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.

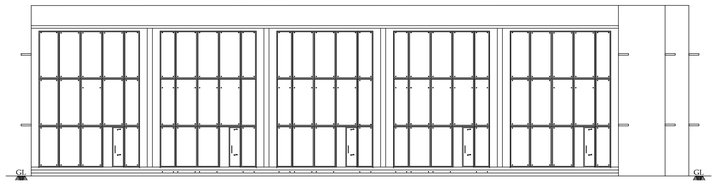
Verified RealEstate™

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

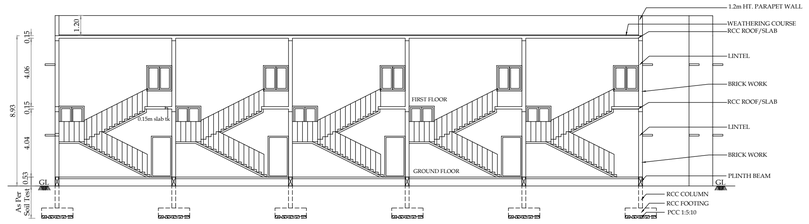
hello@verified.realestate

+91 9996 12 9996

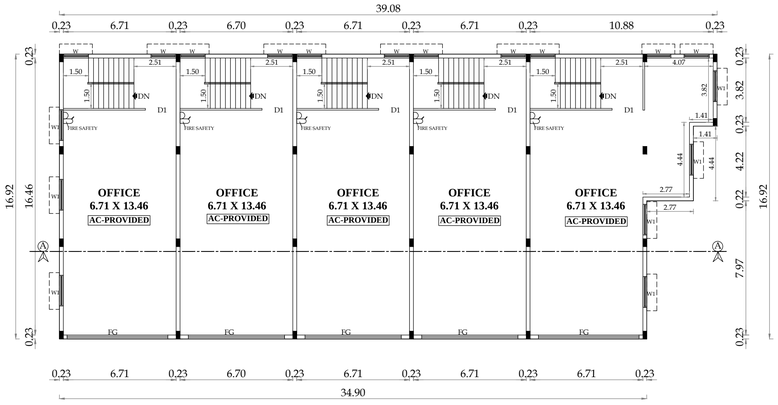
verified.realestate



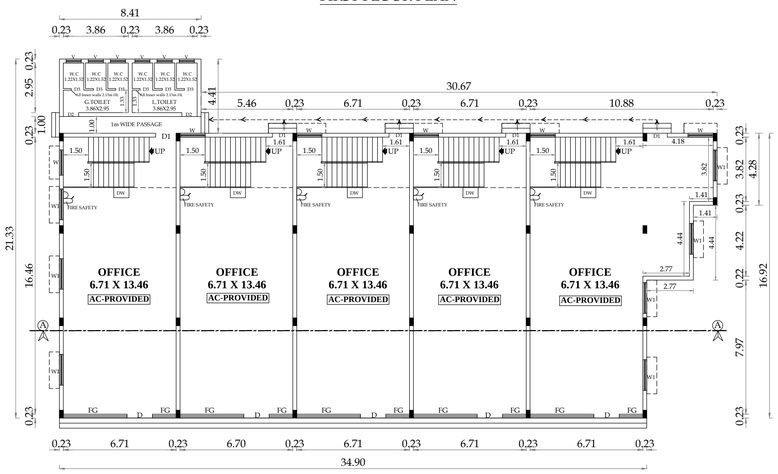
ELEVATION



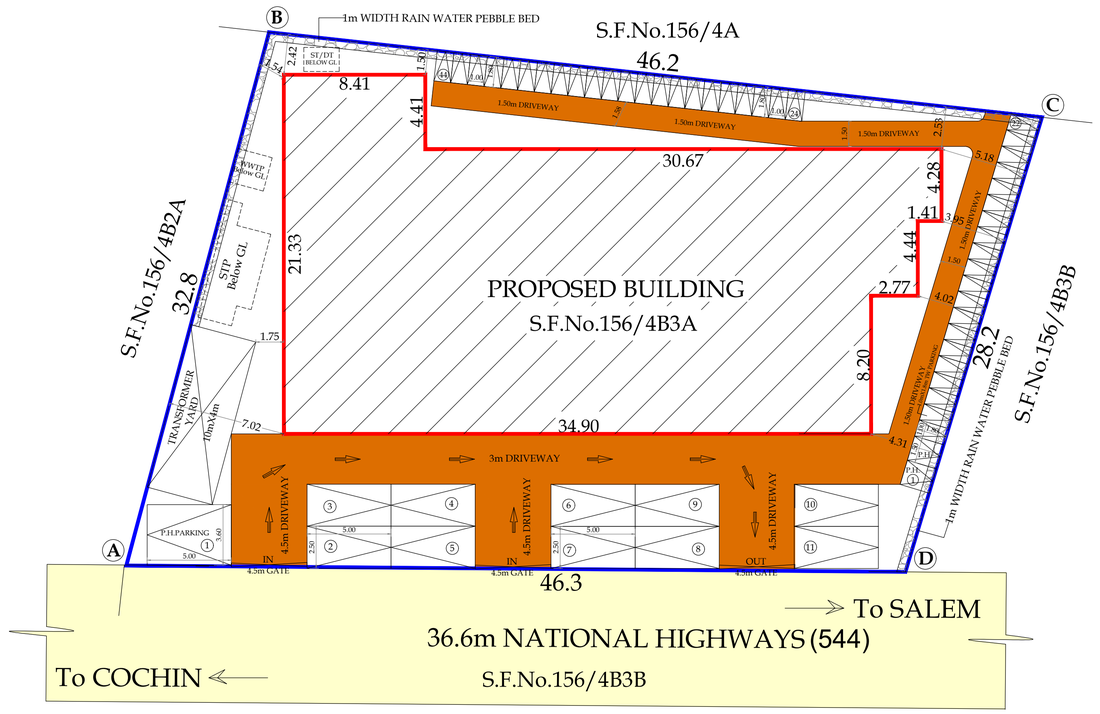
SECTION ON "A-A"



