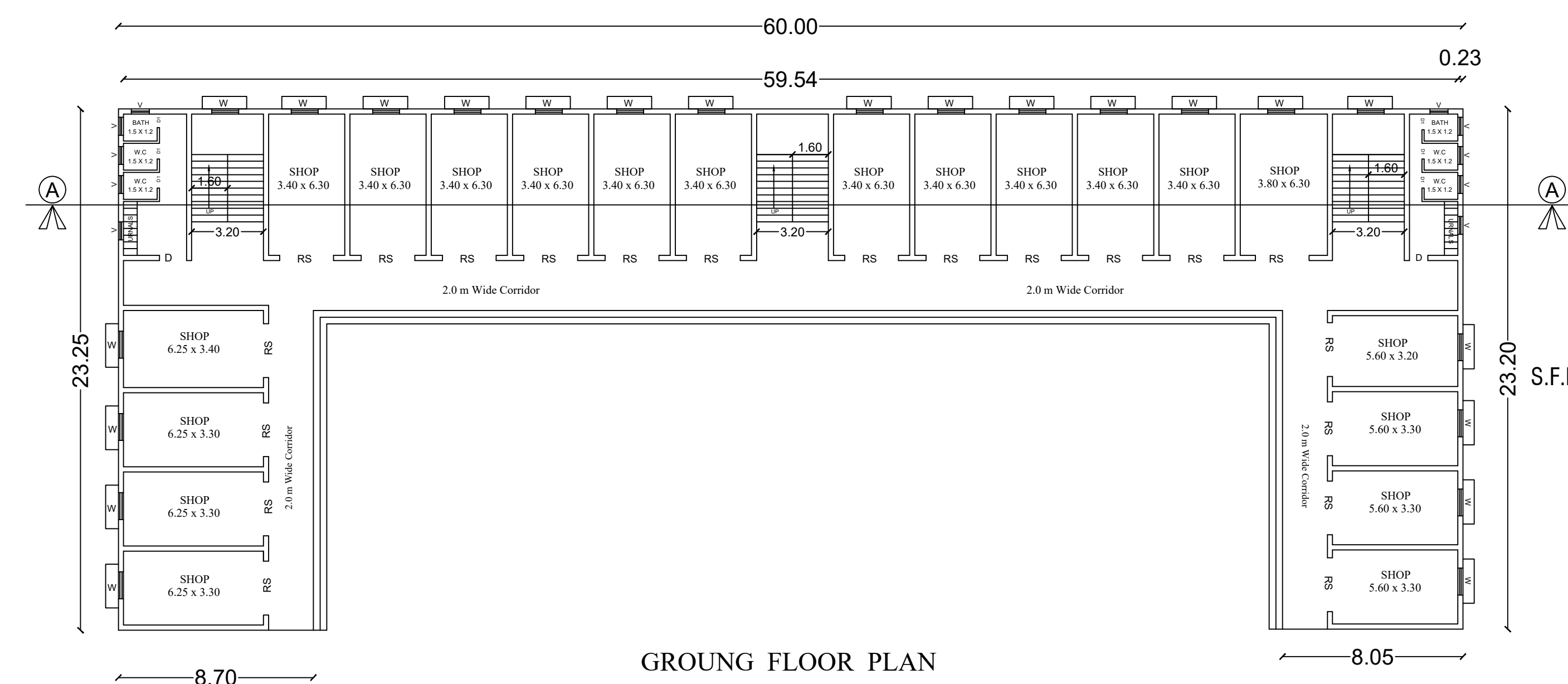
ELEVATION



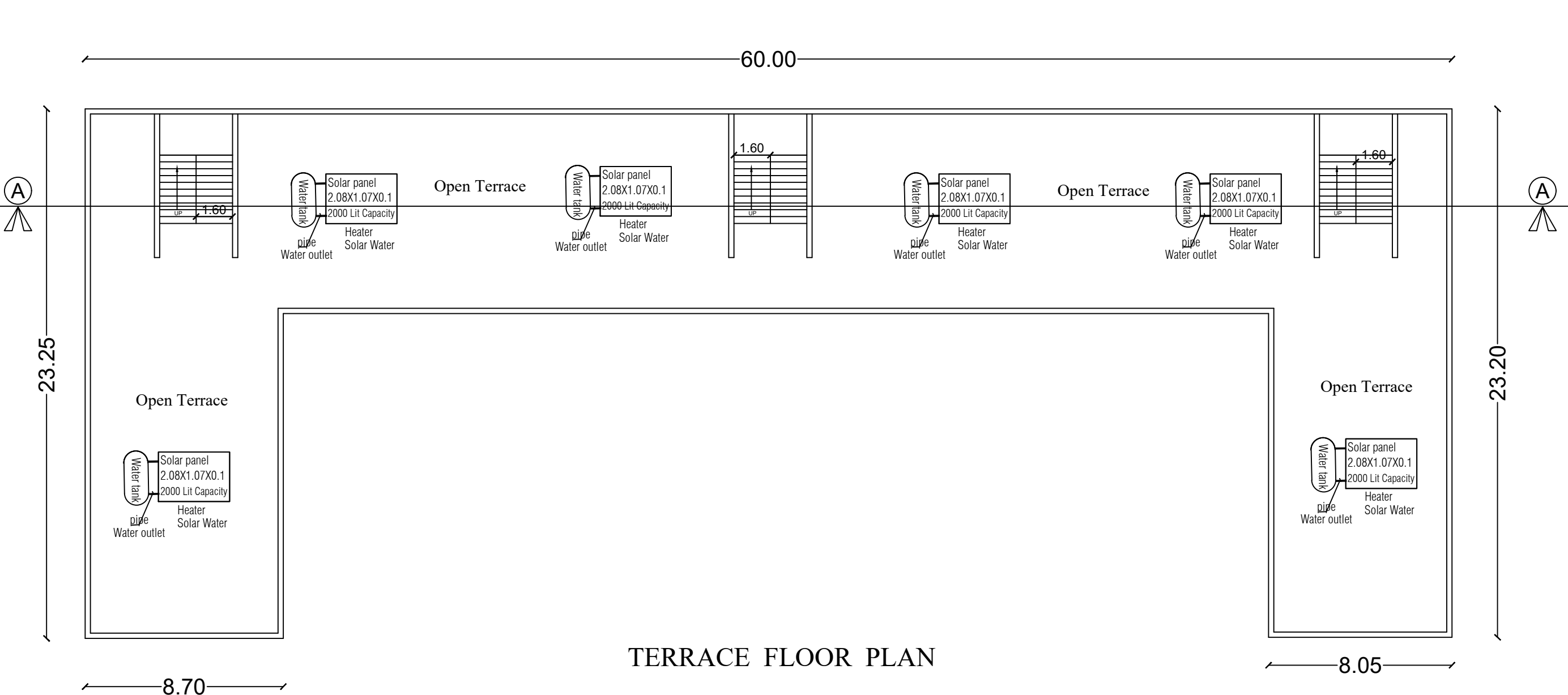
SECTION ON AA



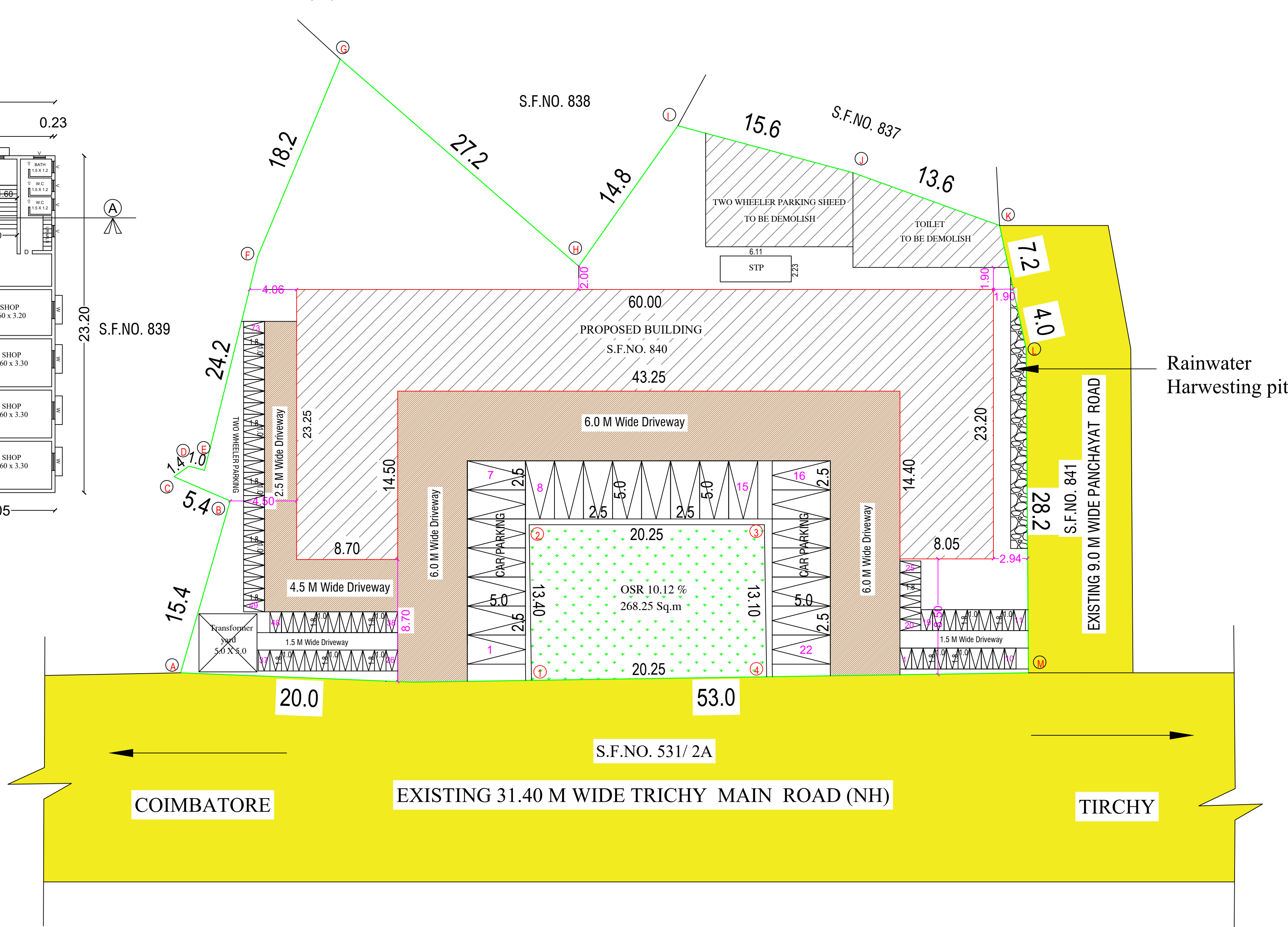
FIRST FLOOR PLAN



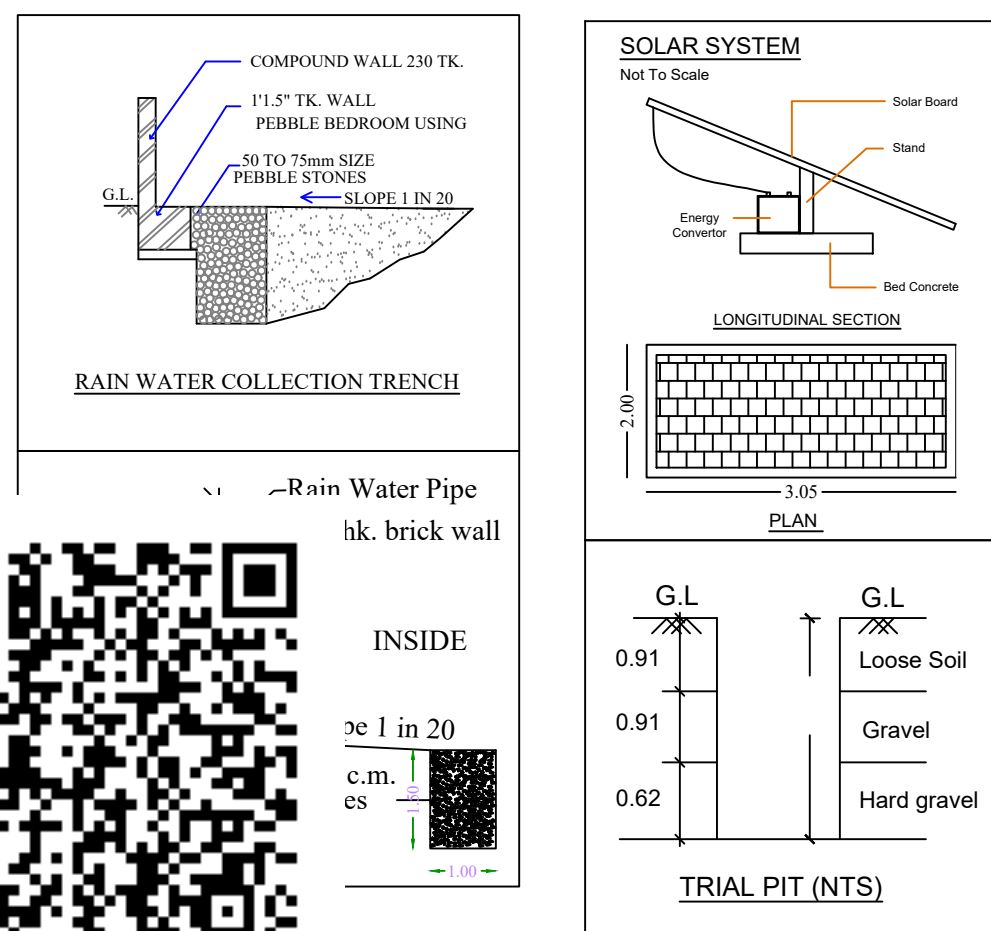
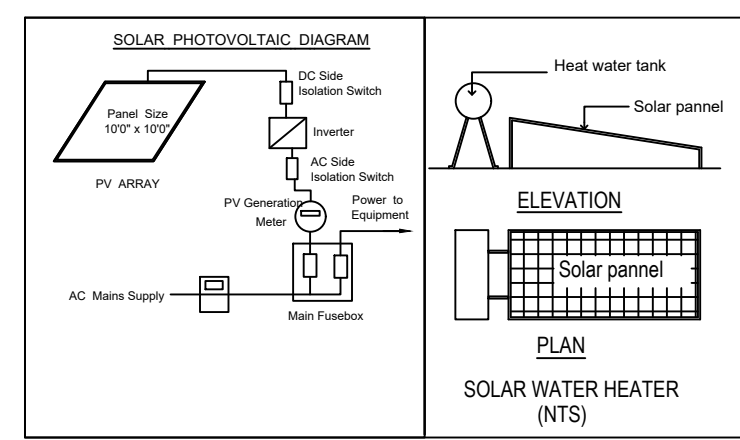
