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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PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL OFFICE BUILDING IN S.F.No's : 72/2A2A, 2A2B, 4A4, 4A5, 4B5A, 4B6A, AT VADAVALLI VILLAGE, PERUR TALUK, COIMBATORE CORPORATION COIMBATORE DISTRICT.

APPLICANT NAME:

C. GOPIKRISHNA & S. MARAGATHAM

ONLINE APPLICANT NO:

SWP/BPA/728164/2025

AREA DETAILS

Area Of Site As Per Document	=	1416.40 SQ.M
Area Of Site As Per Patta	=	1422.00 SQ.M
Area Of Site As Per Site	=	1402.00 SQ.M

NOTE :

MASTER PLAN 2041 LAND USE

VADAVALLI VILLAGE - COMMERICAL USE

PROPOSED BUILDING AREA DETAIL

BLOCK NAME	PROPOSED BUILDING DETAILS	Total F.S.I.AREA (SQ.M)	Non FSI Area (SQ.M) Deduction	Total Buildup Area (SQ.M)
BLOCK - 1	Area of the Office Building In Stilt Floor	-	840.08	840.08
	Area of the Office Building In First Floor	840.08	-	840.08
	Area of the Office Building In Second Floor	840.08	-	840.08
	Area of the Office Building Third Floor & Terrace Floor	201.16	33.25	234.41
TOTAL BUILDUP AREA		1881.32	873.33	2754.65

FSI = $\frac{1881.32}{1416.40}$ = 1.32 PC = $\frac{840.08}{1416.40}$ X 100 = 59.3 %

HEIGHT OF BUILDING - 13.58 M

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	25	25
TWO WHEELER PARKING	38	42

SCALE DETAILS:

ALL DIMENSION ARE IN METER

SCALE - 1:100

CAR PARKING

$\frac{1881.32}{75}$ = 25 No's + Including EV Vehicle

TWO WHEELER PARKING

$\frac{1881.32}{50}$ = 38 No's

SOLAR APARATUR TO BE PROVIDED
RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT WATER PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

REFERENCE

SITE BOUNDARY -

PROPOSED BUILDING -

EXISTING ROAD -

DRIVE WAY -

SWP : ONLINE BUILDING

APPLICATION NUMBER - SWP/BPA/728164/2025

- LP/CLPA NO - 182/2026

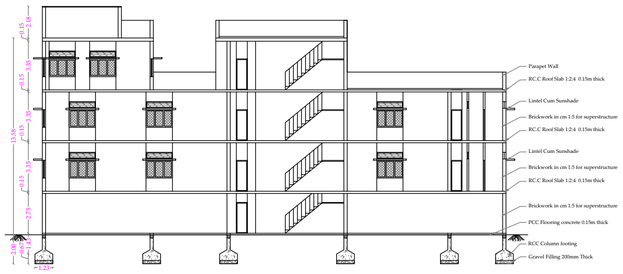
PLANNING PERMISSION NUMBER - 226/2026

S. Maragatham.

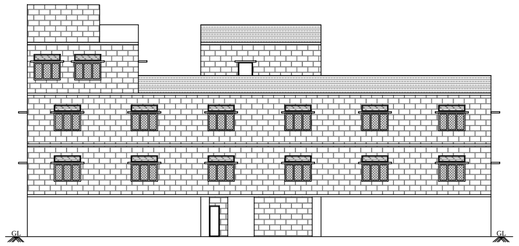
APPLICANT

Er. R. NITHYAA, B.E., MDIAD.,
26, Sastri Road, Ramnagar
Coimbatore - 641 009.
LPA/RE/GR-I/058/2024

