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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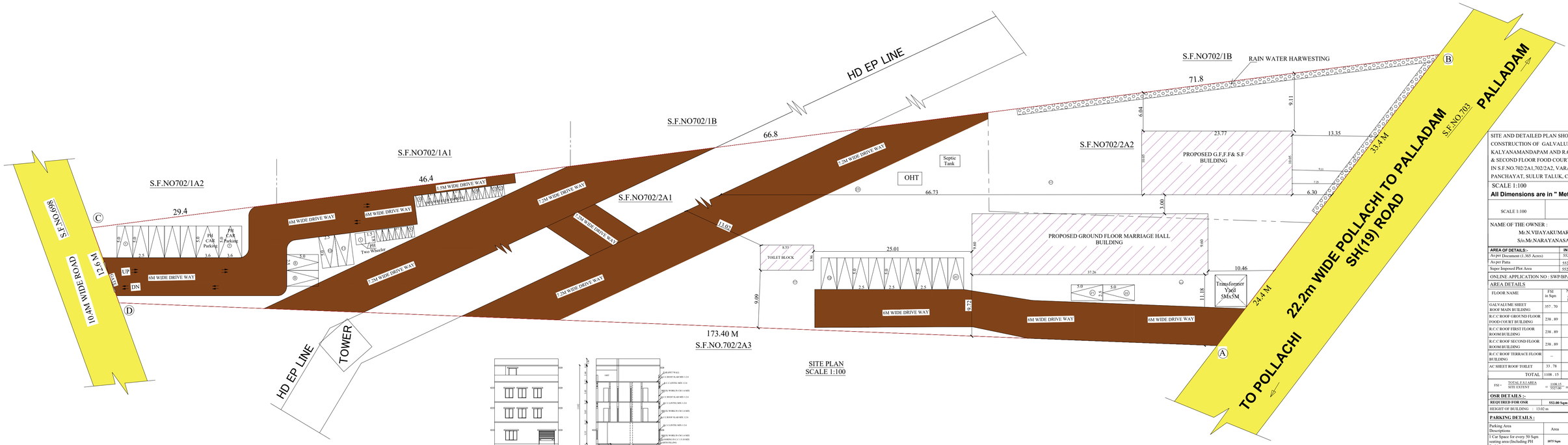
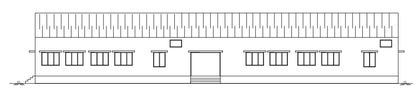
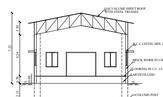
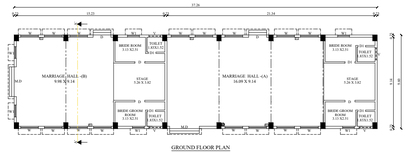


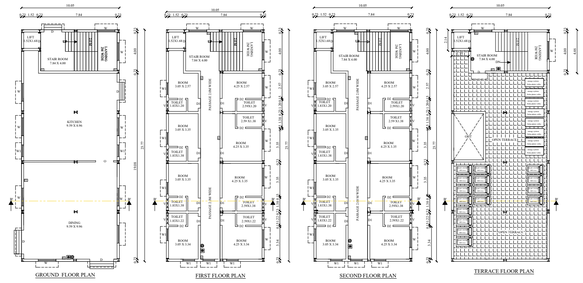

ELEVATION FACING NORTH

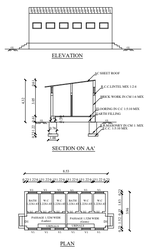

SECTION ON AA'


GROUND FLOOR PLAN

FRONT ELEVATION

SECTION ON BB'


GROUND FLOOR PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
TERRACE FLOOR PLAN


ELEVATION
SECTION ON AA'
PLAN

ONLINE APPLICATION NO: SWP/BPA/745157/2026

APPROVAL NO : SWP/LP/R(C)No.46/2026

SWP/BP/DTCPR(C)No.29/2026.

