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.

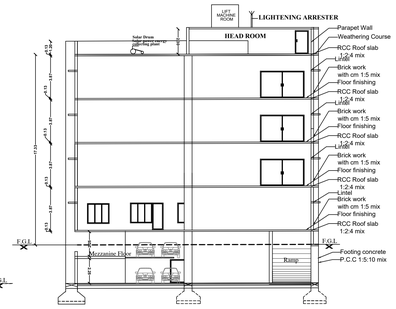
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

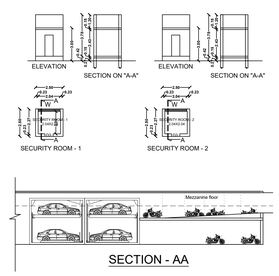
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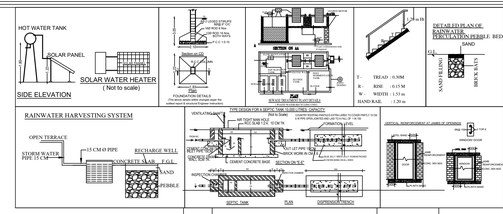
NORTH SIDE ELEVATION



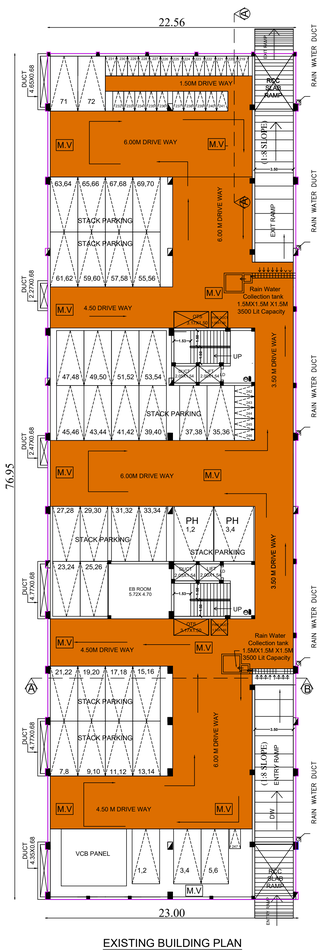
SECTION ON "A-B"



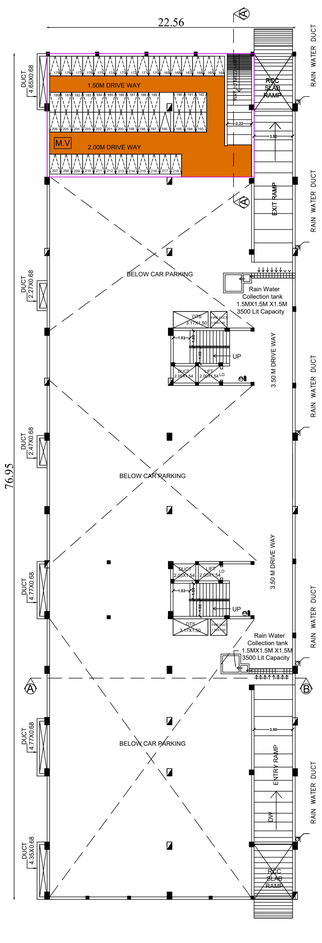
SECTION - AA



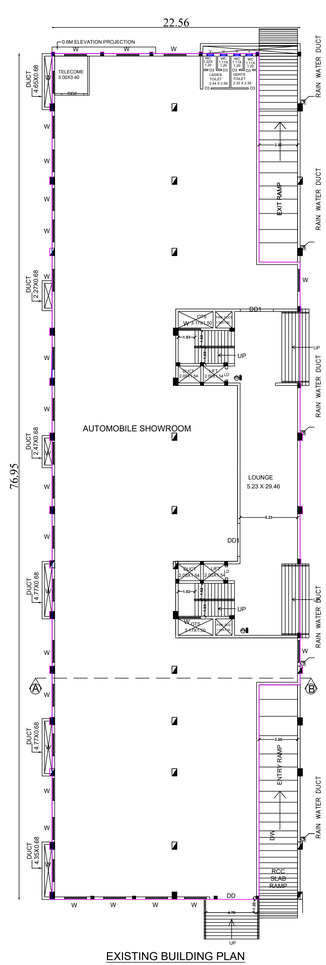
S.No	Parking Area Description	REQUIRED	PROVIDED
1	One Car Space for every 100 Sq.m of Office Floor Area(5580.00Sq.mt) (67 Car Parking+ 7 Visitors parking 10% EV Car Parking provided)	68	74
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3	One PH Car parking	2	4



