PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

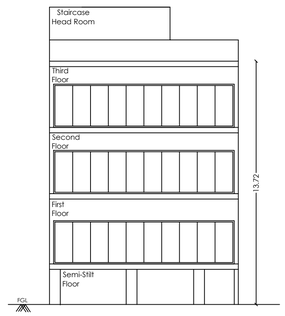
ISSUING AUTHORITY
DTCP

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

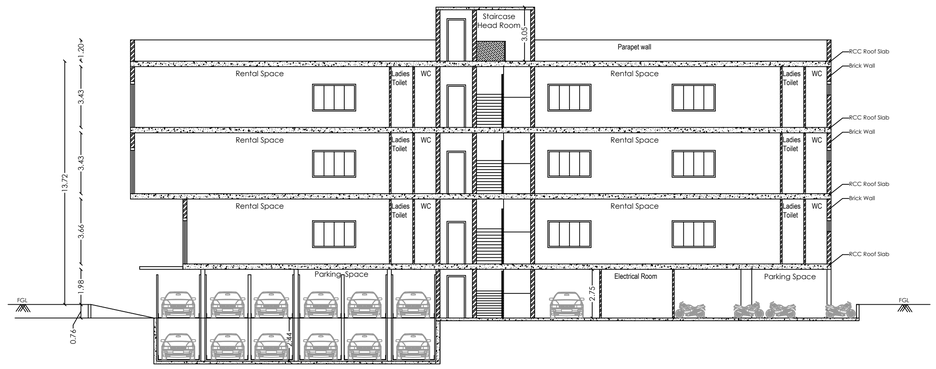
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

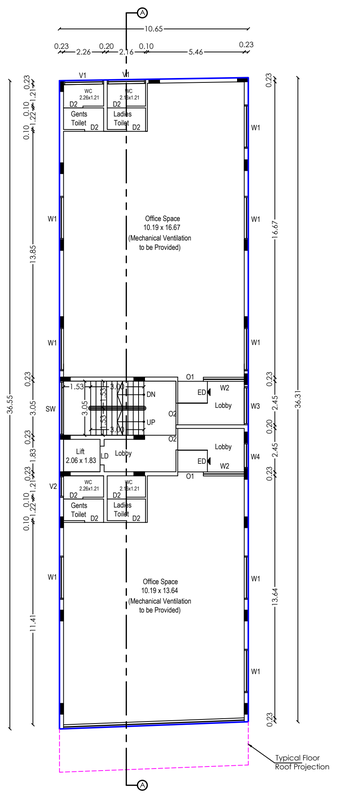
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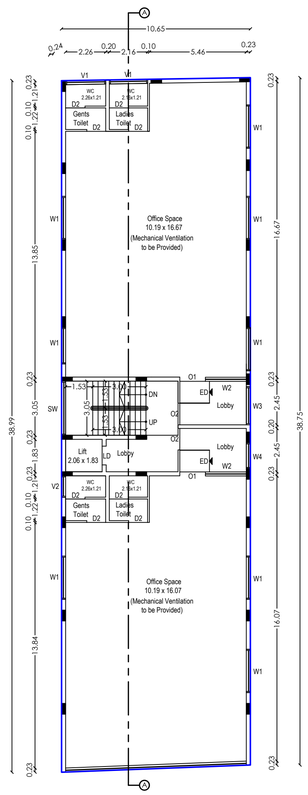
SOUTH SIDE ELEVATION



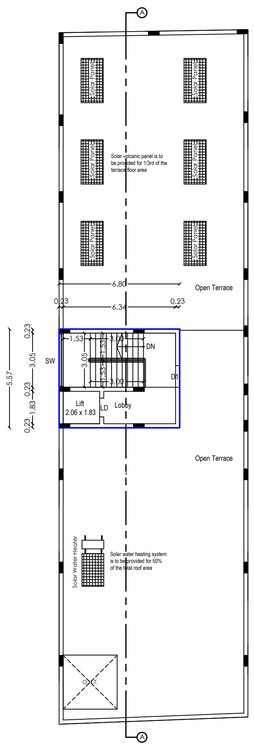
SECTION - AA -



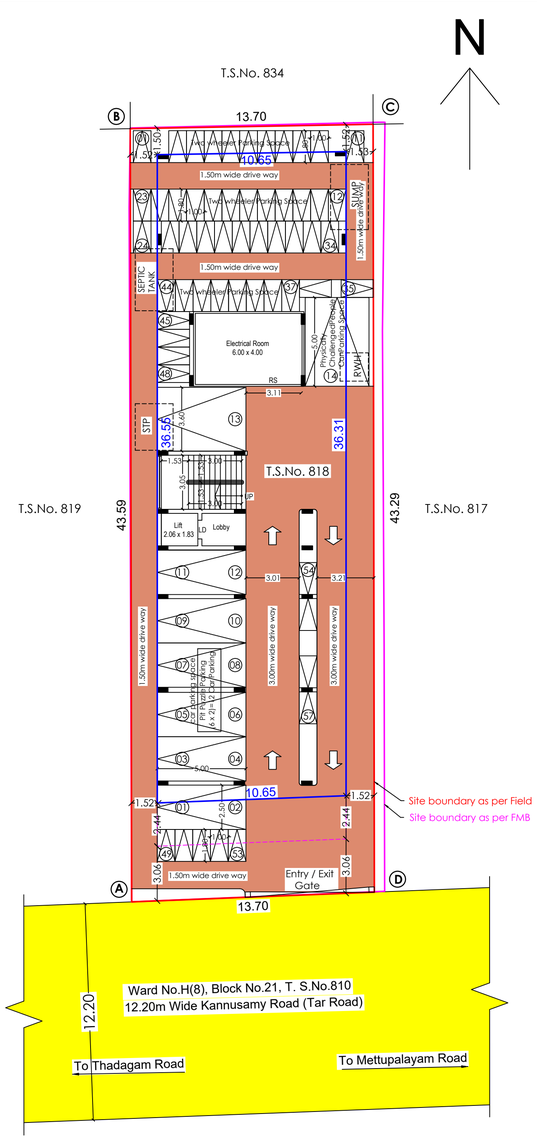
FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
(SECOND and THIRD FLOOR PLAN)



