

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.

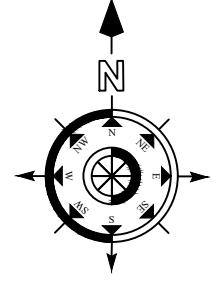
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

SWP / SITE APPROVAL / LP / R (C) No. 12 / 2025
SWP / BP / DTCP / R (C) No. 07 / 2025

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF COMMERCIAL
BUILDING (OFFICE) IN WARD No. 5 (E),
BLOCK No. 31, T.S.No. 2121/2 AT
(NEW SCHEME ROAD) POLLACHI
MUNICIPALITY, POLLACHI TALUK
COIMBATORE DISTRICT

ONLINE APPLICATION No. SWP / BPA / 387424 / 2024

SCALE : 1 : 100
All Linear Measurements
Values Are in Metres.



AREA DETAILS:		IN SQM	
DESCRIPTION			
SITE AREA AS PER DOCUMENT		405.10	
SITE AREA AS PER TSLR		398.00	
DESCRIPTION	FSI Area In Sqmt	Non FSI In Sqmt	Total Built up Area In Sqmt
BASEMENT FLOOR	----	224.36	224.36
GROUND FLOOR	224.36	----	224.36
FIRST FLOOR	224.36	----	224.36
SECOND FLOOR	224.36	----	224.36
TERRACE FLOOR	----	34.71	34.71
TOTAL	673.08	259.07	932.15

SET BACK DETAILS	REQUIRED	PROVIDED
Front Set Back	4.50 M	6.17 M
Side Set Back - 1	1.50 M	1.52 M
Side Set Back - 2	1.50 M	1.68 M
Rear Set Back	1.50 M	1.52 M
PARKING DETAILS	REQUIRED	PROVIDED

