PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

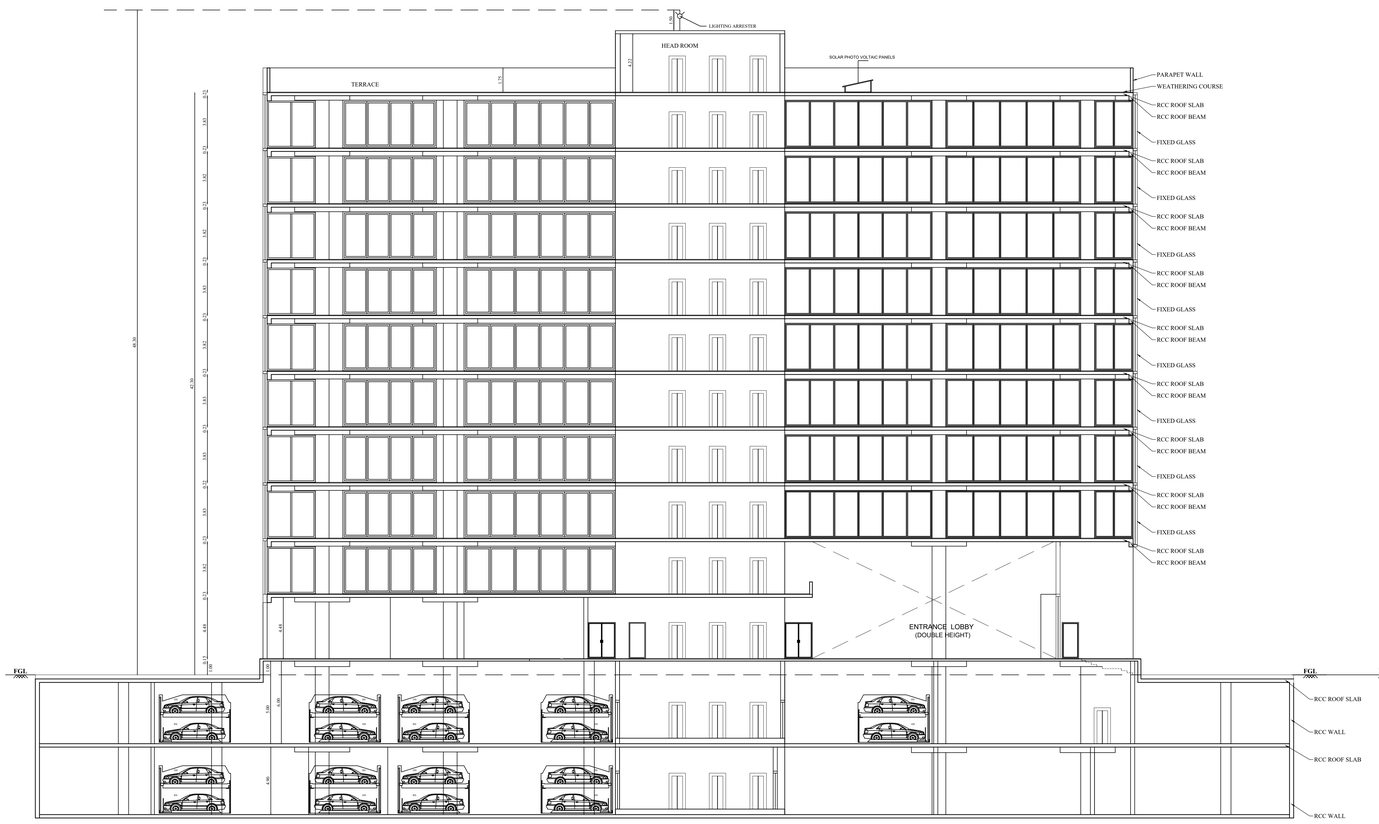
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

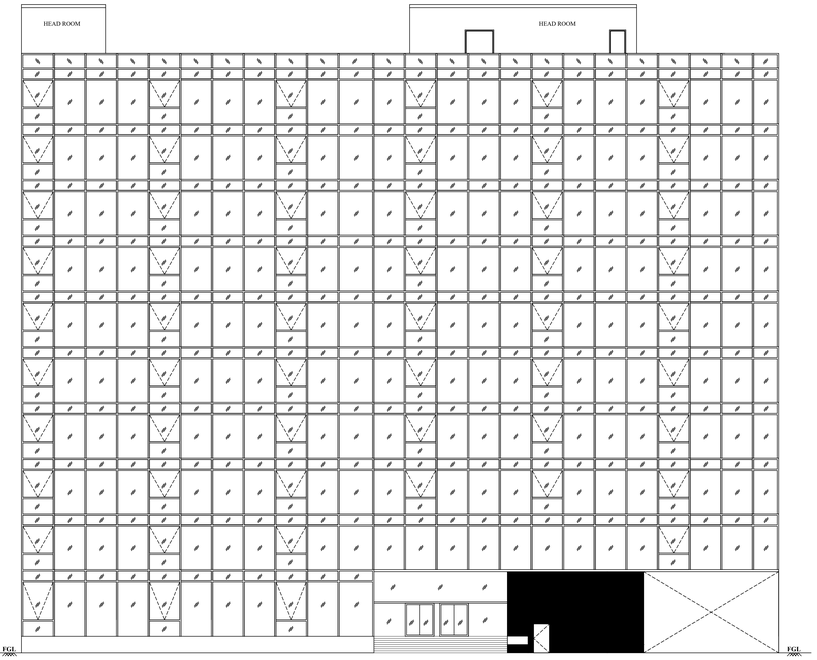
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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OMR Thoraipakkam,
Chennai 600 097, India

