

PP

APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

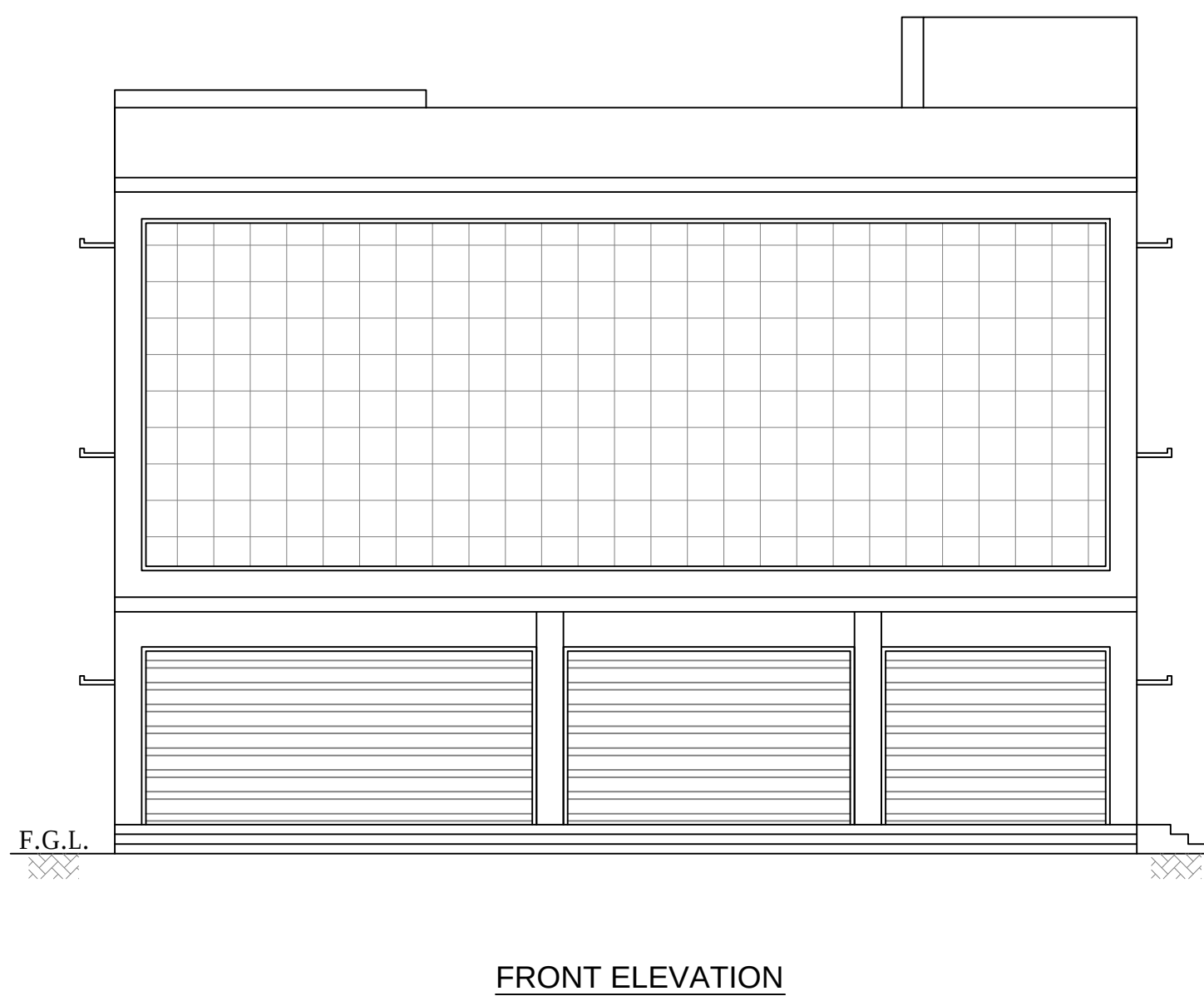
ISSUING AUTHORITY

