

PP

APPROVAL RECORD

Planning Permission

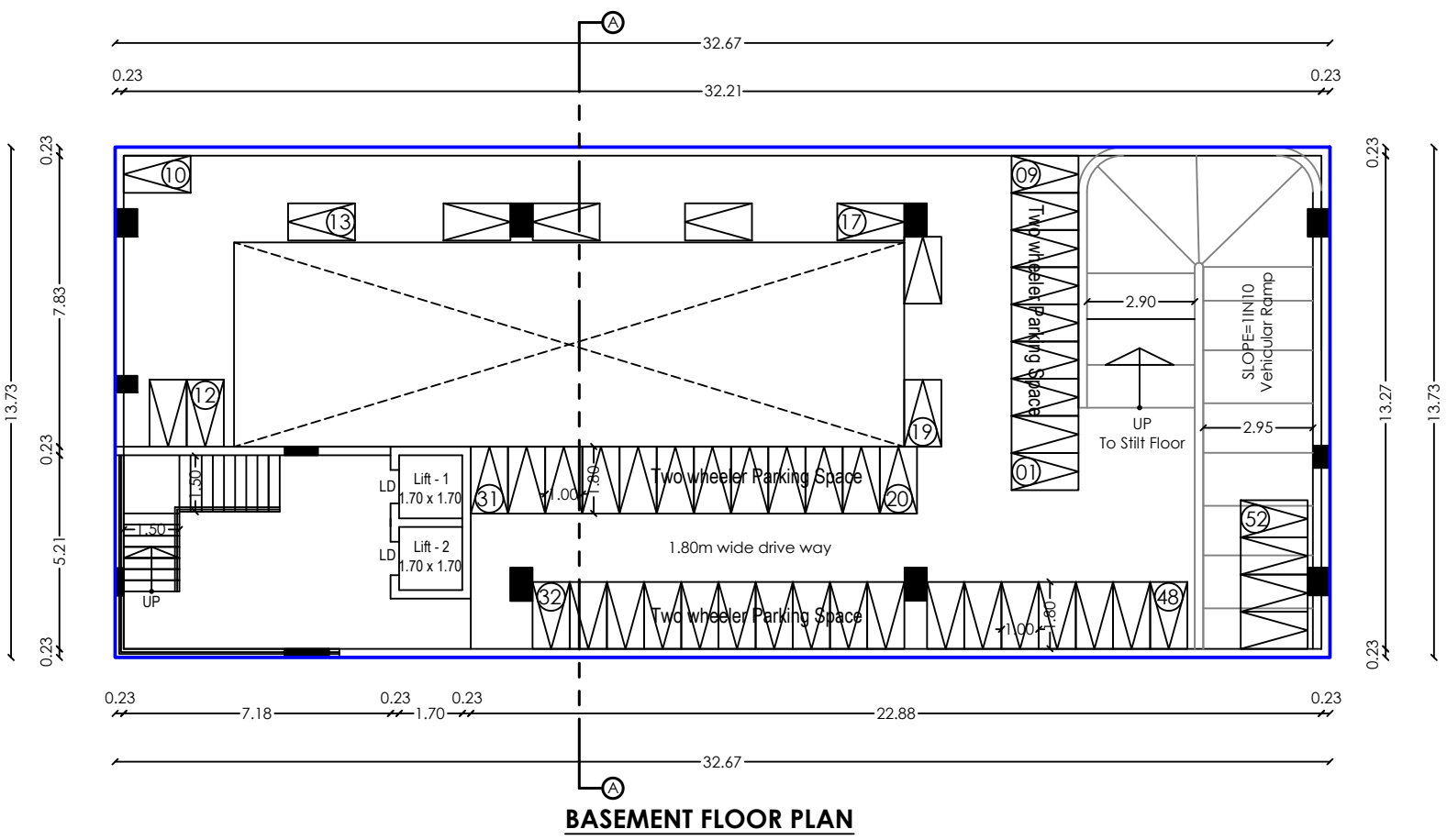