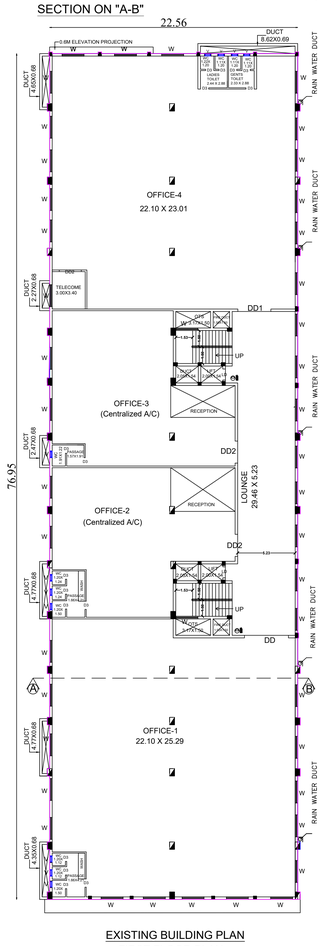
EXISTING BUILDING PLAN
SEMI BASEMENT FLOOR PLAN



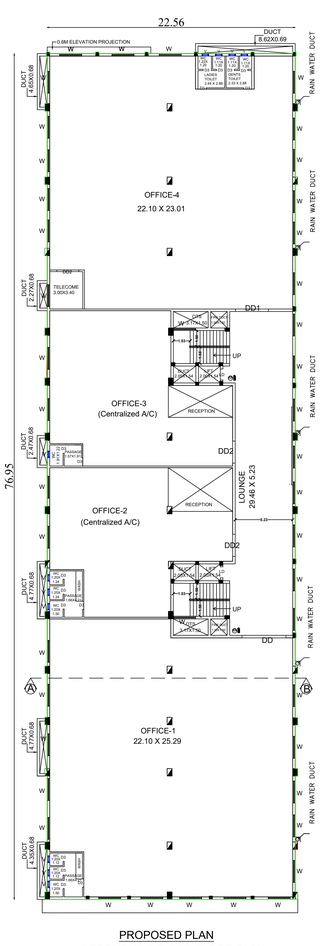
EXISTING BUILDING PLAN
MEZZANINE FLOOR @ SEMI BASEMENT FLOOR PLAN



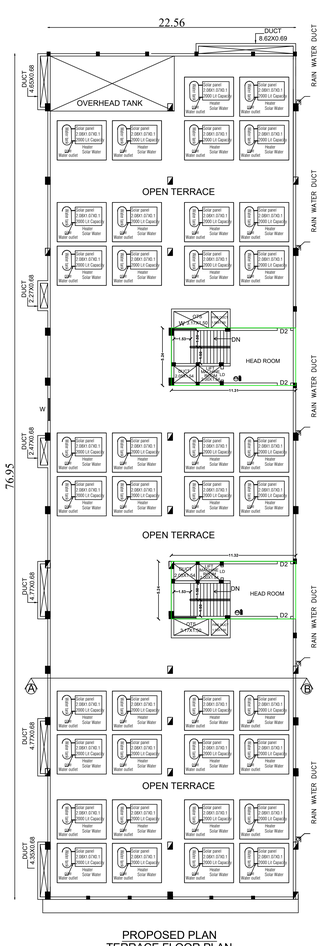
EXISTING BUILDING PLAN
GROUND FLOOR PLAN