**Town Panchayat**

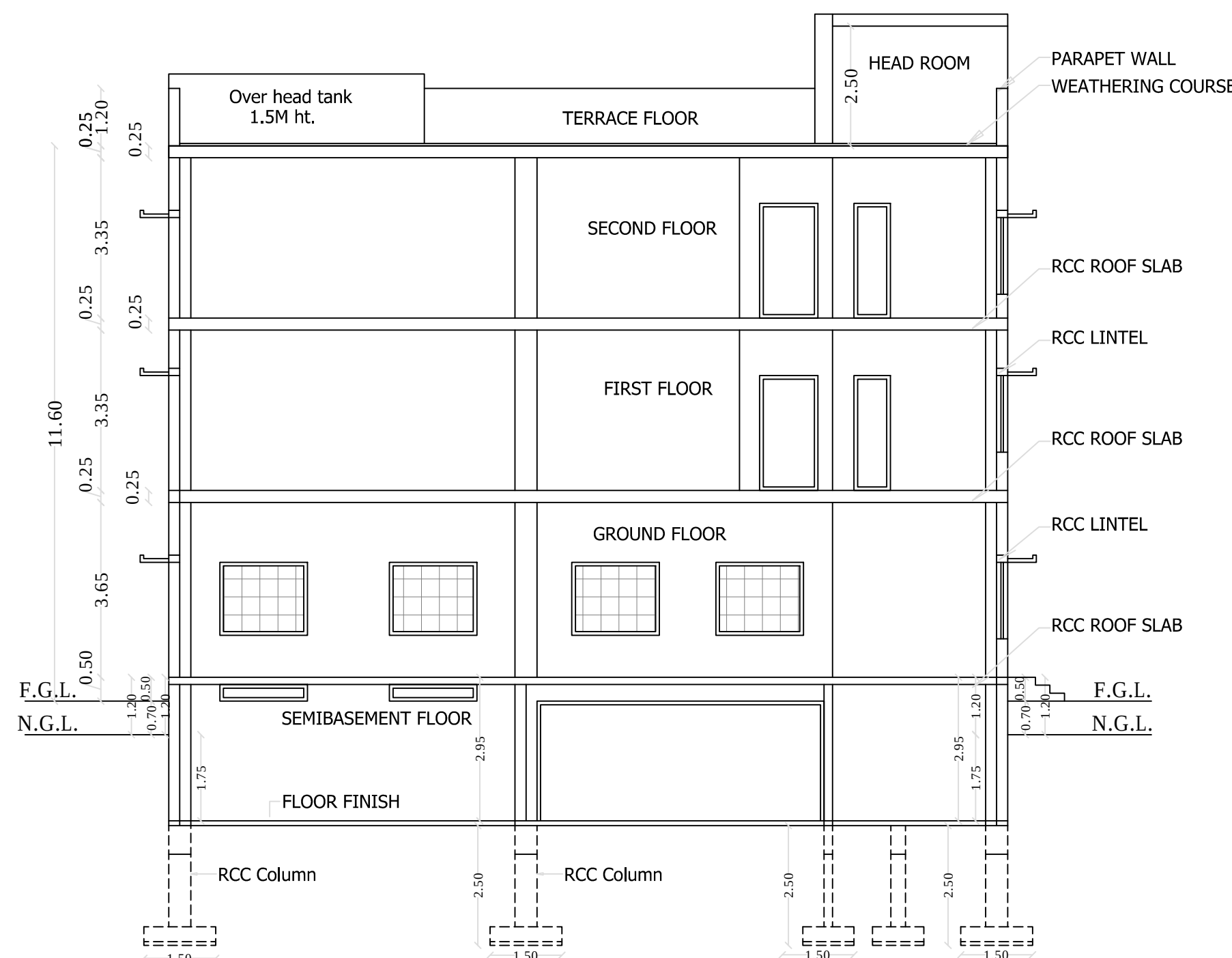
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

