

PP

APPROVAL RECORD

Planning Permission

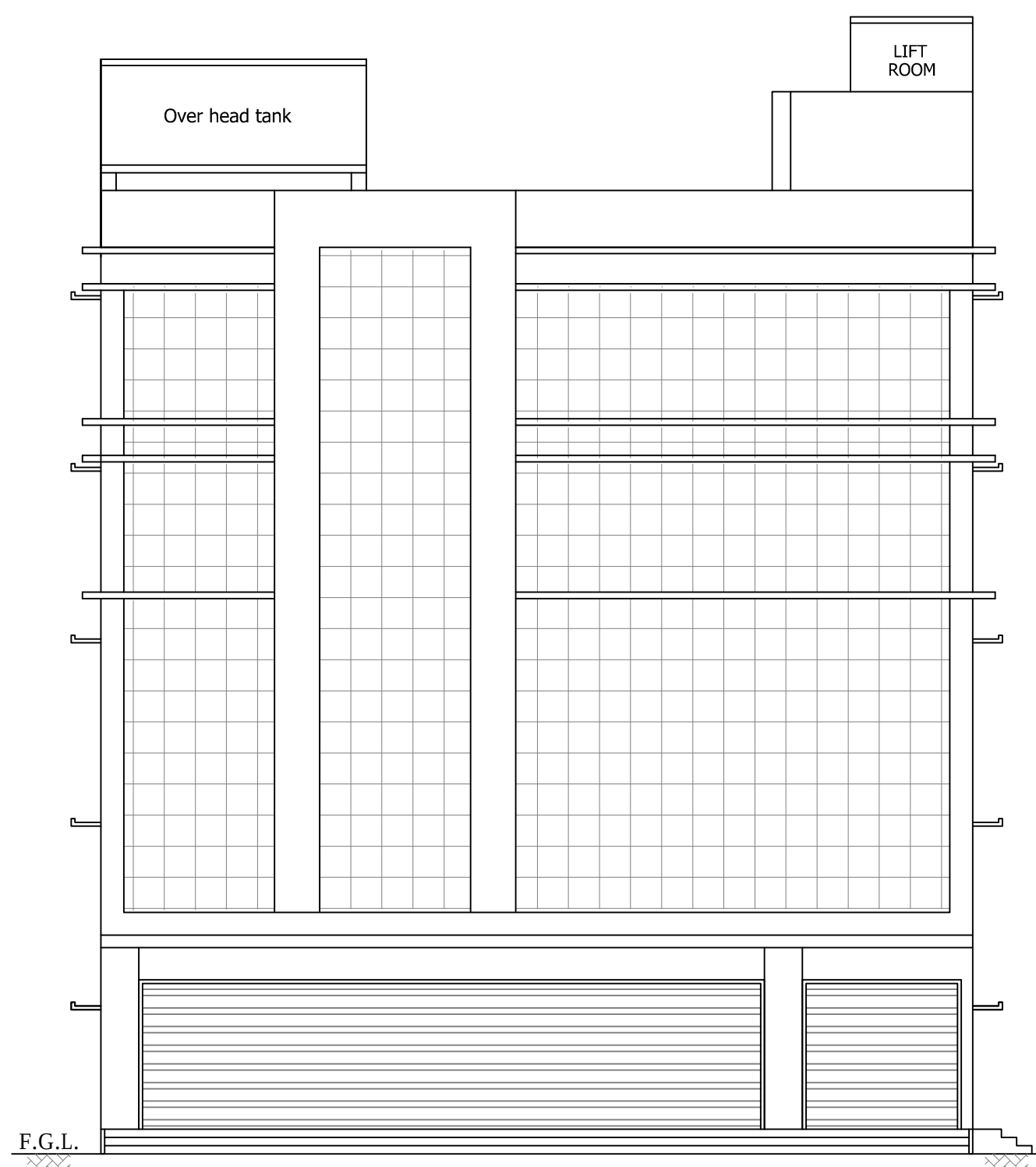
Coimbatore

Coimbatore district, Tamil Nadu

