

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

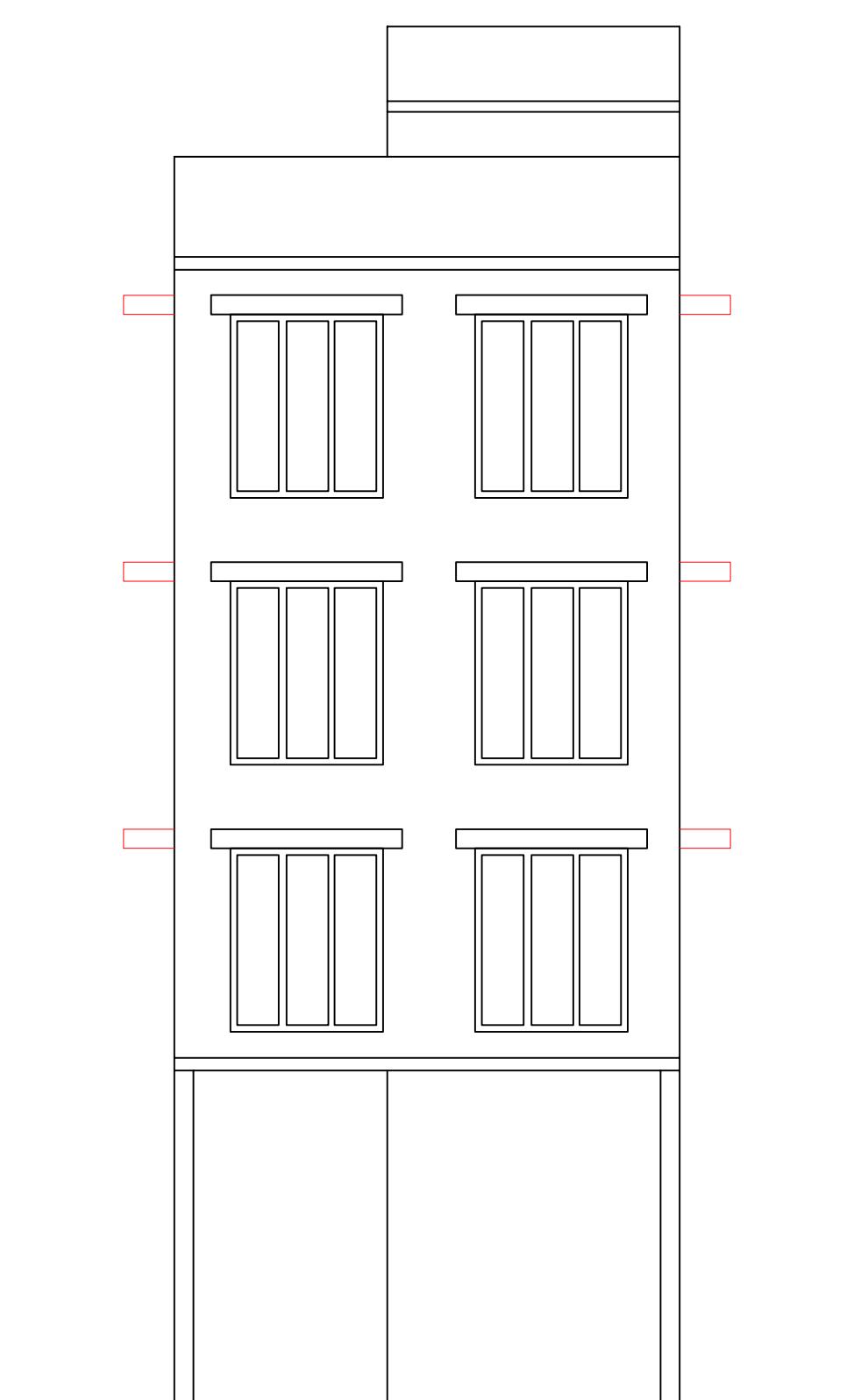
Building Plan

