PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

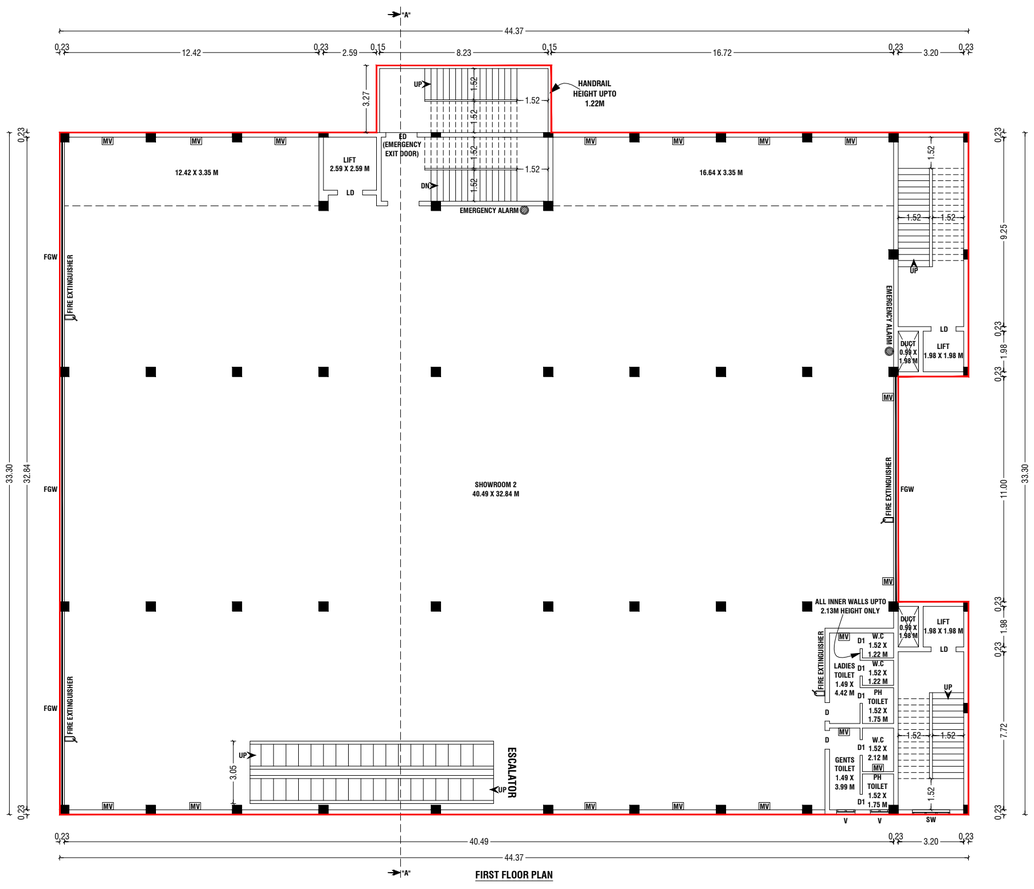
ISSUING AUTHORITY
DTCP

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

