

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

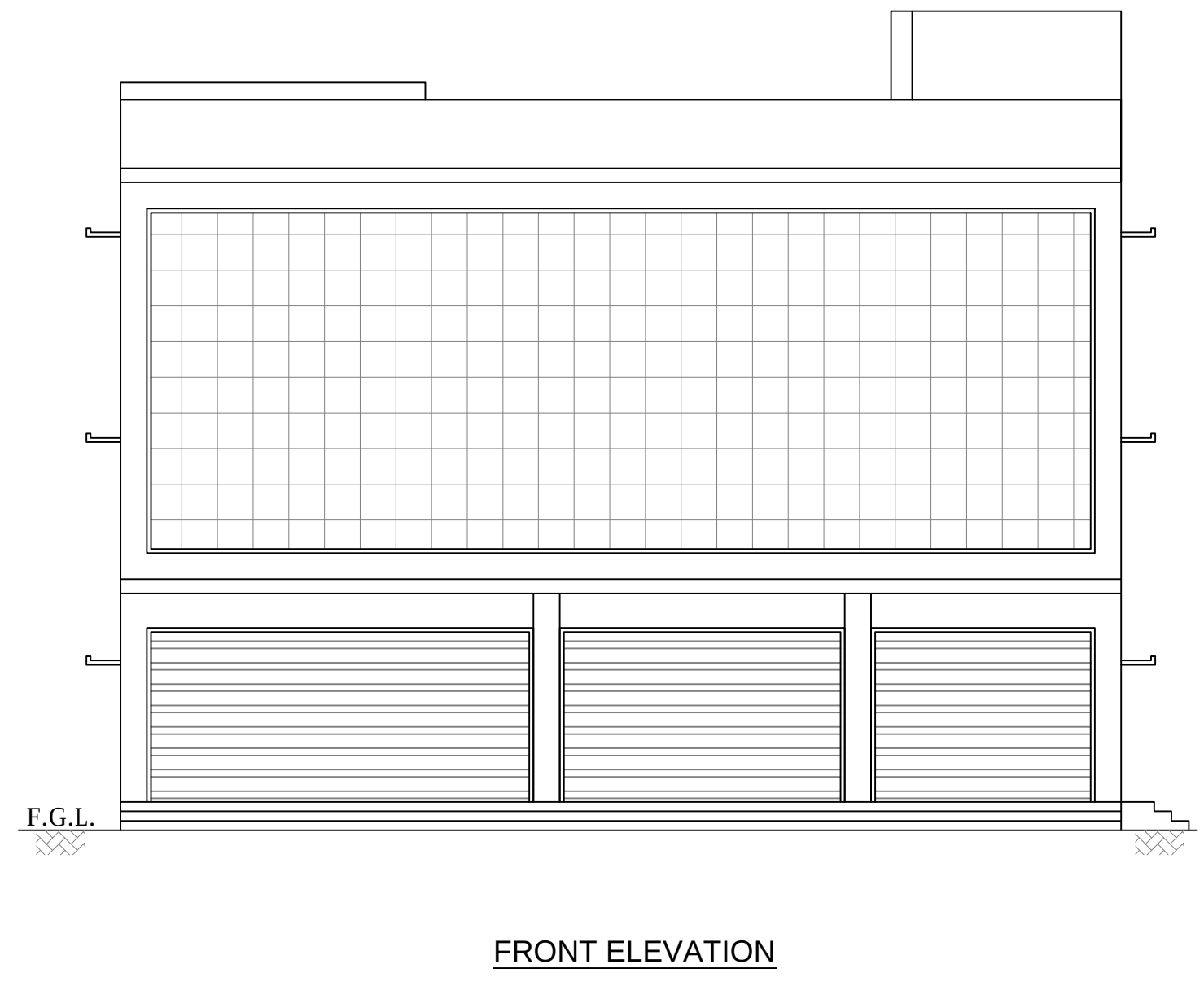
APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCP

