

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

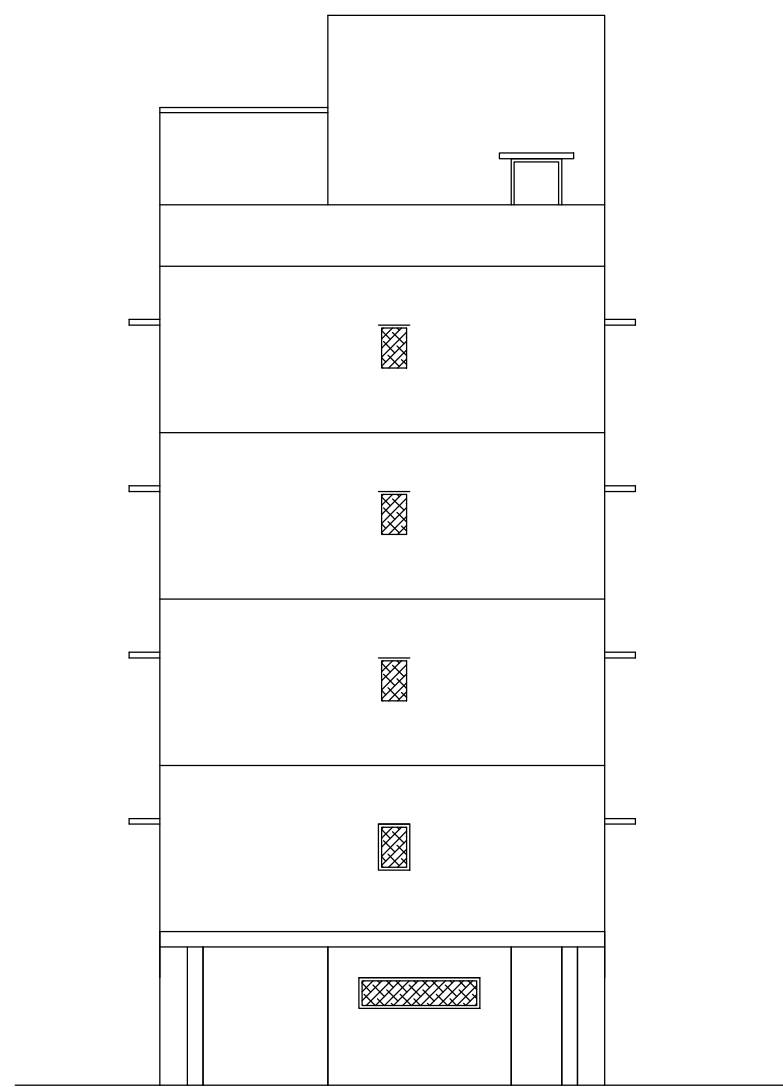
Building Plan

ISSUING AUTHORITY

DTCP

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

