Verified RealEstate™

REFERENCE
SWP/BPA/411904/2024

ISSUED
02 January 2025

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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

**Applicant Name : R.BALAJI and R.SHOBANA**
**Online Application No : SWP/BPA/411904/2024**

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE / PROFESSIONAL CONSULTING OFFICE BUILDING IN WARD NO: I (9), BLOCK NO: 8, T.S.NO: 178/9 & 183 AT ANUPPERPALAYAM VILLAGE, CENTRAL ZONE, NORTH TALUK , COIMBATORE CORPORATION.

COIMBATORE T.P. SCHEME NO - 4

N

Scale 1:100

## AREA DETAILS:-

SITE AREA DETAILS

| S.NO: | T.S.NO: | AREA in Sqm |
|---|---|---|
| 1 | 178/9 | 39.00 |
| 2 | 183 | 919.00 |
| TOTAL | | 958.00 |

AREA OF THE SITE : 958.00 Sqm

| Floor Name | FSI Area (in Sqm) | Non-FSI Area (in Sqm) | Total Built up Area (in Sqm) |
|---|---|---|---|
| GROUND FLOOR | 438.34 | - | 438.34 |
| FIRST FLOOR | 438.34 | - | 438.34 |
| SECOND FLOOR | 438.34 | - | 438.34 |
| HEAD ROOM | - | 58.55 | 58.55 |
| TOTAL | 1315.02 | 58.55 | 1373.57 |

NOTE:

$$FSI = \frac{1315.02}{958.00} = 1.372$$

JOINERY DETAILS

| TYPE | DESCRIPTION | SIZE |
|---|---|---|
| MD | MAIN DOOR | 3.50 X 3.00 |
| MD1 | MAIN DOOR 1 | 1.50 X 3.00 |
| MD2 | MAIN DOOR 2 | 1.50 X 3.00 |
| LD | LIFT DOOR | 1.20 X 2.40 |
| D | DOOR | 0.88 X 3.00 |
| D1 | DOOR 1 | 0.88 X 2.40 |
| W | WINDOW | 1.80 X 2.10 |
| W1 | WINDOW 1 | 1.80 X 1.50 |
| V | VENTILATOR | 0.90 X 0.60 |

PARKING DETAILS

Office Area = 1315.02 Sqm x 75% = 986.26 Sqm

| | TWO WHEELER PARKING | | CAR PARKING | |
|---|---|---|---|---|
| | Required | Provided | Required | Provided |
| Every 100 Sqm 1 Car | - | | 10 | |
| Every 25 Sqm 1 Two Wheeler | 40 | | - | |
| TOTAL | 44 (40x10%) | 45 | 11 (10x10%) | 11 |

REFERENCE

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVE WAY

SIDDARTH GOPALA SANKAR, B.ARCH.,F.I.I.A.,
Registered Architect As
L.R.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36230
Coimbatore LPA/R/A/GR-I/19/04/016