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

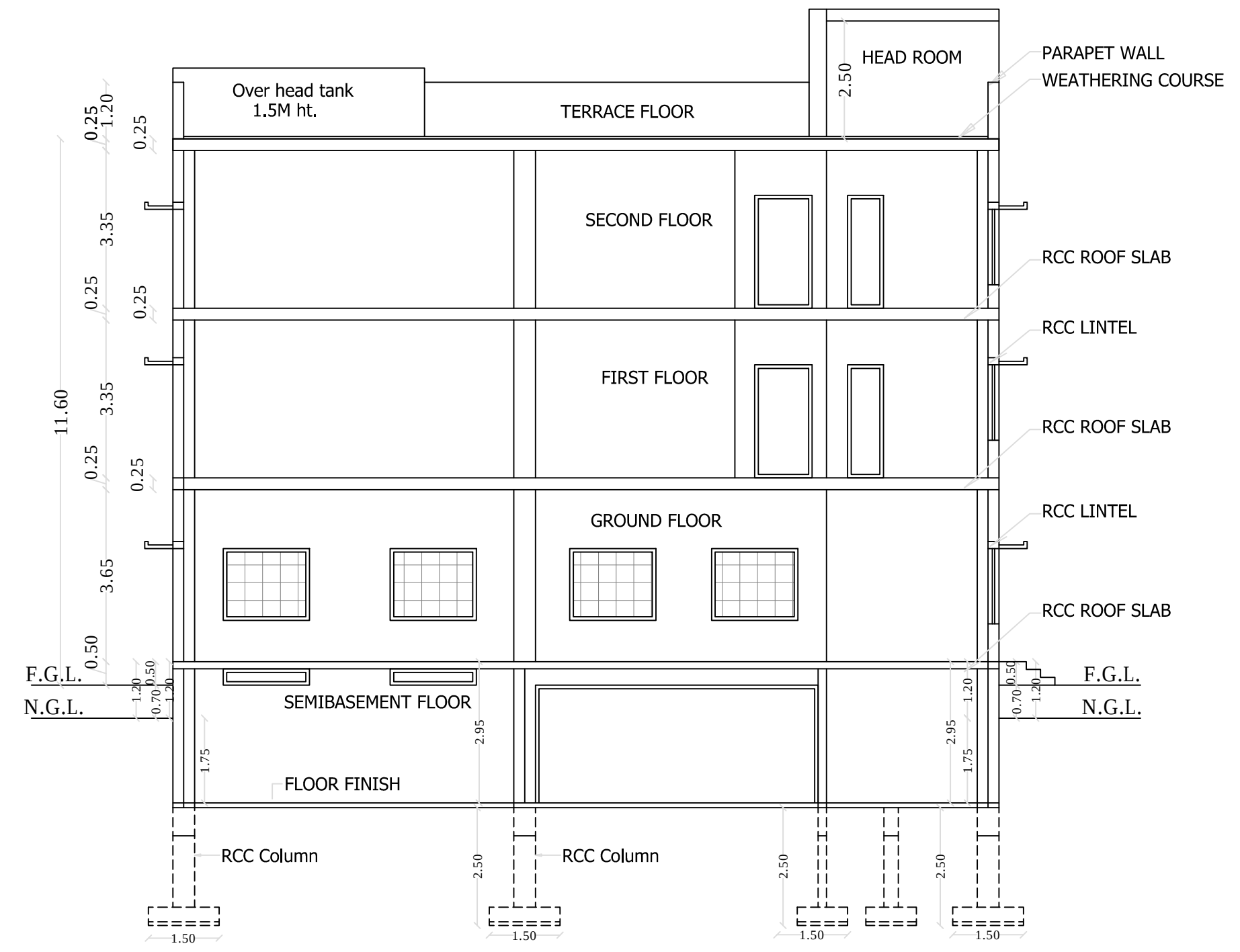
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



