PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

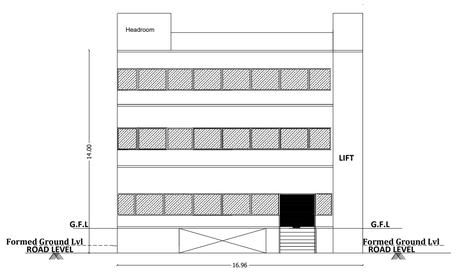
ISSUING AUTHORITY
DTCP

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

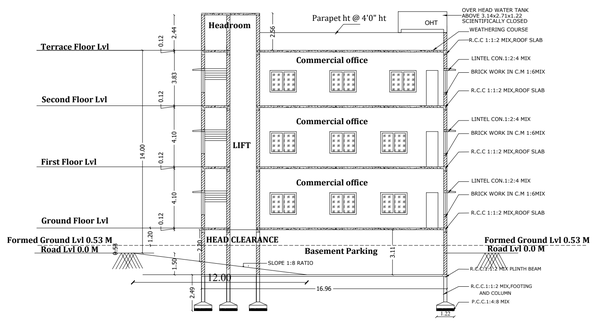
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

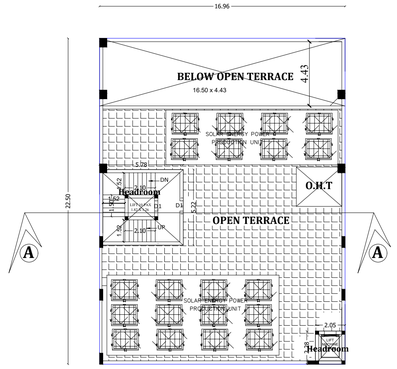
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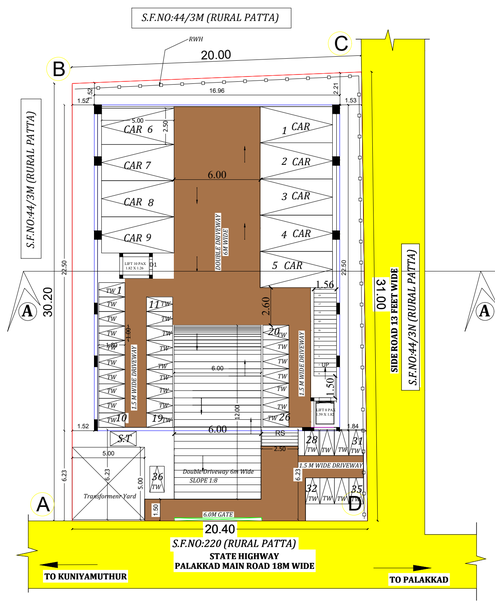
FRONT ELEVATION



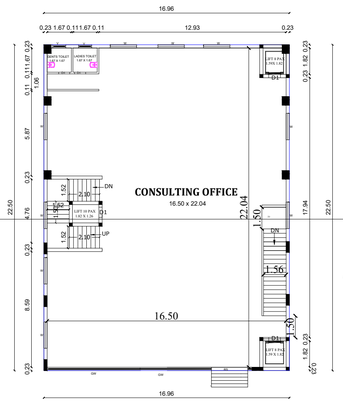
SECTION- AA



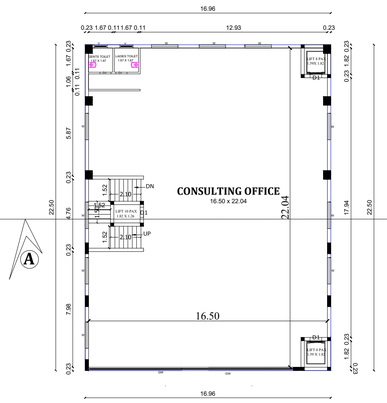
TERRACE FLOOR PLAN



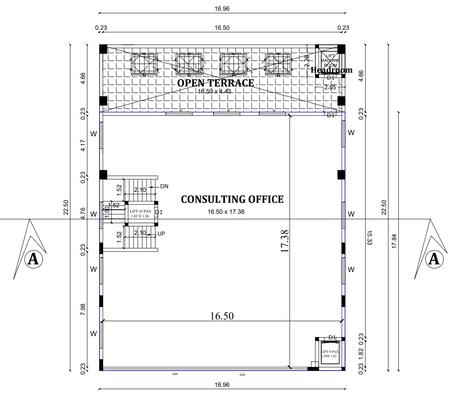
SITE CUM BASEMENT FLOOR PLAN



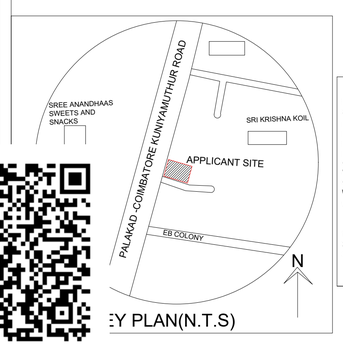
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN(N.T.S)

SPECIFICATIONS

BRICK WORK IN C.M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C (M25)

FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C.M IN 1:3

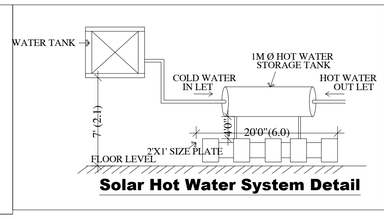
PLASTERING THE WALL IN C.M 1:4 OUTSIDE AND INSIDE IN 12 mm THICK

WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4

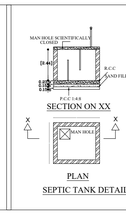
WHITE AND COLOUR WASHING FOR WALLS&CEILING

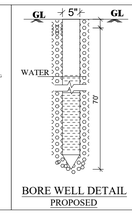
ELECTRICAL SPECIFICATIONS

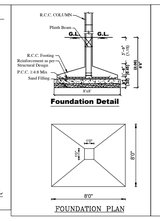
1. FIRE RETARDENT CABLE TO BE USED.
2. ENERGY EFFICIENT BLUB WILL BE USED.
3. NESSERY CIRCUTE BREAKERS TO BE USED.