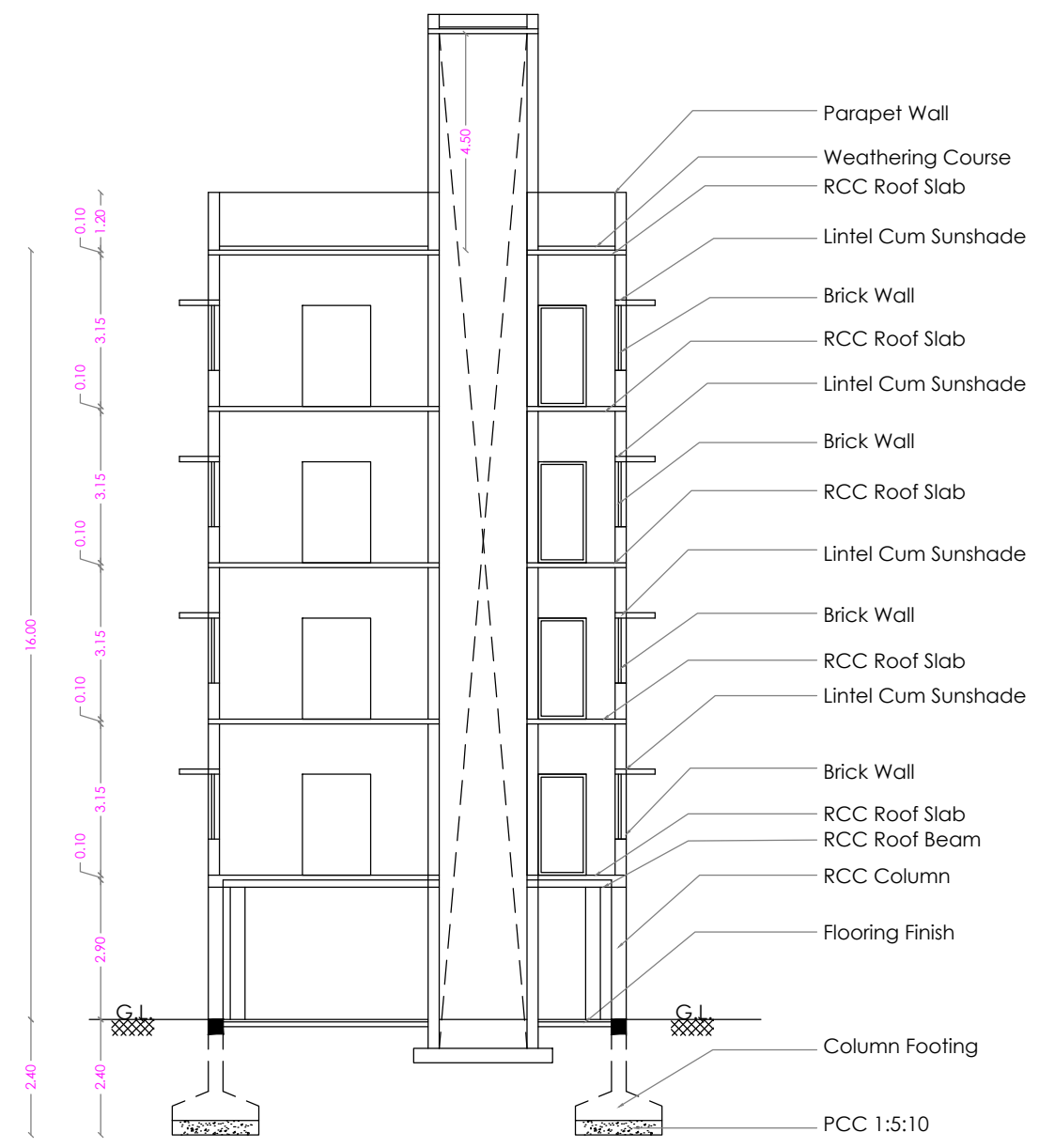
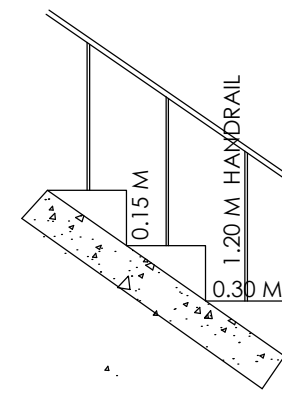
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



