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.

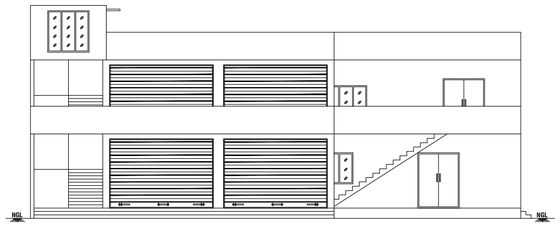
Verified RealEstate™

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

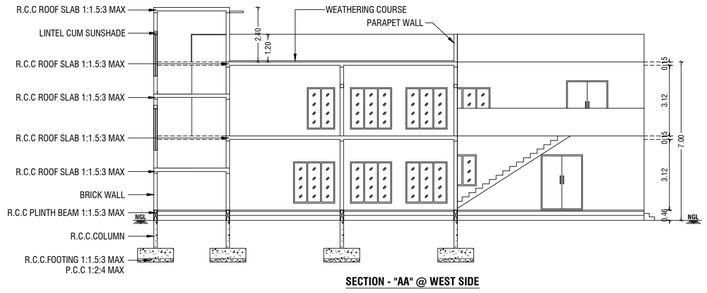
hello@verified.realestate

+91 9996 12 9996

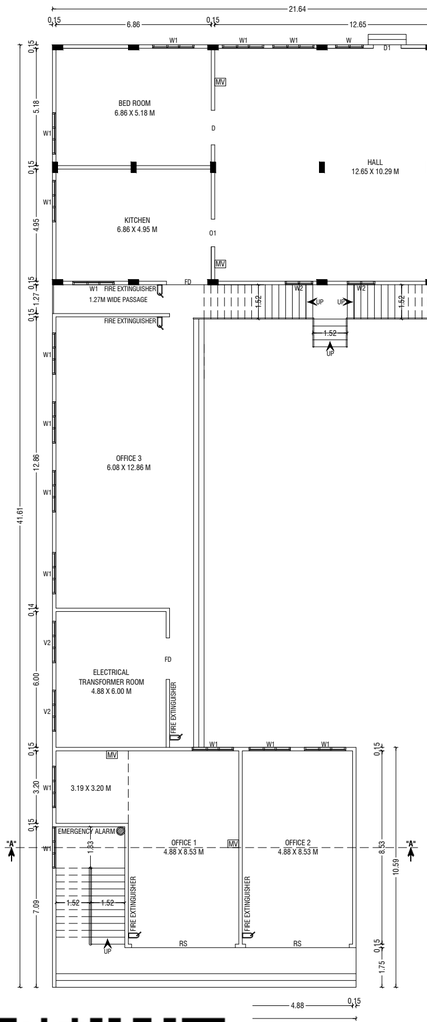
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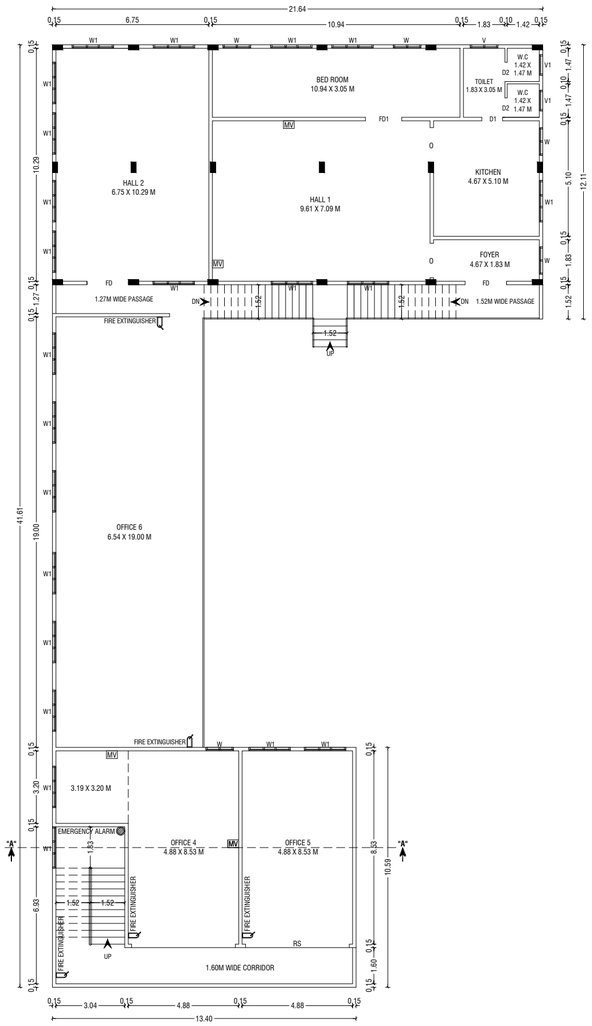



