Verified RealEstate™

REFERENCE
SWP/BPA/691916/2025

ISSUED
20 December 2025

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.

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OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (OFFICE SPACE) IN S.F.No. 12/1C & 12/1D, AT A.SANGAMPALAYAM VILLAGE AND PANCHAYAT, POLLACHI TALUK, COIMBATORE DISTRICT

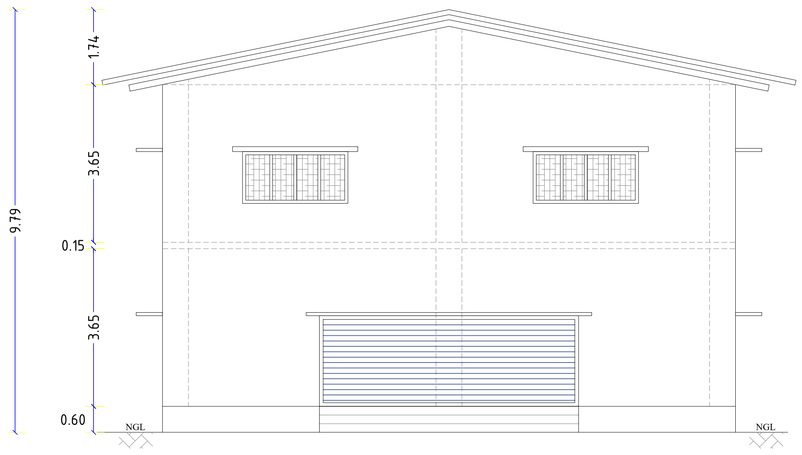
ONLINE APPLICATION No. SWP/BPA/691916/2025/TCP

APPLICANT NAME :

