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REFERENCE
SWP/BPA/447074/2025

ISSUED
28 February 2025

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.

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

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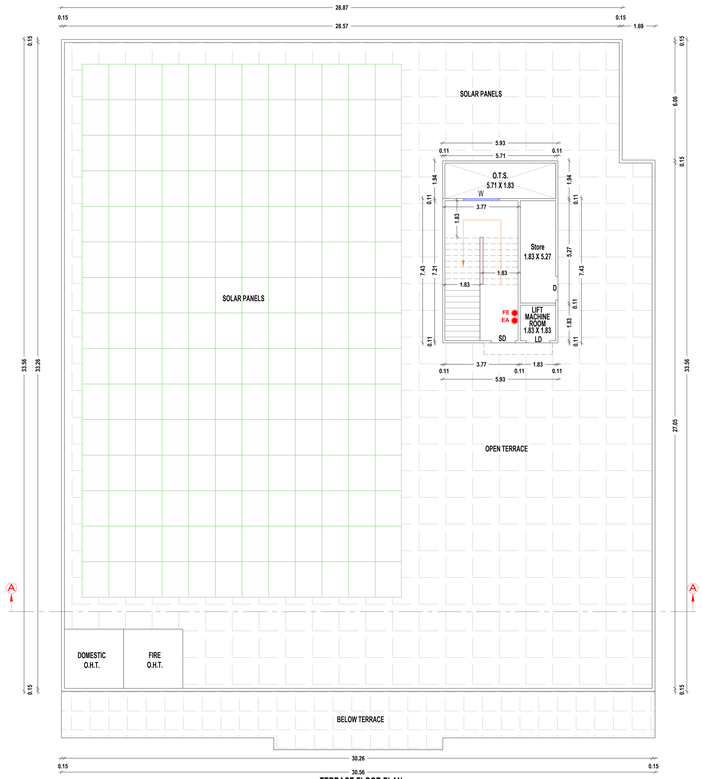
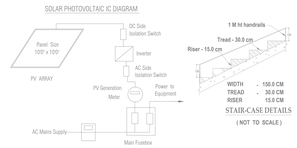
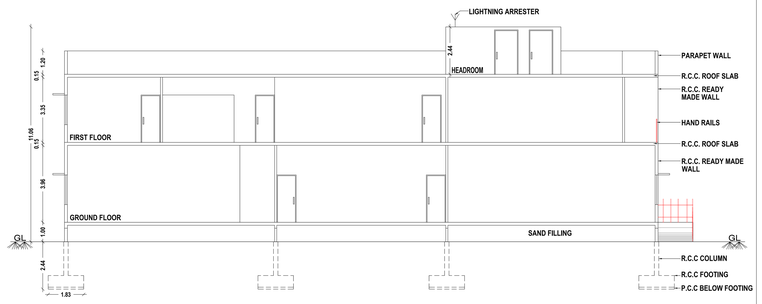
DIGITALLY VERIFIED RECORD



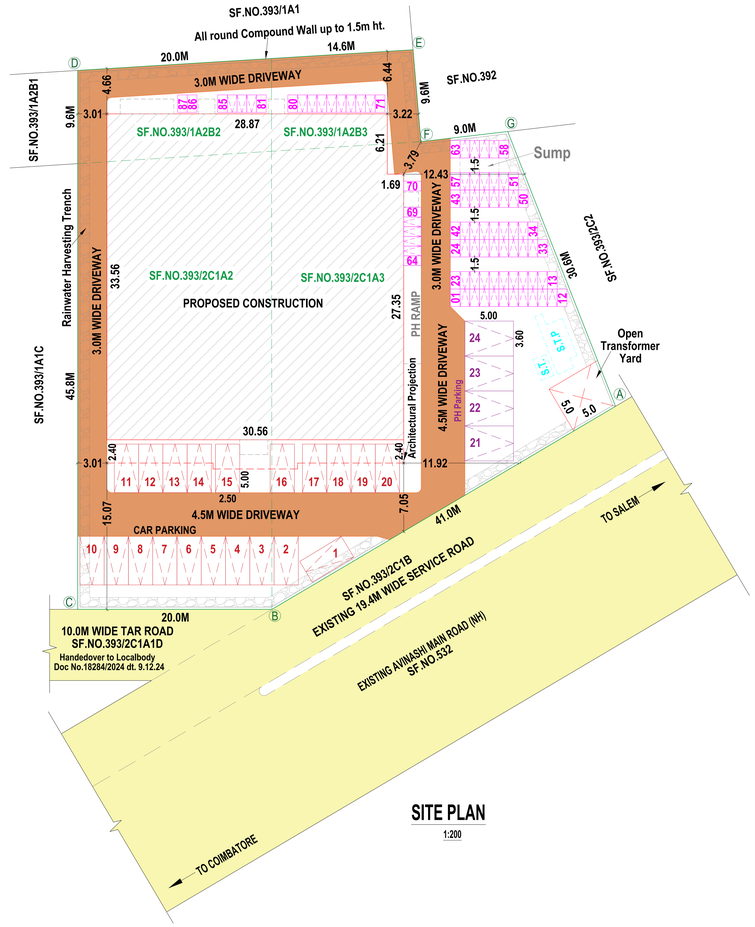
TERRACE FLOOR PLAN



SOUTH SIDE ELEVATION



SECTION AT 'AA'



