

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

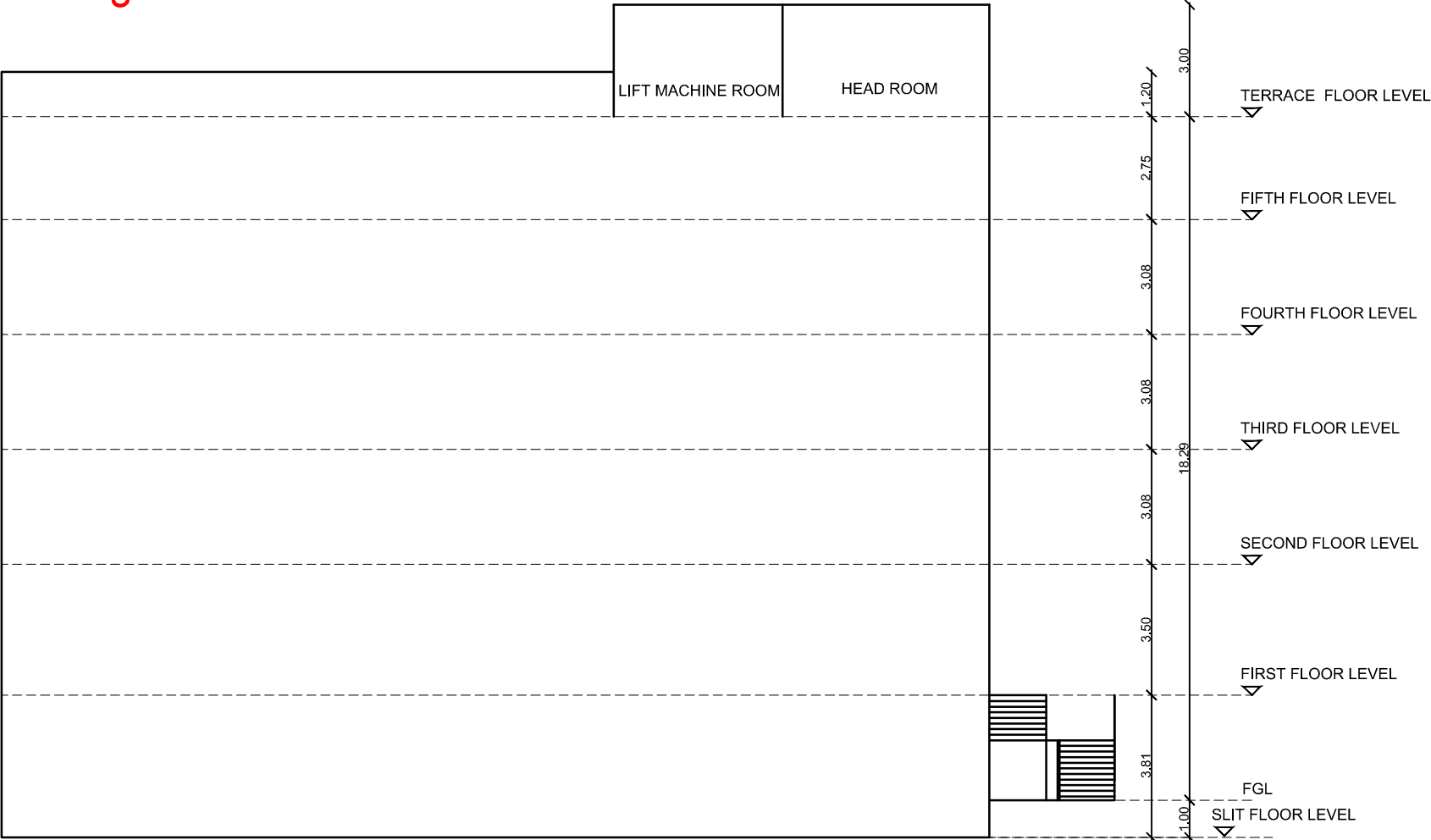
Building Plan