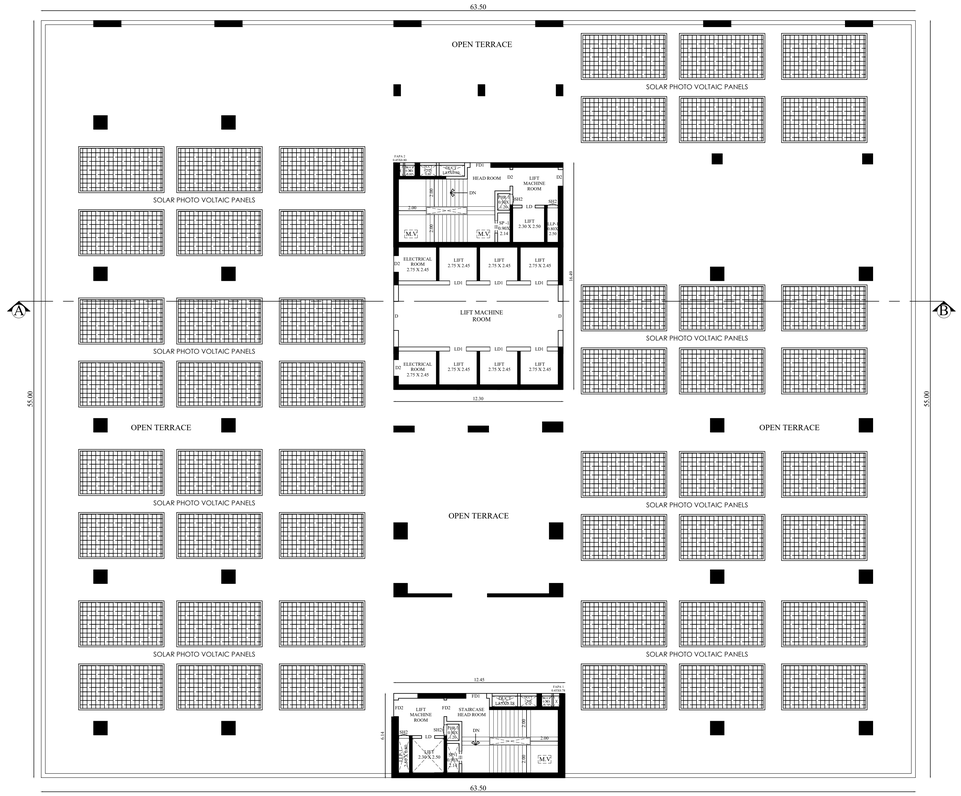
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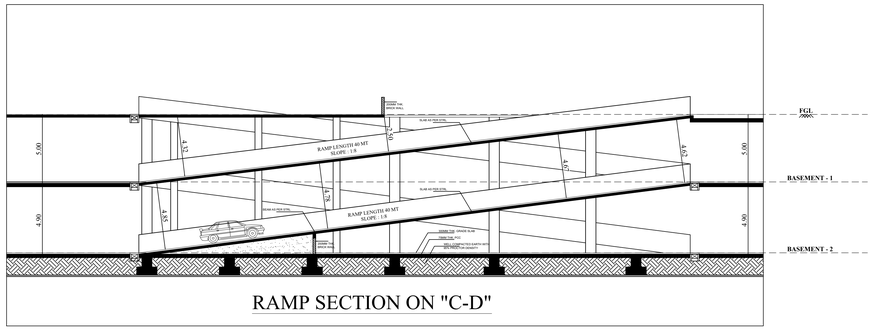
SECTION ON 'A-B'



EAST SIDE ELEVATION



TERRACE FLOOR PLAN



RAMP SECTION ON "C-D"

BLOCK - 3	TERRACE FLOOR	SHEET NO: 7/7

PLAN SHOWING THE EXISTING APPROVED & ADDITIONAL PROPOSED OFFICE BUILDING IN S.F.NO:368/1B PART AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

Applicant Name : Mr.SUKUMARAN
Online Application No : SWP/BPA/604730/2025

N

Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
HEAD ROOM	-	278.83	278.83

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	2.10 X 2.61
FD1	F - DOOR 1	1.50 X 2.61
FD2	F - DOOR 2	1.20 X 2.61
FD3	F - DOOR 3	2.00 X 2.61
FD4	F - DOOR 4	1.97 X 2.61
LD	LIFT DOOR	0.95 X 2.61
LD1	LIFT DOOR 1	1.20 X 2.61
D1	DOOR 1	1.00 X 2.61
D2	DOOR 2	1.15 X 2.61
D3	DOOR 3	0.60 X 2.13
M.V	MECHANICAL VENTILATION PROVIDED	

Architect

No. 27/9, Sankalpa,
Cunningham Road
Bangalore - 560052

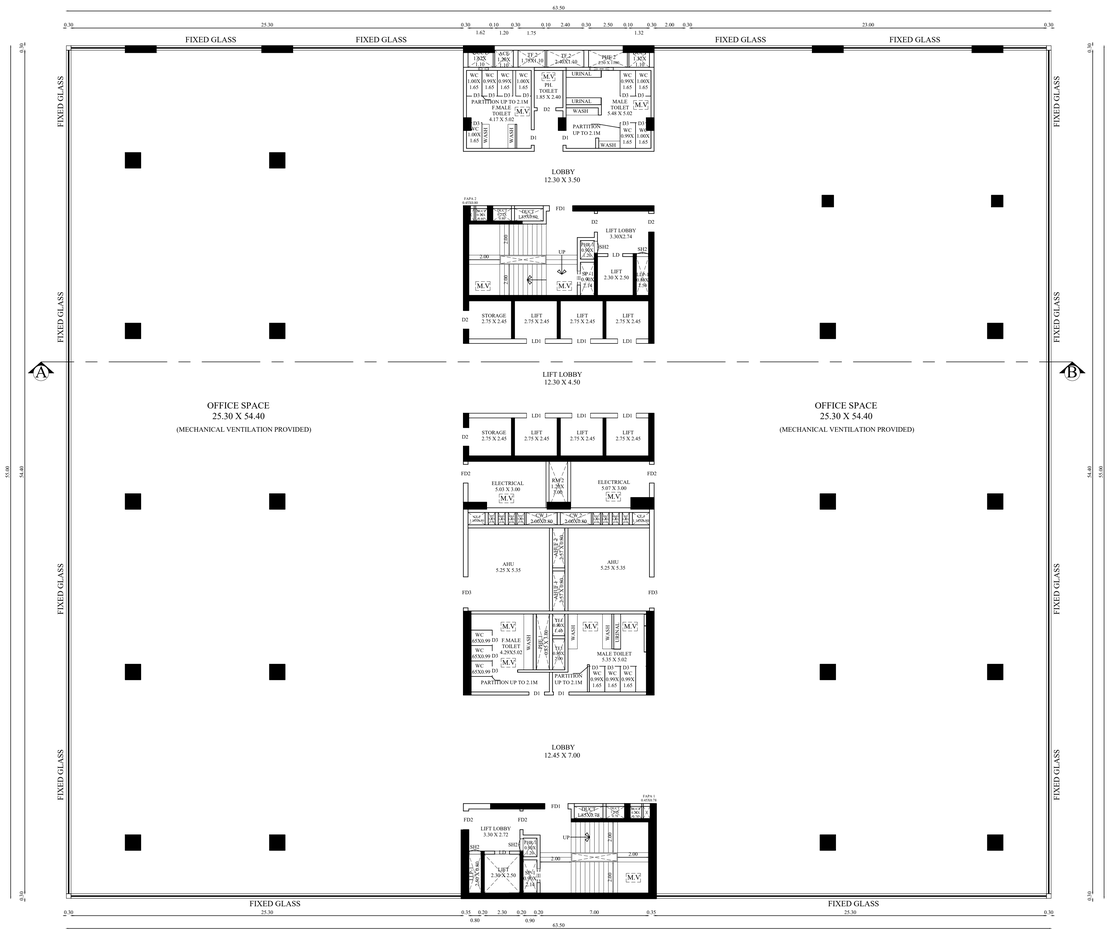
Dr. H G NAIKAR
M.E. (Structures), Ph.D. (Structures)
Chartered Structural Engineer (M.I.S.E.)
Senior Professional Engineer (ICT)

