PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

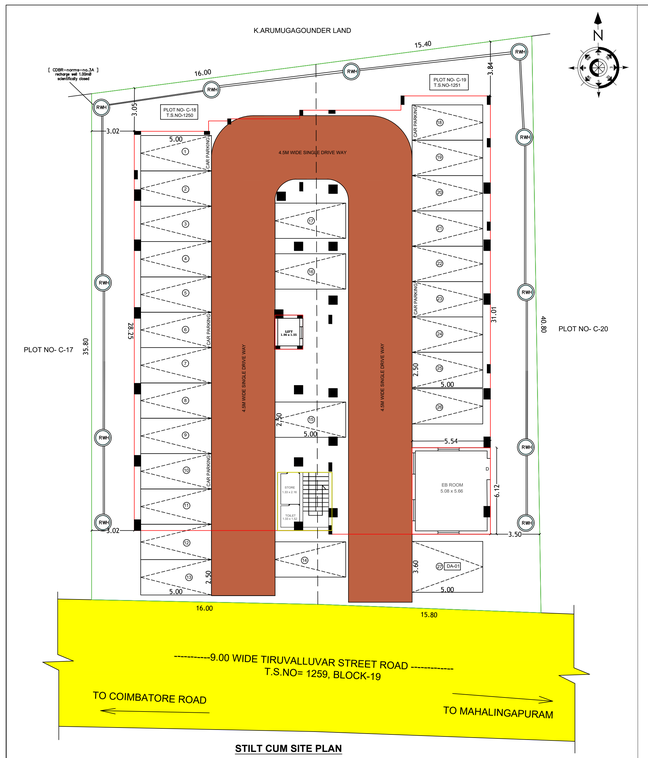
ISSUING AUTHORITY
DTCP

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.

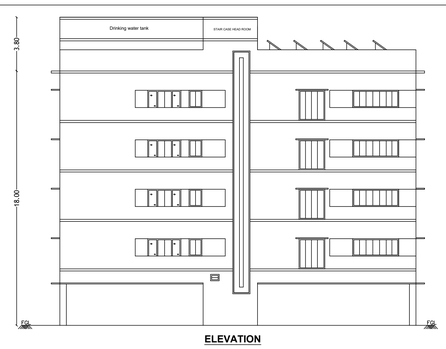
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

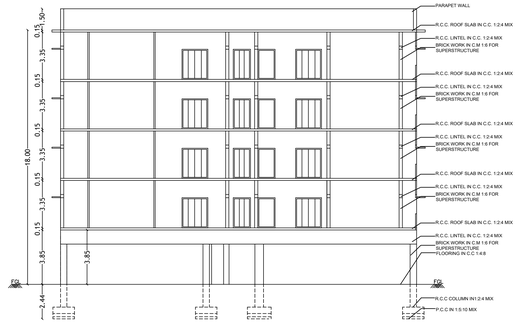


STILT CUM SITE PLAN

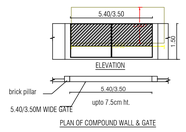
SCALE 1:100

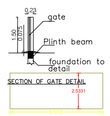


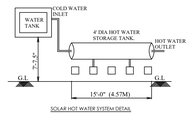
ELEVATION



SECTION ON -AA

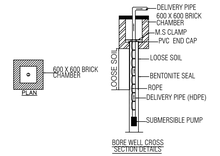




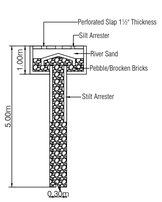


SOLAR HOT WATER SYSTEM DETAIL

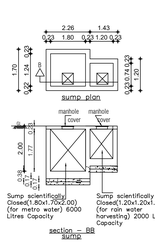




BORE WELL CROSS SECTION DETAILS

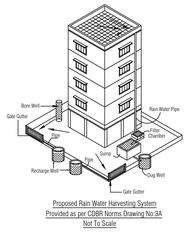


PERCOLATION PIT

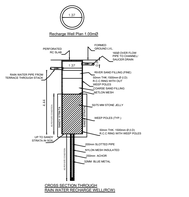


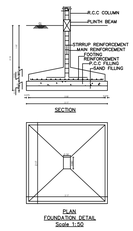
Sump scientifically Closed(1.80x1.70x2.00) (for metro water) 6000 Litres Capacity

