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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SHEET NO : 2

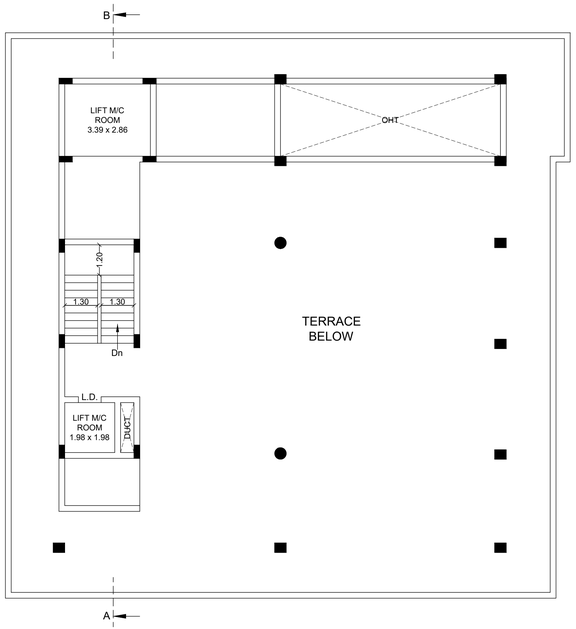
REVISION PLAN FOR EXISTING COMMERCIAL OFFICE BUILDING IN WARD NO: Z(26), BLOCK No: 13, T.S.No: 136 & 137, OLD S.F.NO: 495/3A, SITE NO: 3 &4, AVINASHI MAIN ROAD, EAST ZONE, COIMBATORE CORPORATION.

APPROVED LAYOUT - LP/R(CN) NO: 6/1976

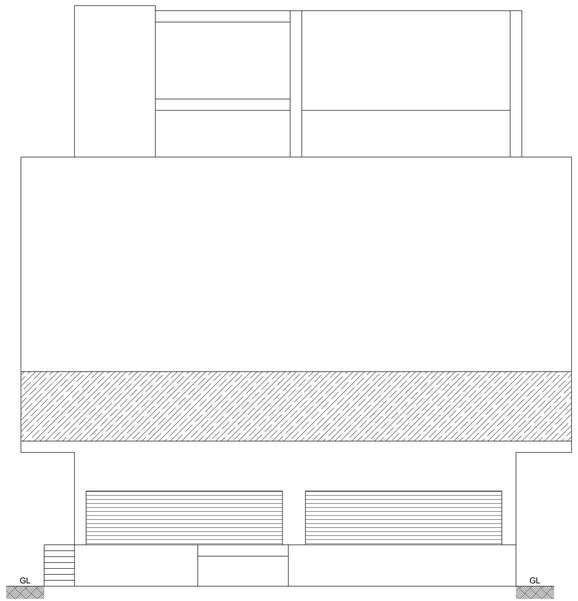
SCALE 1 : 100

All Dimensions are in Meter

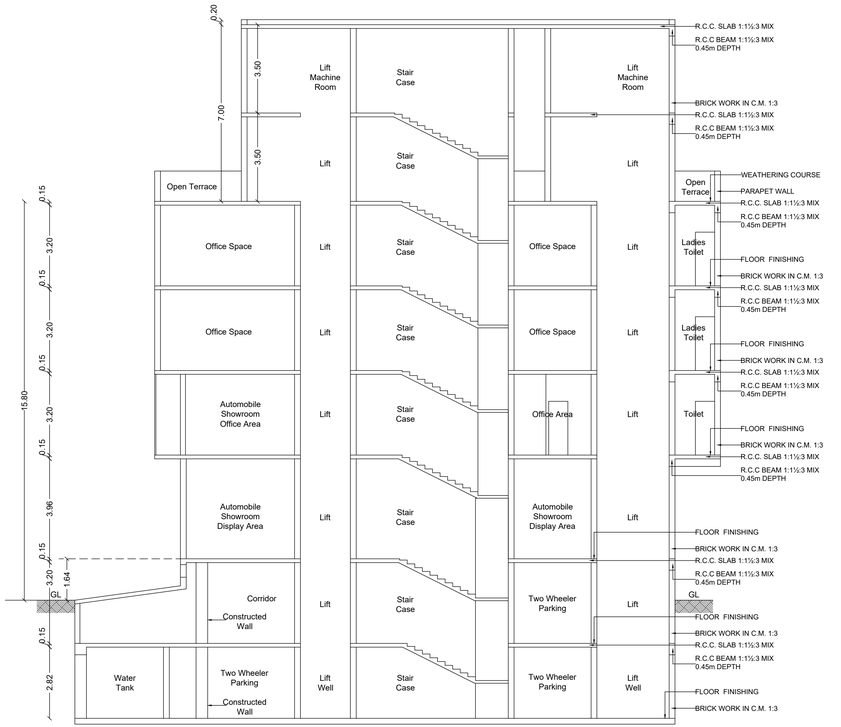
N



LIFT MACHINE ROOM PLAN



ELEVATION



SECTION ON "AB"

Online Application Number - SWP/BPA/740062/2025
Applicant Name : M/s. VASANTHI MOTORS

LP/CLPA No : 45/2026

PLANNING PERMISSION No : 55/2026

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

e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District.