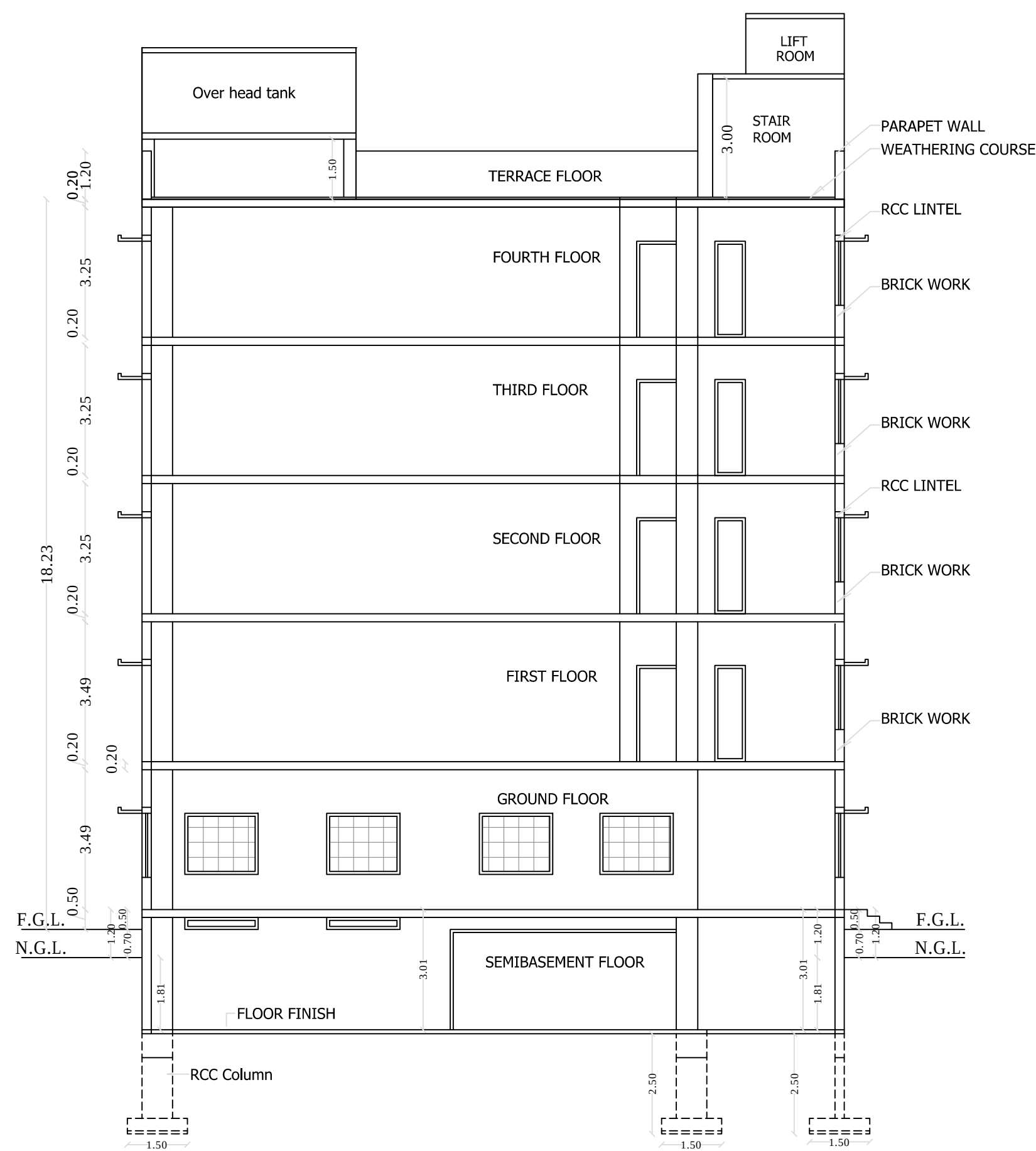
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Commercial

