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.

Verified RealEstate™

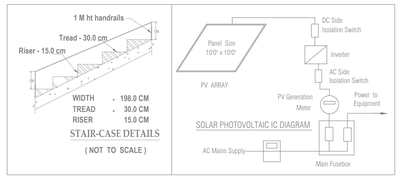
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

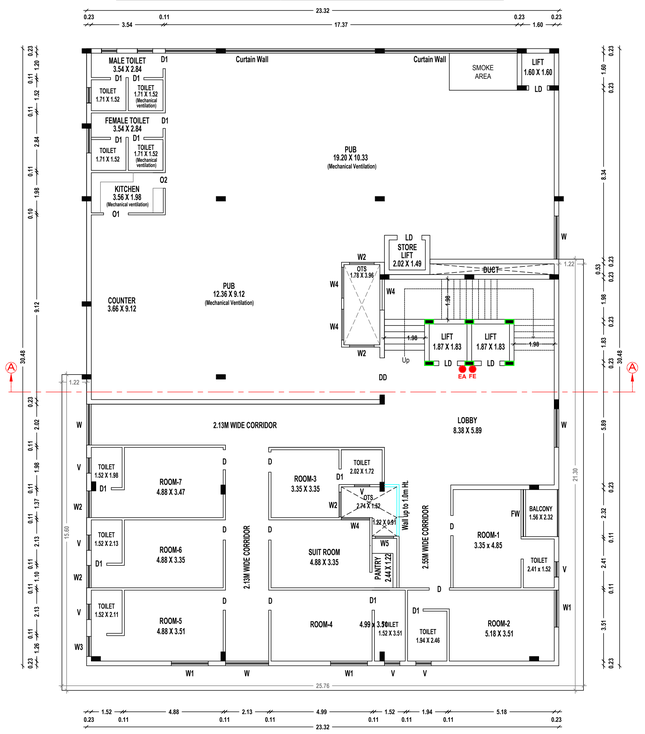
hello@verified.realestate

+91 9996 12 9996

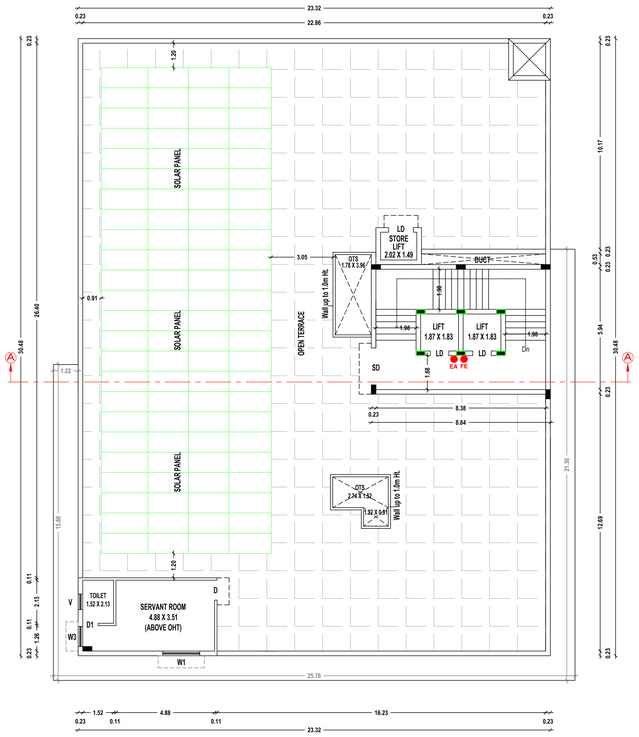
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SHEET NO. : 1/2





