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

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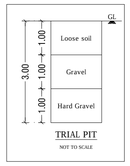
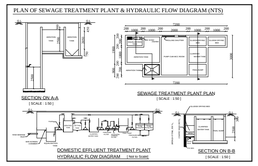
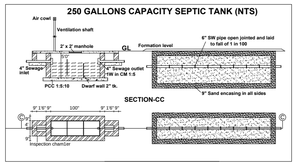






COLOUR INDEX:-

BOUNDARY OF THE SITE	:	
EXISTING ROADS	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	
AS PER FILED BOUNDARY	:	

PARKING SIZES:



NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV - MECHANICAL VENTILATION PROVIDED IN NECESSARY.

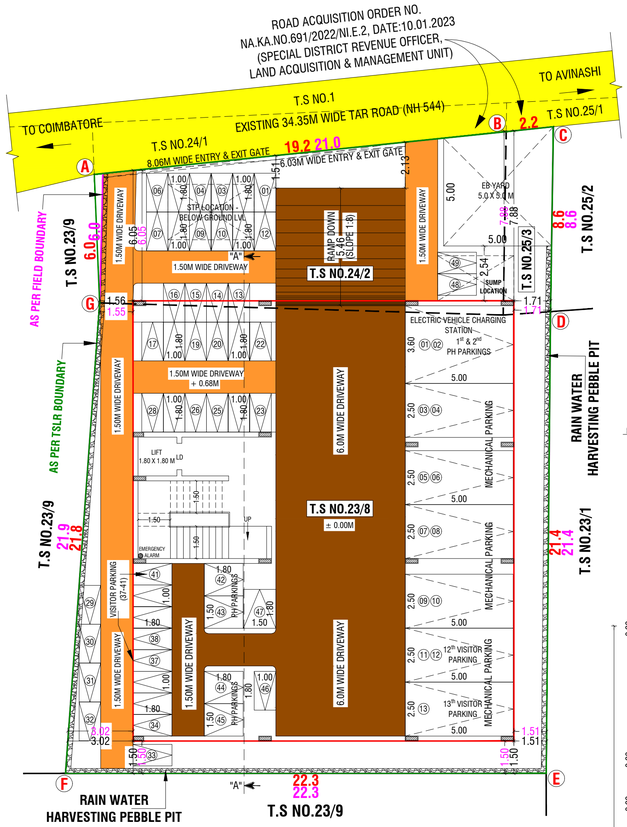
ONLINE APPLICATION NO : SWP/BPA/0727081/2025