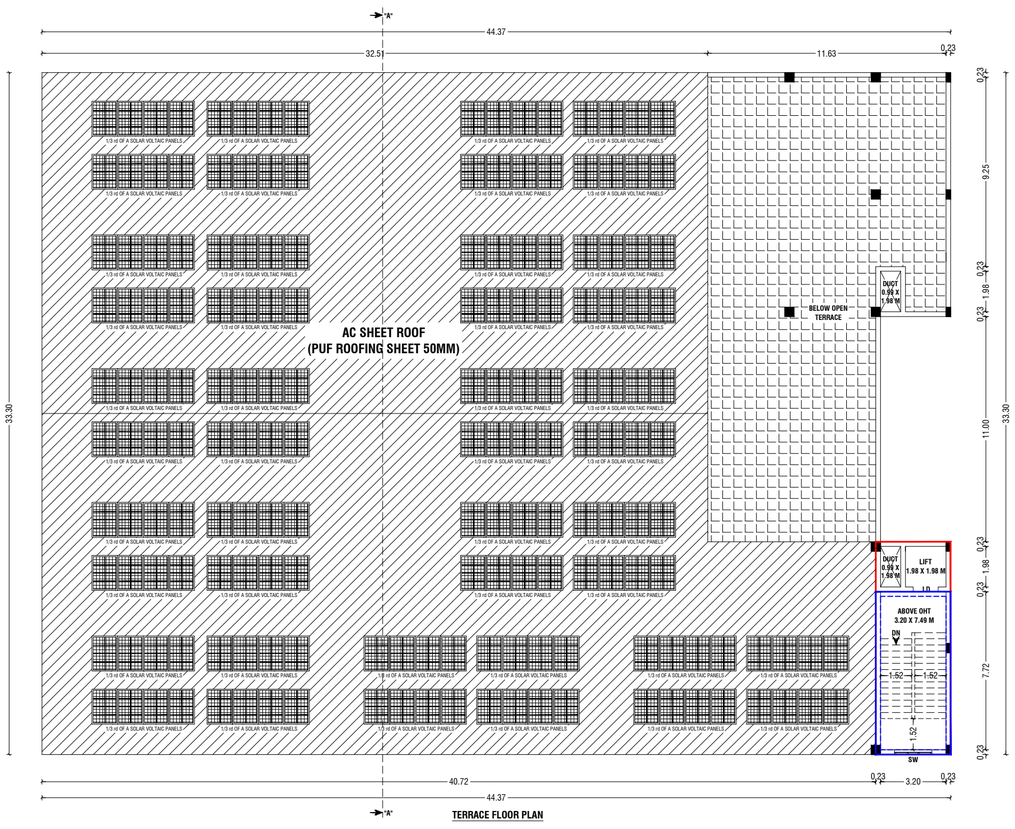
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

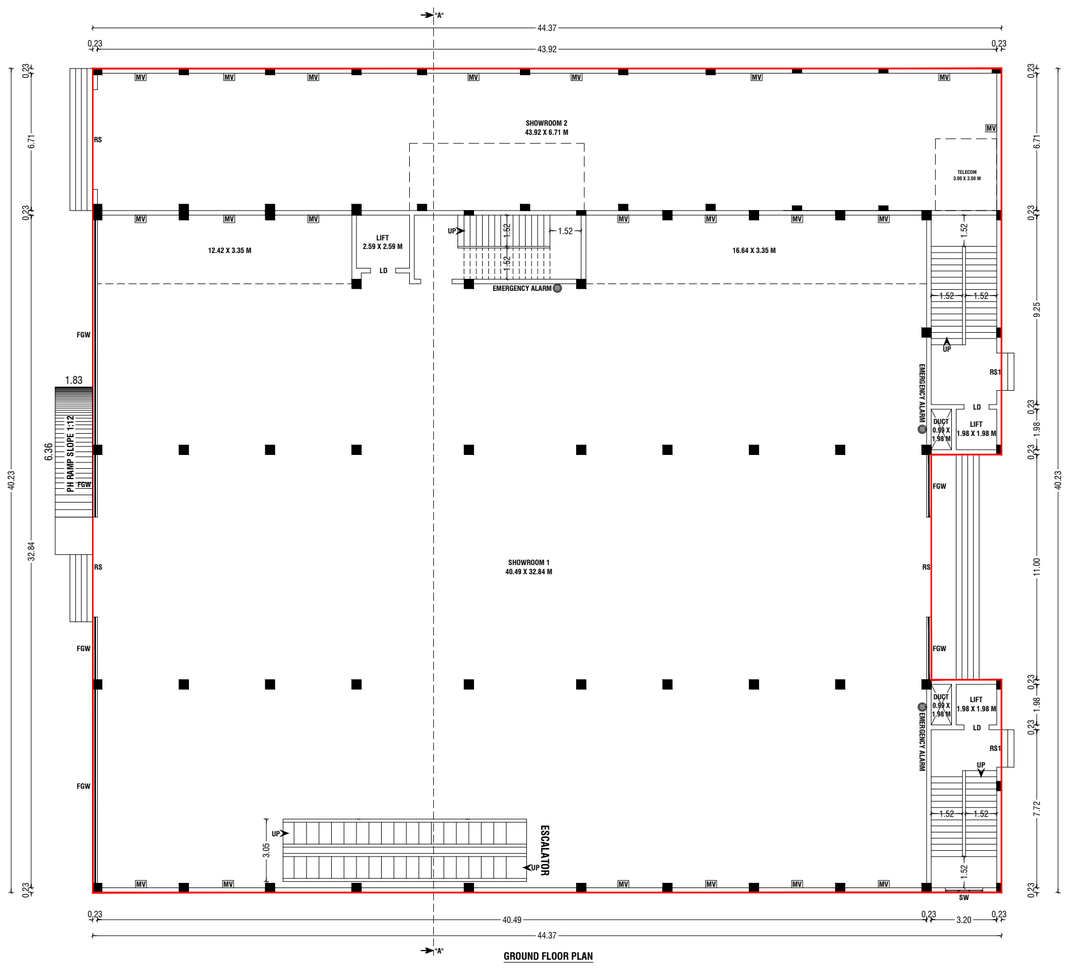
hello@verified.realestate
+91 9996 12 9996
verified.realestate



