PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

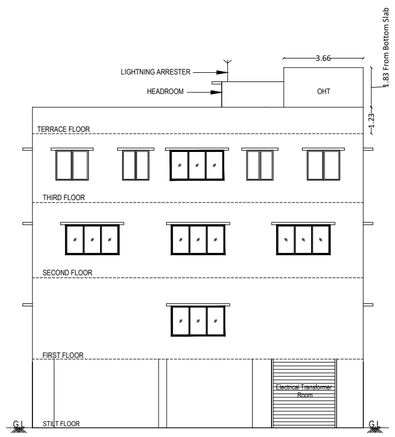
The approval as the planning authority issued it, reproduced in full behind this page.

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

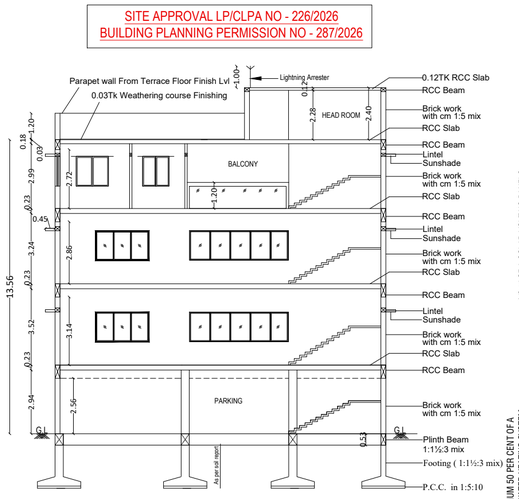
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