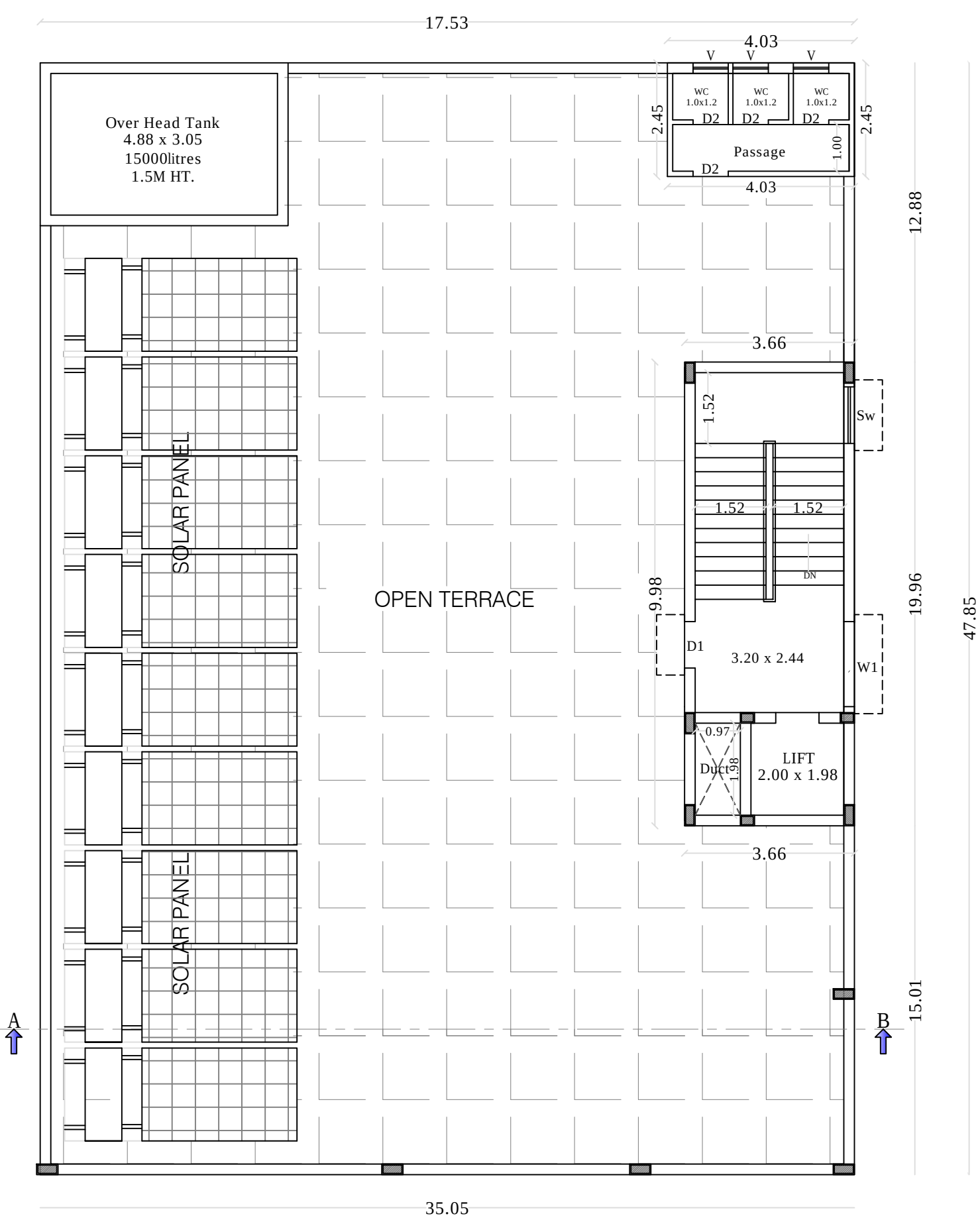
Application No.: SWP/BPA/370096/2024
Site Boundary "A to F"
B.P.(C.L.P.A) No.: 50/2025
Planning Permission No.: 64/2025



