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™

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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

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

N

SITE AREA:

AS PER DOCUMENT ---0.86 Acre (or) 3480.27sqm.
AS PER PATTA --- 0.35.00Hec.(or)3500sqm.
SUPER IMPOSED AREA --- 3473.89sqm.

S.F.No.	AREA 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 in Sqm.	Non FSI Area in Sqm.	Total Area 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.
TWO WHEELER		53 Nos.	53 Nos.

BUILDING HEIGHT - 11.60M

COLOUR INDEX

SITE BOUNDARY -
EXISTING ROAD -
PROPOSED BUILDING -

PARKING CALCULATION		CALCULATION	CAR in Nos.	Two Wheeler in Nos.
GROUND FLOOR	COMMERCIAL SHOP	(449.47-50)/50	8	8
FIRST FLOOR	CONSULTING OFFICE	(449.47)/100	5	20
SECOND FLOOR	CONSULTING OFFICE	(449.47)/100	5	20
		Add 10% Visitor Parking	18 2	48 5
		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			

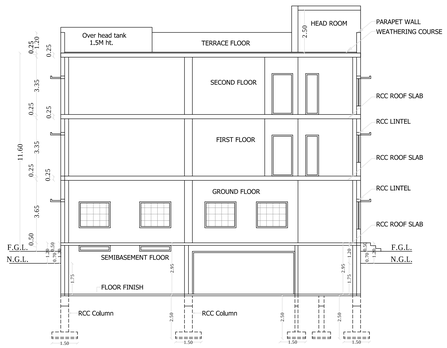
◎ FIRE EXTINGUISHER PROVIDED

MECHANICAL VENTILATOR PROVIDED

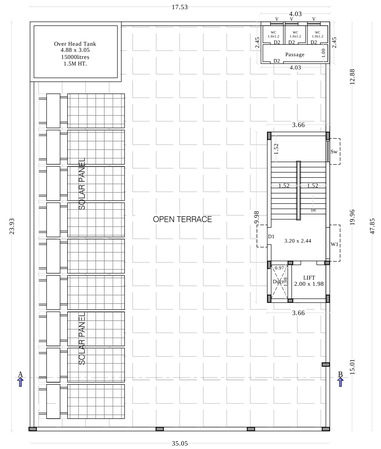
ALL DIMENSIONS ARE IN METER



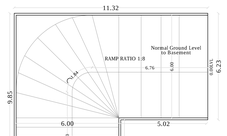
FRONT ELEVATION

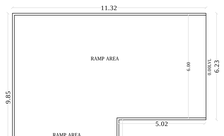


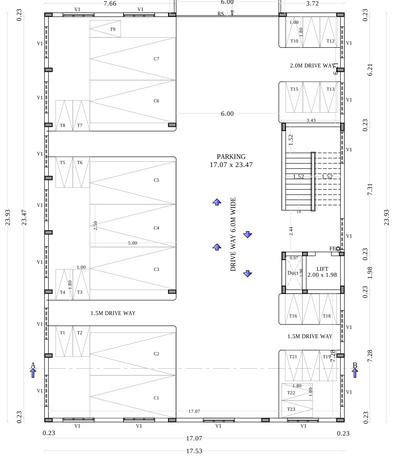
SECTION ON "A-B"