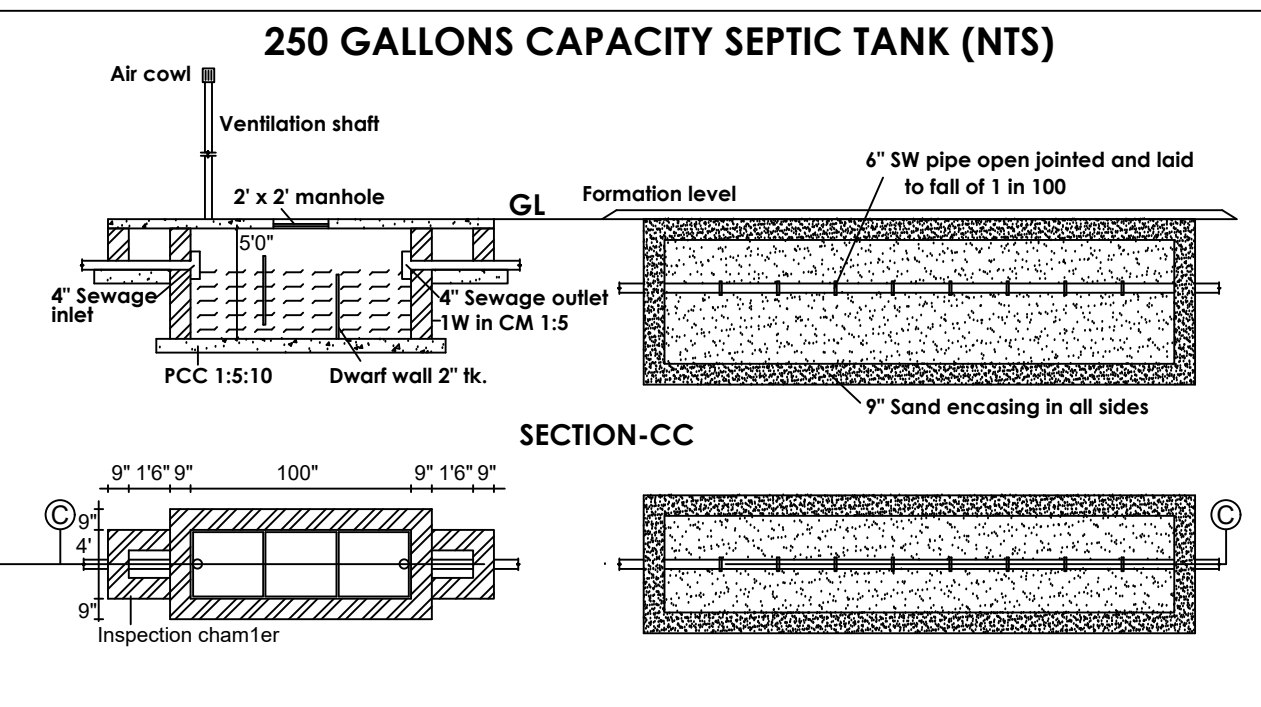
GROUND FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN (Scale = 1 : 800)

STAIRCASE DETAILS
(NOT TO SCALE)

Hand rails
Steps B.W
In C.M 1:6
R.C.C Waist Slab
HANDRAILS : 0.90 m
WIDTH : 2.00 m
TREAD : 0.30 m
RISE : 0.150 m

DETAILS OF JOINERIES

RS ROLLING SHUTTER : 3.10 X 2.40 M
D : DOOR : 1.20 X 2.10 M
D1 : DOOR : 0.75 X 2.10 M
W : WINDOW : 1.80 x 1.50 M
V : VENTILATOR : 0.80 X 0.60 M

ONLINE APPLICATION NO: SWP/BPA/228608/2024
SWP/SITE APPROVAL: L.P/ CLPA NO.670A /2024
SWP/PLANNING PERMISSION NO: 795/2024

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

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



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.