Principal Consultant
PRAGATHI CONSULTANTS
Sahakaranagar, Bangalore-92

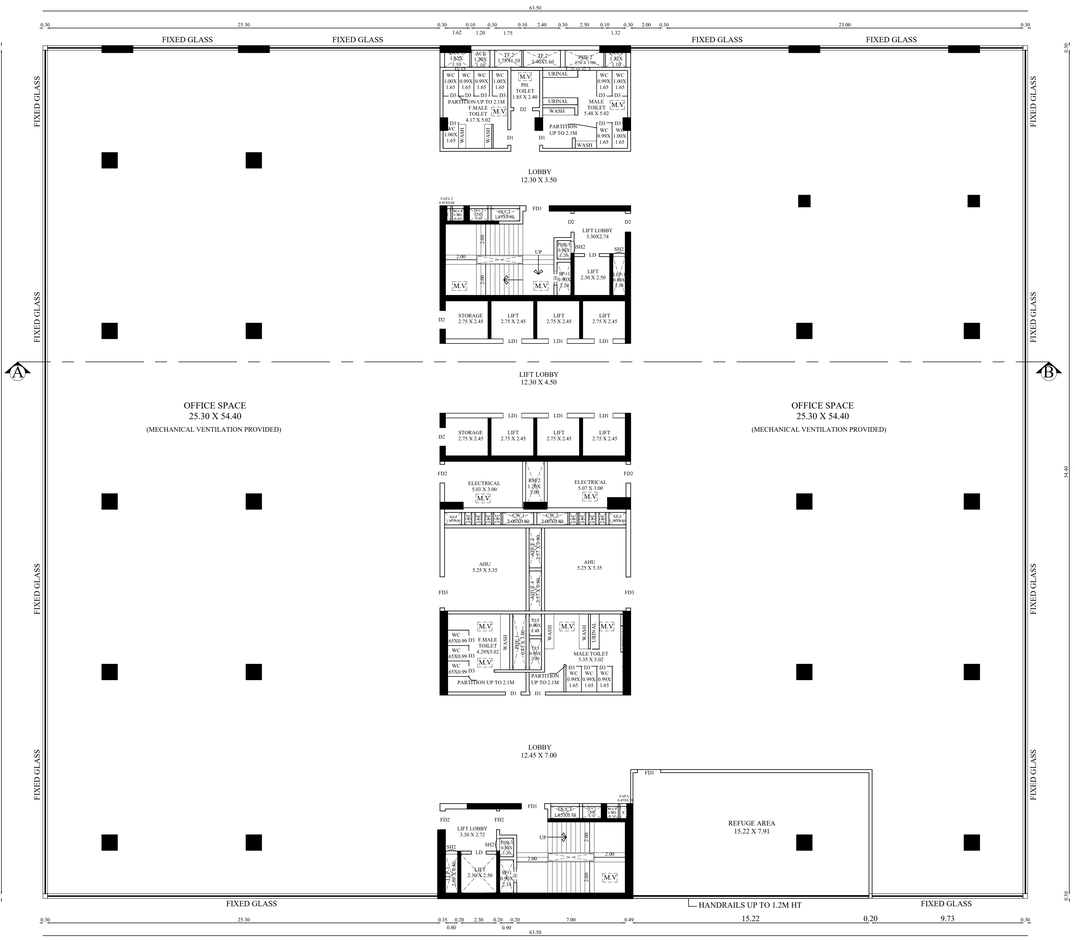
Structural Engineer

C.Sukumaran

Applicant



TYPICAL FLOOR PLAN
(SECOND, THIRD, FOURTH, SIXTH, SEVENTH, EIGHT FLOOR)



TYPICAL FLOOR PLAN
(FIFTH & NINTH FLOOR)

BLOCK - 3	SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH & NINTH FLOOR	SHEET NO: 6/7

PLAN SHOWING THE EXISTING APPROVED & ADDITIONAL PROPOSED OFFICE BUILDING IN S.F.NO:368/1B PART AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

Applicant Name : Mr.SUKUMARAN
Online Application No : SWP/BPA/604730/2025

N

Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
SECOND FLOOR	3439.64	-	3439.64
THIRD FLOOR	3439.64	-	3439.64
FOURTH FLOOR	3439.64	-	3439.64
FIFTH FLOOR	3439.64	-	3439.64
SIXTH FLOOR	3439.64	-	3439.64
SEVENTH FLOOR	3439.64	-	3439.64
EIGHTH FLOOR	3439.64	-	3439.64
NINTH FLOOR	3439.64	-	3439.64