EXISTING BUILDING PLAN
FIRST FLOOR PLAN



PROPOSED PLAN
SECOND AND THIRD FLOOR PLAN



PROPOSED PLAN
TERRACE FLOOR PLAN

SHEET NO:1/2

ADDITIONAL PLAN SHOWING THE PROPOSED CONSTRUCTION OF SEMI BASEMENT, MEZZANINE, GROUND (AUTOMOBILE SHOWROOM) , FIRST, SECOND & THIRD FLOOR (OFFICE) BUILDING IN WARD NO : Q(17), BLOCK NO: 12, T.S.NO: 172 AT METTUPALAYAM ROAD, SANGANOOR VILLAGE COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

APPLICANT: M/S VETRIVEL TOWERS PRIVATE LIMITED

SITE AREA DETAILS	AREA IN Sq.m
AS PER DOCUMENT	3420.00
AS PER PATTA	3420.00

EXISTING APPROVAL DETAILS

DTCP,Chennai Roc No.2224/2021/TCP

B.P/DTCP No.169/2021

ந.க.எண் - 62/2021/உ திரு

தி.ஆ.எண் - 199 'அ' முதல் 'இ' வரை/2022

Scale:1:100

EXISTING BUILDING FLOOR WISE BREAKUP DETAILS

FLOOR NAME	FSI Area in Sqmt	Non FSI Area in Sqmt	Total Builtup Area in Sqmt
BASEMENT FLOOR	-	1715.69	1715.69
MEZZANINE FLOOR	-	211.38	211.38
GROUND FLOOR	1572.15	-	1572.15
FIRST FLOOR	1715.69	-	1715.69
TERRACE FLOOR	-	110.45	110.45
TOTAL	3287.84	2037.52	5325.36

ADDITIONAL BUILDING FLOOR WISE BREAKUP DETAILS

FLOOR NAME	FSI Area in Sqmt	Non FSI Area in Sqmt	Total Builtup Area in Sqmt
SECOND FLOOR	1715.69	-	1715.69
THIRD FLOOR	1715.69	-	1715.69
TERRACE FLOOR	-	110.45	110.45
SECURITY ROOM - 1	6.25	-	6.25
SECURITY ROOM - 2	6.25	-	6.25
TOTAL	3443.88	110.45	3554.33

$$FSI - \frac{6731.72}{3420.00} = 1.97 < 2.00$$

COLOUR INDEX	JOINERY DETAILS		
	NAME	DESCRIPTION	SIZE
SITE BOUNDARY	DD	DOUBLE DOOR	4.00 X 2.44
SITE IN BUILDING	DD1	DOUBLE DOOR	3.00 X 2.44
PROPOSED BUILDING	DD2	DOUBLE DOOR	2.00 X 2.44
EXISTING BUILDING	D1	DOOR	1.00 X 2.44
	D2	DOOR	1.22 X 2.44
EXISTING ROAD	D3	DOOR	0.75 X 2.44
DRIVEWAY	W1	WINDOW	2.00 X 1.83
	V	VENTILATOR	0.61 X 0.91