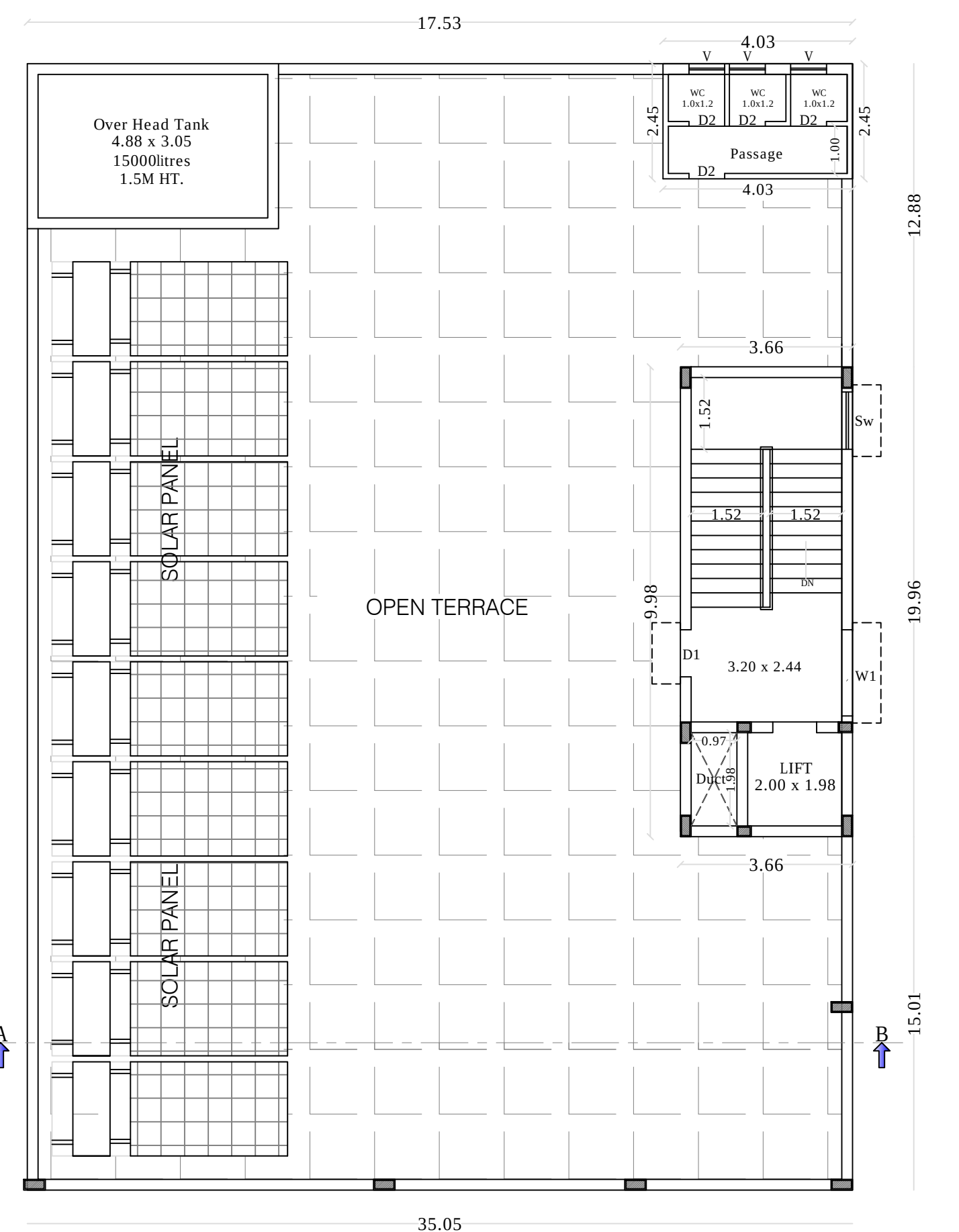
Application No.: SWP/BPA/370096/2024  
Site Boundary "A to F"  
B.P.(C.L.P.A) No.: 50/2025  
Planning Permission No.: 64/2025



