

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

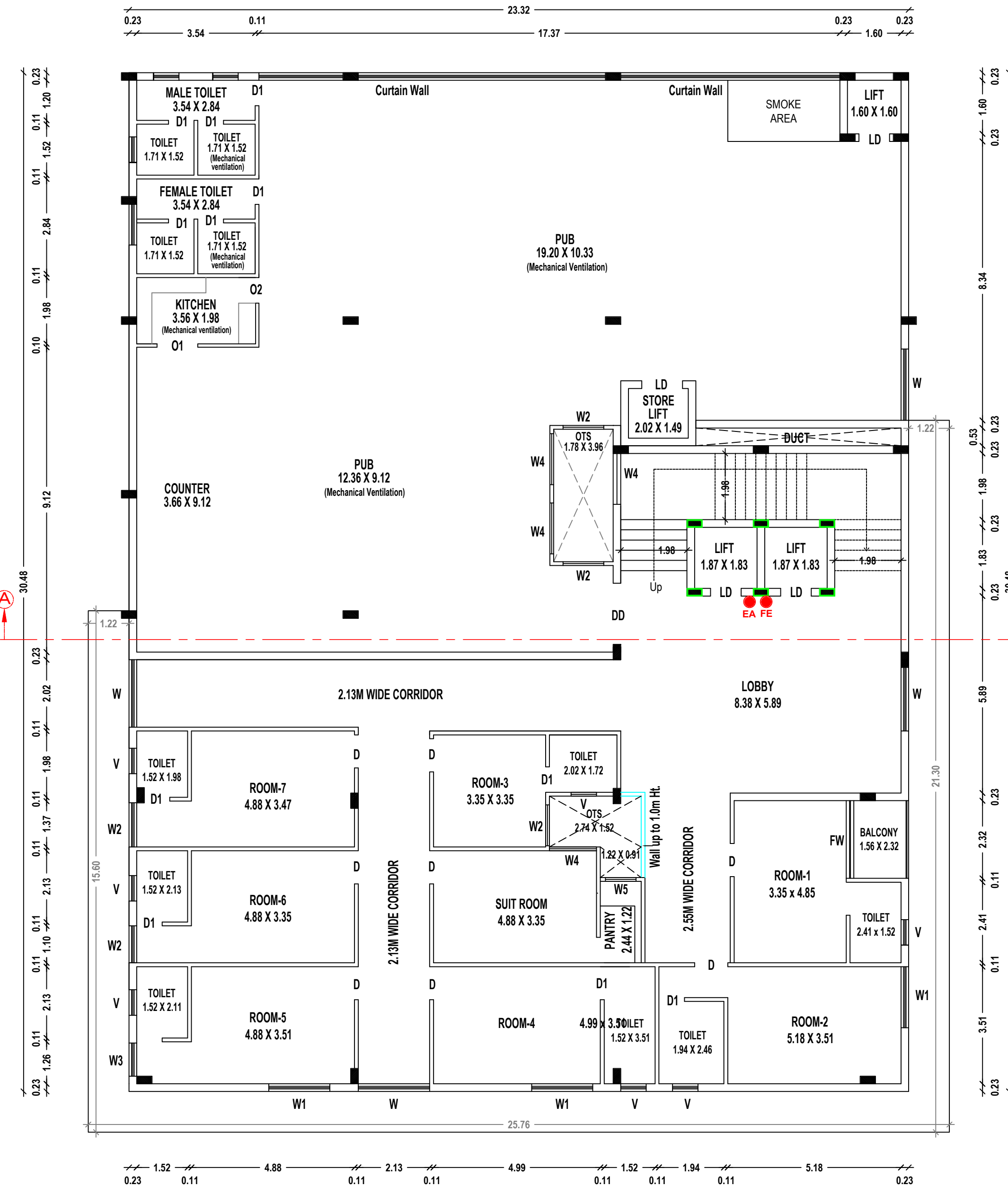
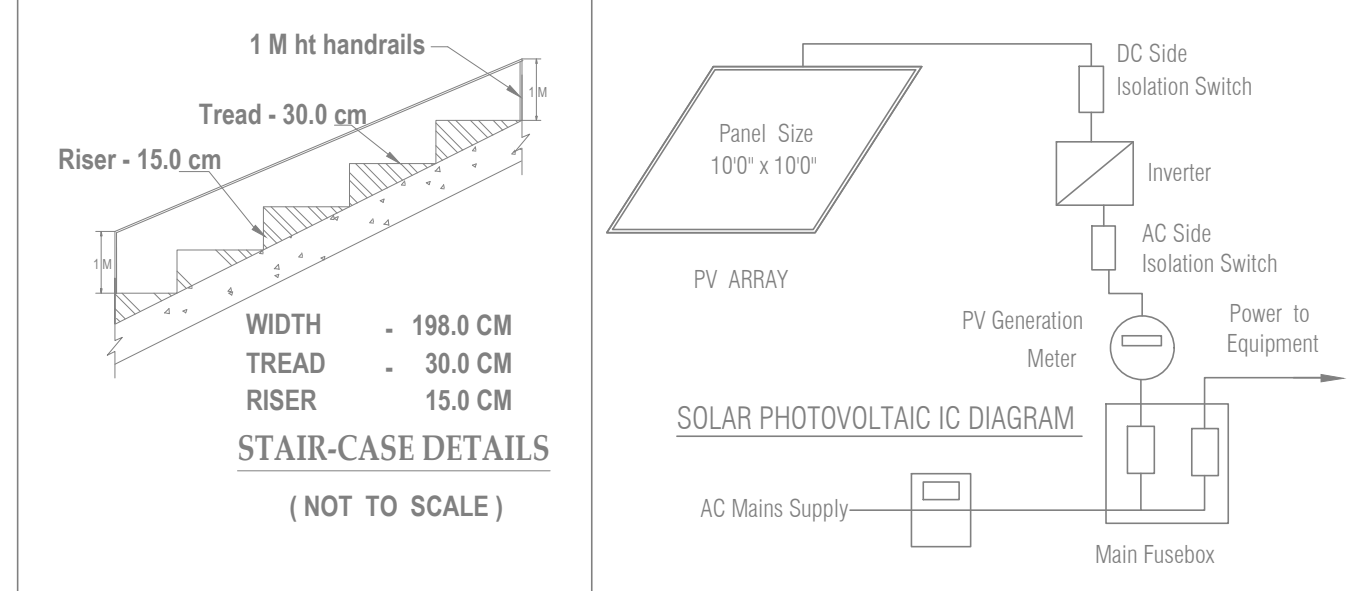
Building Plan