SWP / SITE APPROVAL : L.P / CLPA NO : 72/2026

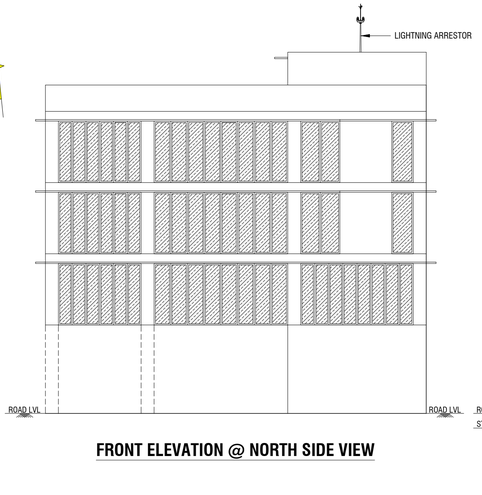
SWP / PLANNING PERMISSION NO : 84/2026

NOTE :-

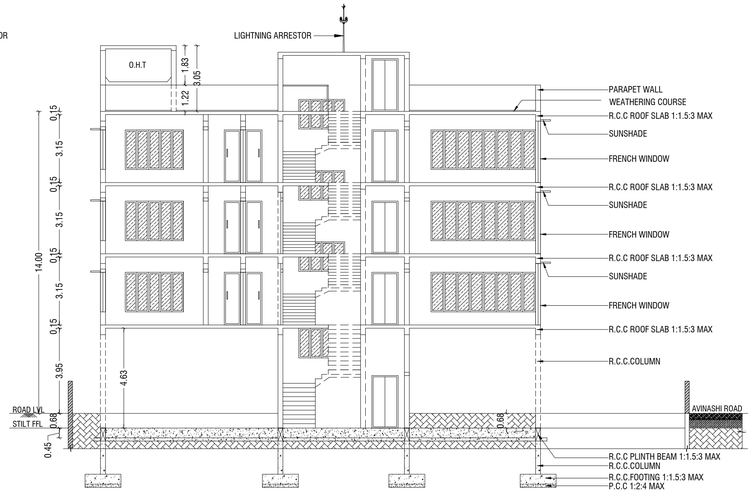
MASTER PLAN 2041 LAND USE
SOWRIPALAYAM VILLAGE - RESIDENTIAL & COMMERCIAL USE



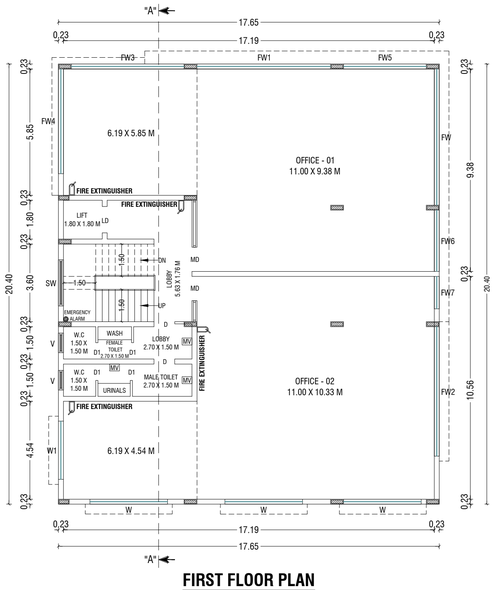
SITE CUM STILT FLOOR PLAN (SCALE - 1:100)



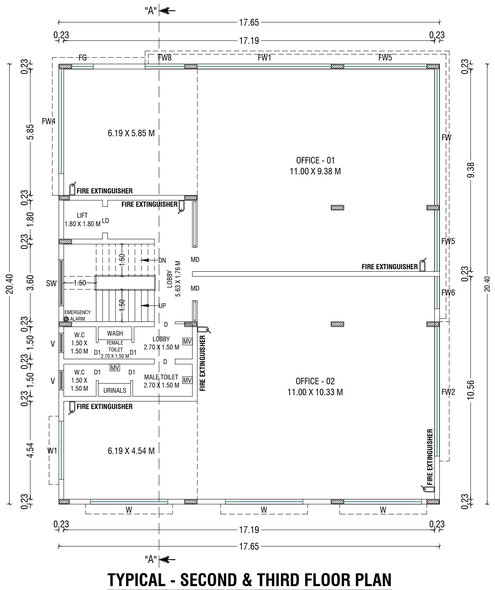
FRONT ELEVATION @ NORTH SIDE VIEW



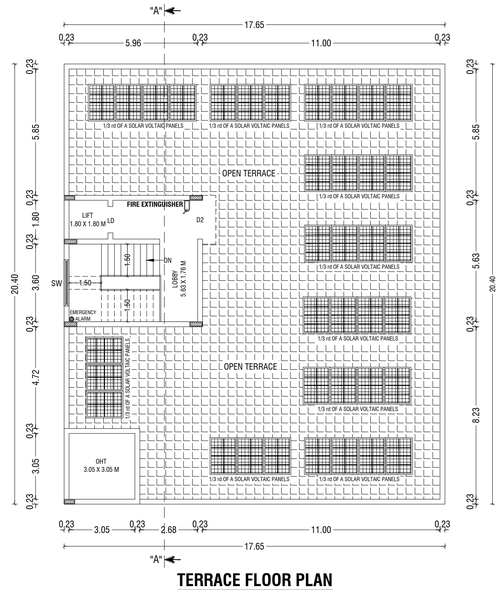
SECTION - AA @ WEST SIDE VIEW



FIRST FLOOR PLAN



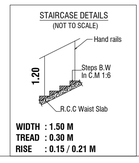
TYPICAL - SECOND & THIRD FLOOR PLAN

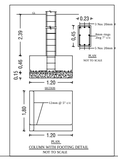


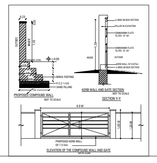
TERRACE FLOOR PLAN

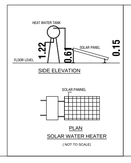
FIRE EXTINGUISHER	: FE
EMERGENCY ALARM	: EA

