

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

Building Plan

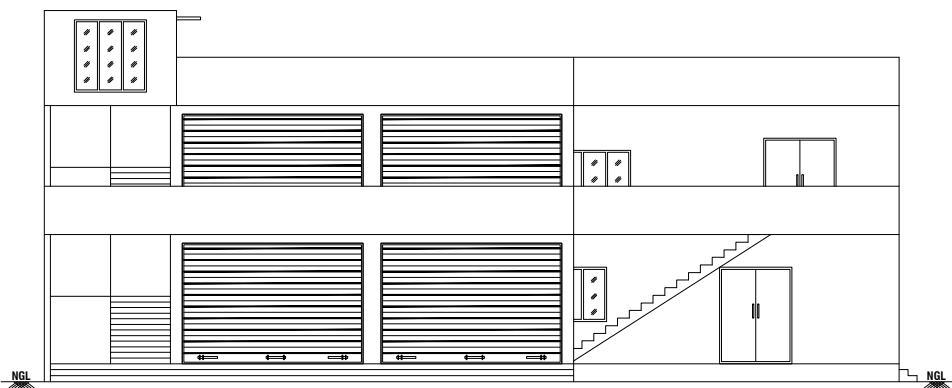
ISSUING AUTHORITY

DTCP

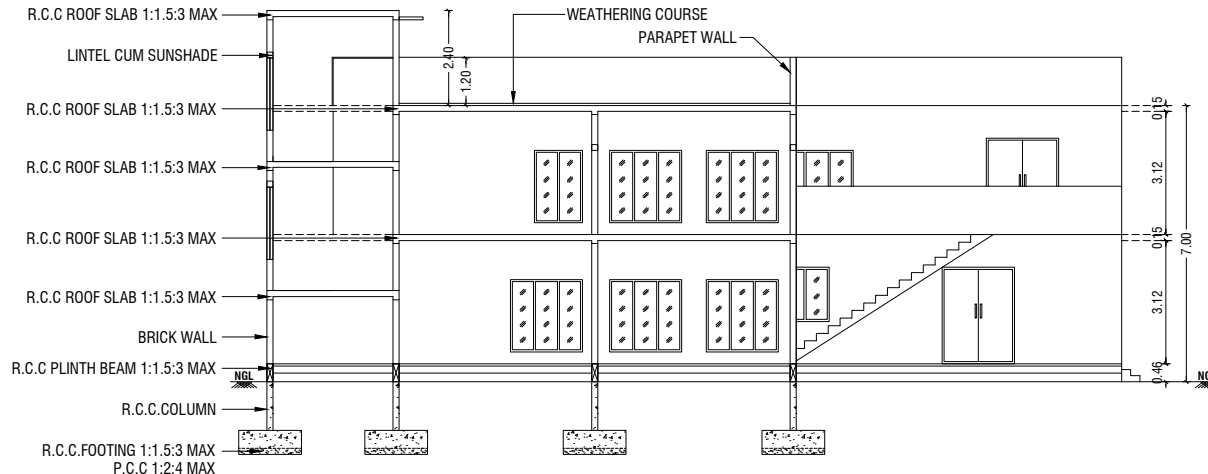
The approval as the planning authority issued it, reproduced in full behind this page.