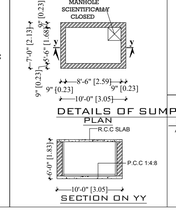


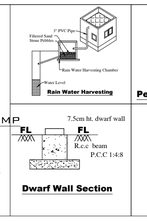
Solar Hot Water System Detail

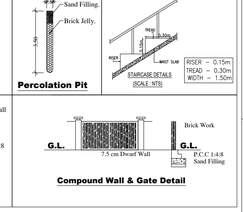












LP/CLPA NO: 183/2026

PLANNING PERMISSION NO:227/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF CONSULTING OFFICE BUILDING AT S.F.NO:44/3S (AS PER RURAL PATTA) AND S.F.NO:44/16 (AS PER NATHAM PATTA) AT PALAKKAD ROAD,IN KUNIYAMUTHUR VILLAGE, PERUR TALUK AND COIMBATORE DISTRICT.

SITE APPROVAL NO : 3169/2007

ONLINE APPLICATION NO : SWP/BPA/729272/2025

AREA DETAILS

DESCRIPTION	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	607.02	6533.96
SITE AREA AS PATTA	600.00	6458.40
SITE AREA AS PER SITE	617.78	6649.78

BUILDING AREA DETAILS	Total F.S.I Area (In Sq.M)	Non FSI Area Area (In Sq.M)	Total Area (In Sq.M)
BASEMENT FLOOR	-	381.60	381.60
GROUND FLOOR	381.60	-	381.60
FIRST FLOOR	381.60	-	381.60
SECOND FLOOR & LIFT HEAD ROOM	302.50	4.67	307.17
STAIRCASE AND LIFT HEADROOM	-	33.69	33.69
Total	1065.70	419.96	1485.66

FSI Calculation — Floor Space Index (FSI) = 1065.70 / 600.00 = 1.776

Maximum FSI Limitation - 2.0 | FSI Provided - 1.776

HEIGHT OF THE BUILDING = 14.00 M

MASTER PLAN LAND USE:-

S.F.No: 44/3S - Commercial Use

PARKING DETAILS

Total Builtup Area = 1065.70 SQ.M
Parking Spaces Required - Calculated for 75% of the total Plinth Area.
75% of the total plinth area = 799.27 Sq.M.
1 Car Space For Every 100 sq.m of Floor Area.
1 Two Wheeler Space For Every 25 sq.m of Floor Area.

No. Of Car Parkings Reqd. (Including DA Parking)	= 8 + 1	No. Of Two Wheeler Parkings Required. (Including DA Parking)	= 36
No. Of Car Parkings Provd. (Including DA Parking)	= 8 + 1	No. Of Two Wheeler Parkings Provided. (Including DA Parking)	= 36

COLOR INDEX :

- Existing Road
- Site Boundary As Per FMB
- Proposed Building
- Drive Way
- RWH

SCALE - 1:100

JOINERY DETAILS

Sym.	DESCRIPTION	IN METER	IN FEET
RS	Rolling Shutter	2.50x3.05	8'3"x10'0"
D	Door	1.00X2.13	3'3"X7'0"
D1	Door	0.91x2.14	3'0"x7'0"
D2	Door	0.76x2.14	2'6"x7'0"
LD	Lift Door	0.91x2.14	3'0"x7'0"
W	Window	1.83x1.52	6'0"x5'0"
V	Ventilator	0.91x0.61	3'0"x2'0"

FE - Fire Extinguisher EA - Emergency Alarm

Mrs.PREMA & Mr.N.S.PADMANABAN APPLICANT

Er. GOKUL PRABHU, B.E.,M.I(Struct)., Consulting Civil & Structural Engineer Registered Engineer Grade-I (RE) Reg. No: CGLDIST/RE/GR-I/2025/013/003-DTCP Mob: 99401 95500, 93637 23363

GOKUL PRABHU — CGLDIST/RE/GR-I/2025/03/003 — REGISTERED ARCHITECT

Er. GOKUL PRABHU, B.E.,M.I(Struct)., Consulting Civil & Structural Engineer Registered Structural Engineer (SE) Reg. No: SE/R/2024/7/0044-CMDA Mob: 99401 95500, 93637 23363

GOKUL PRABHU — CMDA/SE/GR-II/2024/7/0044 — REGISTERED STRUCTURAL ENGINEER

Er. GOKUL PRABHU, B.E.,M.I(Struct)., Consulting Civil Engineer Registered Construction Engineer (CE) Reg. No: CGLDIST/RCE/2025/03/005-DTCP Mob: 99401 95500, 93637 23363

GOKUL PRABHU — CGLDIST/RCE/2025/03/005 — REGISTERED CONSTRUCTION ENGINEER

(This Planning Permission is valid for a period of 8years from e-sign)

E-Signed
Joint Director / Member Secretary (I/C),
District Town and Country Planning office
Coimbatore District

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
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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.