PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

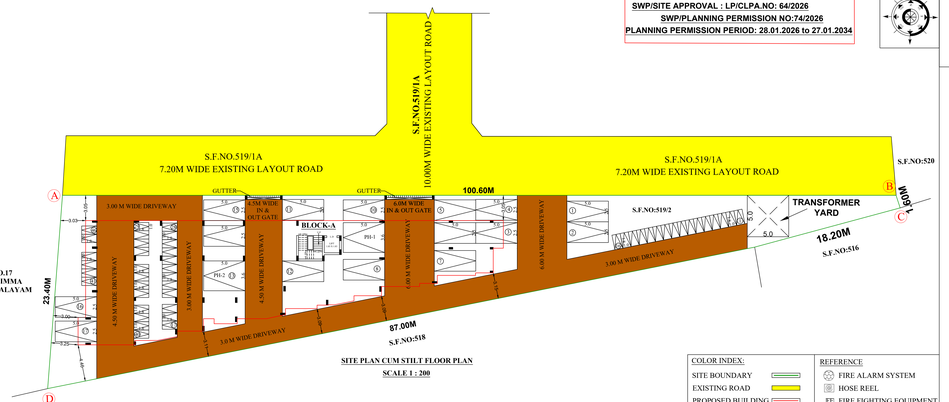
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

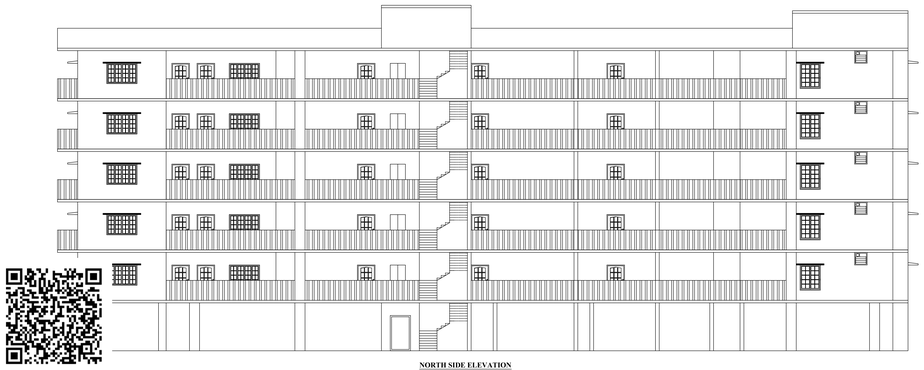
hello@verified.realestate
+91 9996 12 9996
verified.realestate

ONLINE APPLICATION NO:SWP/BPA/719096/2025
SWP/SITE APPROVAL : LP/CLPA.NO: 64/2026
SWP/PLANNING PERMISSION NO:74/2026
PLANNING PERMISSION PERIOD: 28.01.2026 to 27.01.2034



SITE PLAN CUM STILT FLOOR PLAN
SCALE 1: 200

COLOR INDEX:	REFERENCE
SITE BOUNDARY	FIRE ALARM SYSTEM
EXISTING ROAD	HOSE REEL
PROPOSED BUILDING	FE FIRE FIGHTING EQUIPMENT
DRIVE WAY	DW DRINKING WATER



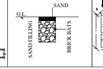
NORTH SIDE ELEVATION





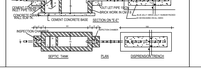


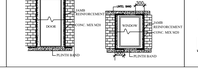


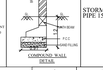


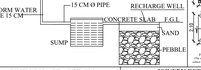










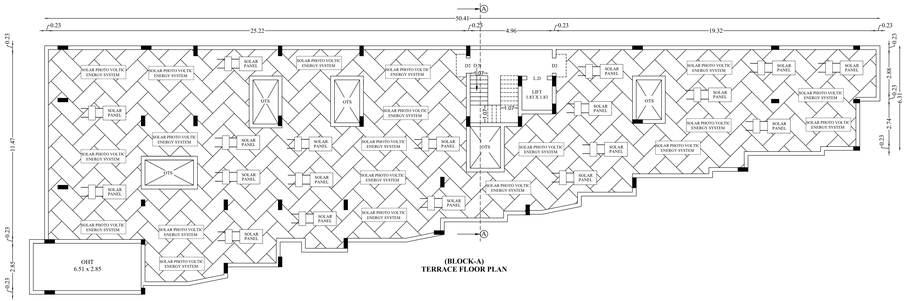




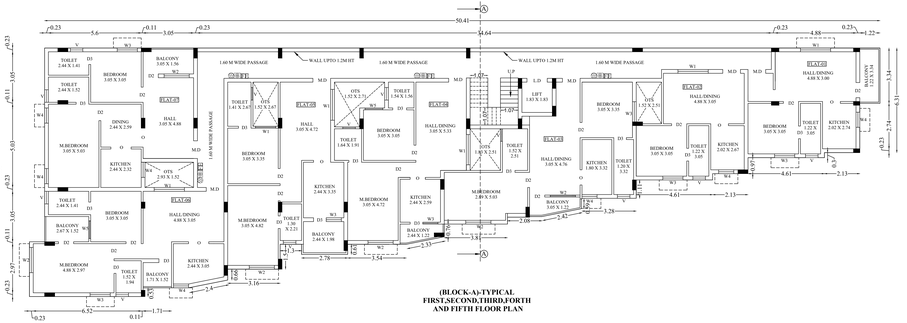
SCALE - 1:100

DWELLING AREA DETAILS		
FLOOR NAME	DWELLING REFERENCE	DWELLING AREA in Sq.M
FLOOR01,	1	46.81
FLOOR02,	2	38.95
FLOOR03,	3	66.60
FLOOR04,	4	63.91
FLOOR05 - (TYPICAL FLOORS)	5	71.82
	6	71.36
	7	73.51

