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,
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Chennai 600 097, India

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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 = 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 I Car	-	45	10	11
Every 25 Sqm I Two Wheler	40		-	
TOTAL	44 (40x10%)		11 (10x10%)	

REFERENCE

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

SIDDARTH GOPALA SANKAR, B.ARCH.,ELLA.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No. CA/2005/36220
Coimbatore LPA/R.A/GR-I/19/04/016

Architect

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

Structural Engineer

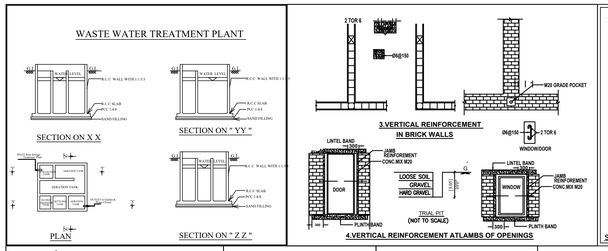
R.Balaji
R.Shobana

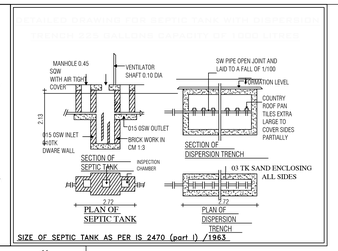
Applicant

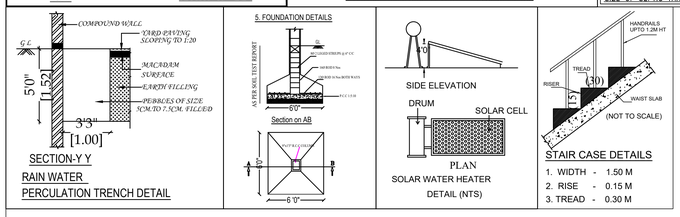
BUILDING PERMISSION NO : L.P/CLP.A No. 2/2025
PLANNING PERMISSION NO : 2/2025

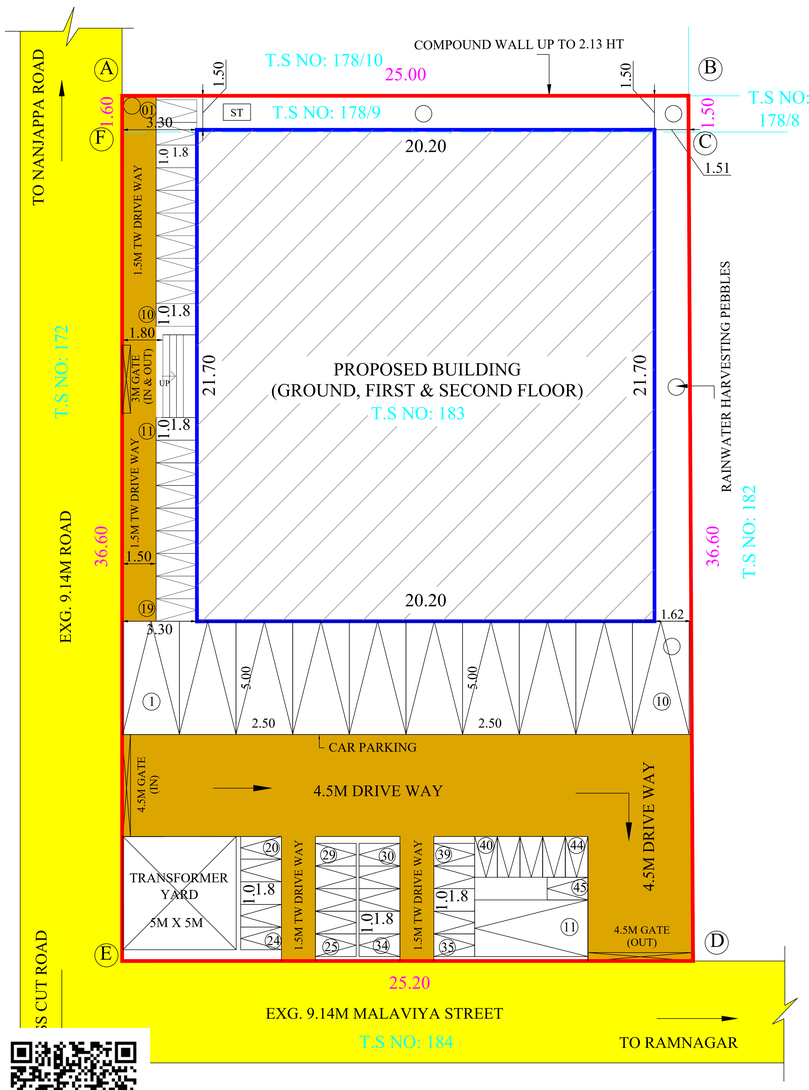
(This Planning Permission is valid for a period of 8years from e-sign)

