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.

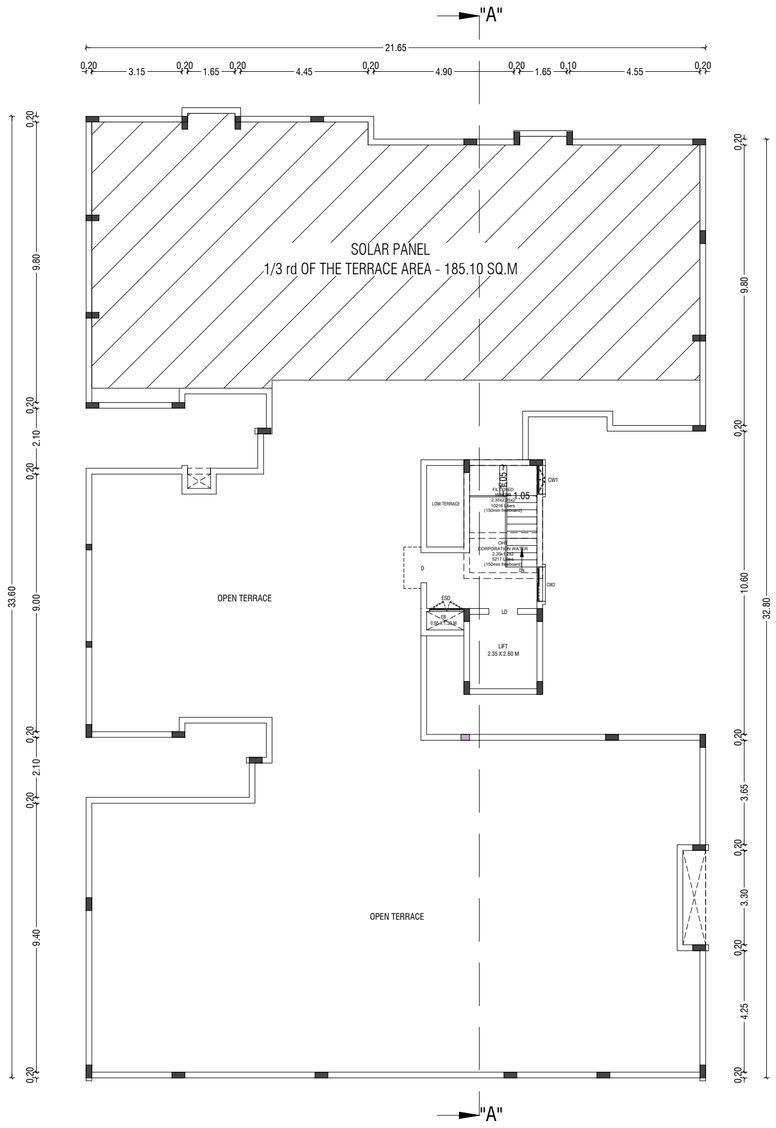
Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