ISSUING AUTHORITY

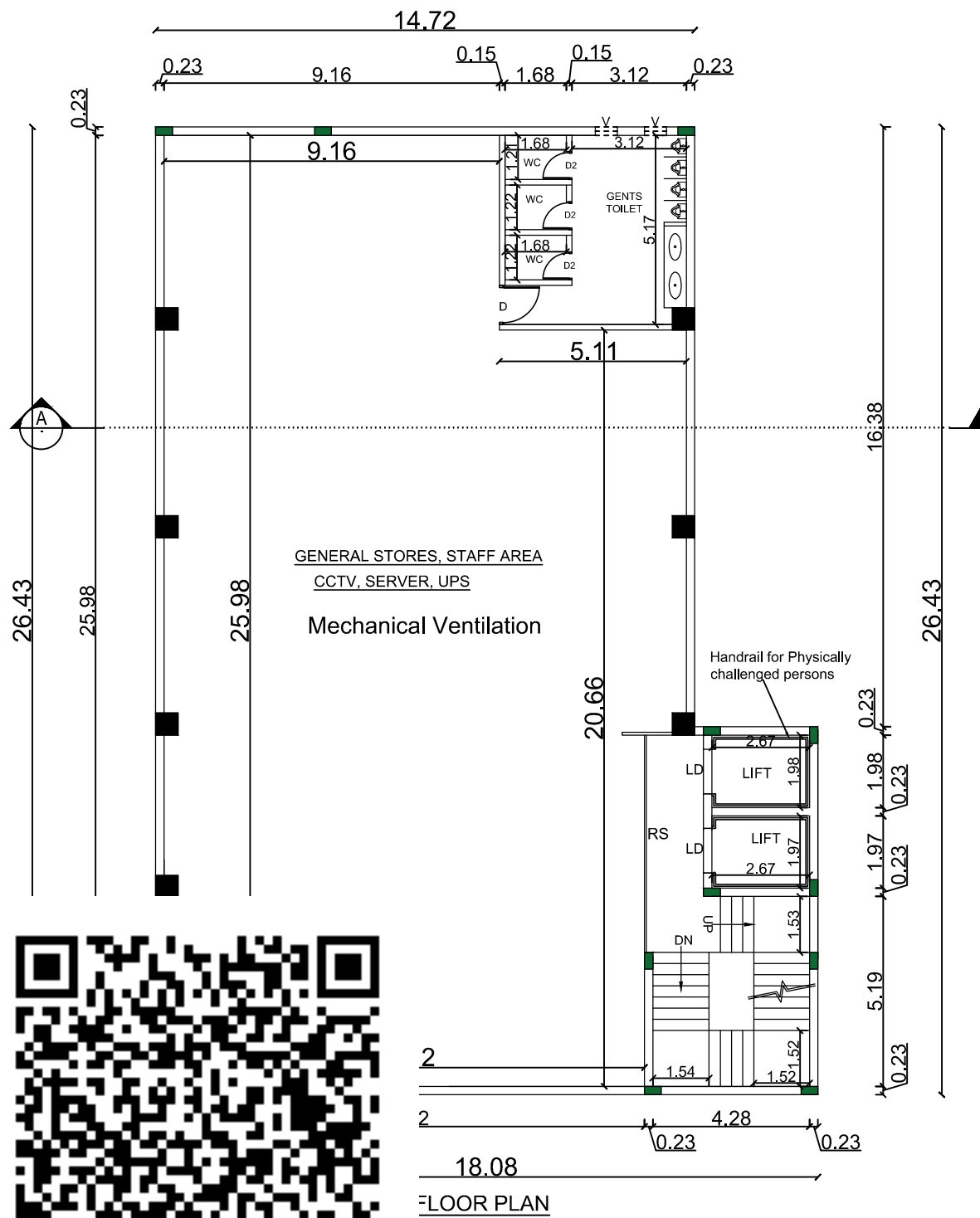
DTCP

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.

