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.

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OMR Thoraipakkam,
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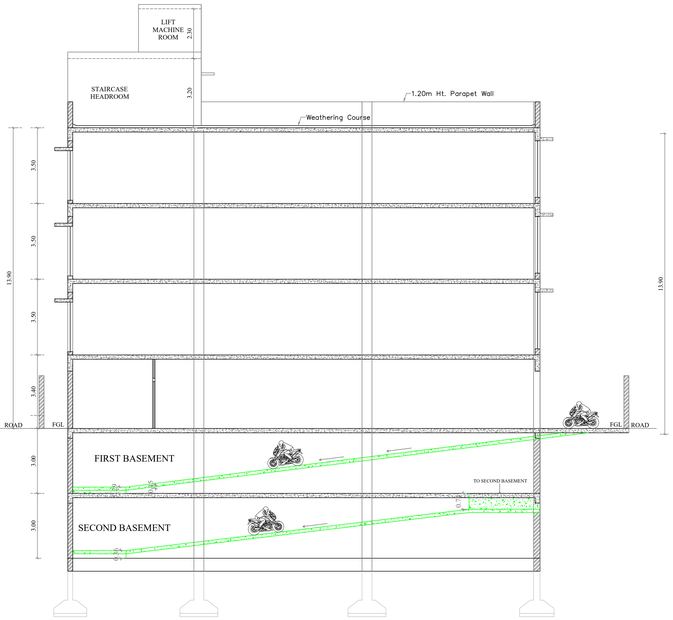
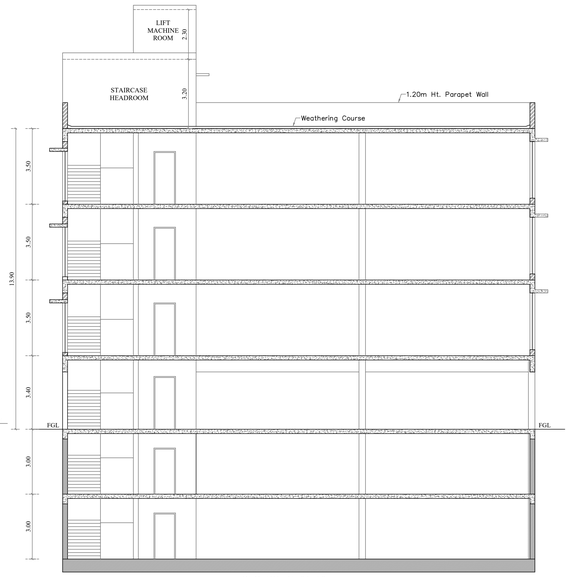
FRONT ELEVATION



SECTION AT "B-B"



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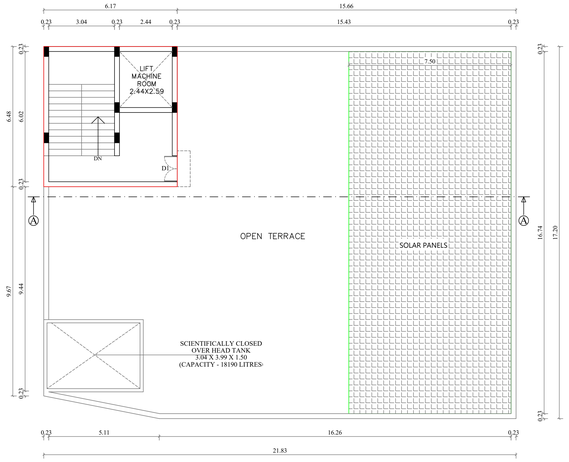
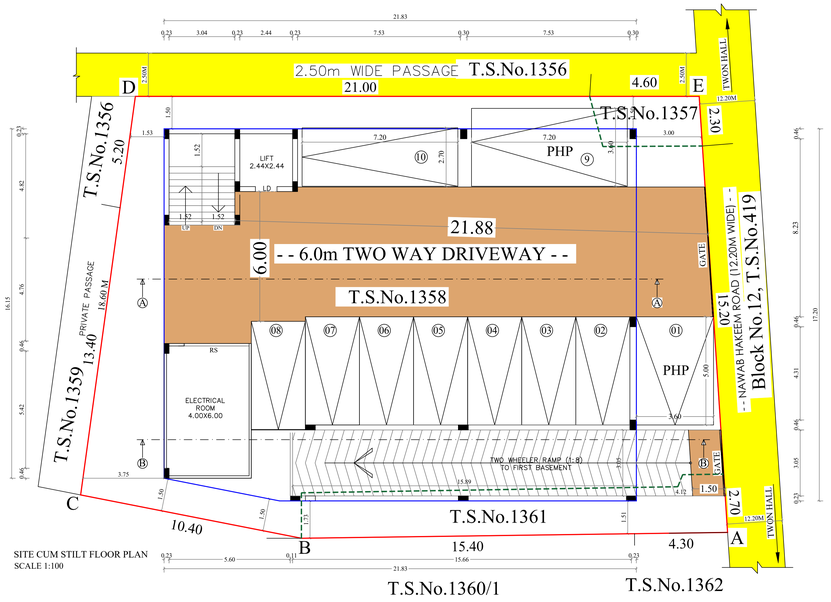
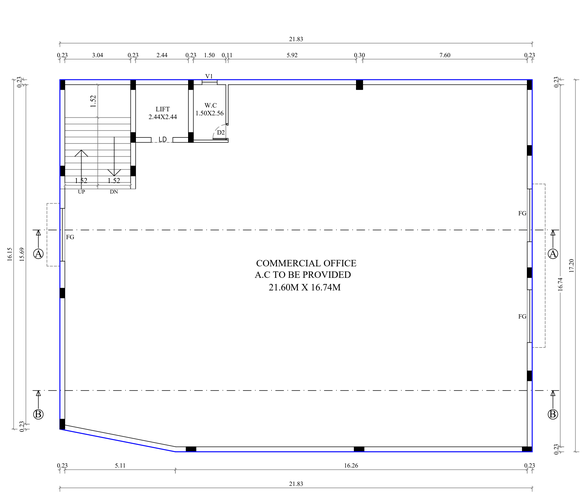