FRONT ELEVATION @ EAST SIDE

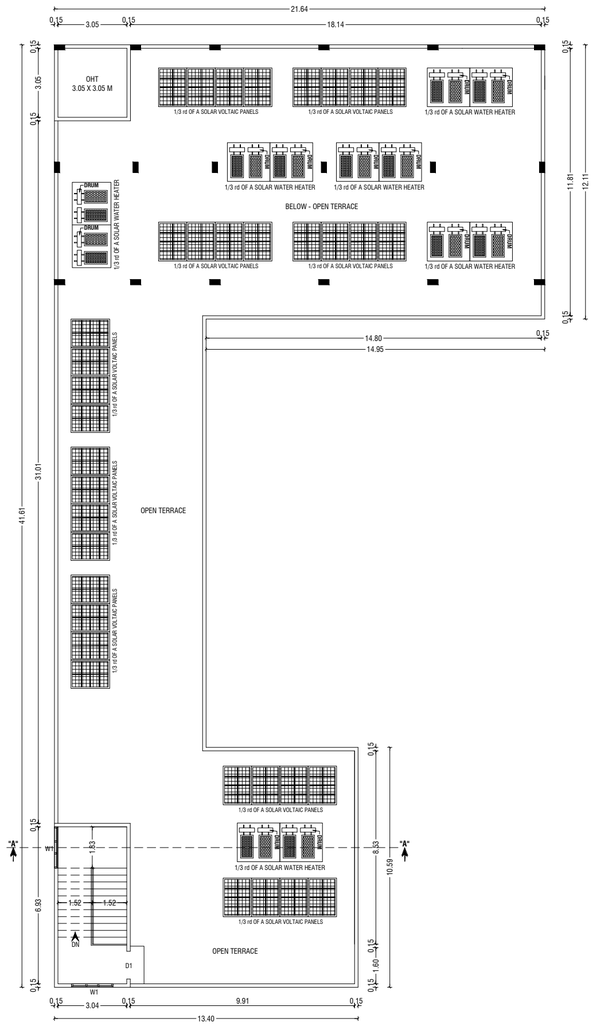



SECTION - "AA" @ WEST SIDE

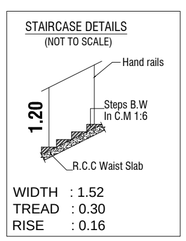


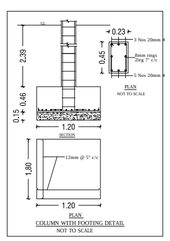



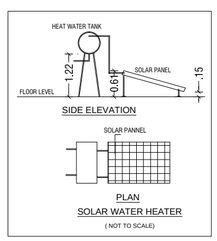

FIRST FLOOR PLAN




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

N

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 PATTA | = | 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 | 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 |

**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, Alagesan Road, Saibaba Colony, Coimbatore - 641 011

REGISTERED CONSTRUCTION ENGINEER

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

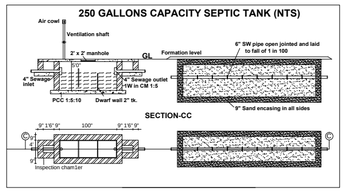
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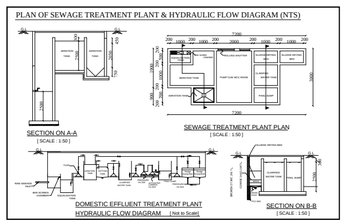
REGISTERED ENGINEER / ARCHITECT

