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.

Verified RealEstate™

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

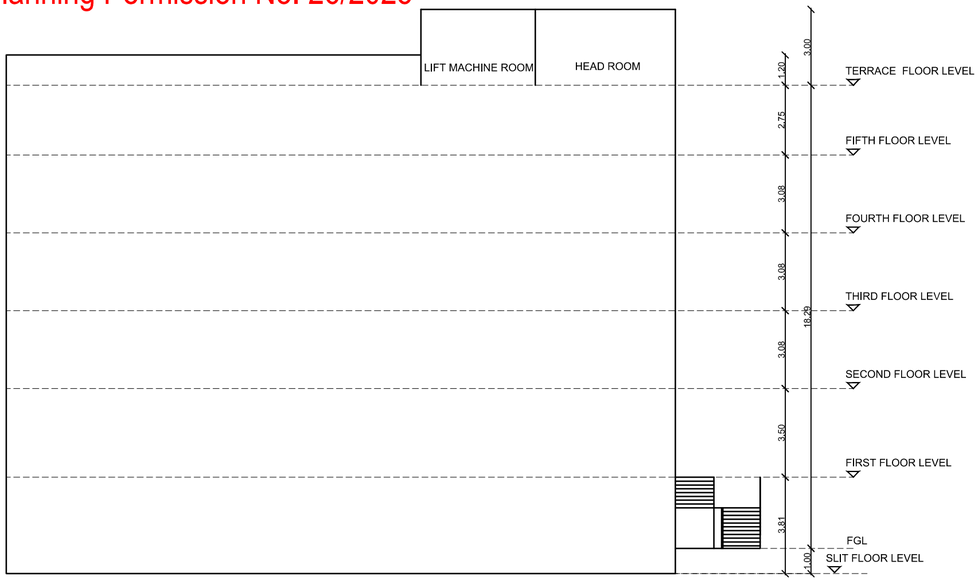
hello@verified.realestate

+91 9996 12 9996

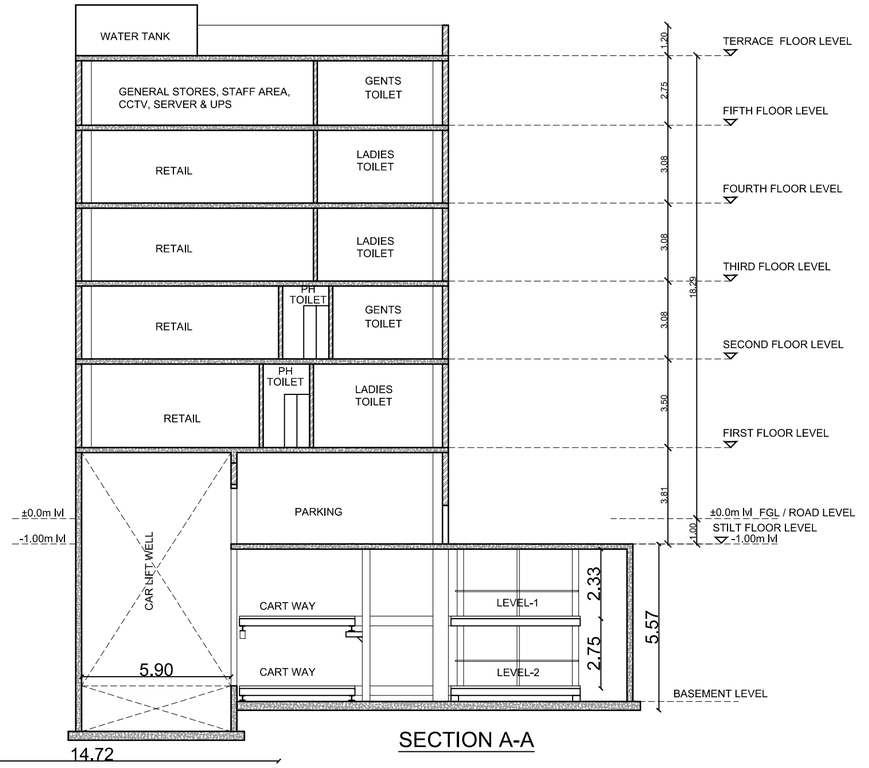
verified.realestate

LP/CLPA No. 24/2025

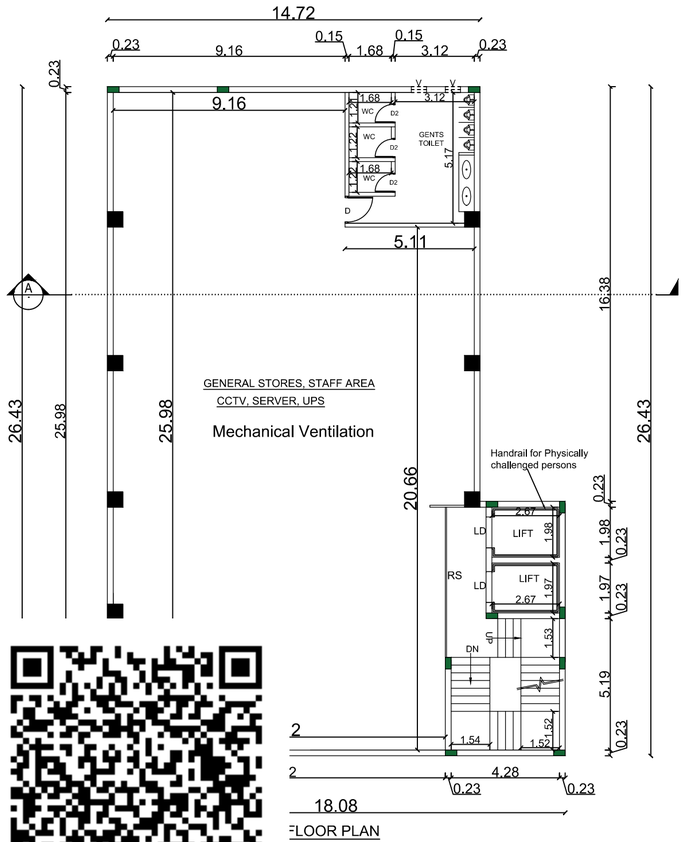
Planning Permission No. 26/2025



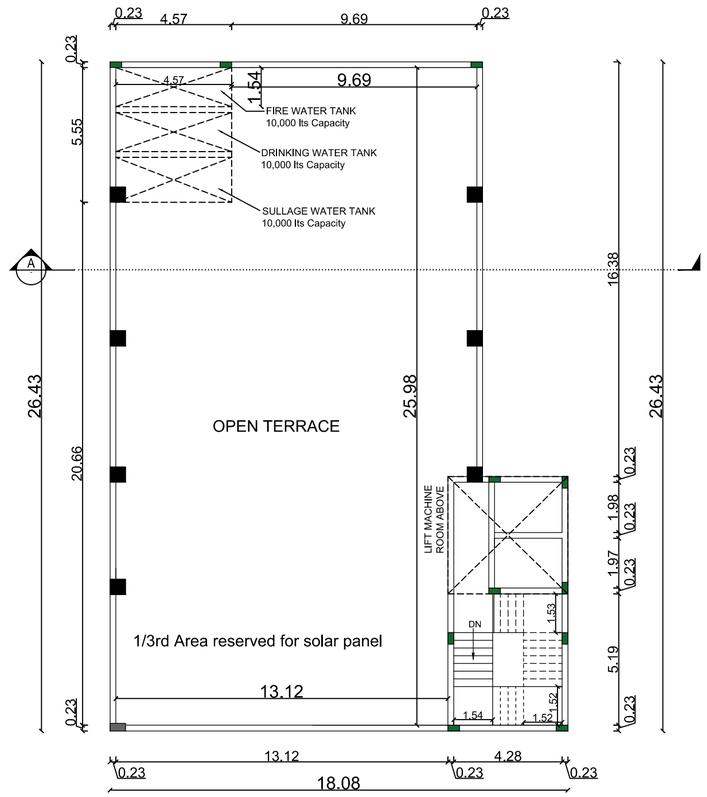
ELEVATION



SECTION A-A



FLOOR PLAN



TERRACE FLOOR PLAN

PLICATION NO : SWP / BPA / 331358 / 2024

M.Bhoopathi	U.Bharathi	J.Guruprasath
Surveyor / Asst.Draughtsman	Draughtsman - III	Architectural / Planning Assistant

PLAN SHOWING THE PROPOSED COMMERICIAL 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. VETRISELVAN, M.E.,(GEOTECH),MIGS,MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
O.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90433 66488, E-mail: geodesign123@gmail.com

Construction Engineer :