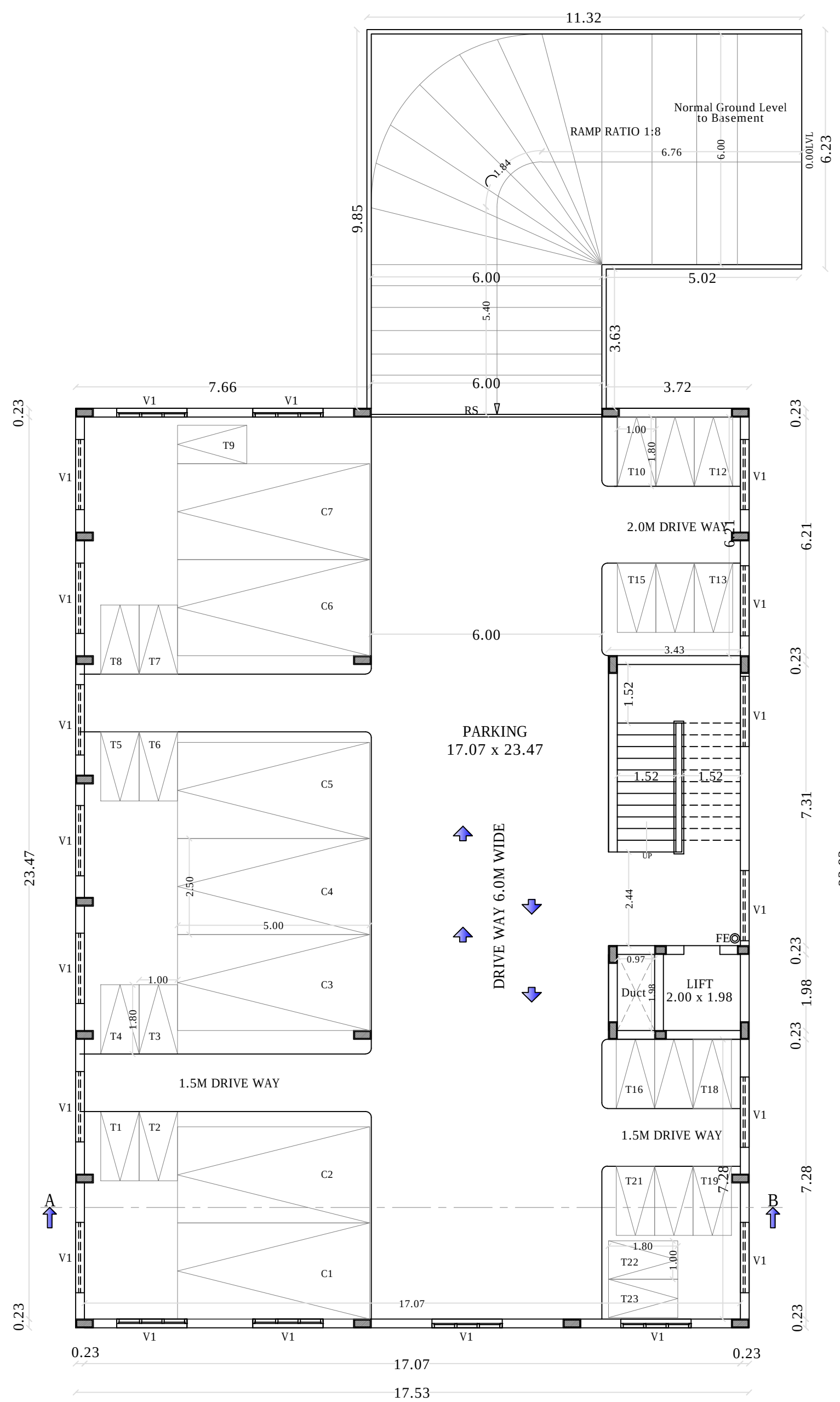
FRONT ELEVATION