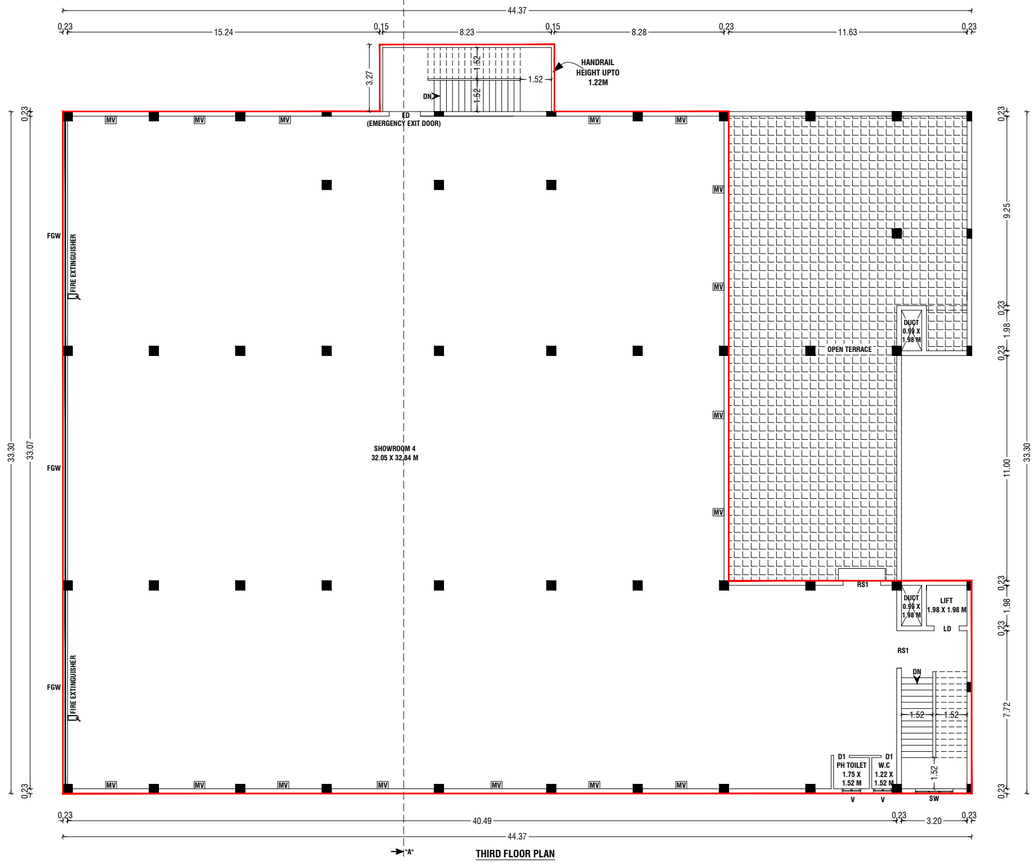
FIRST FLOOR PLAN



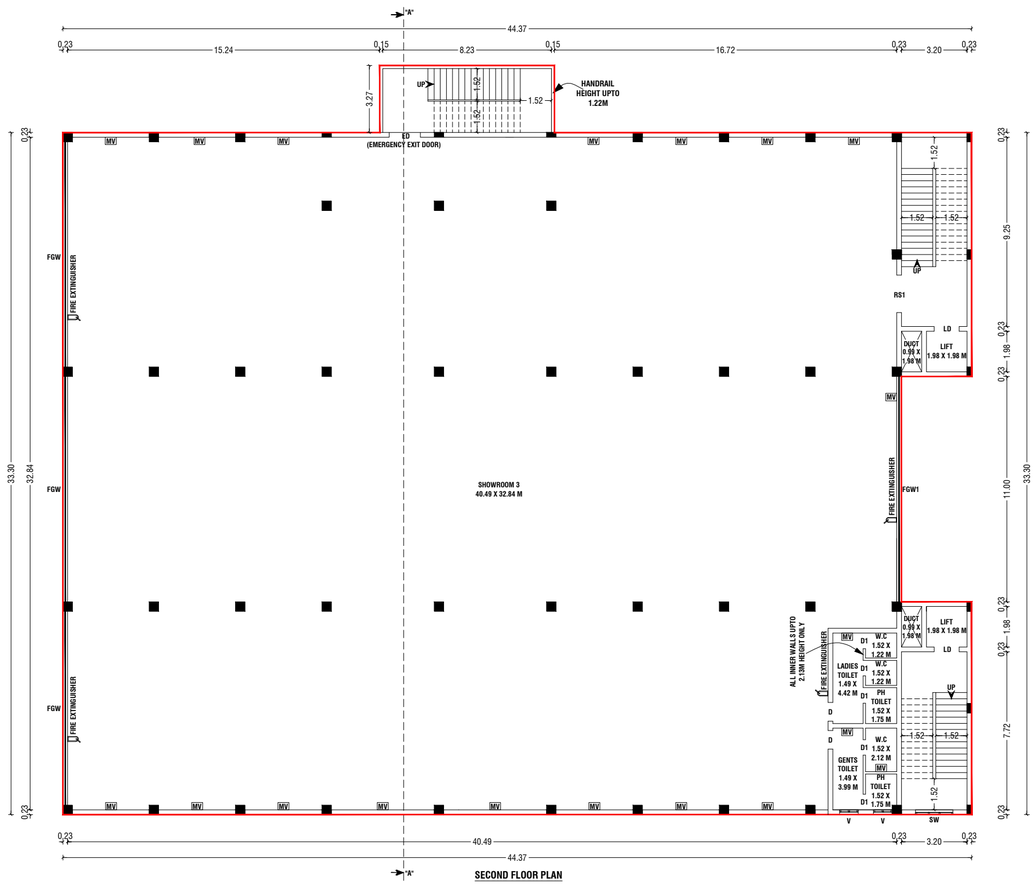
TERRACE FLOOR PLAN



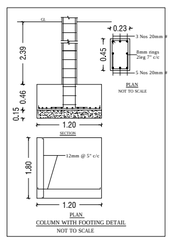
GROUND FLOOR PLAN

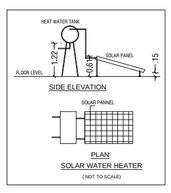


THIRD FLOOR PLAN

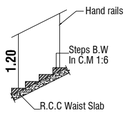


SECOND FLOOR PLAN





STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 1.52
TREAD : 0.30
RISE : 0.15

BUILDING PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF A COMMERCIAL (AUTOMOBILE SHOWROOM - WITHOUT SERVICE) BUILDING IN S.F NOS.320/1A1A2, 320/1A1B2, 321/1A1B & 321/1A2B AT THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK / NORTH ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
COMMERCIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/06486658/2025

APPLICANT NAME: Mrs.RAJI VIJAYAKUMAR

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	4517.00 Sqm	1.116 Acre
AREA OF SITE AS PER DOCUMENT	=	4516.43 Sqm	1.115 Acre
SUPER IMPOSED PLOT AREA	=	4495.40 Sqm	

