

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.

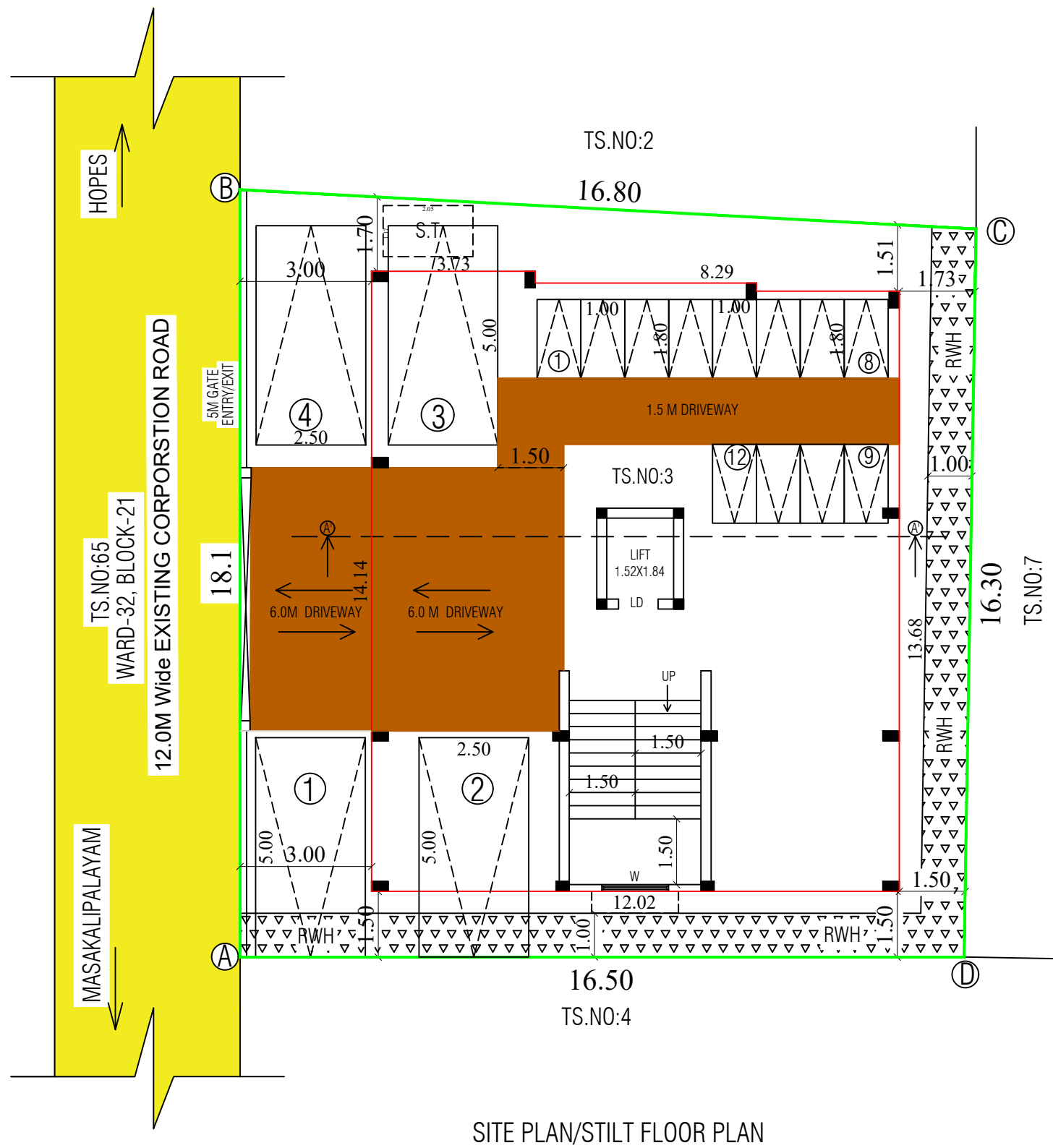
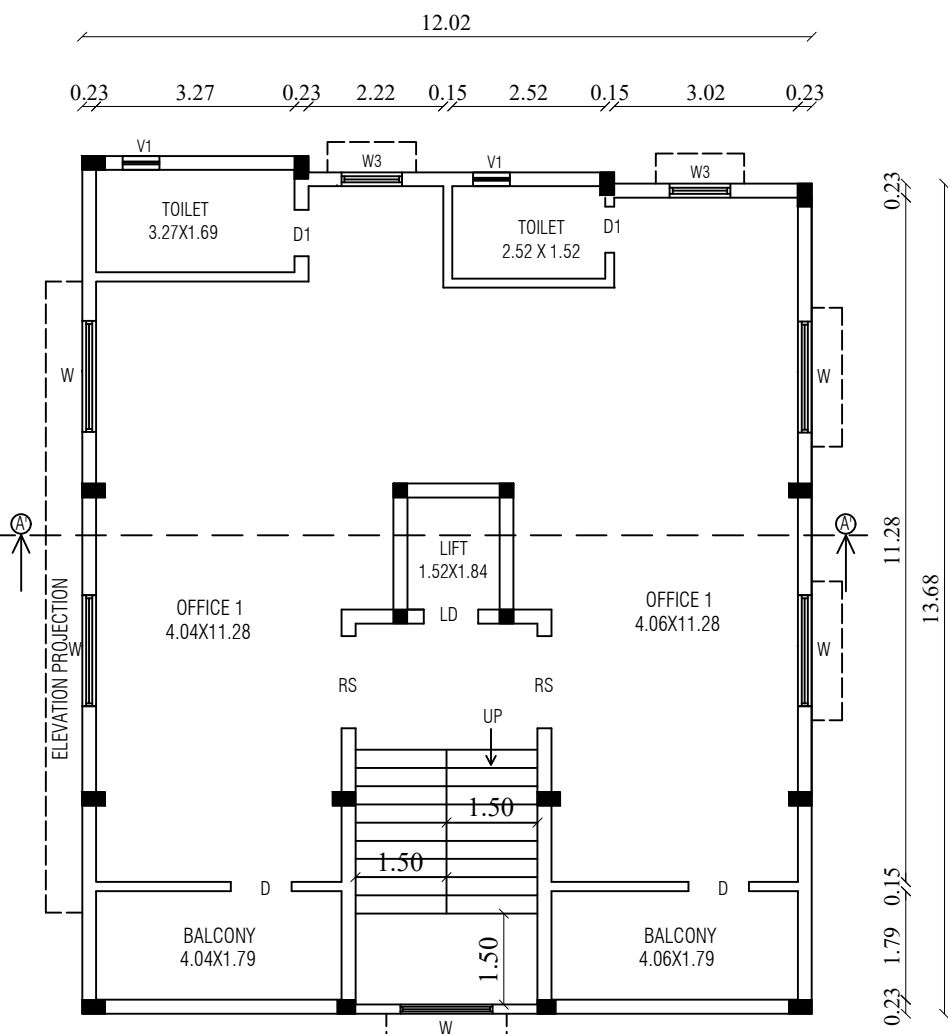