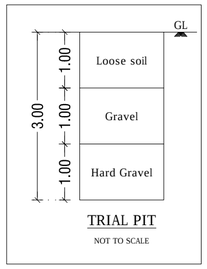
M.Jeyapusamy
K. Thilakavathi

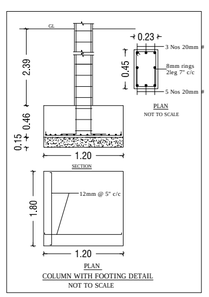
OWNER / APPLICANT

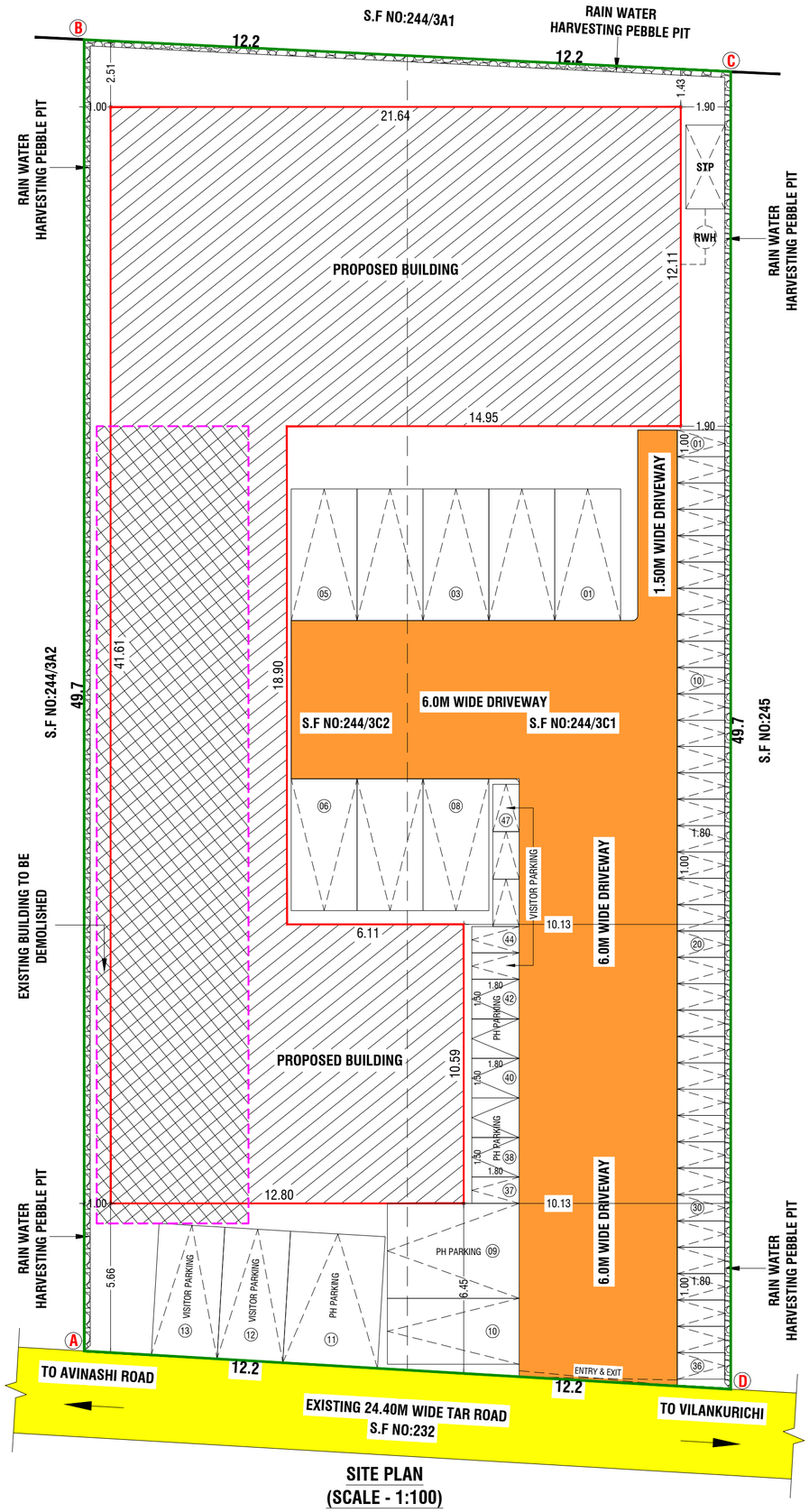
SHEET NO:02/02



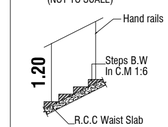



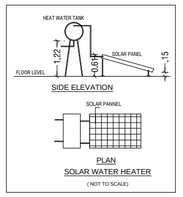

**SITE PLAN**
**(SCALE - 1:100)**

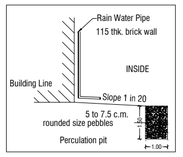
**ONLINE APPLICATION NO : SWP/BPA/442003/2025**
**SWP / SITE APPROVAL : L.P / CLPA NO : 73/2025**
**SWP / PLANNING PERMISSION NO : 90/2025**

STAIRCASE DETAILS
(NOT TO SCALE)



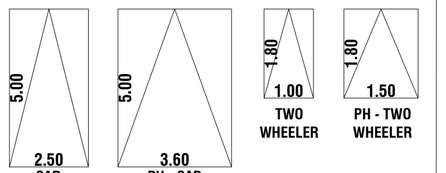

WIDTH : 1.52
TREAD : 0.30
RISE : 0.16




**FIRE EXTINGUISHER : FE**
**EMERGENCY ALARM : EA**

**PARKING SIZES:**




**COLOUR INDEX:-**

| | |
|---|---|
| BOUNDARY OF THE SITE | : |
| EXISTING ROADS | : |
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| | 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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Reg No : Coimbatore LPA/CE/20/07/028
205, Alagesan Road, Saibaba Colony, Coimbatore - 641 011

**REGISTERED CONSTRUCTION ENGINEER**

M.Jeppusamy
K. Thilakavathi

**OWNER / APPLICANT**

**SHEET NO:01/02**

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

**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.