BUILDING AREA DETAILS:-

S.No	FLOOR NAME	EXISTING APPROVED		REVISED		TOTAL FSI AREA (SQM)	TOTAL AREA (SQM)
		FSI AREA	NON FSI AREA	FSI AREA	NON FSI AREA		
1	GROUND FLOOR	1279.00	--	464.60	4.00	1743.60	1747.60
2	FIRST FLOOR	1279.00	--	184.80	4.00	1463.80	1467.80
				ADDITIONAL			
3	SECOND FLOOR	--	--	1463.80	4.00	1463.80	1467.80
4	THIRD FLOOR	--	--	1231.80	2.00	1231.80	1233.80
5	TERRACE FLOOR	--	--	--	29.10	--	29.10
5	TOILET BLOCK	--	--	13.40	--	13.40	13.40
	TOTAL AREA	2558.00	--	3358.40	43.10	5916.40	5959.50

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	4.88 X 3.35
RS1	ROLLING SHUTTER	1.83 X 2.44
D	DOOR	0.91 X 2.44
D1	DOOR	0.76 X 2.44
ED	EMERGENCY EXIT DOOR	1.52 X 2.44
LD	LIFT DOOR	1.22 X 2.44
SW	STAIRCASE WINDOW	1.83 X 1.37
FGW	FIXED GLASS WALL	28.34 X 3.51
FGW1	FIXED GLASS WALL	11.00 X 3.51
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.91 X 0.61

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV-MACHANICAL VENTILATION PROVIDED.

