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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Chennai 600 097, India

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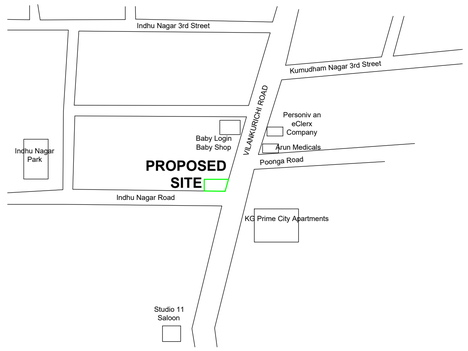
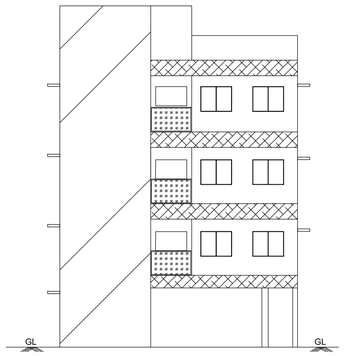
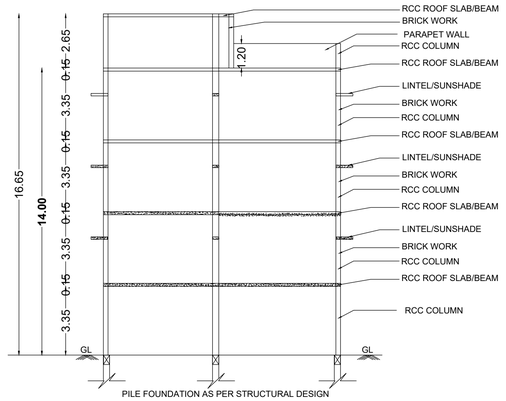


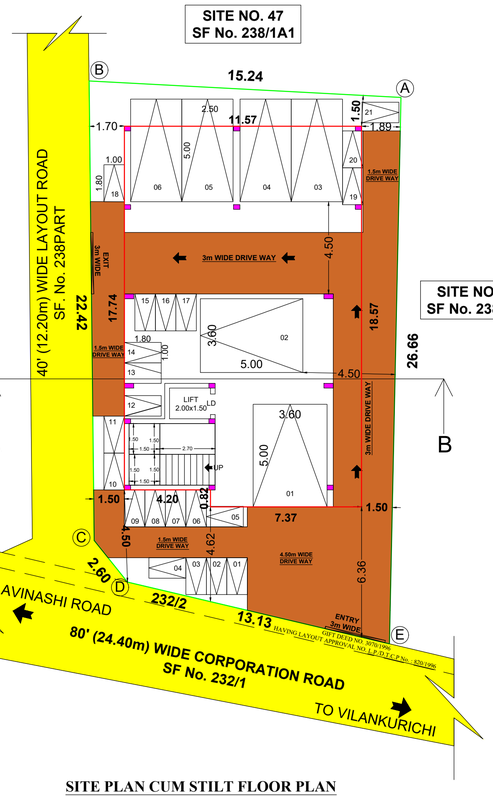
KEY PLAN (NTS)



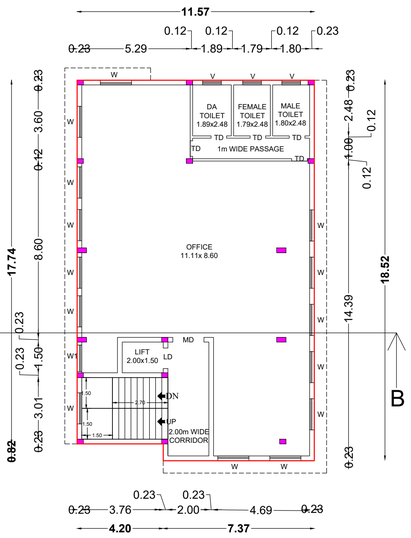
FRONT ELEVATION



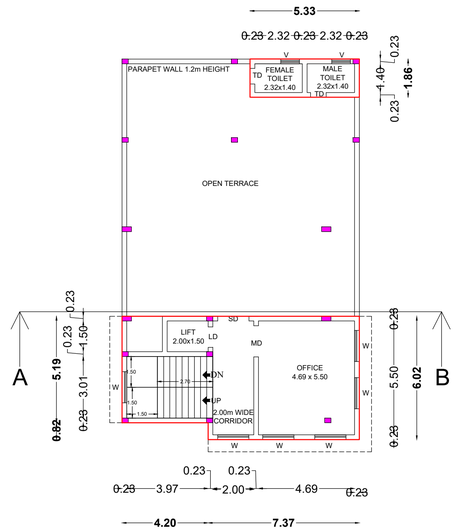
SECTION A-A



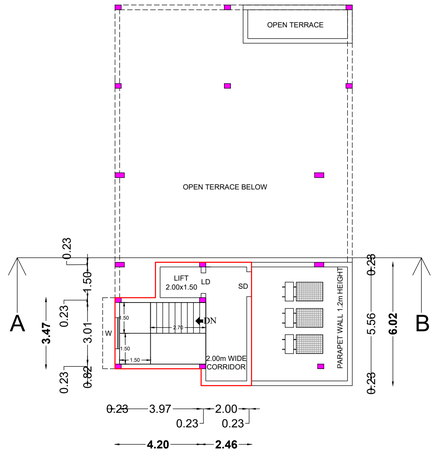
SITE PLAN CUM STILT FLOOR PLAN



TYPICAL FIRST FLOOR AND SECOND FLOOR PLAN



THIRD FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL (OFFICE) BUILDING IN SITE NO. 48, "INDHU NAGAR" AT SF NO.238/1A1B, VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