SITE AREA DETAILS :-

AS PER DOCUMENT - 668.90 Sq.M.

AS PER TSLR - **668.00 Sq.M.**

BUILDING AREA DETAILS :-

FLOOR NAME	In Sq.M. F.S.I Area	Non F.S.I Area	Total Area
LOWER BASEMENT	-	342.58	342.58
SEMI BASEMENT	-	340.36	340.36
GROUND FLOOR	341.21	1.05	342.26
FIRST FLOOR	490.14	1.05	491.19
SECOND FLOOR	490.14	1.05	491.19
THIRD FLOOR	490.14	1.05	491.19
HEAD ROOM	-	57.07	57.07
LIFT MACHINE ROOM	-	40.59	40.59
TOTAL BUILTUP AREA	1811.63	784.80	2596.43

FLOOR SPACE INDEX:-

FSI = All Floor Area / Least Site Area = 1811.63 / 668.00 = 2.712

PLOT COVERAGE:-

PC = Ground Floor Area / Least Site Area = 342.26 / 668.00 = 51.24 %

JOINERY DETAILS:-

		Metre
R.S	ROLLING SHUTTER	7.80 x 2.13
R.S.1	ROLLING SHUTTER	3.00 x 2.13
R.S.2	ROLLING SHUTTER	2.40 x 2.13
D1	DOOR	1.00 x 2.10
D2	DOOR	0.76 x 2.10
L.D	LIFT DOOR	0.91 x 1.83
W1	WINDOW	1.83 X 1.37
W2	WINDOW	1.22 X 1.37
V	VENTILATOR	3.35 X 0.76
V1	VENTILATOR	1.22 X 0.76

For VASANTHI MOTORS
Managing Partner
LAND OWNER

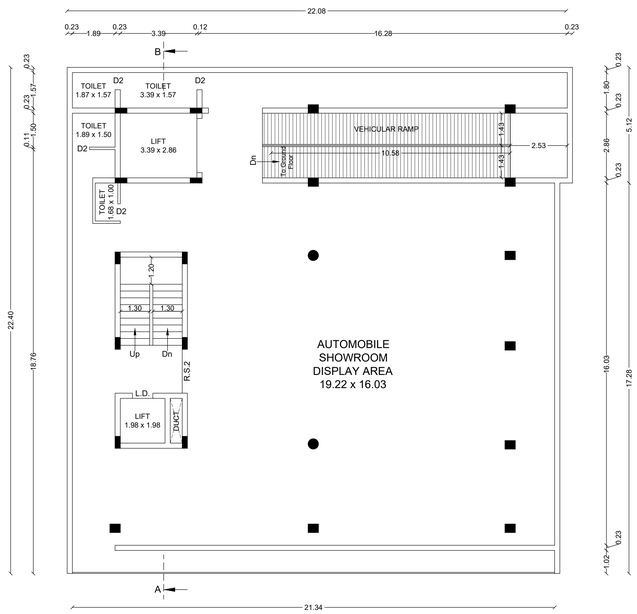
Er.P.MOHANKUMAR M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN No:C.PAG/TE/009/2024
SRI KRISHNA GEOTECH
44/1,Subramanya Udayar Street,
Telugupalayam,Coimbatore - 641 026
+919894370977,mail : mohan.civil@gmail.com
REGISTERED
GEOTECHNICAL ENGINEER

Er. HARINI. P.S. ME(Str)., MBA (HR),
Reg. No. Coimbatore/LIN / CE / 1901 / 2022
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani Ram, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph.: 7373371900,
E - mail: harini.propdoc@gmail.com
REGISTERED
CONSTRUCTION ENGINEER

