PP APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**DTCP**

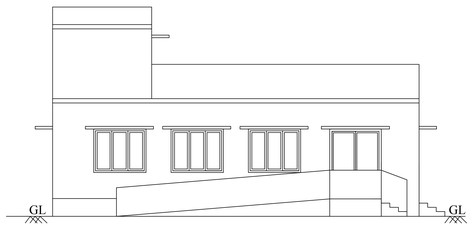
The approval as the planning authority issued it, reproduced in full behind this page.

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

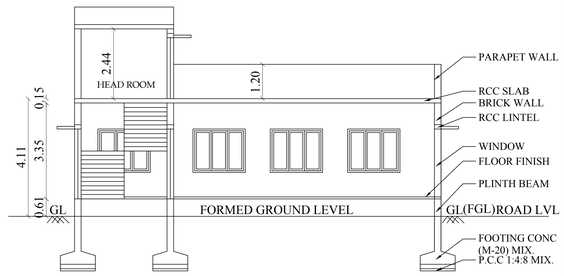
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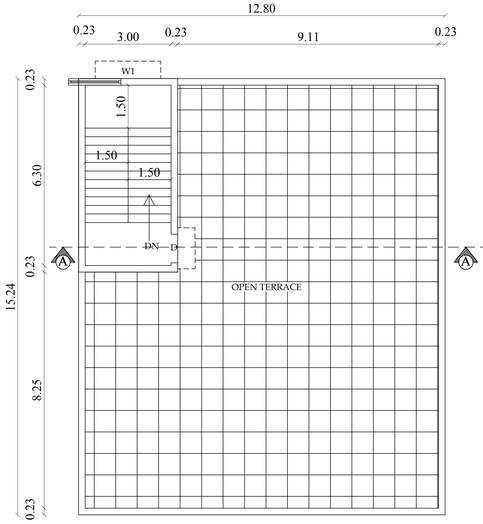
## BLOCK - 1 (SHOP)



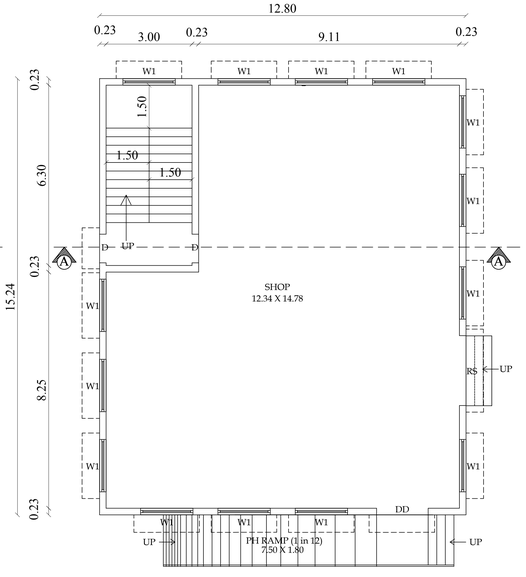

ELEVATION



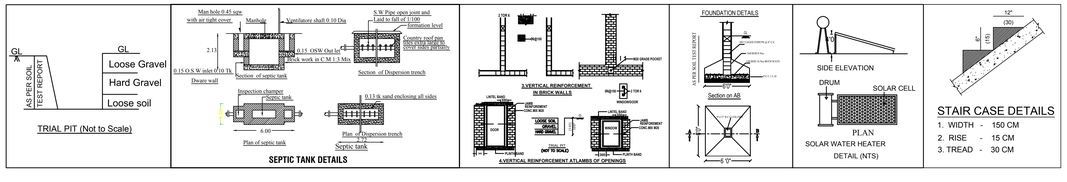

SECTION ON "A-A"