G. GEEVAGAN D.C.E.
Construction Engineer
DTCP Reg. No. TVLR / RCE / 2021 / 12 / 011
12F/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

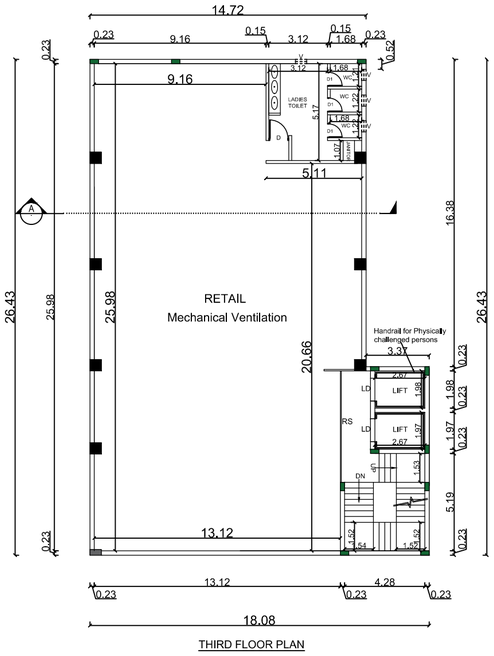
For RAR RETAIL & INFRA LLP

Authorised Signatory

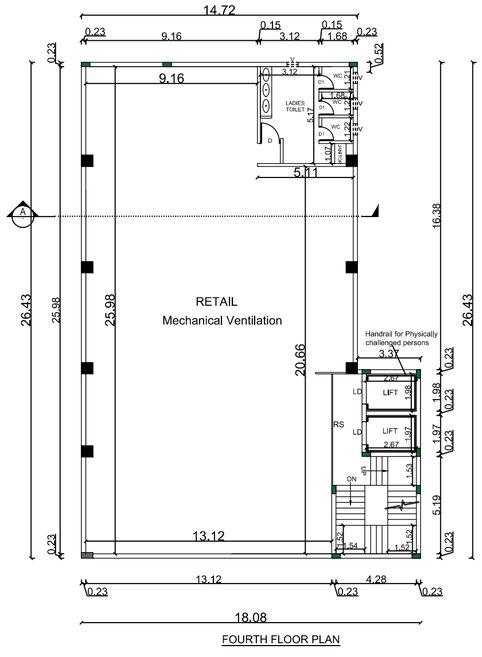
SCALE 1:100 | SHEET - 2/2

LP/CLPA No. 24/2025

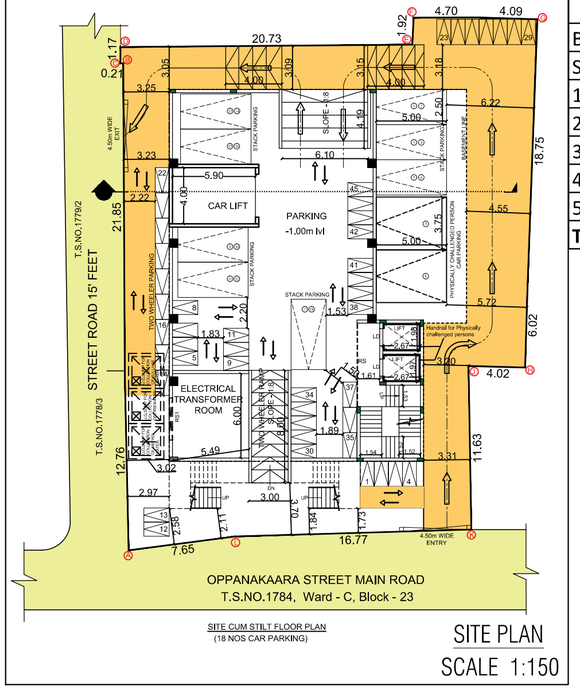
Planning Permission No. 26/2025



THIRD FLOOR PLAN



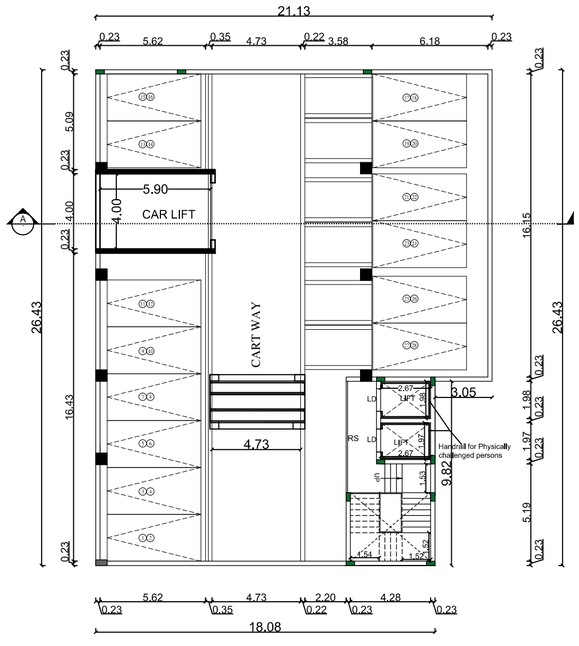
FOURTH FLOOR PLAN



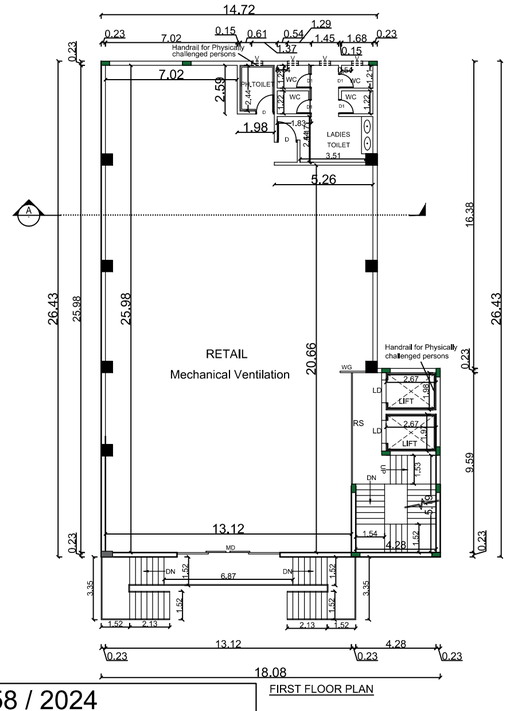
SITE CUM STILT FLOOR PLAN
(18 NOS CAR PARKING)

SITE PLAN
SCALE 1:150

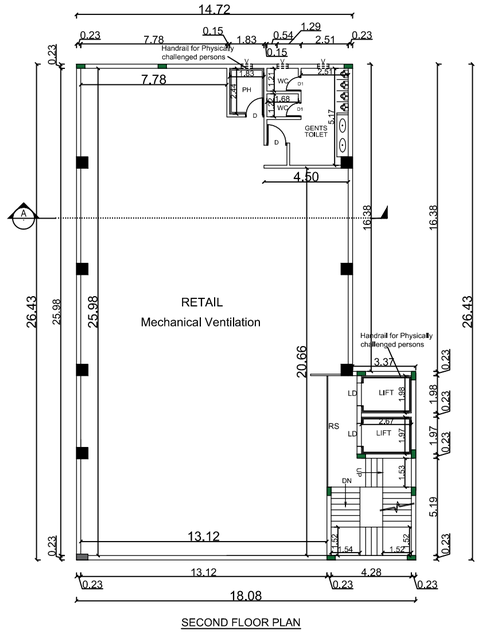
AREA STATEMENT (SQ.M)			
Floors	**FSI Area**	**Parking**	**Build up area**
Basement -1	-	528.65	528.65
Stilt Floor	-	422.89	422.89
1st Floor	422.89		422.89
2nd Floor	422.89		422.89
3rd Floor	422.89		422.89
4th Floor	422.89		422.89
5th Floor	422.89		422.89
Total	**2114.45**	**951.54**	**3065.99**



BASEMENT FLOOR PLAN (2 LEVELS PARKING)
(28 NOS CAR PARKING)



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN SHOWING THE PROPOSED COMMERICIAL / 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
CAR	45	46
TWO WHEELER	45	45

ROAD
SITE BOUNDARY
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),MIGS,MISTE...
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
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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
Authorised Signatory

ONLINE APPLICATION NO : SWP / BPA / 331358 / 2024

M.Bhoopathi	U.Bharathi	J.Guruprasath
Surveyor / Asst.Draughtsman	Draughtsman - III	Architectural / Planning Assistant

SCALE 1:100

SHEET - 1/2

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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+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.