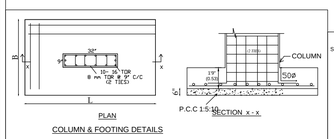
FIRST FLOOR PLAN



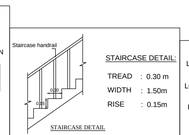
GROUND FLOOR PLAN

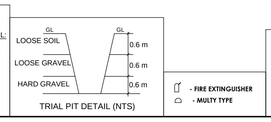


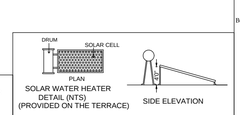
SITE PLAN

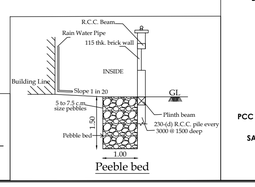


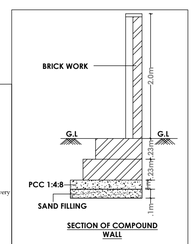
COLUMN & FOOTING DETAILS

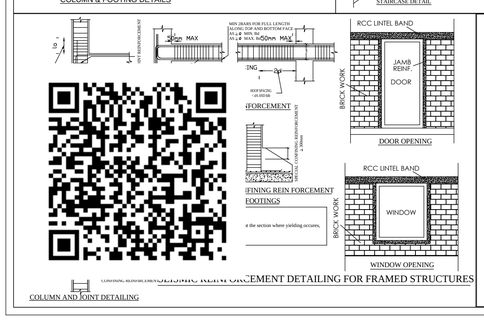






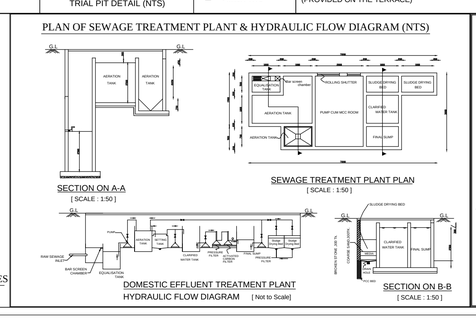


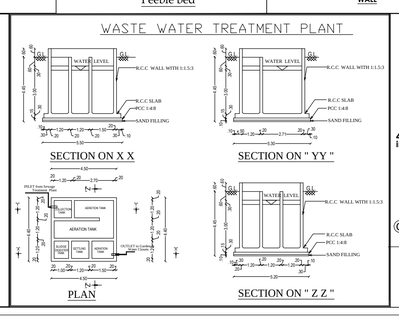


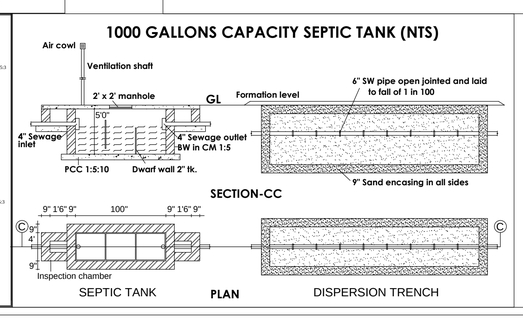


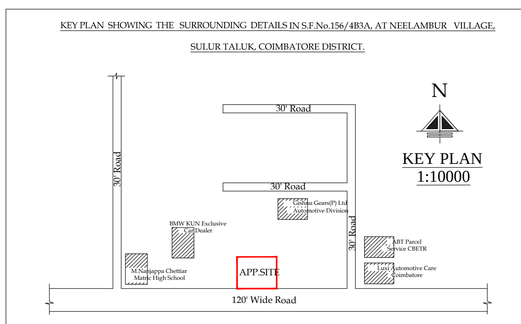
SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES

COLUMN AND JOINT DETAILING









DISTRICT TOWN AND COUNTRY PLANNING OFFICE COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF (COMMERCIAL) PROFESSIONAL CONSULTING OFFICE BUILDING IN S.F.No.156/4B3A, AT NEELAMBUR VILLAGE, SULUR TALUK, COIMBATORE DISTRICT.

NOTE :
ALL DIMENSIONS ARE IN METERS
SCALE - 1:100

N

ONLINE APPLICATION NO : SWP/BPA/0442692/2025

AREA DETAILS

DESCRIPTION	SQ.M
SITE AREA AS PER DOCUMENT (A,B,C,D)	1416.11
SITE AREA AS PER FMB	1417.00
SUPER IMPOSED SITE AREA	1375.67
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT	

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	GROUND FLOOR AREA	657.67	657.67
2)	FIRST FLOOR AREA	620.55	620.55
	TOTAL	1278.22	1278.22

FSI - 1278.22/1375.67 = 0.929 < 2