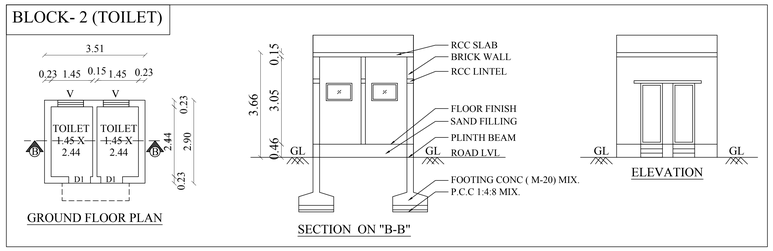

TERRACE FLOOR PLAN

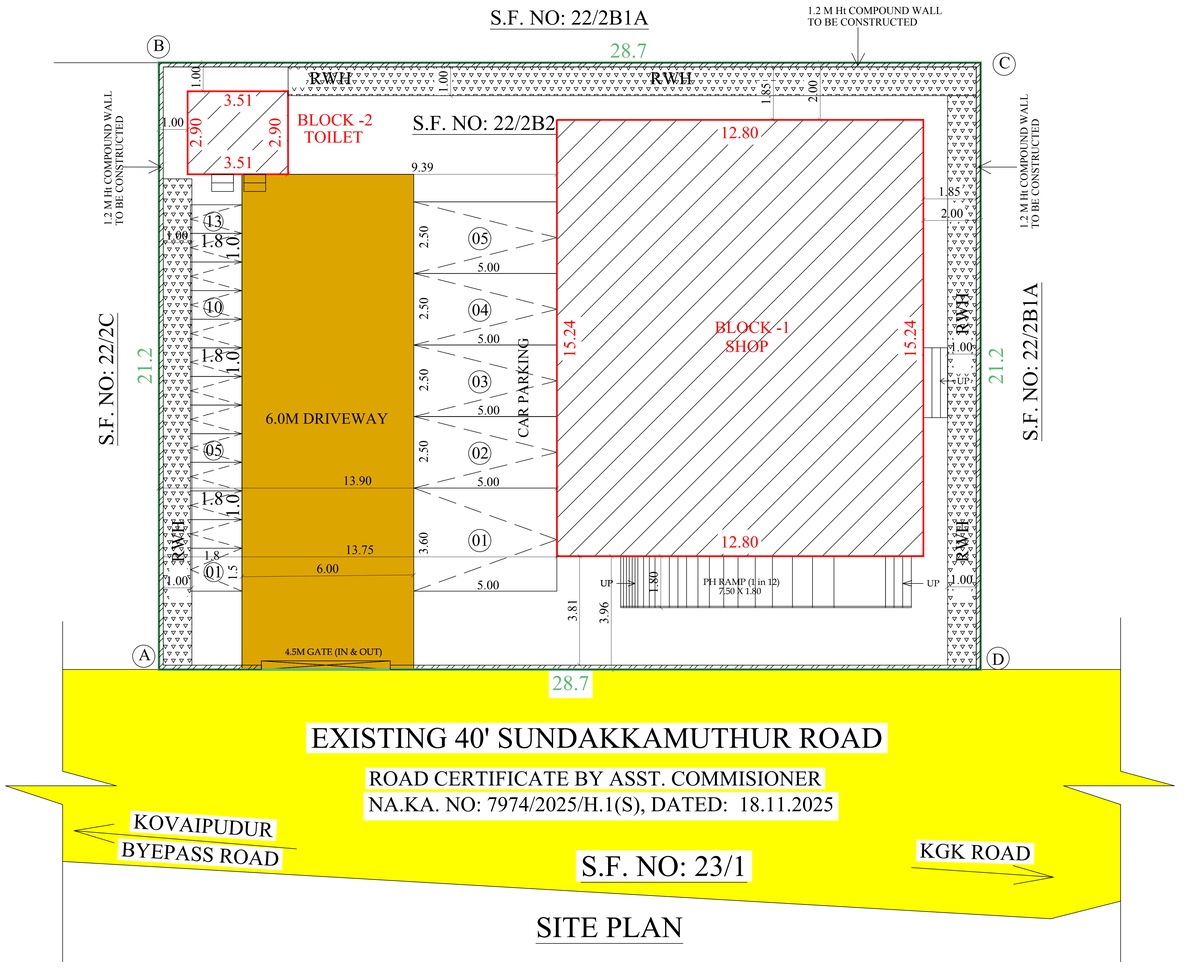



GROUND FLOOR PLAN




## BLOCK- 2 (TOILET)




SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR COMMERCIAL SHOP BUILDING IN S.F.NO: 22/2B2 AT SUNDAKKAMUTHUR VILLAGE, PERUR TALUK & COIMBATORE DISTRICT.

Online Application Number - SWP/BPA/730072/2025

SWP/SITEAPPROVAL/DTCP/ LP / C.L.P.A No : 228 / 2026
SWP/DTCP/PLANNING PERMISSION NO : 370 / 2026

North

Scale 1 : 100

AREA DETAILS:

AREA AS PER DOCUMENT : 607.03 Sqm
AREA AS PER PATTA : 607.00 Sqm
AREA AS AT SITE : 608.44 Sqm

| Floor Name | FSI Area (in Sqm) | Non-FSI Area (in Sqm) | Total Area (in Sqm) |
|---|---|---|---|
| BLOCK - 1 (SHOP) | | | |
| GROUND FLOOR | 195.08 | - | 195.08 |
| HEAD ROOM | - | 23.39 | 23.39 |
| TOTAL | 195.08 | 23.39 | 218.47 |
| BLOCK - 2 (TOILET) | | | |
| GROUND FLOOR | 10.18 | - | 10.18 |
| NET TOTAL | 205.26 | 23.39 | 228.65 |

F.S.I. = 205.26 / 607.00 = 0.338
Block - 1, Height of the Building = 4.11 M
Block - 2, Height of the Building = 3.66 M

JOINERY DETAILS

| NAME | DESCRIPTION | SIZE |
|---|---|---|
| DD | DOUBLE DOOR | 1.83 X 2.44 |
| RS | ROLLING SHUTTER | 2.44 X 2.44 |
| D | DOOR | 1.00 X 2.44 |
| D1 | DOOR 1 | 0.76 X 2.44 |
| W1 | WINDOW 1 | 1.83 X 1.52 |
| V | VENTILATOR | 0.91 X 0.61 |

PARKING DETAILS

| DESCRIPTION SHOPS AREA = 195.08 Sq.m | TWO WHEELER PARKING | | CAR PARKING | |
|---|---|---|---|---|
| | Required | Provided | Required | Provided |
| 1 car space and 1 Two wheeler space for every 50 Sq.m or part thereof excluding the first 50 Sq.m | 03 | 13 | 03 | 05 |
| GRAND TOTAL | 04 (03x10%) | | 04 (03x10%) | |

Note:
- Existing Road
- Site boundary
- Proposed Building
- Driveway

R.N. KRISHNAKUMAR, M.Arch.,
CA/2015/73097
Coimbatore District/CE/07/2025
GK ASSOCIATES
No.603, 100 Feet Road, Gandhipuram,
Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 99442-11111
Construction Engineer

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Architect

R. Prakash, M.E., (Structural)
Coimbatore District/SE/GR-1/10/2025
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Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 97503-40046
Structural Engineer

Sulthan Shankaj
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

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# 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.