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.

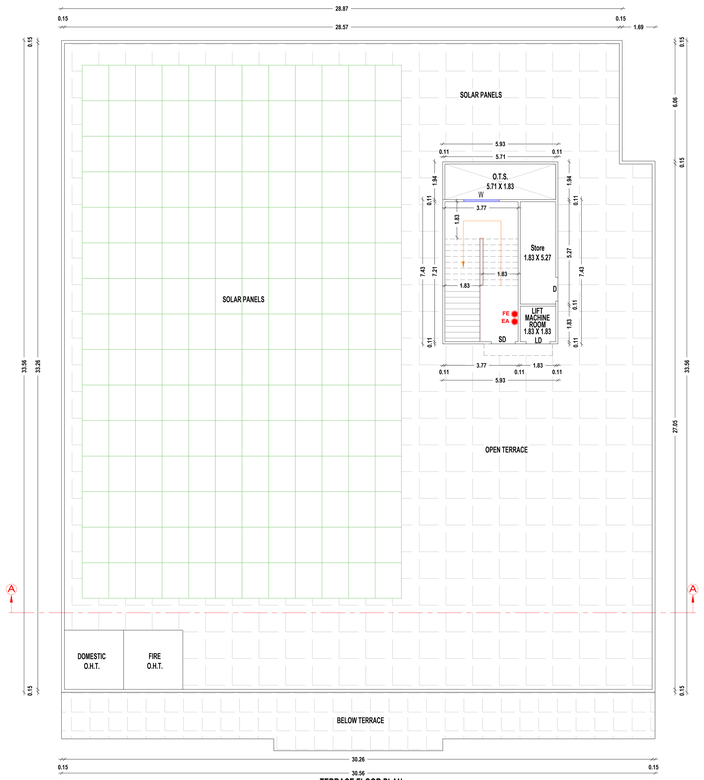
Verified RealEstate™

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

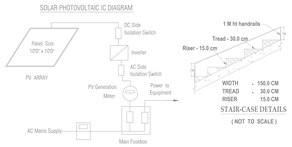
hello@verified.realestate