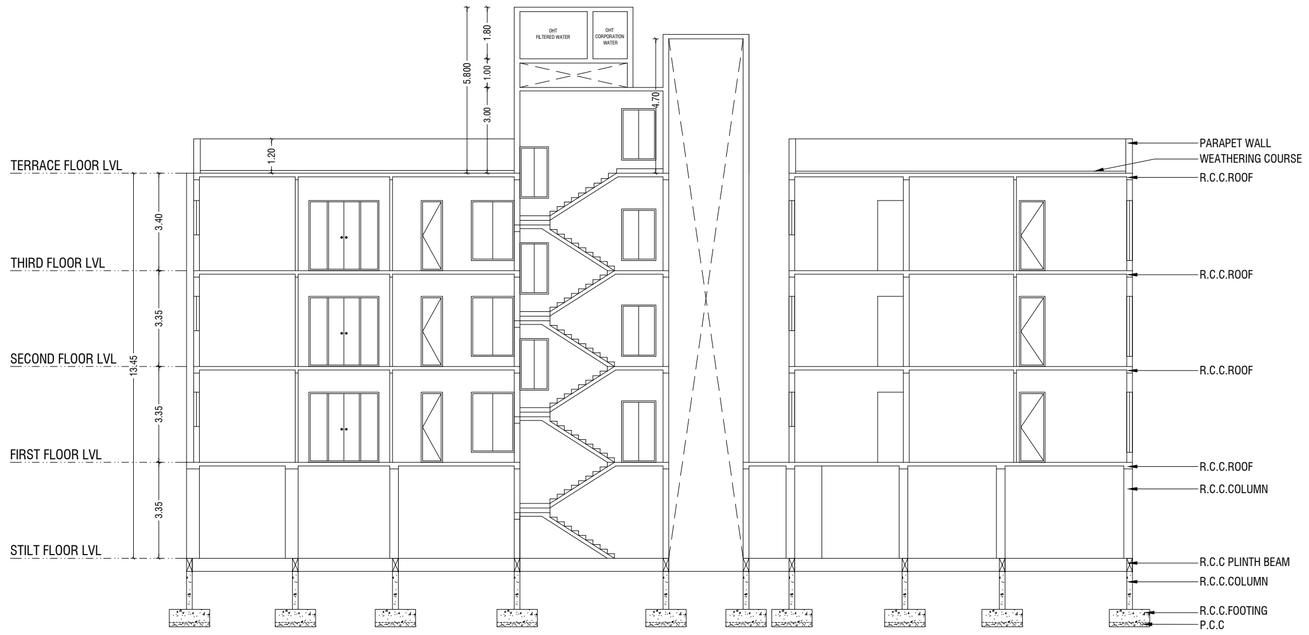
verified.realestate




**TERRACE FLOOR PLAN**

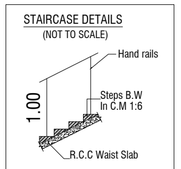



**ELEVATION @ NORTH SIDE**

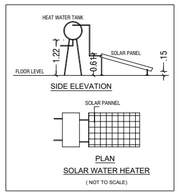



**SECTION "AA" @ WEST SIDE**

**STAIRCASE DETAILS**
(NOT TO SCALE)




WIDTH : 1.05
TREAD : 0.25
RISE : 0.17




PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 3 FLOORS RESIDENTIAL BUILDING (HEIGHT-13.45 M) WITH 15 DWELLING UNITS IN WARD.NO:H(8), BLOCK.NO:40, TS.NO: 1594 & 1595 AT ANNUPPERPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT/ CORPORATION.

COIMBATORE TP SCHEME PLAN NO: 04

SCALE :- 1:100
APARTMENT BUILDING

ONLINE APPLICATION NO : SWP/BPA/446540/2025

| AREA DETAILS | | IN SQM | IN ACRE |
|---|---|---|---|
| AREA OF SITE AS PER TSLR EXTRACT | = | 943.00 Sqm | 0.23 Acre |
| AREA OF SITE AS PER DOCUMENT | = | 927.815 Sqm | 0.22 Acre & 404 Sq.ft |
| AS PER SITE AREA | = | 927.85 Sqm | |

PROPOSED BUILDING AREA DETAILS:-

| S.NO | FLOORS | FSI AREA (SQM) | NON-FSI AREA (SQM) | TOTAL AREA (SQM) |
|---|---|---|---|---|
| 1 | STILT FLOOR PLAN | 28.16 | 691.23 | 719.39 |
| 2 | FIRST FLOOR PLAN | 608.65 | 4.55 | 613.20 |
| 3 | SECOND FLOOR PLAN | 608.65 | 4.55 | 613.20 |
| 4 | THIRD FLOOR PLAN | 608.65 | 4.55 | 613.20 |
| 5 | TERRACE FLOOR PLAN | - | 37.34 | 37.34 |
| | TOTAL AREA | 1854.11 | 742.22 | 2596.33 |