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

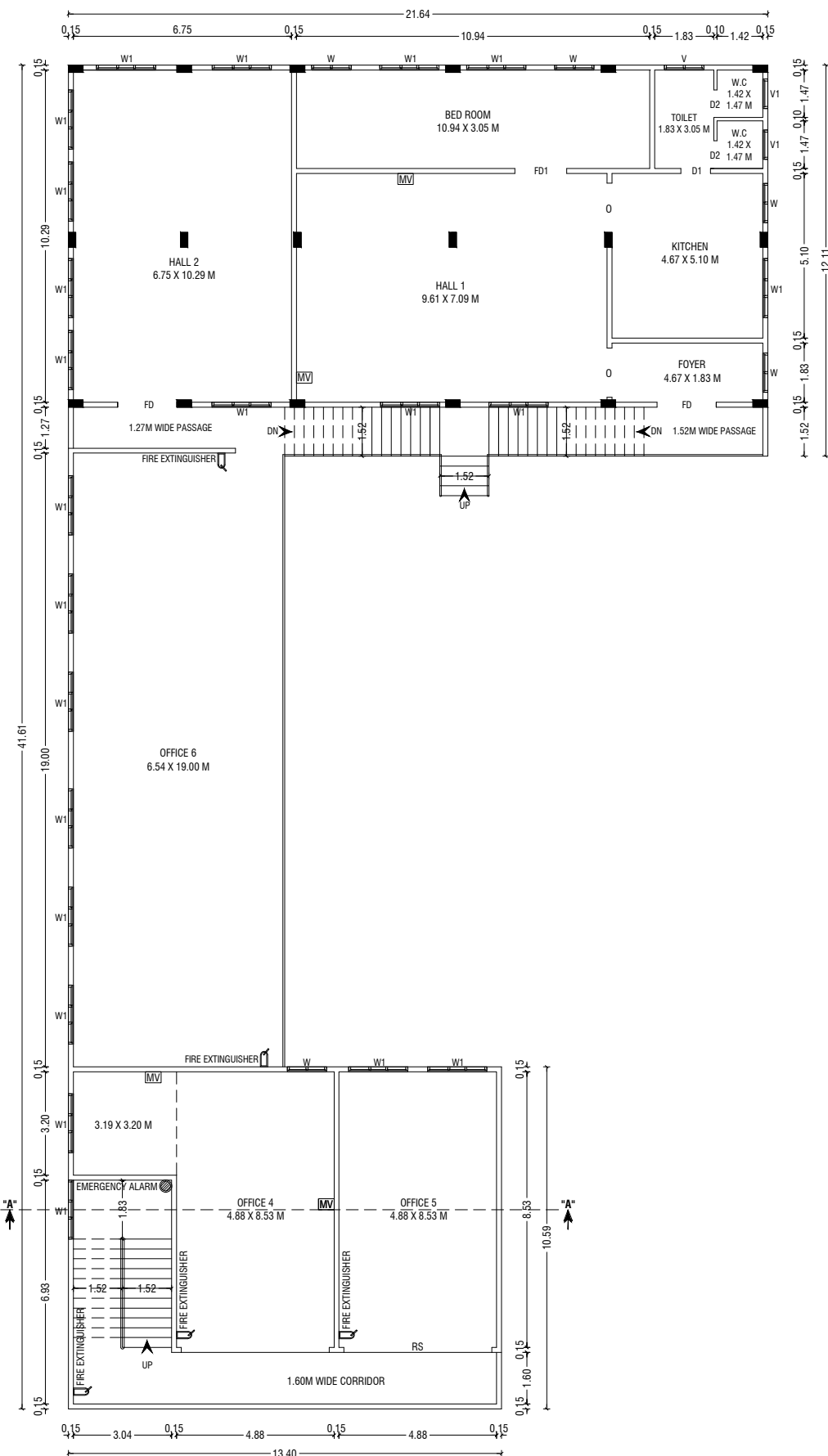
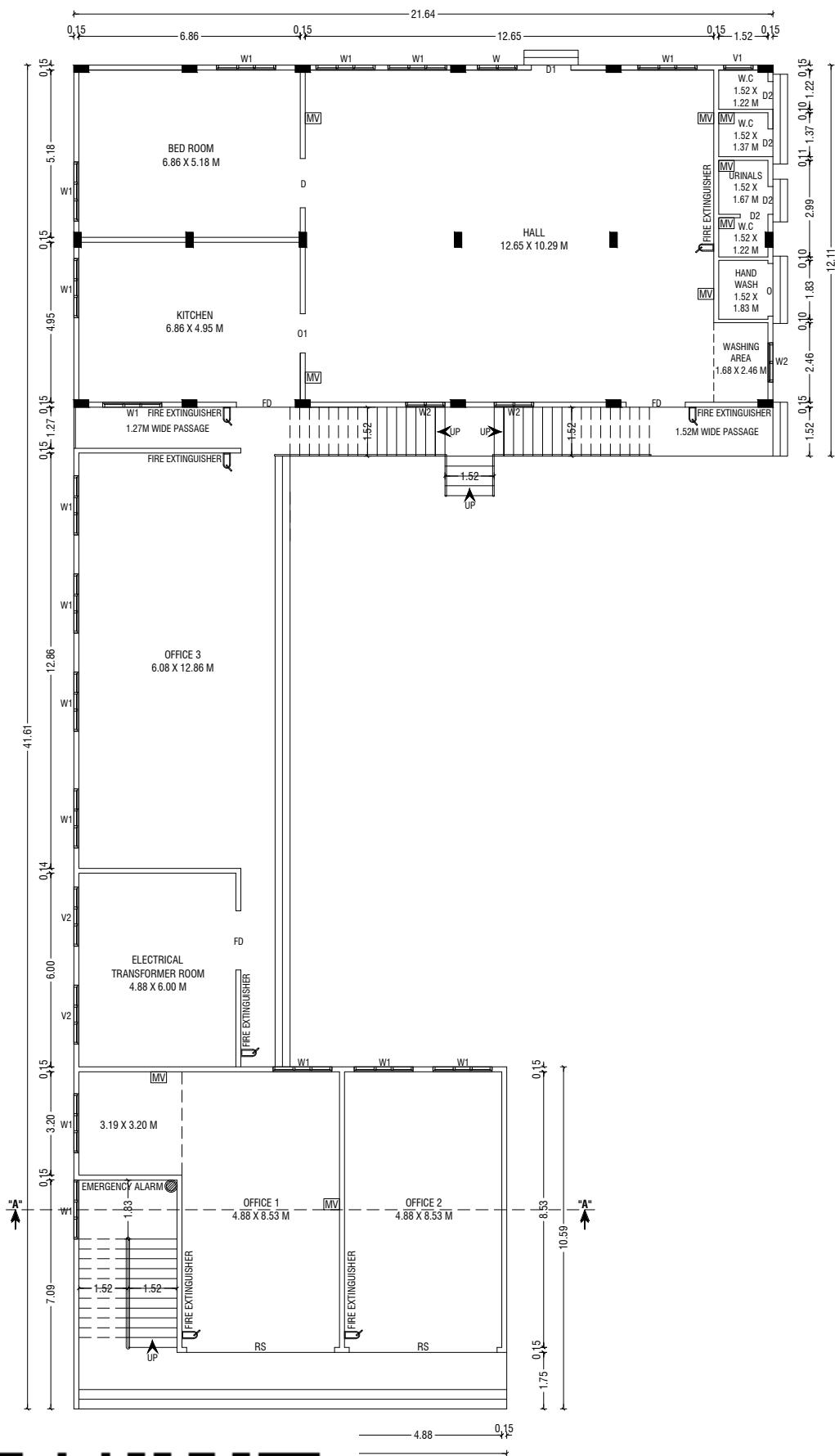




