PP APPROVAL RECORD

# Planning Permission

Coimbatore

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.

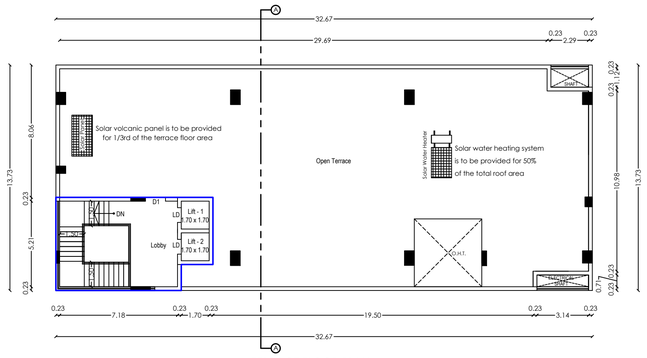
Verified RealEstate™

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

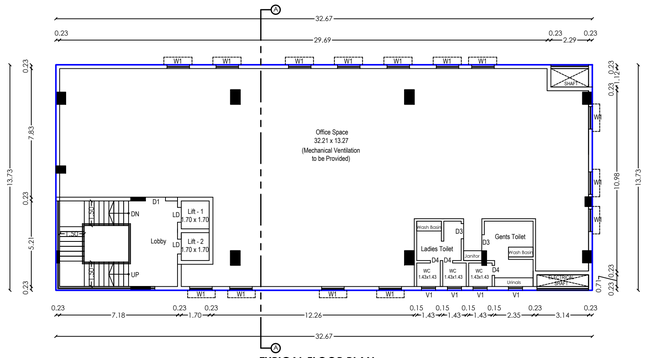
hello@verified.realestate

+91 9996 12 9996

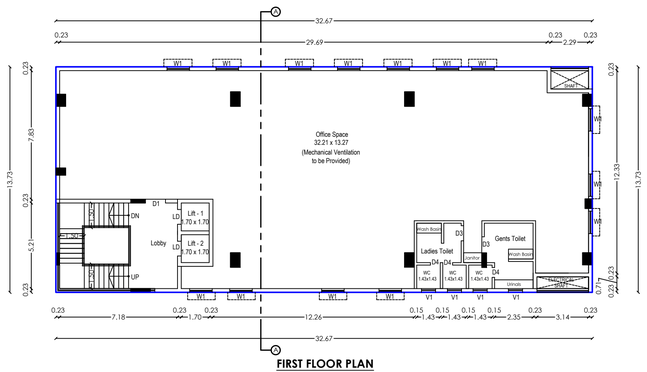
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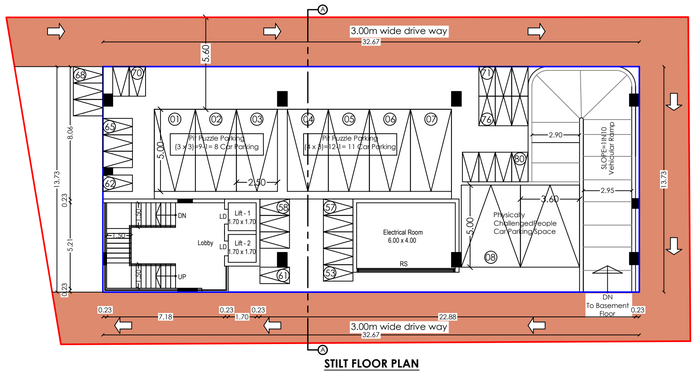

