

PP

APPROVAL RECORD

Planning Permission

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.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE DISTRICT

SITE & DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF PROFESSIONAL CONSULTING OFFICE BUILDING HAVING STILT + TWO FLOORS AND RESIDENTIAL BUILDING HAVING THIRD FLOOR IN WARD-I, BLOCK-21, T.S.NO.559/9 AND 566/2, AT ANUPPERPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

ONLINE APPLICATION NO. : SWP/BPA/383401/2024

REFERENCE:

SITE BOUNDARY

EXISTING ROAD

DRIVE WAY

PROPOSED BUILDING

AREA DETAILS :

AS PER PATT/TSLR

AS PER DOCUMENT

AS PER SUPER IMPOSED SITE AREA

PLOT AREA (minimum of above shall be taken into account)

- 326.00 Sq.m

- 8.14 Cent

- 324.77 Sq.m

MAXIMUM HEIGHT OF THE BUILDING-13.65M

PROPOSED BUILDING AREA DETAILS

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILT UP AREA (SQ.M)	NO OF DWELLING UNITS
1	STILT FLOOR	-	203.46	203.46	-
2	FIRST FLOOR	203.46	-	203.46	-
3	SECOND FLOOR	203.46	-	203.46	-
4	THIRD FLOOR	203.46	-	203.46	2
5	HEAD ROOM	-	36.54	36.54	-
TOTAL		610.38	240.00	850.38	2.00

FLOOR SPACE INDEX = $\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{610.38}{324.77} = 1.88 < 2.0$

PARKING DETAILS

PARKING CATEGORY	NO. OF DWELLING UNITS	REQUIRED	PROVIDED
RESIDENTIAL ABOVE 75 Sq.M OF FLOOR AREA	2	2	2
OFFICE	75% OF (FSI) AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	305.19/100	3	3 (INCLUDING PH)
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF OFFICE FLOOR AREA	305.19/25	13	17

PROFESSIONAL DETAILS BASED ON FORM-C

APPLICANT Mr. K.C.GUHA PRANESH S/o.Mr.CHANDRASEKARAN	REGISTERED ENGINEER Mrs. R.NITHYAA (CLPA/RE/G-I/058/2024) Er.R.NITHYAA, BE ,MDIAD., REGISTERED ENGINEER 25, SASTRI ROAD, RAMNAGAR, COIMBATORE - 641 009, LPA No: RE/G-I/057/January
STRUCTURAL ENGINEER Mr. P.VIKARAMAN (CLPA/SE/G-II/030/2024)	Er.P.VIKARAMAN, B.E,Struct.Engg,MDIAD,MDIAN REGISTERED ENGINEER Class 14 Civil Engineer Registered Engineer No:Registration & LPA, No. 10, Gokulnagar, Ramnagar, 641 009, LPA No:SE/G-II/030/January Phone:98221 50073,Mobile: 98931 510, 98931 510

Online Application No.: SWP/BPA/383401/2024

LP/CLPA NO: 666/2024

PLANNING PERMISSION NO: 790/2024

(This Planning permission is valid for a period of 8 years from the date of e-sign)

e-signed

Joint Director / Member Secretary (IC)

District Town and Country Planning office

Coimbatore District

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

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

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

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.