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (1854.11 / 927.815) = 1.998

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 13.45 Mt

JOINERY DETAILS:-

| SYM | JOINERY DETAILS | SIZE IN METER |
|---|---|---|
| MD | MAIN DOOR | 1.05 x 2.40 |
| D1 | DOOR | 0.90 x 2.40 |
| D2 | DOOR | 0.75 x 2.40 |
| D3 | DOOR | 0.75 x 2.10 |
| FD | FRENCH DOOR | 2.45 x 2.40 |
| FD1 | FRENCH DOOR | 1.20 x 2.40 |
| W3 | WINDOW | 0.75 x 2.10 |
| W4 | WINDOW | 1.20 x 2.10 |
| W5 | WINDOW | 1.50 x 2.10 |
| KW | WINDOW | 1.20 x 1.20 |
| CW1 | WINDOW | 1.00 x 1.80 |
| CW2 | WINDOW | 1.20 x 1.80 |
| CW3 | WINDOW | 1.50 x 2.10 |
| V | VENTILATOR | 0.65 x 1.50 |
| V1 | VENTILATOR | 0.60 x 0.75 |
| V2 | VENTILATOR | 0.60 x 0.45 |
| ESD | SHAFT DOOR | 0.60 x 1.50 |
| EF | EXHAUSTION FAN | 0.91 x 0.60 |

NOTE:-

* All Dimensions are in Metre
* Rainwater percolation pits provided all round the site.
* All round compound wall Provided.
* UG Sump provided.

Er. K.P. VETRISELVAN, M.E.,(GEOTECH.),MISS.MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No- CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N No 29, 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90433 44488, E-mail: geodesign123@gmail.com

REGISTERED GEO-TECH ENGINEER

D.YOKESH D.C.E
Registered Construction Engineer
DTCP Reg No.RCE/2021/12/007

REGISTERED CONSTRUCTION ENGINEER

P. SENTHIL KUMAR M.E. (STRUCT).,AIV
Reg No: Coimbatore LPA/SE/GR-I/19/03/003
30-A, 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.
Cell: 97866 00478