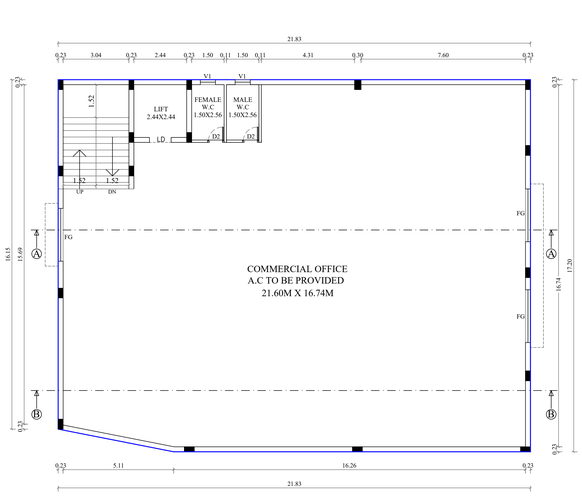
TERRACE FLOOR PLAN



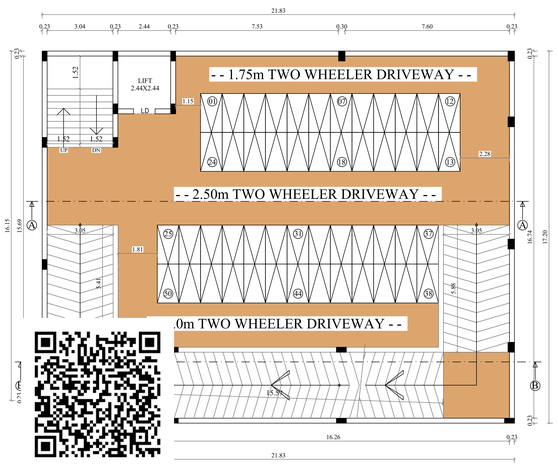
SITE CUM STILT FLOOR PLAN
SCALE 1:100



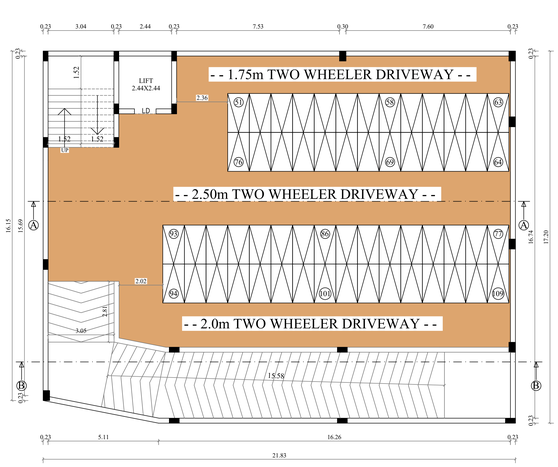
FIRST FLOOR PLAN



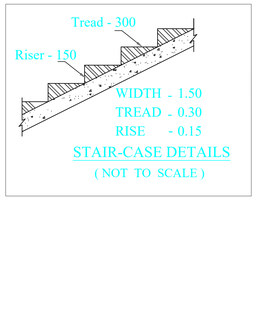
SECOND & THIRD FLOOR PLAN

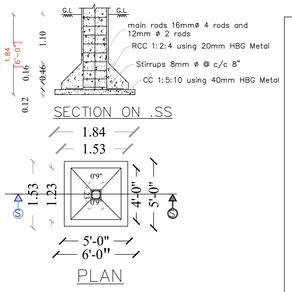


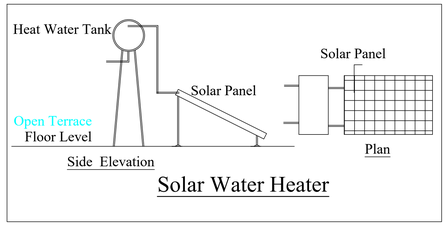
FIRST BASEMENT FLOOR PLAN

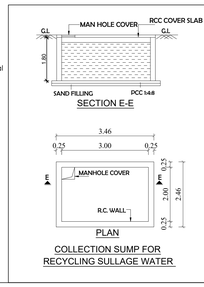


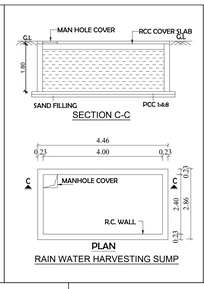
SECOND BASEMENT FLOOR PLAN

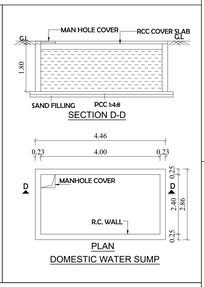


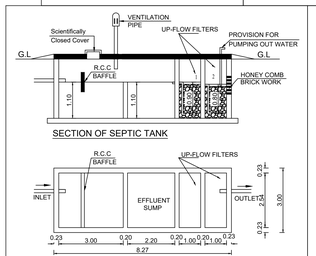


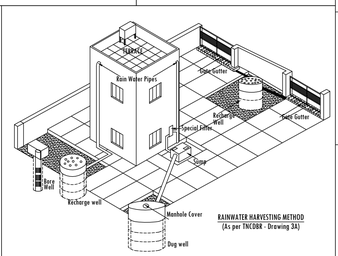












PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BUILDING FOR " COMMERCIAL OFFICE BUILDING "IN NAWAB HAKEEM ROAD, COIMBATORE OLD TOWN.COMPRISED IN NEW T.S.NOS. 1357, 1358 & 1361 OF WARD NO. F, BLOCK NO. 14, COIMBATORE SOUTH TALUK, COIMBATORE DISTRICT.

SCALE 1:100

MASTER PLAN : COMMERCIAL LAND USE & CBA

Application Number. : SWP/BPA/710505/2025

AREA STATEMENT

S.NO	DESCRIPTION	SURVEY NUMBER	HECTARE	SQ.M
1		T.S.NOS: 1357, 1358 & 1361	0.05.609	560.94

AREA AS PER DOCUMENT - 560.94 SQ.M
AREA AS PER PATTA - 561.00 SQ.M
AREA AS PER SITE - 561.42 SQ.M

LEGEND

- Site Boundary
- Existing Road
- Driveway
- Proposed Building

AREA OF SITE	560.94 Sq.m		
DESCRIPTION	F.S.I Sq.m	NON-F.S.I Sq.m	BUILT-UP AREA Sq.m
PROPOSED BASEMENT 2	–	372.69	372.69
PROPOSED BASEMENT 1	–	372.69	372.69
PROPOSED STILT FLOOR	26.35	346.34	372.69