For VETRIVEL TOWERS PRIVATE LIMITED

Director

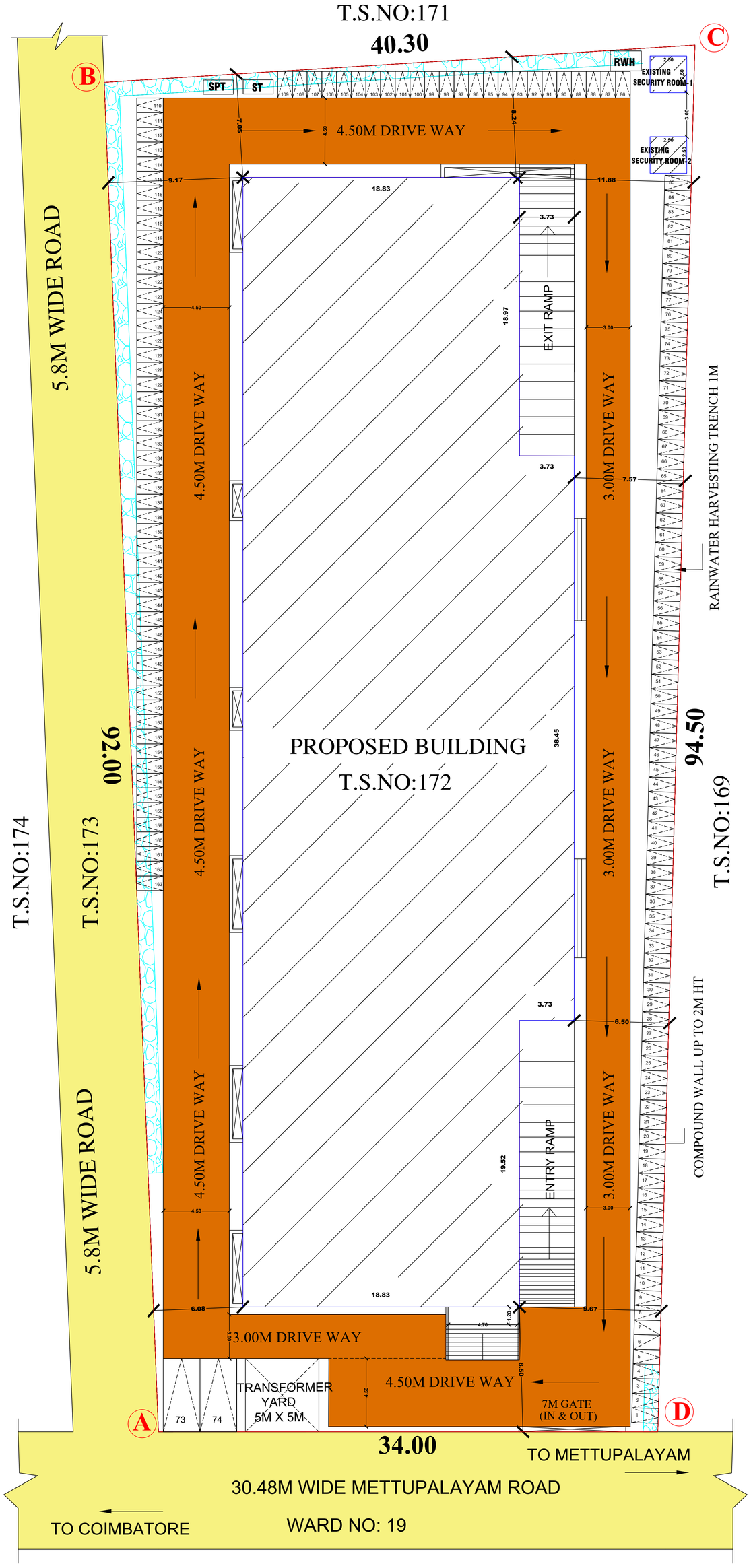
APPLICANT

Er. D. Siva Kumar, B.E., M.E.,
Registered Structural Engineer
Grade I (RSE-Gr.I)
Regd. No: 04/2021/RSE-Gr.I/EDTCP
27/12/25

REGISTERED STRUCTURAL ENGINEER

Er. M.P. SURESHKUMAR
Reg. Engineer Grade - I
01/2022 / RE - Gr. I / EDTCP
sureshkumarmpcivil@gmail.com
Cell : 99443 60702