1 Car space for every 100sq.m of floor area or part thereof		
CAR PARKING	7 Nos	8 Nos

1 Two wheeler space for every 25sqm of floor area or part thereof

TWO WHEELER	27 Nos	28 Nos
-------------	--------	--------

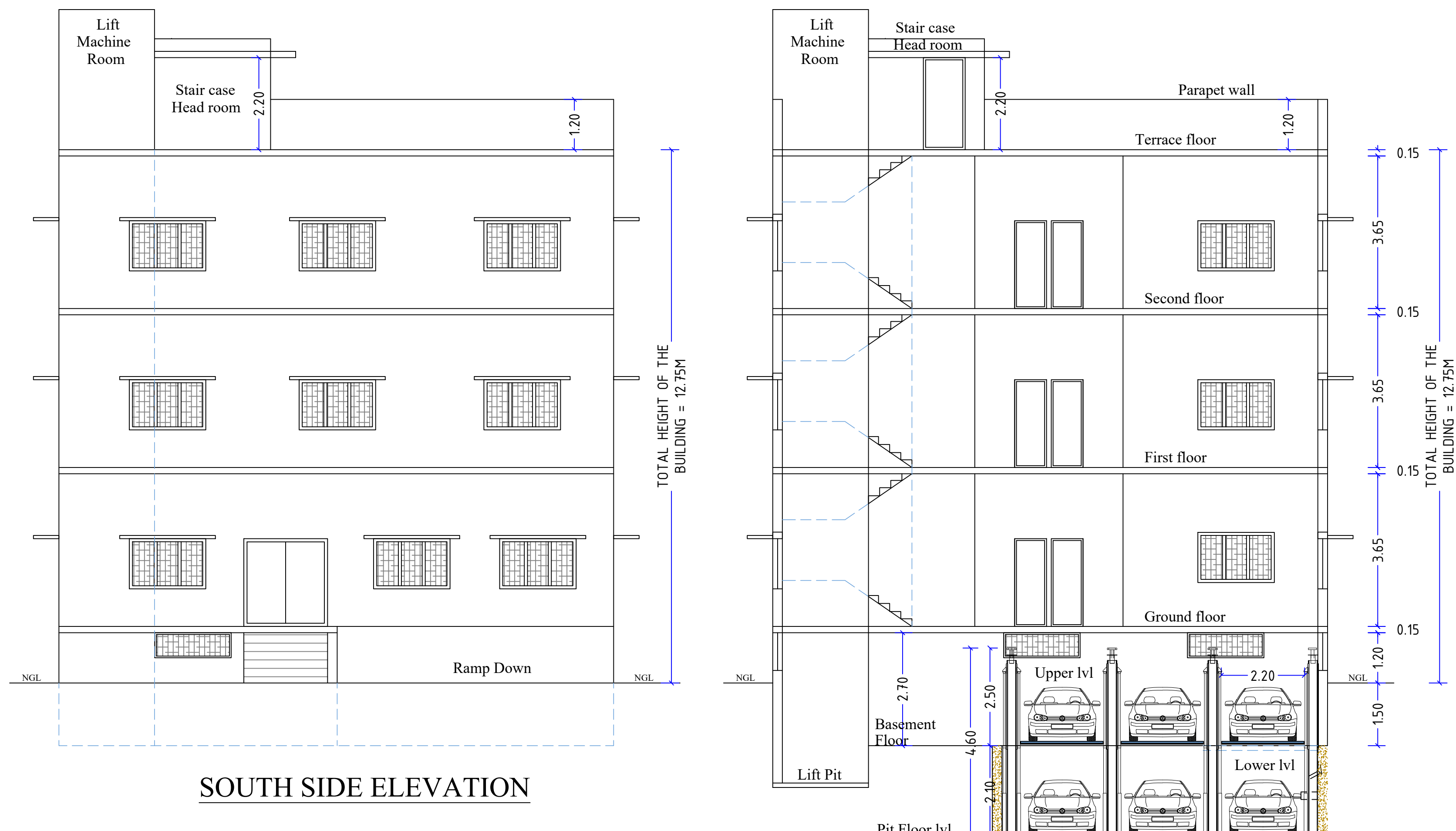
Floor Space Index	NOTES:
= 673.08	1. ALL DIMENSIONS ARE IN METERS
= 398.00	2. a - MULTI TYPE FIRE FIGHTER
= 1.69 < 2.0	3. b - FIRE EXTINGUISHER
Building Height = 12.75 m	

JOINERY DETAILS		In Meter
ED	Entrance Door	1.80 x 2.10
D	Door	1.00 x 2.10
D1	Door	0.76 x 2.10
LD	Lift Door	1.0 x 2.10
W	Window	1.80 x 1.20
W1	Window	1.20 x 1.20
V	Ventilator	2.00 x 0.90

REFERENCE	
SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	
DRIVE WAY	
Exg. Building to be demolished	