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

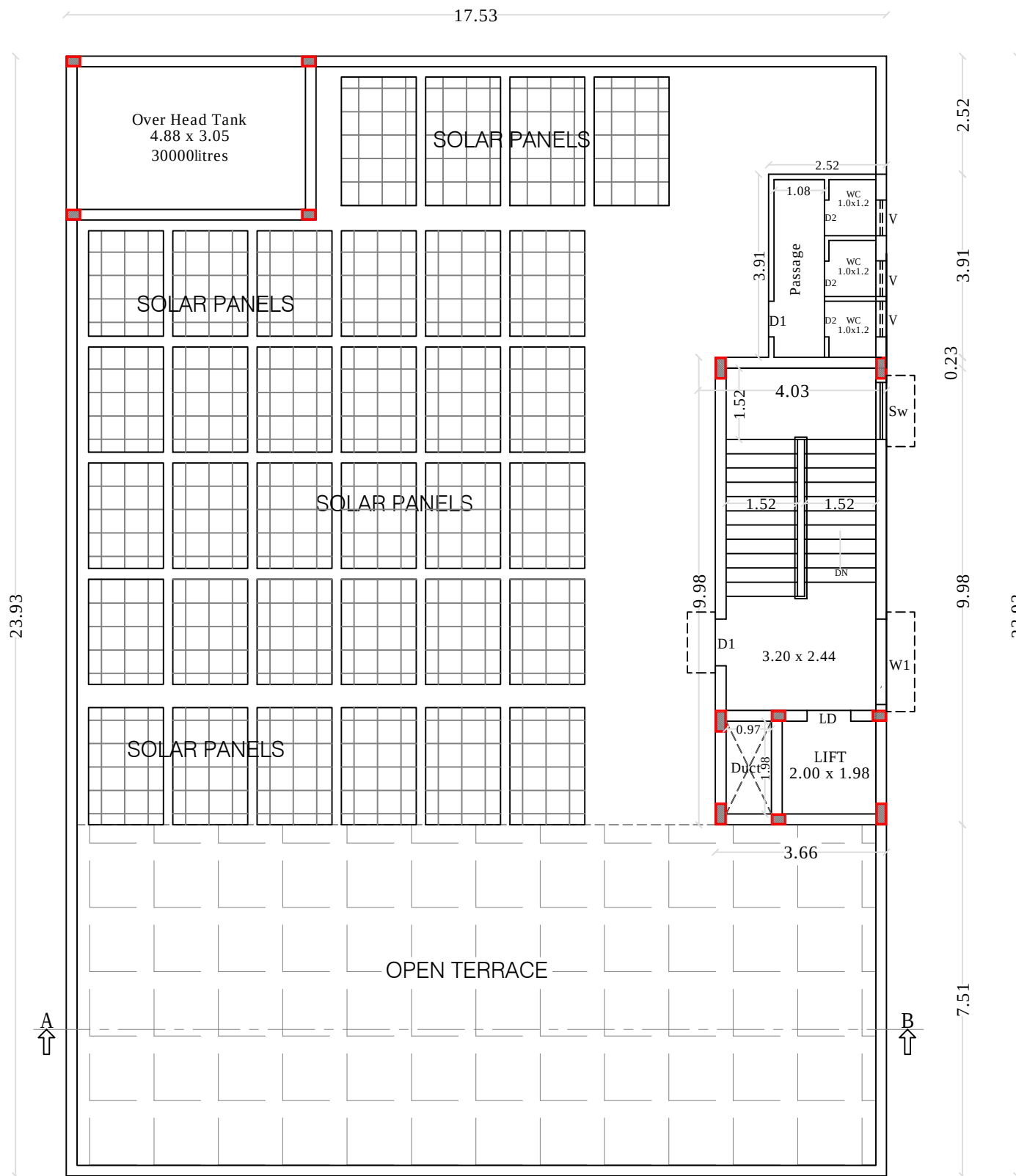
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