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF KALYANAMANDAPAM AND R.C.C ROOF GROUND,FIRST & SECOND FLOOR FOOD COURT AND ROOM BUILDING IN S.F.NO.702/2A1,702/2A2, VARAPATTI VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

SCALE 1:100

All Dimensions are in " Meters "

SCALE 1:100

NAME OF THE OWNER :
Mr.N.VIJAYAKUMAR,
S/o.Mr.NARAYANASAMY.

AREA OF DETAILS:-	IN SQ.M
As per Document (1.365 Acres)	5527 . 00
As per Patta	5527 . 00
Super Imposed Plot Area	5527 . 00

ONLINE APPLICATION NO : SWP/BPA/745157/2026

AREA DETAILS

FLOOR NAME	FSI in Sqm	NON FSI AREA in Sqm	TOTAL BUILT UP AREA in Sqm
GALVALUME SHEET ROOF MAIN BUILDING	357 . 70	---	357 . 70
R.C.C ROOF GROUND FLOOR FOOD COURT BUILDING	238 . 89	--	238 . 89
R.C.C ROOF FIRST FLOOR ROOM BUILDING	238 . 89	--	238 . 89
R.C.C ROOF SECOND FLOOR ROOM BUILDING	238 . 89	--	238 . 89
R.C.C ROOF TERRACE FLOOR BUILDING	--	40 . 76	40 . 76
AC SHEET ROOF TOILET	33 . 78	---	33 . 78
TOTAL	1108 . 15	40 . 76	1148 . 91

FSI = TOTAL F.S.I AREA / SITE EXTENT = 1108.15 / 5527.00 = 0.20

OSR DETAILS :-

REQUIRED FOR OSR	**553.00 Sqm (10.00%)**
HEIGHT OF BUILDING	13.02 m

PARKING DETAILS :

Parking Area Descriptions	Area	Required	Provided
1 Car Space for every 50 Sqm seating area (Including PH Parking)	**1075 Sqm**	22	22
1 Two Wheeler space for every 50 Sqm of seating Area (Including PH Parking)	**1075 Sqm**	22	22

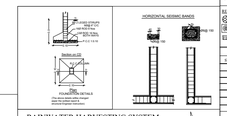
REFERENCE :
- FIRE ALARAM SYSTEM
- FIRE WATER PIPE
- FIRE FIGHTING EQUIPEMENTS

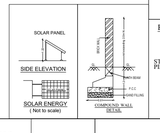
JOINERY DETAILS

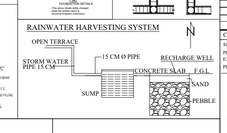
SYMBOL	JOINERY NAME	SIZE IN METER
M.D	DOOR	2.44 X 2.44
D	DOOR	1.52 X 2.44
D1	DOOR	1.00 X 2.44
D2	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.22 X 1.52
V	VENTILATOR	0.91 X 0.61
V1	VENTILATOR	1.22 X 0.61

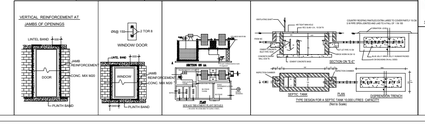
COLOR INDEX

SITE BOUNDRY	--
PROPOSED BUILDING	--
EXISTING ROAD	--
PROPOSED DRIVE WAY	--









APPLICANT:

STRUCTURAL ENGINEER:

Er.K. VIJAYAKUMAR B.E, M.E (Struct.)
Regd. No. of Engineer Grade-I
Regd. No. of Structural Engineer
Public Works Department, Chennai
Regd. No. of Engineer Class-I
Public Works Department, Chennai
Regd. No. of Engineer Class-I
Public Works Department, Chennai
4/20, C.T. Nagar 1st Street, Kavundampalayam,
Coimbatore-641 030.
Cell: 94431 57788

Er.N. PRABHA DEVI, DCE., L.B.S.,
CONSULTING CIVIL ENGINEER,
SBS ASSOCIATES
Registered Engineer No. TN/15/D-4585/99/011
256-C, NGT Main Road,
Ram Nagar, Coimbatore.
Cell: 94433 70788

REGISTERED ENGINEER / ARCHITECT:

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.