PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

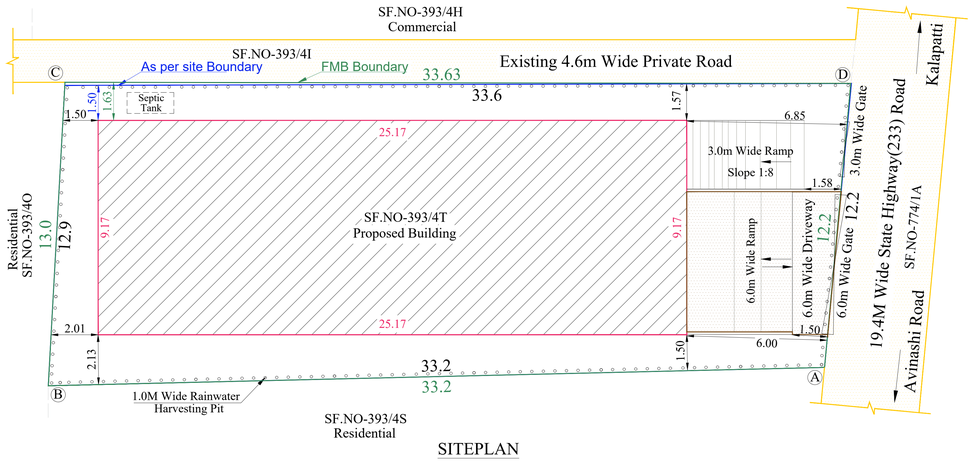
ISSUING AUTHORITY
DTCP

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

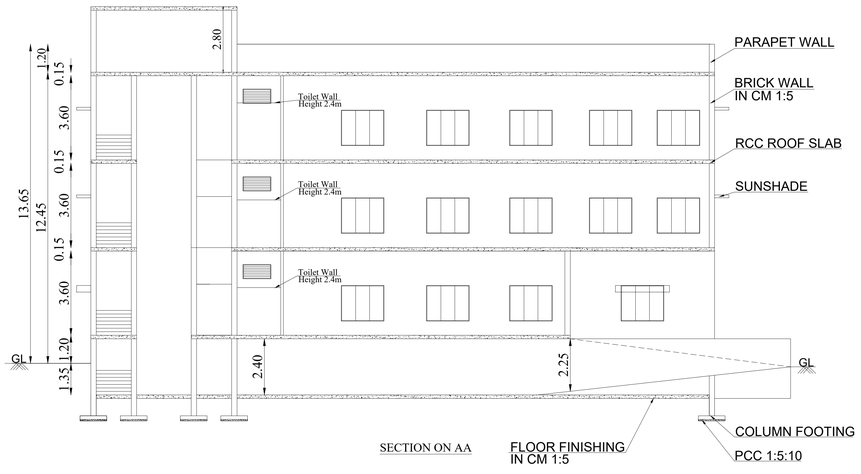
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

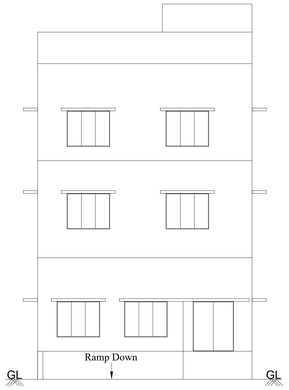
hello@verified.realestate
+91 9996 12 9996
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SITEPLAN