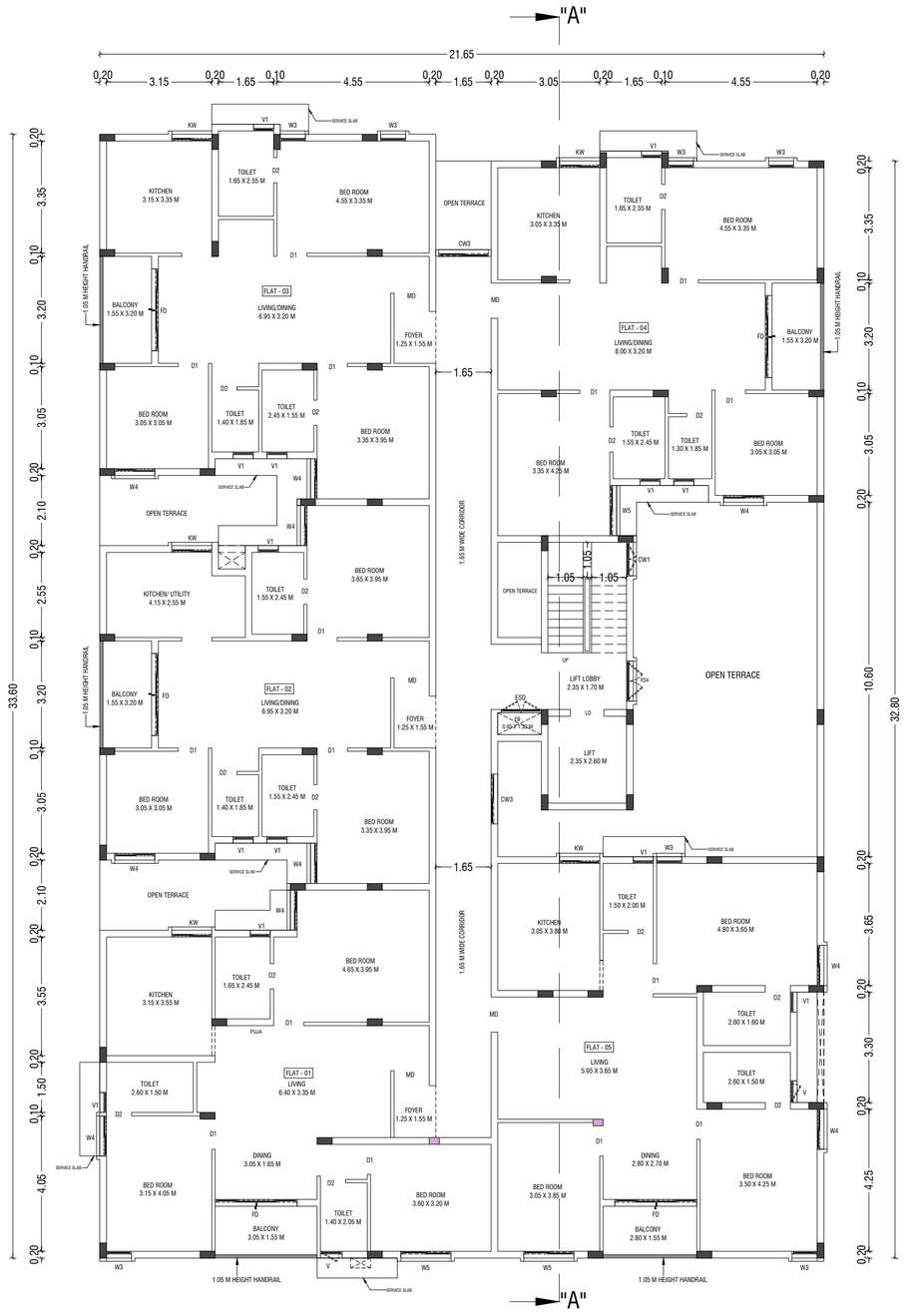
REGISTERED STRUCTURAL ENGINEER

Er. S. PRADEEP, B.E., M.E.(ST)
REGISTERED ENGINEER Grade - II
DTCP/NAMAKKAL/RE-II/003/2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

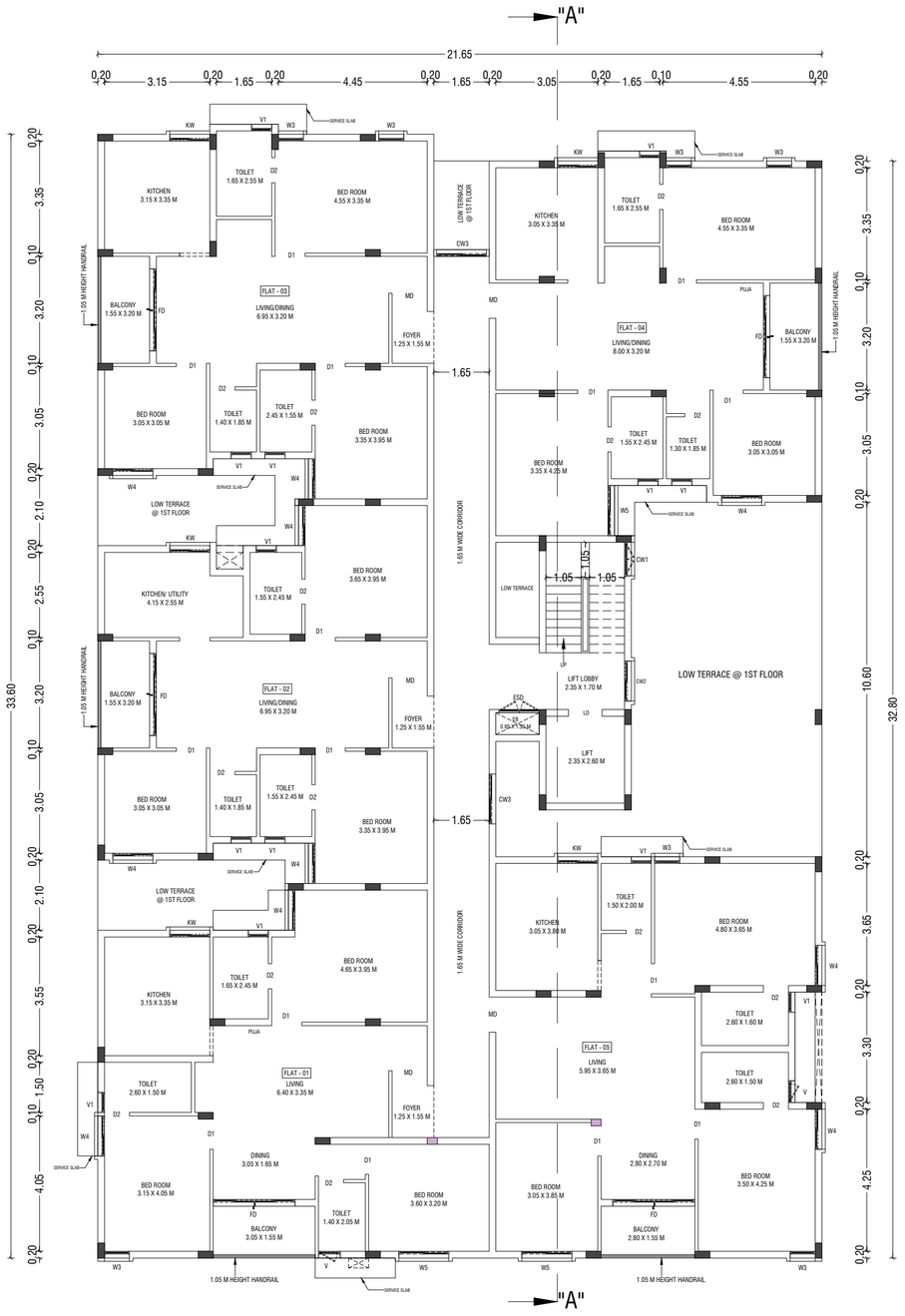
REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