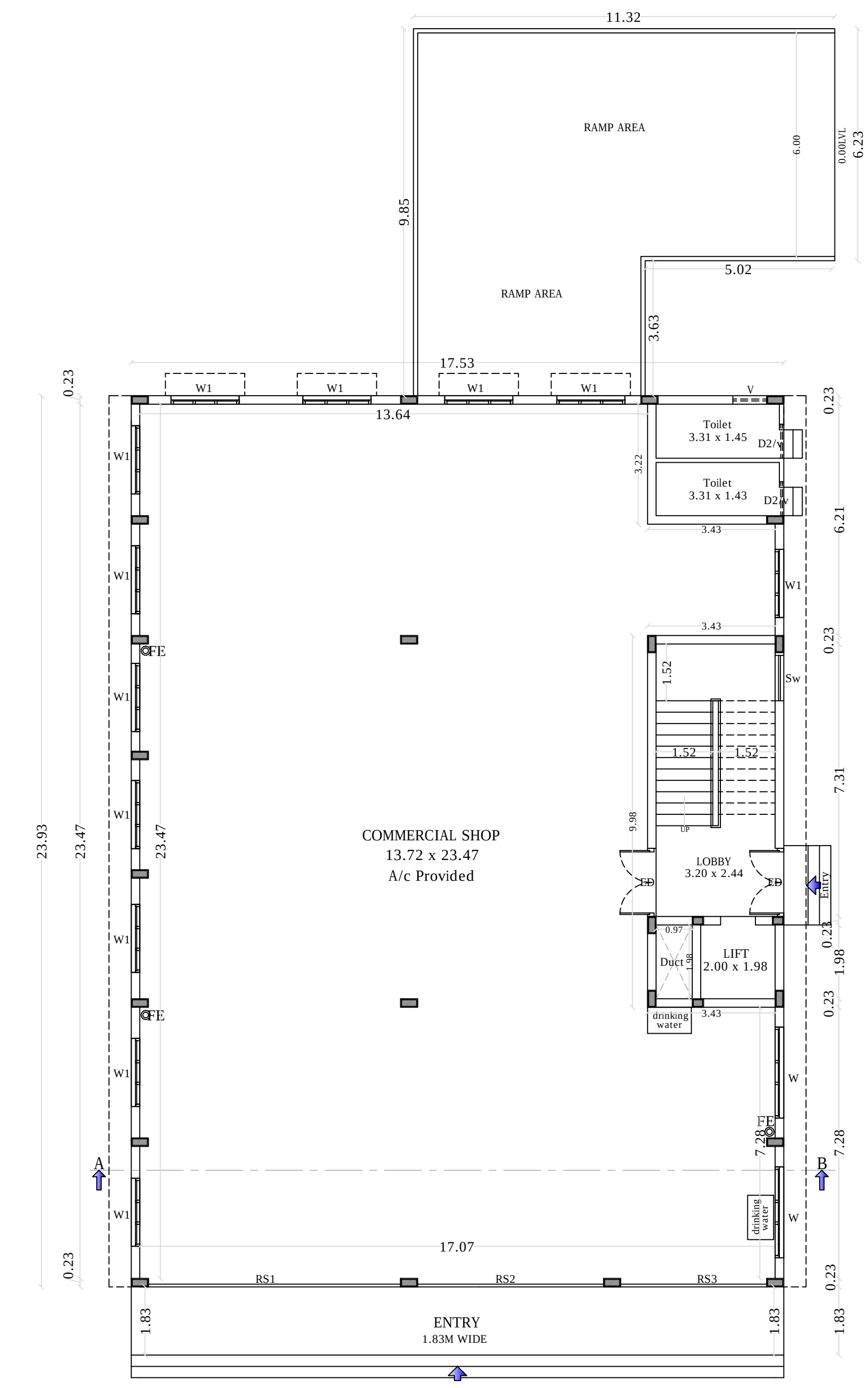
SECTION ON "A-B"