SITE PLAN

1:200

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A OFFICE BUILDING IN SF.NO.393/1A2B2, 393/1A2B3, 393/2C1A2 AND 393/2C1A3 OF KANIYUR VILLAGE / PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

SCALE:- 1"=8' (or) 1 :100

N

AREA DETAILS:-

		In Sqm
Area of SF.NO.393/1A2B2	=	190.00
Area of SF.NO.393/1A2B3	=	146.00
Area of SF.NO.393/2C1A2	=	930.00
Area of SF.NO.393/2C1A3	=	1182.00
TOTAL SITE AREA	=	2448.00 60.50 CENT

DESCRIPTION	AREA (IN SQM)		
	F.S.I	NON-FSI	TOTAL
Ground Floor	1083.55	10.45	1094.00
First Floor	1004.96	10.45	1015.41
Terrace Floor	---	44.06	44.06
Total	2088.51	64.96	2153.47

Site open Space = 1354.00 sqm

F.S.I (2088.51/2448.00) = 0.853 (≤ 2)

Required O.S.R. Area = 244.80 sqm

* Equivalent Amount to the guideline value for the above said OSR area has fully remitted by applicant.

PARKING REQUIREMENTS:-

* For Office Building 1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof

Floor Area = 2153.47 Sqm

		Required	Provided
Car parking	=	22	24
Two Wheeler Prking	=	87	87

Total Height of the Building = 11.06M

JOINERY DETAILS:-

Sl.No.	Description	Sym	Dimension
1	Main Door	MD	2.44 x 2.44
2	Steel Door	SD	1.00 X 2.44
3	Lift Door	LD	1.22 X 2.44
4	Door	D	1.00 x 2.44
5	Door	D1	0.76 x 2.44
6	Door	D2	1.22 x 2.44
7	Window	W	1.83 x 1.52
8	Window	W1	1.52 x 1.52
9	Window	W2	1.22 x 1.52
10	Ventilator	V	0.91 x 0.76
11	Ventilator	V1	4.57 x 0.76
12	Ventilator	V2	1.83 x 0.76
13	Exhaust Fan	EF	

NOTE:-

* ALL MEASUREMENTS ARE IN METRE
* ALL ROUND COMPOUND WALL PROVIDED.
* SUMP (HERMETICALLY SEALED) PROVIDED.
* S.T.P PROVIDED.
* FIRE EXTINGUISHER & EMERGENCY ALARM PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE TERRACE FLOOR.
* RAINWATER PERCOLATION PITS PROVIDED.
* O.H.T. AND SOLAR PANEL PROVIDED IN THE TERRACE FLOOR.

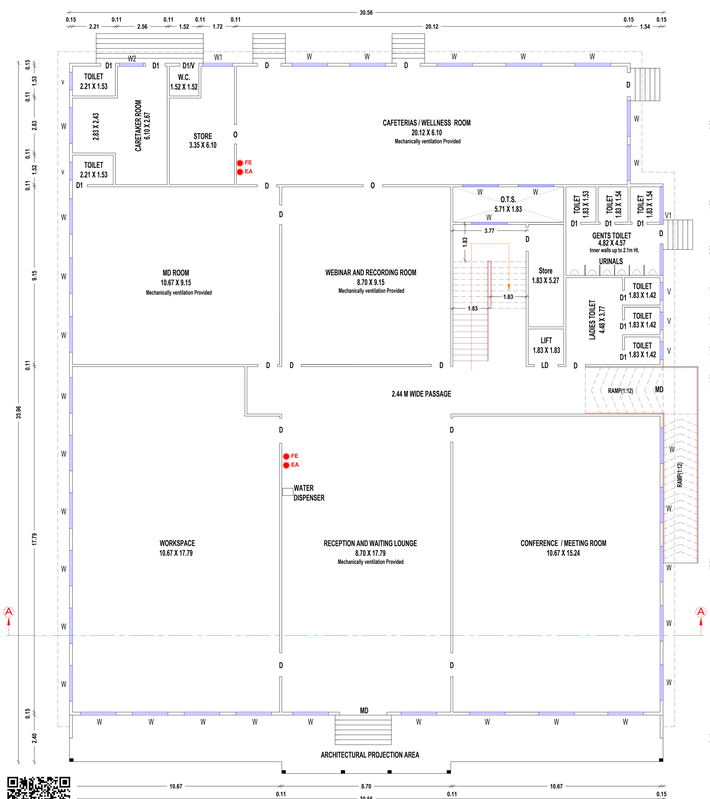
REFERENCE:-

Boundary of the Site	:	
Existing Roads	:	
Proposed Construction	:	
Proposed Drive way	:	
Fire Extinguisher	:	FE
Emergency Alarm	:	EA