ISSUING AUTHORITY

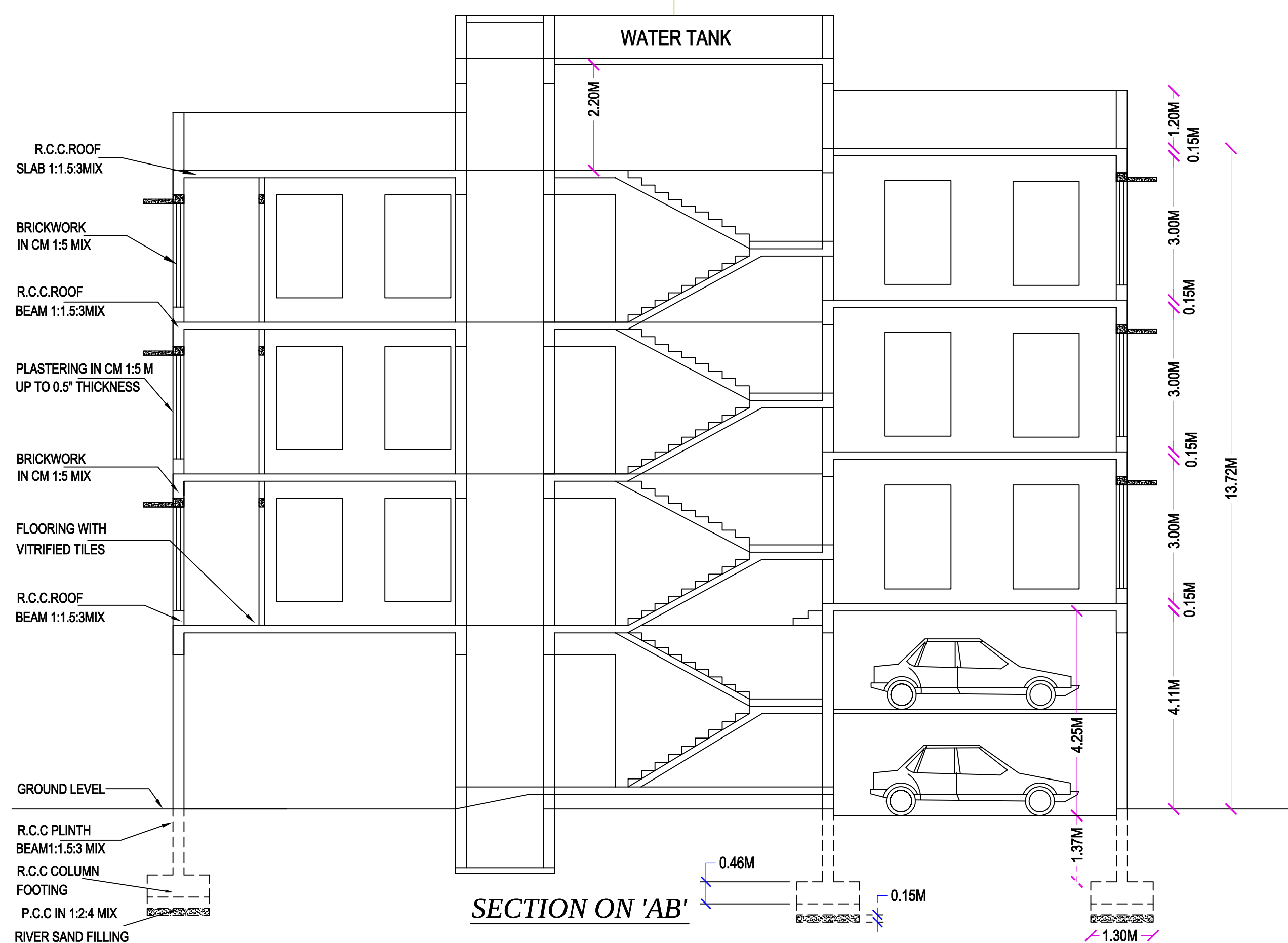
DTCP

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