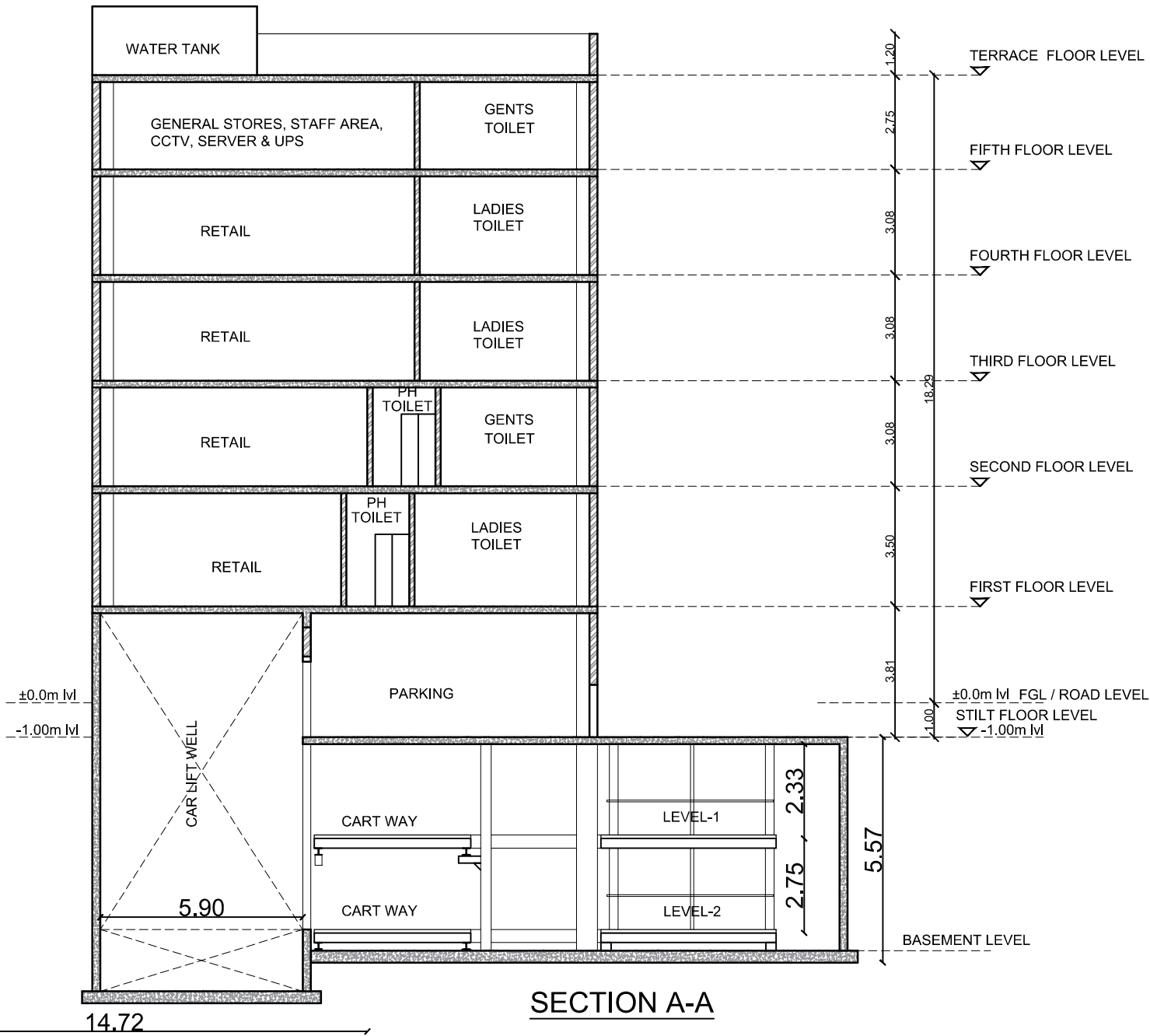


ELEVATION

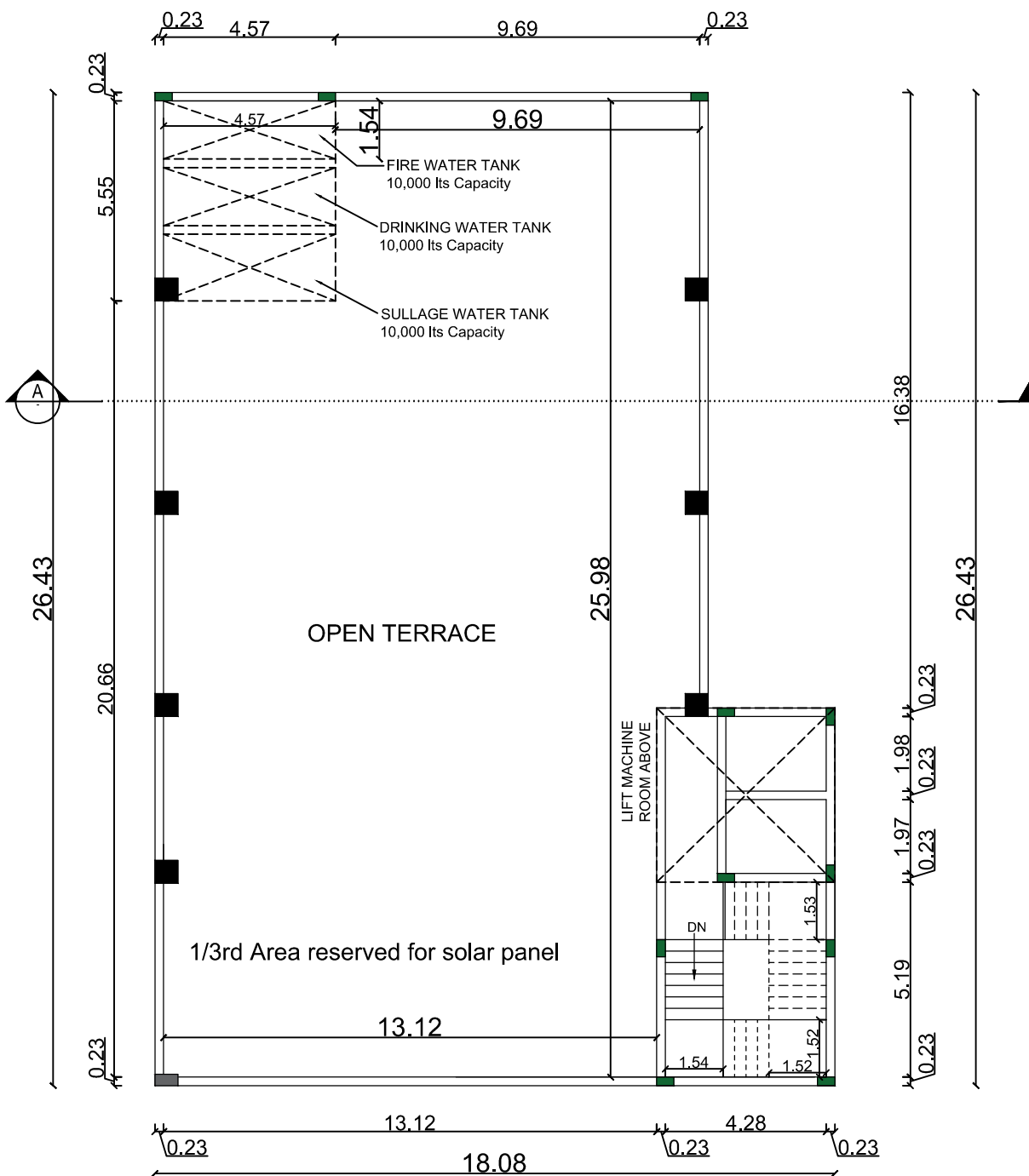


FLOOR PLAN

PLICATION NO : SWP / BPA / 331358 / 2024



SECTION A-A



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING AT BASEMENT FLOOR (2LEVEL PARKING) + STILT FLOOR (PARKING) + 5 FLOORS - RETAIL (HEIGHT-18.29M) AT OPPANAKARA STREET, COIMBATORE - 641001. COMPRISED T.S.NO: 1774 /2, 1774/3, 1775, 1776, 1777/1, 1777/2, 1778/1, 1778/2, 1779/1, 1779/2, BLOCK NO: 23, OPPANAKARA STREET, COIMBATORE CITY, COIMBATORE TALUK, COIMBATORE DISTRICT.