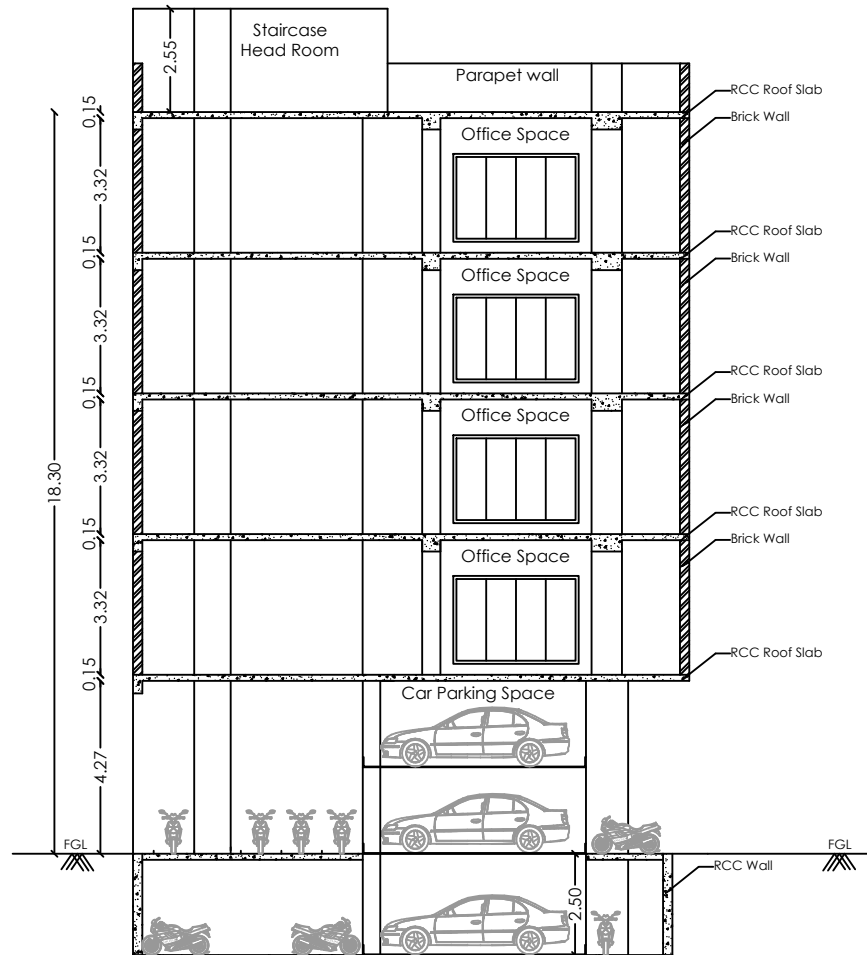
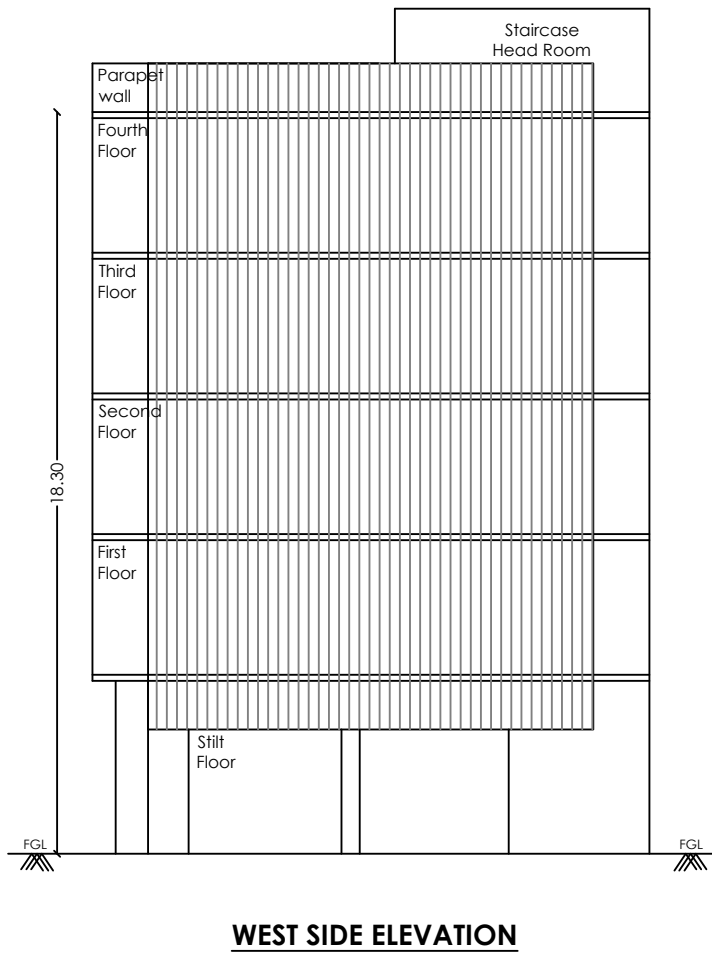