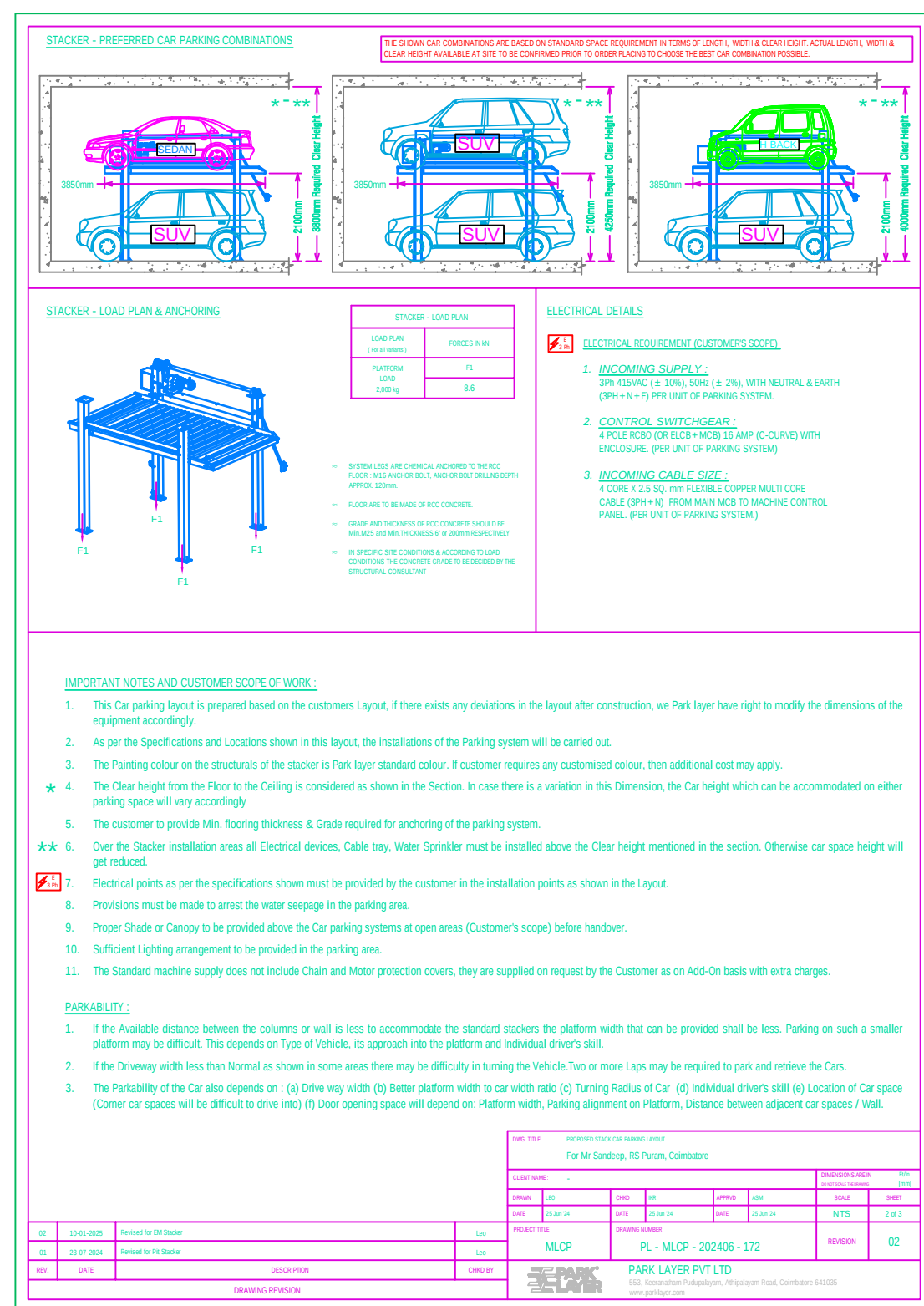
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