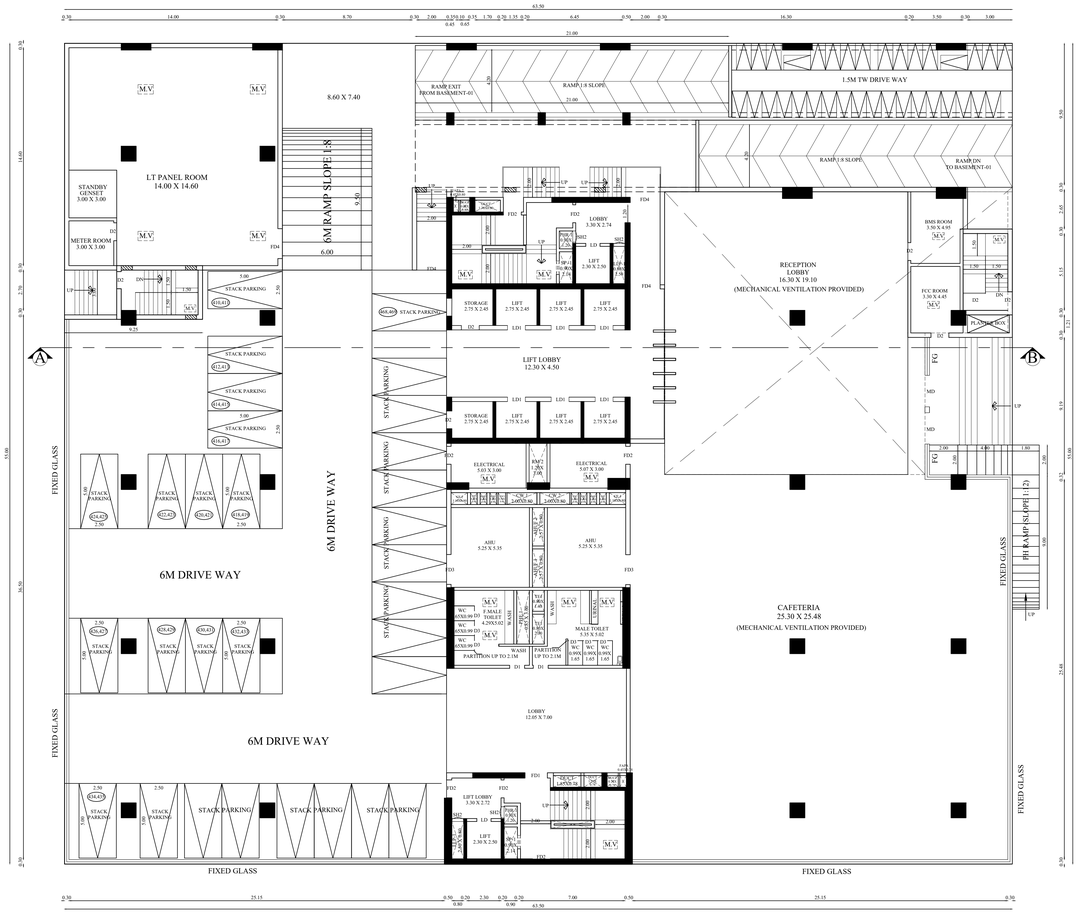
JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	2.10 X 2.61
FD1	F - DOOR 1	1.50 X 2.61
FD2	F - DOOR 2	1.20 X 2.61
FD3	F - DOOR 3	2.00 X 2.61
FD4	F - DOOR 4	1.97 X 2.61
LD	LIFT DOOR	0.95 X 2.61
LD1	LIFT DOOR 1	1.20 X 2.61
D1	DOOR 1	1.00 X 2.61
D2	DOOR 2	1.15 X 2.61
D3	DOOR 3	0.60 X 2.13
M.V	MECHANICAL VENTILATION PROVIDED	

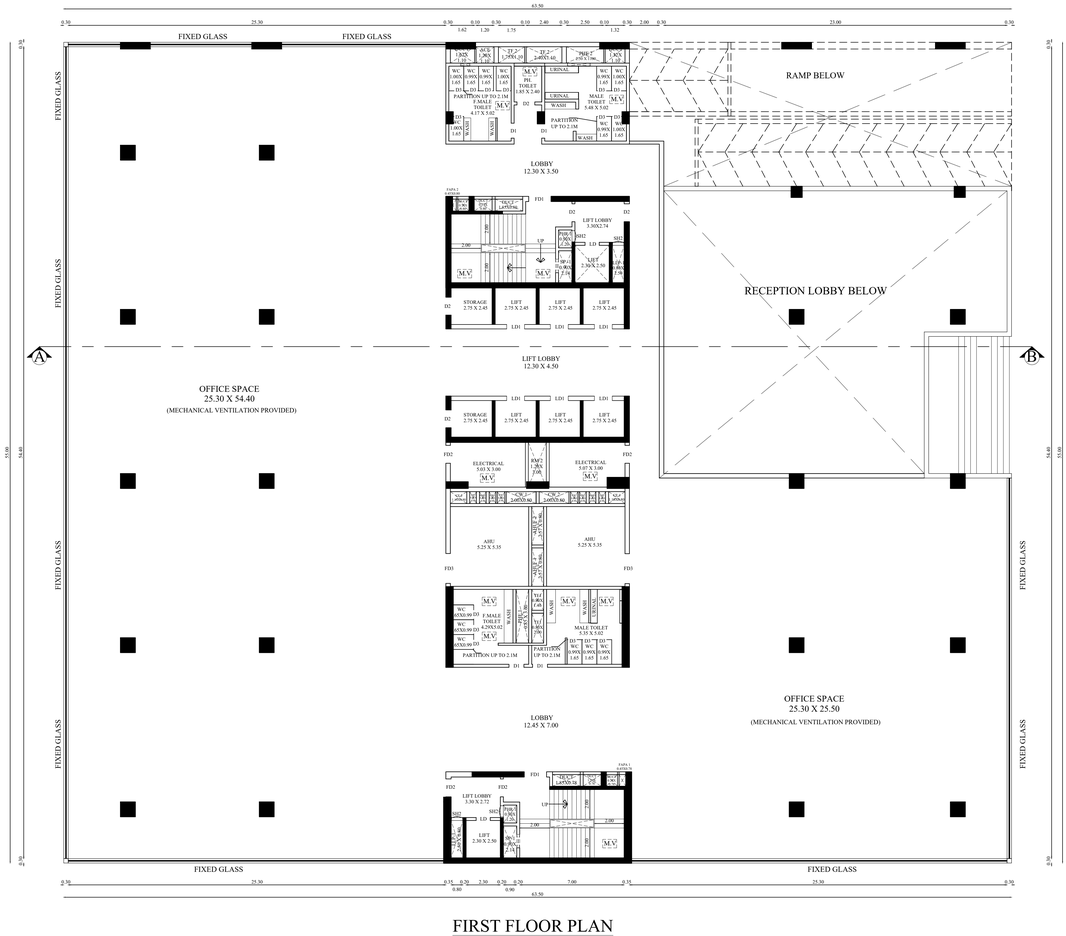
No. 2710, Sankalpa, Cunningham Road Bangalore - 560052
Architect

Dr. H G NAIKAR
M.E. (Structures), Ph.D. (Structures)
Chartered Structural Engineer (M.I.S.E.)
Senior Professional Engineer (ECI)
Principal Consultant
PRAGATHI CONSULTANTS
Subakaranagar, Bangalore-92
Structural Engineer

C.Sukumaran
Applicant



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BLOCK - 3	GROUND & FIRST FLOOR	SHEET NO: 5/7

PLAN SHOWING THE EXISTING APPROVED & ADDITIONAL PROPOSED OFFICE BUILDING IN S.F.NO:368/1B PART AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