SETBACK (RD) LVL DRIVEWAY	:
STILT FLOOR LVL DRIVEWAY	:









SITE & DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (OFFICE) BUILDING IN T.S.NOS: 23/8, 24/2 & 25/3, WARD NO:AB(28), BLOCK NO:2 AT SOWRIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK / NORTH ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
COMMERCIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/0727081/2025
APPLICANT NAME: 1.MRS.G.LALITHAMANI, 2.MR.G.RAVIKUMAR,

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	622.70 Sqm	0.153 Acre
AREA OF SITE AS PER DOCUMENT	=	623.44 Sqm	0.154 Acre
SUPER IMPOSED PLOT AREA	=	618.60 Sqm	

OSR DETAILS:-

OSR AREA = 622.70 Sqm X 10% = 62.27 Sqm
★ OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	-	360.10	360.10
2	FIRST FLOOR	360.10	-	360.10
3	SECOND FLOOR	360.10	-	360.10
4	THIRD FLOOR	360.10	-	360.10
5	TERRACE FLOOR (HEADROOM + OHT)		51.40	51.40
	TOTAL AREA	1080.30	411.50	1491.80

F.S.I CALCULATION AS PATTA AREA:-

F.S.I (1080.30 / 622.70) = 1.734 < 2.00 [MAX. PERMISSIBLE FSI]

BUILDING HEIGHT :-

BUILDING HEIGHT = 14.00 Mt

PARKING AREA DETAILS:-

TOTAL FSI AREA = 1080.30 SQM

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	1080.30 SQM / 100 SQM	11 NO'S	13 NO'S (INCLUDE PH & 10% VISITOR)
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF WORKSHOP FLOOR AREA	1080.30 SQM / 25 SQM	44 NO'S	49 NO'S (INCLUDE PH & 10% VISITOR)

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	1.13 X 2.44
D	DOOR	0.96 X 2.44
D1	DOOR	0.76 X 2.44
D2	DOOR	1.80 X 2.44
LD	LIFT DOOR	1.22 X 2.44
W	WINDOW	3.60 X 1.83
W1	WINDOW	2.70 X 1.83
FW	FRENCH WINDOW	6.31 X 2.85
FW1	FRENCH WINDOW	6.20 X 2.85
FW2	FRENCH WINDOW	6.00 X 2.85
FW3	FRENCH WINDOW	5.22 X 2.85
FW4	FRENCH WINDOW	4.85 X 2.85
FW5	FRENCH WINDOW	3.83 X 2.85
FW6	FRENCH WINDOW	2.84 X 2.85
FW7	FRENCH WINDOW	1.50 X 2.85
FW8	FRENCH WINDOW	1.82 X 2.85
FG	FIXED GLASS	1.00 X 2.85
SW	STAIRCASE WINDOW	2.13 X 1.37
V	VENTILATOR	0.91 X 0.91
MV	MECHANICAL VENTILATOR	--

Er.S.PRADEEP, B.E.,M.E(ST)
02/02/26
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9655008064

REGISTERED STRUCTURAL ENGINEER

Er.S.PRADEEP, B.E.,M.E(ST)
02/02/26
REGISTERED ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RE-II/003/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9655008064

REGISTERED ENGINEER / ARCHITECT

Er. K.P. VETRISELVAN, M.E.,(GEOTECH.MIGS,MISTE.,
GEOTECHNICAL ENGINEER
CLPA REGN. No : CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No 40, N No 29 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90433 44488. E-mail: geodesign123@gmail.com

REGISTERED GEOTECH ENGINEER

Er.J.RATHNAKUMAR B.E.,CIVIL.,
02/02/26
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED CONSTRUCTION ENGINEER

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.