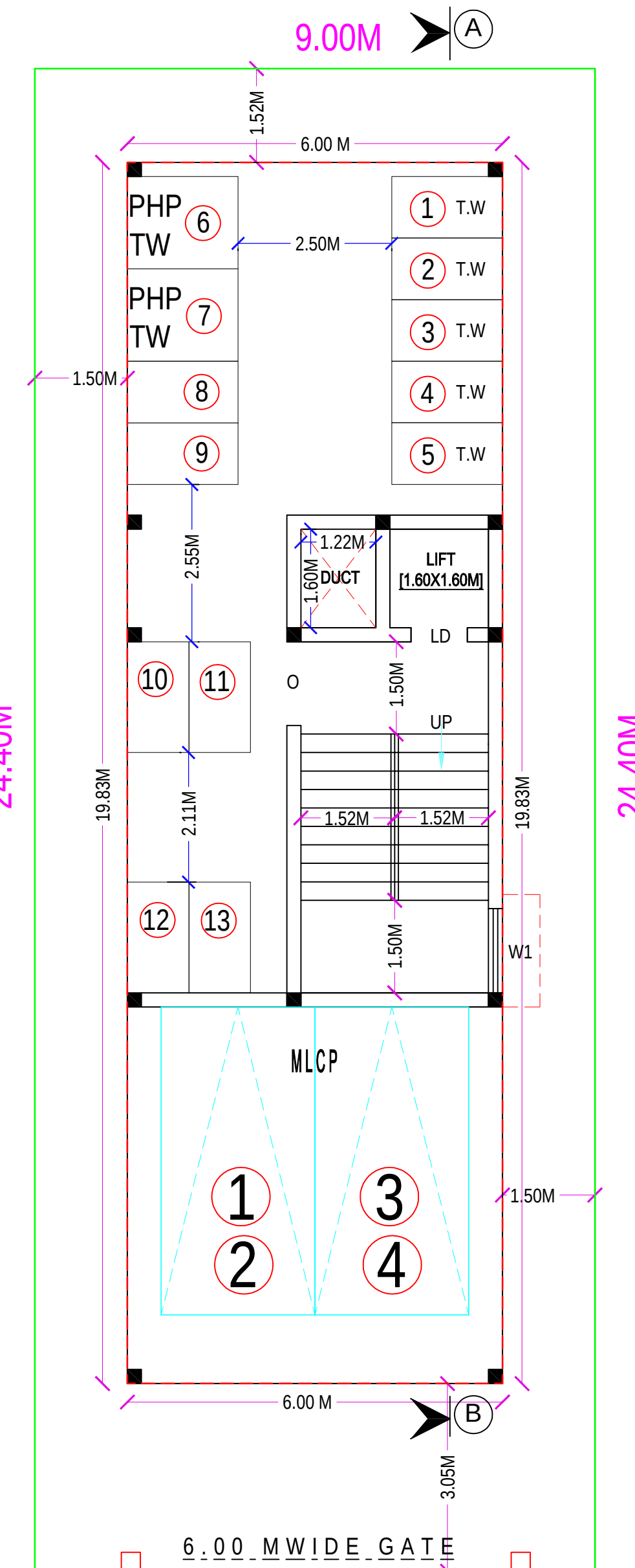
FRONT - ELEVATION



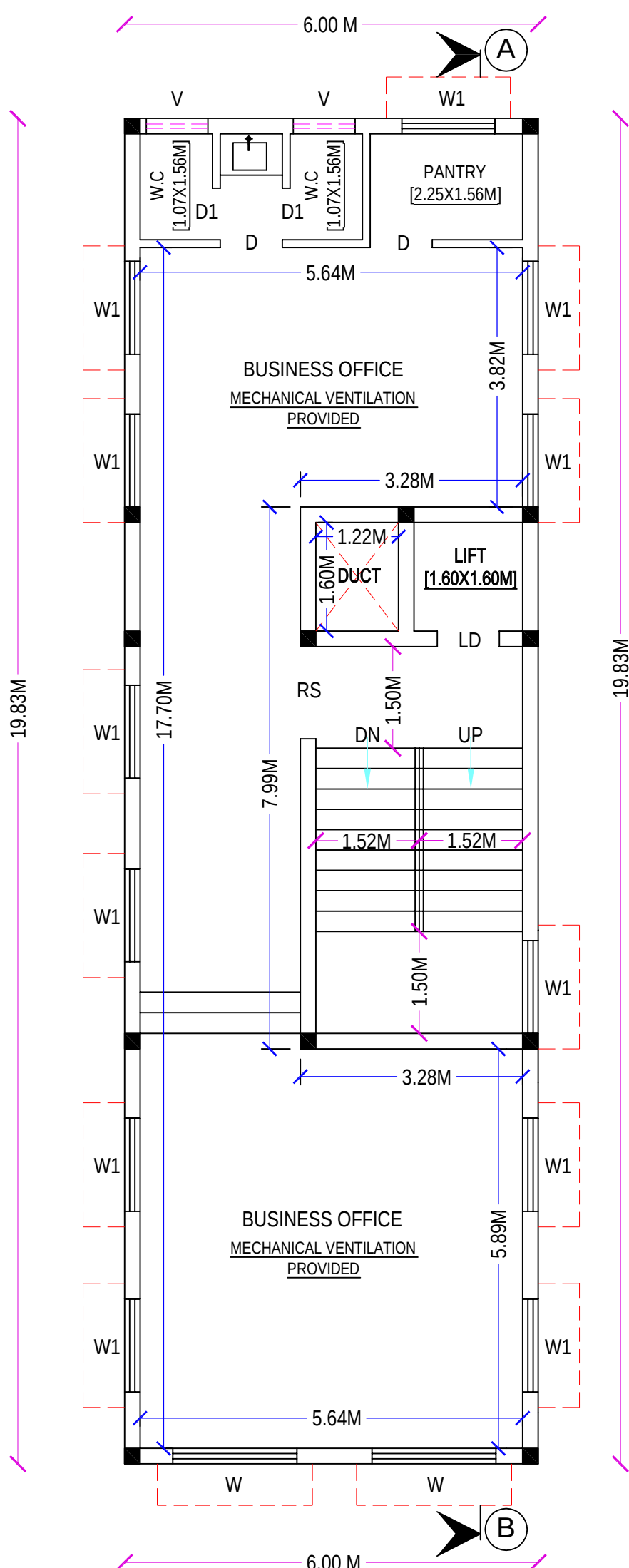
SECTION ON 'AB'



