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

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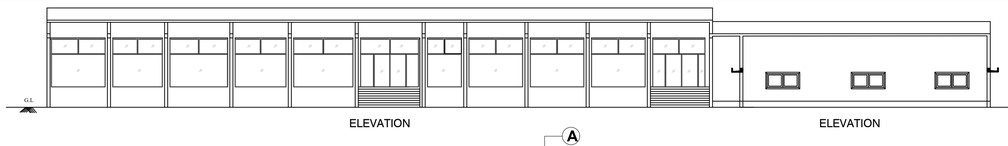
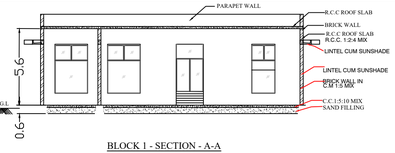
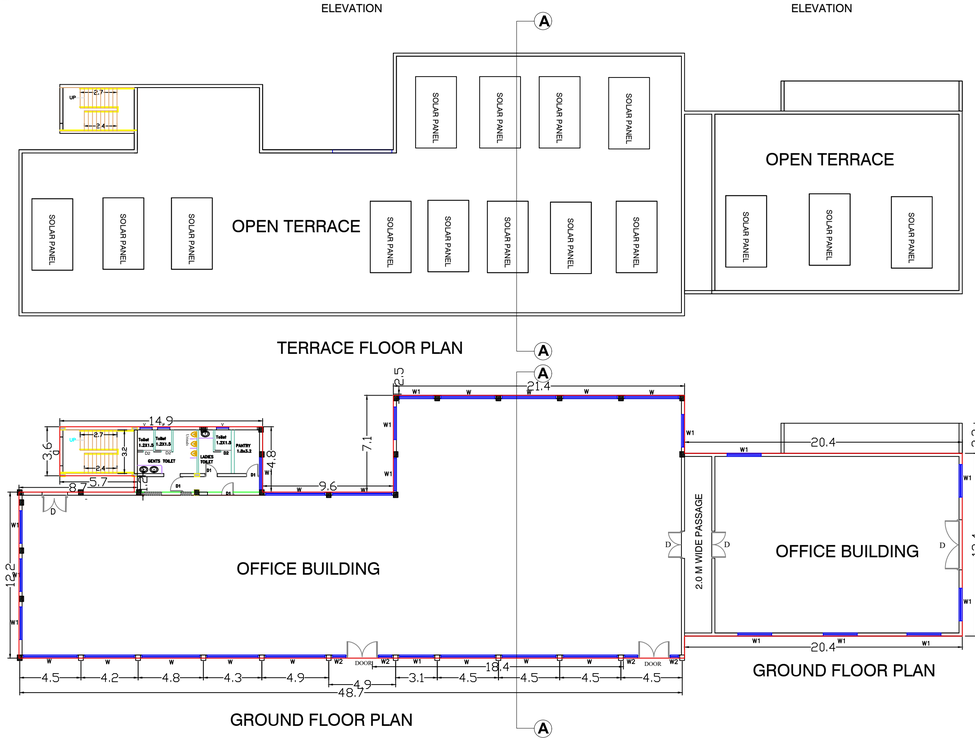
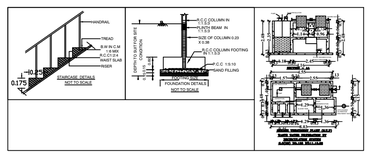
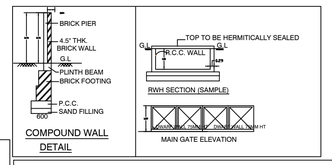