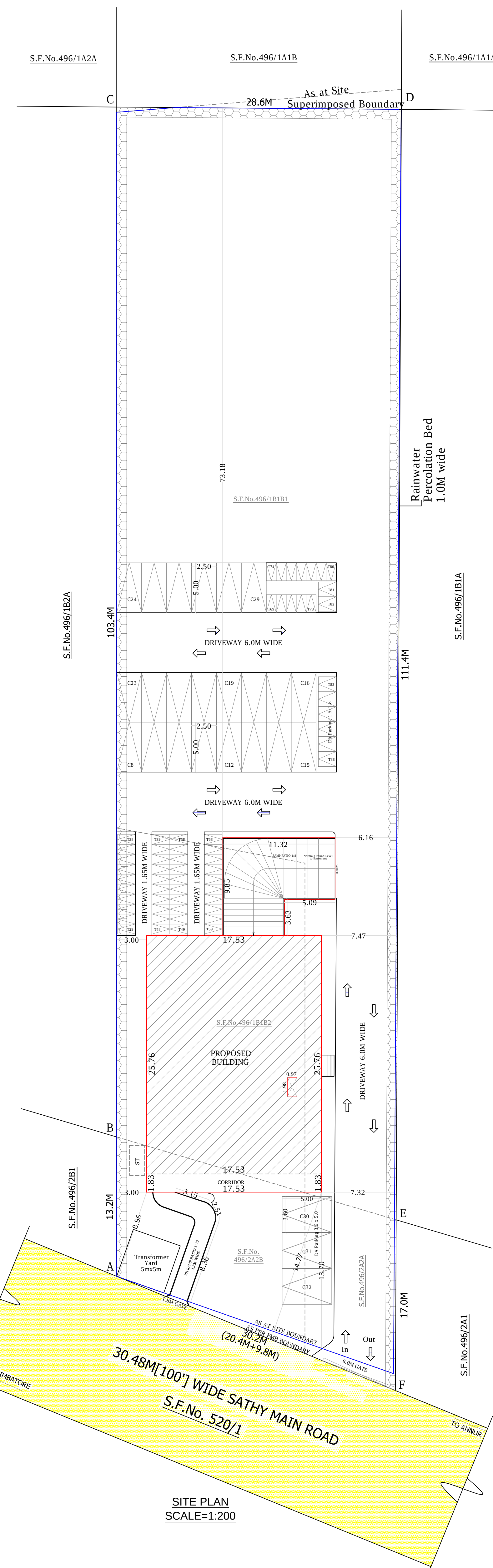
FRONT ELEVATION



SECTION ON "A-B"



TERRACE FLOOR PLAN



SITE PLAN
SCALE=1:200

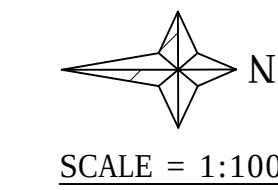
Already Site Approved Dt.5.2.2025
Application No.: SWP/BPA/370096/2024
Site Boundary "A to F"
B.P./(C.L.P.A) No.: 50/2025

Revised Building Approval
Application No.: SWP/BPA/671773/2025
Planning Permission No.: 820/2025

PLAN SHOWING THE REVISED SEMI-BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR & PROPOSED ADDITIONAL THIRD FLOOR AND FOURTH FLOOR COMMERCIAL [SHOP&PROFESSIONAL CONSULTING OFFICE] BUILDING IN S.F.Nos. 496/1B1B1, 1B1B2, 2A2A AND 2A2B, SARKARSAMAKKULAM VILLAGE AND TOWN PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

COMMERCIAL BUILDING

APPLICATION NO.:
SWP/BPA/671773/2025



PREVIOUS APPROVED DETAILS:

Existing Application No.: SWP/BPA/370096/2024
B.P./(C.L.P.A) No.: 50/2025
Planning Permission No.: 64/2025

SITE AREA:

AS PER DOCUMENT ---0.86 Acre (or) 3480.27sqm.
AS PER PATTA --- 0.35.00Hec.(or)3500sqm.
SUPER IMPOSED AREA --- 3473.89sqm.

S.F.No.	AREA in Hec.
496/1B1B1	0.24.43
496/1B1B2	0.06.07
496/2A2A	0.01.66
496/2A2B	0.02.84
Total	0.35.00

AREA DETAILS:

FLOOR NAME	Existing Approved/Revised FSI Area in sqm.	Non FSI Area in sqm.	Proposed Additional FSI Area in sqm.	Non FSI Area in sqm.	Total Area in sqm.
SEMI BASEMENT FLOOR	---	510.51	---	---	510.51
GROUND FLOOR	449.47	---	---	---	449.47
FIRST FLOOR	449.47	---	---	---	449.47
SECOND FLOOR	449.47	---	---	---	449.47
THIRD FLOOR	---	---	449.47	---	449.47
FOURTH FLOOR	---	---	449.47	---	449.47
HEAD ROOM	---	34.59	---	---	34.59
TERRACE TOILET	---	9.86	---	---	9.86
TOTAL	1348.41	554.96	898.94	---	2802.31

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
FLOOR AREA RATIO (Existing + Proposed)	2247.35/3480.27 (1348.41+898.94)	2.00	0.646
CAR PARKING		31 Nos.	32 Nos.
TWO WHEELER		88 Nos.	88 Nos.