TERRACE FLOOR PLAN



STILT CUM SITE PLAN

Plan showing the proposed construction of a Commercial office Building in Ward No. H(8), Block No. 21, T.S.No. 818 (Old T.S.No. 7/3458, 7/3459,7/3460, 7/3847 and 7/3462) of Coimbatore Old Town and Village, Coimbatore South Taluk, Coimbatore District and Corporation - West Zone. (Coimbatore Town Planning Scheme No. 04)
Land Use : 2041 Master Plan-Commercial Zone

Title:
Site Plan, Semi - Stilt Floor Plan, First Floor Plan, Typical Floor Plan (Second and Third Floor), Terrace Floor Plan, Section and Elevation

N W E S

Scale - 1 : 100

Site Area Details:

Site Area as per Document	- 619.38 Sq.mt
Site Area as per Patta	- 595.50 Sq.mt

Proposed Building Area Details

Floor	FSI Area in Sq.mt	Non FSI Area in Sq.mt	Built Up Area in Sq.mt
Stilt	26.21	361.68	387.89
First	387.89	0.00	387.89
Second	413.85	0.00	413.85
Third	413.85	0.00	413.85
Terrace	0.00	37.85	37.85
Total	**1241.80**	**399.53**	**1641.33**

Joinery Details

Symbol	Description	Size in Meter
RS	Rolling Shutter	3.00 x 2.44
ED	Entrance Door	1.22 x 2.44
D1	Door	1.22 x 2.44
D2	Door	1.00 x 2.44
LD	Lift Door	1.00 x 2.44
SW	Window	3.05 x 1.52
W1	Window	2.44 x 1.52
W2	Window	2.31 x 1.52
W3	Window	2.15 x 1.52
W4	Window	1.45 x 1.52
V1	Ventilation	2.16 x 0.61
FSI Detail:	Ventilation	1.22 x 0.61

FSI - FSI Area / Site Area
-1241.80 / 595.50 = 2.085

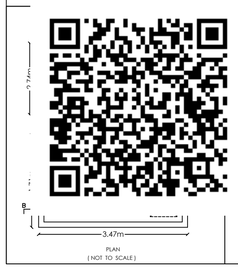
Permissible FSI = 2.0
Allowable Premium FSI = 0.6
Total Allowable FSI = 2.6

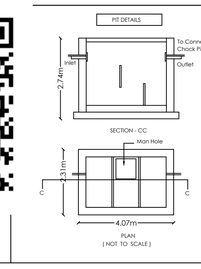
Reference:
- Site Boundary as per Site Condition -
- Site Boundary as per TSLR Sketch -
- Proposed Building -
- Existing Road -
- Drive Way -

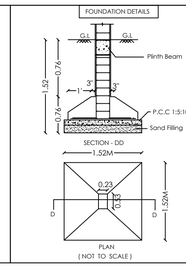
Online Application No : SWP/BPA/0720606/2025

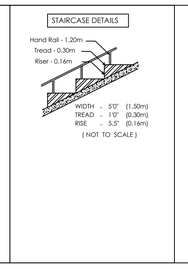
Building Permission No : LP/CLPA No.21/2026

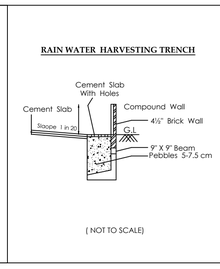
Planning Permission No : 26/2026

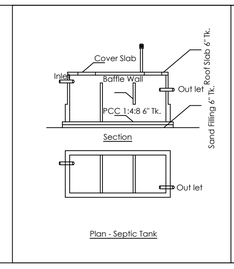


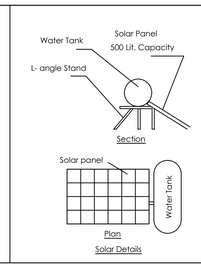












PARKING DETAILS

Description	Car Parking (Annexure-IV)		Two Wheeler Parking (Annexure-IV)	
	Required	Provided	Required	Provided
FSI Area = 1215.59 sq.m. (1 Car Parking Space for every 100 sq.m and 1 Two Wheeler Parking Space for every 25 sq.m of FSI Area)	1241.80/100 = 12.41 ~ 13 Nos	14 Nos	1241.80/25 = 49.67 ~ 50 Nos	52 Nos
Visitors Parking=10% of Number of Provide Parking	2 Nos	2 Nos	5 Nos	5 Nos
TOTAL	15 Nos	15 Nos	55 Nos	57 Nos

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer
Reg Coimbatore LPA/SK/.../2024
KAARVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
E: skarunckaarvens.com W: www.kaarvens.com
M: +91-9894215019, O: +91-8270005019
03.12.25

Structural Engineer

Ar. M.MUHAMMAD ISMAIL M. B.Arch.,
COA Reg. CA/2012/70915
WWW, 01, 2nd Floor, Bismilla Park R.S.,
5th Cross Extension, Ramnagar,
Coimbatore - 641 009
P: 0422 2233616 E: ismailmuhammed@rediffmail.com

Architect

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.