Applicant Name : Mr.SUKUMARAN
Online Application No : SWP/BPA/604730/2025

N

Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
GROUND FLOOR	2193.97	1085.15	3279.12
FIRST FLOOR	2751.10	-	2751.10

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	2.10 X 2.61
FD1	F - DOOR 1	1.50 X 2.61
FD2	F - DOOR 2	1.20 X 2.61
FD3	F - DOOR 3	2.00 X 2.61
FD4	F - DOOR 4	1.97 X 2.61
LD	LIFT DOOR	0.95 X 2.61
LD1	LIFT DOOR 1	1.20 X 2.61
D1	DOOR 1	1.00 X 2.61
D2	DOOR 2	1.15 X 2.61
D3	DOOR 3	0.60 X 2.13
M.V	MECHANICAL VENTILATION PROVIDED	

No. 27/9, Sankatna, Cunningham Road Bangalore - 560052

Architect

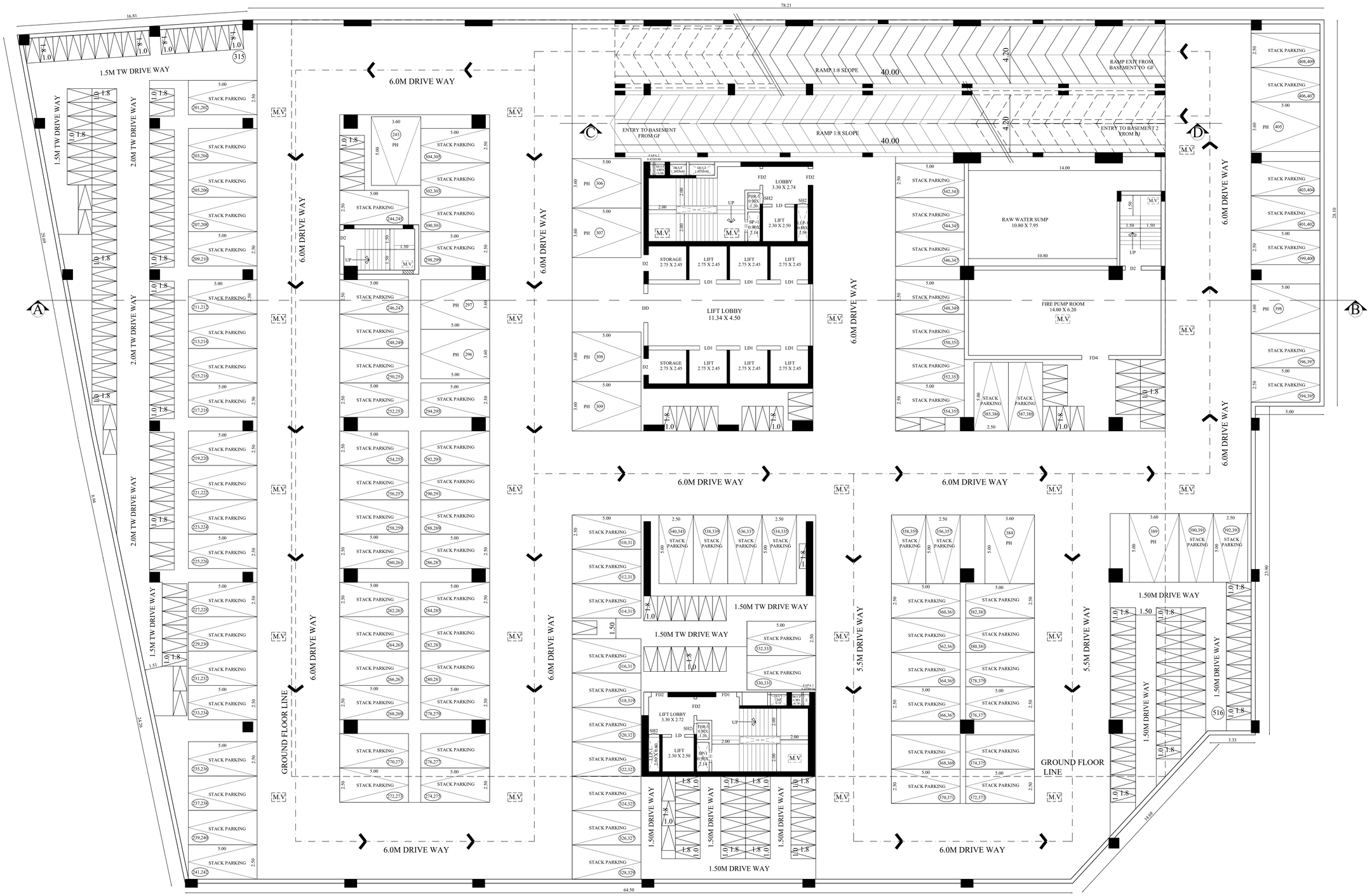
Dr. H G NAIKAR
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Senior Professional Engineer (ECI)

Principal Consultant
PRAGATHI CONSULTANTS
Sahakaranagar, Bangalore-92

Structural Engineer

C.Sukumaran

Applicant



BASEMENT - 1 FLOOR PLAN

BLOCK - 3	BASEMENT - 1 FLOOR	SHEET NO: 4/7

PLAN SHOWING THE EXISTING APPROVED & ADDITIONAL PROPOSED OFFICE BUILDING IN S.F.NO:368/1B PART AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

Applicant Name : Mr.SUKUMARAN
Online Application No : SWP/BPA/604730/2025

N

Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
BASEMENT - 1 FLOOR	86.80	5239.02	5325.82