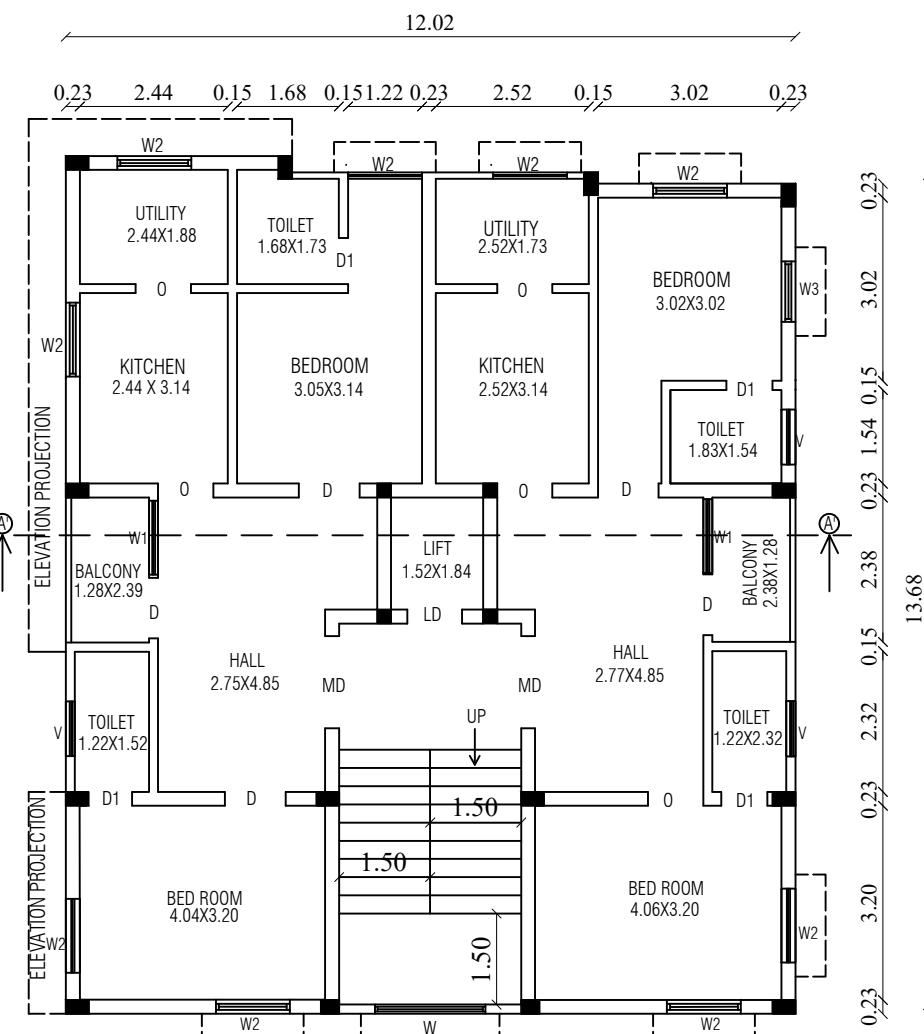
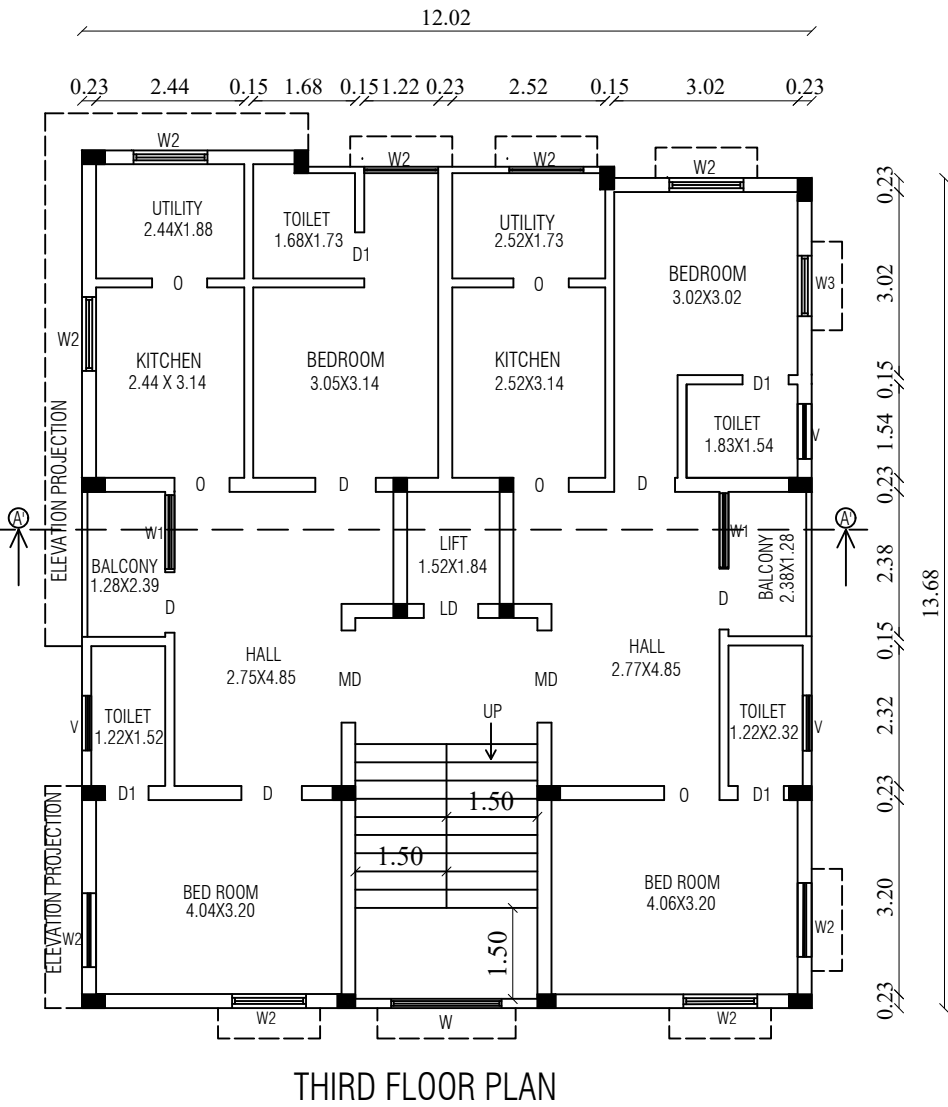
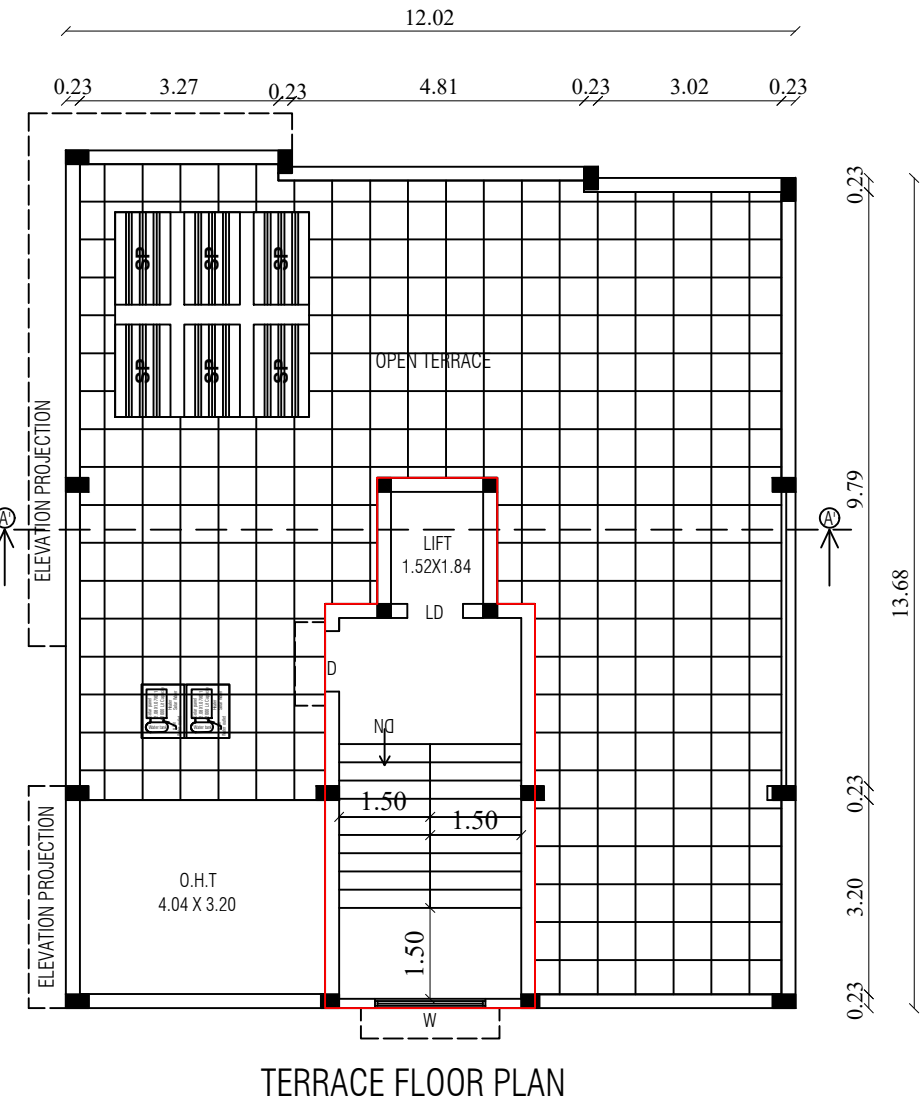