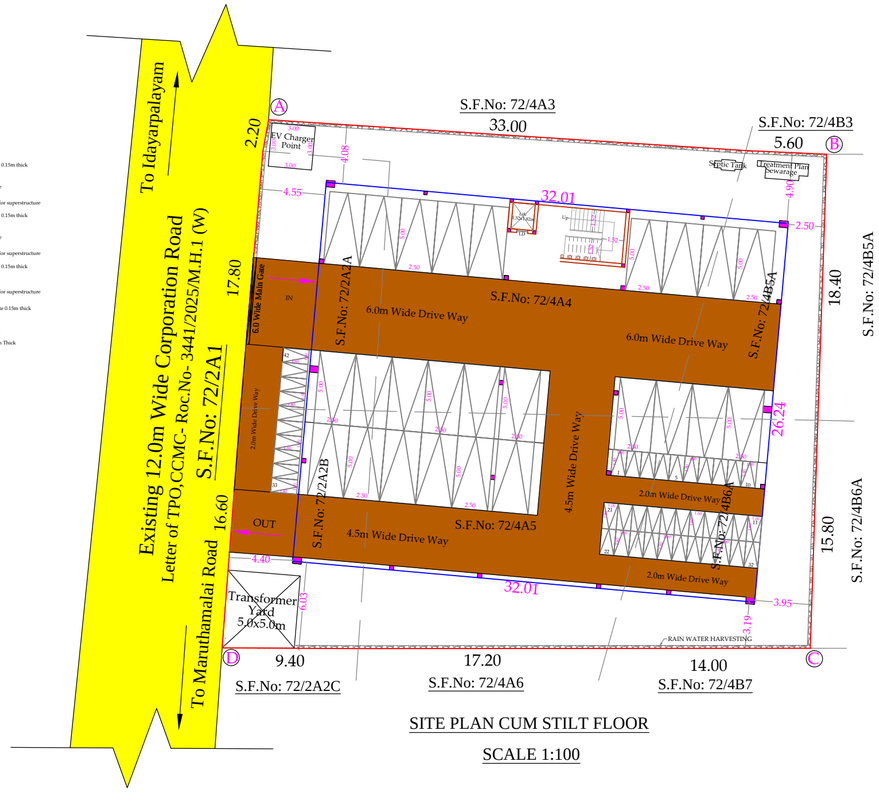
REGISTERED ENGINEER



SECTION - ON "AA"

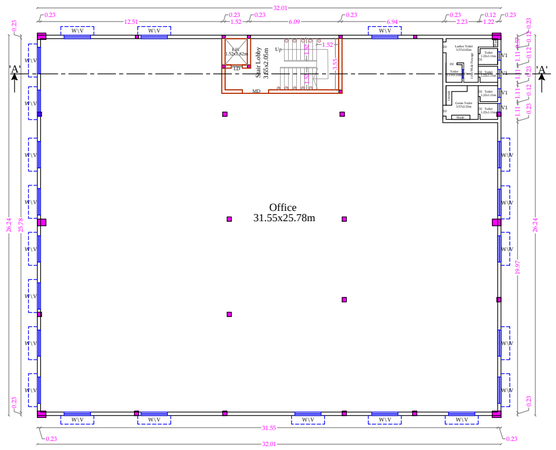


SOUTH SIDE ELEVATION PLAN

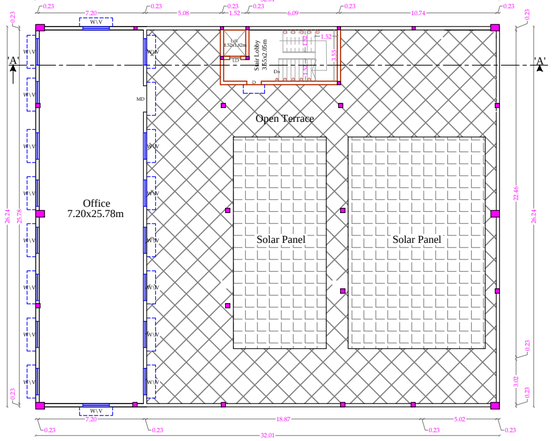


SITE PLAN CUM STILT FLOOR

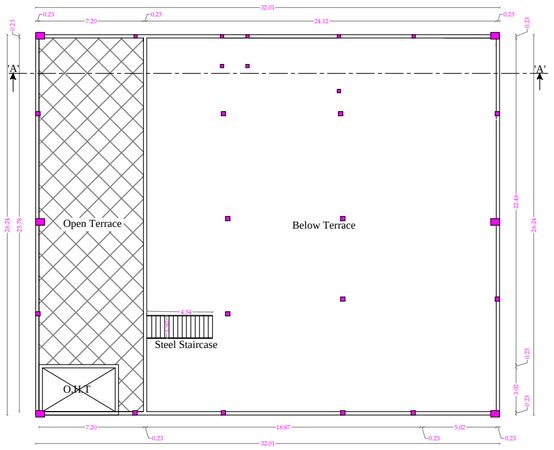
SCALE 1:100



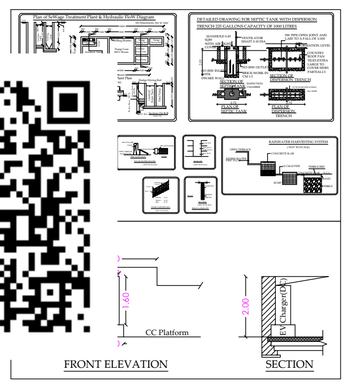
TYPICAL FLOOR PLAN
FIRST & SECOND FLOOR PLAN



THIRD & TERRACE FLOOR PLAN



TERRACE FLOOR PLAN



FRONT ELEVATION SECTION

JOINERY DETAILS:

S.No	DESCRIPTION	IN METER	IN FEET
1	MD - Main Door	1.82 x 2.13	6'0" x 7'0"
2	D - Door	1.00 x 2.13	3'3" x 7'0"
3	D2 - Door	0.75 x 2.13	2'6" x 7'0"
4	W/V - Window/Ventilator	1.83 x 1.77	6'0" x 5'8"
5	LD - Lift Door	0.76 x 2.13	2'6" x 7'0"
6	V1 - Ventilator	0.60 x 0.45	2'0" x 1'6"

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.