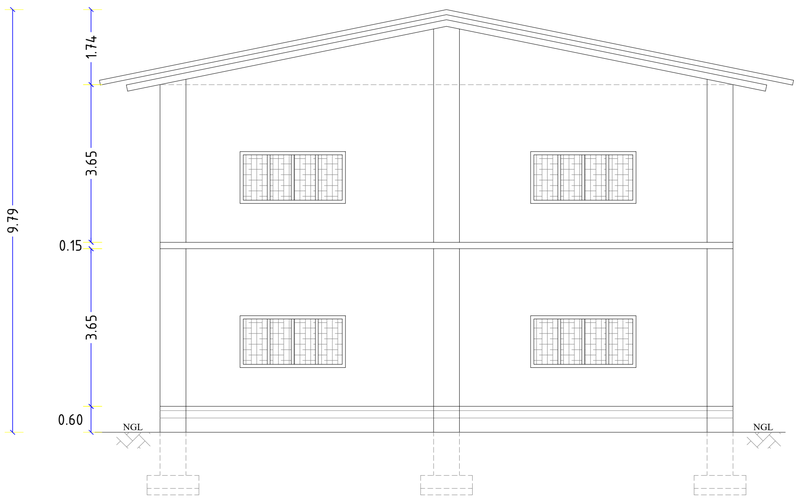
K.S. SREE DHANU

POLLACHI

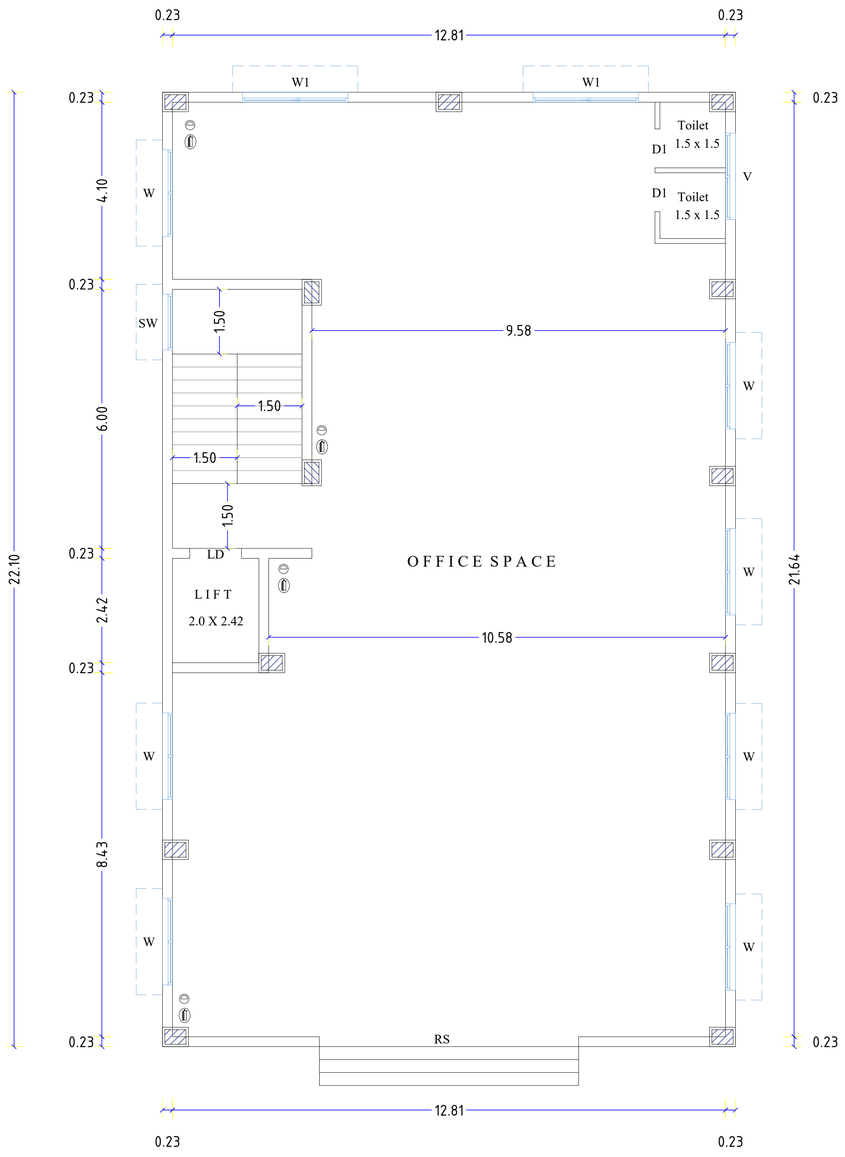
SCALE : 1 : 100



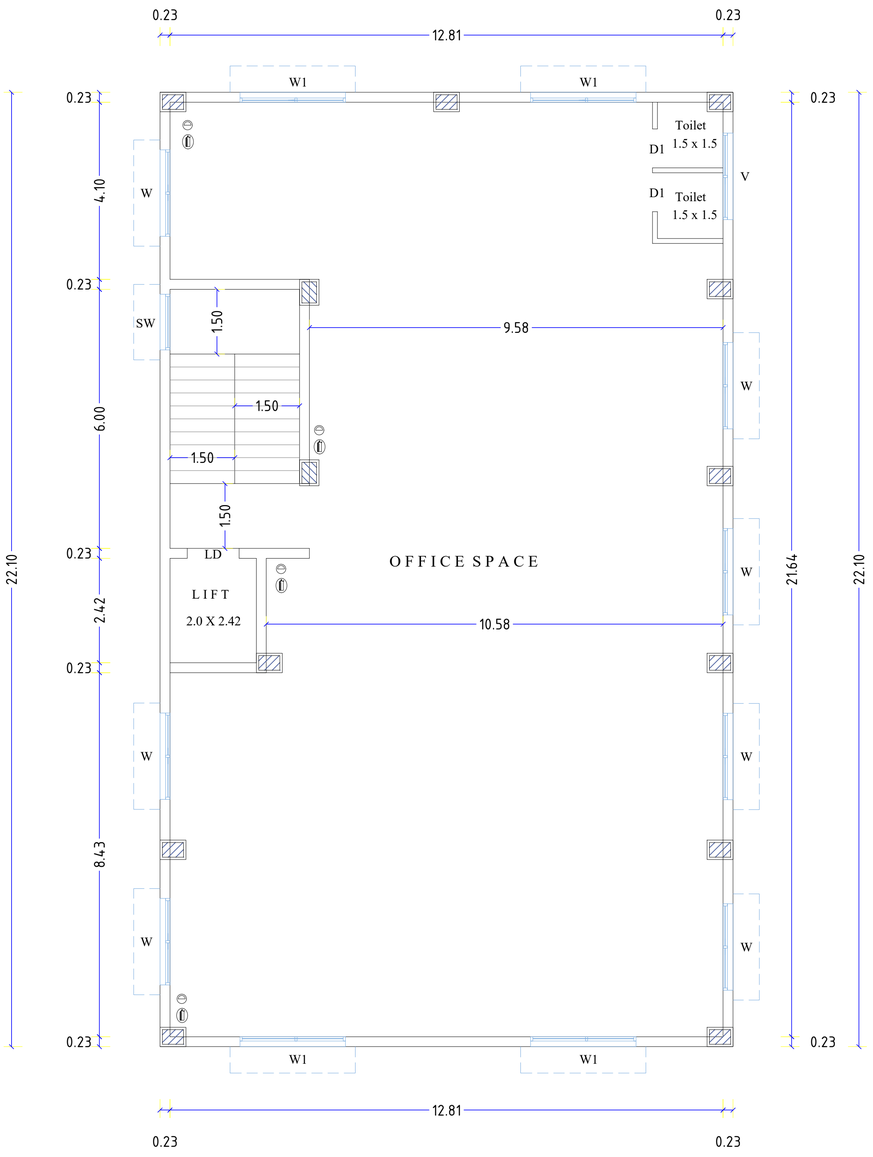
FRONT ELEVATION



SECTIONAL ELEVAION ON 'AA'



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SITE PLAN

AREA DETAILS:

DESCRIPTION	IN SQM
SITE AREA AS PER DOCUMENT	600.00
SITE AREA AS PER PATTA	600.00

DESCRIPTION	FSI Area In Sqmt	Non FSI In Sqmt	Total Built up Area In Sqmt
GROUND FLOOR	293.15	----	293.15
FIRST FLOOR	293.15	----	293.15
TOTAL	586.30	----	586.30

SET BACK DETAILS	REQUIRED	PROVIDED
Front Set Back	6.0 M	6.10 M
Side Set Back - 1	1.50 M	1.50 M
Side Set Back - 2	1.50 M	4.19 M
Rear Set Back	1.50 M	1.60 M

TOTAL HEIGHT OF THE BUILDING = 8.20 M

Floor Space Index

$= \frac{586.30}{600.00}$

$= 0.97 < 2.0$

NOTES:

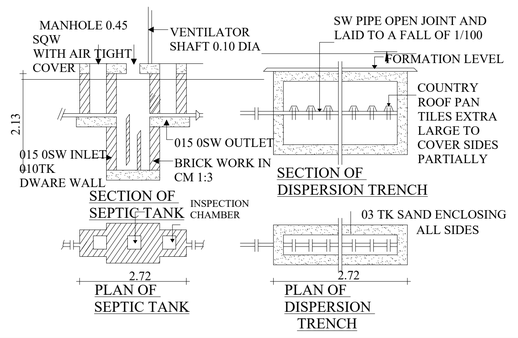
1. ALL DIMENSIONS ARE IN METERS
2. ⊖ - MULTI TYPE FIRE FIGHTER
3. Ⓕ - FIRE EXTINGUISHER

PARKING DETAILS	REQUIRED	PROVIDED
1 Car space for every 100sq.m of floor area or part thereof		
CAR PARKING	5 Nos	5 Nos
1 Two wheeler space for every 25sqm of floor area or part thereof		
TWO WHEELER	23 Nos	23 Nos

REFERENCE

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVE WAY

DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 6000 LITRES



JOINERY DETAILS		In Meter
RS	Rolling shutter	6.00 x 2.10
D1	Door	0.76 x 2.10
LD	Lift Door	1.0 x 2.10
W	Window	2.00 x 1.20
W1	Window	2.44 x 1.20
V	Ventilator	2.00 x 0.90

K.S. SREE DHANU

APPLICANT

SIGNATURE OF THE ENGINEER
S. ARUN KUMAR, ME., (Struct.)
CBE Rgn./SE/Gr-I/2019/07/006
METIS STRUCTURES
9-1,Lakshmi Garden, Sankara Collage Road, Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM9597P1ZT
REGISTERED STRUCTURAL ENGINEER

12/12/2025
I. ANANDARAJ DCE., B.E.,
Registered Engineer Grade-III
CDTCP - RE-GR - III /02/2021
No.30, VGR Complex, 2nd Floor, Saibaba Colony, Coimbatore - 641011
REGISTERED ENGINEER

Er. K.P. VETRISELVAN. M.E.,(GEOTECH).MIGS.MISTE
GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
O.No.40, N.No.29, 8th Street, K.K.Pudur, Coimbatore - 641 038.
+91 90433 44488, E-mail: geodesign123@gmail.com
REGISTERED GEO TECH ENGINEER

Er. S. PONMANICKAM, DCE,BE.,
REGISTERED CONSTRUCTION ENGINEER (CE)
DTCP/CE/017/2022
No.198-A, NGN Street, New Siddhapudur, Coimbatore - 641 044.
Cell : 73391 17438
Email : skannan705@gmail.com
REGISTERED CONSTRUCTION ENGINEER

SWP / SITE APPROVAL / LP / R (C) No. 126 / 2025

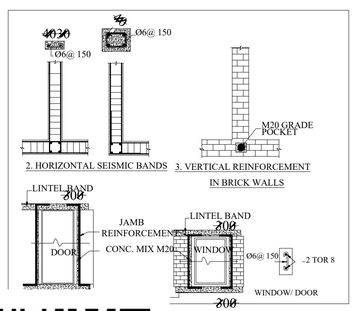
SWP / BP / DTCPR (C) No. 349 / 2025

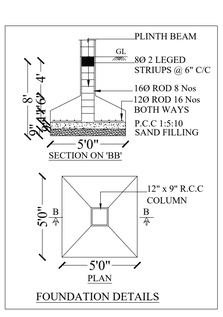
Online Application No. SWP / BPA / 691916 / 2025 / TCP

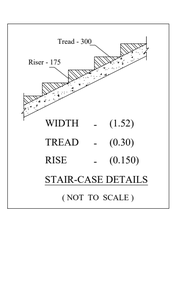
ASSISTANT DIRECTOR / JOINT DIRECTOR (I/C)

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

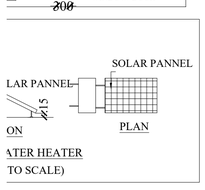
COIMBATORE DISTRICT

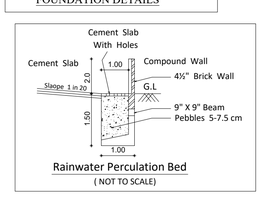












THE LANDLENS SUITE

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

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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.