02/02/26
Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
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Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com

REGISTERED GEOTECH ENGINEER

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SRI RATHNA ASSOCIATES
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REGISTERED CONSTRUCTION ENGINEER

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Er.S.PRADEEP, B.E.,M.E(ST)
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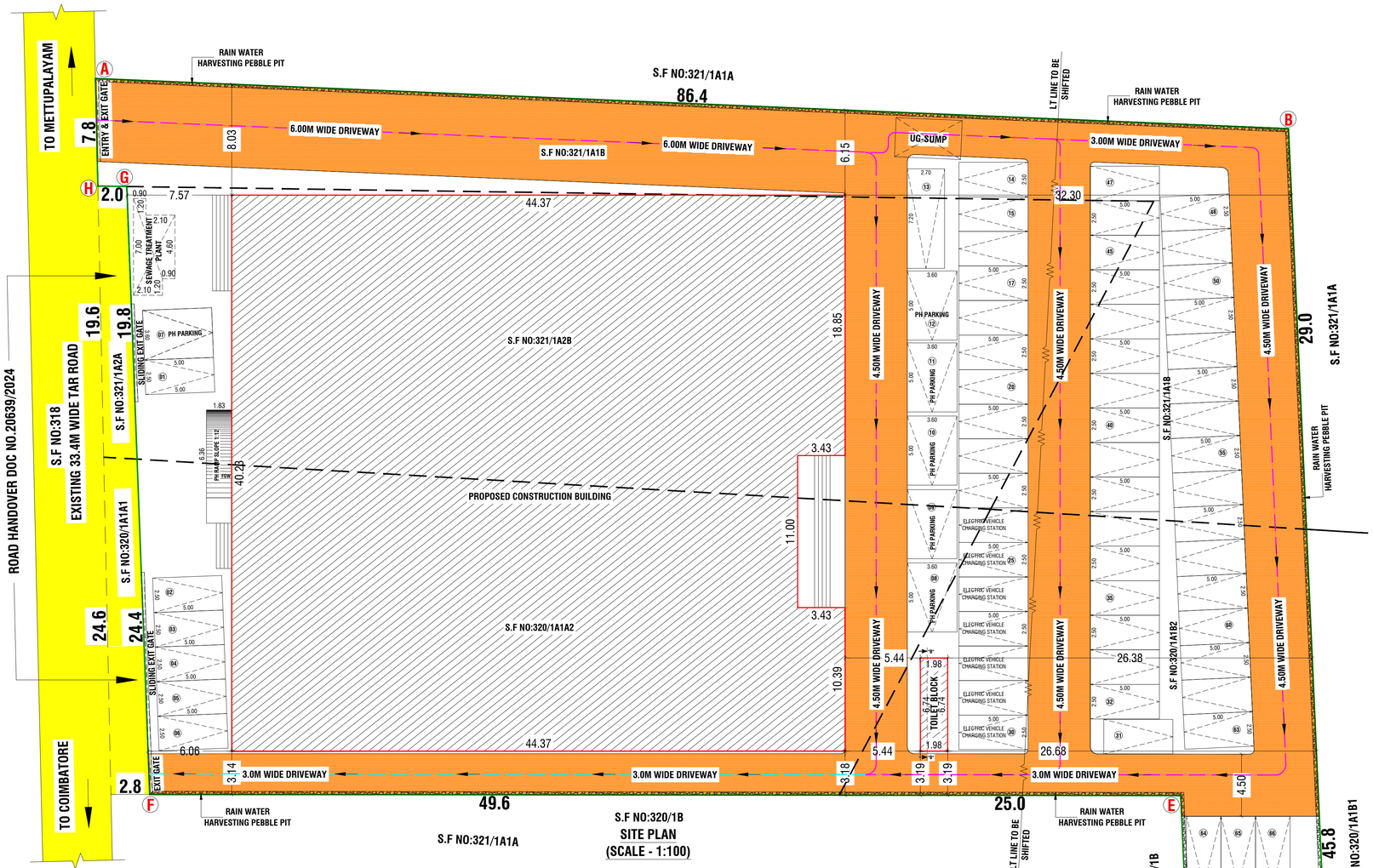
Ganapathy, Coimbatore - 641 006. Phone : 9655008064

REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

SHEET NO:02/02

SITE PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF A COMMERCIAL (AUTOMOBILE SHOWROOM - WITHOUT SERVICE) BUILDING IN S.F NOS.320/1A1A2, 320/1A1B2, 321/1A1B & 321/1A2B AT THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK / NORTH ZONE, COIMBATORE CORPORATION / DISTRICT.



