PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

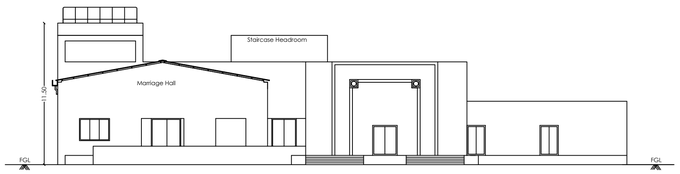
ISSUING AUTHORITY
DTCP

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

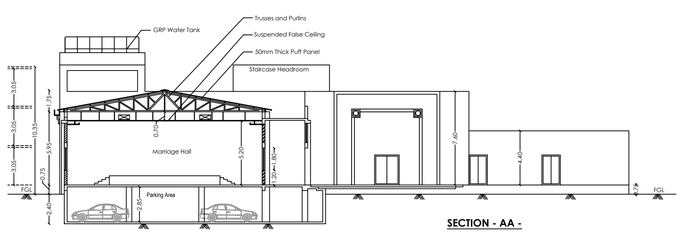
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

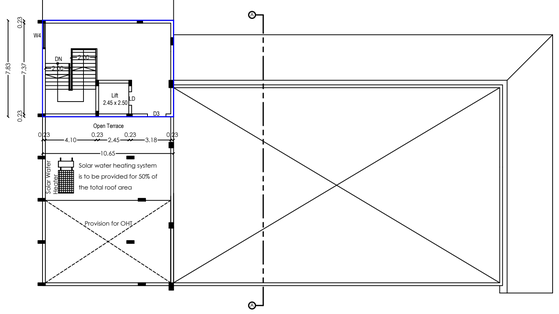
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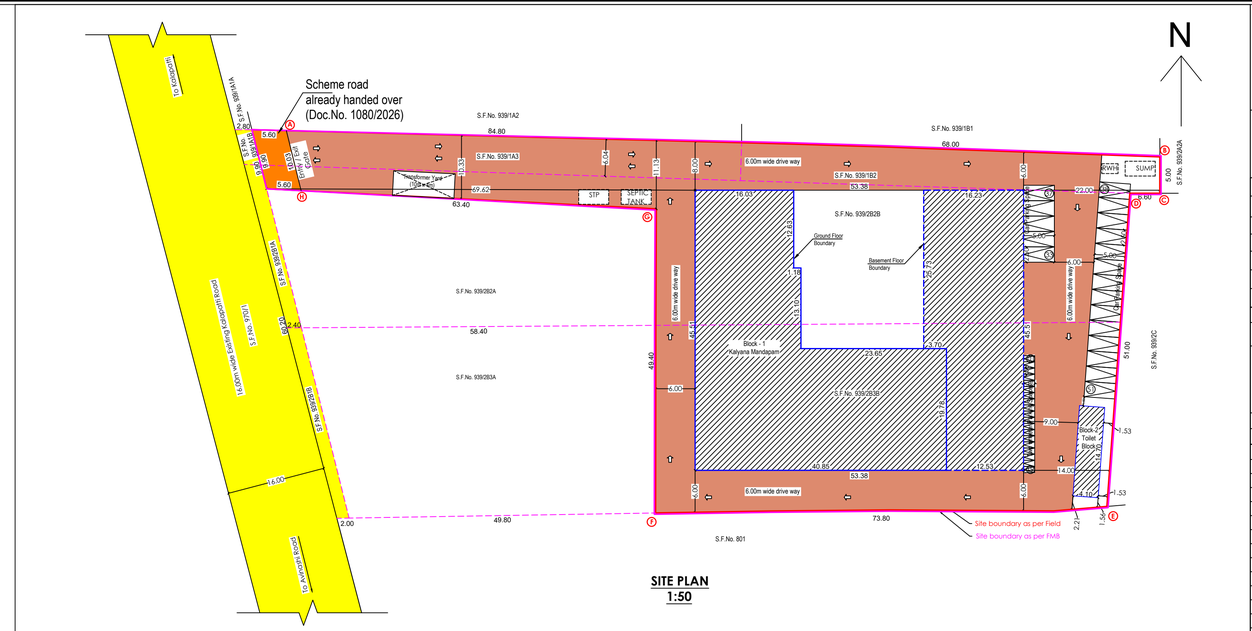
EAST SIDE ELEVATION