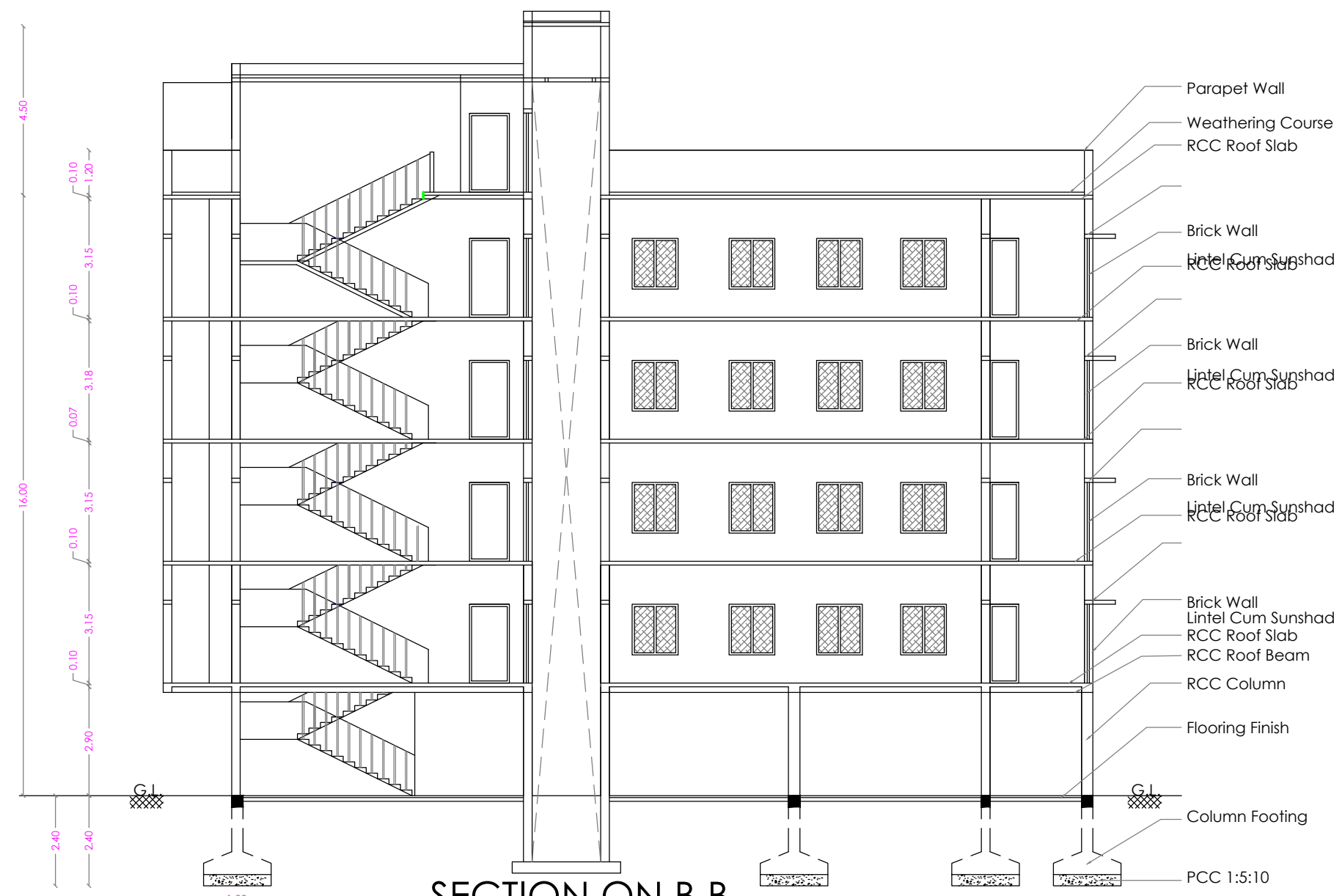
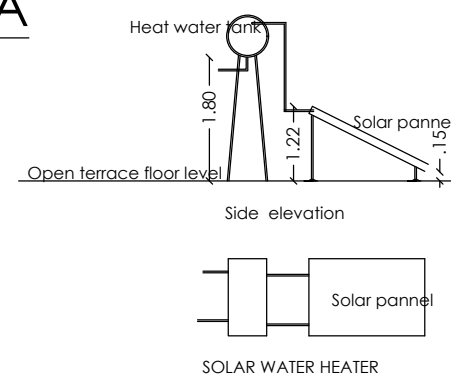
ELEVATION