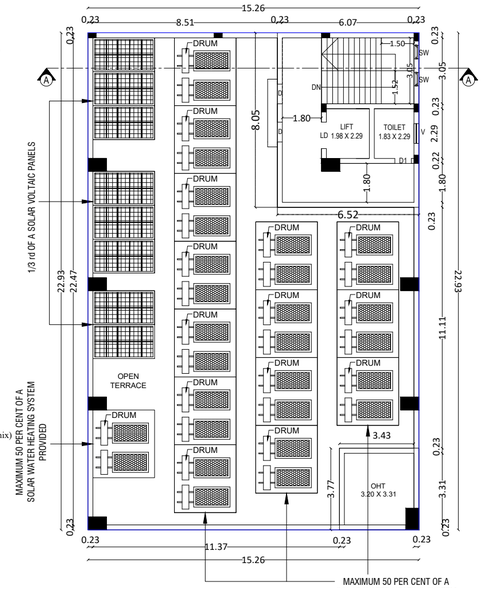
SITE APPROVAL LP/CLPA NO - 226/2026
BUILDING PLANNING PERMISSION NO - 287/2026



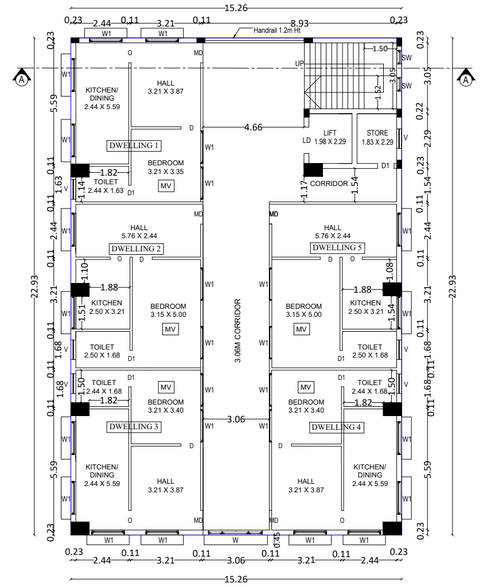
FRONT ELEVATION



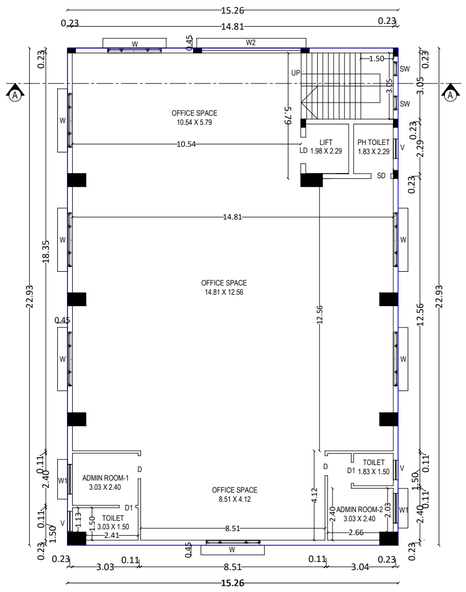
SECTION ON A-A



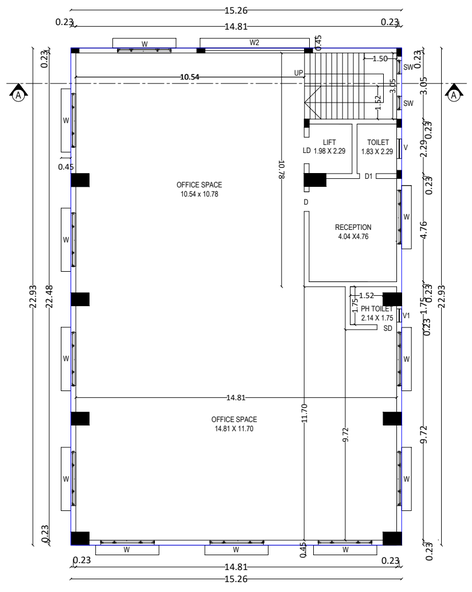
TERRACE FLOOR PLAN



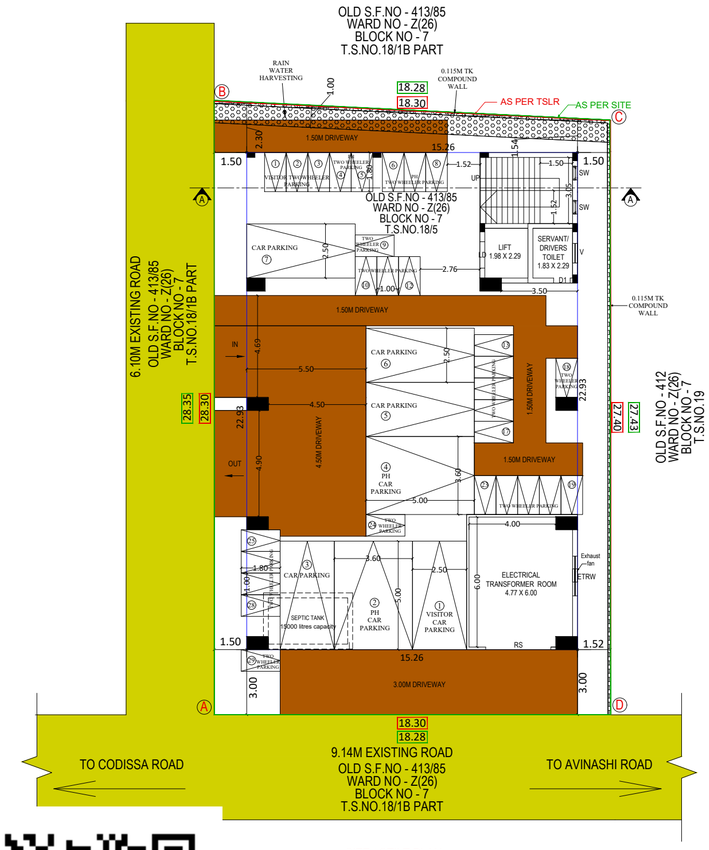
THIRD FLOOR PLAN
(Residential)



FIRST FLOOR PLAN
(Commercial)



SECOND FLOOR PLAN
(Commercial)



SITE / STILT PLAN

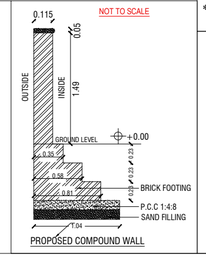
PARKING CALCULATION :

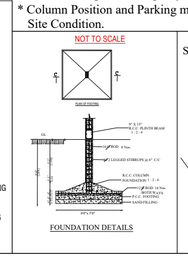
1.Commercial Area Calculation :

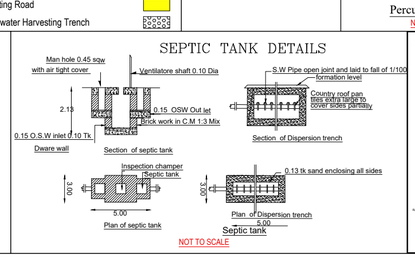
a)1Car space and 1 Two wheeler space for every 100sq.m and 25sq.m of floor area
Four Wheeler = 699.82/ 100 = 75% = 524.87
= 4 + 2 (PH) + 1 (visitors parking) = 7no's
Two Wheeler = 699.68 / 25 = 75% = 524.87
= 16 + 5 (PH) + 2 (visitors parking) = 23no's

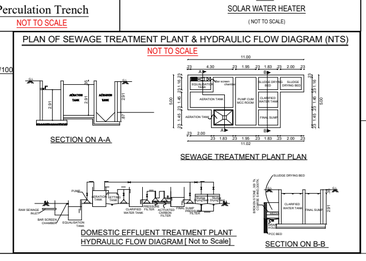
2.Residential Area Calculation :

b)Dwelling 5 unit with floor area above 25sq.m to 50sq.m 1 two wheeler space will be provided
Two Wheeler = 5 + 1 (visitors parking) = 6 no's





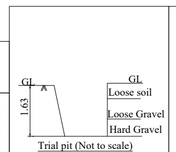


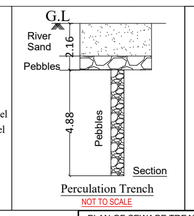


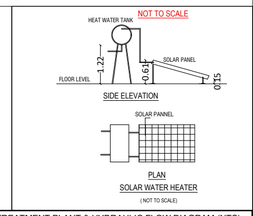
NOTE:-
* All Dimensions are in Metre
* Rainwater percolation pits provided in the site.
* Lightning Conductor provided in the roof.
* Fire Detecting and Emergency Alaram provided.
* Column Position and Parking may vary according to Site Condition.