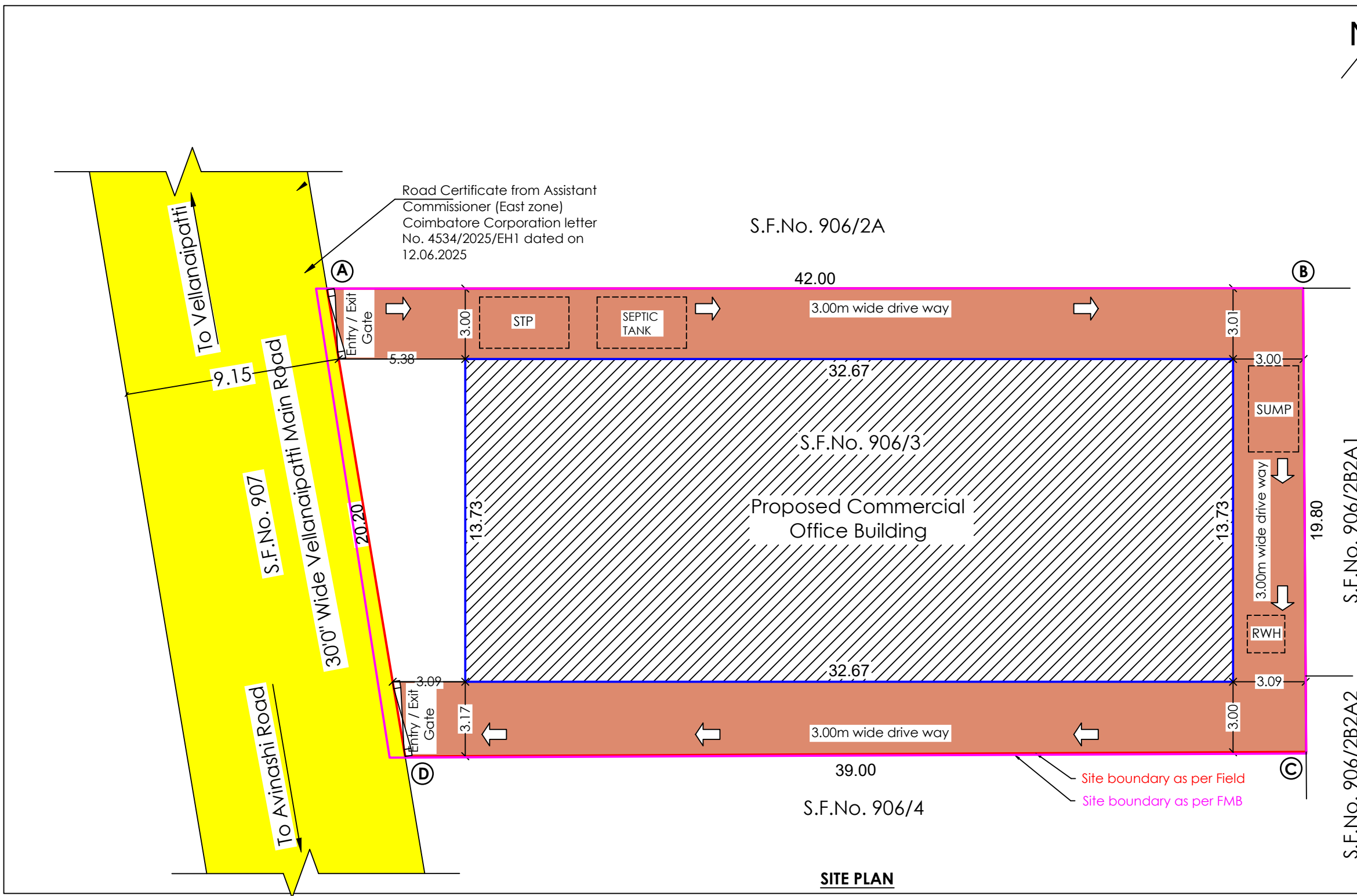
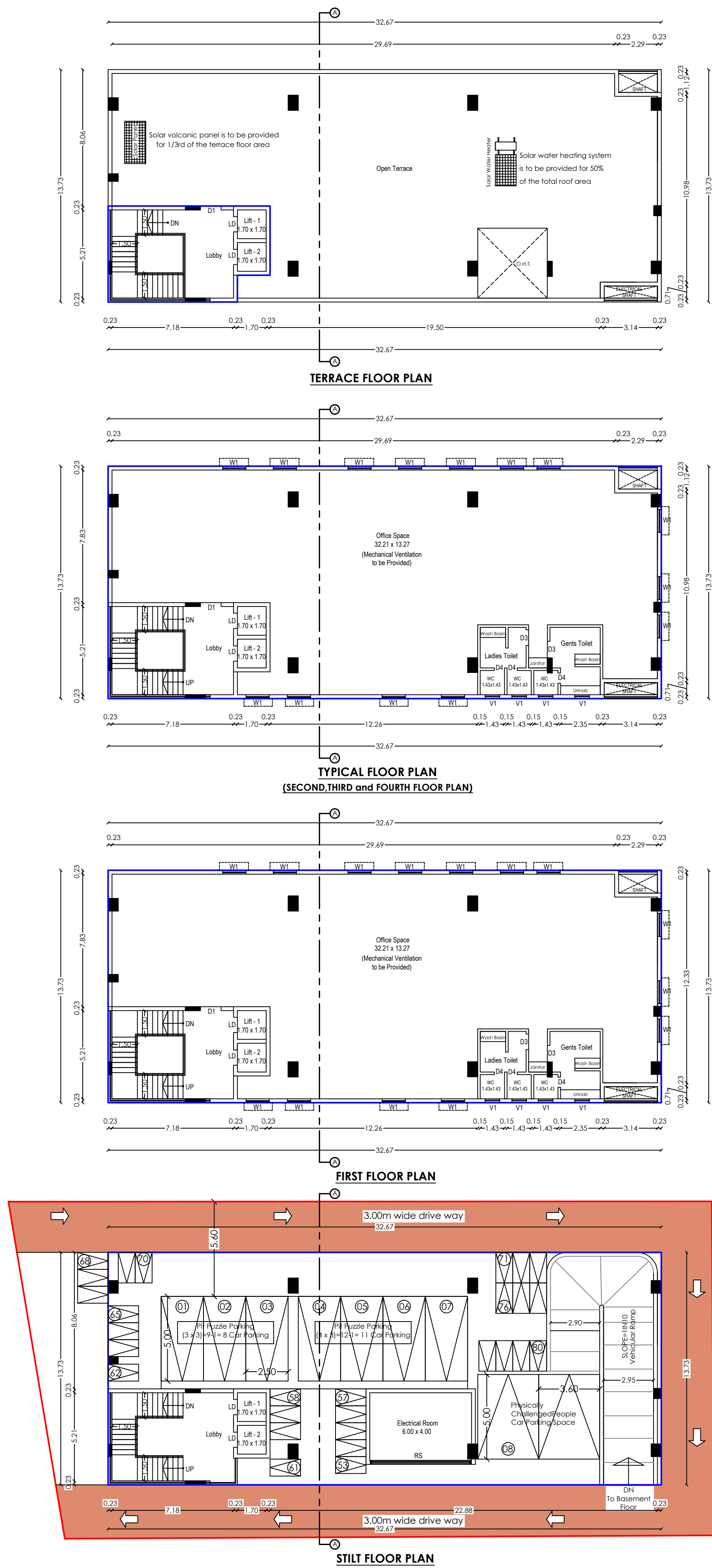
Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING 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.