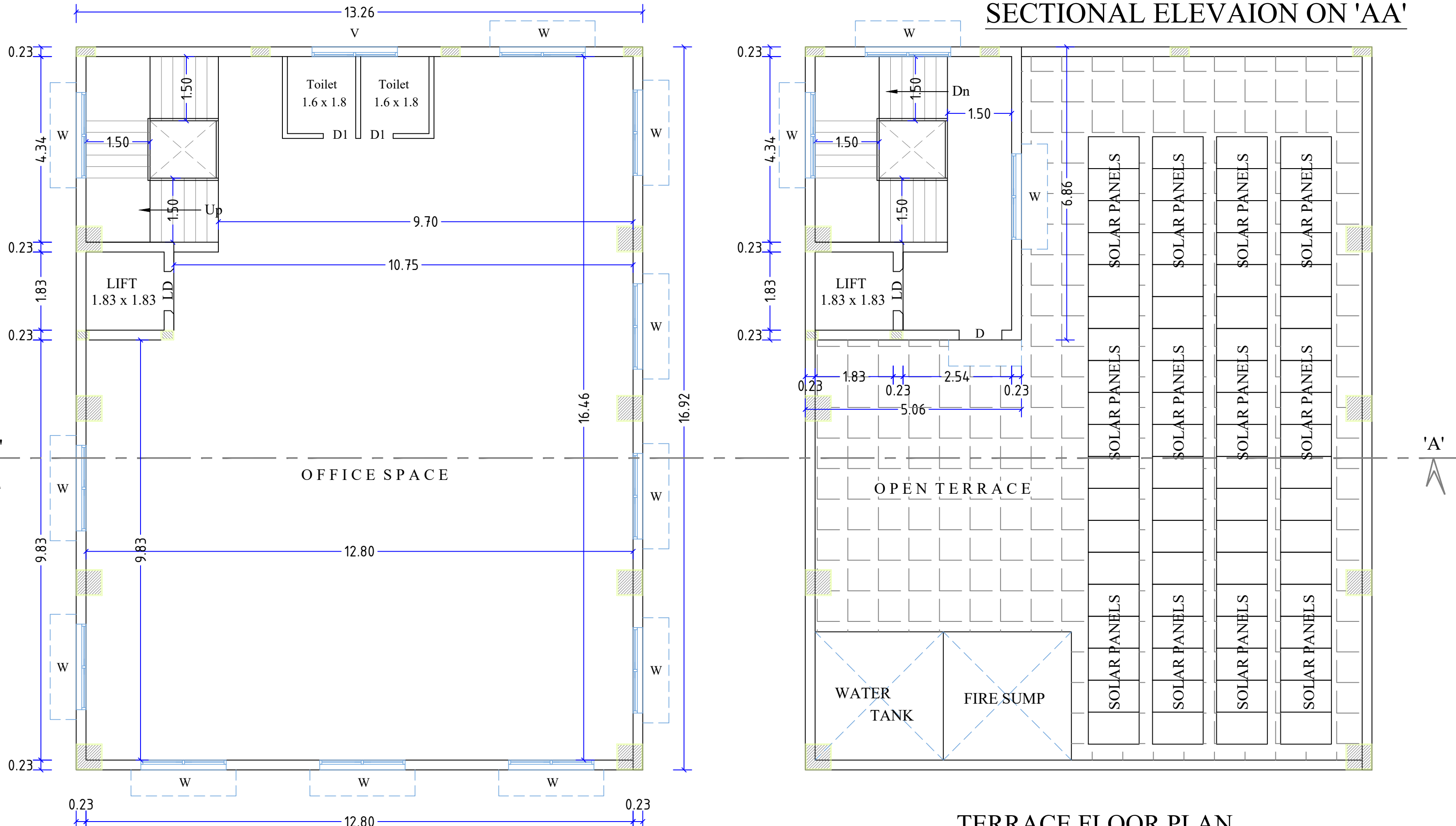
Handwritten signature of K. Shapathy

APPLICANT	
SIGNATURE OF THE ENGINEER S. ARUN KUMAR, ME. (Struct.) CBE Rgn./SE/Gr-I/2019/07/005 METIS STRUCTURES 9-1, Lakshmi Garden, Sankara College Road, Saravanampalli, Coimbatore - 35. GSTIN : 33AAXFM597P12T	I. ANANDRAJ DCE., B.E., Registered Engineer Grade-III CDTCP - RE-GF - III/02/2021 No.30, VGR Complex, 2nd Floor, Saibaba Colony, Coimbatore - 641011
REGISTERED STRUCTURAL ENGINEER	REGISTERED ENGINEER



