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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PLAN SHOWING THE REVISED PROPOSED CONSTRUCTION OF A COMMERCIAL (COMMUNITY HALL) BUILDING IN S.F.NO: 181/5A4 OF APPROVED LAYOUT.NO:1205/1994 AT VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

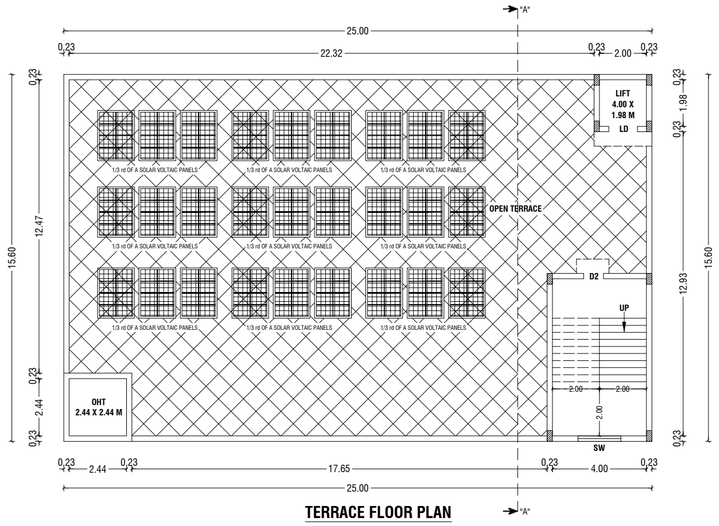
VILLANKURICHI D D PLAN NO - 05

SCALE :- 1:100
COMMERCIAL BUILDING

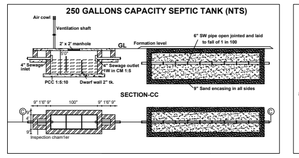
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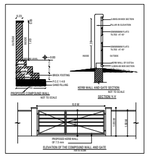
ONLINE APPLICATION NO : SWP/BPA/713582/2025