SHEET NO : 03/03

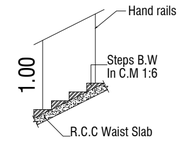



**FIRST FLOOR PLAN**




**TYPICAL (SECOND & THIRD) FLOOR PLAN**

STAIRCASE DETAILS
(NOT TO SCALE)




WIDTH : 1.05
TREAD : 0.25
RISE : 0.17

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 3 FLOORS RESIDENTIAL BUILDING (HEIGHT-13.45 M) WITH 15 DWELLING UNITS IN WARD.NO:H(8), BLOCK.NO:40, TS.NO: 1594 & 1595 AT ANNUPPERPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT/ CORPORATION.

COIMBATORE TP SCHEME PLAN NO: 04

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/446540/2025

| AREA DETAILS | | IN SQM | IN ACRE |
|---|---|---|---|
| AREA OF SITE AS PER TSLR EXTRACT | = | 943.00 Sqm | 0.23 Acre |
| AREA OF SITE AS PER DOCUMENT | = | 927.815 Sqm | 0.22 Acre & 404 Sq.ft |
| AS PER SITE AREA | = | 927.85 Sqm | |

PROPOSED BUILDING AREA DETAILS:-

| S.NO | FLOORS | FSI AREA (SQM) | NON-FSI AREA (SQM) | TOTAL AREA (SQM) |
|---|---|---|---|---|
| 1 | STILT FLOOR PLAN | 28.16 | 691.23 | 719.39 |
| 2 | FIRST FLOOR PLAN | 608.65 | 4.55 | 613.20 |
| 3 | SECOND FLOOR PLAN | 608.65 | 4.55 | 613.20 |
| 4 | THIRD FLOOR PLAN | 608.65 | 4.55 | 613.20 |
| 5 | TERRACE FLOOR PLAN | - | 37.34 | 37.34 |
| | TOTAL AREA | 1854.11 | 742.22 | 2596.33 |

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (1854.11 / 927.815) = 1.998

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 13.45 Mt

JOINERY DETAILS:-

| SYM | JOINERY DETAILS | SIZE IN METER |
|---|---|---|
| MD | MAIN DOOR | 1.05 x 2.40 |
| D1 | DOOR | 0.90 x 2.40 |
| D2 | DOOR | 0.75 x 2.40 |
| D3 | DOOR | 0.75 x 2.10 |
| FD | FRENCH DOOR | 2.45 x 2.40 |
| FD4 | FRENCH DOOR | 1.20 x 2.40 |
| W3 | WINDOW | 0.75 x 2.10 |
| W4 | WINDOW | 1.20 x 2.10 |
| W5 | WINDOW | 1.50 x 2.10 |
| KW | WINDOW | 1.20 x 1.20 |
| CW1 | WINDOW | 1.00 x 1.80 |
| CW2 | WINDOW | 1.20 x 1.80 |
| CW3 | WINDOW | 1.50 x 2.10 |
| V | VENTILATOR | 0.65 x 1.50 |
| V1 | VENTILATOR | 0.60 x 0.75 |
| V2 | VENTILATOR | 0.60 x 0.45 |
| ESD | SHAFT DOOR | 0.60 x 1.50 |
| EF | EXHAUSTION FAN | 0.91 x 0.60 |

NOTE:-

* All Dimensions are in Metre
* Rainwater percolation pits provided all round the site.
* All round compound wall Provided.
* UG Sump provided.

