PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

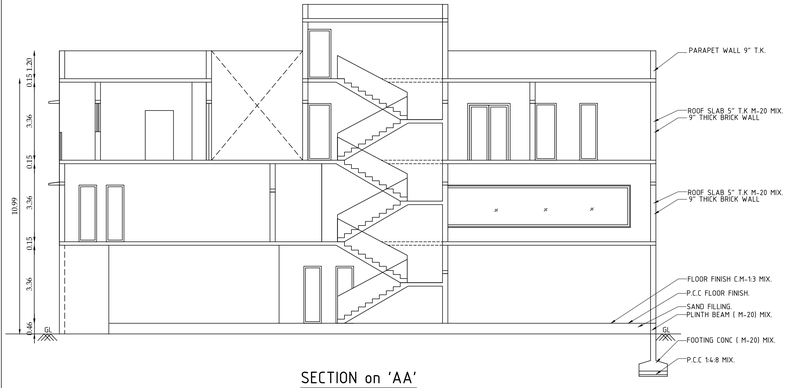
ISSUING AUTHORITY
DTCP

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

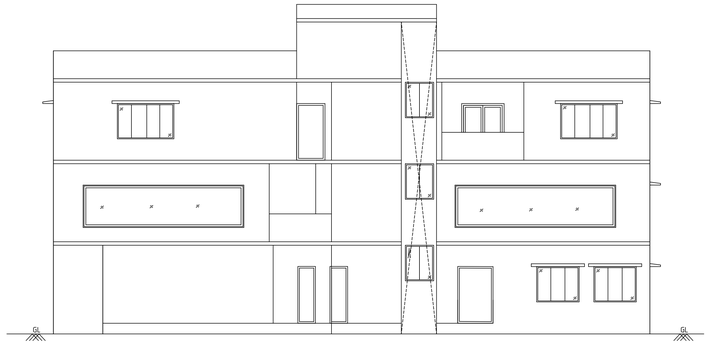
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
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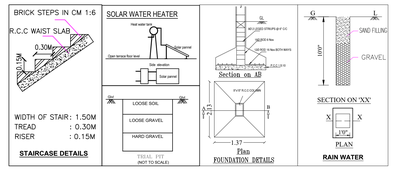
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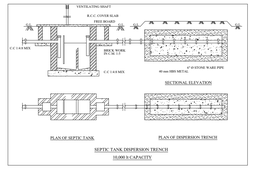


SECTION on 'AA'



ELEVATION





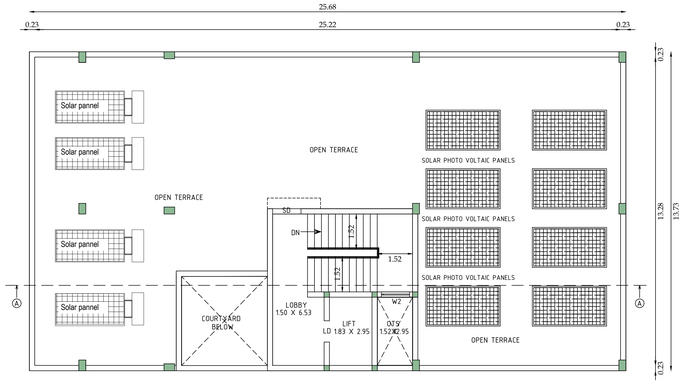
PARKING DETAILS

TOTAL OFFICE AREA = 542.69 Sq.m

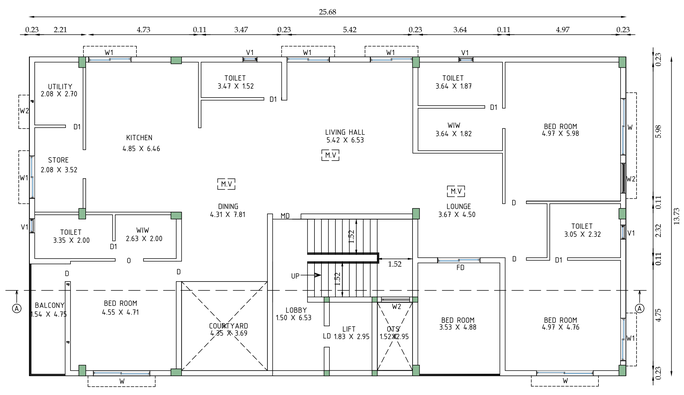
OFFICE AREA = 542.69 Sq.m X 75% =407.02 Sq.m