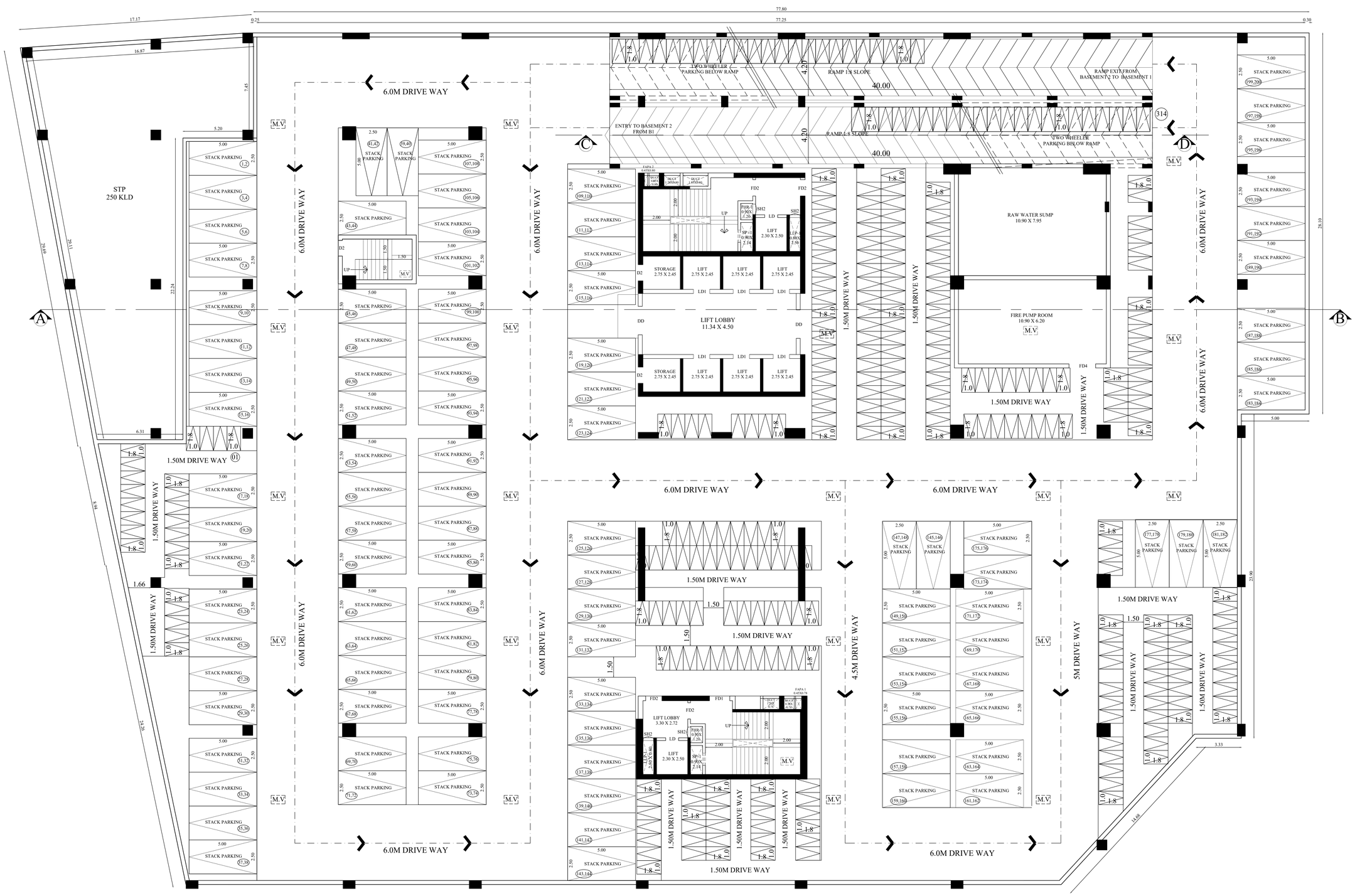
JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	2.10 X 2.61
FD1	F - DOOR 1	1.50 X 2.61
FD2	F - DOOR 2	1.20 X 2.61
FD3	F - DOOR 3	2.00 X 2.61
FD4	F - DOOR 4	1.97 X 2.61
LD	LIFT DOOR	0.95 X 2.61
LD1	LIFT DOOR 1	1.20 X 2.61
D1	DOOR 1	1.00 X 2.61
D2	DOOR 2	1.15 X 2.61
D3	DOOR 3	0.60 X 2.13
M.V	MECHANICAL VENTILATION PROVIDED	

No. 27/9, Sankalpa, Cunningham Road Bangalore - 560052
Architect

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PRAGATHI CONSULTANTS
Sahakaranagar, Bangalore-92
Structural Engineer

C.Sukumaran
Applicant



BASEMENT - 2 FLOOR PLAN

BLOCK - 3	BASEMENT - 2 FLOOR	SHEET NO: 3/7

PLAN SHOWING THE EXISTING APPROVED & ADDITIONAL PROPOSED OFFICE BUILDING IN S.F.NO:368/1B PART AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

Applicant Name : Mr.SUKUMARAN
Online Application No : SWP/BPA/604730/2025

N

Scale 1:100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
BASEMENT - 2 FLOOR	67.58	5258.24	5325.82

JOINERY DETAILS

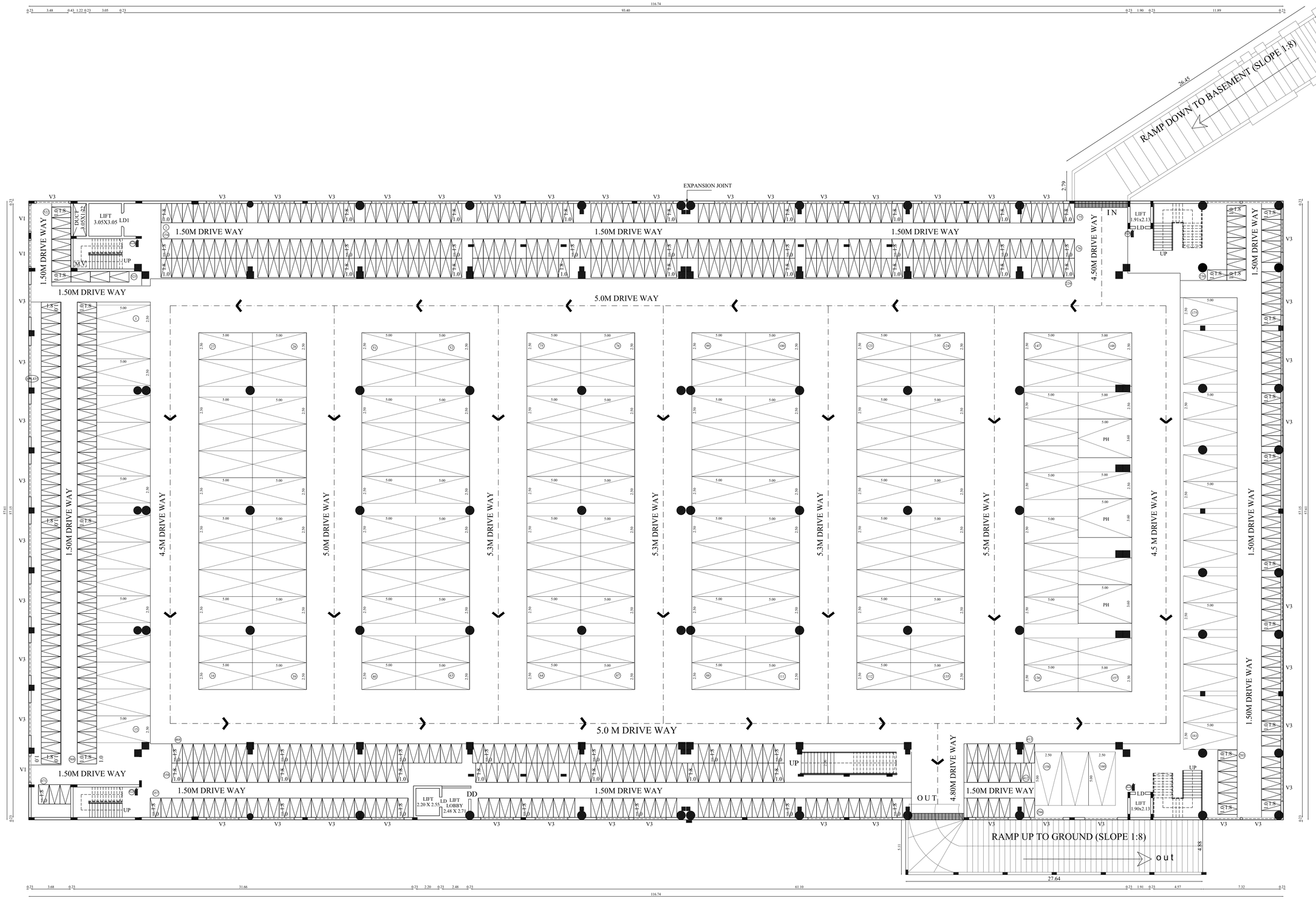
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	2.10 X 2.61
FD1	F - DOOR 1	1.50 X 2.61
FD2	F - DOOR 2	1.20 X 2.61
FD3	F - DOOR 3	2.00 X 2.61
FD4	F - DOOR 4	1.97 X 2.61
LD	LIFT DOOR	0.95 X 2.61
LD1	LIFT DOOR 1	1.20 X 2.61
D1	DOOR 1	1.00 X 2.61
D2	DOOR 2	1.15 X 2.61
D3	DOOR 3	0.60 X 2.13
M.V	MECHANICAL VENTILATION PROVIDED	

