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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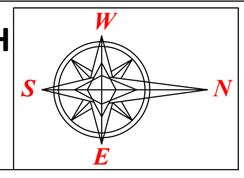
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PROFESSIONAL CONSULTING OFFICE BUILDING IN S.F.NO.360/7A1 AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT, COIMBATORE CORPORATION.





SECTION B-B

ONLINE APPLICATION NO:SWP/BPA/645785/2025
SWP/SITE APPROVAL : LP/CLPA.NO: 204/2026
SWP/PLANNING PERMISSION NO:254/2026
PLANNING PERMISSION PERIOD: 20.03.2026 to 19.03.2034

SCALE - 1:100

AREA DETAILS

AS PER FMB & PATTA	1452.00 SQ.M
ROAD WIDENING AREA	208.00 SQ.M

PROPOSED AREA DETAILS

BLOCK 1	FSI (Sq.m)	NON FSI (Sq.m)	TOT BUA (Sq.m)
STILT FLOOR AREA	-	626.05	626.05
FIRST FLOOR AREA	624.25	1.80	626.05
SECOND FLOOR AREA	624.25	1.80	626.05
THIRD FLOOR AREA	624.25	1.80	626.05
FOURTH FLOOR AREA	624.25	1.80	626.05
FIFTH FLOOR AREA	624.25	1.80	626.05
TERRACE FLOOR AREA	-	70.07	70.07
TOTAL	3121.25	705.12	3826.37

FLOOR SPACE INDEX:

FSI = 3121.25 SQ.M / 1452.00 SQ.M = 2.149

Primium FSI Area = 1452.0x2 = 2904.0sqm

= 3121.25 - 2904.0 = 217.25sqm

Primium FSI Area = 217.25sqm

PARKING DETAILS:

PARKING	REQUIRED	PROVIDED	TOTAL
CAR	23	23	26
VISITORS	03	03	
TWO WHEELER	93	93	103
VISITOR	9	10	

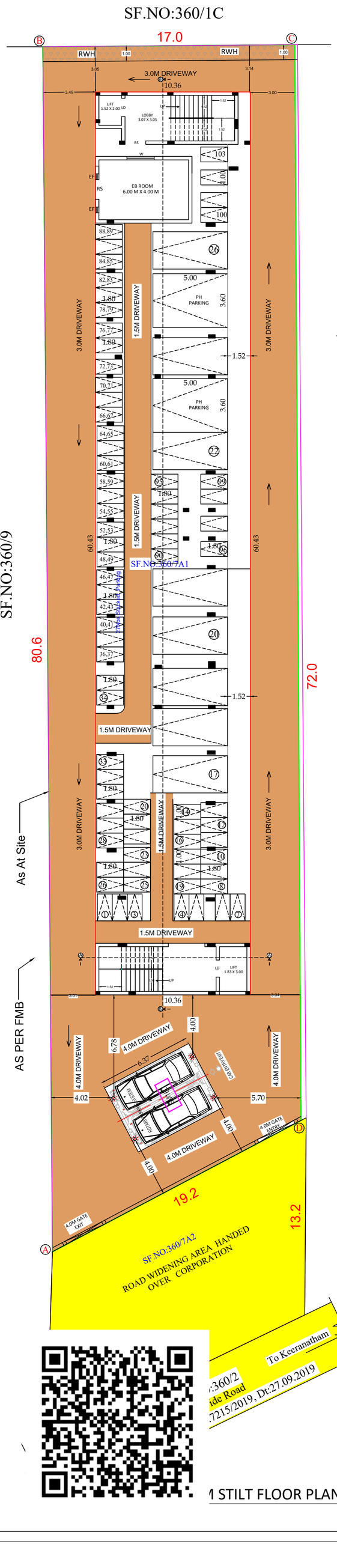
HEIGHT OF THE BUILDING : 18.28 m

MECHANICAL VENTILATION PROVIDED WHEREVER NECESSARY

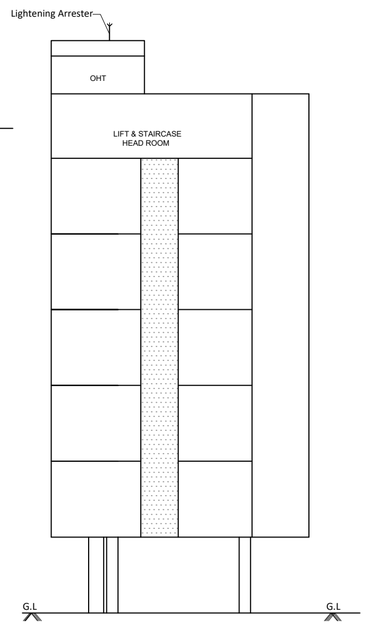
ALL DIMENSIONS ARE IN METER

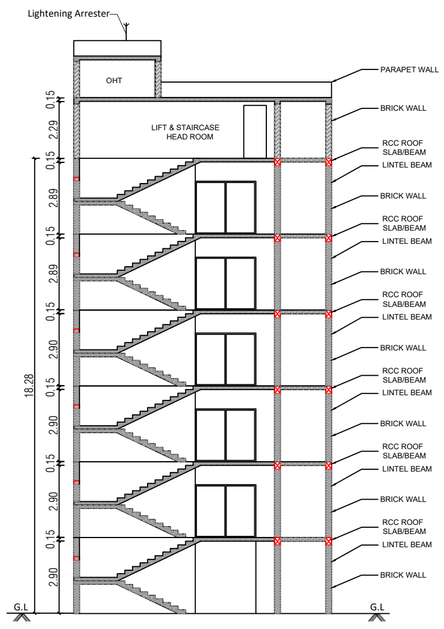
SCHEDULE OF JOINERY

TYPE	DISCRIPTION	SIZE IN METER
MD	MAIN DOOR	2.44 X 2.13
RS	ROLLING SHUTTER	1.22 X 2.13
D	DOOR	1.00 X 2.13
D1	DOOR 1	0.80 X 2.13
W	WINDOW	1.83 X 1.22
SW	STAIRCASE WINDOW	1.20 X 1.22
V	VENTILATOR	2.00 X 0.62
EF	EXHAUST FAN	0.91 X 0.91
LD	LIFT DOOR	1.07 X 2.44
SD	SWING OUT DOOR	1.00 X 2.13

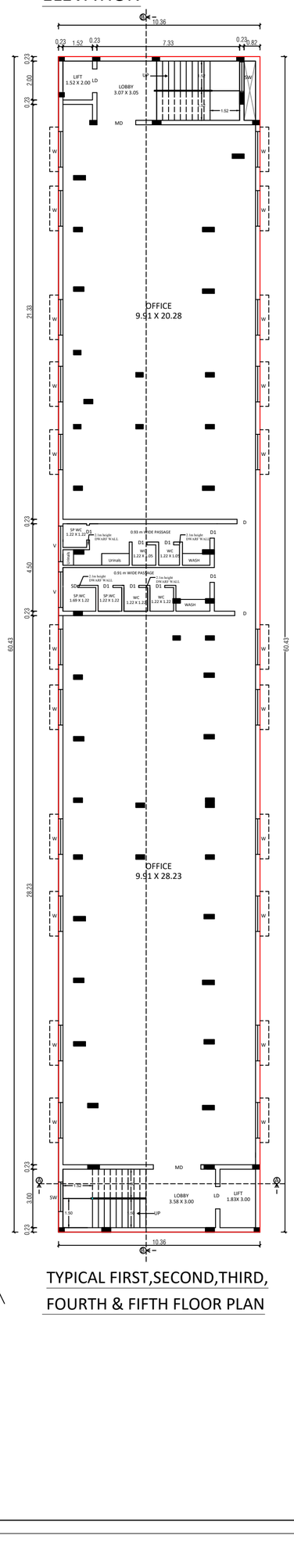


1 STILT FLOOR PLAN



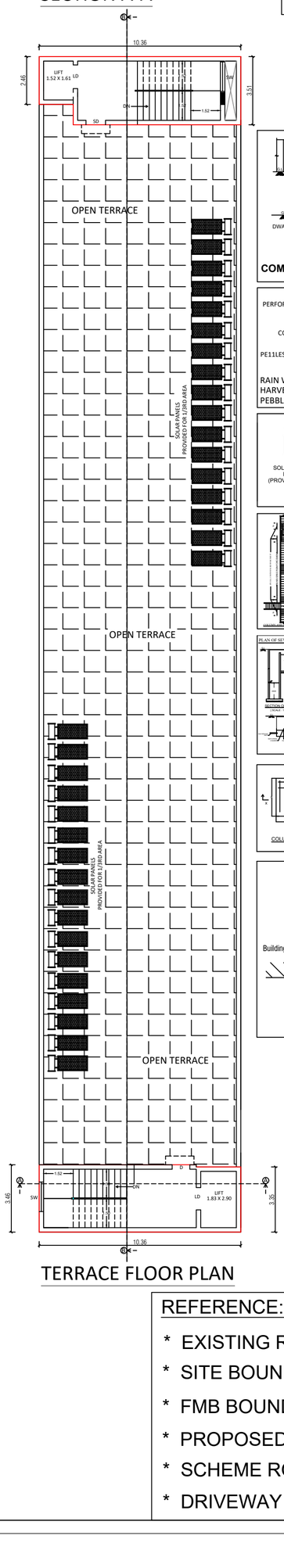


ELEVATION

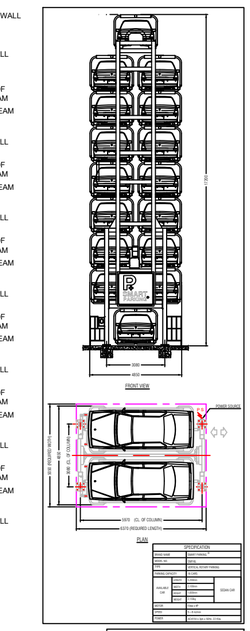


TYPICAL FIRST,SECOND,THIRD, FOURTH & FIFTH FLOOR PLAN

SECTION A-A



TERRACE FLOOR PLAN



REFERENCE:

* EXISTING ROAD
* SITE BOUNDARY (A,B,C,D)
* FMB BOUNDARY
* PROPOSED BUILDING
* SCHEME ROAD
* DRIVEWAY

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: 98658 52255

REGISTERED STRUCTURAL ENGINEER

V.MANIKANDAN B.E
Engineer Grade - II(RE)
Coimbatore LPA/RE/GR-II/05/2021
CCMC Reg No : 015/2021
No.60, Anjugam Nagar,Chinnavedampatti(Post)
Coimbatore - 641049
Mob : 9994931241

REGISTERED ENGINEER

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

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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.