Architect

S. MURUGESH, M.E.,FIE.,
Chartered Engineer F-1279323
Structural Engineer Grade-I
CMDA /SE/GR-I/2022/05/320

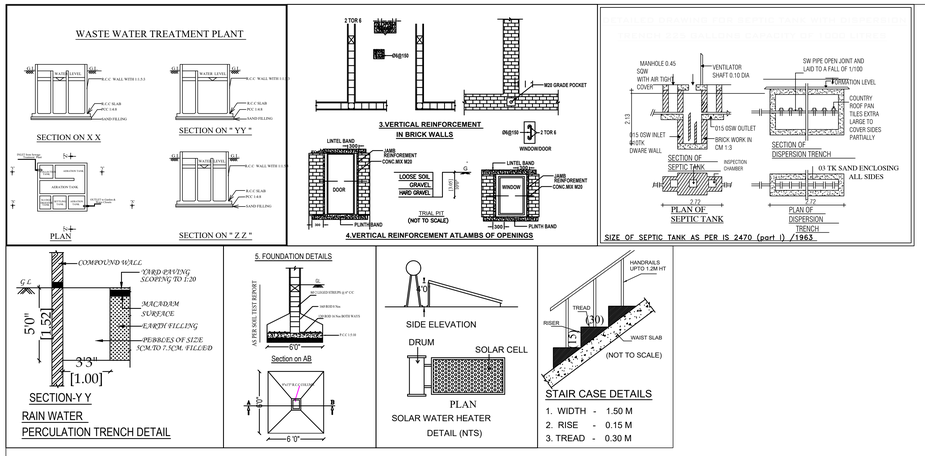
Structural Engineer

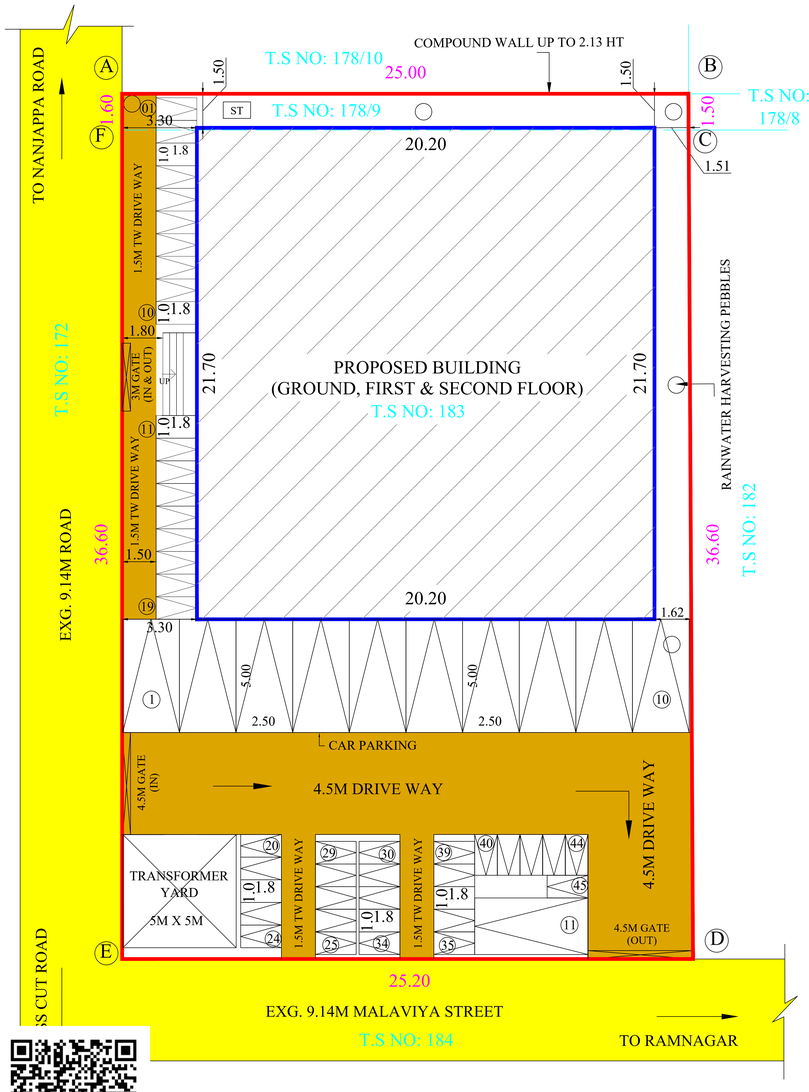
Applicant

**BUILDING PERMISSION NO : L.P/CLPA No. 2/2025**
**PLANNING PERMISSION NO : 2/2025**

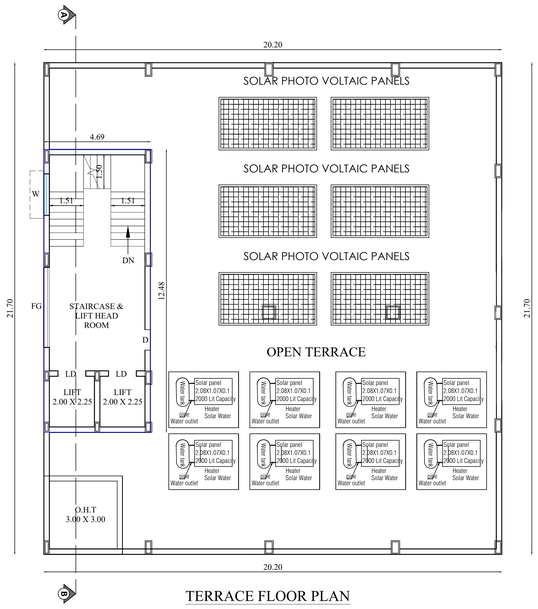
(This Planning Permission is valid for a period of 8years from e-sign)

e-signed
Joint Director / Member Secretary(FAC),
District Town and Country Planning office
Coimbatore District.