ISSUING AUTHORITY

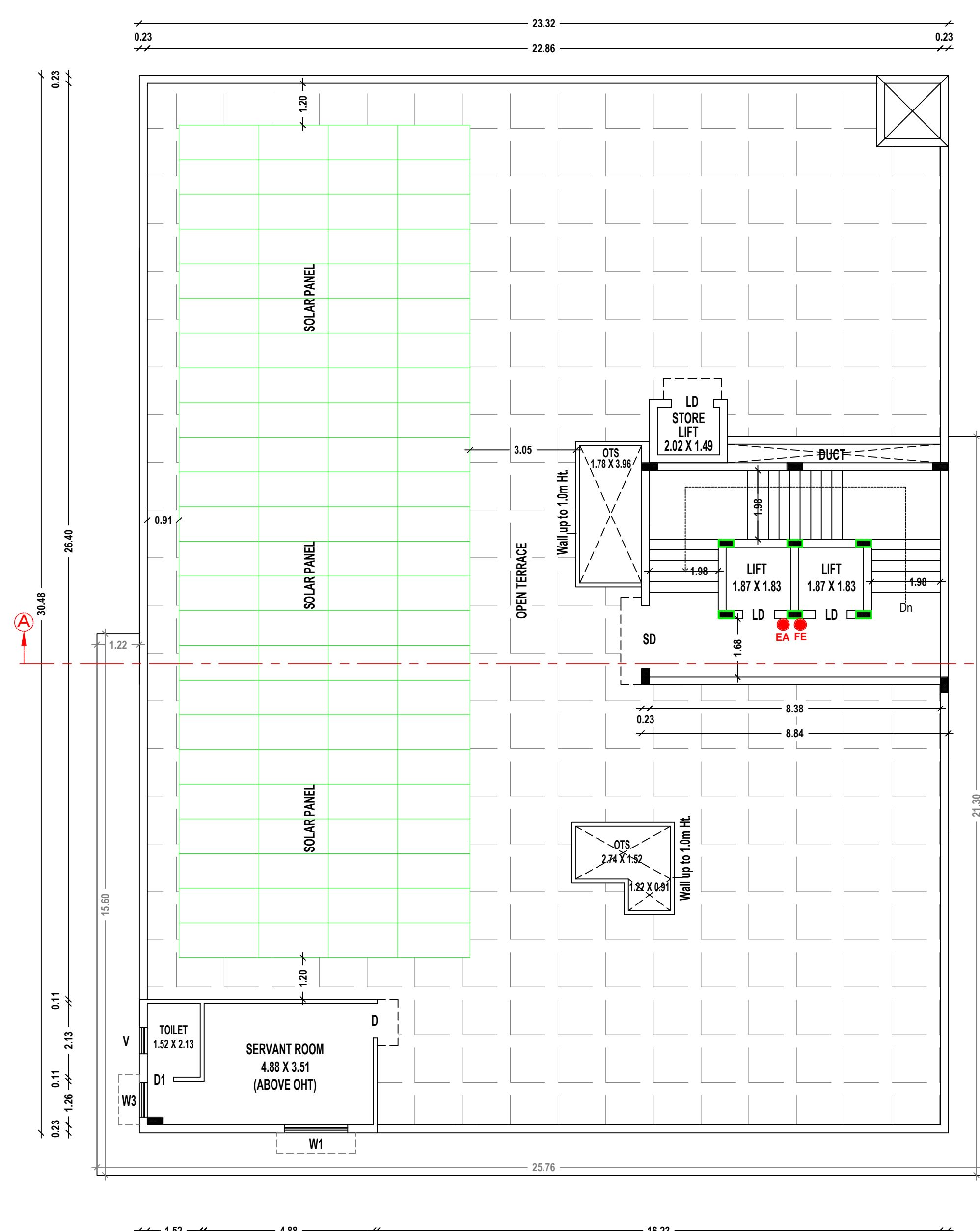
DTCP

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.