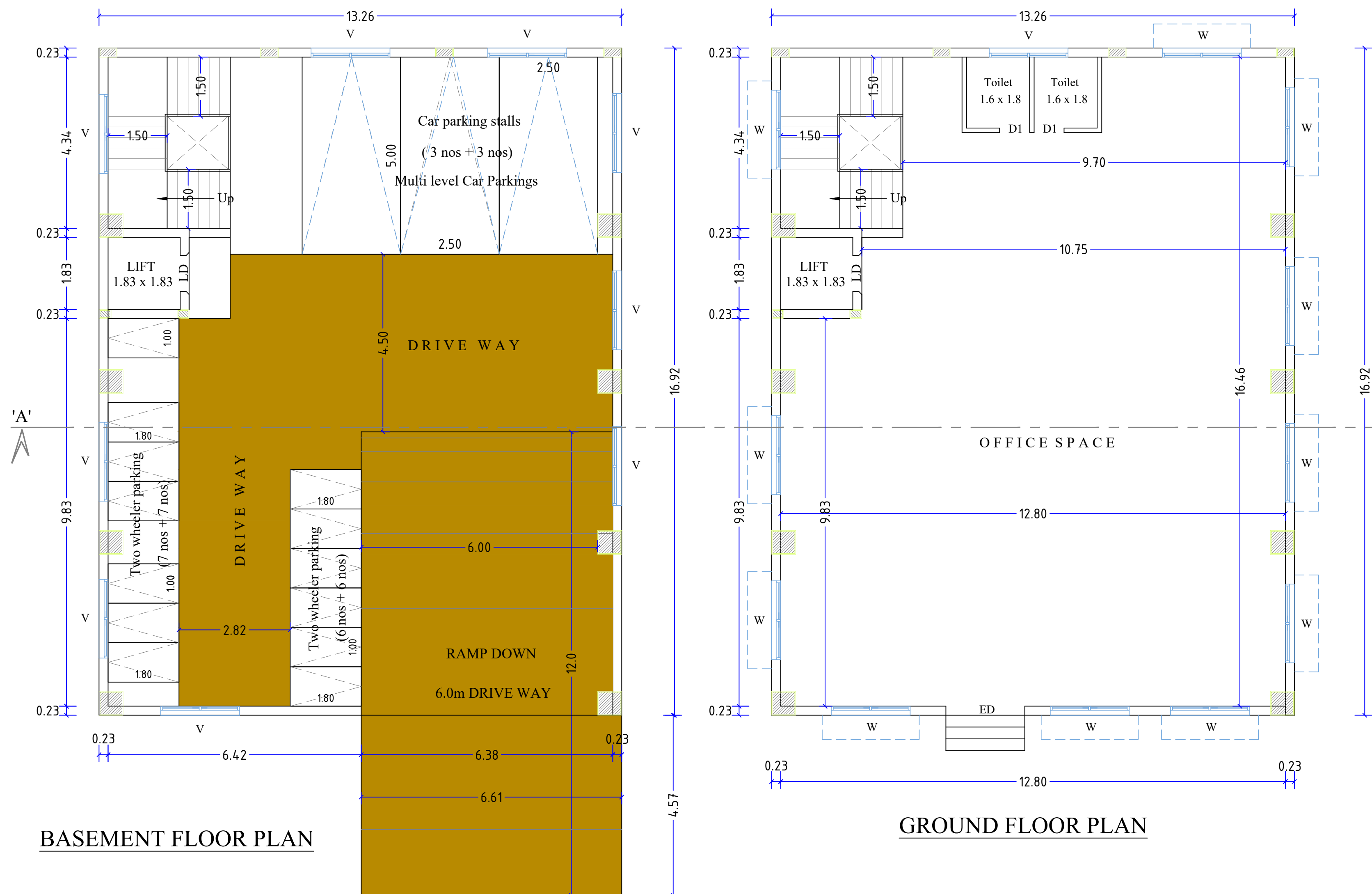
SOUTH SIDE ELEVATION

SECTIONAL ELEVATION ON 'AA'



TYPICAL FLOOR PLAN (FIRST AND SECOND)