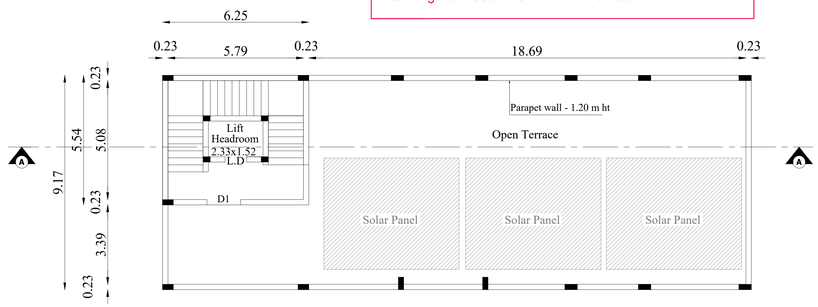


SECTION ON AA

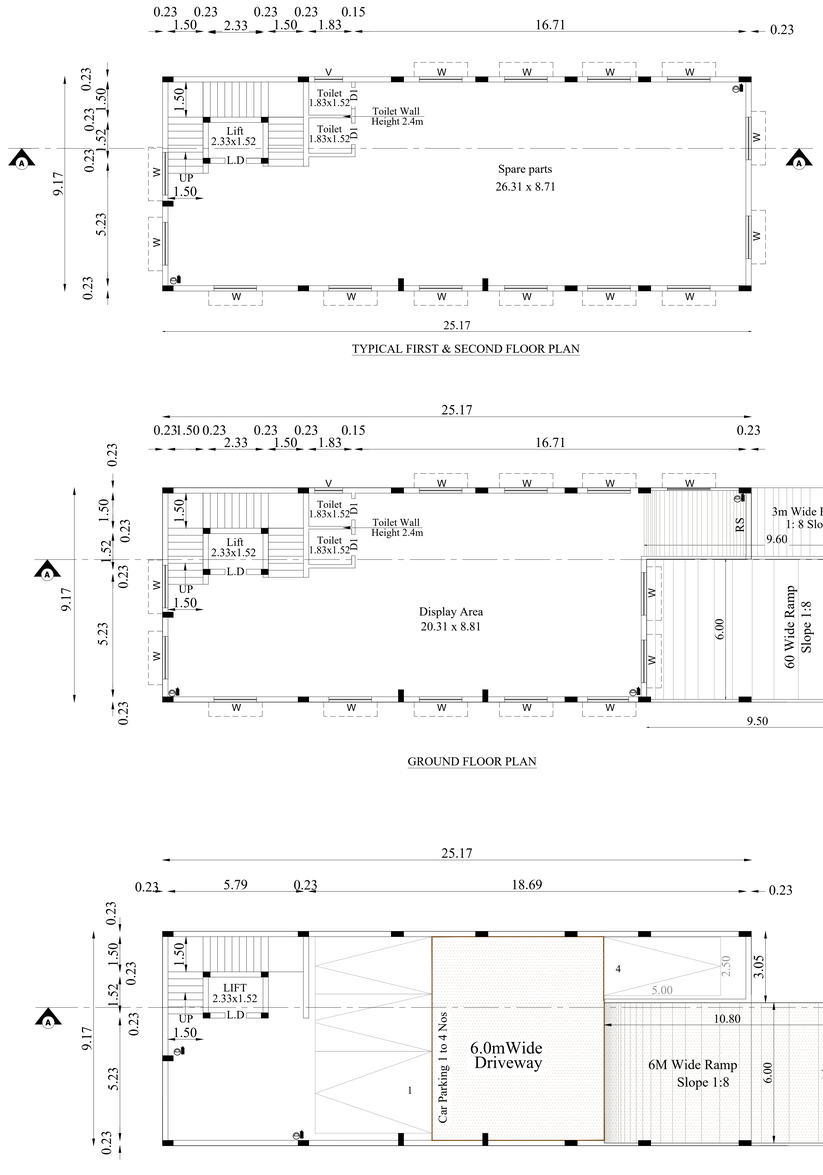


EAST SIDE ELEVATION

Applicant Name	: Devanandh Duraisamy
Online Building Application No	: SWP / BPA / 729497 / 2025
Site Approval L.P./CLPA No	: 74 / 2026
Planning Permission No	: 87 / 2026



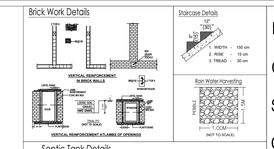
TERRACE FLOOR PLAN



TYPICAL FIRST & SECOND FLOOR PLAN

GROUND FLOOR PLAN

BASEMENT FLOOR PLAN



PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING - AUTOMOBILE SHOWROOM S.F.NO-393/4T, AT KALAPATTY (WEST), COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

North

Scale 1 : 100

LAND AREA STATEMENT

AREA OF SITEAS PER PATTA	-	400.00 SQM
AREA OF SITE AS PER DOCUMENT	-	405.05 SQM
2041 Master plan use - Commercial		Height OF The Building = 13.65 M

BUILDING AREA STATEMENT

S.No	AREA DETAILS	FSI SQM	NON FSI SQM	TOTAL BUILTUP AREA
1.	BASEMENT FLOOR	-	230.81	230.81
2.	GROUND FLOOR	203.35	-	203.35
3.	FIRST FLOOR	230.81	-	230.81
4.	SECOND FLOOR	230.81	-	230.81
5.	TERRACE FLOOR	-	34.63	34.63
	GRAND TOTAL	664.97	265.44	930.41

Total FSI = $\frac{664.97}{400.00}$ = 1.662 < 2.00

HEIGHT OF THE BUILDING = 13.65 M

Mechanical Ventilation will be provided wherever necessary

Parking Details:-

Area Type	SQM	Car Parking		T.W Parking	
		Required	Provided	Required	Provided
Display Area in Ground Floor	203.35	0	0	NIL	NIL
Area in First and Second Floor	461.62	4	4	NIL	NIL

Joinery details:

INDEX	DESCRIPTION	SIZE IN M	INDEX	DESCRIPTION	SIZE IN M
M.D	MAIN DOOR	1.74 x 2.13	L.D	LIFT DOOR	0.91 x 2.44
D	DOOR	1.20 x 2.44	W	WINDOW	1.83 x 1.52
D1	DOOR	0.91 x 2.13	V	VENTILATOR	1.20 x 0.61
REFERENCE :-			RS	ROLLING SHUTTER	2.71 x 2.44

FMB BOUNDARY

AS PER SITE BOUNDARY

EXISTING ROAD

PROPOSED DRIVE WAY

PROPOSED BUILDING FOR APPROVAL

10/3/26

Er. HARINI. P.S. ME.(Str)., MBA (HR).
Reg. No. Coimbatore LPA / CE / 005 / 2023
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373371000,
E - mail harini@propdoc.in

Construction Engineer

7.3.26

Er. M. SAMSUDEEN M.E.,
REGISTERED STRUCTURAL ENGINEER
COIMBATORE DTCP REG NO : SE/GR-II/002/2023
SAMS ASSOCIATES
13, Commercial Complex, Arokiyasamy Road,
R.S. Puram, Coimbatore - 641 002.
Ph No: 99940 73397 , 98425 73397

Structural Engineer

10/3/26

Er. HARINI. P.S,
Reg. No. Coimbatore LPA / RE / GR-I / 008 / 2022
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373371000 ,
E - mail : harini.propdoc@gmail.com.

Registered Engineer

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
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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.