SCHEDULE OF JIONEY:-

TYPE	DETAIL	SIZE IN METRE
MD	DOOR	5.50 X 2.40
D	DOOR	1.05 X 2.10
D1	DOOR 1	0.75 X 2.10
RS	ROLLING SHUTTER	6.00 X 5.00
V1	VENTILATOR	0.60 X 0.60

COLOUR INDEX :-

PROPOSED

GeoTechnical Engineer :

Er. K.P. VETRISILVAN, M.E., (GEOTECHNICAL ENGINEER)
CLPA REG. No: CLPA/GE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
O.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90433 44488, E-mail: geodesign123@gmail.com

Construction Engineer :

G. GEEVAGAN D.C.E.
Construction Engineer
DTCP Reg. No. TVLR / RCE / 2021 / 12 / 011
127/6, Lakshmi Gardens,
3rd Main Road, Sadasiva Nagar,
Madipakkam, Chennai - 600 091
Email: maduraigeeva@gmail.com
Mobile: 94444 48907

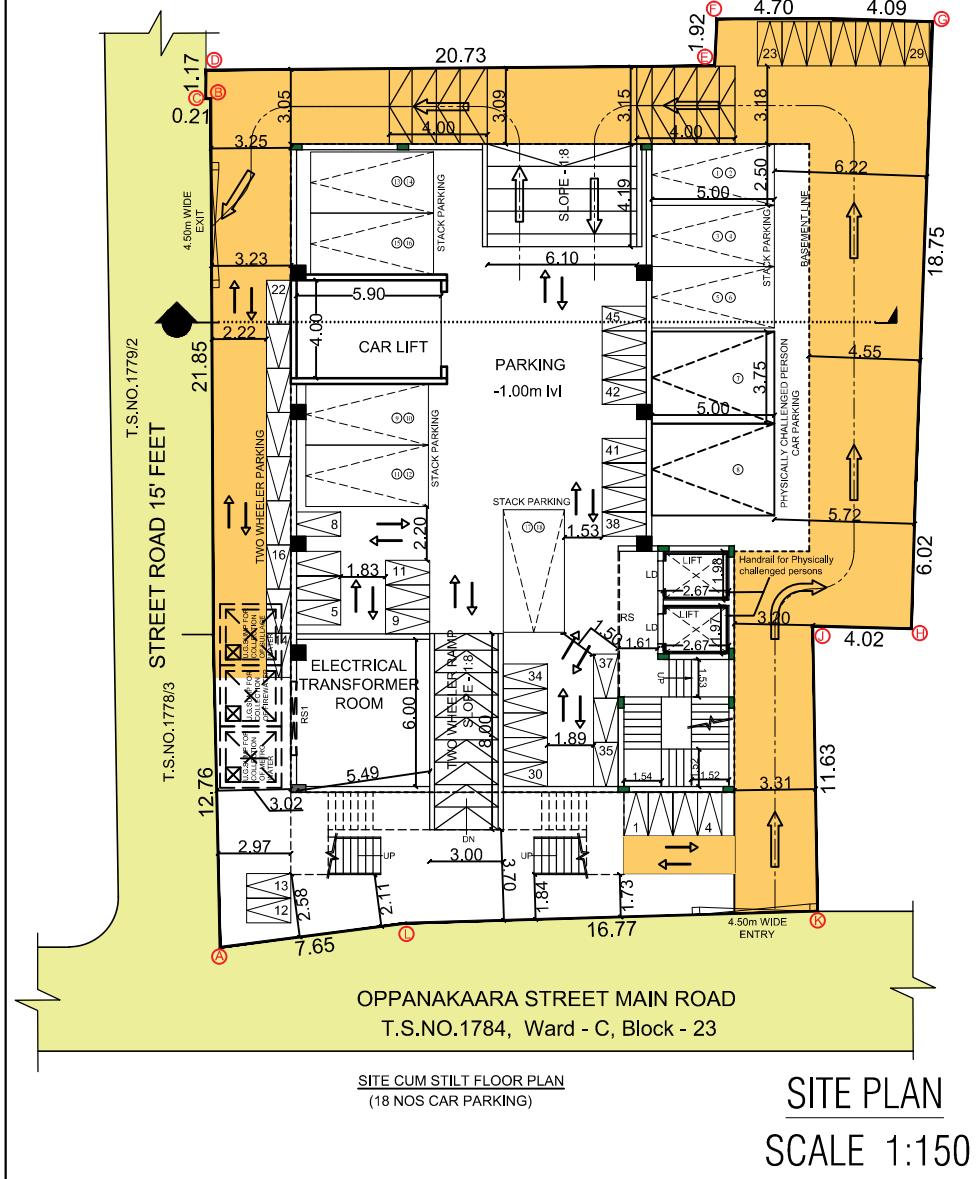
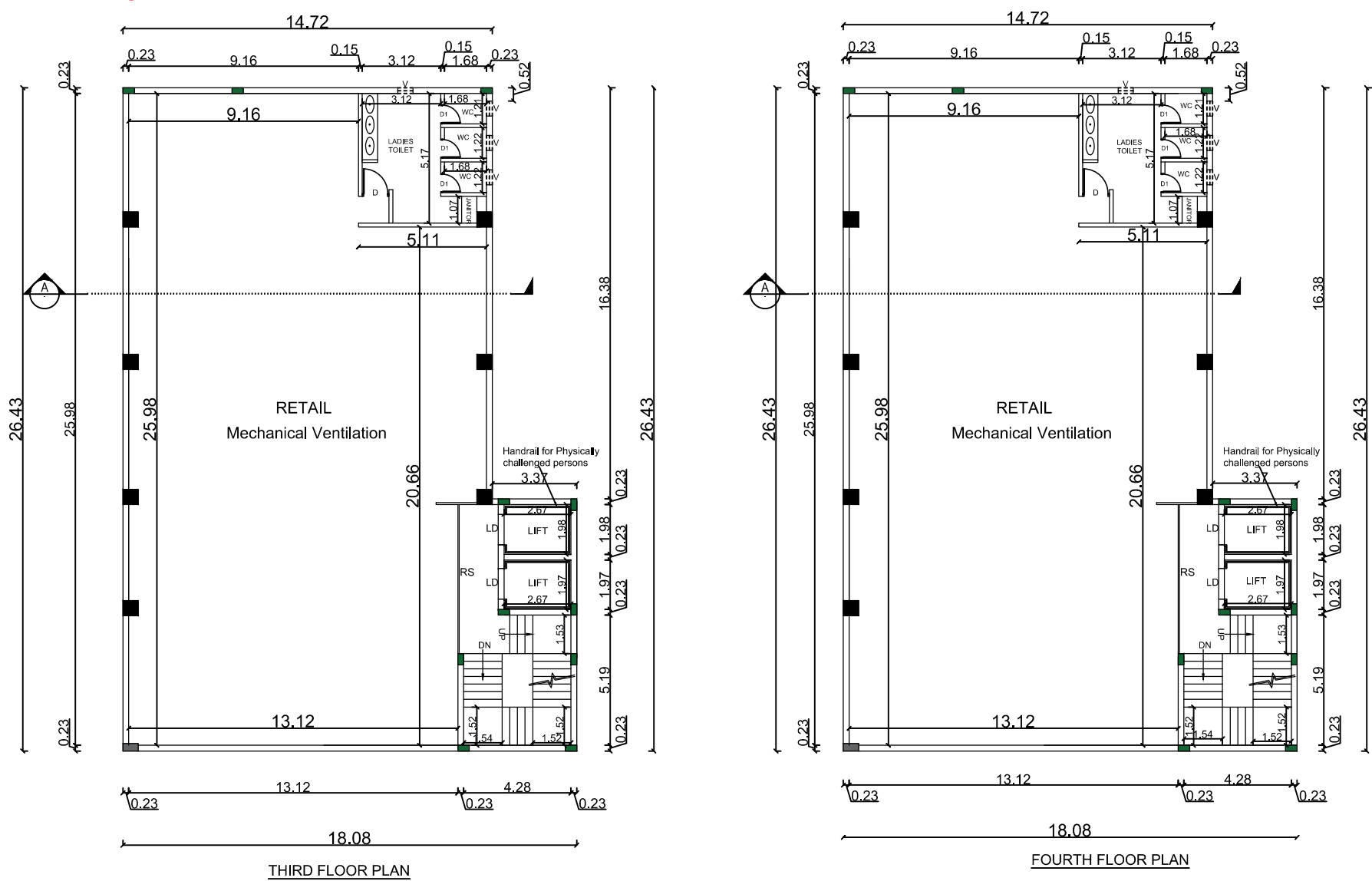
Licensed Engineer :