No. 27/9, Sankalpa,
Cunningham Road
Bangalore - 560052
Architect

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Senior Professional Engineer (ICI)

Principal Consultant
PRAGATHI CONSULTANTS
Sahakaranagar, Bangalore-92
Structural Engineer

C.Sukumaran
Applicant



SEMI-BASEMENT FLOOR PLAN

BLOCK -1	BASEMENT FLOOR	SHEET NO: 2/7

PLAN SHOWING THE EXISTING APPROVED & ADDITIONAL PROPOSED OFFICE BUILDING IN S.F.NO:368/1B PART AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

Applicant Name : Mr.SUKUMARAN
Online Application No : SWP/BPA/604730/2025

North

Scale 1 : 100

AREA DETAILS

FLOOR NAME	FSI AREA	NON-FSI AREA	TOTAL AREA
	In Sqm	In Sqm	In Sqm
BLOCK - 1			
SEMI BASEMENT	-	6721.25	6721.25

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	3.05 X 2.74
DD	DOUBLE DOOR	1.83 X 2.74
DD1	DOUBLE DOOR 1	1.22 X 2.74
LD	LIFT DOOR	0.91 X 2.74
LD1	LIFT DOOR 1	1.22 X 2.74
D	DOOR	1.07 X 2.74
D1	DOOR 1	0.99 X 2.13
D2	DOOR 2	0.91 X 2.13
D3	DOOR 3	0.76 X 2.13
W1	WINDOW	2.44 X 2.44
W2	WINDOW	1.83 X 2.44
SFG	STAIR FIXED GLASS	1.83 X 1.83
V1	VENTILATOR	2.44 X 0.61
V2	VENTILATOR	1.83 X 0.61
V3	VENTILATOR	3.05 X 0.61

M.V - MECHANICAL VENTILATION PROVIDED

All metric dimensions are in metre

FIRE HOSE REEL

FIRE EXTINGUISHER

No. 27/9, Sankalpa, Cunningham Road Bangalore - 560052

Architect

Dr. H G NAIKAR
M.E. (Structures), Ph.D. (Structures)
Chartered Structural Engineer (M.I.S.E.)
Senior Professional Engineer (ICI)

Principal Consultant
PRAGATHI CONSULTANTS
Subahanagar, Bangalore-92

Structural Engineer

C.Sukumaran

Applicant

EXISTING APPROVED DETAIL

PHASE : 1

LPA FILE NO : 6434/2013/LPA3

LPA APPROVED NO : 180/2018

DATED : 09/07/2018

EXISTING APPROVED AREA

FLOOR NAME	Area in Sqm
AREA OF SEMI BASEMENT	6849.37
AREA OF GROUND FLOOR	7168.22
AREA OF THE MEZZANINE	1452.88
AREA OF TERRACE FLOOR	142.14
AREA OF KITCHEN & DINING	1297.86
AREA OF TERRACE FLOOR	23.60
AREA OF TOILET BLOCK	163.56
AREA OF WATCHMAN SHED	8.82
TOTAL	17106.45

PHASE : 2 (ADDITIONAL)

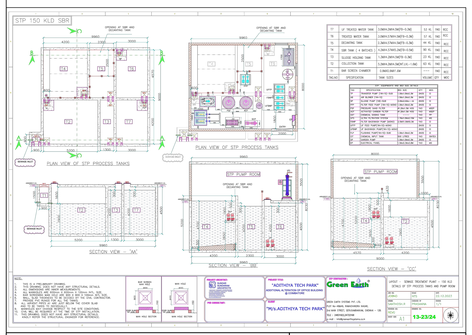
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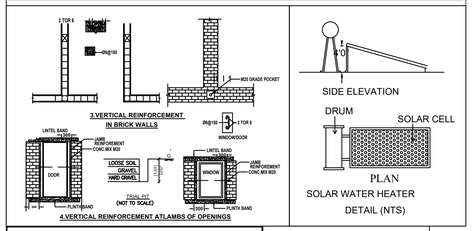
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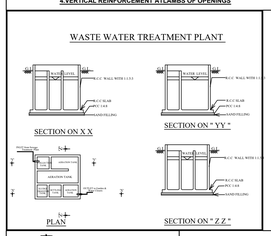
DATED : 21/12/2023