Er. K.P. VETRISELVAN, M.E.,(GEOTECH).MIGS,MISTE...
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N No 29, 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90433 44488, E-mail: geotech.vet@gmail.com
REGISTERED GEO-TECH ENGINEER

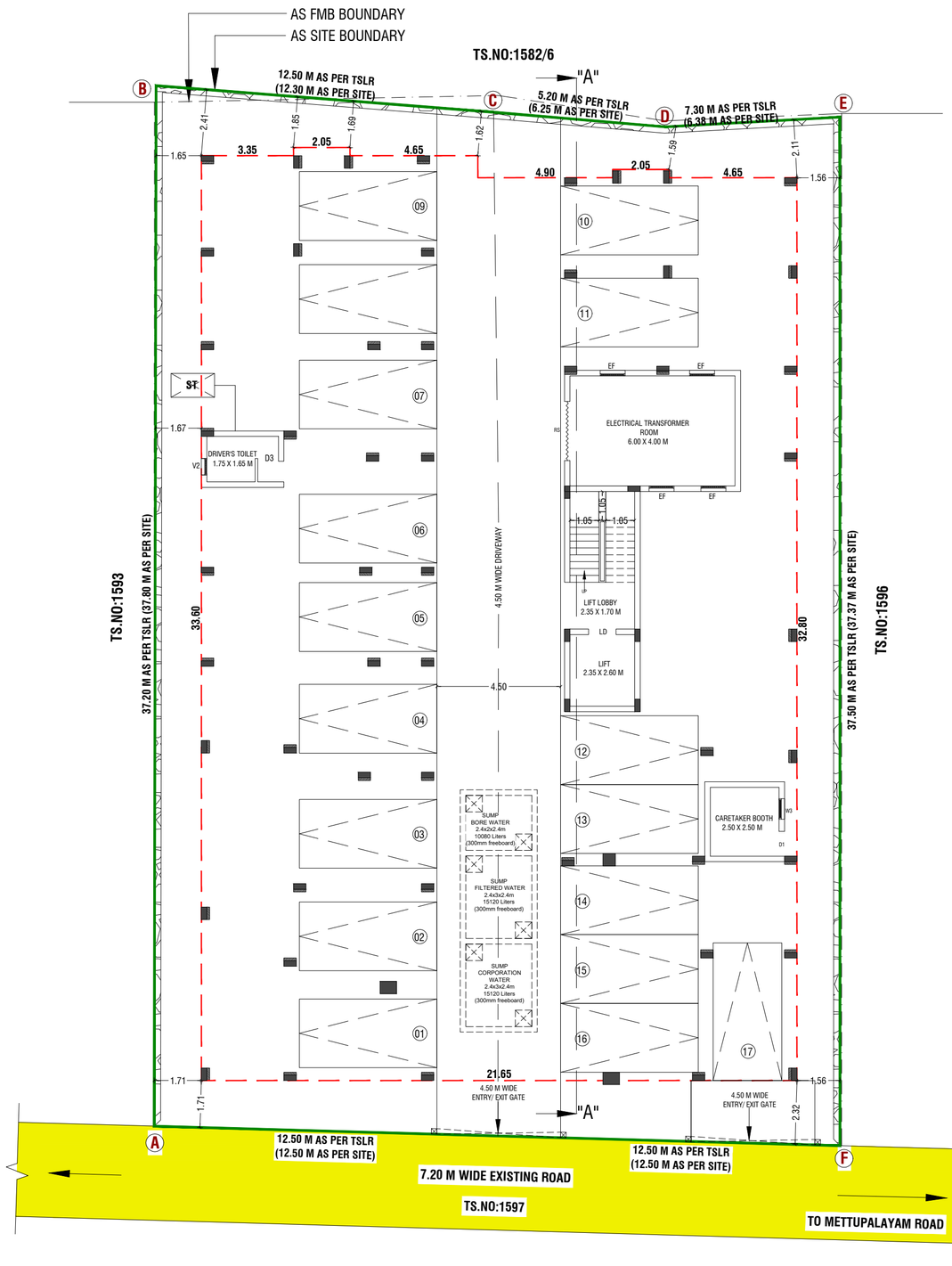
D.YOKESH D.C.E
Registered Construction Engineer
DTCP Reg No.RCE/2021/12/007
REGISTERED CONSTRUCTION ENGINEER