HEIGHT OF THE BUILDING = 8.93

COMMERCIAL - PROFESSIONAL CONSULTING OFFICE BUILDING

TOTAL BUILT UP AREA = 1278.22/100 = 12.78 X 75 % = 9.58-CAR
VISITORS PARKING = 1278.22/100 = 12.78 X 10 % = 1.27-CAR
TOTAL BUILT UP AREA = 1278.22/25 = 12.78 X 75 % = 38.34 -TW
VISITORS PARKING = 1278.22/25 = 12.78 X 10 % = 5.11 -TW

PARKING DETAILS

PARKING REQUIREMENT	REQUIRED	PROVIDED
CAR	11 - Nos	11 - Nos
TWO WHEELER	44 - Nos.	44 - Nos.

REFERENCE:
EXISTING ROAD
SITE BOUNDARY
DRIVE WAY
PROPOSED BUILDING
RAINWATER PEBBLE BED

JOINERY DETAILS

D	DOOR	1.50X2.44
D1	DOOR	1.22X2.44
D2	DOOR	0.91X2.13
D3	DOOR	0.76X2.13
W	WINDOW	1.50X1.50
W1	WINDOW	1.83X1.50
V	VENTILATOR	0.90X0.60
FG	FIXED GLASS PROVIDED	

BUILDING PERMISSION No : LP/CLPA-No. 84/2025

PLANNING PERMISSION No : 106/2025

APPLICANT

M.LOGANATHAN
CONSTRUCTION ENGINEER
COIMBATORE LPA/CE/243/2024
16A1, ANNA STATUE TO HUZUR ROAD,
BEHIND TAJ VIVANTA,
COIMBATORE - 641018

CONSTRUCTION ENGINEER

PREYAIDARSHI. S
REG.No: SE-I/004/2021/GR-I(SE)
16A1, Huzur Road, Anna Statue,
Behind Taj Vivanta,Coimbatore-641 018.
PH: 98430 09974
E-MAIL:info@nmsgrv.com

STRUCTURAL

S. NAGAPRASAD, BE.,
Engineer Grade - II (RE),
Coimbatore LPA/RE/GR-II/002/2024,
16A2, Anna Statue to Hosur Road,
Behind Taj Vivanta,
Coimbatore-18, Ph: 0422 4274945.

LBS/ENGINEER

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.