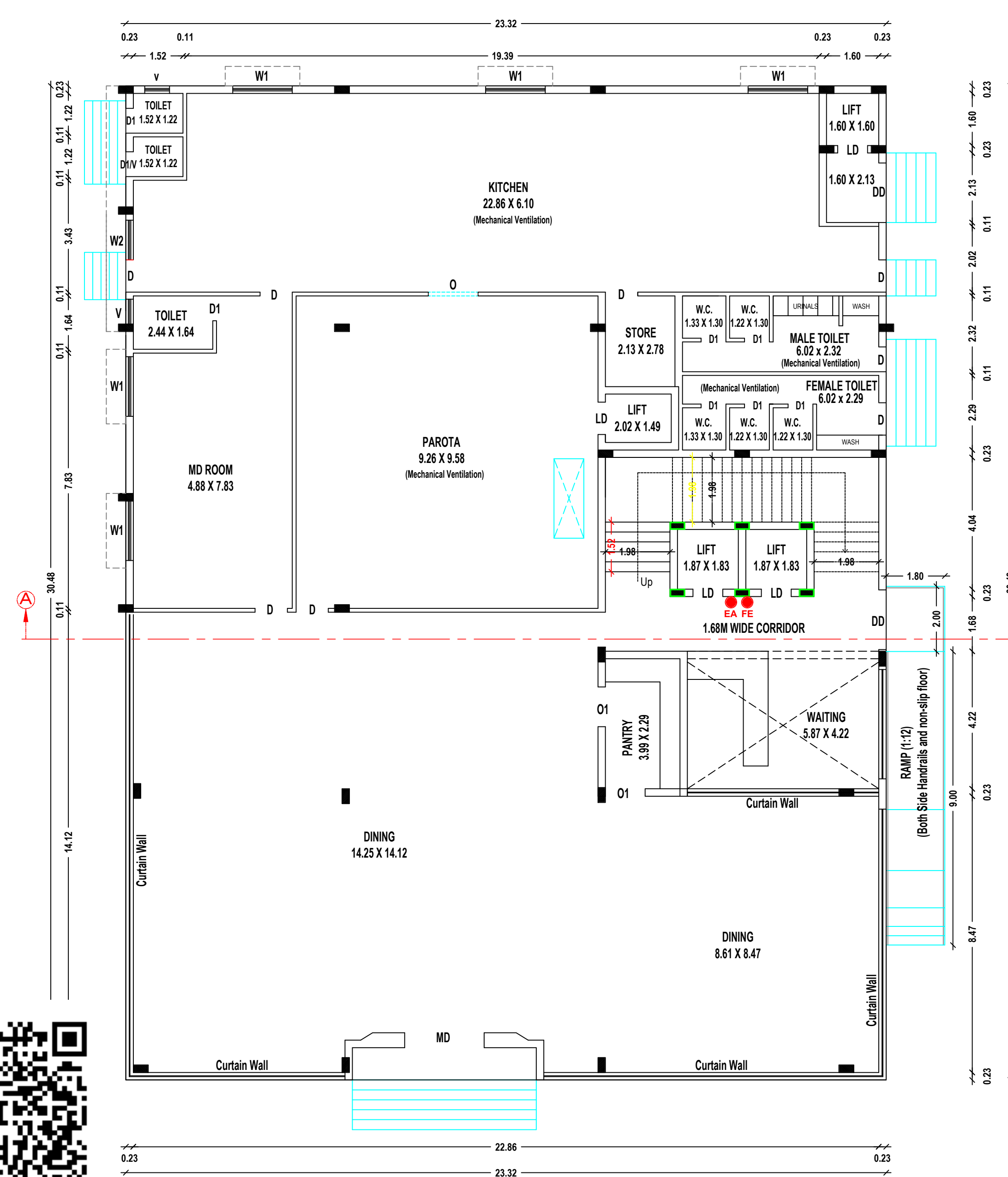
THIRD FLOOR PLAN



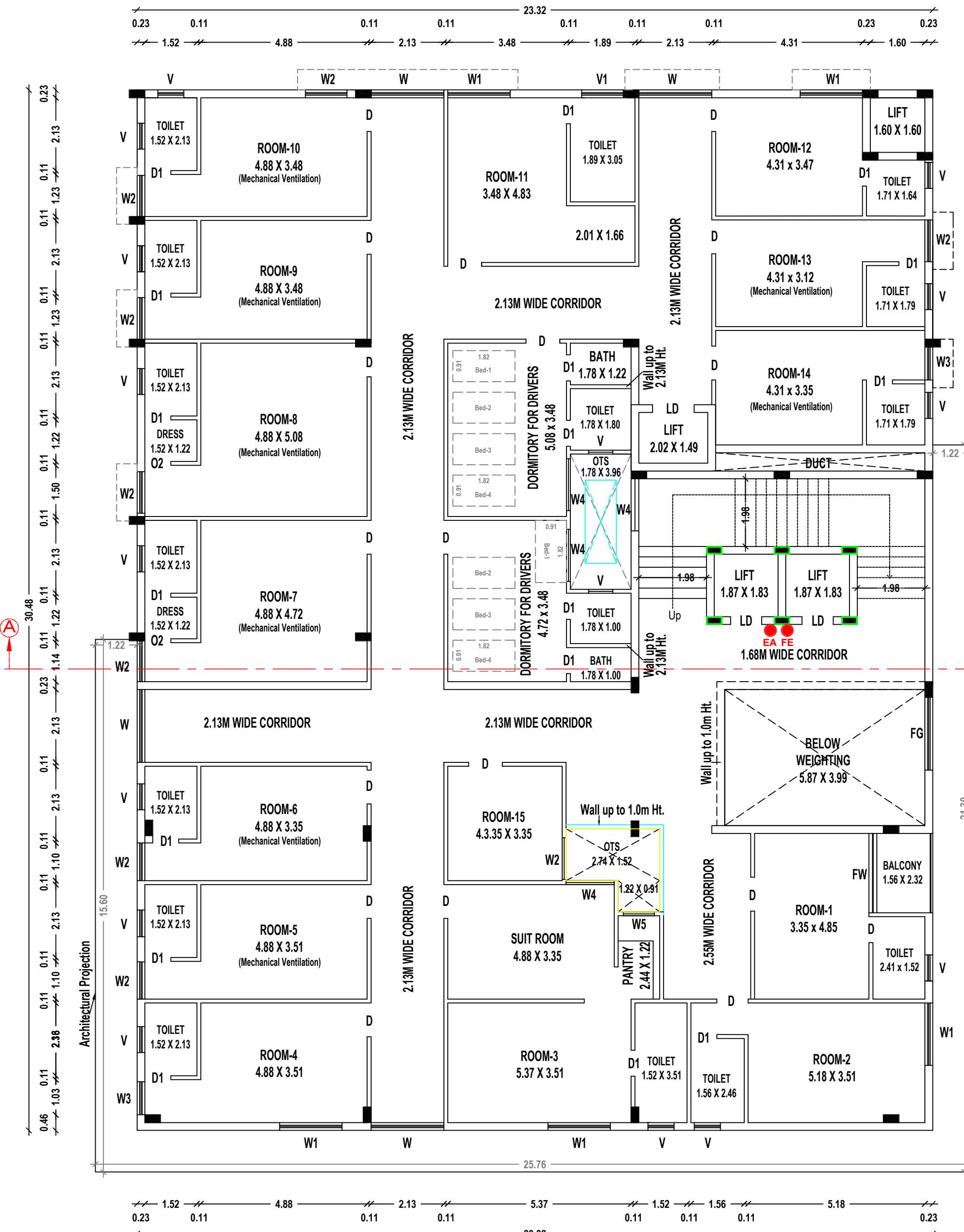
TERRACE FLOOR PLAN



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



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

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

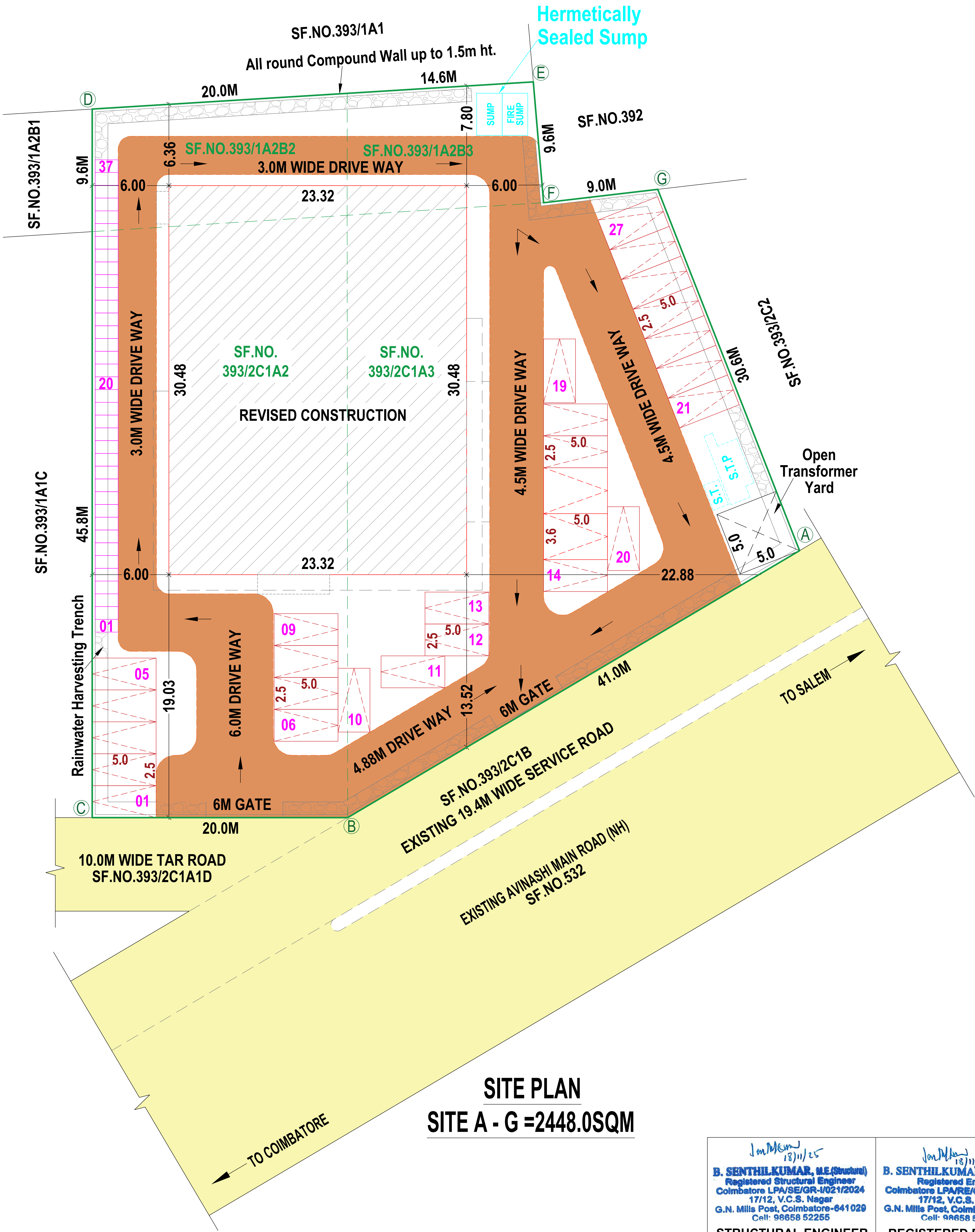
REGISTERED ENGINEER