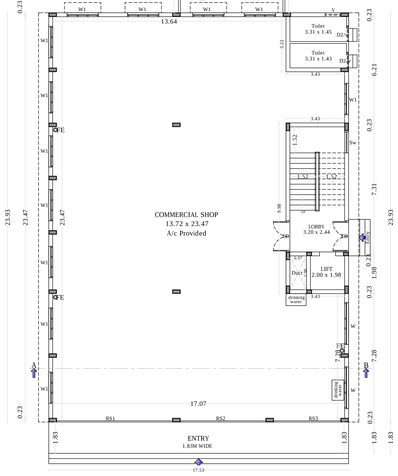
TERRACE FLOOR PLAN



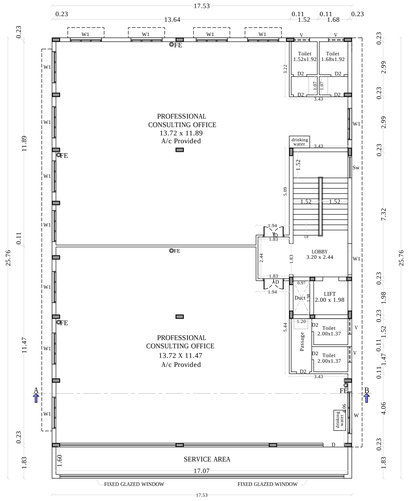




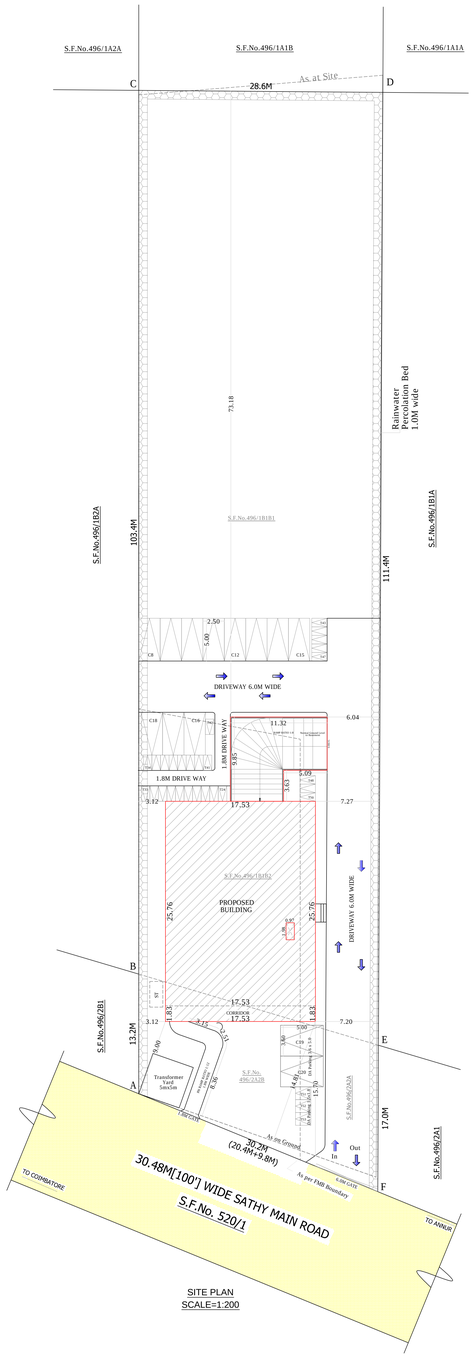
SEMI BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

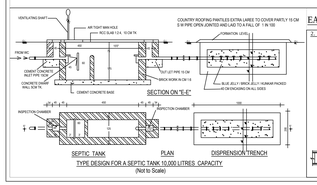


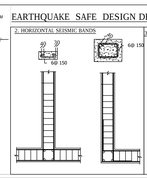
TYPICAL FLOOR PLAN
(FIRST FLOOR AND SECOND FLOOR)

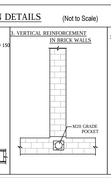


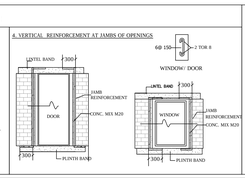
SITE PLAN
SCALE=1:200

EARTHQUAKE SAFE DESIGN DETAILS (Not to Scale)

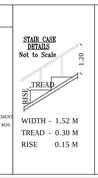




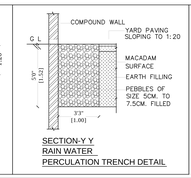


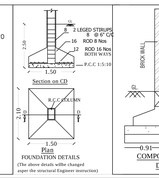


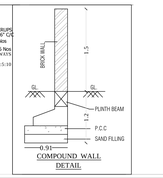
STAIR CASE DETAILS
Not to Scale



WIDTH - 1.52 M
TREAD - 0.30 M
RISE 0.15 M







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APPLICANT/OWNER

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

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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.