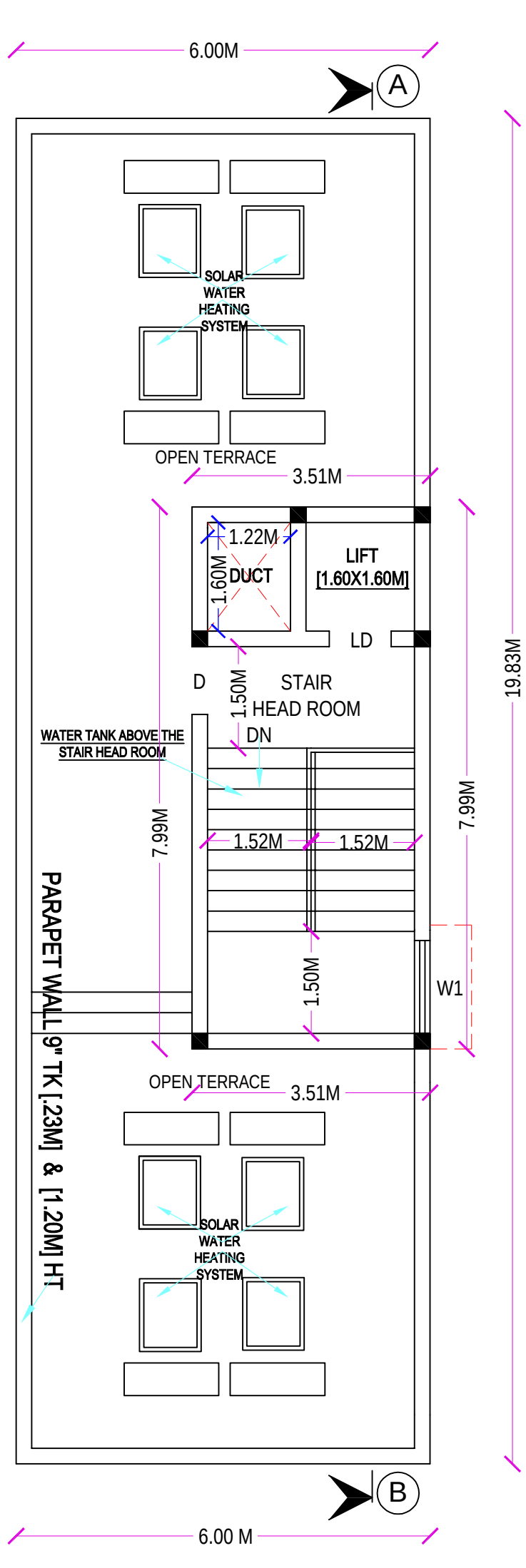
PIT PARKING DETAIL



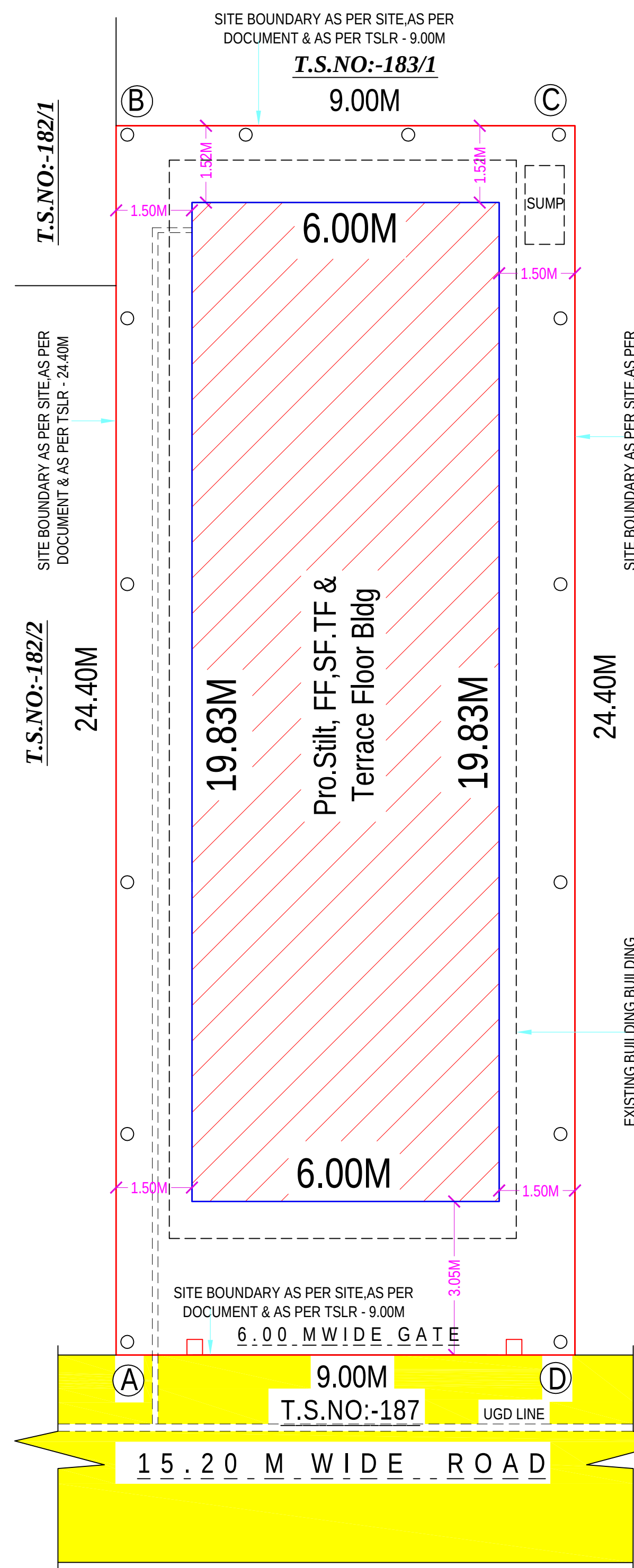
STILT FLOOR PLAN



FIRST, 2nd & 3rd FLOOR PLAN



TERRACE FLOOR PLAN

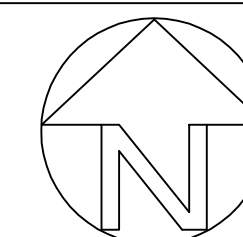


SITE PLAN

PLAN SHOWING THE PROPOSED RECONSTRUCTION OF STILT, FIRST, SECOND AND THIRD FLOOR [COMMERCIAL OFFICE BUILDING], IN DOOR NO:- 99 & 100, T.S.NO:-183/ 2, WARD NO :- M (13) TELUNGUPALAYAM, BLOCK NO:- 8, OF R.S.PURAM, ROBERTSON ROAD, COIMBATORE NORTH, COIMBATORE CORPORATION.