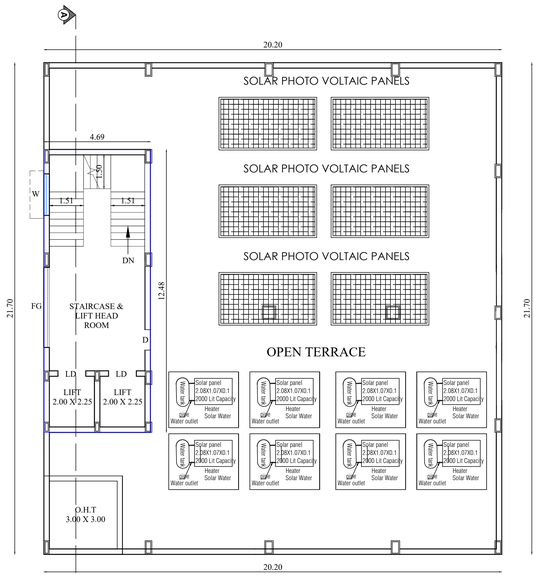
e-signed
Joint Director / Member Secretary(FAC),
District Town and Country Planning office
Coimbatore District.



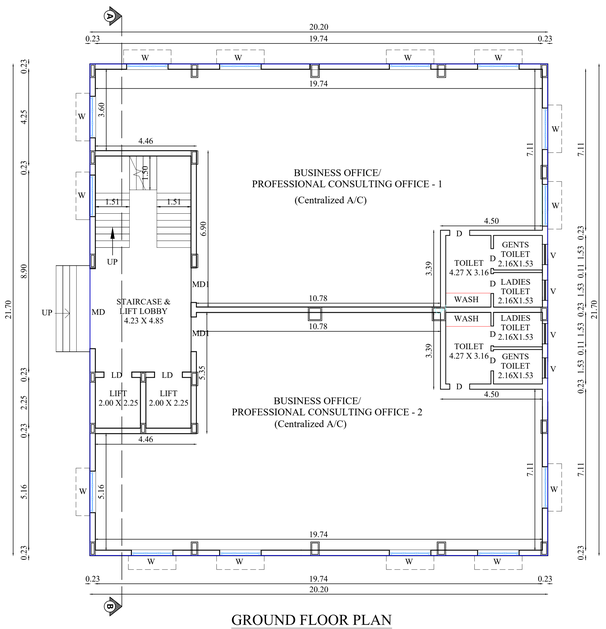




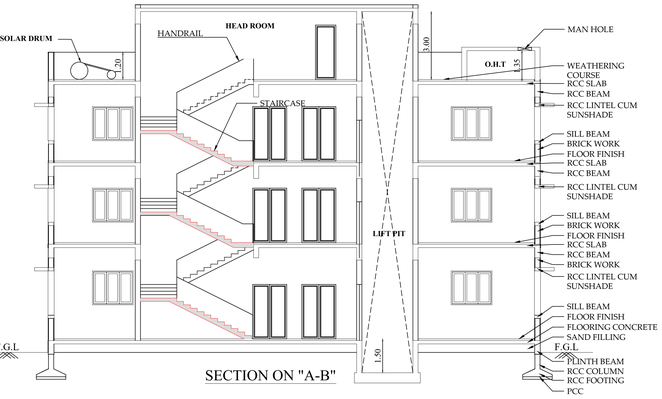




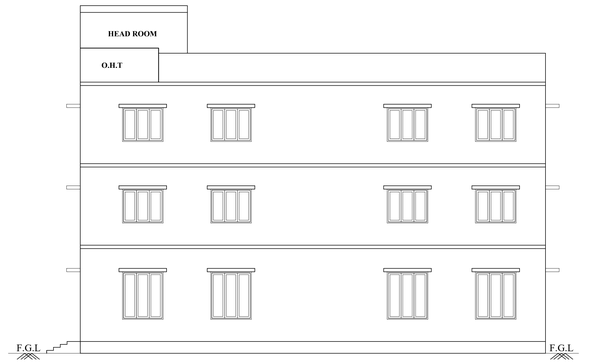
TERRACE FLOOR PLAN



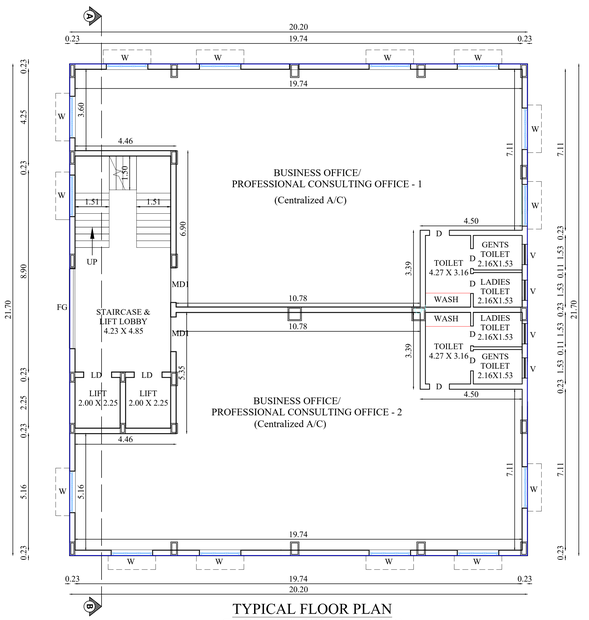
GROUND FLOOR PLAN



SECTION ON "A-B"



NORTH SIDE ELEVATION



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

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.