EXISTING APPROVED SITE AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	2833.00 Sqm	0.70 Acre
AREA OF SITE AS PER DOCUMENT	=	2833.23 Sqm	0.70 Acre
SUPER IMPOSED PLOT AREA	=	2813.10 Sqm	

EXISTING APPROVED BUILDING AREA DETAILS:-

S.No	FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	GROUND FLOOR	1279.00	-	1279.00
2	FIRST FLOOR	1279.00	-	1279.00
3	TERRACE FLOOR	-	84.70	84.70
	TOTAL AREA	2558.00	84.70	2642.70

F.S.I CALCULATION AS PATTA AREA:-

F.S.I (2558.00 / 2813.10) = 0.909

NOTE:- (EXISTING APPROVED BUILDING DETAILS)
PLANNING PERMISSION ISSUED BY COIMBATORE DTCP
SWP/BPA/332369/2024
L.P/CLPA NO. 598 / 2024
PLANNING PERMISSION NO. 705 / 2024
DATE: 08.11.2024

SCALE :- 1:100
COMMERCIAL BUILDING

ONLINE APPLICATION NO: SWP/BPA/0648658/2025
APPLICANT NAME: Mrs.RAJI VIJAYAKUMAR

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	4517.00 Sqm	1.116 Acre
AREA OF SITE AS PER DOCUMENT	=	4516.43 Sqm	1.115 Acre
SUPER IMPOSED PLOT AREA	=	4495.40 Sqm	

BUILDING AREA DETAILS:-

S.No	FLOOR NAME	EXISTING APPROVED		REVISED		TOTAL FSI AREA (SQM)	TOTAL AREA (SQM)
		FSI AREA	NON FSI AREA	FSI AREA	NON FSI AREA		
1	GROUND FLOOR	1279.00	--	464.60	4.00	1743.60	1747.60
2	FIRST FLOOR	1279.00	--	184.80	4.00	1463.80	1467.80
				ADDITIONAL			
3	SECOND FLOOR	--	--	1463.80	4.00	1463.80	1467.80
4	THIRD FLOOR	--	--	1231.80	2.00	1231.80	1233.80
5	TERRACE FLOOR	--	--	--	29.10	--	29.10
5	TOILET BLOCK	--	--	13.40	--	13.40	13.40
	TOTAL AREA	2558.00	--	3358.40	43.10	5916.40	5959.50

TOTAL F.S.I AREA CALCULATION DETAILS:-

TOTAL FSI = EXISTING APPROVED FSI AREA + NEWLY PROPOSED FSI AREA / TOTAL SITE AREA
= 2558.00 + 3358.40 / 4495.40 = 5916.40 / 4495.40 = 1.316 < 2.0

BUILDING HEIGHT :-

BUILDING HEIGHT = 18.14 M

OSR DETAILS:-

OSR AREA = 4517.00 Sqm X 10% = 451.70 Sqm
★ OSR PAID BY AS PER GUIDELINE VALUE

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA (AUTOMOBILE SHOWROOM)	5959.60 SQM / 100 SQM	60 NOS	66 NOS (INCLUDE 10% PH PARKING)

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	4.88 X 3.35
RS1	ROLLING SHUTTER	1.83 X 2.44
D	DOOR	0.91 X 2.44
D1	DOOR	0.76 X 2.44
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SW	STAIRCASE WINDOW	1.83 X 1.37
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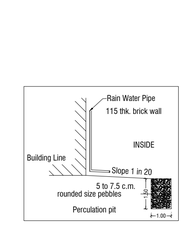
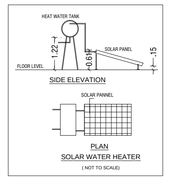
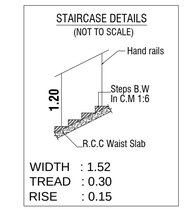
FGW1	FIXED GLASS WALL	11.00 X 3.51
V	VENTILATOR	0.91 X 0.91
V1	VENTILATOR	0.91 X 0.61