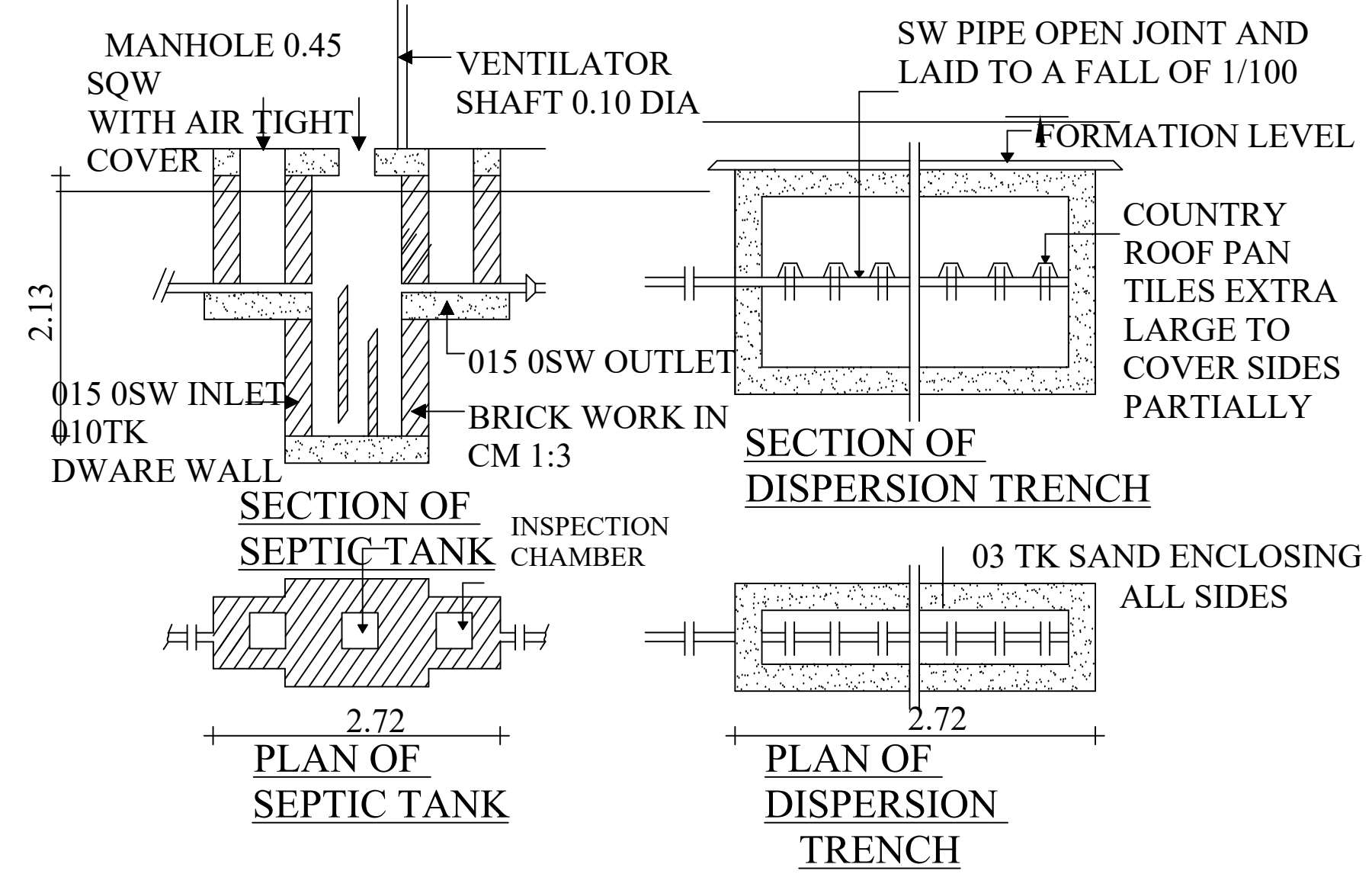
TERRACE FLOOR PLAN



BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION
TRENCH 225 GALLONS CAPACITY OF 6000 LITRES