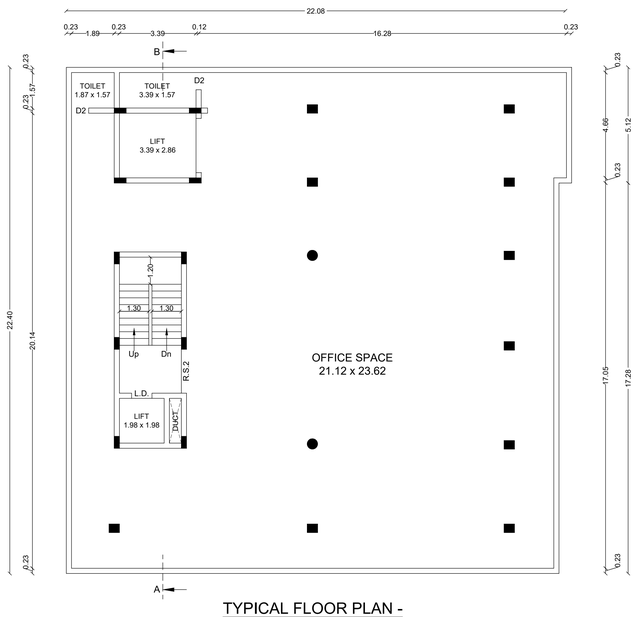
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Ramanathapuram, Coimbatore - 641 045.
Ph.: 7373371900,
E - mail: harini.propdoc@gmail.com
REGISTERED
STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX., B.E.,
Reg. No. CBE DTCP/REGN/01/02/2021
APEL ASSOCIATES
95-G, 1st Floor, Kanga Complex,
100 Feet Road, Ganapathy, Coimbatore - 12
Mob : 95667 28589
REGISTERED ENGINEER

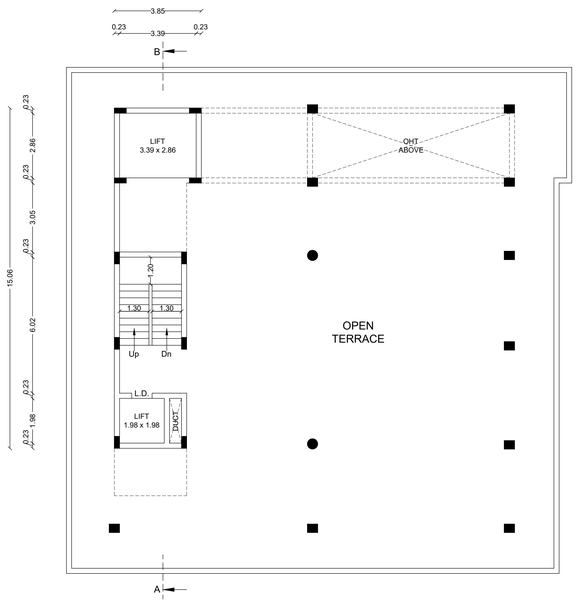
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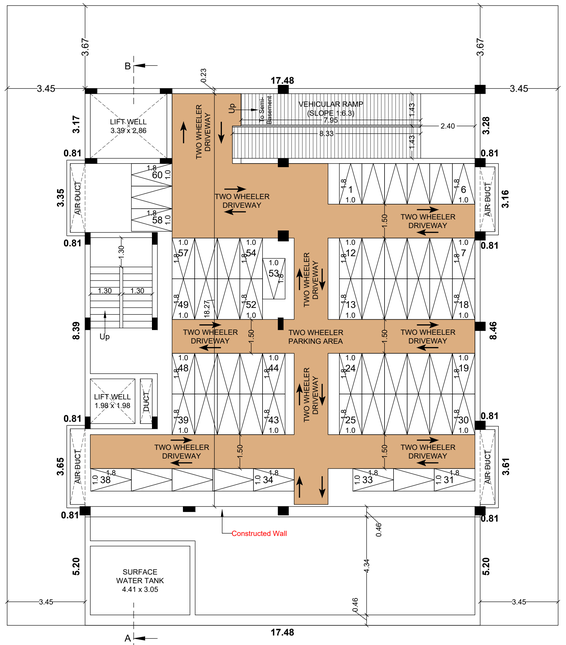
FIRST FLOOR PLAN



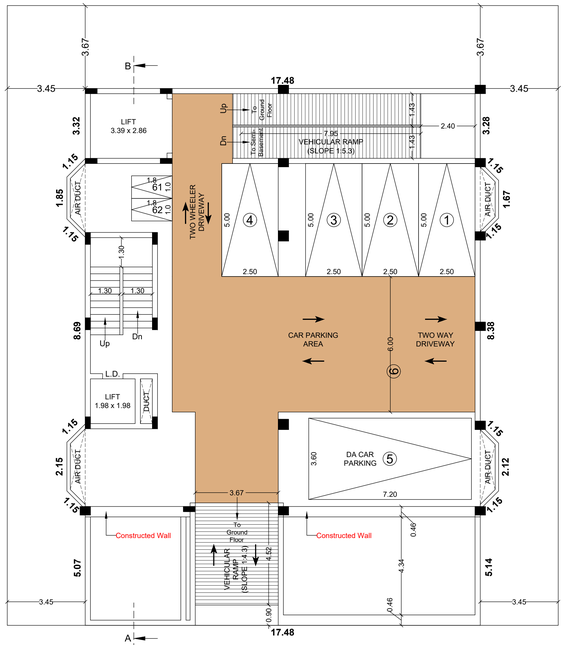
TYPICAL FLOOR PLAN - SECOND AND THIRD FLOOR