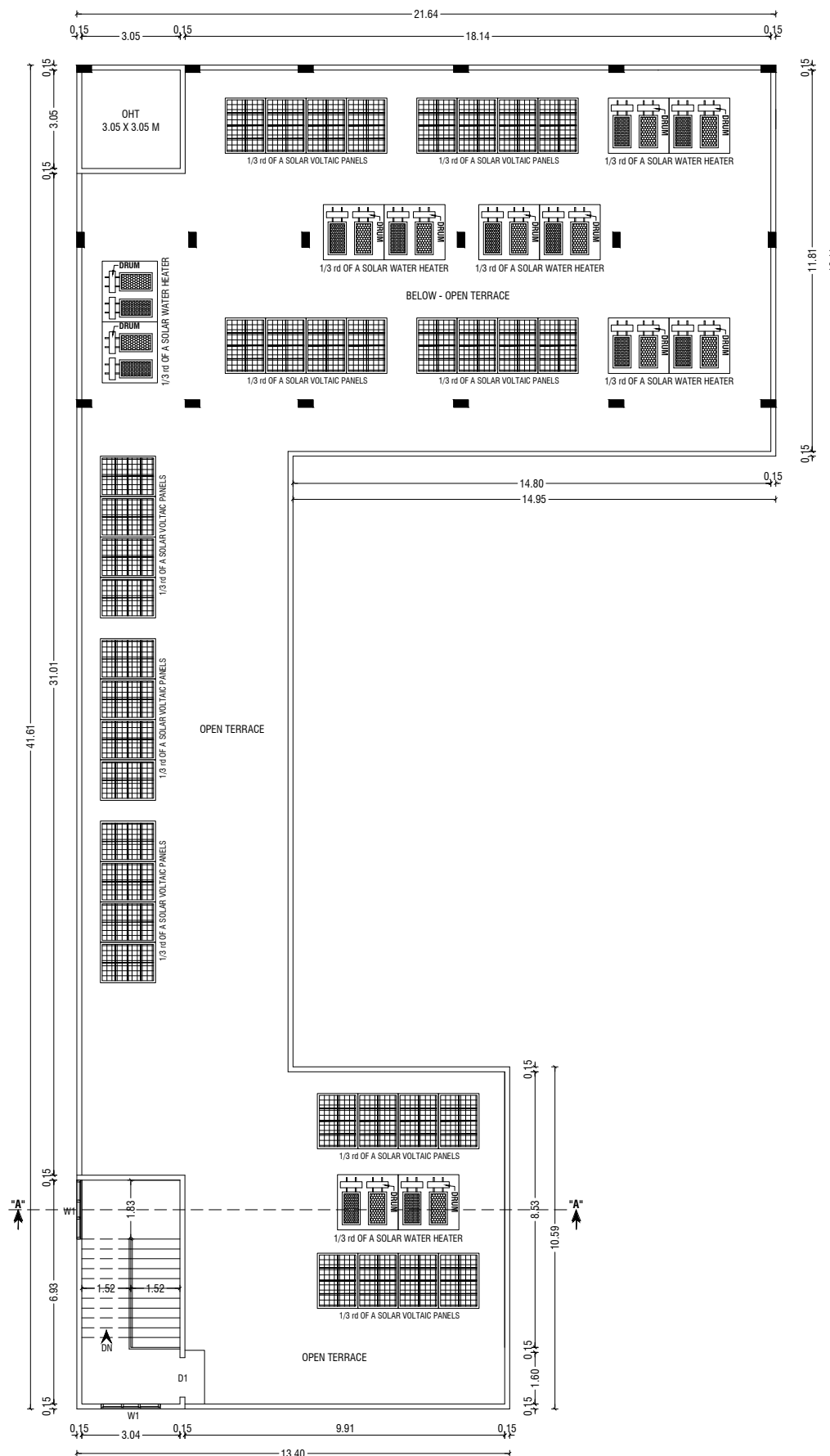
FRONT ELEVATION @ EAST SIDE



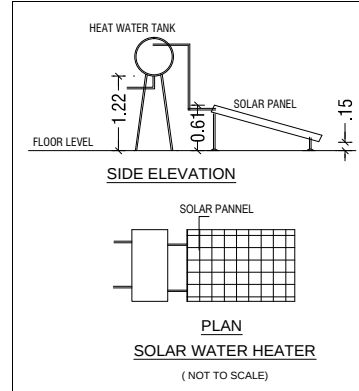
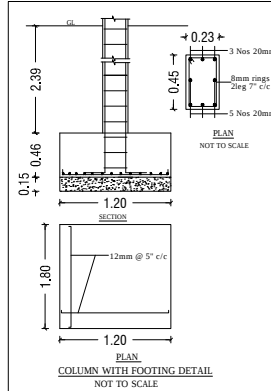
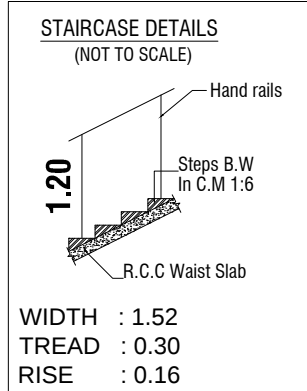
SECTION - "AA" @ WEST SIDE



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL CUM COMMERCIAL (OFFICE) BUILDING IN S.F NOS.244/3C1 & 244/3C2 AT VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