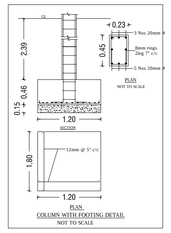
COLOUR INDEX:-

BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :
EXISTING APPROVED BUILDING :
DRIVEWAY IN :
DRIVEWAY OUT :

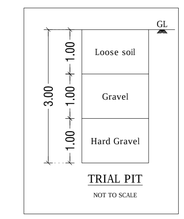


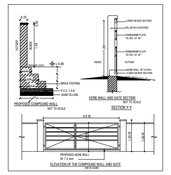




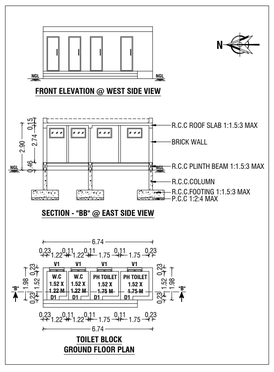


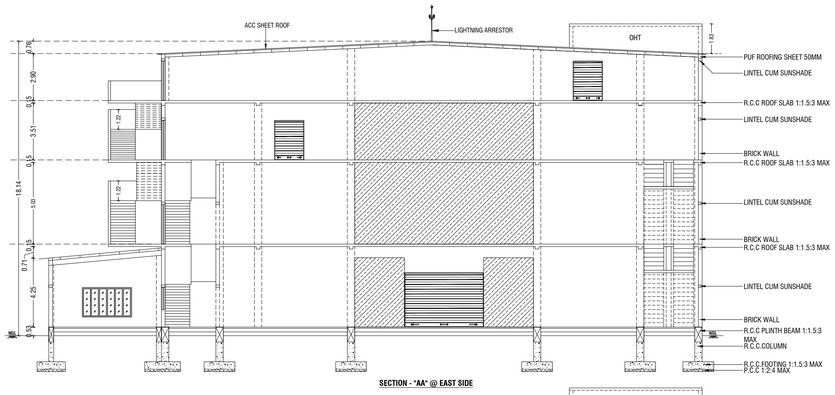
FIRE EXTINGUISHER :
EMERGENCY ALARM :

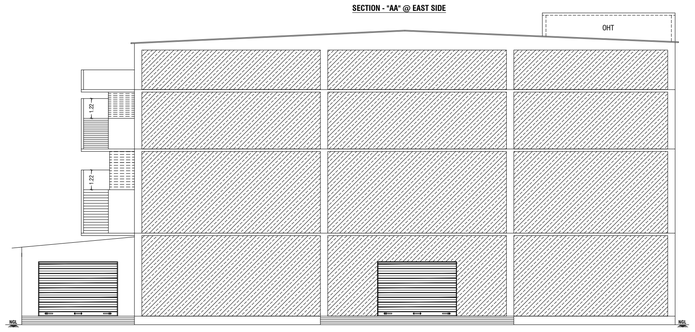




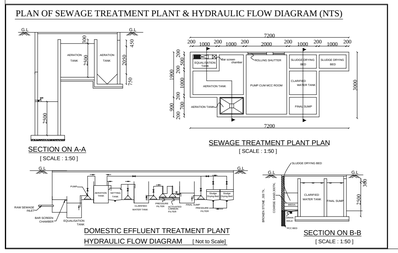
NOTE:-
* ELECTRIC VEHICLE CHARGING STATION PROVIDED @ (CAR PARKING NOS - 24th - 30th)







PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)



NOTE:-
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* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV-MACHANICAL VENTILATION PROVIDED.
* FOR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL BUILDINGS EXCEEDING 300 SQUARE METERS FLOOR SPACE INDEX AREA, A MINIMUM OF TEN PERCENT (10%) OF CAR OR TWO-WHEELER PARKING SPACES SHALL BE EARMARKED FOR ELECTRIC VEHICLES AND SHALL BE PROVIDED WITH FAST CHARGING POINTS.

02/02/26
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
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GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
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+919944370917,e-mail: mohaan.civil@gmail.com
REGISTERED GEOTECH ENGINEER

OWNER / APPLICANT

SHEET NO:01/02

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
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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.