BUILDING HEIGHT - 18.23M

COLOUR INDEX

SITE BOUNDARY	PROPOSED BUILDING
EXISTING ROAD	REVISED BUILDING

PARKING CALCULATION	CALCULATION	CAR in Nos.	Two Wheeler in Nos.
GROUND FLOOR	COMMERCIAL SHOP	(449.47-50)/50	8
FIRST FLOOR	CONSULTING OFFICE	(449.47)/100	5
SECOND FLOOR	CONSULTING OFFICE	(449.47)/100	5
THIRD FLOOR	CONSULTING OFFICE	(449.47)/100	5
FOURTH FLOOR	CONSULTING OFFICE	(449.47)/100	5
Add 10% Visitor Parking		28	80
REQUIRED PARKING		31	88

SCHEDULE OF JOINERY:-

RS	Rolling Shutter	12.58 x 3.00	W	Window	2.44 x 1.60
RS1	Rolling Shutter	3.20 x 3.00	W1	Window	1.83 x 1.60
RS2	Rolling Shutter	6.00 x 3.00	Sw	Stair Window	1.22 x 1.52
ED	Door	1.83 x 2.40	V	Ventilator	0.91 x 0.61
D1	Door	1.22 x 2.40	V1	Ventilator	1.83 x 0.30
D1	Door	0.91 x 2.40			
D2	Door	0.76 x 2.40			

© FIRE EXTINGUISHER PROVIDED

MECHANICAL VENTILATOR PROVIDED

ALL DIMENSIONS ARE IN METER

S. PRABHAVATHI, M.E (Geotech)
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GTE / 01/2025
No: 17/25-B, Annur Road, Karunathampatti,
Coimbatore - 641 659.
Ph: 94474 59977, Mob: +91 9800558700
REG. GEOTECH. ENGINEER

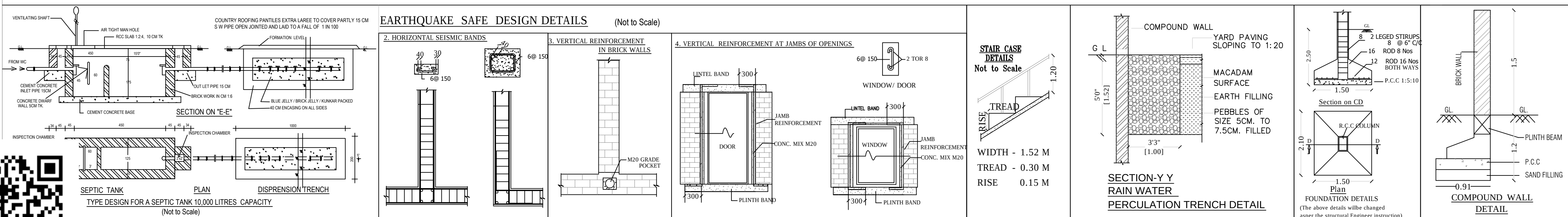
SURESH KUMAR, M (C.E.)
CONSTRUCTION ENGINEER
C.P.A Reg. No: CLPA/CE/18/2025
SUNDAR SUNDARAM ARCHITECTS
126-A, Thiruganasambandam Road,
BAG COURSE, COIMBATORE - 641 018.
REG. CONSTRUCTION ENGINEER

BHUVANASUNDAR
Joshi, M.E., A.I.A., A.I.I.D.,
Registered Architect, Regd. No. CA/86/10288
SUNDAR SUNDARAM ARCHITECTS
126-A, Thiruganasambandam Road
COIMBATORE - 641018.
REG. ENGINEER/ARCHITECT

B. KANNA CHOCKKALINGAM
M.E (Structural), A.I.A., A.I.I.D.,
Registered Structural Engineer
Reg No: Coimbatore LPA / SE / 08-A FORECAST
No: 400, Bharathi Road, New Siddheshwari,
Coimbatore - 641 044.
Ph: 94474 59977, Mob: +91 9800558700
REG. STRUCTURAL ENGINEER

S. Praveen
APPLICANT-OWNER

Dt. 18-11-2025



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](#)



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



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.