SCALE :- 1:100
RESIDENTIAL CUM COMMERCIAL BUILDING
ONLINE APPLICATION NO: SWP/BPA/442003/2025
APPLICANT NAME: MR.M.KUPPUSAMY & MRS.K.THILAKAVATHI

AREA DETAILS:-	IN SQM	IN ACRE
AREA OF SITE AS PER PATTI	= 1214.00 Sqm	0.299 Acre
AREA OF SITE AS PER DOCUMENT	= 1214.23 Sqm	0.299 Acre
SUPER IMPOSED PLOT AREA	= 1223.90 Sqm	

PROPOSED BUILDING AREA DETAILS:-				
S.No	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	GROUND FLOOR	246.00	-	246.00
2	FIRST FLOOR	246.00	-	246.00
3	TERRACE FLOOR	-	35.50	35.50
TOTAL AREA		1061.00	35.50	1096.50

JOINERY DETAILS:-		
SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	8.23 X 3.05
RS1	ROLLING SHUTTER	4.42 X 3.05
RS2	ROLLING SHUTTER	2.90 X 3.05
RS3	ROLLING SHUTTER	2.74 X 3.05
D	DOOR	1.52 X 2.13
D1	DOOR	1.22 X 2.13
D2	DOOR	0.86 X 2.13
W	WINDOW	1.22 X 1.83
W1	WINDOW	1.83 X 1.83
W2	WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	1.22 X 0.91

COLOUR INDEX:-	
BOUNDARY OF THE SITE	
EXISTING ROADS	
PROPOSED BUILDING	
EXISTING BUILDING TO DEMOLISHED	
PROPOSED DRIVEWAY	

NOTE:-
* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV-MACHANICAL VENTILATION PROVIDED.

