PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
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.

Verified RealEstate™

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

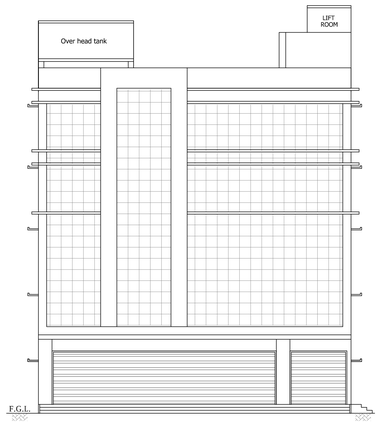
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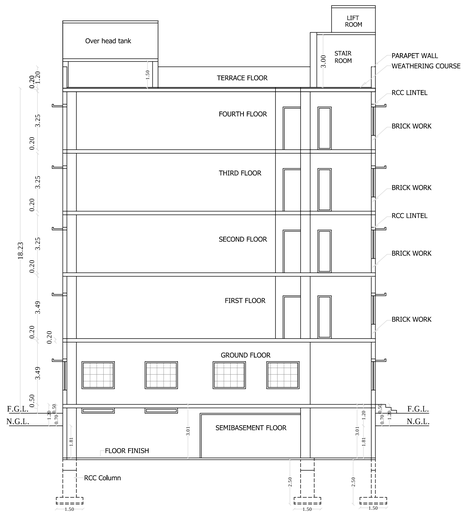
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Already Site Approved Dt.5.2.2025
Application No.: SWP/BPA/370096/2024
Site Boundary "A to F"
B.P./(C.L.P.A) No.: 50/2025

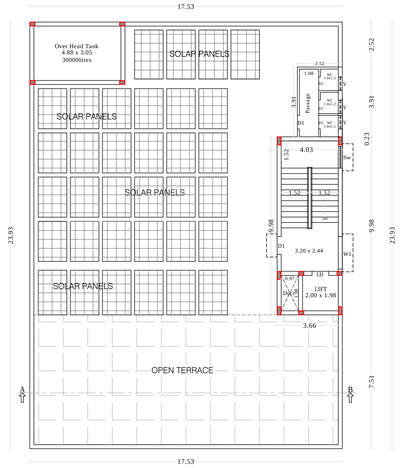
Revised Building Approval
Application No.: SWP/BPA/671773/2025
Planning Permission No.: 820/2025



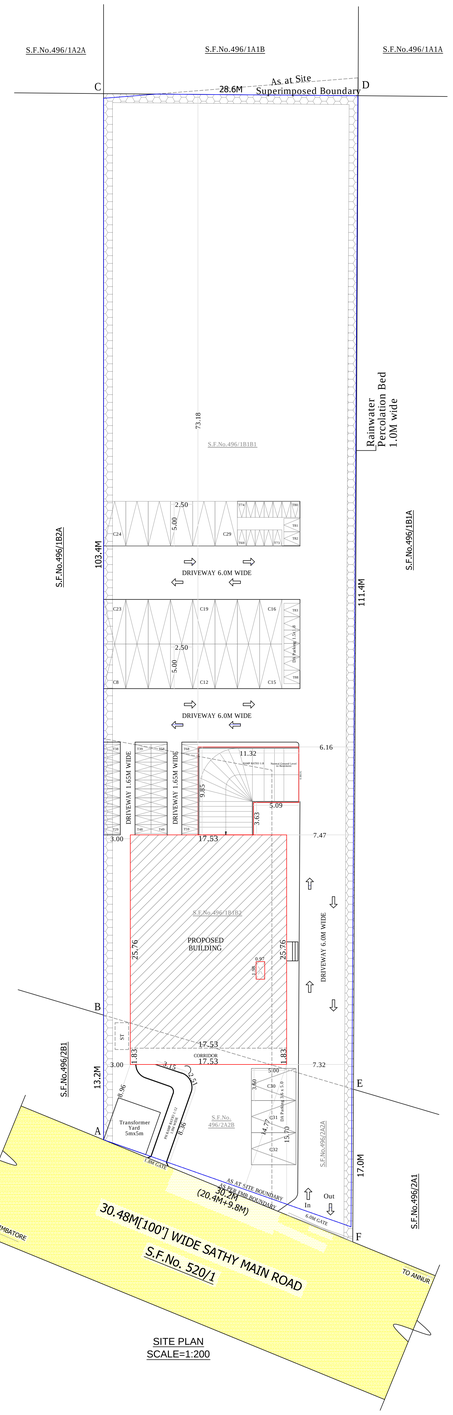
FRONT ELEVATION



SECTION ON "A-B"



TERRACE FLOOR PLAN



SITE PLAN
SCALE=1:200

SEMI BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD AND FOURTH FLOOR)

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

N
SCALE = 1:100

PREVIOUS APPROVED DETAILS:

Existing Application No.: SWP/BPA/370096/2024
B.P./(C.L.P.A) No.: 50/2025 Dt.5.2.2025
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		Proposed Additional		Total Area in sqm.
	FSI Area in sqm.	Non FSI Area in sqm.	FSI Area in sqm.	Non FSI 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 -
EXISTING ROAD -
PROPOSED BUILDING -
REVISED BUILDING -

PARKING CALCULATION		CALCULATION	CAR in Nos.	Two Wheeler in Nos.
GROUND FLOOR	COMMERCIAL SHOP	(449.47-50)/50	8	8
FIRST FLOOR	CONSULTING OFFICE	(449.47)/100	5	18
SECOND FLOOR	CONSULTING OFFICE	(449.47)/100	5	18
THIRD FLOOR	CONSULTING OFFICE	(449.47)/100	5	18
FOURTH FLOOR	CONSULTING OFFICE	(449.47)/100	5	18
			28	80
		Add 10% Visitor Parking	3	8
		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
D	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) M.I.G.S
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REG.GEO.TEC. ENGINEER

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

BA.KANNA CHOCKKALINGAM
M.E (Structures), AIV., AMIE.,MISTE
Registered Structural Engineer
Reg No: Coimbatore LPA / SE / GR-1 /006/2024
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Ph: 0422-4372772, Mob: +91 9363115772
REG. STRUCTURAL ENGINEER

M.BHUVANASUNDAR
B.Arch., M.E.E.M., A.I.I.A., A.I.I.D.,
Registered Architect, Regd. No. CA/98/10288
SUNDAR SUNDARAM ARCHITECTS
126-A, Thiruganasambandam Road
RACE COURSE, COIMBATORE - 641018.
REG. ENGINEER/ARCHITECT

APPLICANT/OWNER

Dt. 18-11-2025

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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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.