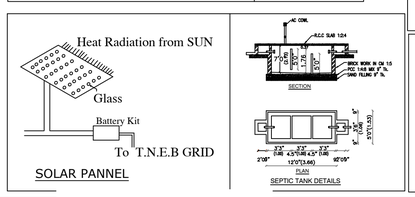


BLOCK 1 - SECTION - A-A

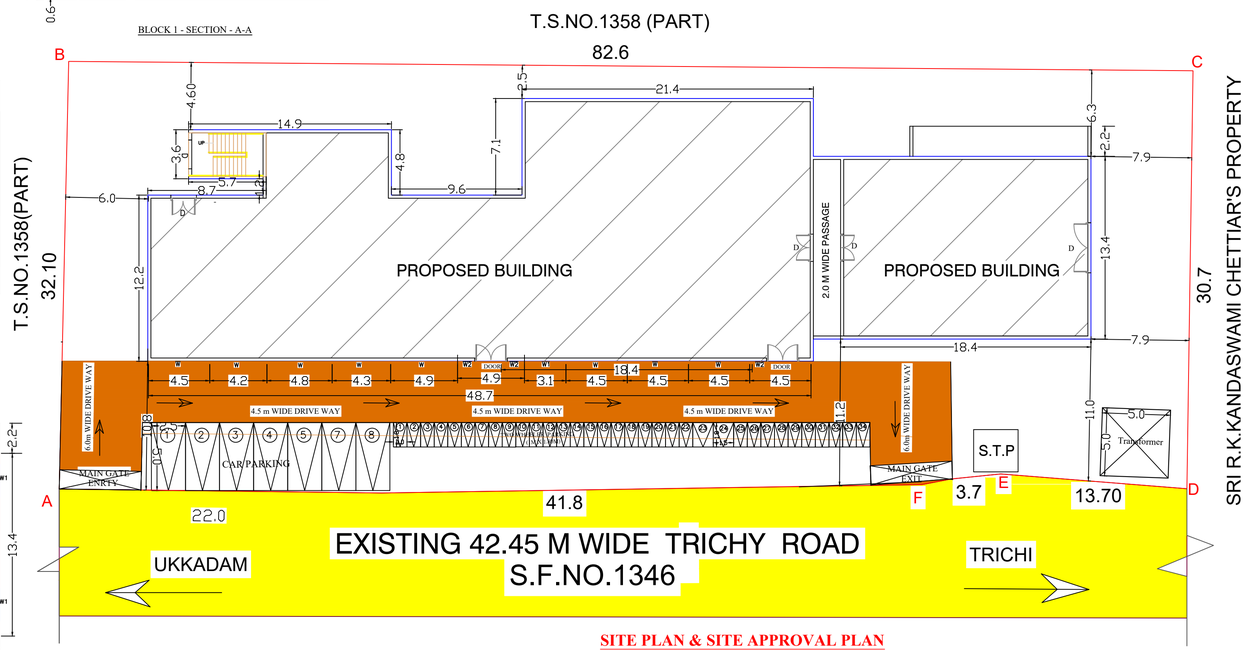








Special Condition:
The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized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



SITE PLAN & SITE APPROVAL PLAN

AREA OF THE SITE - (ABCDEF) =2560.5Sqm

ONLINE APPLICATION NO:SWP/BPA/350188/2024

M.Boopathi	U.Bharathy	J.Guruprasath
Surveyor/Asst.Draughtsman	Draughtsman-III	Architectural/Planning Assistant

PROFESSIONAL DETAILS BASED ON FORM C

REGISTERED CONSTRUCTION ENGINEER	Er.MURUGANANDHAM.RA LPA/CE/02/2022 Er. MURUGANANDHAM, RA M.E.(Structural Engineering), Registered Construction Engineer Regd.No : 02/2022/RCE/EDTCP on 22.06.2022 No. 23, Thirunneelakandar Street, Bhavani - 638 301. Cell : 95249 41234	REGISTERED STRUCTURAL ENGINEER	Er.S SARANYA LPA/RCE/GR-II/017/2022 Er. R. SARANYA, M.E., Regd. Structural Engineer Grade-II(RSE), DTCP Reg. No: RSE/GR-II/AUGUST-2023/017 No. 26C, First Floor, Vadamalai Complex, Thirch Main Road, Opp to Bharat Petrol Bunk, Villupuram - 605 602. Cell : 77082 62761	REGISTERED ENGINEER	Er.S SARANYA LPA/RE/GR-II/065/2023 Er. R SARANYA, M.E.,(Struc.) Registered Engineer Grade-II(RE) DTCP Reg. No: RE/GR-II/FEBRUARY-2023/065 Municipal Registered No: 044/LS/2023/00001 No. 26C, Vadamalai Complex, Thirch Main Road, Villupuram - 605 602. Cell : 77082 62761	APPLICANT M/s.SIMPSON&COMPANY LIMITED, M/r.P.S.RAJAMANI

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF M/S. SIMPSON & COMPANY LIMITED (CONSULTING OFFICE) IN T.S.NO:1358/3, BLOCK-29, WARD-A(1), ANUPPARPALAYAM, T.P.SCHEME NO:8, AT TRICHY ROAD , COIMBATORE CITY.MUNICIPAL CORPORATION COIMBATORE.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO : SWP/BPA/350188/2024
N

REFERENCE:
SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING

AREA DETAILS

DESCRIPTION	SQ.M
SITE AREA AS PER DOCUMENT	2561.24
SITE AREA AS PER FMB	2560.5
SUPER IMPOSED SITE AREA	2560.5
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT	

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	GROUND FLOOR AREA	1086.99	-	1086.99
2)	HEAD ROOM AREA	-	20.52	20.52
3)	TOTAL AREA	1086.99	20.52	1107.51

F.S.I = 1086.99/2560.5= 0.42

PARKING DETAILS

S.L.NO.	DISCRIPTION	PROVIDED
1)	CAR PARKING SPACE	8 NOS
2)	TWO WHEELER PARKING SPACE	34 NOS

SCHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
D	DOOR	2.11x2.44
D1	DOOR	0.81X2.44
D2	DOOR	0.64X2.44
W	WINDOW	3.60X1.82
W1	WINDOW	1.50X1.82
W2	WINDOW	1.50X1.82
V	VENTILATOR	0.9X1.82

Special Condition

The Building must be used for same pupose for which the approval obtained. if used other than the approved use,the planning permision deemed to be canceled,action will be initiated under 56 and 57 of Town And Country Planning Act -1971 without prior notice considered as unauthorized construction

LP / CLPA NO :34/2025

PLANNING PERMISSION NO : 43/2025

(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.