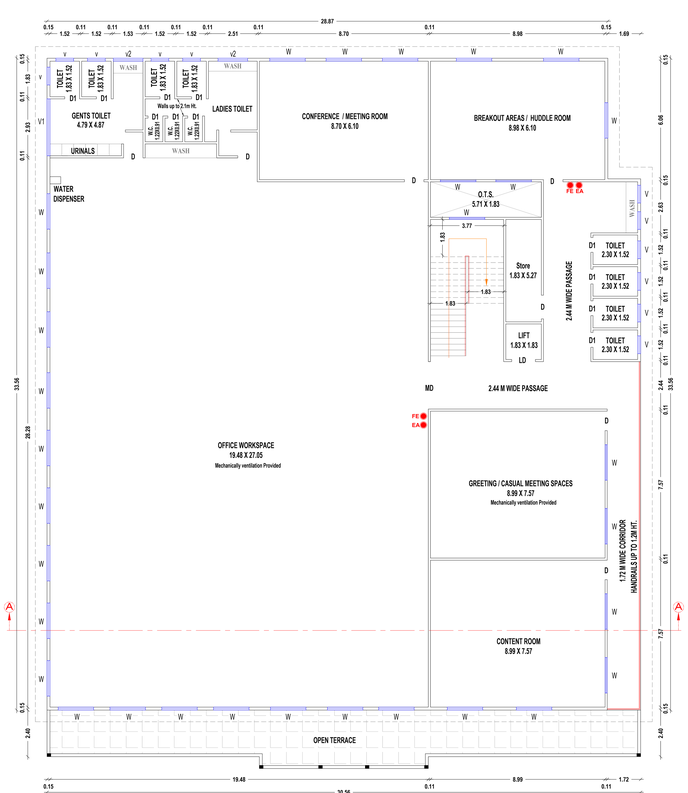
Application No.: SWP/BPA/447074/2025

Site Boundary shown as "A to G" and numbered as SWP / DTCP / COIMBATORE / Site Approval No. : 94 / 2025

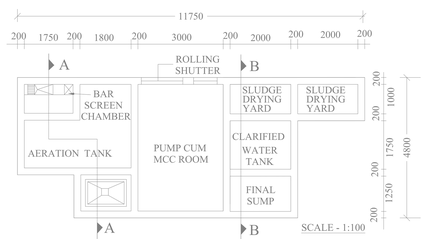
Planning Permission No. : 116 / 2025



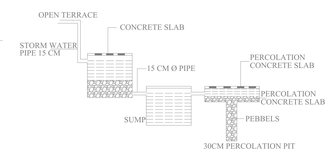
GROUND FLOOR PLAN



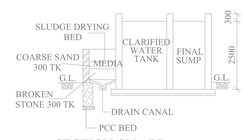
FIRST FLOOR PLAN



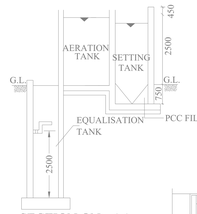
SEWAGE TREATMENT PLANT PLAN



RAINWATER HARVESTING SYSTEM



SECTION ON - BB



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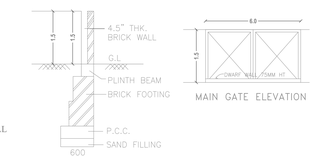

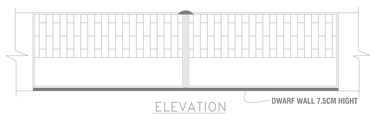

PLAN OF COMPOUND WALL

REGISTERED ENGINEER	CONSTRUCTION ENGINEER
B. SENTHILKUMAR, M.E.(Structural) Coimbatore Corporation Registered Engineer Grade-I (RE) Gr-I-020/2019 Coimbatore LPA/RE/GR-I/19/03/13 17/12, V.C.S. Nagar, G.N. Mills Post Coimbatore-641 029, Cell: 99658 52255	B. SENTHILKUMAR, M.E.(Structural) Registered Construction Engineer Coimbatore Reg. No: CE/018/2022 17/12, V.C.S. Nagar G.N. Mills Post, Coimbatore-641029 Cell: 99658 52255
STRUCTURAL ENGINEER	**OWNER / APPLICANT**
B. SENTHILKUMAR, M.E.(Structural) Licenced Building Surveyor Coimbatore LPA/SE/GR-I/19/03/13 17/12, V.C.S. Nagar G.N. Mills Post, Coimbatore-641 029 Cell: 99658 52255	

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

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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

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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.