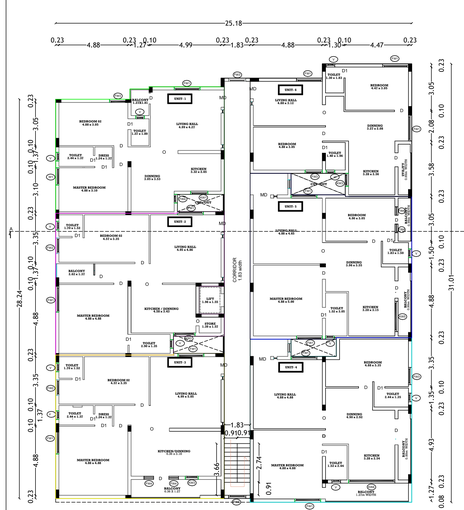
Sump scientifically Closed(1.20x1.20x1.40) (for rain water harvesting) 2000 Litres Capacity



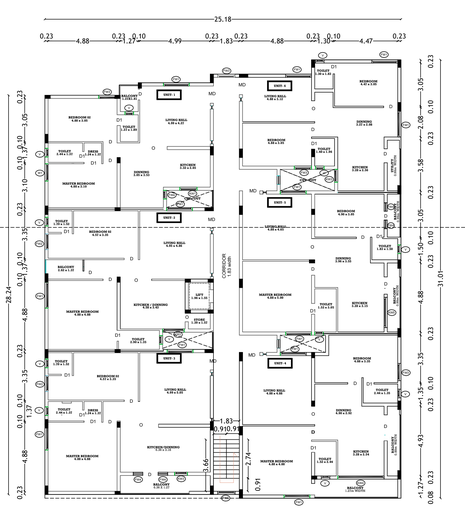
Proposed Rain Water Harvesting System
Provided as per CDMR Norms Drawing No:3A
Not To Scale



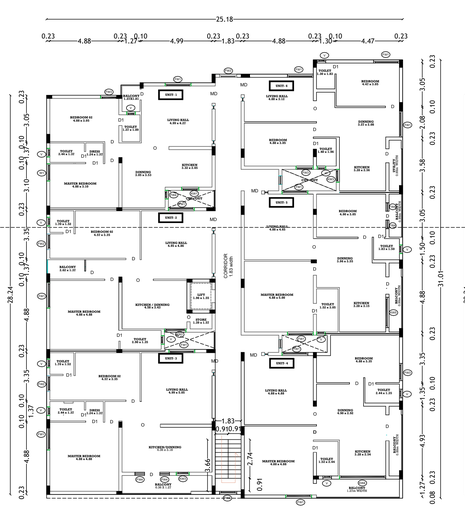




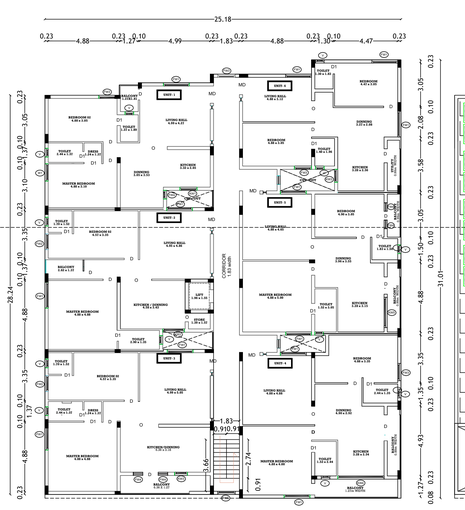
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

PROPOSED BUILDING DWELLING AREA DETAILS

S.No	FLOOR	DWELLING NO.	AREA IN SQ.M
1	FIRST FLOOR	UNIT - 1	97.40
		UNIT - 2	111.76
		UNIT - 3	121.42
		UNIT - 4	128.51
		UNIT - 5	120.01
		UNIT - 6	91.03
2	SECOND FLOOR	UNIT - 1	97.40
		UNIT - 2	111.76
		UNIT - 3	121.42
		UNIT - 4	128.51
		UNIT - 5	120.01
		UNIT - 6	91.03
3	THIRD FLOOR	UNIT - 1	97.40
		UNIT - 2	111.76
		UNIT - 3	121.42
		UNIT - 4	128.51
		UNIT - 5	120.01
		UNIT - 6	91.03
4	FOURTH FLOOR	UNIT - 1	97.40
		UNIT - 2	111.76
		UNIT - 3	121.42
		UNIT - 4	128.51
		UNIT - 5	120.01
		UNIT - 6	91.03