STAIRCASE DETAILS

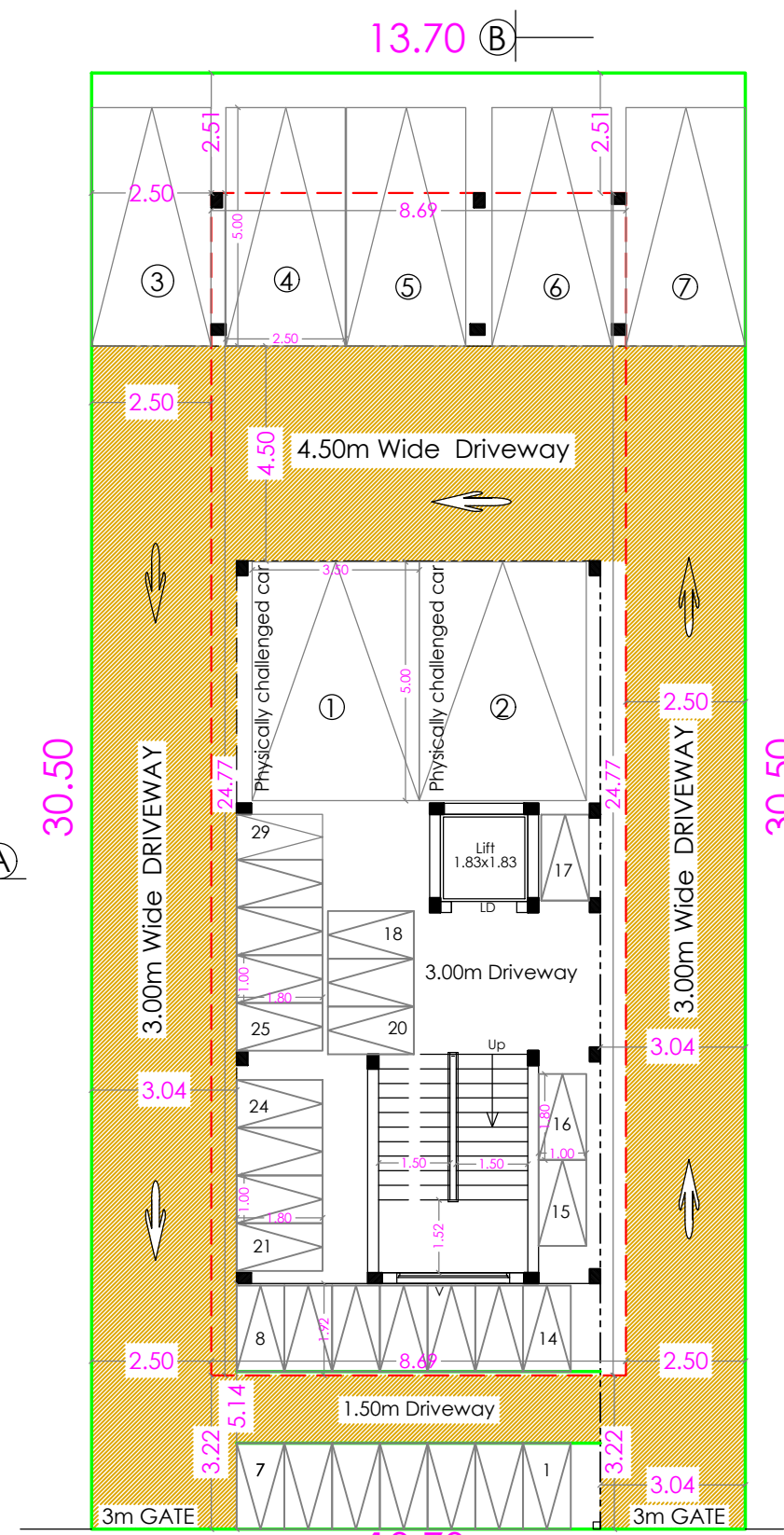
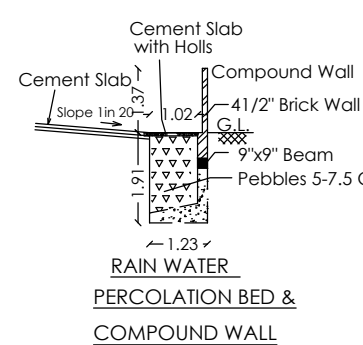
WIDTH - 1.50 m
TREAD - 0.30 m
RISE - 0.15 m