REGISTERED ENGINEER



SITE PLAN

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B.P/DTCP No.169/2021

ந.க.எண் - 62/2021/உதிகு

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Scale:1:100

For VETRIVEL TOWERS PRIVATE LIMITED

Director

APPLICANT

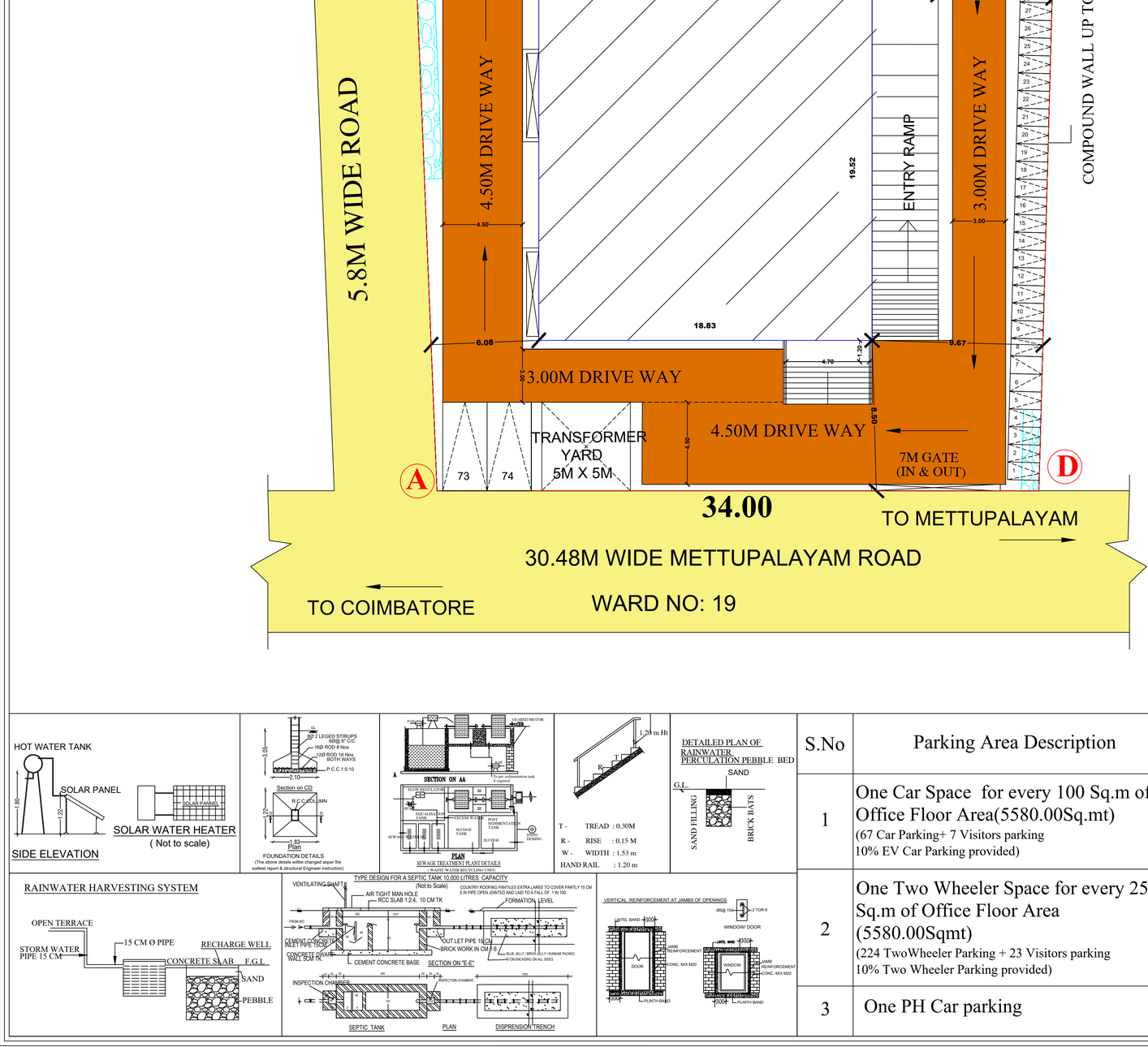
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27/12/25

REGISTERED STRUCTURAL ENGINEER

Er. M.P. SURESHKUMAR
Reg. Engineer Grade - I
01/2022 / RE - Gr. I / EDTCP
sureshkumarmpcivil@gmail.com
Cell : 99443 60702

REGISTERED ENGINEER



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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.