T.P.SCHEME NO:- 7

ALL DIMENSION ARE IN METER
SCALE - 1:100
ON LINE APPLICATION NO :- SWP/BPA/0426969/2024



REFERENCE
SITE BOUNDARY EXISTING BUILDING TO BE REMOVED
EXISTING ROAD PROPOSED BUILDING

AREA DETAILS:

S.L.NO	DESCRIPTION	Sqm
	SITE AREA AS PER DOCUMENT	222.96
	SITE AREA AS PER TSLR	220.00
	SUPER IMPOSED SITE AREA	221.90

(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)

	Build up Area	FSI	NON FSI	TOTAL AREA
STILT FLOOR			118.98	118.98
FIRST FLOOR		117.03	1.95	118.98
SECOND FLOOR		117.03	1.95	118.98
THIRD FLOOR		117.03	1.95	118.98
TREEACE FLOOR			28.00	28.00
TOTAL FSI AREA		351.09	152.83	503.92

FLOOR SPACE INDEX = $\frac{351.09}{221.90} = 1.582$ (FSI)

PARKING DETAILS

S.L.NO	DESCRIPTION	PROVIDED
1)	CAR PARKING SPACE	4 No's
2)	TWO WHEELER PARKING SPACE (INCLUDING PHP)	13 No's

	SCHEDULE OF JOINERIES	METER
RS	ROLLING SHUTER	1.36 X 2.50
D	DOOR	1.00 X 2.50
D1	DOOR	0.91 X 2.50
D2	DOOR	0.76 X 2.40
O	OPEN	1.36 X 2.40
W	WINDOW	1.83 X 2.20
W1	WINDOW	1.37 X 2.20
V	VENTILATOR	0.91 X 0.61

Special Condition

The building must be use for same purpose for which the approval obtained.If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 Town and Country Planning Act-1971 without prior notice considered as unauthorized construction.

BUILDING PERMISSION NO : LP / CLPA No : 69 / 2025

PLANNING PERMISSION NO : 86 / 2025



ON LINE APPLICATION NO :- SWP/BPA/0426969/2024

M.Boopathi
Surveyor/Asst.Draughtsman

U.Bharathy
Surveyor/Asst.Draughtsman- III

J.Guruprasath
Architectural/Planning assistant

Er.V.MANIKANDAN
LPA/RE/GR-II /05/2021

P. Rajkumar, DCE
Coimbatore Local Planning Authority
Registered Engineer
Lic. No: CLPA/RE/GR-II/10/20/2024-29
No: 56, Nathan Nagar, R.S.Puram,
Coimbatore-641 002. Call: 98688 66669

V.MANIKANDAN S.E
Engineer Grade - II (RE)
COIMBATORE LPA/RE/GR-II/05/2021
No. 50, Anjugamnagar,
Chinnavecampalli (P.O),
Coimbatore - 641 049.

APPLICANT

1) V.B.SANDEEP KUMAR
2) V.S.AKSHITHA VASUKI

STRUCTURAL ENGINEER

Er.S.KADIRVEL
CBE LPA/SE/GR-II /19/03/2007

S. Kadirvel

Er. S. KADIRVEL, B.E., M.Sc. (REV), M.T.E., F.T.V.
CHARTERED ENGINEER & APPROVED VALUER
Regd. No:- M-128435/5, F-14069
ENGINEER GRADE-I (RE) CBE LPA/RE/GR-II/19/03/2011
STRUCTURAL ENGINEER GR-II (SE)
CBE LPA/SE/GR-II/19/03/2007
#302, First Floor, Dr. Radhakrishnan Road
Tata Road, Coimbatore - 641 012

e-signed
Joint Director / Member Secretary
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

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.