PROPOSED FIRST FLOOR	372.69	–	372.79
PROPOSED SECOND FLOOR	372.69	–	372.69
PROPOSED THIRD FLOOR	372.69	–	372.69
HEAD ROOM	–	39.98	39.98
TOTAL BUILT-UP AREA	1144.42	1131.70	2276.12

JOINERY DETAILS

D1	DOOR	1.20 x 2.13
D2	DOOR	0.76 x 2.13
FG	FIXED GLAZING	2.44 x 2.44
V1	VENTILATOR	0.76 x 0.76
RS	ROLLING SHUTTER	3.00 x 2.70

Floor Space Index - $\frac{1144.42}{560.94}$ = 2.04

Parking Details: (COMMERCIAL OFFICE)
1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof

PARKING CALCULATION

S.NO.	DESCRIPTION	REQUIRED	PROVIDED
1	TWO WHEELER	34	109
2	CAR PARKING INCLUDED PHYSICALLY CHALLENGERS	09	10

APPROVAL DETAILS:

SITE APPROVAL NO :
LP/CLPA No.206/2026
PLANNING PERMISSION NO :
PP No.259/2026

APPLICANT

17/03/2026
BA.KANNA CHOCKKALINGAM
M.E (Structures), AIV., AMIE., MISTE
Registered Structural Engineer
Reg No: Coimbatore LPA / SE / GR-I / 19/04/2015
No: 400, Bharathiyar Road, New Siddhapudur,
Coimbatore - 641 044.
(Ph: 0422-4399772, Mob: +91 9363115772

STRUCTURAL ENGINEER

17/03/2026
Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), AIV., AMIE., MISTE
REGISTERED ENGINEER
Reg. No: Coimbatore LPA / RE / GR-I / 906 / 2022
D. No: 400, Bharathiyar Road
New Siddhapudur, Coimbatore - 641 044.
Ph: 0422 - 3592569 Mob: + 91 9363115772

REGISTER 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

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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.