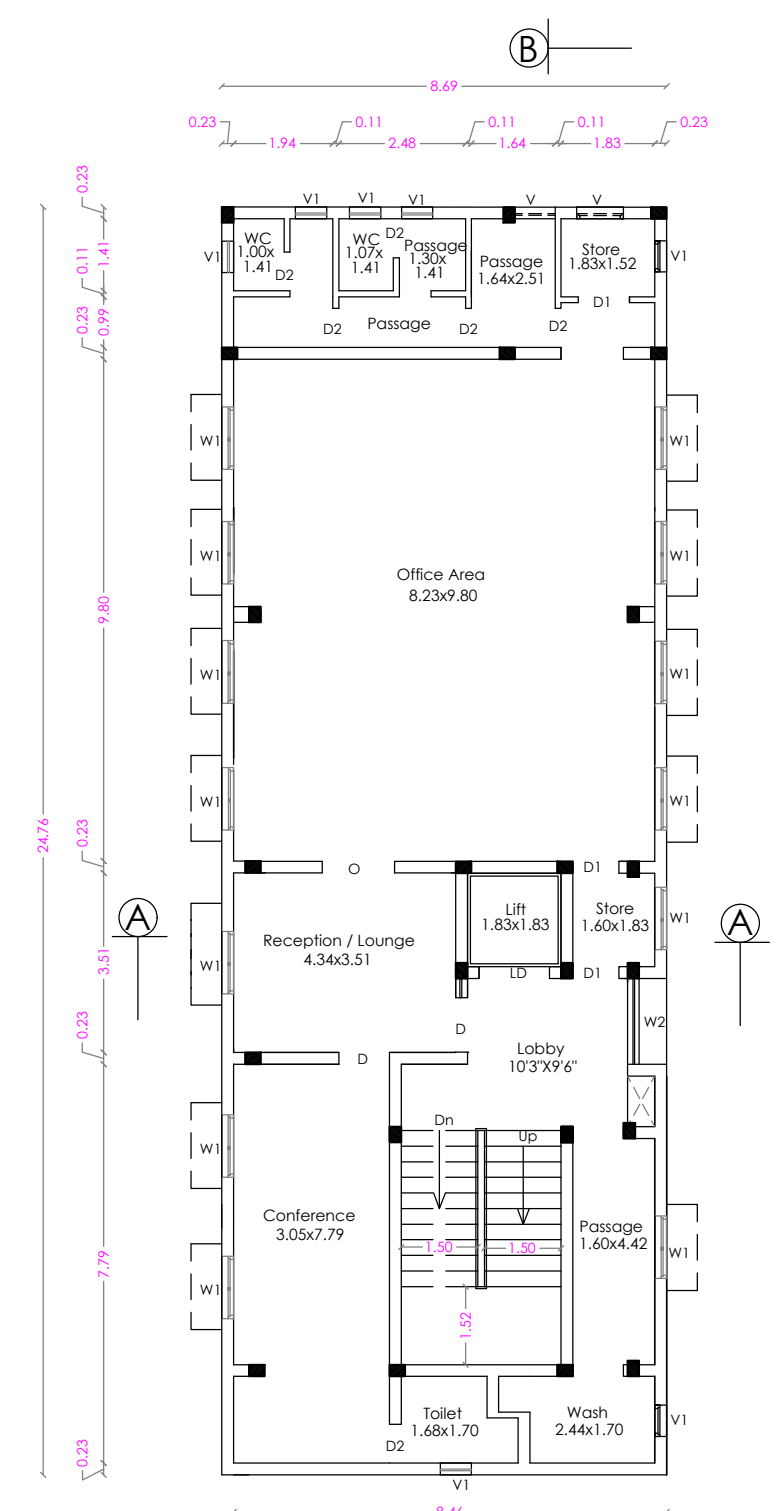
SECTION ON A A



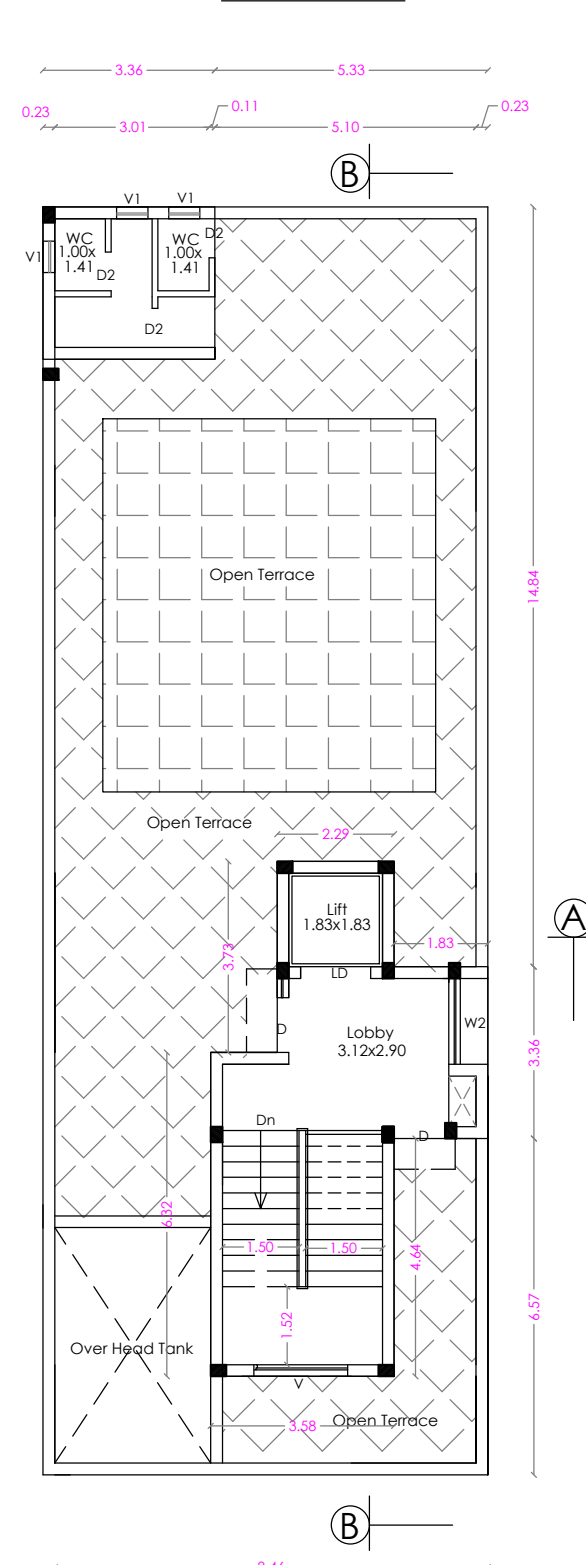
SECTION ON B B



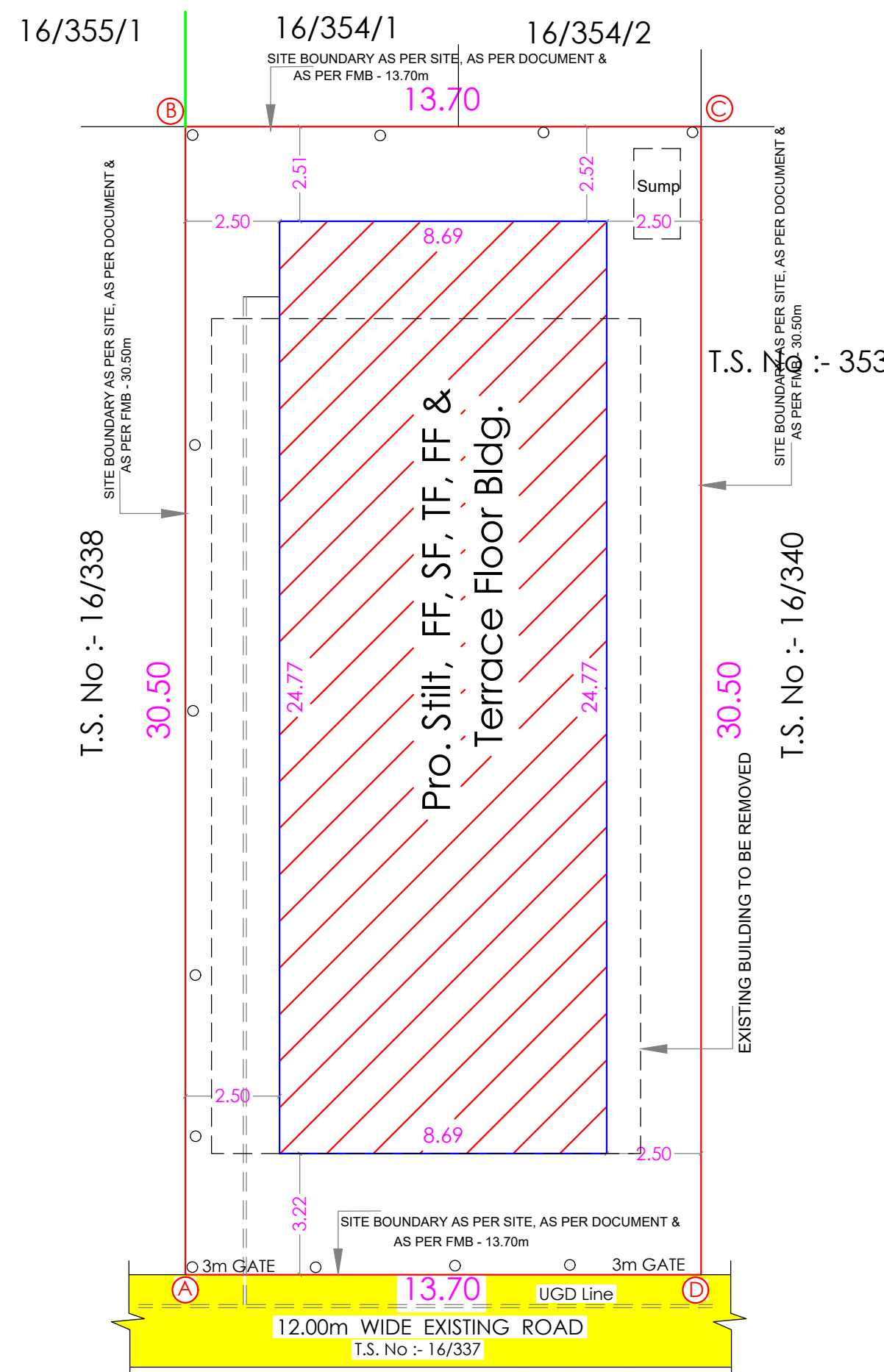
STILT FLOOR PLAN



TYPICAL FLOOR PLAN
[FIRST, SECOND, THIRD & FOURTH]



TERRACE FLOOR PLAN



SITE PLAN

PLAN SHOWING THE PROPOSED CONSULTING

OFFICE BUILDING IN FLAT No: 42, T.S. No: 339,

WARD No : WARD K SANGANUR], BLOCK

No: 16, AT TATABAD STREET NO : 2,

SANGANUR VILLAGE, COIMBATORE -

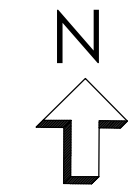
CORPORATION.

T.P. SCHEME No : 5

ALL DIMENSION ARE IN METER

SCALE - 1:100

ONLINE APPLICATION NO: SWP/BPA/442092/2025



REFERENCE

SITE BOUNDARY DRIVE WAY
EXISTING ROAD PROPOSED BUILDING
EXISTING BUILDING TO BE REMOVED

AREA DETAILS:

SL.NO	DESCRIPTION	Sq.m
1)	SITE AREA AS PER DOCUMENT	420.00
	SITE AREA AS PER FMB	420.00