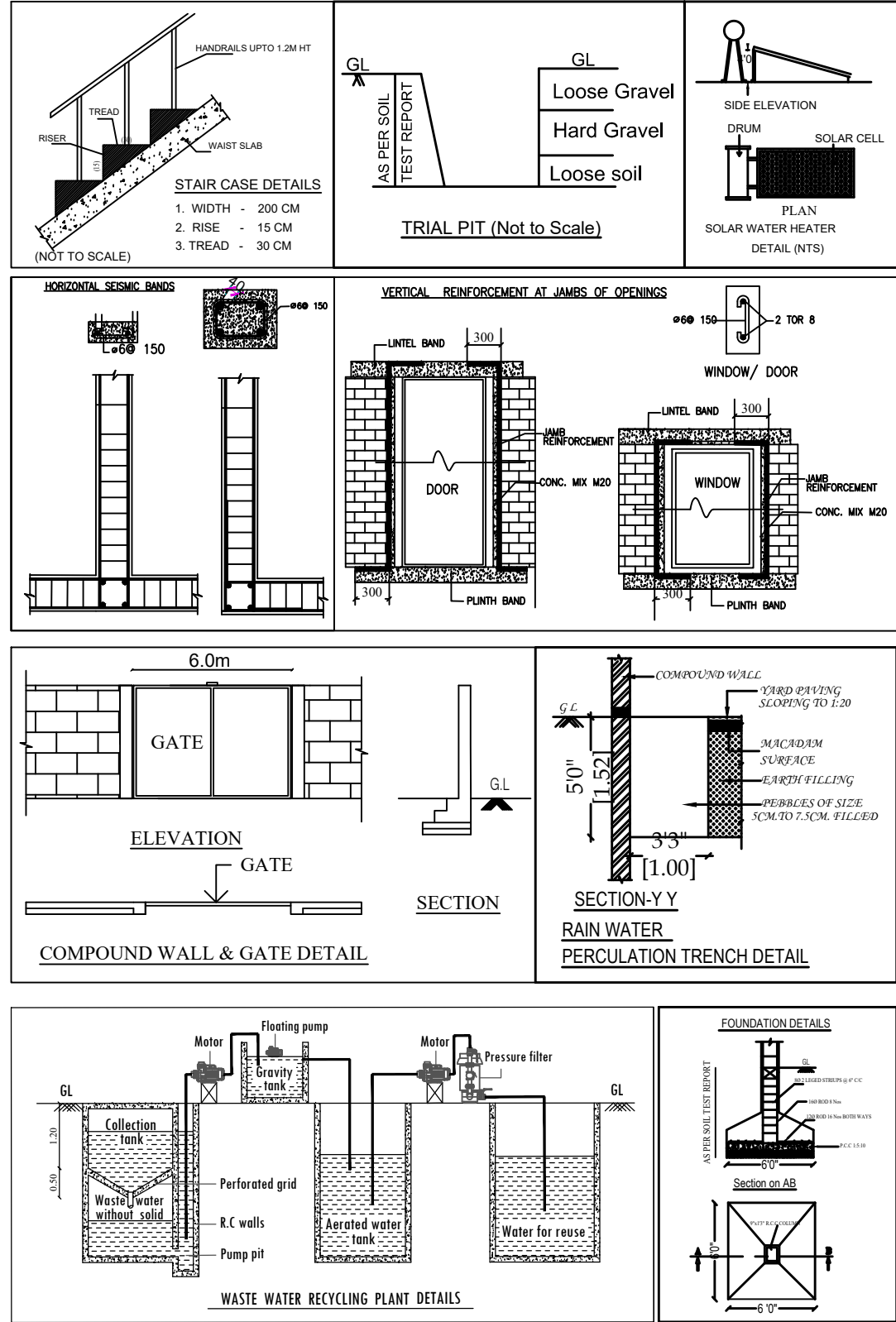
PLAN SHOWING THE EXISTING STILT, FIRST, SECOND FLOOR AND PROPOSED THIRD FLOOR CONSTRUCTION OF RCC ROOF COMMERCIAL OFFICE & RESIDENTIAL BUILDING IN SF.NO: 61/1Part & 62/1 Part, TS.NO: 3, WARD NO:32(AF), BLOCK NO:20 AT UPPLIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK & COIMBATORE CORPORATION.