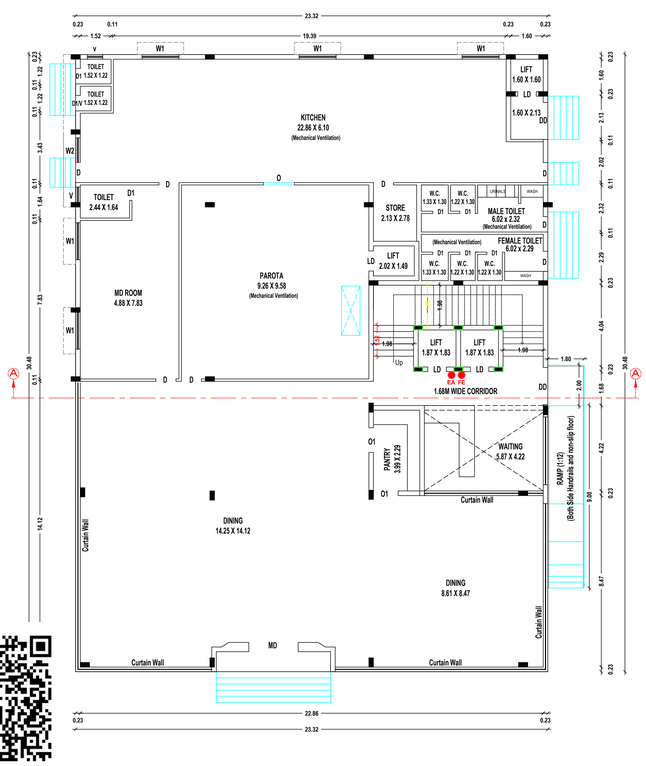
THIRD FLOOR PLAN



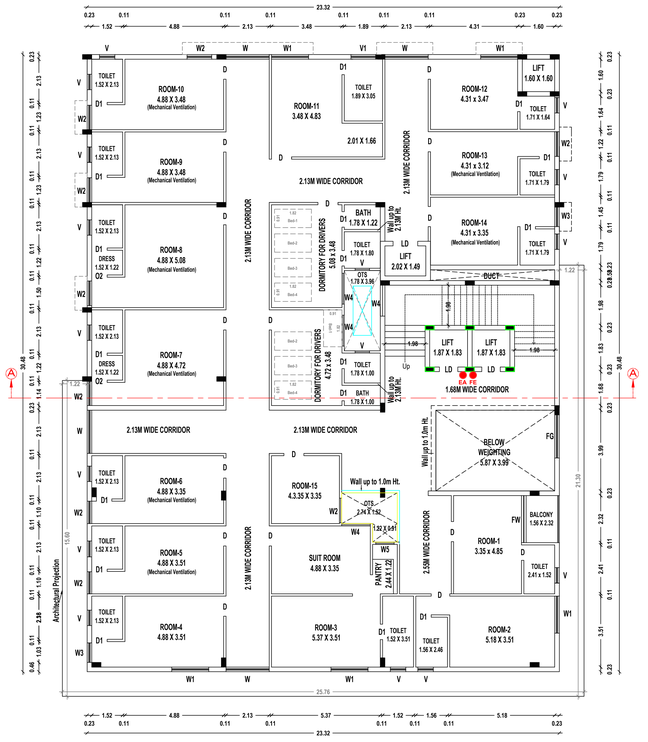
TERRACE FLOOR PLAN



SECTION AT "AA"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN SHOWING THE REVISED BUILDING APPROVAL FOR CONSTRUCTION OF A HOTEL CUM LODGE BUILDING IN SF.NOS.393/1A2B2, 393/1A2B3, 393/2C1A2 AND 393/2C1A3 OF KANIYUR VILLAGE / PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

SCALE:- 1"=8' (or) 1 :100

N

ALREADY APPROVED BUILDING AREA DETAILS:-

Approval No : 94/2025
Planning Permission No : 116/2025

DESCRIPTION	AREA (IN SQM)		
	F.S.I	NON-FSI	TOTAL
Ground Floor	1083.55	10.45	1094.00
First Floor	1004.96	10.45	1015.41
Terrace Floor	---	44.06	44.06
Total	2088.51	64.96	2153.47

AREA OF REVISED CONSTRUCTION:-

DESCRIPTION	AREA (IN SQM)		
	F.S.I	NON-FSI	TOTAL
Ground Floor	710.71	---	710.71
First Floor	671.71	39.00	710.71
Second Floor	695.11	15.60	710.71
Third Floor	695.11	15.60	710.71
Terrace Floor	26.39	60.70	87.09
Total	2799.03	130.90	2929.93

JOINERY DETAILS:-

Sl.No.	Description	Sym	Dimension
1	Main Door	MD	2.44 x 2.44
2	Steel Door	SD	1.00 X 2.44
3	Lift Door	LD	0.91 X 2.44
4	Door	D	0.99 x 2.44
5	Door	D1	0.76 x 2.44
6	Door	DD	1.22 x 2.44
7	Window	W	1.83 x 1.52
8	Window	W1	1.22 x 1.52
9	Window	W2	0.91 x 1.52
10	Ventilator	V	0.91 x 0.76
11	Exhaust Fan	EF	