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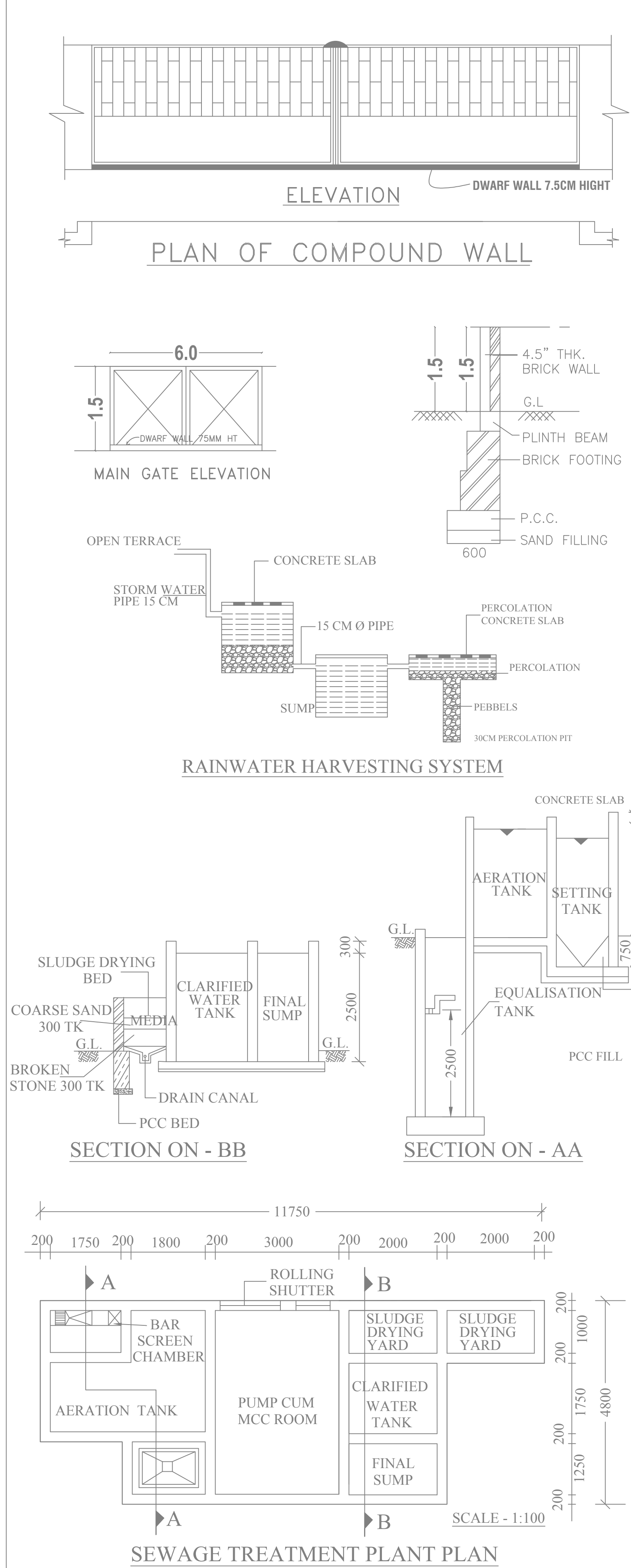
STRUCTURAL ENGINEER

B. SENTHILKUMAR, M.E (Structural)
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Coimbatore Reg. No: CE/019/2022
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G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

CONSTRUCTION ENGINEER



SITE PLAN
SITE A - G =2448.0SQM



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	:	

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

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

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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

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CONSTRUCTION ENGINEER

K. V. J.
OWNER / APPLICANT

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](#)



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

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

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

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



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.

