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.

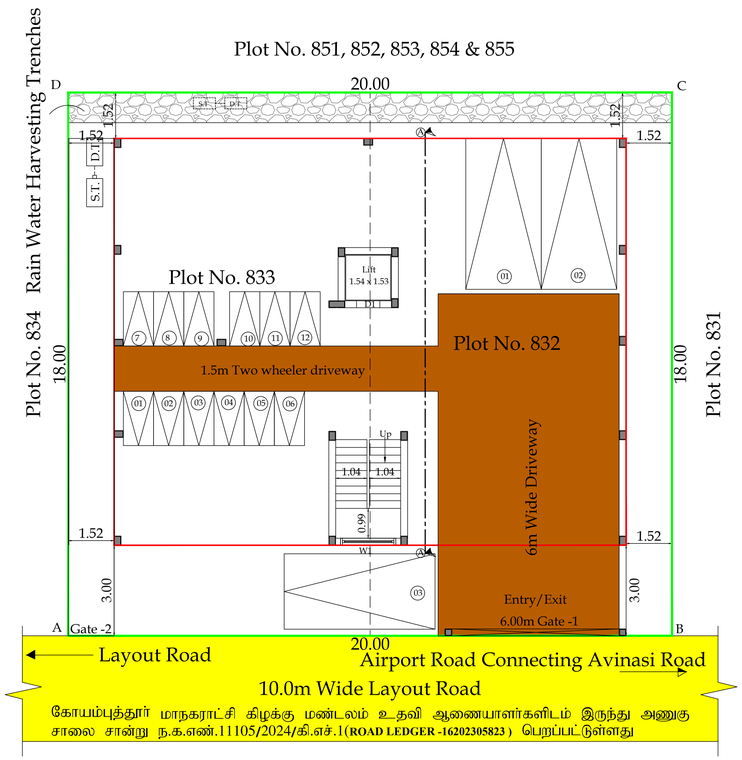
Verified RealEstate™
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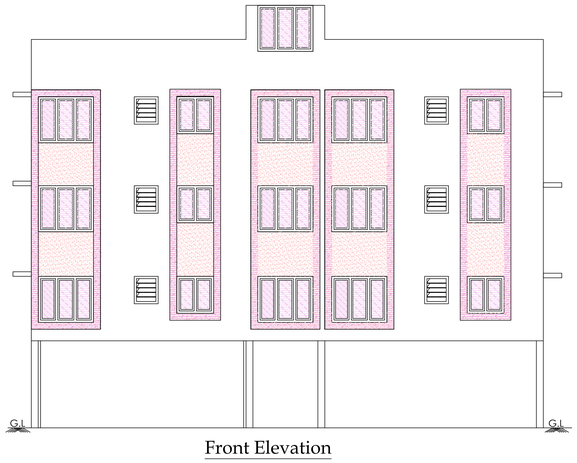
Online Application Number : SWP/BPA/697803/2025

SWP/ SITE APPROVAL / DTCP/ L.P/C.L.P.A No:06/2026

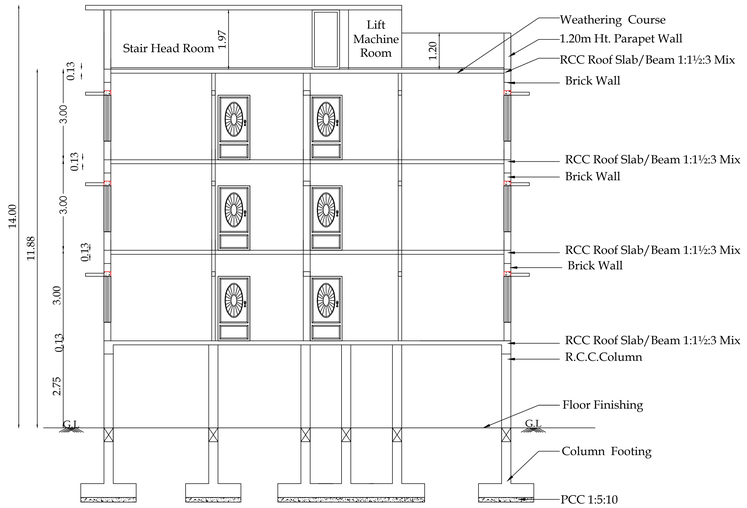
SWP/ DTCP/ PLANNING PERMISSION No:08/2026