SECTION - AA -



TERRACE FLOOR PLAN

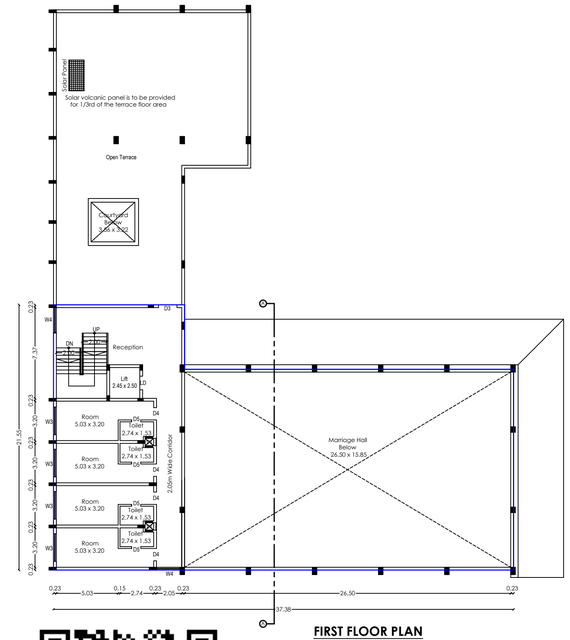


SITE PLAN
1:50

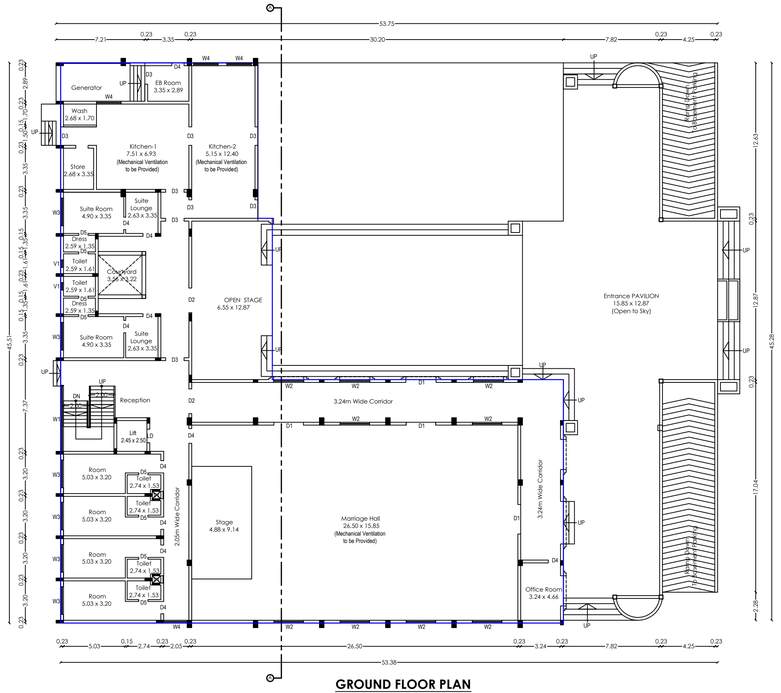
Online Application No : SWP/BPA/0737480/2025

Building Permission No : LP/CLPA No.139/2026

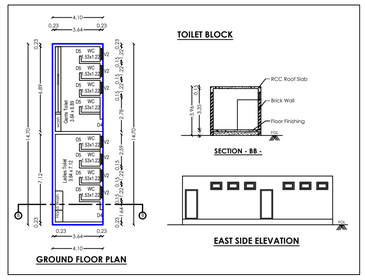
Planning Permission No : 174/2026



FIRST FLOOR PLAN

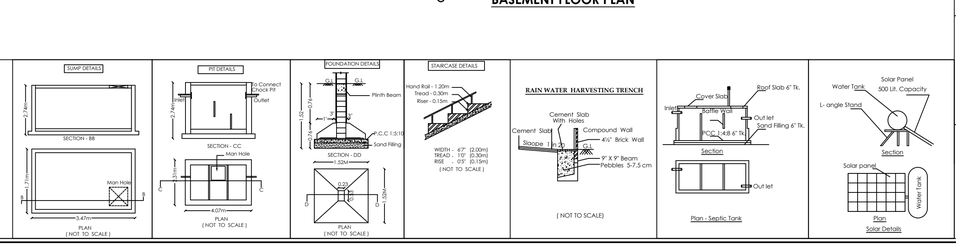


GROUND FLOOR PLAN



TOILET BLOCK

BASEMENT FLOOR PLAN



Plan Showing the Proposed Construction of a Commercial (Kalyanamandapam) Building in S.F.No. 939/1A3, 939/1B2, 939/2B2B and 939/2B3B of Kalapatti East Village, Coimbatore North Taluk, Coimbatore District and Corporation - East Zone. Land Use : 2041 Master Plan - Industrial Zone

Title:
Site Plan, (Block-1: Basement Floor Plan, Ground Floor Plan, First Floor Plan, Terrace Floor Plan Section and Elevation. (Block-2: Ground Floor Plan, Section and Elevation)

N W E S

Scale - 1 : 100

Site Area Details in Sq.mt.

S.No.	S.F. No.	As per Document	As per Patta
1	939/1A3	2683.00	356.00
2	939/1B2		345.00
3	939/2B2B		1982.00
4	939/2B3B	2283.00	2283.00
	Total	**4966.00**	**4966.00**

Proposed Building Area Details

Block	Floor	FSI Area in Sq.mt	Non FSI Area in Sq.mt	Built Up Area in Sq.mt
Block - 1 Kalyana Mandapam	Basement	0.00	1296.79	1296.79
	Ground	1235.56	0.00	1235.56
	First	245.45	420.02	665.47
	Terrace	0.00	83.39	83.39
Block-2 Toilet Block	Ground	60.27	0.00	60.27
Total		**1541.28**	**1800.20**	**3341.48**

Joinery Details

Symbol	Description	Size in Meter
LD	Lift Door	0.91 x 2.44
D1	Door	2.40 x 2.44
D2	Door	2.00 x 2.44
D3	Door	1.50 x 2.44
D4	Door	1.00 x 2.44
D5	Door	0.76 x 2.44
W1	Window	4.16 x 1.80
W2	Window	2.40 x 1.80
W3	Window	2.25 x 1.80
W4	Window	2.00 x 1.80
V1	Ventilator	0.61 x 0.91
V2	Ventilator	0.91 x 0.61

FSI Details:

FSI - FSI Area / Site Area

-1541.28 / 4966.39 = 0.310

Height of the Building - 10.35m

PARKING DETAILS

Description	Car Parking (Annexure-IV)		Two Wheeler Parking (Annexure-IV)	
	Required	Provided	Required	Provided
Kalyana Mandapam Area - 343.00 sq.m. (1 Car Parking Space and 1 Two Wheeler Parking Space for every 20 sq.m of Mandapam Area)	343.00/20 = 17.15 ~ 18 Nos	51 Nos	343.00/20 = 17.15 ~ 18 Nos	19 Nos

Reference:

Site Boundary -

Proposed Building -

Existing Road -

Drive Way -

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Architect

For JSN VENTURES
PARTNER
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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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.