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.

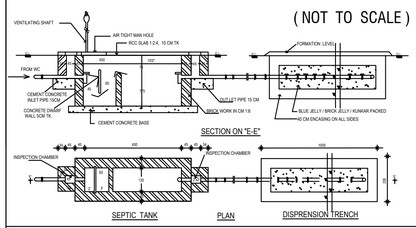
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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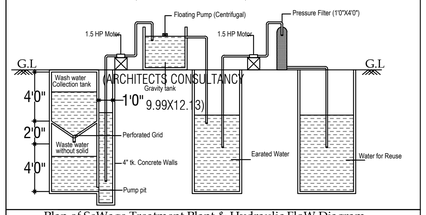
TYPE DESIGN FOR A SEPTIC TANK 10,000 Lts CAPACITY

(NOT TO SCALE)

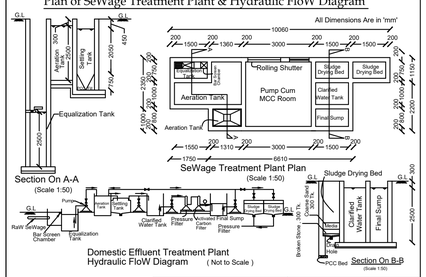


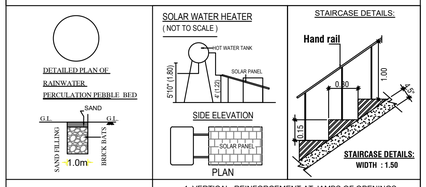
WASTE WATER RECYCLE PLANT DETAILS

(NOT TO SCALE)



Plan of SeWage Treatment Plant & Hydraulic FloW Diagram

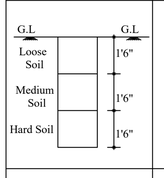




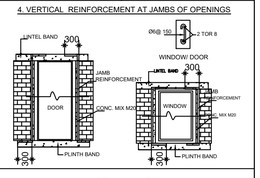
SOLAR WATER HEATER

(NOT TO SCALE)

STAIRCASE DETAILS:

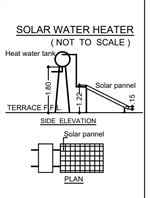


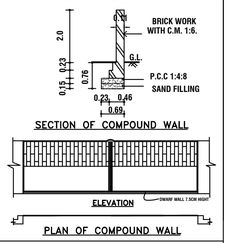
4. VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS



SOLAR WATER HEATER

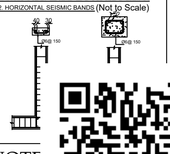
(NOT TO SCALE)