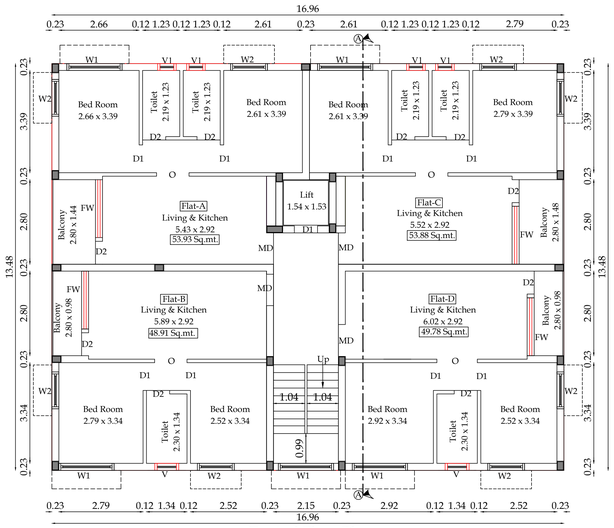
Site Plan Cum Stilt Floor Plan



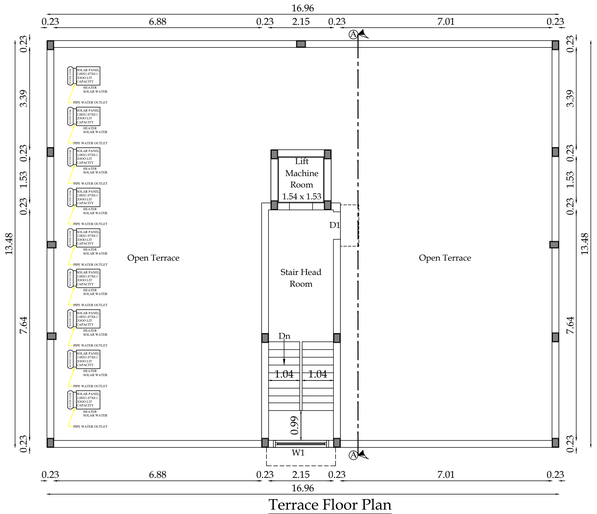
Front Elevation



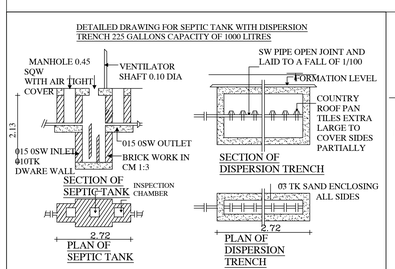
Section On "AA"

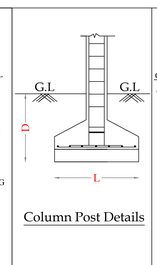


Typical Floor Plan
[First,Second & Third Floor]

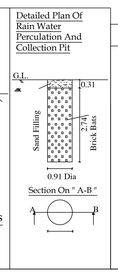


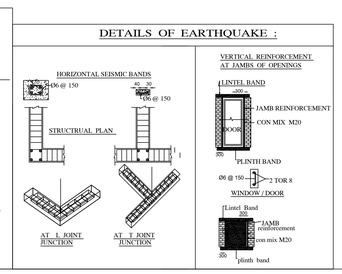
Terrace Floor Plan

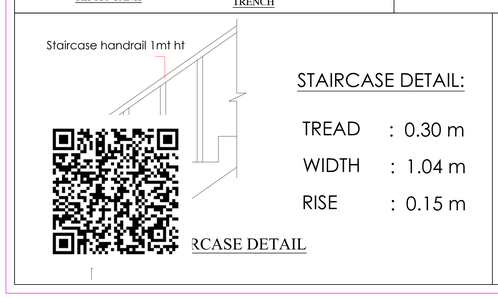




Column Post Details







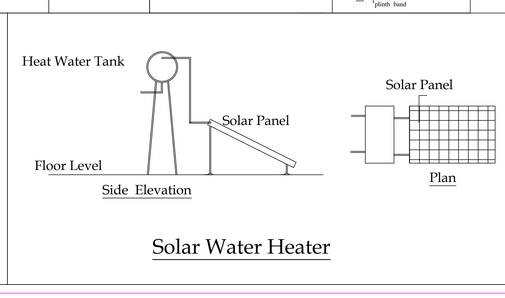
STAIRCASE DETAIL:

TREAD : 0.30 m

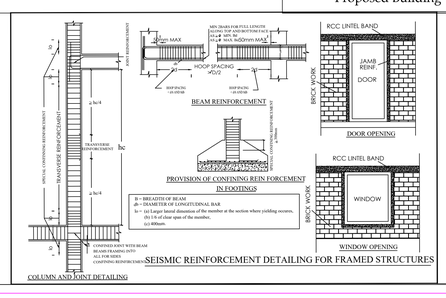
WIDTH : 1.04 m

RISE : 0.15 m

RCASE DETAIL



Solar Water Heater



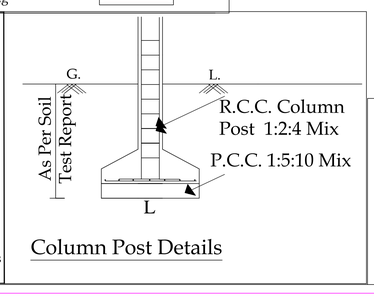
SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES

Color Index:

Site Boundary

Existing Road

Proposed Building



Column Post Details

Site Plan & Detailed Plan Showing The Proposed Stilt, First Floor, Second Floor & Third Floor of Residential Apartment Building in Plot No. MIG- 832, 833, S.F.No:491/1A1A2, 491/1A1A3, 491/1A1A1B, 495/3A2, 495/3B & 495/3C Kalapatti(West) Village, Coimbatore Corporation.

2041 MASTER PLAN LAND USE : RESIDENTIAL

T.N.H.B. T.S.P No.73/85 (TAMIL NADU HOUSING BOARD)

All Dimensions Are in Meter

Name Of The Applicant : A. Selvaraja, D.Vivekanandan, M.Sundararaj, I.Dineshkumar, I.Revathi

N

AREA DETAILS:

As Per Document	:	360.00 Sq.mt.
As Per Fmb/Patta		
S.F.No.491/1A1A2	:	55.00 Sq.mt.
S.F.No.491/1A1A3	:	56.00 Sq.mt.
S.F.No.491/1A1A1B	:	116.00 Sq.mt.
S.F.No.495/3A2	:	64.00 Sq.mt.
S.F.No.495/3B	:	35.00 Sq.mt.
S.F.No.495/3C	:	34.00 Sq.mt.
Total	:	360.00 Sq.mt.
Super Imposed Plot Area	:	360.00 Sq.mt.

Building Area Details:-

Usage	Floor Name	Total Built up Area In Sq.mt.	FSI Area In Sq.mt.	Non FSI Area In Sq.mt.
	Stilt Floor	228.62		228.62
Residential	First Floor	228.62	228.62	-
Residential	Second Floor	228.62	228.62	-
Residential	Third Floor	228.62	228.62	-
	Terrace Floor	9.14		9.14
	Total	923.62	685.86	237.76

FSI Area $= \frac{685.86}{360.00} = 1.90 < 2.0$

Height of the Building : 11.88 mt.

Flat wise Area Details (Sq.m)

Units	Flat - A	Flat - B	Flat - C	Flat - D
First Floor	54.02	48.91	54.88	49.78
Second Floor	54.02	48.91	54.88	49.78
Third Floor	54.02	48.91	54.88	49.78

Total Dwelling Units = 12 nos

Parking Requirement:

25 TO 50 SQ.M = 1 TWO WHEELER

50 TO 75 SQ.M = 1 TWO WHEELER

50 TO 75 SQ.M = 1 CAR / 2 Dwelling Units

Parking Space Details

Parking Area Description	Required	Provided
Car Parking	3	3
Two Wheeler Parking	12	12

Joinery's Details:-

Schedule Of Joineries	Meter
MD - Main Door	1.06 x 2.13
D1 - Door	0.91 x 2.13
D2 - Door	0.76 x 2.13
O - Open	1.06 x 2.13
W1 - Window	1.83 x 1.52
W2 - Window	1.22 x 1.52
FW - French Window	1.92 x 1.98
V - Ventilator	0.91 x 0.76
V1 - Ventilator	0.76 x 0.91

Applicant

Dr. V. JOHNPAUL
04/09/25
B.Tech, M.E (Struct.), Ph.D, AMIE, MIGS, MICI, MIOV.
Structural Engineer Grade - I (SE)
Reg. No : LPA/SE/GR-I/032/2024
3/358, Arul Jothi Nagar, Karanampettai,
Palladam, Tirupur - 641 401.
Ph. 99 52 50 65 49 / er.johnpaulv@gmail.com

Registered Structural Engineer

Er.S. POORNIMA, B.Tech., M.Tech (Struct)
19/12/25
Registered Engineer
Reg. No LPA / RE / GR-II / 014 / 2022
1/313, J.Pallaisamy Nagar Maiumichampatti,
Coimbatore - 641 050.
Ph: 95733 45002, 99599 55325

Registered Engineer

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
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Chennai 600 097, India
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+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.