REFERENCE:-

Fire Extinguisher : FE
Emergency Alarm : EA

Application No.: SWP/BPA/698517/2025
Site Boundary shown as "A to G" and numbered as SWP / DTCP / COIMBATORE /
Site Approval LP/CLPA No. : 94 / 2025
Revised Planning Permission No.: 927 / 2025

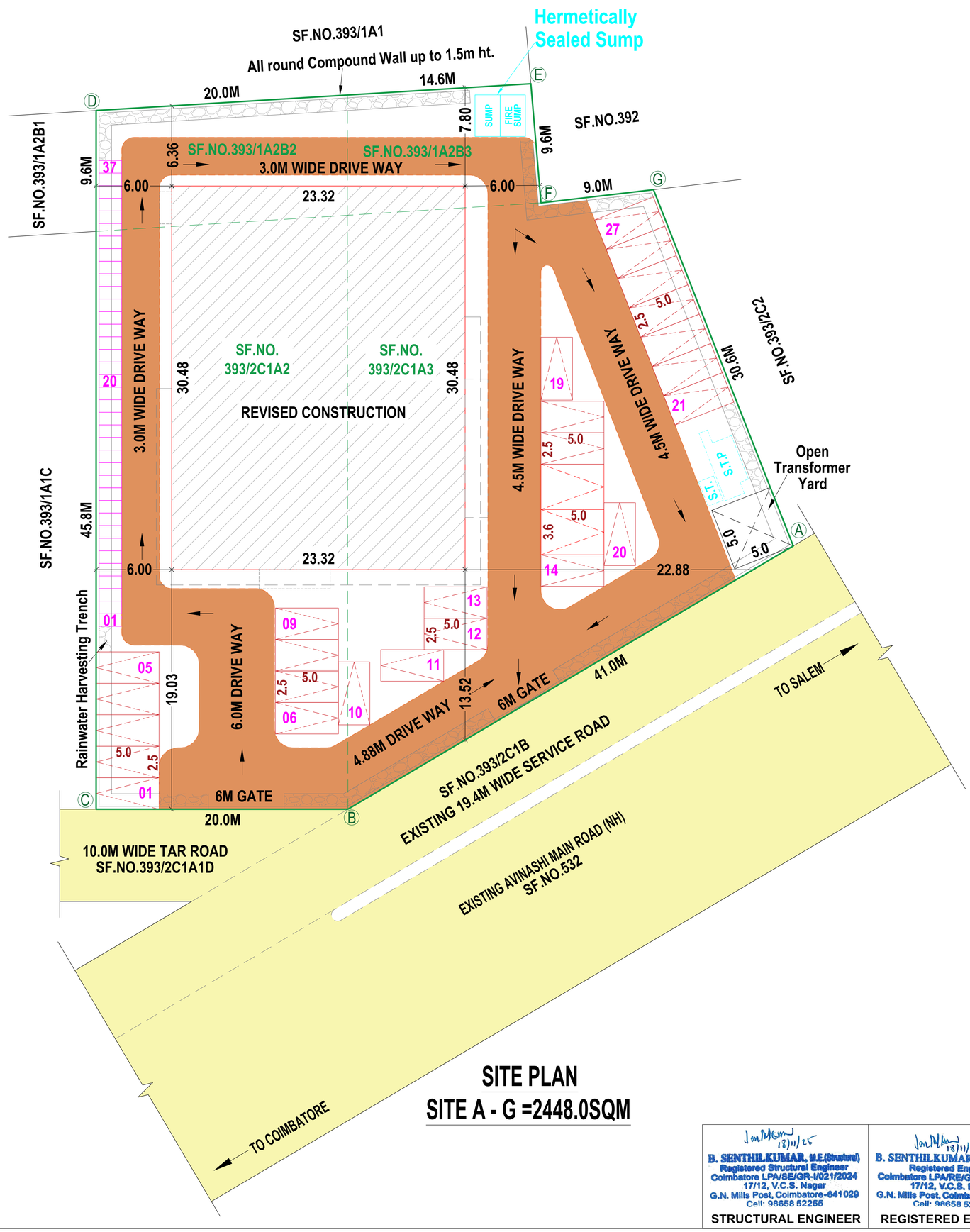
OWNER / APPLICANT

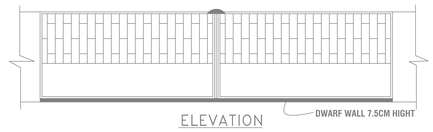
18/11/25
B. SENTHILKUMAR, M.E.(Structural)
Registered Engineer
Coimbatore LPA/RE/GR-I/012/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255
REGISTERED ENGINEER