**TERRACE FLOOR PLAN**



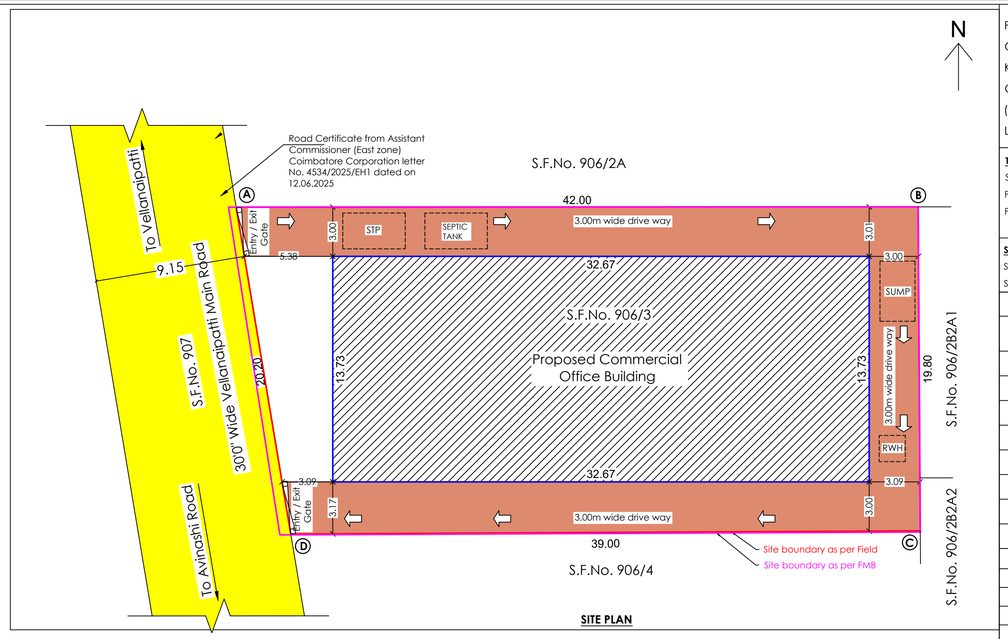

**TYPICAL FLOOR PLAN**
**(SECOND,THIRD and FOURTH FLOOR PLAN)**



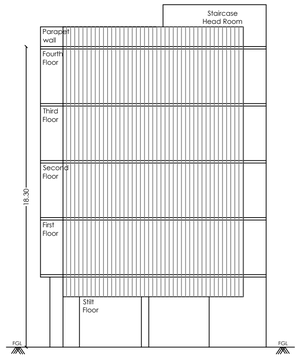

**FIRST FLOOR PLAN**



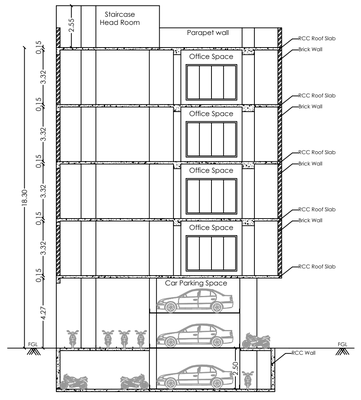

**STILT FLOOR PLAN**



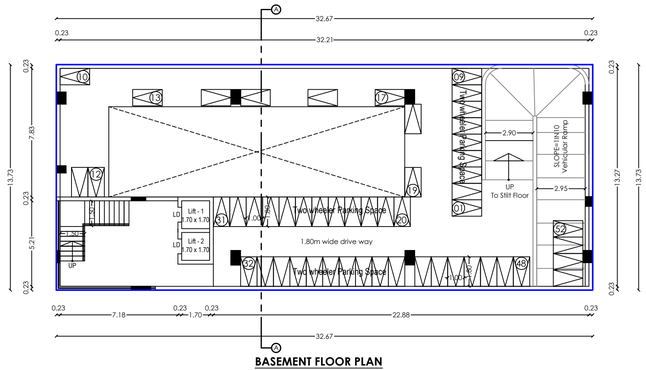

**SITE PLAN**



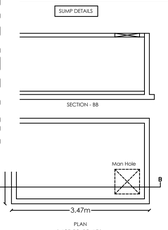

**WEST SIDE ELEVATION**

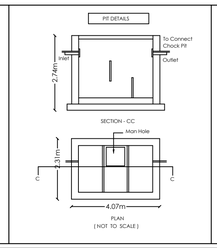


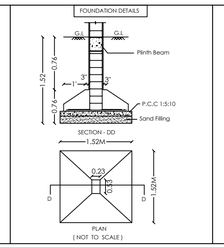

**SECTION - AA -**

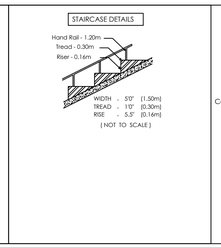


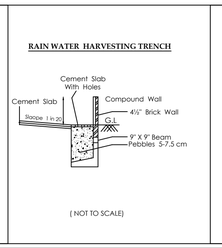

**BASEMENT FLOOR PLAN**

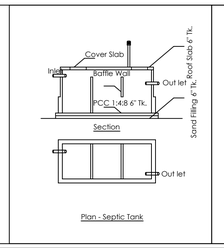


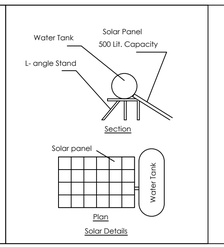




Plan showing the proposed construction of a Commercial office Building in S.F.No. 906/3 of Kalapatti East village, Coimbatore North Taluk, Coimbatore District and Corporation - East Zone. (Kalapatti Detailed Development Plan no. 20) Land Use : 2041 Master Plan-Residential Zone

**Title:**
Site Plan, Stilt Floor Plan, First Floor Plan, Typical Floor Plan (Second, Third and Fourth Floor), Terrace Floor Plan, Section and Elevation

N W E S

Scale - 1 : 100

**Site Area Details:**

Site Area as per Document - 809.36 Sq.mt
Site Area as per Patta - 810.00 Sq.mt

**Proposed Building Area Details**

| Floor | Built Up Area in Sq.mt | Non FSI Area in Sq.mt | FSI Area in Sq.mt |
|---|---|---|---|
| Basement | 448.58 | 448.58 | 0.00 |
| Stilt | 448.58 | 448.58 | 0.00 |
| First | 448.58 | 0.00 | 448.58 |
| Second | 448.58 | 0.00 | 448.58 |
| Third | 448.58 | 0.00 | 448.58 |
| Fourth | 448.58 | 0.00 | 448.58 |