Special Condition:
The building must be use 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 initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND TERRACE FLOOR RESIDENTIAL APARTMENT BUILDING AT PLOT NO- C-18, C-19 IN LAYOUT APPROVAL PLAN No- L.P.H / D.T.P-32/58 SITUATED AT WARD NO- E, BLOCK NO- 19, T.S.NO.1250, 1251, AT POLLACHI VILLAGE AND MUNICIPALITY, POLLACHI TALUK, COIMBATORE DISTRICT,

APPLICANT : "SAKTHI BUILDERS"

Partner's-
1. Mr.S.BASKARAN, S/o.V.SUBRAMANIAM,

2. Mr.S.VISHNU RAJESH. S/o.S.SRINIVASAN.

ONLINE APPLICATION NO- SWP/BPA/696595/2025,DATE-05-11-2025

ALL DIMENSIONS ARE IN METER.

AREA DETAILS	SQ.M
AREA OF THE SITE (As per patta, FMB)	1212.00
DOCUMENT AREA	1212.00

PROPOSED BUILDING FLOOR WISE BREAKUP DETAILS

NAME OF THE BUILDING	FSI AREA (in Sqm)	NON FSI AREA (in Sqm)	BUILT UP AREA (in Sqm)
Silt Floor	54.41	691.86	746.27
First floor	728.13	18.14	746.27
Second floor	728.13	18.14	746.27
Third floor	728.13	18.14	746.27
Fourth floor	728.13	18.14	746.27
Terrace floor	9.69	11.50	21.19
Total	2976.62	775.92	3752.54

FLOOR SPACE INDEX(FSI) = F.S.I AREA / AREA OF THE SITE = 2976.62 / 1212.00 = 2.456

ALLOWABLE PREMIUM FSI = 2.6 PROVIDED FSI = 2.456

PREMIUM FSI = 2.456 - 2.000 = 0.456

TOTAL NO. OF DWELLINGS = 24

MAXIMUM HEIGHT OF THE BUILDING - 18.00 M

PARKING DETAILS:-

DWELLING AREA	No.Of Dwellings	No.Of Two Wheelers		No.Of Cars	
		Required	Provided	Required	Provided
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	24	--	--	24	24
Visitor's Parking 10%		--	--	2	2
PH Parking		--	--	1	1
Total No. Of Parkings		--	--	27	27

JOINERY DETAILS:-

W1	-	1.22 X 1.52	KW1	-	1.22 X 1.22
W2	-	1.68 X 1.52	KW2	-	1.52 X 2.13
FW1	-	1.82 X 2.13	KW3	-	0.91 X 1.22
FW2	-	1.14 X 2.13	KW4	-	3.20 X 1.22
FW3	-	1.22 X 2.13	KW5	-	1.52 X 2.13
FW4	-	0.60 X 2.13	V	-	0.60 X 0.91

PROFESSIONAL DETAILS BASED ON FORM C :-

APPLICANT	SAKTHI BUILDERS	for SAKTHI BUILDERS Partner
REGISTERED ENGINEER	Er.S.ANANDAN (TD/RE/Gr-II/2024/06/004)	
REGISTERED STRUCTURAL ENGINEER	Er.S.JAGADESHKANNAN (TD/RSE/Gr-I/2025/02/002)	
REGISTERED CONSTRUCTION ENGINEER	Er.S.ANANDAN (RCE/003/KARUR/APRIL/2025)	
REGISTERED GEO TECHNICAL ENGINEER	Er.C.RAMAMOORTHY RGTE/DTCP/TRICHY/MAY2022/357	

COLOUR INDEX

SITE BOUNDARY	
PROPOSED BUILDING	
APPROACH ROAD	
DRIVE WAY	

SWP/LP/R(C)No.04 /2026
SWP/BP/DTCPR(C)No.02 /2026

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

e-signed
Joint Director(Incharge),
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

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.