18/11/25
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Registered Structural Engineer
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17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255
CONSTRUCTION ENGINEER

SHEET NO. : 1/2





NOTE:-

* ALL MEASUREMENTS ARE IN METRE
* ALL ROUND COMPOUND WALL PROVIDED.
* SUMP (HERMETICALLY SEALED) PROVIDED.
* S.T.P AND S.T. PROVIDED.
* FIRE EXTINGUISHER & EMERGENCY ALARM PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE TERRACE FLOOR.
* RAINWATER PERCOLATION PITS PROVIDED.
* O.H.T. AND SOLAR PANEL PROVIDED IN THE TERRACE FLOOR.

REFERENCE:-

Boundary of the Site	:	
Existing Roads	:	
Revised Construction	:	
Drive way	:	

B. SENTHILKUMAR, M.E.(Structural) Registered Structural Engineer Coimbatore LPA/SE/GR-I/021/2024 17/12, V.C.S. Nagar G.N. Mills Post, Coimbatore-641029 Cell: 98658 52255	B. SENTHILKUMAR, M.E.(Structural) Registered Engineer Coimbatore LPA/RE/GR-I/012/2024 17/12, V.C.S. Nagar G.N. Mills Post, Coimbatore-641029 Cell: 98658 52255	B. SENTHILKUMAR, M.E.(Structural) Registered Construction Engineer Coimbatore Reg. No: CE/019/2022 17/12, V.C.S. Nagar G.N. Mills Post, Coimbatore-641029 Cell: 98658 52255
STRUCTURAL ENGINEER	REGISTERED ENGINEER	CONSTRUCTION ENGINEER

OWNER / APPLICANT

SITE PLAN SHOWING THE REVISED BUILDING APPROVAL FOR CONSTRUCTION OF A HOTEL CUM LODGE BUILDING IN SF.NOS.393/1A2B2, 393/1A2B3, 393/2C1A2 AND 393/2C1A3 OF KANIYUR VILLAGE / PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

SCALE:- 1 : 400

N

2041 MASTER PLAN LAND USE : COMMERCIAL

AREA DETAILS:-

		In Sqm	
Area of SF.NO.393/1A2B2	=	190.00	
Area of SF.NO.393/1A2B3	=	146.00	
Area of SF.NO.393/2C1A2	=	930.00	
Area of SF.NO.393/2C1A3	=	1182.00	
TOTAL SITE AREA	=	2448.00	60.50 CENT

ALREADY APPROVED BUILDING AREA DETAILS:-

Approval No : 94/2025
Planning Permission No : 116/2025

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Total	2799.03	130.90	2929.93

Site open Space = 1737.29 sqm
F.S.I (2799.03/2448.00) = 1.143 (≤ 2)

Required O.S.R. Area = 244.80 sqm

* Equivalent Amount to the guideline value for the above said OSR area has fully remitted by applicant.

Total Height of the Building = 18.29M

DORMITORY ROOMS FOR DRIVERS:-

No. of Rooms : 39 Nos, Req. Car Parking = 4 Nos
4 Nos of Dormitory rooms and separate Toilet, Bathroom Provided for the Same.

PARKING DETAILS:- (Hotels & Lodges)

1 car space for every 10-guest rooms and for the non-room area, 1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 50sq.m of floor area or part thereof. For restaurants in these hotels – same as that specified for restaurants specified above.

No. of Rooms : 37 Nos, Req. Car Parking = 4 Nos

Balance Area (Total FSI area - Room Area)
2799.03-1015.00 = 1784.03 sqm
Required Car Parking : 18
Required Two wheeler Parking : 36

Total Parking Requirements		Required	Provided
Car parking	=	22	27
Two Wheeler Parking	=	36	37

* Including DA Parkings

Application No.: SWP/BPA/698517/2025
Site Boundary shown as "A to G" and numbered as SWP / DTCP / COIMBATORE /
Site Approval LP/CLPA No. : 94 / 2025
Revised Planning Permission No.: 927 / 2025

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
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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.