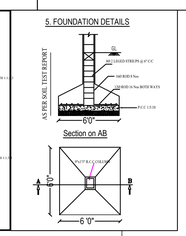
EXISTING APPROVED AREA

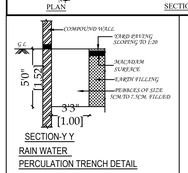
FLOOR NAME	FSI AREA In Sqm	NON-FSI AREA In Sqm	TOTAL AREA In Sqm
BLOCK - 1			
SEMI BASEMENT	515.08	6206.17	6721.25
GROUND FLOOR	7108.56	-	7108.56
FIRST FLOOR	6696.14	-	6696.14
SECOND FLOOR	6696.14	-	6696.14
THIRD FLOOR	6696.14	-	6696.14
TERRACE FLOOR	-	346.78	346.78
TOTAL	27712.06	6552.95	34265.01
BLOCK-2			
GROUND FLOOR	440.32	-	440.32
FIRST FLOOR	61.19	-	61.19
TERRACE FLOOR	-	8.42	8.42
TOTAL	501.51	8.42	509.93
POOJA ROOM	23.47	-	23.47
NET TOTAL	28237.04	6561.37	34798.41

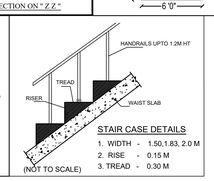












SITE PLAN

Applicant Name : Mr.SUKUMARAN
Online Application No : SWP/BPA/604730/2025
Site Boundary Shown as "A to G"

ALREADY APPROVED AREA

FLOOR NAME	FSI AREA In Sqm	NON-FSI AREA In Sqm	TOTAL AREA In Sqm
BLOCK - 1			
SEMI BASEMENT	515.08	6206.17	6721.25
GROUND FLOOR	7108.56	-	7108.56
FIRST FLOOR	6696.14	-	6696.14
SECOND FLOOR	6696.14	-	6696.14
THIRD FLOOR	6696.14	-	6696.14
TERRACE FLOOR	-	346.78	346.78
TOTAL	27712.06	6552.95	34265.01
BLOCK-2			
GROUND FLOOR	440.32	-	440.32
FIRST FLOOR	61.19	-	61.19
TERRACE FLOOR	-	8.42	8.42
TOTAL	501.51	8.42	509.93
POOJA ROOM	23.47	-	23.47
NET TOTAL	28237.04	6561.37	34798.41

USAGE DETAILS

BLOCK - 1	
SEMI BASEMENT	PARKING
GROUND FLOOR	HDFC BANK OFFICE
FIRST FLOOR	HDFC BANK OFFICE
SECOND FLOOR	INDIQUBE (OPTUM)
THIRD FLOOR	INDIQUBE (OFFICE)

SITE PLAN — SHEET NO: 1/7

PLAN SHOWING THE EXISTING APPROVED & ADDITIONAL PROPOSED OFFICE BUILDING IN S.F.NO:368/1B PART AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

North

Scale 1:200

AREA DETAILS:

AREA OF THE SITE : 24087.55 Sqm

ALREADY HANDED OVER ROAD WIDENING AREA (DEED NO: 2517/2018) : 586.77 Sqm

BALANCE AREA : 23500.78 Sqm

PROPOSED BUILDING

BLOCK - 3

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
BASEMENT - 2 FLOOR	67.58	5258.24	5325.82
BASEMENT - 1 FLOOR	86.80	5239.02	5325.82
GROUND FLOOR	2193.97	1085.15	3279.12
FIRST FLOOR	2751.10	-	2751.10
SECOND FLOOR	3439.64	-	3439.64
THIRD FLOOR	3439.64	-	3439.64
FOURTH FLOOR	3439.64	-	3439.64
FIFTH FLOOR	3439.64	-	3439.64
SIXTH FLOOR	3439.64	-	3439.64
SEVENTH FLOOR	3439.64	-	3439.64
EIGHTH FLOOR	3439.64	-	3439.64
NINTH FLOOR	3439.64	-	3439.64
HEAD ROOM	-	278.83	278.83
TOTAL	32616.57	11861.24	44477.81

REVISION TO ALREADY APPROVED

BLOCK - 1

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Built up Area (in Sqm)
SEMI BASEMENT	-	6721.25	6721.25
TOTAL	32616.57	18582.49	51199.06

ALREADY APPROVED FSI AREA : 28237.04 Sqm

PROPOSED ADDITIONAL FSI AREA : 32616.57 Sqm

REMOVED FSI AREA FROM ALREADY APPROVED : (-) 515.08 Sqm (Semi Basement FSI Area)

TOTAL FSI AREA : 60338.53 Sqm

BUILDING HEIGHT - 42.30 M

NOTE:

TOTAL FSI AREA : 60338.53

$$FSI = \frac{60338.53}{24087.55} = 2.504 < 3.50 \text{ (Premium FSI)}$$

NORMAL FSI - 2.50

PREMIUM FSI - 0.004

PARKING DETAILS:

PROPOSED OFFICE AREA = 31782.13 Sqm

PARKING NAME	REQUIRED	AS PER EXG. APPROVED PLAN PROVIDED PARKING	TOTAL REQUIRED PARKING	PROVIDED
CAR	= 318 x 10% = 350	313	663	665 (PH Included)
TWO WHEELER	= 1272 x 10% = 1400	1247	2647	2658

TWO WHEELER PARKING		CAR PARKING	
BLOCK - 1			
EXG. BASEMENT FLOOR =	568	EXG. BASEMENT FLOOR =	175
BLOCK - 3			
PRO.BASEMENT 2 FLOOR =	314	PRO.BASEMENT 2 FLOOR =	200
PRO.BASEMENT 1 FLOOR =	202	PRO.BASEMENT 1 FLOOR =	209
OPEN PARKING	= 1574	GROUND FLOOR =	60
		OPEN PARKING =	21
TOTAL	= 2658	TOTAL =	665

O.S.R 10%

O.S.R REQUIRED : 2350.07 Sqm (10%)

O.S.R PROVIDED : 2415.52 Sqm (10.27%)

(ALREADY HANDED OVER TO CORPORATION, DEED NO: 2517/2018)

REFERENCE

- SITE BOUNDARY (A,B,C...G)
- PROPOSED BUILDING
- EXISTING APPROVED BUILDING
- EXISTING ROAD
- SCHEME ROAD

FIRE HOSE REEL

FIRE EXTINGUISHER

ALL DIMENSIONS ARE IN METERS

No. 27/9, Sankalpa, Cunningham Road Bangalore - 560052

Architect

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Principal Consultant
PRAGATHI CONSULTANTS
Sahakaranagar, Bangalore-92

Structural Engineer

C.Sukumaran

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

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.