PP APPROVAL RECORD

Planning Permission

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INSTITUTIONAL BUILDING (HEALTH CLUBS AND RECREATIONAL CENTERS) BUILDING S.F.Nos - 294 / 2B, 326 / 2A AT KALAPATTY (WEST) VILLAGE , COIMBATORE NORTH TALUK, COIMBATORE DISTRICT / CORPORATION.

MASTER PLAN USAGE - INSTITUTIONAL AND INDUSTRIAL.

SCALE :- 1 : 200

N

Area Details : -

Area of the Site As Per Document (1.31 Acre) - 5301.00 Sq.m

Area of the Site As Per Patta (1.33 Acre) - 5383.00 Sq.m

Floor Name	FSI Area in sq.m	Non FSI Area	Total Area in sq.m
Ground Floor	1312.60	–	1312.60
First Floor	1240.70	–	1240.70
Second Floor	849.00		849.00
Total	3402.30		3402.30

FSI : $\frac{3402.30}{5301.00}$ = 0.64 < 2.0

Height Of The Building = 13.50 m

PARKING DETAILS :-

Parking Area Descriptions	Area	Required	Provided
1 Car space for every 50 Sq.m in floor Area	3402.30	68 Nos	68 Nos
1 Two wheeler space for every 50 Sq.m in floor Area	3402.30	68 Nos	105 Nos

JOINERY SCHEDULE TENTATIVE

Type	Description	Size	Sill Level	Lintel Lvl	Qty	Meter
W1a	Bedroom windows	2' x 5'	3'	8'-0"	28	0.60 x 1.52
W2a	Room windows	3' x 5'	3'	8'-0"	38	0.91 x 1.52
W2b	Hall windows	3'9" x 6'	3'	9'-0"	27	1.18 x 1.82
V1	Ventilators	2' x 5'	3'	8'-0"	24	0.60 x 1.52
D1a	Bedroom doors	3'3" x 8'0"	-	8'-0"	21	1.00 x 2.43
D1b	Bathroom doors 1	2'9" x 7'	-	8'-0"	23	0.88 x 2.13
D1c	Bathroom doors 2	3'6" x 8'	-	8'-0"	2	1.09 x 2.43
D2a	Room doors	6' x 8'	-	8'-0"	6	1.82 x 2.43
D2b	Hall doors	6' x 9'	-	9'-0"	9	1.82 x 2.74
D4	Main entry door	12' x 9'		9'-0"	1	3.65 x 2.74

REFERENCE:

Site Boundary — Existing Road

Proposed Building — Proposed Driveway

Applicant

Ar. T. DINESH KUMAR M.Arch
Registered Architect Grade-I (RA)
CA/2017/80991
Reg No: Coimbatore LPA/RA/GR-I/006/2024

Registered Engineer

Dr. L.S. JAYAGOPAL B.E.,M.Tech.,Ph.D.,FIE.,
Chartered Engineer (F12987)
CMDA/SE/GR-I/2019/05/117
No: 1, Jawahar Nagar, SAIHS P.O.,
Coimbatore - 641 043.

Registered Structural Engineer

D. Chandramohan Kumarr B.E., M.I.E.,
Govt. Registered Engineer Grad-1(RE)
Regd No.Gr1-021/2019
No : 77, Green Wood, Subbulakshmi Nagar,
Kuniyamuthur, Coimbatore - 641 008
Cell : 9843014387

Registered Construction Engineer

Front Elevation

Section On - AA

Ground Floor Plan

First Floor Plan

Second Floor Plan

ONLINE APPLICATION No - SWP/BPA/592338/2025

L.P / C.L.P.A No - 130 / 2026

PLANNING PERMISSION No - 163 / 2026

SITE PLAN (Scale = 1 : 400)

STAIRCASE DETAILS:

(NOT TO SCALE)

SOLAR ENERGY SYSTEM

Typical Rainwater Harvesting

OVER HEAD TANK DETAIL

DETAILED PLAN OF PERCULATION PEBBLE BED RAINWATER

COMPOUND WALL DETAIL

TYPE DESIGN FOR A SEPTIC TANK 10,000 Lts CAPACITY

(NOT TO SCALE)

SEPTIC TANK PLAN DISPRENSION TRENCH

SEWAGE TREATMENT PLANT (NOT TO SCALE)

PLAN

SECTION-AA

6m Wide MAIN GATE ELEVATION

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.