+91 9996 12 9996

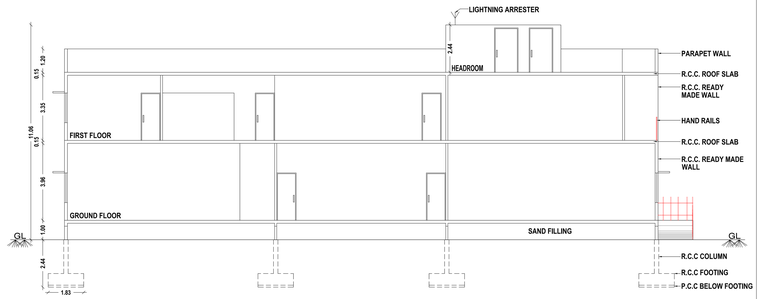
verified.realestate



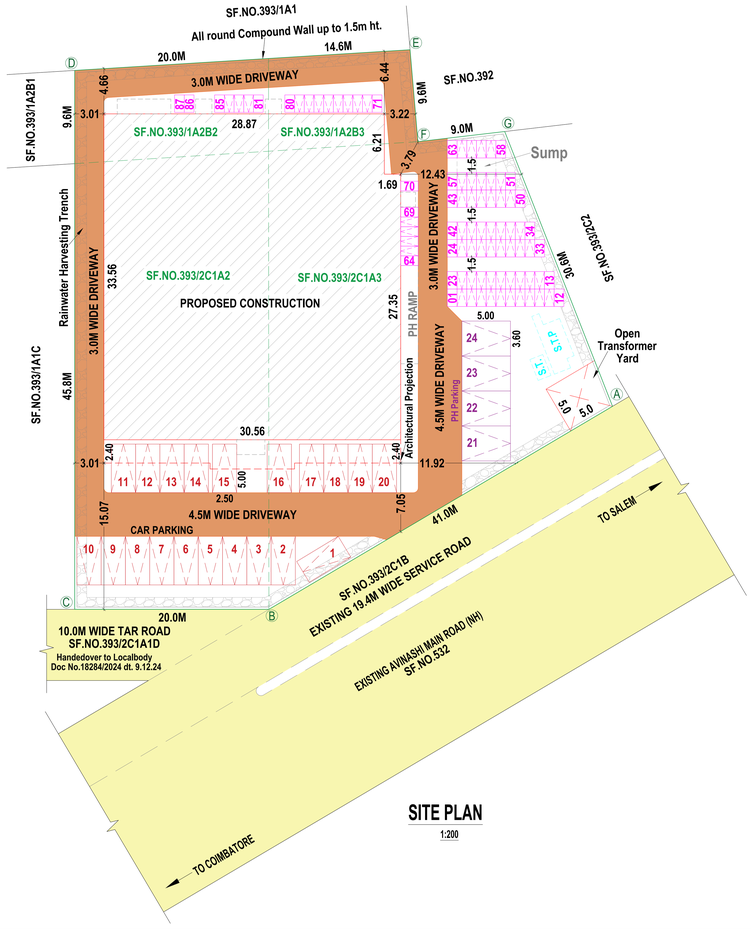

TERRACE FLOOR PLAN



SOUTH SIDE ELEVATION

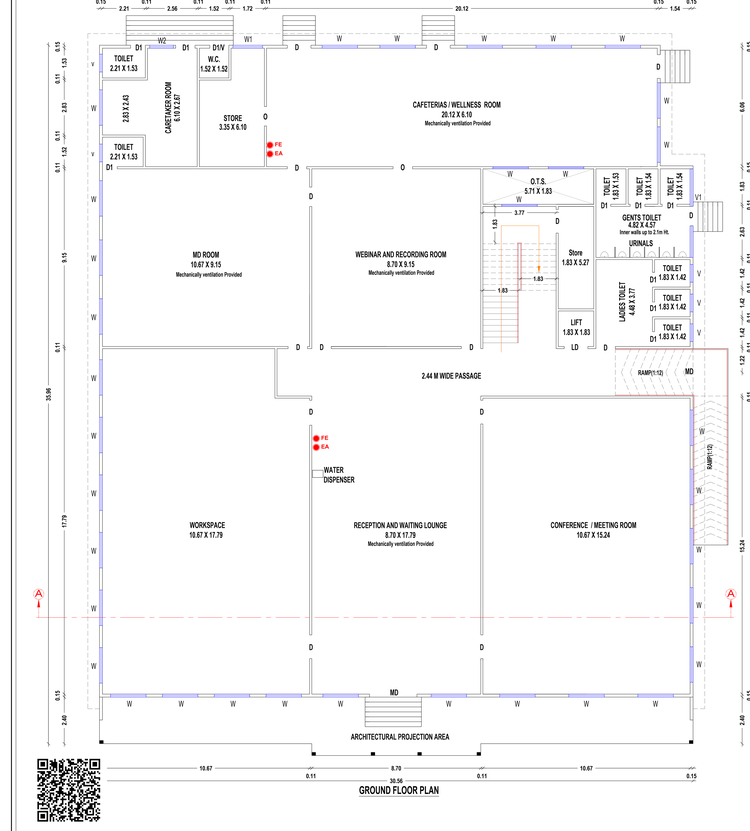



SECTION AT 'AA'