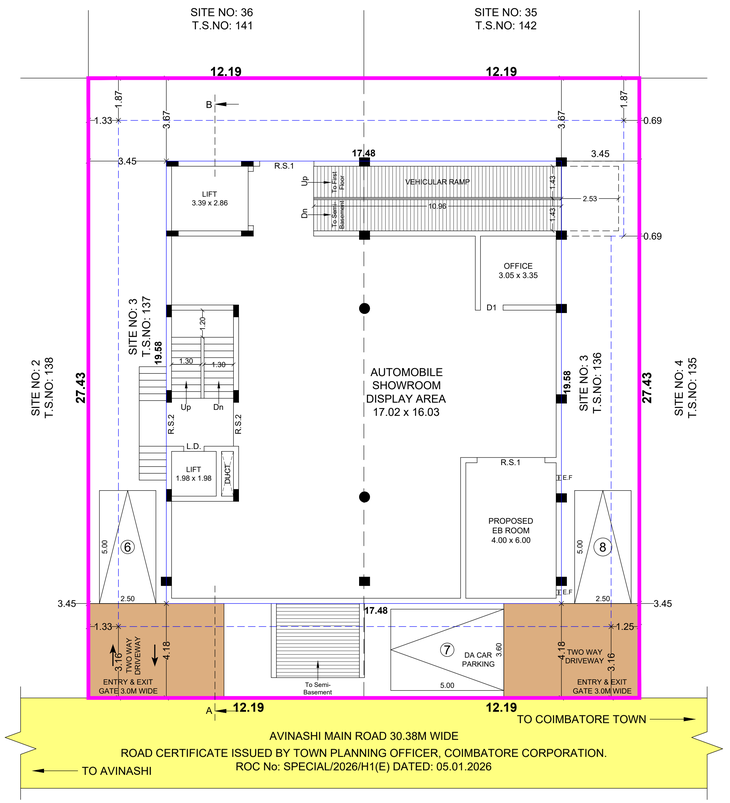
TERRACE FLOOR PLAN



LOWER BASEMENT FLOOR PLAN



SEMI BASEMENT FLOOR PLAN



SITE CUM GROUND FLOOR PLAN

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COLOUR INDEX:-

EXG. ROAD
SITE BOUNDARY
CONSTRUCTED BUILDING
DRIVEWAY

PARKING DETAILS:-

OFFICE AREA, SERVICE AREA & WASH AREA IN GROUND FLOOR - 20.80 Sq.M.
FLOOR AREA OF SECOND & THIRD FLOOR - 879.30 Sq.M.

PARKING AREA 75% OF FLOOR AREA
ONE CAR PARKING FOR EVERY 100 Sq.M.
CAR PARKINGS REQUIRED - ((20.80+879.30)x75/100)/100 = 6.75 Say 7
VISITOR'S CAR PARKING REQUIRED - 1
CAR PARKINGS PROVIDED - 8 (INCLUDING DA)

PARKING AREA 75% OF FLOOR AREA
ONE CAR TWO WHEELER FOR EVERY 25 Sq.M.
TWO WHEELER PARKINGS REQUIRED - ((879.30)x75/100)/25 = 26.34 Say 37
TWO WHEELER PARKINGS PROVIDED - 62 (INCLUDING DA)

MASTER PLAN LAND USE - COMMERCIAL & CBA

NOTE:-

RELAXATIONS AS PER G.O.(3D) No.112, DATED: 27.11.2025

EXISTING APPROVAL DEATILS:-

a) PP No: 348/2010, ROC No: 4062/2010/LPA, Dated: 29.10.2010
b) PP No: 47/2011, ROC No: 7666/2010/LPA, Dated: 07.02.2011

For VASANTHI MOTORS
Managing Partner
LAND OWNER

B.PANCHAKSHARAM M.E.,MSTECH.,MICS
GEOTECHNICAL ENGINEER
CLPA-ROAP/SC/LPA/GE/013/2024
SRI KRISHNA GEOTECH
REGISTERED GEOTECHNICAL ENGINEER

Er. HARINI. P.S. ME.(Str)., MBA (HR).,
Reg. No. CIN/Structure/CN.136 / CBJ / BM / 2023
PRIME PROPOCK CONSULTANTS PVT LTD
REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE-3707/10/GR-02/2021
APEL ASSOCIATES
REGISTERED ENGINEER

Er. HARINI. P.S. ME.(Str)., MBA (HR).,
Reg. No. CIN/Structure/CN.136 / CBJ / BM / 2023
PRIME PROPOCK CONSULTANTS PVT LTD
REGISTERED CONSTRUCTION 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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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.