North
Scale 1 : 100



EXISTING APPROVED DETAILS

NA. KA. NO : 7519/2022/LPA.
SITE APPROVAL LP/CLPA No : 406/2022
PLANNING PERMISSION No : 481/2022



REVISED APPROVED DETAILS

ONLINE APPLICATION NO : SWP/BPA/434578/2024
SITE APPROVAL LP/CLPA No : 23 /2025
PLANNING PERMISSION No : 25 /2025

SINGANALLUR DD PLAN NO: 8

AREA DETAILS:

Area of Site : 295.24 sqm [as per Document]
Area of Site : 286.00 sqm [PLR/FMB/Tslr Area]
Superimposed plot area : 283.72 sqm

EXISTING AND REVISED AREA DETAILS:

FLOOR NAME	TOTAL BUILTUP AREA (SQM)		NON FSI AREA (SQ.M)		TOTAL FSI (SQ.M)	
	EXIS.	REV.	EXIS.	REV.	EXIS.	REV.
STILT FLOOR	166.24	167.17	166.24	167.17	-	-
FIRST FLOOR(COMMERCIAL)	166.24	167.17	-	-	166.24	167.17
SECOND FLOOR(RESIDENTIAL)	166.24	167.17	-	-	166.24	167.17
THIRD FLOOR(RESIDENTIAL)	-	167.17	-	-	-	167.17
TERRACE FLOOR	27.12	27.12	27.12	27.12	-	-
TOTAL	525.84	695.80	193.36	194.29	332.48	501.51

NOTE:

EXI. FLOOR SPACE INDEX = 332.48 / 283.72 = 1.17

PRO. FLOOR SPACE INDEX = 501.51 / 283.72 = 1.77

PARKING REQUIREMENTS :

	REQUIRED	PROVIDED
CAR PARKING STALL	03	04
TWO WHEELER	10	12

HEIGHT OF BUILDING - 13.33M

DWELLING DETAILS: (SINGLE BUILDING)

FLOOR NAME	DWELLING REFERENCE	SINGLE/DUPLEX	DWELLING AREA
FLOOR 02,03 -TYPICAL	1	SINGLE	73.09
FLOOR 02,03 -TYPICAL	2	SINGLE	71.29
TOTAL NO OF DWELLING UNITS		2 X 2 = 4 Nos	

JOINERY DETAILS		FEET	METRE
RS	ROLLING SHUTTER	5'0" x 8'0"	152 x 2.44
MD	MAIN DOOR	5'0" x 7'0"	152 x 2.13
D	DOOR	3'3" x 7'0"	100 x 2.13
D1	DOOR	2'6" x 7'0"	0.76 x 2.13
LD	LIFT DOOR	3'0" x 7'0"	0.95 x 2.13
O	OPEN	4'0" x 7'0"	1.22 x 2.13
W	WINDOW	6'0" x 4'0"	1.83 x 1.52
W1	WINDOW	4'6" x 4'0"	1.37 x 1.52
W2	WINDOW	4'0" x 4'0"	1.22 x 1.52
W3	WINDOW	3'3" x 4'0"	1.00 x 1.52
V	VENTILATOR	3'0" x 2'6"	0.91 x 0.76
V1	VENTILATOR	2'0" x 2'6"	0.61 x 0.76

REFERENCE:

- Existing Road
- Site boundary (A,B,C,D)
- Pro. Building
- Driveway

Applicant

R. PRAKASH H.E., (Structural)
LPA/SE/Gr-1/19/05/044
GK ASSOCIATES
No : 603, 100 FEET ROAD, GANDHIPURAM
COIMBATORE - 641 012
PHONE : 0422-4220046, 97503 40046

Structural Engineer

R.N. KRISHNAKUMAR, M.Arch.
CA/2015/73097
LPA / RA / GR / 1 / 19 / 03 / 006
GK ASSOCIATES
No: 603, 100 Feet Road,
Gandhipuram, Coimbatore- 641 012,
Ph: 0422-4220046, Mob: 99442-11111

Architect/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.