S. UDHAYAKUMAR, B.E., M.TECH (STRUCT.)
DTCP Registration No. CGLDIST/RE/Gr-1/2021/11/011
No. 20, 4th Cross Street, Anna Nagar,
Chengalpattu, Mob: +91 9443101912
E Mail Id : anjuconstructions05@gmail.com

OWNER

For RAR RETAIL & INFRA LLP
Authorized Signatory

LP/CLPA No. 24/2025
Planning Permission No. 26/2025



AREA STATEMENT (SQ.M)			
Floors	FSI Area	Parking	Build up area
Basement -1	-	528.65	528.65
Stilt Floor	-	422.89	422.89
1st Floor	422.89		422.89
2nd Floor	422.89		422.89
3rd Floor	422.89		422.89
4th Floor	422.89		422.89
5th Floor	422.89		422.89
Total	2114.45	951.54	3065.99

PLAN SHOWING THE PROPOSED COMMERCIAL / RETAIL BUILDING WITH BASEMENT FLOOR (2LEVEL PARKING) + STILT FLOOR (PARKING) + 5 FLOORS, (HEIGHT-18.29M) IN WARD C - COIMBATORE OLD TOWN & VILLAGE, BLOCK NO: 23, T.S.NO: 1774 /2, 1774/3, 1775, 1776, 1777/1, 1777/2, 1778/1, 1778/2, 1779/1, 1779/2, IN OPPANAKARA STREET, COIMBATORE CITY, COIMBATORE TALUK, COIMBATORE DISTRICT.

SITE EXTENT AS PER PATTa 977.00

FSI ACHIEVED - 2114.45/977.00 - 2.16 (PREMIUM FSI)

PARKING CALCULATION DETAILS :
SHOP AREA = 2114.45 Sq.m
First Deduction = 3065.99 (-) 50 = 3015.99
75% of Area = 3015.99 x 75% = 2,261.99 /50 = 45nos (CAR + TW)

PARKING	REQUIRED	PROVIDED	ROAD
CAR	45	46	SITE BOUNDARY
TWO WHEELER	45	45	PROPOSED
TYPE	DETAIL	SIZE IN METRE	
MD	DOOR	5.50 X 2.40	
D	DOOR	1.05 X 2.10	
D1	DOOR 1	0.75 X 2.10	
RS	ROLLING SHUTTER	6.00 X 5.00	
RS1	ROLLING SHUTTER	3.00 X 2.70	
LD	LIFT DOOR	1.22 X 2.10	

GeoTechnical Engineer :

Er. K.P. VETRISELVAN, M.E., (GEOTECH), MHS, MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
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Email: maduraigeeva@gmail.com
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E Mail Id : anjuconstructions05@gmail.com

OWNER

For RAR RETAIL & INFRA LLP

Authorised Signatory

SCALE 1:100

SHEET - 1/2

ONLINE APPLICATION NO : SWP / BPA / 331358 / 2024

M.Bhoopathi
Surveyor / Asst.Draughtsman

U.Bharathi
Draughtsman - III

J.Guruprasath
Architectural / Planning Assistant

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.