| Terrace | 51.17 | 51.17 | 0.00 |
| Total | **2742.65** | **948.33** | **1794.32** |

**Joinery Details**

| Symbol | Description | Size in Meter |
|---|---|---|
| RS | Rolling Shutter | 6.28 x 2.44 |
| D1 | Door | 2.43 x 2.44 |
| D2 | Door | 1.22 x 2.44 |
| D3 | Door | 1.00 x 2.44 |
| D4 | Door | 0.61 x 2.13 |
| LD | Lift Door | 0.91 x 2.44 |
| W | Window | 3.83 x 1.52 |
| W1 | Window | 1.37 x 1.52 |
| V1 | Ventilation | 0.91 x 0.61 |
| V2 | Ventilation | 0.61 x 0.91 |

FSI Details:

FSI - FSI Area / Site Area
-1794.32 / 809.36 = 2.217
Permissible FSI = 2.0
Allowable Premium FSI = 0.6
Total Allowable FSI = 2.6

**PARKING DETAILS**

| Description | Car Parking (Annexure-IV) | | Two Wheeler Parking (Annexure-IV) | |
|---|---|---|---|---|
| | Required | Provided | Required | Provided |
| FSI Area = 1794.32 sq.m. (1 Car Parking Space for every 100 sq.m and 1 Two Wheeler Parking Space for every 25 sq.m of FSI Area) | 1794.32/100 = 17.94 ~ 18 Nos | 21 Nos | 1794.32/25 = 71.77 ~ 72 Nos | 80 Nos |

Reference:

Site Boundary as per Site Condition -
Site Boundary as per TSLR Sketch -
Proposed Building -
Existing Road -
Drive Way -

**Online Application No : SWP/BPA/0690647/2025**

**Building Permission No : LP/CLPA No.777/2025**

**Planning Permission No : 909/2025**

K.RAJKUMAR B.E., M.Tech
Genuine Consultants
Structural Engineer Grade - I - DTCP
COLRGNISE/GR - I/2019/09/039
Pallikaranai,Chennai - 100.
Cell : 9843977835
info@genuinestructures.com
Structural Engineer

Ar. VYOM
CA No. 96/19815
Architect

For Rotary Club of Coimbatore South Foundation
Chairman
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.