LEGEND :
As Per FMB
As Per Super Imposed
Proposed Buliding
Driveway
Existing Road
Rainwater Harvesting Trench

MULTI TYPE FIRE FIGHTER
FIRE EXTINGUISHER







PLAN SHOWING THE PROPOSED COMMERCIAL (OFFICE) AND RESIDENTIAL (5-DWELLINGS) R.C.C.ROOF BUILDING (STILT+3) AT OLD S.F.NO: 413/85, WARD NO: 26(Z), BLOCK NO: 07, NEW T.S.NO: 18/5, VILLANKURICHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION & DISTRICT.

AS PER MASTER PLAN LAND USE 2041 - RESIDENTIAL

SCALE :- 1:200
APPLICANT NAME : Mr.S.SATHISHKUMAR
APPLICANT NO : SWP/BPA/690591/2025

N E S W

SITE AREA DETAILS :	IN SQ.M	IN CENTS
AS PER DOCUMENT AREA	510.24	12.61
AS PER TSLR EXTRACT AREA	510.20	12.61

PROPOSED AREA DETAILS : (SQ.M)

S.NO	FLOOR	TOTAL FSI AREA	NON FSI AREA	TOTAL BUILDUP AREA
1	STILT FLOOR	31.86	318.05	349.91
2	FIRST FLOOR	349.91	-	349.91
3	SECOND FLOOR	349.91	-	349.91
4	THIRD FLOOR	349.91	-	349.91
5	TERRACE FLOOR	-	52.49	52.49
		1081.59	370.54	1452.13

DWELLING UNITS : (Sq.M)
DWELLING 1 - 46.43
DWELLING 2 - 46.72
DWELLING 3 - 46.70
DWELLING 4 - 46.72
DWELLING 5 - 47.05
TOTAL - 233.62

HEIGHT OF THE BUILDING - 13.56 Mt
NO OF DWELLINGS - 05 NO'S

JOINERY DETAILS :

SYM.	DESCRIPTION	IN METER
RS	ROLLING SHUTTER	3.00 X 3.05
LD	LIFT DOOR	1.22 X 2.44
MD	MAIN DOOR	0.91 X 2.44
D	DOOR	0.91 x 2.44
D1	DOOR 1	0.76 x 2.44
W	WINDOW	2.46 x 1.37
W1	WINDOW 1	1.49 x 1.37
W2	WINDOW 2	4.58 x1.37
SW	STAIRCASE WINDOW	0.61 x 1.37
KW	KITCHEN WINDOW	1.22 x 1.37
V	VENTILATOR	0.91 X 0.69
V1	VENTILATOR 1	0.61 X 0.91
SD	SWING OUT DOOR	0.91 X 2.44
O	OPEN	0.91 X 2.44
ETRW	ELECTRICAL TRANSFORMER ROOM WINDOW	1.83 X 1.98

MECHANICAL VENTILATION - MV

FSI CALCULATION :

FSI = 1081.59/ 510.20 = 2.12 < 2.6% (Premium FSI)

PARKING DETAILS :	REQUIRED	PROVIDED
CAR PARKING (2.5 x 5.0m)	07	07
TWO WHEELER PARKING (1.0 x 1.8m)	29	29

Based on TNCDBR-2019-Page No.110 - Annexure - X [rule No..54(2)b] - Table : 01 - Sanitation Requirements
(Total Strength Of Unit - 15 Members (9 Men & 6 Women))

MALE	REQUIRED	PROVIDED
Water Closet With Ablution Taps	01	01
Urinals	01	01
FEMALE		
Water Closet With Ablution Taps	01	01
Drinking Water Fountain	01	01
Wash Basins	01	01
Cleaner Sink	02	02
PH Water Closet	01	01

6/4/26
R.SABARIMANIKANDAN, ME(Civil)..,
Registered Structural Engineer
Reg. No : DTCP / SE / Gr-II / 003 / 2022
SRI RANGA ASSOCIATES
E7, Thirumagal Complex, Sastha Nagar, Peelamedu,
Coimbatore - 641 004 Mobile : 8838616809

REGISTERED STRUCTURAL ENGINEER

06/04/26
HAMSARAJ. G, B.E.,(Civil)
Registered Engineer
Regd. No: DTCP/RE/Gr.II/12/2025
1/27, Valiyampalayam, Kalapatti
Coimbatore - 641 048. Mob : 9943521590

REGISTERED ENGINEER

APPLICANT / OWNER

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
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.