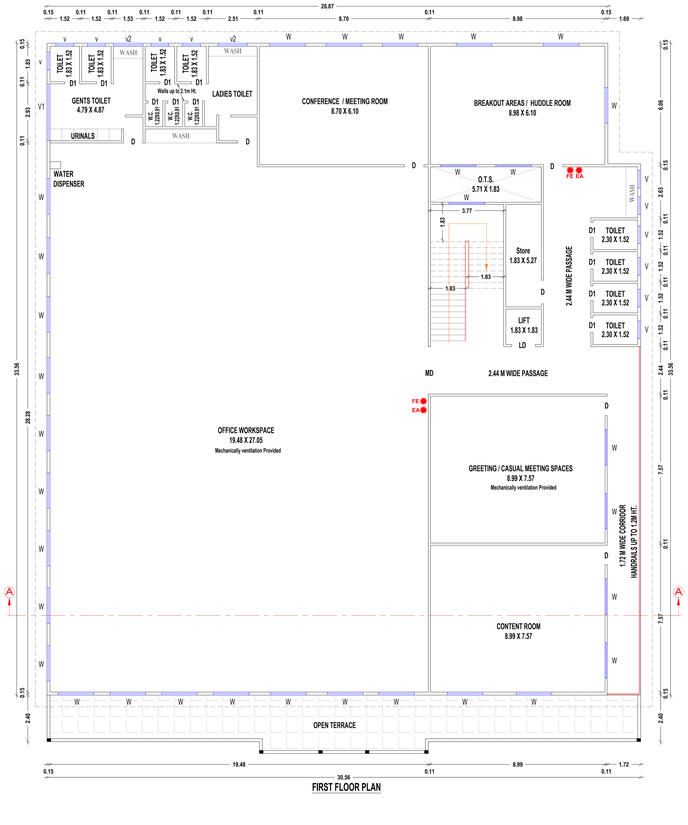



SITE PLAN

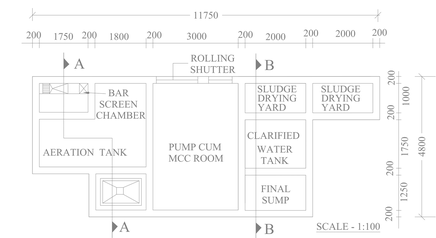
1:200



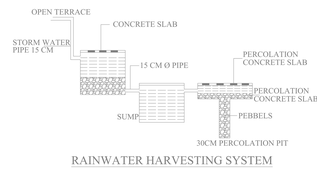

GROUND FLOOR PLAN



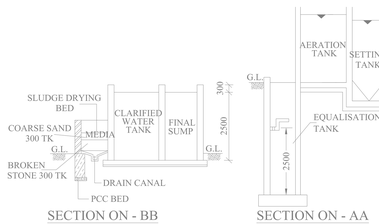

FIRST FLOOR PLAN



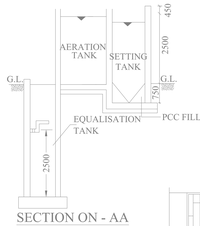

SEWAGE TREATMENT PLANT PLAN



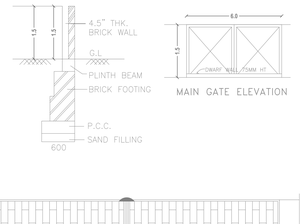

RAINWATER HARVESTING SYSTEM

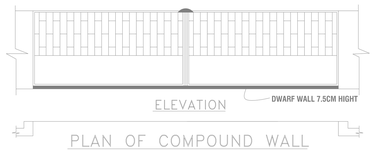



SECTION ON - BB




SECTION ON - AA




PLAN OF COMPOUND WALL

**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**


B. SENTHILKUMAR, M.E (Structural)
Coimbatore Corporation Registered Engineer
Grade-I (RE) Gr-I-0202/2019
Coimbatore LPA/RE/GR-II/9/03/13
17/12, V.C.S. Nagar, G.N. Mills Post
Coimbatore-641 029, Cell: 98658 52255
REGISTERED ENGINEER

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: 98658 52255
CONSTRUCTION ENGINEER

B. SENTHILKUMAR, M.E.(Structural)
Licenced Building Surveyor
Coimbatore LPA/SE/GR-II/9/03/13
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255
STRUCTURAL ENGINEER

OWNER / APPLICANT

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

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# 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.