EARTHQUAKE SAFE DESIGN DETAILS

2. HORIZONTAL SEISMIC BANDS (Not to Scale)

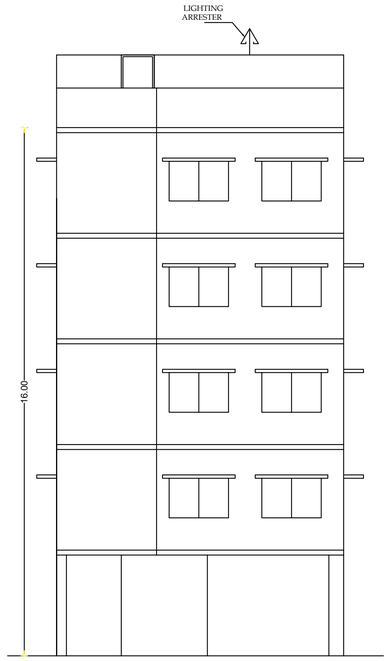


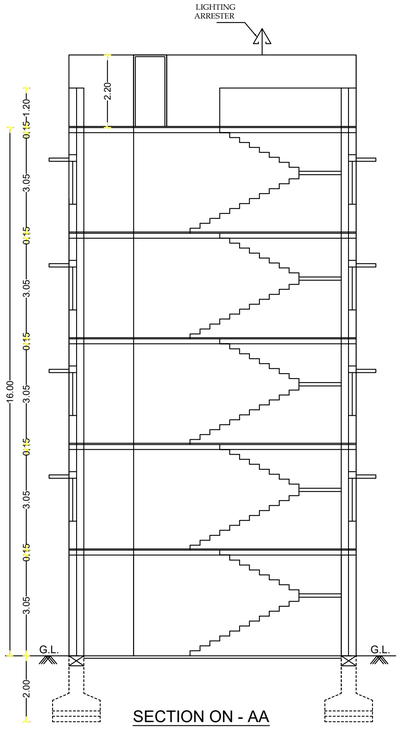
COLOUR INDEX:-

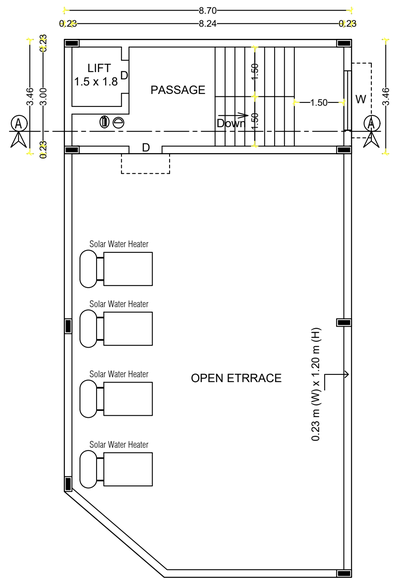
- EXG. ROAD
- SITE BOUNDARY
- BUILDING

NOTE

1. ALL
2. ⊖ - M
3. Ⓥ - I
4. MV MECHANICAL VENTILATION TO BE PROVIDED

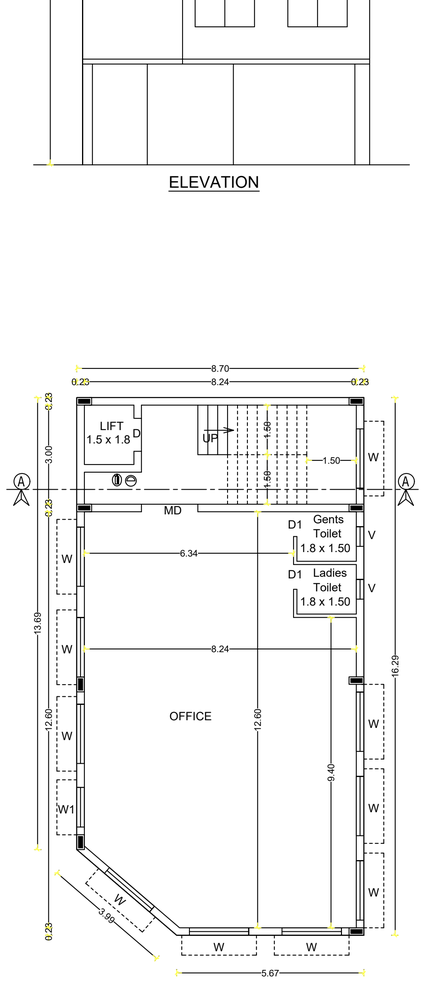






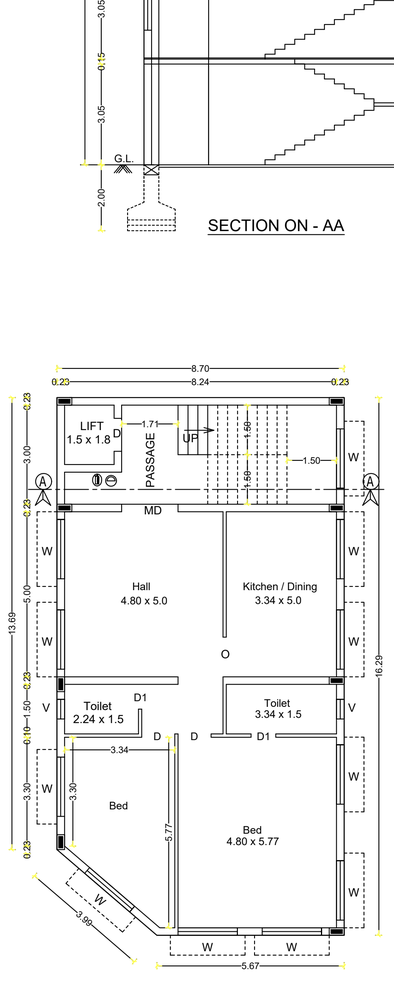
HEAD ROOM FLOOR PLAN

(TERRACE FLOOR)