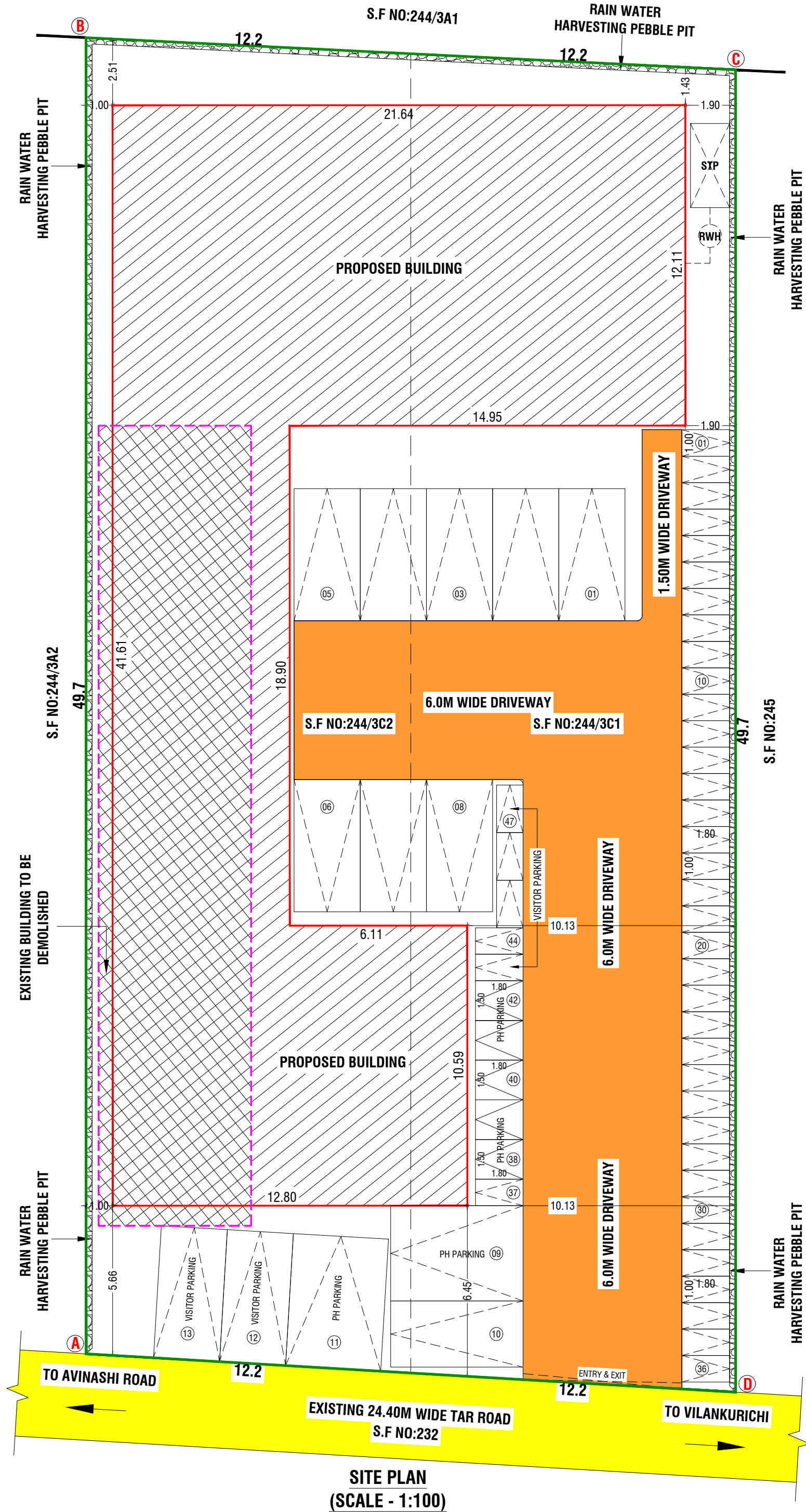
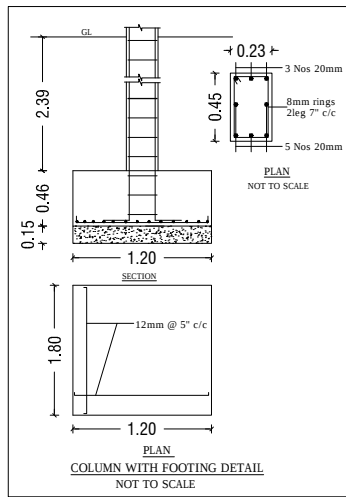
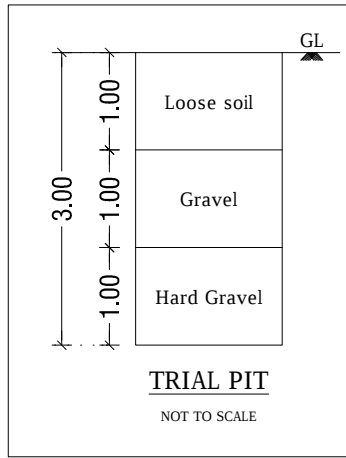
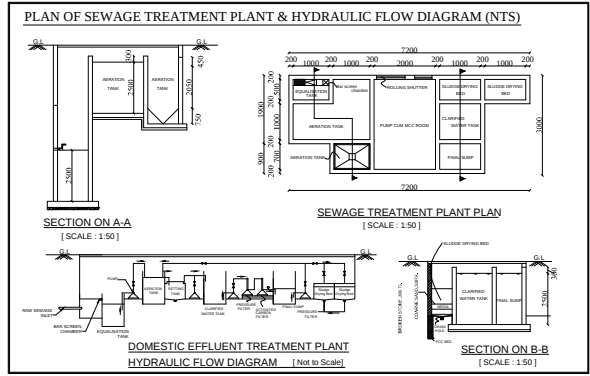
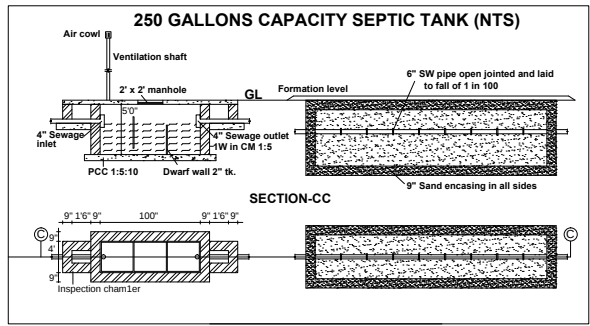
Er.P.MOHANKUMAR,M.E.(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com
REGISTERED GEOTECH ENGINEER