DWELLING UNIT AREA = 331.70 Sq.m

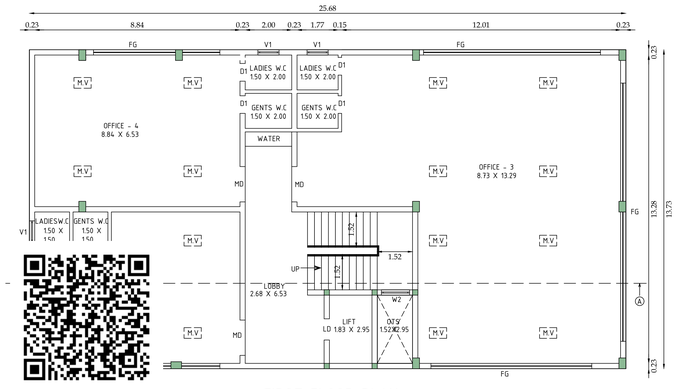
CATEGORY		AREA	TWO WHEELER PARKING		CAR PARKING	
			Required	Provided	Required	Provided
COMMERCIAL - OFFICE	1 CAR PARKING SPACE FOR EVERY 100 Sqm	407.02 Sq.m	-	33 (inc. PH)	04	09 (inc. PH)
	1 TWO WHEELER PARKING SPACE FOR EVERY 25 Sqm		16		-	
	Visitors Parking 10%		02 (16X10%)		01 (04X10%)	
RESIDENTIAL	Dwelling Unit with Floor area above 100 sq.m - 1 car space for every 100 sq.m	331.70 Sq.m	-		03	
	Dwelling Unit with Floor area above 100 sq.m - No two wheeler required		-		-	
Total			18		08	



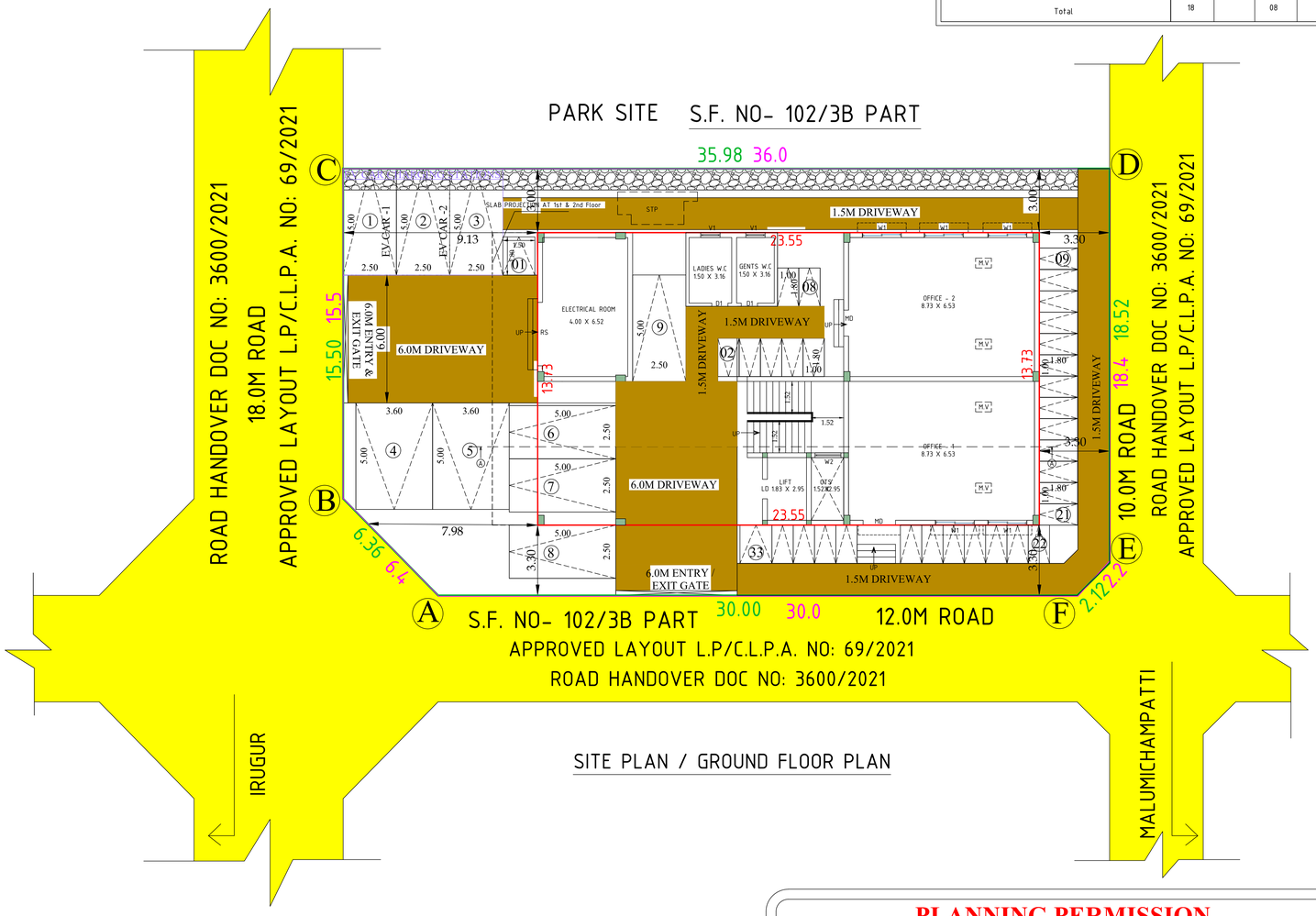
TERRACE FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN / GROUND FLOOR PLAN