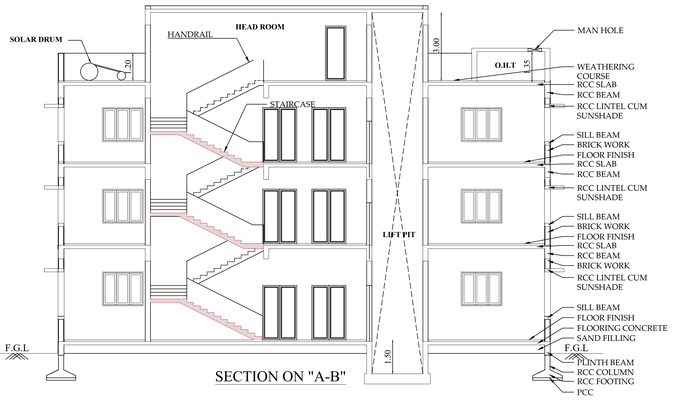


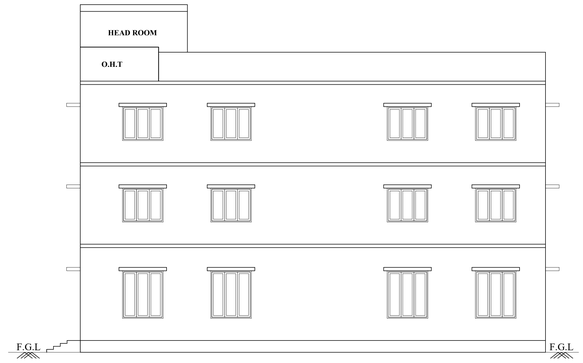

SITE PLAN



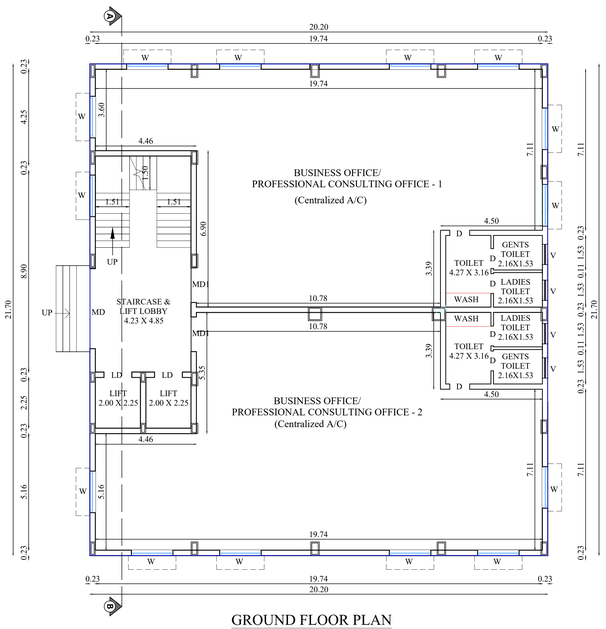

TERRACE FLOOR PLAN



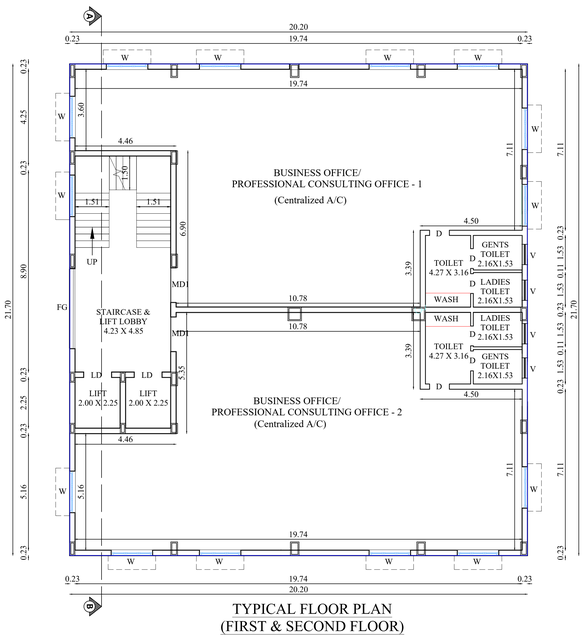

SECTION ON "A-B"




NORTH SIDE ELEVATION




GROUND FLOOR PLAN




TYPICAL FLOOR PLAN
(FIRST & SECOND FLOOR)

K.GOWTHAMI
SURVEYOR / DRAUGHTSMAN

U.BHARATHY
DRAUGHTSMAN GRADE - III

J.GURUPRASATH
ARCHITECTURAL / PLANNING ASSISTANT

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**



hello@verified.realestate · +91 9996 12 9996

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

**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.