PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

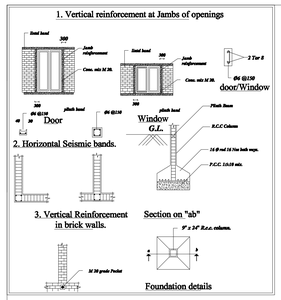
ISSUING AUTHORITY
DTCP

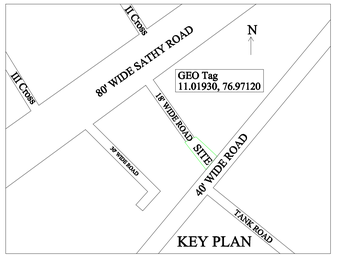
The approval as the planning authority issued it, reproduced in full behind this page.

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

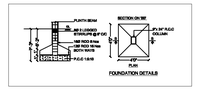
hello@verified.realestate
+91 9996 12 9996
verified.realestate





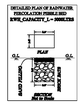


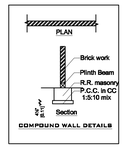


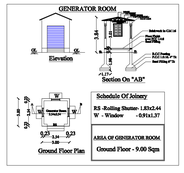


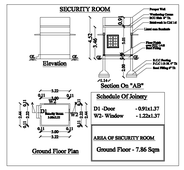


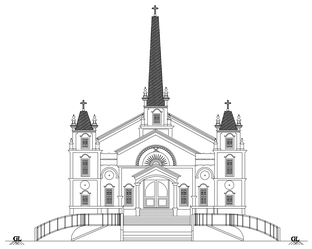




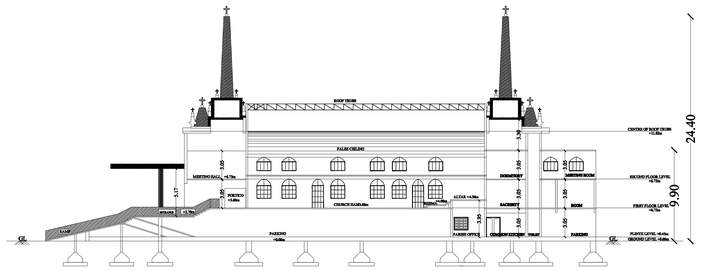








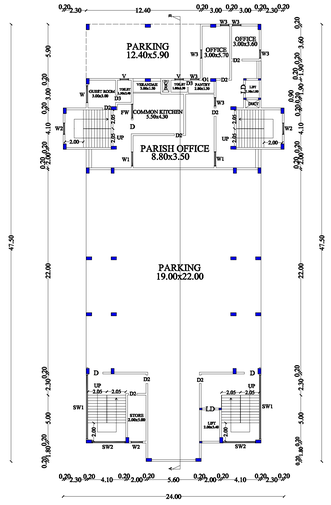
ELEVATION



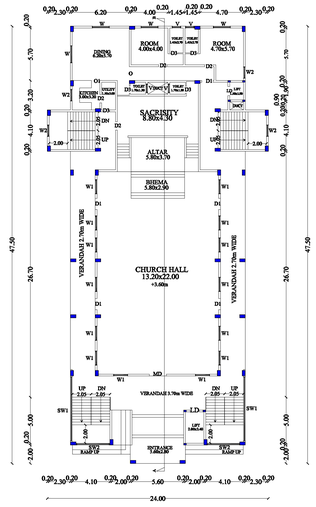
SECTION ON "AB"



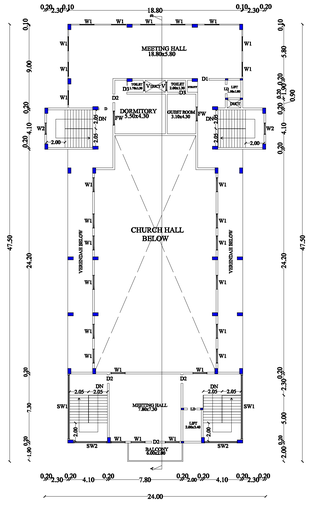
SITE PLAN



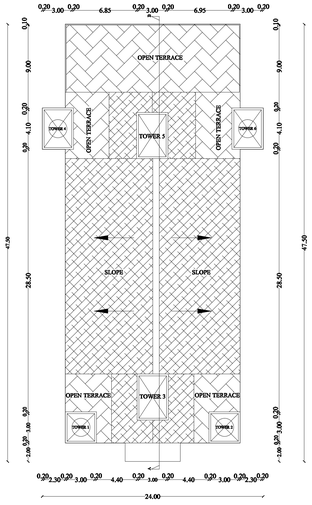
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

LOURDES FORANE CHURCH

PLAN SHOWING THE REVISED CONSTRUCTION OF GROUND, FIRST AND SECOND FLOOR CHURCH BUILDING AT AMBIGA LAYOUT, T.S.WARD NO. K(11), BLOCK NO.37, T.S.NO.1290/37, 1290/64 & 1290/65, (OLD T.S.NO. 1290/1B Part, GANAPATHY VILLAGE), COIMBATORE CITY MUNICIPAL CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE 1:100