W- 5 (E) /B-31
T.S.No. 2126

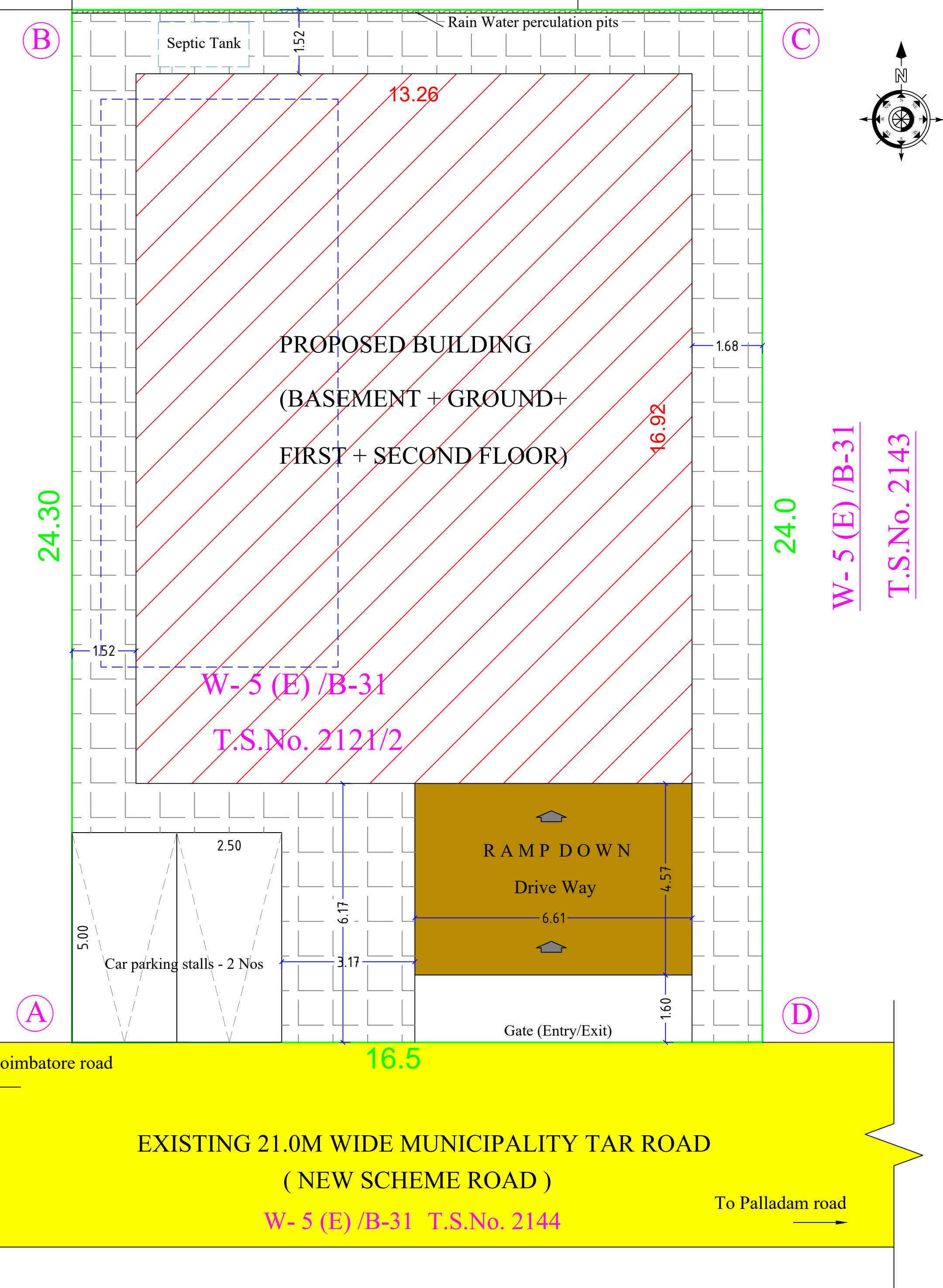
W- 5 (E) /B-31
T.S.No. 2127

W- 5 (E) /B-31
T.S.No. 2128

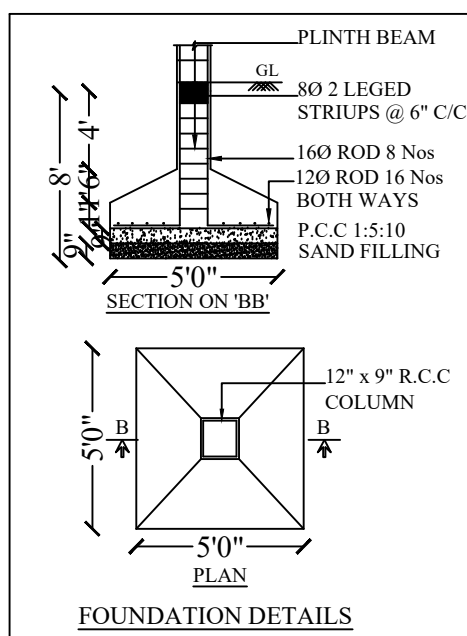
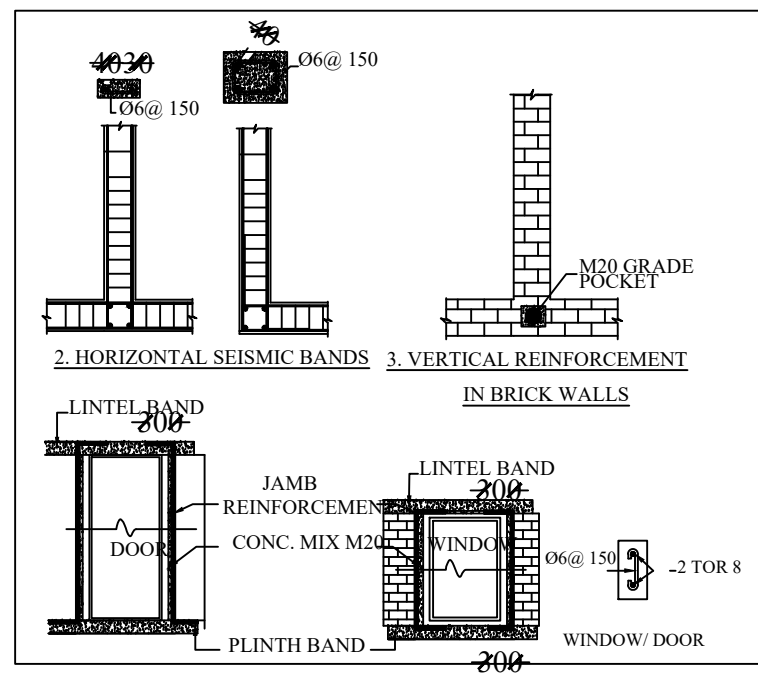
W- 5 (E) /B-31
T.S.No. 2121/1B

W- 5 (E) /B-31
T.S.No. 2121/2

W- 5 (E) /B-31
T.S.No. 2143



SITE PLAN



Er. K.P. VETRISILVAN, M.E. (GEOTECHNICALS MISTE.)
SECTECHNICAL ENGINEER
CLPA REGN. No. CLPA/SE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
0.No.40, N.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641 030.
Cell : 73391 17438
Email : geodesign123@gmail.com
REGISTERED GEO TECH
ENGINEER

Er. S. PONMANICKAM, DCE, BE.,
REGISTERED CONSTRUCTION ENGINEER (CE)
DTCPC/CE/017/2022
No.198-A, NGN Street, New Siddhapudur,
Coimbatore - 641 044.
Cell : 73391 17438
Email : skannan705@gmail.com
REGISTERED CONSTRUCTION
ENGINEER

S. ARUN KUMAR, ME. (Struct.)
CBE Rgn./SE/Gr-I/2019/07/005
METIS STRUCTURES
9-1, Lakshmi Garden, Sankara College Road,
Saravanampalli, Coimbatore - 35.
GSTIN : 33AAXFM597P12T
REGISTERED STRUCTURAL
ENGINEER

I. ANANDRAJ DCE., B.E.,
Registered Engineer Grade-III
CDTCP - RE-GF - III/02/2021
No.30, VGR Complex, 2nd Floor,
Saibaba Colony, Coimbatore - 641011
REGISTERED ENGINEER



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.