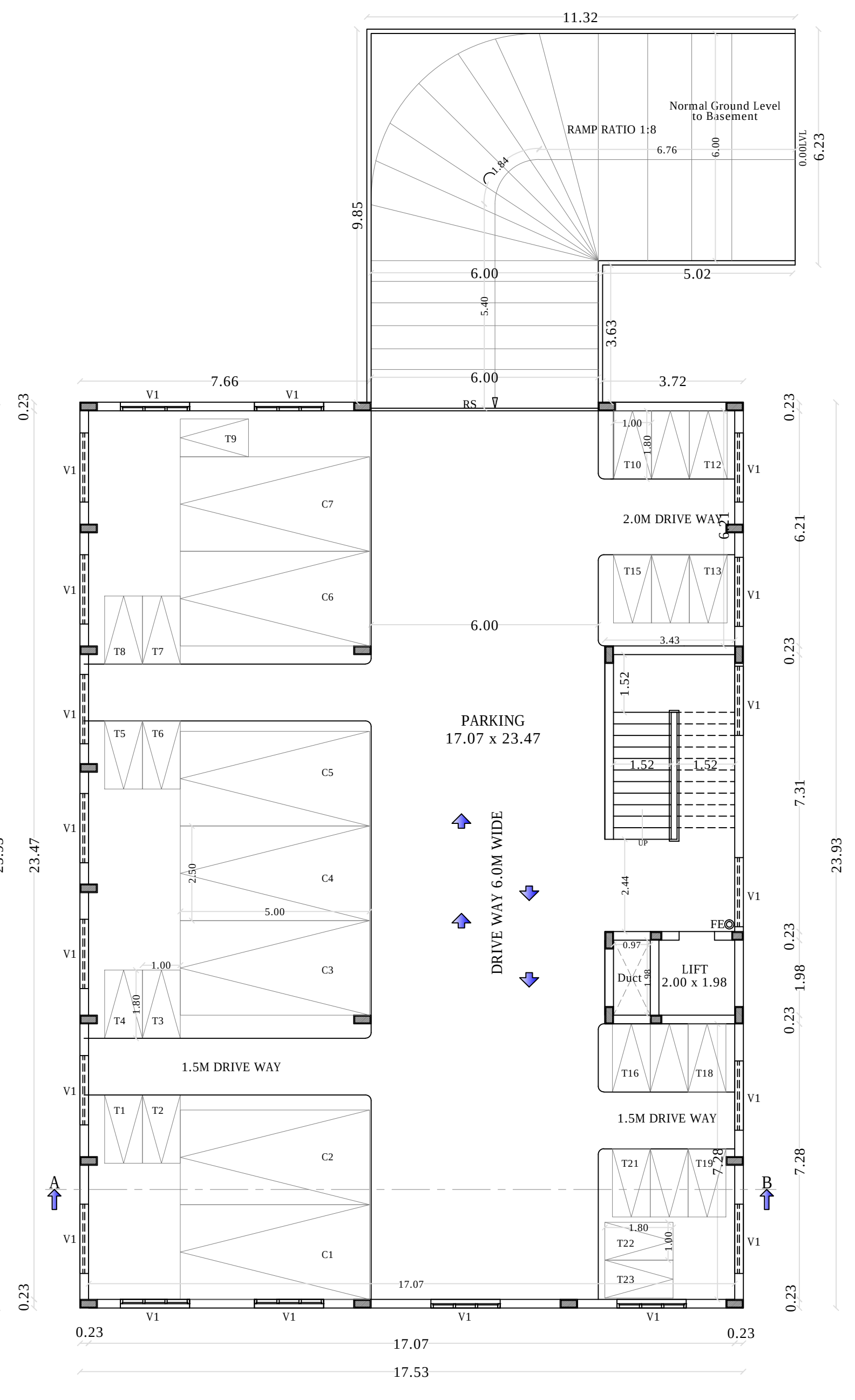
FRONT ELEVATION