L.P./D.T.C.P No. : 820/1996

MASTER PLAN LAND USE - COMMERCIAL

ONLINE APPLICATION No. : SWP/BPA/0682384/2025

PLANNING PERMISSION NO. : 20/2026

LP/CLPA NO. : 17/2026

SCALE - 1:100

ALL LINEAR MEASUREMENTS AND VALUES ARE IN METERS

SITE AREA DETAILS:-

AS PER SITE	- 376.00 Sq.m
AS PER DOCUMENT	- 376.00 Sq.m
AS PER TSLR	- 376.26 Sq.m

FLOOR NAME	FSI (in sqm)	NON-FSI (in sqm)	TOTAL BUILT-UP AREA (in sqm)
STILT FLOOR	-	211.45	211.45
FIRST FLOOR	211.45	-	211.45
SECOND FLOOR	211.45	-	211.45
THIRD FLOOR	76.15	-	76.15
TERRACE FLOOR	-	33.21	33.21
TOTAL	499.05	243.79	743.71

TOTAL BUILTUP AREA = 743.71 Sqm

TOTAL FSI AREA = 499.05 Sqm

FLOOR SPACE INDEX

FSI = 499.05 / 376.26 = **1.326 < 2**

ANNEXURE-IV PARKING STANDARDS - PART - I

(5) Other Offices including regional offices of banks, etc.

(A) Corporation or Municipal Areas

1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof

VISITORS PARKING:

In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above subject to a minimum of 1 car space and 1 Two wheeler space.

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	05	06
TWO-WHEELER PARKING	20	21

JOINERIES		METER
MD	MAIN DOOR	1.52 x 2.14
D	DOOR	1.52 x 2.14
OPEN	OPEN	1.22 x 2.14
W	WINDOW	1.52 x 1.52
V	VENTILATOR	0.91 x 0.60
TD	TOILET DOOR	0.84 x 2.14
LD	LIFT DOOR	1.52 x 2.14
SD	STEEL DOOR	1.22 x 2.14

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

DRIVE WAY

NOTE:-

* ALL DIMENSIONS ARE IN METRE
* ALL ROUND COMPOUND WALL PROVIDED
* FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED IN ALL FLOORS
* SUMP & SEPTIC TANK PROVIDED.
* SOLAR SYSTEM IS PROVIDED IN THE TERRACE FLOOR.
* RAINWATER TRENCH PROVIDED ALL ROUND THE SITE.

15/10/2025
Dr. P.D.ARUMAIRAJ, ME.,Ph.D.,FIGS.,FIE
GEOTECHNICAL ENGINEER
COIMBATORE LPA / GTE / 006 / 2024
Mob : 99942 55322

REGISTERED GEO-TECHNICAL ENGINEER

15.10.2025
Er. S. NANDHINI., B.E.CIVIL.,
Registered Construction Engineer,
Reg. No: CLPA/CE/ 0437/2024
No.5, Annamadam Lane, Nanjundapuram,
Coimbatore - 641 036. Mob: 9500815306

REGISTERED CONSTRUCTION ENGINEER

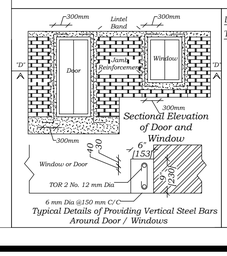
15.10.2025
Er. S. PRATHABAN, M.E.,Structural
Registered Structural Engineer - Grade-I
Reg.No: SE/Gr-I/006/2022
92A/41A,Bharathi Nagar,S.I.H.S. Colony,
Civil Aerodrome Post,Coimbatore-641 014.
Mobile: 99440 30620.

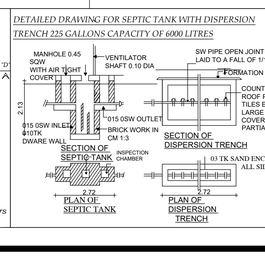
REGISTERED STRUCTURAL ENGINEER

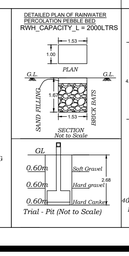
15.10.25.
Er. S. MANIKANDAN, M.E., Structural
Structural Consultant, Registered Engineer,
Reg. No : CLPA / RE / GR-II / 1114/2024
92A/41A, Bharathi Nagar, S.I.H.S. Colony,
Civil Aerodrome Post, Coimbatore - 641 014.
Mobile : 95977 74757

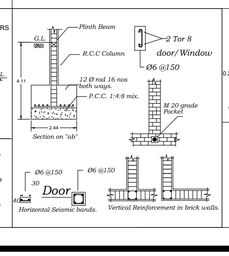
REGISTERED ENGINEER

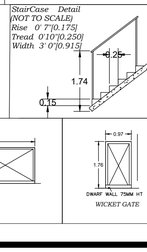
OWNER/APPLICANT

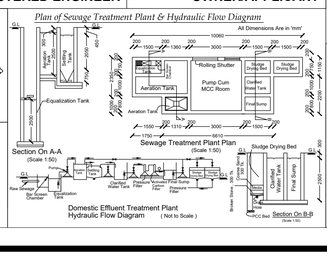












THE LANDLENS SUITE

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

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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.