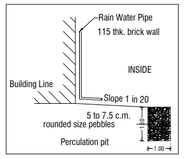
APPLICANT NAME : B.PARIMALA

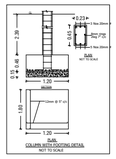


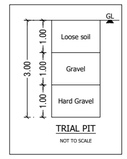
TERRACE FLOOR PLAN

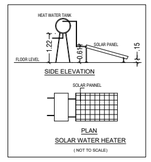


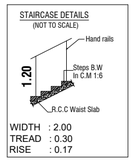


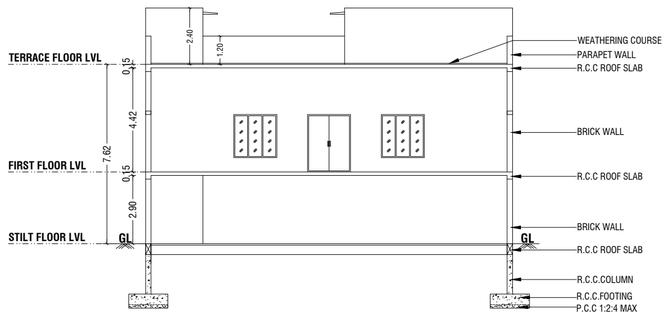




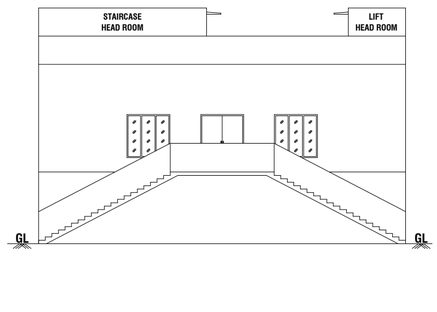




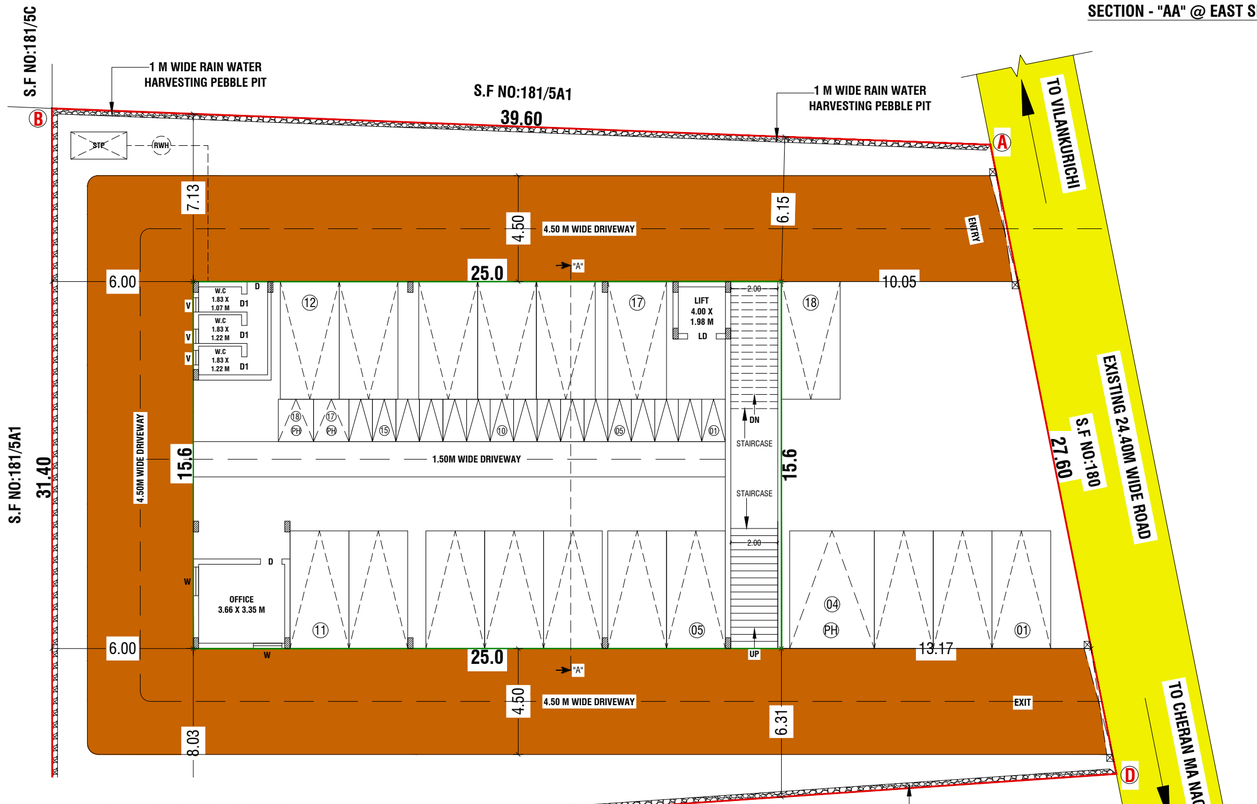




SECTION - "AA" @ EAST SIDE

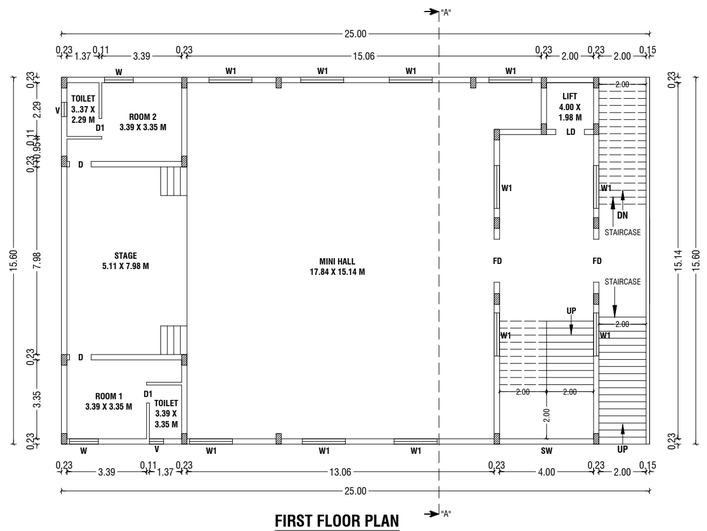


ELEVATION @ EAST SIDE VIEW



SITE CUM STILT FLOOR PLAN

(SCALE - 1:100)



FIRST FLOOR PLAN

AREA DETAILS:- **IN SQM**

AREA OF SITE AS PER PATTA	=	1231.00 Sqm
AREA OF SITE AS PER DOCUMENT	=	1231.19 Sqm
SUPER IMPOSED PLOT AREA	=	1239.30 Sqm

REVISED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	15.70	374.20	389.90
2	FIRST FLOOR	389.90	-	389.90
3	TERRACE FLOOR (HEADROOM + OHT)	-	51.10	51.10
	TOTAL AREA	405.60	425.30	830.90

F.S.I CALCULATION AS PATTA AREA:-

F.S.I (405.60/ 1231.00) = 0.329 < 2

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 7.62 Mt

PARKING DETAILS	PARKING CALCULATION	REQUIRED (INCLUDE VISITOR & PH PARKING)	PROVIDED
TOTAL CAR	FLOOR AREA [405.60 / 20] X 0.75 = 17	17 NO'S	18 NO'S
TOTAL TWO WHEELER	FLOOR AREA [405.60 / 20] X 0.75 = 17	18 NO'S	18 NO'S

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.83 X 2.44
D	DOOR	0.91 X 2.44
D1	DOOR	0.84 X 2.44
D2	DOOR	0.76 X 2.44
O	OPEN	1.07 X 2.44
LD	LIFT DOOR	1.22 X 2.44
W	WINDOW	2.44 X 1.83
W1	WINDOW	1.83 X 1.83
W2	WINDOW	1.43 X 1.37
SW	STAIRCASE WINDOW	4.88 X 1.83
V	VENTILATOR	0.91 X 0.91

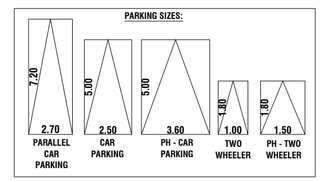
COLOUR INDEX:-

BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	22.30	367.60	389.90
2	FIRST FLOOR	389.90	-	389.90
3	TERRACE FLOOR (HEADROOM + OHT)	-	51.10	51.10
	TOTAL AREA	412.20	418.70	830.90

EXISTING APPROVED DETAILS:-

NOTE:- (APPROVED BUILDING DETAILS)
PLANNING PERMISSION ISSUED BY COIMBATORE DTCP
SWP/BPA/368735/2024
SWP / SITE APPROVAL : L.P / CLPA NO : 635/2024
SWP / PLANNING PERMISSION NO: 752/2024, DATED: 25.11.2024



NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING CONDUCTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.

ONLINE APPLICATION NO : SWP/BPA/713582/2025

SWP / SITE APPROVAL : L.P / CLPA NO : 635/2024

REVISED PLANNING PERMISSION No.101/2026

Er. K.P. VETRISELVAN, M.E.,(GEOTECH)MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No CLPA/GTE/19/03/001
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REGISTERED GEOTECH ENGINEER

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Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED CONSTRUCTION ENGINEER

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REGISTERED STRUCTURAL ENGINEER Grade-II,
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Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED ENGINEER / ARCHITECT

B.Parimala

OWNER / APPLICANT

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.