PLANNING PERMISSION

Application No - SWP/BPA/727804/2025

LP/CLPA No - 41/2026

Planning Permission No - 51/2026

Site Approval A to F

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR COMMERCIAL CONSULTING OFFICE BUILDING & SECOND FLOOR RESIDENTIAL BUILDING IN COMMERCIAL PLOT NO- 9 IN S.F NO: 102/3B32 IN APPROVED LAYOUT L.P/C.L.P.A. NO: 69/2021 AT PATTANAM VILLAGE & SULUR TALUK, COIMBATORE DISTRICT.

SCALE - 1":8'0" [1:100]

ALL DIMENSIONS ARE IN METER

N

AREA DETAILS:-

DOCUMENT AREA : 708.75 Sq.m

PATTA AREA : 709.00 Sq.m

SUPER IMPOSED AREA : 709.77 Sq.m

AREA DETAILS (Sqm)	FSI AREA	NON-FSI AREA	TOTAL AREA
GROUND FLOOR(Commercial)	209.33	114.12	323.45
FIRST FLOOR (Commercial)	348.23	4.46	352.69
SECOND FLOOR(Residential)	334.05	18.64	352.69
HEAD ROOM	-	39.67	39.67
TOTAL AREA	891.61	176.89	1068.50

Note:-

FSI = 891.61 / 708.75 = 1.258 <_2

HEIGHT OF THE BUILDING = 10.99M

PARKING DETAILS:

PARKING NAME	REQUIRED	PROVIDED
TWO WHEELER	18	35 (Inc PH & EV)
CAR PARKING	08	09 (Inc PH & EV)

JOINERY DETAILS:-

TYPE	DESCRIPTION	MT
M.D	MAIN DOOR	1.23 x 2.13
LD	LIFT DOOR	1.00 x 2.13
O	OPEN	1.23 x 2.13
D	DOOR	1.00 x 2.13
D1	DOOR	0.76 x 2.13
W	WINDOW	1.82 x 1.52
W1	WINDOW	1.52 x 1.52
W1	WINDOW	1.22 x 1.52
SD	STEEL DOOR	1.22 x 2.13
RS	ROLLING SHUTTER	1.22 x 2.13
V1	VENTILATOR	0.91 x 0.61
FG	FIXED GLASS	15.00 x 2.00
FG-1	FIXED GLASS-1	12.00 x 2.00
FD	FRENCH DOOR	1.83 x 2.13

MV MECHANICAL VENTILATION ARE PROVIDED

REFERENCE:-

SITE BOUNDARY

FMB BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

RAIN WATER HARVESTING RWH

DRIVEWAY

Er.S. POORNIMA B.tech., M.Tech (Struct)
Construction Engineer
Reg. No. L-A / CE / 025 / 2022
1/313, J.Palanisamy Nagar, Malumichampatti,
Coimbatore - 641 050.
Ph: 95733 45002, 99599 55325

CONSTRUCTION ENGINEER

Er. S. POORNIMA B.Tech.,M.Tech(Struct),
Approved Civil & Structural Engineer,
LPA/SE/GR-II/08/2022
Contacts: 9573345002, 9959955328

STRUCTURAL ENGINEER

Er. S. DHANAPAL, M.E (Stru).,
REGISTERED ENGINEER,
162/LS/2025/00052,
SDS ASSOCIATES,
No. 28, Sarojini Nagar 3rd Street,
Selvapuram, Coimbatore-641026.
Ph : 97892 32157.

ARCHITECT / ENGINEER

P. Saradhalakshmi

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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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.