D. Arun Kumar, B.E (CIVIL)
REGISTERED CONSTRUCTION ENGINEER
Reg No : Coimbatore LPA/CE/20/07/028
205, Aagesan Road, Subaba Colony, Coimbatore - 641 011
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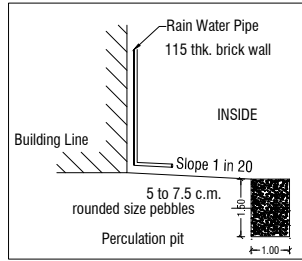
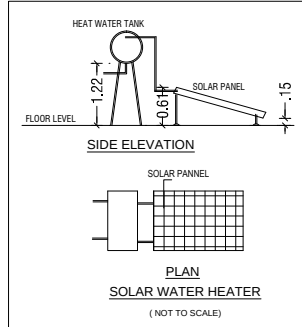
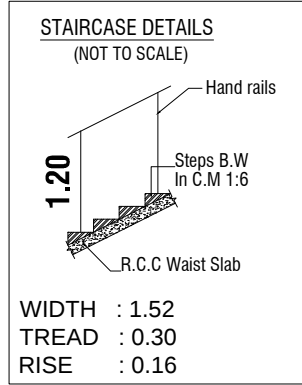
Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II
DTCP/NAMAKKAL/RSE-II/001/2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064.
REGISTERED STRUCTURAL ENGINEER

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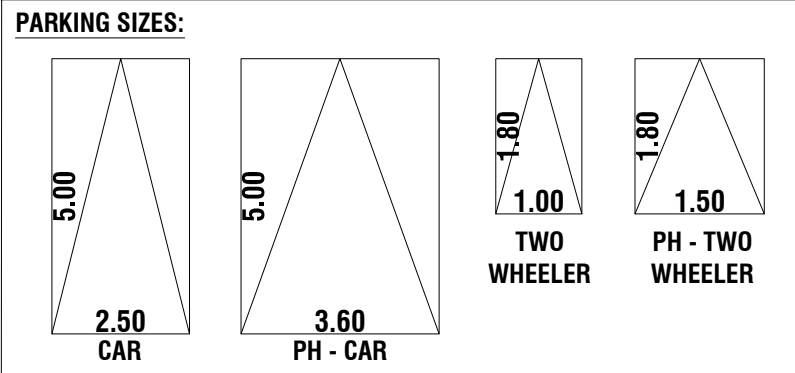
M.Kuppusamy
K. Thilakavathi
OWNER / APPLICANT
SHEET NO:02/02



ONLINE APPLICATION NO : SWP/BPA/442003/2025
SWP / SITE APPROVAL : L.P / CLPA NO : 73/2025
SWP / PLANNING PERMISSION NO : 90/2025



FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA



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S.No	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	GROUND FLOOR	COMMERCIAL 246.00	-	246.00
		RESIDENTIAL 284.50	-	284.50
2	FIRST FLOOR	COMMERCIAL 246.00	-	246.00
		RESIDENTIAL 284.50	-	284.50
3	TERRACE FLOOR	-	35.50	35.50
TOTAL AREA		1061.00	35.50	1096.50

F.S.I CALCULATION AS PATTA AREA:-
 F.S.I (1061.00 / 1214.00) = 0.873

BUILDING HEIGHT :-
BUILDING HEIGHT = 7.00 Mt

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
CAR PARKING :- (INCLUDE PH & VISITOR)			
COMMERCIAL = 492.00 SQM X 0.75%	369.00 SQM 100 SQM	05 NOS	05 NOS
RESIDENTIAL = 569.00 - 75 SQM	494.00 SQM 75 SQM	08 NOS	08 NOS
TWO WHEELER PARKING :- (INCLUDE PH & VISITOR)			
COMMERCIAL = 622.50 SQM X 0.75%	369.00 SQM 25 SQM	17 NOS	47 NOS

JOINERY DETAILS:-		
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M. Kuppusamy
K. Thilakavathi

OWNER / APPLICANT

SHEET NO:01/02

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

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

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

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.