	SUPER IMPOSED SITE AREA	417.73

(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)

PROPOSED BUILT UP AREA

FLOOR NAME	Built up Area		TOTAL Area
	F.S.I.	Non. F.S.I.	
STILT FLOOR	-----	215.13	215.13
FIRST FLOOR	215.13	-----	215.13
SECOND FLOOR	215.13	-----	215.13
THIRD FLOOR	215.13	-----	215.13
FOURTH FLOOR	215.13	-----	215.13
TERRACE FLOOR	9.98	37.32	47.30
TOTAL FSI AREA	870.50	252.45	1122.95

FLOOR SPACE INDEX = $\frac{870.50}{417.73} = 2.00 + 0.80 = 2.08$ (Premium FSI)

PARKING DETAILS

S.I No	DESCRIPTION	PROVIDED
1)	CAR PARKING SPACE	7 No's
2)	TWO WHEELER PARKING SPACE	29 No's

SCHEDULE OF JOINERY

		METRE
LD	LIFT DOOR	1.20 x 2.40
D	DOOR	1.00 x 2.40
D1	DOOR	0.90 x 2.40
D2	DOOR	0.76 x 2.40
W1	WINDOW	1.20 x 1.50
W2	WINDOW	1.20 x 1.50
V	VENTILATOR	2.40 x 0.60
V1	VENTILATOR	0.60 x 0.90

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 :44/2025

PLANNING PERMISSION NO : 55/2025

PROFESSIONAL DETAILS BASED ON FROM C

Er.C. NATARAJAN LPA/RE/GR-1/19/03/002		APPLICANT	GANGESH K SHRINIVAS	
		STRUCTURAL ENGINEER	Er.M. SHANKAR LPA/SE/GR-1/2024/4/0037	

Er.M. SHANKAR, M.Tech/Structural Engg, NISSE, PRAJEE
CINDA Regd. Structural Engineer GR-4 (SE-1)
Reg No. SE/2024/0037
SB CONSULTANTS
No 11, Thend Street, Puthuram, Coimbatore-641 012.
Cell: 9282102559 / 9820050843
Email: structshankar7@yahoo.com

e-signed
Joint Director / Member Secretary,
District Town and Country Planning Office
Coimbatore District



ONLINE APPLICATION NO: SWP/BPA/442092/2025

M.Boopathi
Surveyor/Asst.Draughtsman

U.Bharathy
Draughtsman - III

J.Guruprasath
Architectural / Planning Assistant

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.