REFERENCE

SUPER IMPOSED & TSLR & As at Site	
AS PER DOCUMENT	-
EXISTING ROAD	-
DRIVEWAY	-
TO BE DEMOLISHED	-
RWH	-

AREA OF THE SITE

AREA OF THE SITE (AS PER TSLR)	= 2964.00 Sqm
AREA OF THE SITE (AS PER DOCUMENT)	= 2964.07 Sqm
AREA OF THE SITE (AS PER SITE)	= 2964.00 Sqm
AREA OF THE SITE (SUPER IMPOSED) (Minimum Area To Be Taken)	= 2964.00 Sqm
AREA OF THE SITE ("ABCDEFGHI")	2964.00 Sqm

PROPOSED BUILTUP AREA DETAILS

FLOOR DETAILS	FSI (Sqm)	Non FSI (Sqm)	TOTAL (Sqm)
BLOCK 1			
GROUND FLOOR	354.64	544.37	899.01
FIRST FLOOR	899.01	-	899.01
SECOND FLOOR	576.01	-	576.01
TERRACE FLOOR	-	87.75	87.75
BLOCK 1 TOTAL	1829.66	632.12	2461.78
BLOCK 2			
TOILET BLOCK	12.53	-	12.53
BLOCK 2 TOTAL	12.53	-	12.53
GENERATOR ROOM	9.00	-	9.00
SECURITY ROOM	-	7.86	7.86
GRAND TOTAL (Block 1 + 2+Genentor & Security Room)	1851.19	639.98	2491.17

FSI CALCULATION

FSI= TOTAL FSI/PLOT AREA = 1851.19/2964.00 = 0.625 < 2

PLOT COVERAGE

P.C = (TOTAL GROUND FLOOR AREA /PLOT AREA) X 100 = (928.40/2964.00)X100 = 31.32%

PARKING DETAILS

S.No		REQUIRED	PROVIDED	TOTAL
1	CAR PARKING SPACE	16	17	17
2	DA CAR PARKING SPACE	1	2	2
3	TWO WHEELER PARKING	32	33	33
4	DA TWO WHEELER PARKING	3	3	3

PARKING CALCULATION

FSI AREA: 2150.94 Sqm
CAR PARKING
75% OF FSI AREA=1613.21 Sqm
=1613.21/100
=16 Nos

TWO WHEELER PARKING
75% OF FSI AREA= 1613.21 Sqm
=1613.21/50
=32 Nos

DA PARKING CALCULATION
CAR PARKING
10% OF CARS REQUIRED=0.1x16
=1 No

DA PARKING CALCULATION
TWO WHEELER PARKING
10% OF TWO WHEELER REQUIRED
=0.1x32
=3 Nos

JOINERY DETAILS

MD	Main Door	1.83x2.44	SW2	Sliding Window	3.54x2.13
LD	Lift Door	1.00x2.13	W	Window	1.83x1.37
D	Door	1.50x2.13	W1	Window	1.52x1.37
D1	Door	1.22x2.13	W2	Window	1.22x1.37
D2	Door	0.91x2.13	W3	Window	0.91x1.37
D3	Door	0.76x2.13	V	Ventilator	0.91x0.61
FW	French Window	1.52x2.13	O	Open	1.50x2.13
SW1	Sliding Window	6.93x2.13	O1	Open	0.91x2.13

SPECIAL CONDITION

The Building must be used for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiated under 56 and 57 of Town And Country Planning Act - 1971 without prior notice, considered as unauthorized construction.

ONLINE APPLICATION NO. SWP/BPA/691322/2025
LP/CLPA No. 95/2026

PLANNING PERMISSION NUMBER: 113/2026

(This Planning Permission is valid for a period of 8 years from e-sign)

Surveyor/Asst.Draughtsman — Draughtsman - III — Architectural/Planning Assistant

PROFESSIONAL DETAILS BASED ON FORM C

REGISTERED GEOTECHNICAL ENGINEER	REGISTERED CONSTRUCTION ENGINEER	REGISTERED STRUCTURAL ENGINEER	REGISTERED ENGINEER	APPLICANT
Er. P. MOHANKUMAR CLPA/GTE/19/05/004	Er.T.S.MADHUMITHA LPA/CE/21/2025	Er. M.MANOJ KUMAR LPA/SE/GR - I/48/2025	Mr.K. MOORTHY LPA/RE/GR - II/109/2024	Lourdes Forane Church Gandhipuram PARISH PRIEST
Er.P.MOHANKUMAR,M.E.,MIGETECH,MIGS GEOTECHNICAL ENGINEER CLPA REGN.NO:CLPA/GTE/19/05/004 .. SRI KRISHNA GEOTECH 44/3, Subramaniya Udaiyar Street Telugupalayam,Coimbatore - 641 039 +919944731917,e-mail: mohan.civil@gmail.com	T.S. MADHUMITHA,M.E.,(Const.Mgmt.) CONSTRUCTION ENGINEER 59, Sairam Nivas, First Floor, Bharathi Nagar 3rd Street, Ramanathapuram, Coimbatore - 641 045. Mob : 96 59 71 20 20 LPA/CE/21/2025	Er. M. MANOJKUMAR,M.E(Struct), STRUCTURAL ENGINEER 1681, Trichy Road, Ramanathapuram, Coimbatore - 641045. Cell : 97 90 65 63 62 . LPA / SE / Gr.I / 48 / 2025	K. MOORTHY, D.C.E., REGISTERED ENGINEER 1681,Trichy Road, Ramanathapuram, Coimbatore - 641045. Cell: 94422 59764 LPA/RE/Gr.II/109/2024	LOURDES FORANE CHURCH REPRESENTED BY ITS PARISH PRIEST SHAJAN C SIMON

e-signed
Joint Director/ Member Secretary,
Coimbatore District

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.