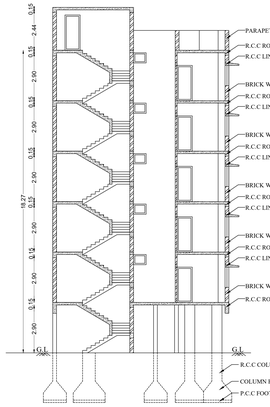
JOINERY DETAILS		
S.No	DESCRIPTION	SIZE
1	MAIN DOOR - MD	1.07 X 2.13
2	DOOR - D1	1.07 X 2.13
3	DOOR - D2	0.91 X 2.13
4	DOOR - D1	0.76 X 2.13
5	OPEN -O	1.07 X 2.13
6	WINDOW - W1	1.83 X 1.22
7	WINDOW - W2	1.52 X 1.22
8	WINDOW - W3	1.22 X 1.22
9	WINDOW - W4	0.91 X 1.22
10	VENTILATOR - V	0.76 X 0.76
11	LIFT DOOR - LD	0.91 X 2.13



(BLOCK-A)
TERRACE FLOOR PLAN



(BLOCK-A)-TYPICAL
FIRST,SECOND,THIRD,FORTH
AND FIFTH FLOOR PLAN



SECTION ON A-A

FLOOR SPACE INDEX =	FSI AREA / SITE AREA	= 2596.20 / 1264.64	> 2.05 > 2.0 (Premium FSI)
ALLOWABLE FSI		= 2.0	
PREMIUM FSI		= 2.6	
PREMIUM FSI - APPROACH ROAD WIDTH 9 M TO BELOW 12 M		30% OF NORMALLY ALLOWABLE FSI	
FLOOR SPACE INDEX		= 2.06 (INCLUDING PREMIUM FSI)	
FSI AREA		= 2596.20 Sq.m	
NORMALLY ALLOWABLE FSI AREA		= 2529.28 Sq.m	
PREMIUM FSI AREA		= 66.92 Sq.m	

MAXIMUM HEIGHT OF THE BUILDING-18.27M

PARKING DETAILS

PARKING CATEGORY	NO. OF DWELLING UNITS	CARS REQUIRED	CARS PROVIDED 10% INCLUDING PH	TWO WHEELERS REQUIRED	TWO WHEELERS PROVIDED
RESIDENTIAL ABOVE 25 Sq.m upto 50 Sq.m	10	-	-	10	20
RESIDENTIAL ABOVE 50 Sq.m upto 75 Sq.m	25	13	15(INCLUDING 2 P.H)	25	26
10% VISITORS CAR PARKING	-	2	2	-	-
TOTAL	35	15	17	35	46

SITE & DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING BLOCK-A WITH STILT + FIVE FLOORS IN S.F.NO.519/2 AT IDIKARAI VILLAGE AND TOWN PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO-SWP/BPA/719096/2025

NAME OF THE APPLICANT : MR.G.JAGANATHAN S/O GURUSAMY

AREA DETAILS :
AS PER PATTA - 1265.00 Sq.m
AS PER DOCUMENT - 0.3125 Acre (OR) 1264.64 Sq.m

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	DEDUCTION AREA (SQ.M)	TOTAL BUILT UP AREA (SQ.M)	NO.OF DWELLING UNITS
BLOCK -A						
1	STILT FLOOR		542.64		542.64	-
2	FIRST FLOOR	519.24	-	23.45	519.24	7
3	SECOND FLOOR	519.24	-	23.45	519.24	7
4	THIRD FLOOR	519.24	-	23.45	519.24	7
5	FOURTH FLOOR	519.24	-	23.45	519.24	7
6	FIFTH FLOOR	519.24	-	23.45	519.24	7
7	TERRACE FLOOR	-	26.40	-	26.40	-
	TOTAL	2596.20	569.04	117.25	3165.24	35

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str), MIE,FIV,FCC,C.Engg, P.E(IRC)
Registered Structural Engineer (Retd)
CLPA/STR-1/524/2024
Thilakranjith19@gmail.com, 9486112201
REGISTERED STRUCTURAL ENGINEER

Er. K.PRAKASH, M.E. (Geo Technical Engg.), M.I.G.S.
Registered Geo-Technical Engineer (GTE),
Regn. No: Lisensing LPA/GTE/0014/2024
prakash.civil157@gmail.com
Contact: 8694713236, 86376 27705
REGISTERED GEOTECHNICAL ENGINEER

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str), MIE,FIV,FCC,C.Engg, P.E(IRC)
Registered Construction Engineer
CLPA/CE/0037/2024
Thilakranjith19@gmail.com, 9486112301
REGISTERED CONSTRUCTION ENGINEER

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str),MIE,FIV,FCC,C.Engg, P.E(IRC)
Registered Engineer (Grade-I)
CLPA/ENG/0012/2024-25
Thilakranjith19@gmail.com, 9486112301
REGISTERED ENGINEER

G. Jaganathan
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

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.