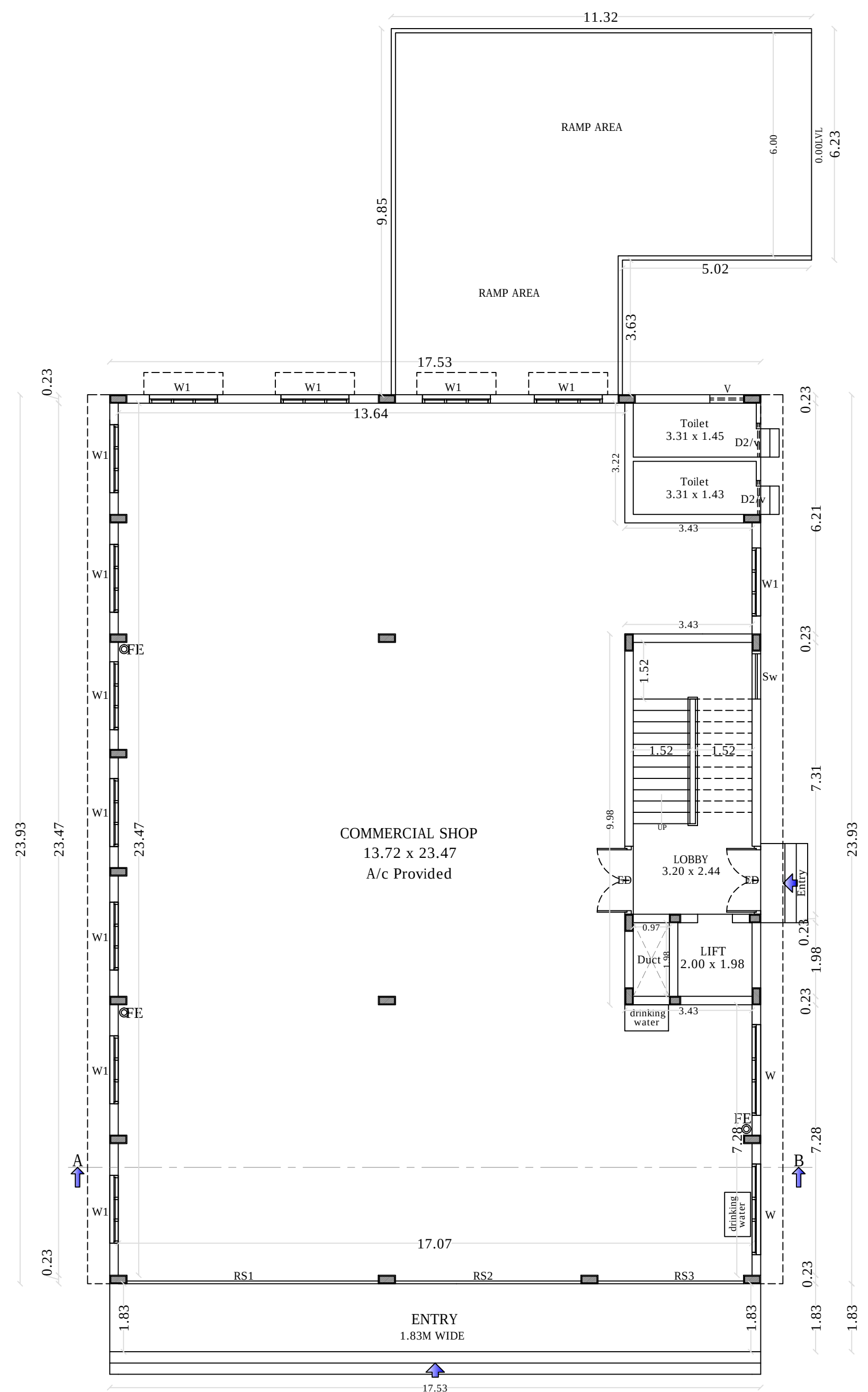
SECTION ON "A-B"