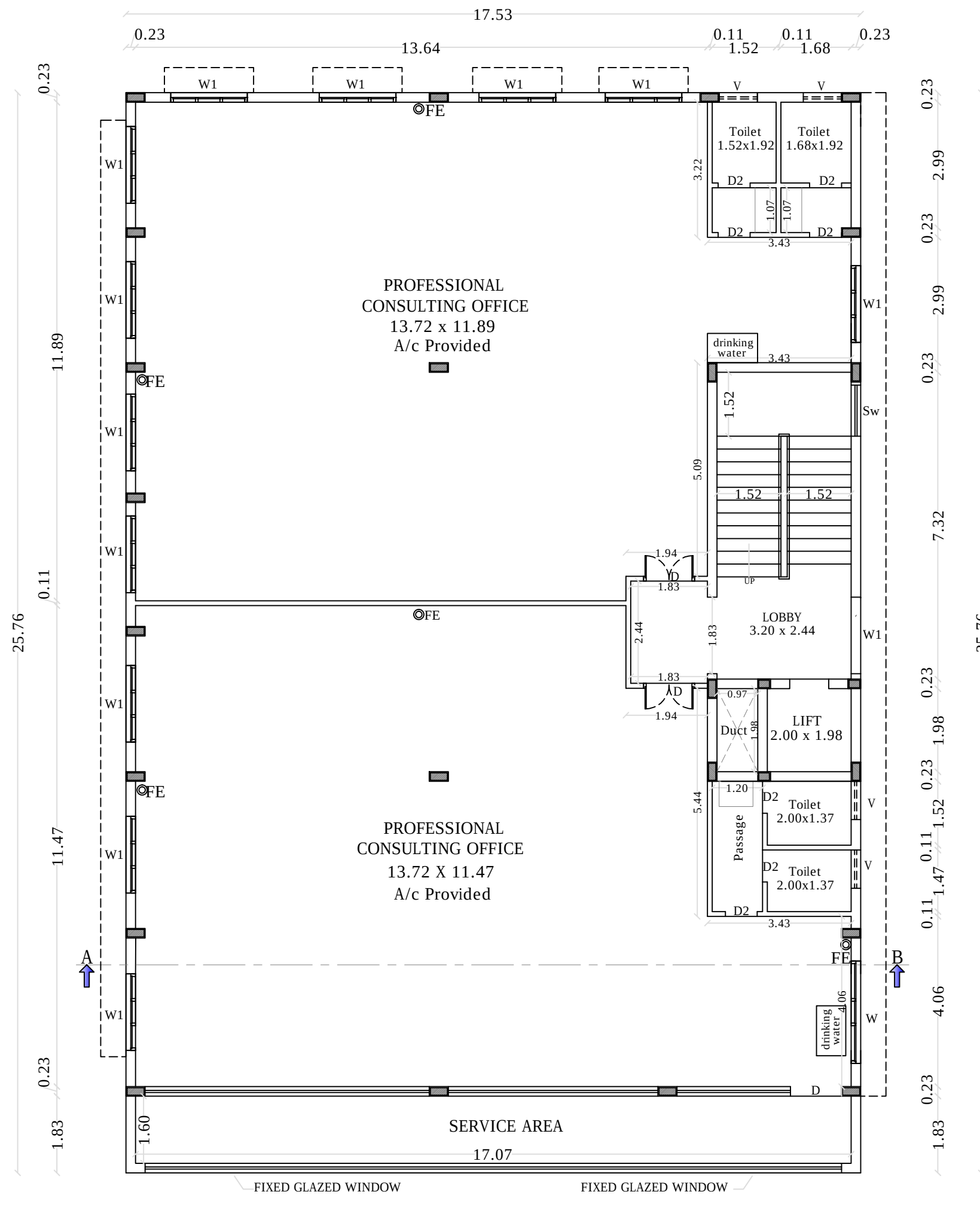
TERRACE FLOOR PLAN



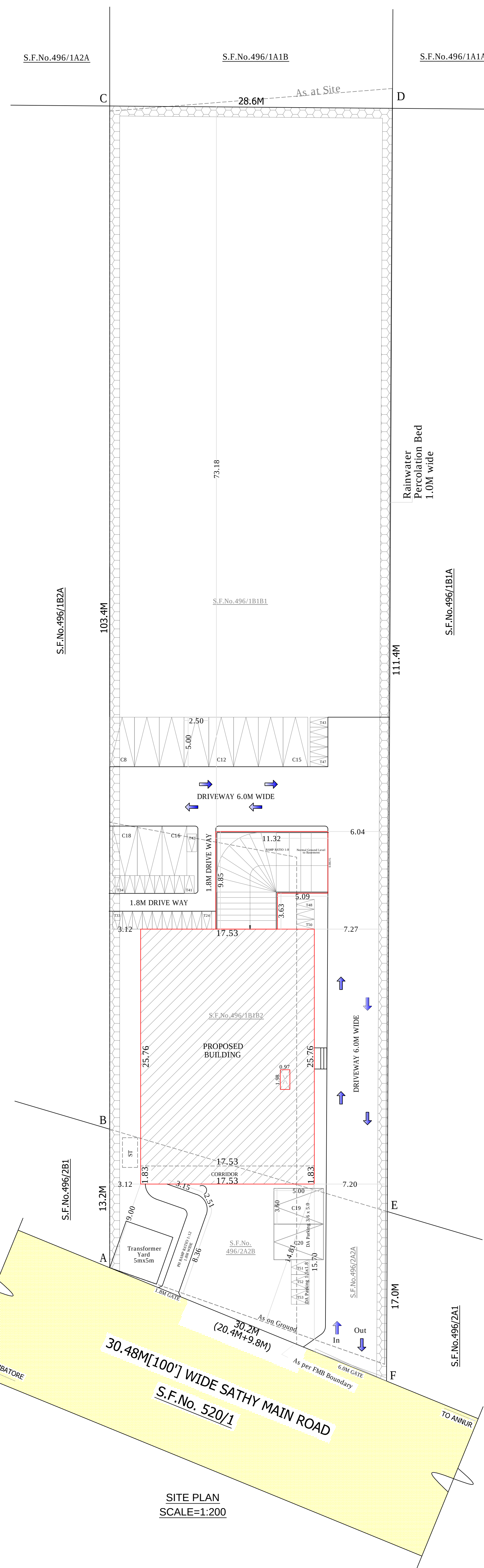
SEMI BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN  
(FIRST FLOOR AND SECOND FLOOR)



SITE PLAN  
SCALE=1:200

PLAN SHOWING THE PROPOSED CONSTRUCTION OF  
COMMERCIAL [SHOP & PROFESSIONAL CONSULTING OFFICE]  
BUILDING IN S.F.Nos. 496/1B1B1, 1B1B2, 2A2A AND 2A2B,  
SARKARSAMAKKULAM VILLAGE AND TOWN PANCHAYAT,  
ANNUR TALUK, COIMBATORE DISTRICT.

SCALE = 1:100

APPLICATION NO.:  
SWP/BPA/370096/2024

SITE AREA:  
AS PER DOCUMENT ---0.86 Acre (or) 3480.27sqm.  
AS PER PATTI --- 0.35.00hec.(or)3500sqm.  
SUPER IMPOSED AREA --- 3473.89sqm.

| S.F.No.   | AREA<br>in Hec. |
|-----------|-----------------|
| 496/1B1B1 | 0.24.43         |
| 496/1B1B2 | 0.06.07         |
| 496/2A2A  | 0.01.66         |
| 496/2A2B  | 0.02.84         |
| Total     | 0.35.00         |

AREA DETAILS:

| FLOOR NAME          | FSI Area<br>in Sqm. | Non FSI Area<br>in Sqm. | Total Area<br>in Sqm. |
|---------------------|---------------------|-------------------------|-----------------------|
| SEMI BASEMENT FLOOR | ---                 | 510.51                  | 510.51                |
| GROUND FLOOR        | 449.47              | ---                     | 449.47                |
| FIRST FLOOR         | 449.47              | ---                     | 449.47                |
| SECOND FLOOR        | 449.47              | ---                     | 449.47                |
| HEAD ROOM           | ---                 | 34.59                   | 34.59                 |
| TERRACE TOILET      | ---                 | 9.86                    | 9.86                  |
| TOTAL               | 1348.41             | 554.96                  | 1903.37               |

| DESCRIPTION      | CALCULATION     | REQUIRED | PROVIDED |
|------------------|-----------------|----------|----------|
| FLOOR AREA RATIO | 1348.41/3480.27 | 2.00     | 0.388    |
| CAR PARKING      | 20 Nos.         | 20 Nos.  | 20 Nos.  |
| TWO WHEELER      | 53 Nos.         | 53 Nos.  | 53 Nos.  |