P. SENTHIL KUMAR M.E. (STRUCT).AIV
Reg No: Coimbatore LPA/SE/GR-I/19/03/003
30-A, 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.
Cell: 97866 00478
REGISTERED STRUCTURAL ENGINEER

Er. S. PRADEEP, B.E, M.E.(ST)
REGISTERED ENGINEER Grade - II
DTCP/NAMAKKAL/RE-II/003/2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064
REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

SHEET NO : 02/03

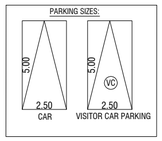


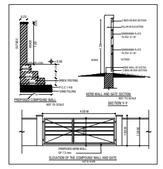

**SITE CUM STILT FLOOR PLAN (SCALE 1:100)**

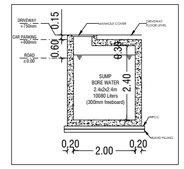
COLOUR INDEX:-

| | | |
|---|---|---|
| BOUNDARY OF THE SITE | : | |
| EXISTING ROADS | : | |
| PROPOSED CONSTRUCTION | : | |
| PROPOSED DRIVEWAY | : | |
| EXISTING BUILDING | : | |

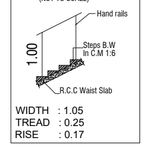
PARKING SIZES:



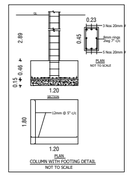



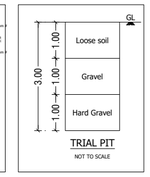



STAIRCASE DETAILS
(NOT TO SCALE)




WIDTH : 1.05
TREAD : 0.25
RISE : 0.17




PROPOSED BUILDING DWELLING AREA DETAILS (Sq.mt):-

| FLOOR | | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR |
|---|---|---|---|---|
| DWELLING UNITS (15 No's) | | 05 No's | 05 No's | 05 No's |
| FLAT NO'S & AREA SQM | FLAT-A1 | 110.45 | 110.45 | 110.45 |
| | FLAT-A2 | 100.83 | 100.83 | 100.83 |
| | FLAT-A3 | 104.74 | 104.74 | 104.74 |
| | FLAT-A4 | 105.35 | 105.35 | 105.35 |
| | FLAT-A5 | 116.40 | 116.40 | 116.40 |

PROPOSED BUILDING DWELLING CARPET AREA DETAILS (IN Sq.mt) :-

| FLOOR | | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR |
|---|---|---|---|---|
| FLAT NO'S & AREA SQM | FLAT-A1 | 96.60 | 96.60 | 96.60 |
| | FLAT-A2 | 87.50 | 87.50 | 87.50 |
| | FLAT-A3 | 91.30 | 91.30 | 91.30 |
| | FLAT-A4 | 94.00 | 94.00 | 94.00 |
| | FLAT-A5 | 104.20 | 104.20 | 104.20 |

| PARKING DETAILS | DWELLING SIZE (Sq.mt) | PARKING CALCULATION | NO OF DWELLING UNITS | NO OF CAR REQUIRED | VISITOR PARKING (10%) | NO OF PARKING REQUIRED | TOTAL NO OF PARKING REQUIRED | TOTAL NO OF PARKING PROVIDED |
|---|---|---|---|---|---|---|---|---|
| CAR | ABOVE 75 | FOR 75 Sq.mt = 1 CAR | 15 | 15 | 02 | 17 | 17 | 17 |
| | 50 TO 75 | FOR 2 DWELLING UNITS = 1 CAR | - | - | - | - | | |
| TWO WHEELER | ABOVE 75 | - | - | - | - | - | - | - |
| | 50 TO 75 | FOR 1 DWELLING UNITS = 1 TWO WHEELER | - | - | - | - | | |

**ONLINE APPLICATION NO : SWP/BPA/446540/2025**

**SWP / SITE APPROVAL / L.P / CPLA NO : 64/2025**

**SWP / PLANNING PERMISSION NO : 81/2025**

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 3 FLOORS RESIDENTIAL BUILDING (HEIGHT-13.45 M) WITH 15 DWELLING UNITS IN WARD.NO:H(8), BLOCK.NO:40, TS.NO: 1594 & 1595 AT ANNUPPERPALAYAM VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT/ CORPORATION.