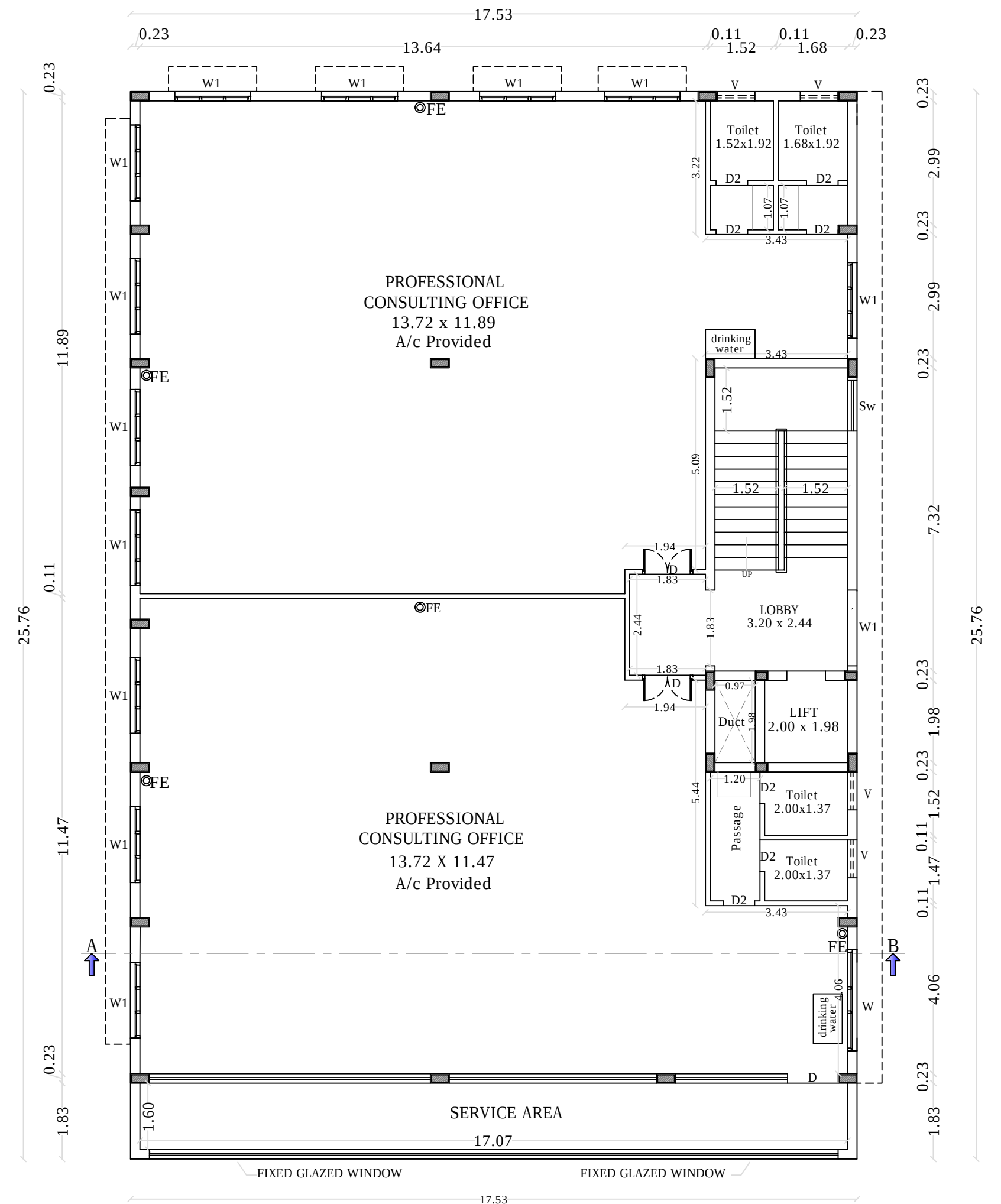
TERRACE FLOOR PLAN



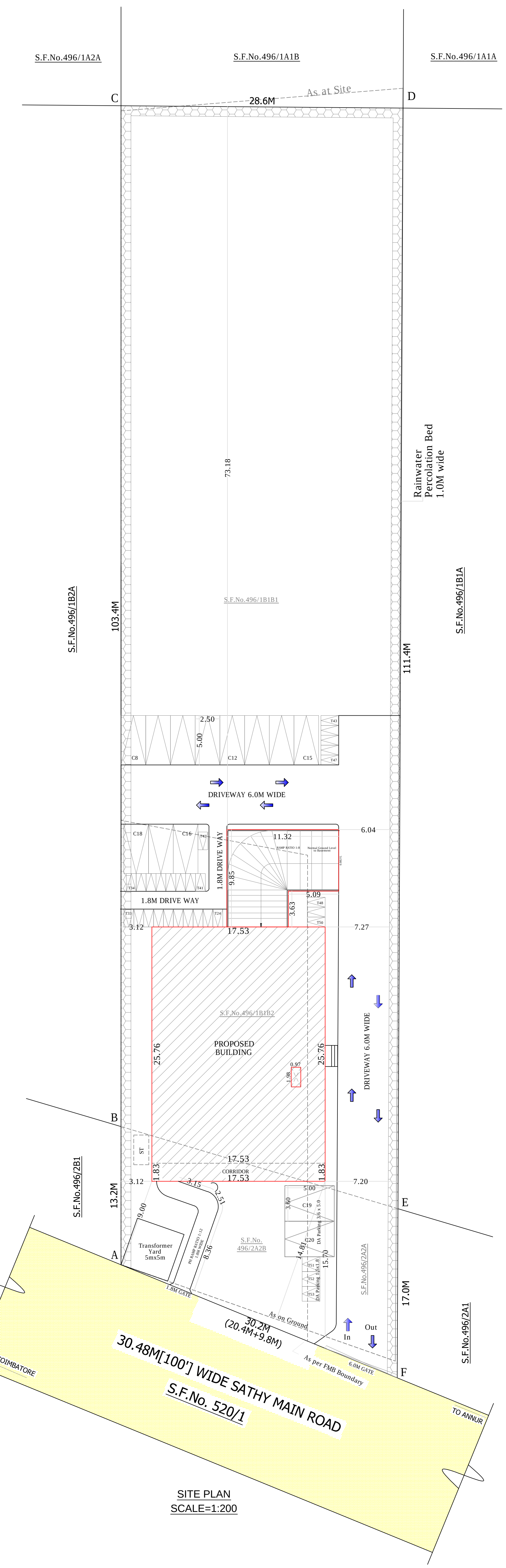
SEMI BASEMENT FLOOR PLAN



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:	S.F.No.	AREA in Hec.
AS PER DOCUMENT ---0.86 Acre (or) 3480.27sqm.	496/1B1B1	0.24.43
AS PER PATTI --- 0.35.00Hec.(or)3500sqm.	496/1B1B2	0.06.07
SUPER IMPOSED AREA --- 3473.89sqm.	496/2A2A	0.01.66
	496/2A2B	0.02.84
	Total	0.35.00

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.	20 Nos.
TWO WHEELER	53 Nos.	53 Nos.	53 Nos.

BUILDING HEIGHT - 11.60M			
COLOUR INDEX			
SITE BOUNDARY -		PROPOSED BUILDING -	
EXISTING ROAD -			

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	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

S.PRABHAVATHI, M.E (Geotech) M.I.G.S
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GE /16/04/002,
No: 1725-5, Annur Road, Karamthampatti,
Coimbatore - 641 659,
REG. CONSTRUCTION ENGINEER: 9000558700

SURESH KUMAR M.D (C.E.)
CONSTRUCTION ENGINEER
Coimbatore Reg. No: COIMBATORE/CE/16/04/002,
No: 1725-5, Annur Road, Karamthampatti,
Coimbatore - 641 659,
REG. CONSTRUCTION ENGINEER: 9000558700

BHUVANASUNDAR
M.Sc., M.A., A.I.A., A.I.I.D.,
Registered Architect, Regt. No. CA/59/10268
SUNDAR SUNDARAM ARCHITECTS
126-A, Thiruvananthapuram Road
REG. ENGINEER/NO. 30764

[B.A.KANNA CHOCKKALINGAM
M.E (Structural), ANE, AME, MITE
Registered Structural Engineer
Reg No: Coimbatore LPA / SE / 08/1/00004
Reg: 482, Bharathi Road, New Sankar,
Coimbatore - 641 044,
REG. STRUCTURAL ENGINEER: +91 9893151772



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.