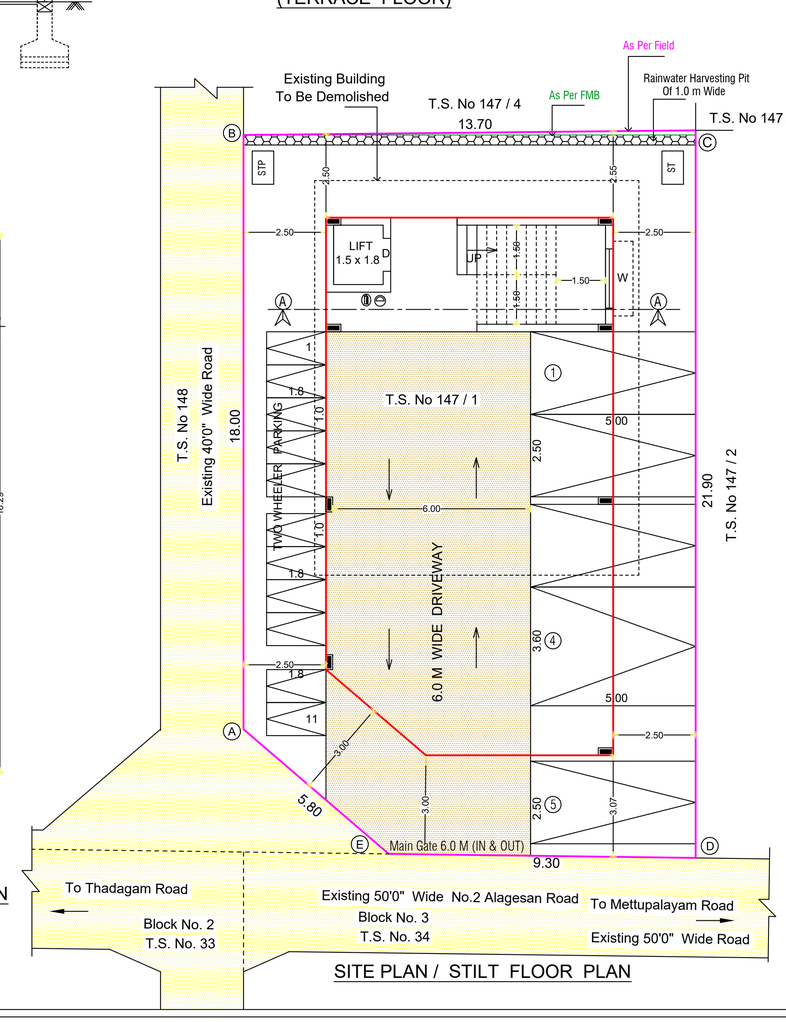
TYPICAL FLOOR PLAN

FIRST & SECOND FLOOR PLAN



TYPICAL FLOOR PLAN

THIRD & FOURTH FLOOR PLAN



SITE PLAN / STILT FLOOR PLAN

S.Thamizhvanan	R.S.Manikandan	J.Guruprasath
Surveyor/Assistant Draftman	Draughtsman Grade-III	Architectural Assistant/Planning Assistant

PLANNING PERMISSION

ONLINE APPLICATION No. SWP / BPA / 738199 / 2025

SITE BOUNDARY SHOWN AS "A TO E "

BP/CLPA No.119 / 2026

PLANNING PERMISSION No. 143 / 2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH FLOOR PROFESSIONAL CONSULTING OFFICE & RESIDENTIAL APARTMENT BUILDING IN WARD NO : L , BLOCK No: 09 , T.S.No : 147 / 1, SITE No. 1, (OLD S.F.No. 375, 394, 395/1) No.2 ALAGESAN ROAD, SANGANOOR VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

SCALE 1 : 100

All Dimensions are in Meter

N

SITE AREA DETAILS :-

AS PER DOCUMENT (A,B,C,D,E) - 288.18 Sq.M.

AS PER TSLR (A,B,C,D,E) - 287.50 Sq.M.

BUILDING AREA DETAILS	In Sq.M.			
FLOOR NAME	F.S.I Area	Non F.S.I Area	Total Area	
STILT FLOOR	-	137.81	137.81	-
FIRST FLOOR (Office Building)	137.81	-	137.81	-
SECOND FLOOR (Office Building)	137.81	-	137.81	-
THIRD FLOOR (Residential)	137.81	-	137.81	1 Dwelling
FOURTH FLOOR (Residential)	137.81	-	137.81	1 Dwelling
HEAD ROOM	-	30.10	30.10	Head Room
TOTAL BUILTUP AREA	551.24	167.91	719.15	2 Dwelling

FLOOR SPACE INDEX

FSI = 551.24 / 287.50 = 1.917

Building Height = 16.00 M

JOINERY DETAILS

		METRE
M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.84 x 2.10
L.D	LIFT DOOR	1.07 x 2.10
O	OPEN	1.00 x 2.10
W	WINDOW	1.80 x 1.22
FW	FRENCH WINDOW	1.40 x 2.10
W2	WINDOW	1.22 x 1.22
V	VENTILATOR	0.91 x 0.61

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	CORPORATION NORMS			
1	Professional Consulting Office Building	1 car spacefor the every 100 sq.m 1 two wheeler space for the every 25 sq.m			
DESCRIPTION		Car Parking		Two wheeler	
		Required	Provided	Required	Provided
COMMERCIAL - 275.62 / 100.00		3 Nos	3 Nos	11 Nos	11 Nos
S.No	DESCRIPTION	CORPORATION NORMS			
2	Residential Building	Above 75 Sq. Mtrs upto 150 Sq.Mtrs			
DESCRIPTION		Car Parking		Two wheeler	
		Required	Provided	Required	Provided
Residential		2 Nos	2 Nos	-	-

Er.K. SATHEESH, B.Tech.,
Govt. Registered Engineer Grad-II(RE)
Reg. No: CBE/ REI GR-II/ 03/2025
Eashaa Vaasthu
Architects & Engineers
T-36A,Kovaipudur,Coimbatore- 641042.
PH: 7043066666

REG. ENGINEER / ARCHITECT

N. Senthil Nath

APPLICANT

Er. D. Murugesan M.E.(Struct), M.I.E.(I).,
Structural Engineer Grade-I (SE)
Reg.No. Coimbatore LPA/EE/SR-II/P/04/2022
B.10, Meenakshi Nagar, Kovaipudur,
Coimbatore - 641 042.

REG. STRUCTURAL ENGINEER

Dr.E.RAVI, ME., PhD.,F.I.E.,F.I.G.S.,
Chief Geotechnical Consultant (F-1206490),
Reg Engineer No: 01/2024/RGTE/EDTCP,
Sunstar Foundation Consultant.

REG. GEOTECHNICAL ENGINEER

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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Chennai 600 097, India
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+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.