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

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	-	Red
Site Boundary as per TSLR Sketch	-	Pink
Proposed Building	-	Blue
Existing Road	-	Yellow
Drive Way	-	Brown

Online Application No : SWP/BPA/0690647/2025

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

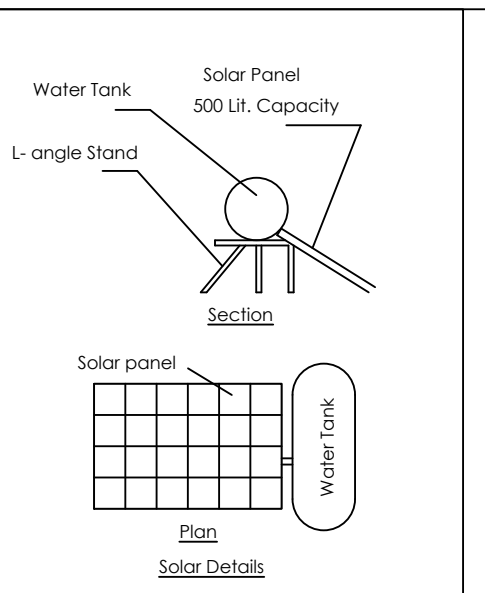
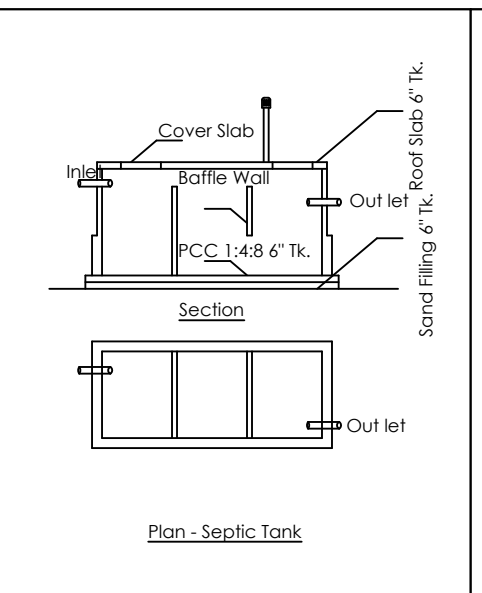
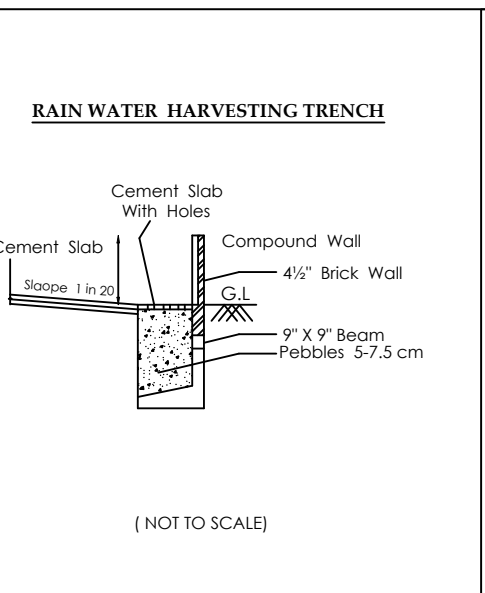
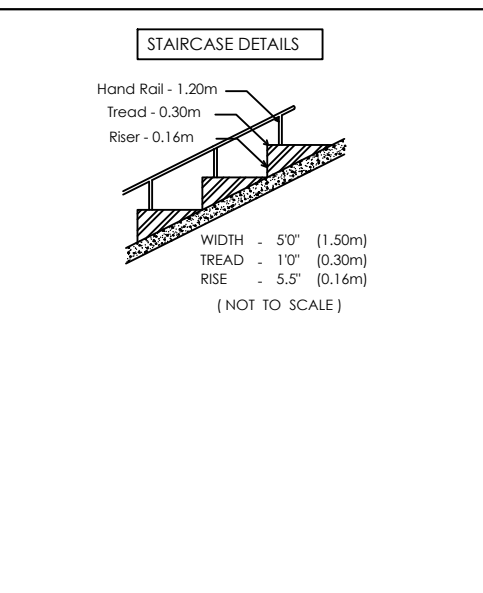
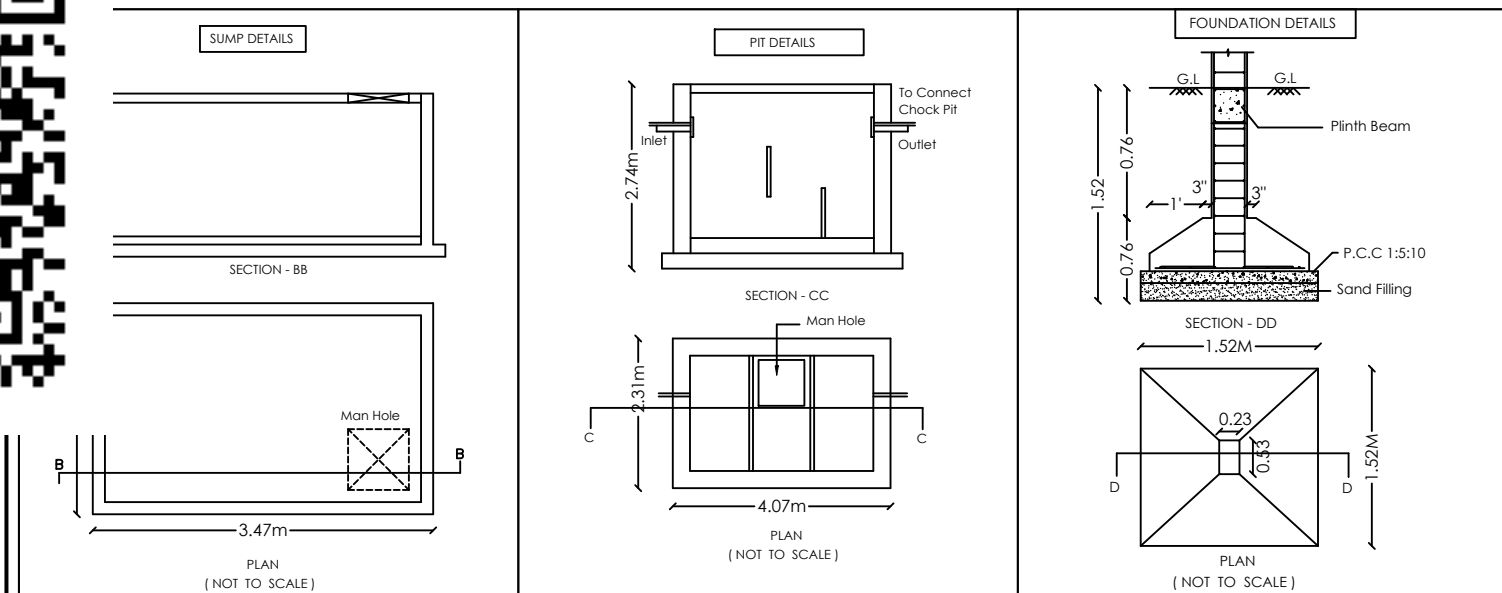
Planning Permission No : 909/2025

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Genuine Consultants
Structural Engineer Grade - I - DTCP
CGLRGN/SE/GR - 1/2019/03/039
Palikarai, Chennai - 100
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info@geniustechstructures.com
Structural Engineer

Ar. VYOM
CA No. 96/19814
Chairman
For Refers: Club of Coimbatore South Foundation

Architect

Applicant



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
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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.