COIMBATORE TP SCHEME PLAN NO: 04

SCALE :- 1:100
APARTMENT BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/446540/2025

| AREA DETAILS | | IN SQM | IN ACRE |
|---|---|---|---|
| AREA OF SITE AS PER TSLR EXTRACT | = | 943.00 Sqm | 0.23 Acre |
| AREA OF SITE AS PER DOCUMENT | = | 927.815 Sqm | 0.22 Acre & 404 Sq.ft |
| AS PER SITE AREA | = | 927.85 Sqm | |

PROPOSED BUILDING AREA DETAILS:-

| S.NO | FLOORS | FSI AREA (SQM) | NON-FSI AREA (SQM) | TOTAL AREA (SQM) |
|---|---|---|---|---|
| 1 | STILT FLOOR PLAN | 28.16 | 691.23 | 719.39 |
| 2 | FIRST FLOOR PLAN | 608.65 | 4.55 | 613.20 |
| 3 | SECOND FLOOR PLAN | 608.65 | 4.55 | 613.20 |
| 4 | THIRD FLOOR PLAN | 608.65 | 4.55 | 613.20 |
| 5 | TERRACE FLOOR PLAN | - | 37.34 | 37.34 |
| | TOTAL AREA | 1854.11 | 742.22 | 2596.33 |

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (1854.11 / 927.815) = 1.998

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 13.45 Mt

JOINERY DETAILS:-

| SYM | JOINERY DETAILS | SIZE IN METER |
|---|---|---|
| MD | MAIN DOOR | 1.05 x 2.40 |
| D1 | DOOR | 0.90 x 2.40 |
| D2 | DOOR | 0.75 x 2.40 |
| D3 | DOOR | 0.75 x 2.10 |
| FD | FRENCH DOOR | 2.45 x 2.40 |
| FD4 | FRENCH DOOR | 1.20 x 2.40 |
| W3 | WINDOW | 0.75 x 2.10 |
| W4 | WINDOW | 1.20 x 2.10 |
| W5 | WINDOW | 1.50 x 2.10 |
| KW | WINDOW | 1.20 x 1.20 |
| CW1 | WINDOW | 1.00 x 1.80 |
| CW2 | WINDOW | 1.20 x 1.80 |
| CW3 | WINDOW | 1.50 x 2.10 |
| V | VENTILATOR | 0.65 x 1.50 |
| V1 | VENTILATOR | 0.60 x 0.75 |
| V2 | VENTILATOR | 0.60 x 0.45 |
| ESD | SHAFT DOOR | 0.60 x 1.50 |
| EF | EXHAUSTION FAN | 0.91 x 0.60 |

NOTE:-

* All Dimensions are in Metre
* Rainwater percolation pits provided all round the site.
* All round compound wall Provided.
* UG Sump provided.

Er. K.P. VETRISELVAN, M.E.,(GEOTECH),MIGS,MISTE...
GEOTECHNICAL ENGINEER
CLPA REGN. No : CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, N No 29, 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90433 44488, E-mail: geodesign123@gmail.com

REGISTERED GEO-TECH ENGINEER

D.YOKESH D.C.E
Registered Construction Engineer
DTCP Reg No.RCE/2021/12/007

REGISTERED CONSTRUCTION ENGINEER

P. SENTHIL KUMAR M.E. (STRUCT),AIV
Reg No: Coimbatore LPA/SE/GR-I/19/03/003
30-A, 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.
Cell: 97866 00478

REGISTERED STRUCTURAL ENGINEER

Er. S. PRADEEP, B.E, M.E.(ST)
REGISTERED ENGINEER Grade - II
DTCP / NAMAKKAL / RE-II / 003 / 2022
First Floor, No. 02, MIG-2208, Gandhimaa Nagar,
Peelamedu, Coimbatore - 641 004.
Ph: 96550 08064

REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

SHEET NO : 01/03

M.BOOPATHI
SURVEYOR/ASST.DRAUGHTS MAN

U.BHARATHY
DRAUGHTS MAN - III

J.GURUPRASATH
ARCHITECTURAL/PLANNING ASSISTANT

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.