BUILDING HEIGHT - 11.60M

COLOR INDEX

|                 |                     |
|-----------------|---------------------|
| SITE BOUNDARY - | PROPOSED BUILDING - |
| EXISTING ROAD - |                     |

| PARKING CALCULATION     | CALCULATION                       | CAR<br>in Nos. | Two Wheeler<br>in Nos. |
|-------------------------|-----------------------------------|----------------|------------------------|
| GROUND FLOOR            | COMMERCIAL SHOP<br>(449.47-50)/50 | 8              | 8                      |
| FIRST FLOOR             | CONSULTING OFFICE<br>(449.47)/100 | 5              | 20                     |
| SECOND FLOOR            | CONSULTING OFFICE<br>(449.47)/100 | 5              | 20                     |
| Add 10% Visitor Parking |                                   | 18             | 48                     |
| REQUIRED PARKING        |                                   | 20             | 53                     |

SCHEDULE OF JOINERY:-

|     |                 |             |    |              |             |
|-----|-----------------|-------------|----|--------------|-------------|
| RS  | Rolling Shutter | 6.00 x 2.50 | W  | Window       | 2.44 x 1.60 |
| RS1 | Rolling Shutter | 6.78 x 2.50 | W1 | Window       | 1.83 x 1.60 |
| RS2 | Rolling Shutter | 5.00 x 2.50 | Sw | Stair Window | 1.22 x 1.52 |
| RS3 | Rolling Shutter | 3.92 x 2.50 | V  | Ventilator   | 0.91 x 0.61 |
| ED  | Door            | 1.83 x 2.40 | V1 | Ventilator   | 1.83 x 0.30 |
| D   | Door            | 1.22 x 2.40 |    |              |             |
| D1  | Door            | 0.91 x 2.40 |    |              |             |
| D2  | Door            | 0.76 x 2.40 |    |              |             |

© FIRE EXTINGUISHER PROVIDED

MECHANICAL VENTILATOR PROVIDED

ALL DIMENSIONS ARE IN METER

|                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>S. PRABHAVATHI, M.E (Geotech) M.L.G.S<br/>Registered Geotechnical Engineer<br/>Reg No: Coimbatore LPA / GE / 16/04/002<br/>No: 1725-S, Annur Road, Karamthampatti,<br/>Coimbatore - 641 659,<br/>REG. CONSTRUCTION ENGINEER: 9000558700</p> | <p>SURESH KUMAR M.D.C.E.<br/>CONSTRUCTION ENGINEER<br/>Civil Eng. Reg. No: COIMBATORE 071409<br/>SUNDAR SUNDARAM ARCHITECTS<br/>126-A, Thiruvananthapuram Road<br/>Coimbatore - 641 018,<br/>REG. ENGINEER/ARCHITECT</p>                                       |
| <p>BHUVANASUNDAR<br/>M.Sc., M.A., A.I.A., A.I.I.D.<br/>Registered Architect, Regt. No. CA/99/10268<br/>SUNDAR SUNDARAM ARCHITECTS<br/>126-A, Thiruvananthapuram Road<br/>Coimbatore - 641018,<br/>REG. ENGINEER/ARCHITECT</p>                  | <p>BAKANNIA CHOCKKALINGAM<br/>M.E (Structural), AME, AMITE<br/>Registered Structural Engineer<br/>Reg No: Coimbatore LPA / SE / 08/1/00004<br/>Reg: 482, Bharathi Road, New Sankar,<br/>Coimbatore - 641 044,<br/>REG. STRUCTURAL ENGINEER: +91 9893151772</p> |



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

