PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

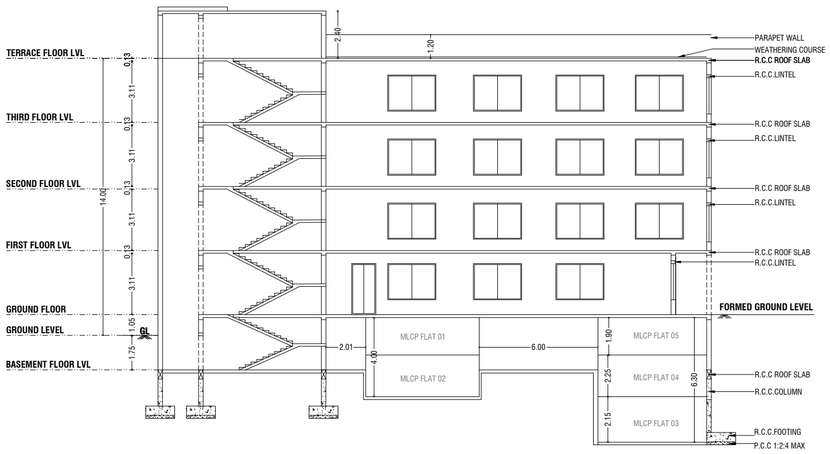
ISSUING AUTHORITY
DTCP

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

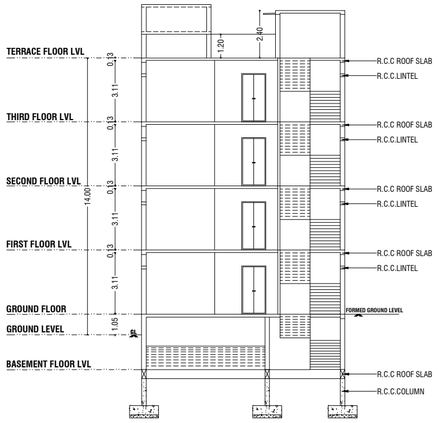
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

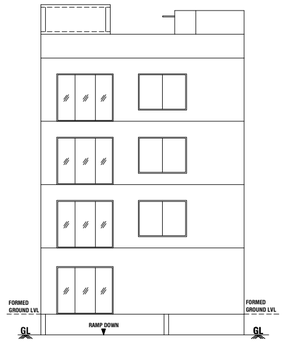
hello@verified.realestate
+91 9996 12 9996
verified.realestate



SECTION "AA"@ EAST SIDE

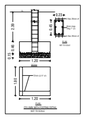


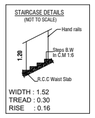
SECTION "BB"@ SOUTH SIDE

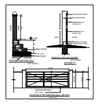


ELEVATION @ NORTH SIDE

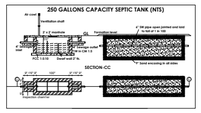


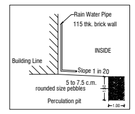


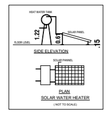


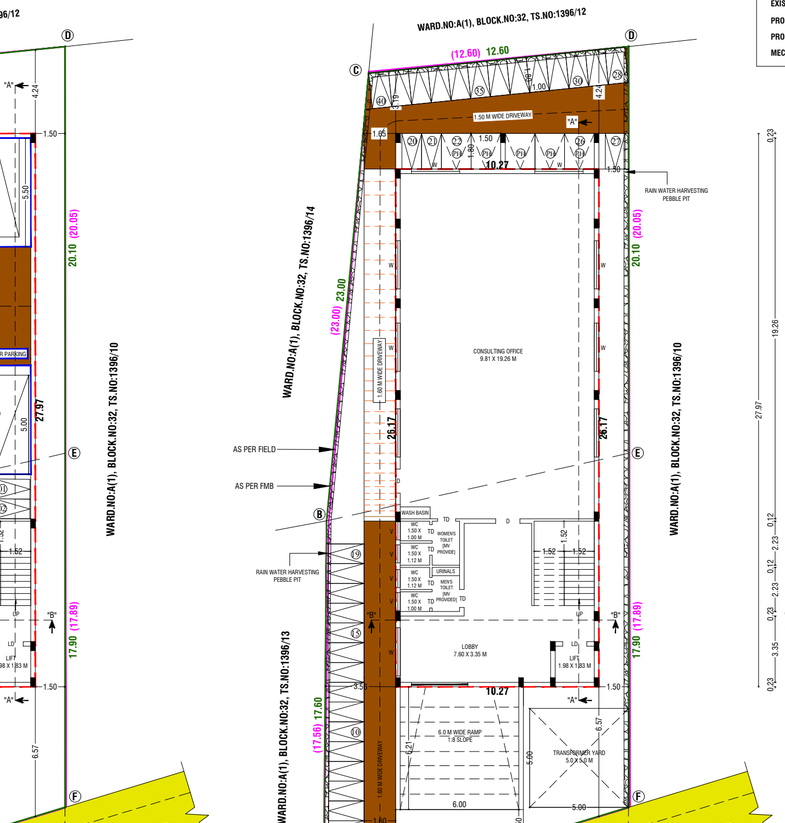


COLOUR INDEX :-	
BOUNDARY OF THE SITE	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
PROPOSED DRIVEWAY	:
MECHANICAL PARKING SLOT	:



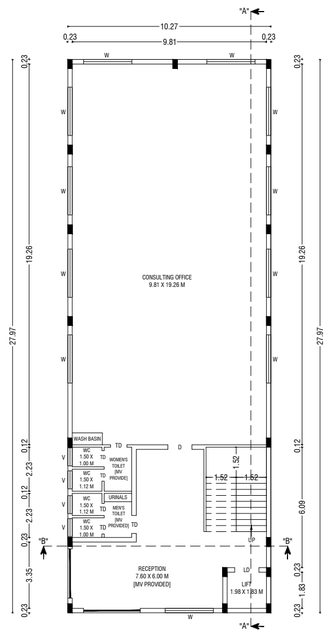




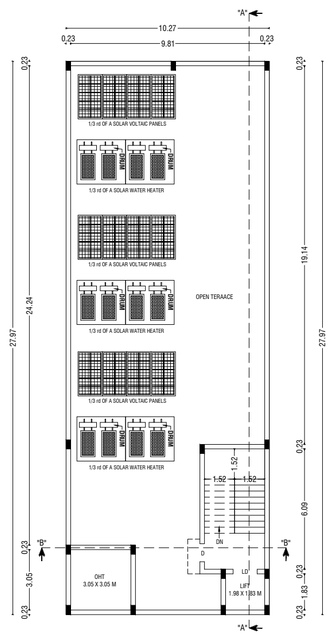


SITE CUM BASEMENT FLOOR PLAN
SCALE (1:100)

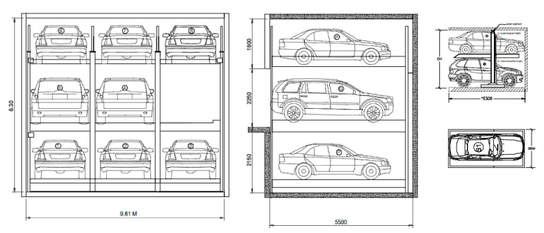
SITE CUM GROUND FLOOR PLAN
SCALE (1:100)



TYPICAL (FIRST, SECOND & THIRD) FLOOR PLAN



TERRACE FLOOR PLAN



MECHANICAL CAR PARKING DETAILS

PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF A COMMERCIAL (CONSULTING OFFICE) BUILDING IN WARD.NO:A(1), BLOCK.NO:32, T.S.NO: 1396/11 & 1396/21 AT ANUPPERPALAYAM VILLAGE, COIMBATORE CORPORATION.

COIMBATORE DD.PLAN NO:01

SCALE :- 1:100

LAND USE: COMMERCIAL

ONLINE APPLICATION NO:SWP/BPA/751335/2026

AREA DETAILS:- IN SQM

AREA OF SITE AS PER PATTA	=	554.50 Sqm
AREA OF SITE AS PER DOCUMENT	=	561.03 Sqm
AREA OF SITE AS PER SITE	=	588.15 Sqm

EXISTING APPROVED DETAILS:-

NOTE:- (APPROVED BUILDING DETAILS)
PLANNING PERMISSION ISSUED BY COIMBATORE DTCP
SWP/BPA/309713/2024
SWP / SITE APPROVAL : L.P / CLPA.NO :515/2024, DATED: 01.10.2024
SWP / PLANNING PERMISSION NO: 614/2024, DATED: 01.10.2024

EXISTING APPROVED AREA DETAILS (IN Sq.mt):-

S.NO	BLOCK	FLOOR	FSI AREA (Sq.mt)	NON-FSI AREA (Sq.mt)	TOTAL AREA (Sq.mt)
01	BLOCK-01	STILT FLOOR	-	122.04	122.04
		FIRST FLOOR	122.04	-	122.04
		SECOND FLOOR	122.04	-	122.04
		THIRD FLOOR	122.04	-	122.04
		TERRACE FLOOR	-	46.57	46.57
TOTAL AREA			366.12	168.61	534.73

REVISED APPROVAL BUILDING AREA DETAILS:-

S.NO	FLOOR	FSI AREA (Sq.mt)	NON-FSI AREA (Sq.mt)	TOTAL AREA (Sq.mt)
1	BASEMENT FLOOR	-	287.31	287.31
2	GROUND FLOOR	268.82	-	268.82
3	FIRST FLOOR	287.31	-	287.31
4	SECOND FLOOR	287.31	-	287.31
5	THIRD FLOOR	287.31	-	287.31
6	TERRACE FLOOR	-	40.26	40.26
TOTAL AREA		1130.75	327.57	1458.32

F.S.I CALCULATION AS PER SITE AREA:-

F.S.I (1130.75/554.50) = 2.039 [MAX PERMISSIBLE FSI] PREMIUM FSI-0.039

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 13.50 Mt

PARKING DETAILS	PARKING CALCULATION	REQUIRED (INCLUDE VISITOR & PH PARKING)	PROVIDED
TOTAL CAR	FLOOR AREA [1130.75 / 100] X 0.75 = 10	10 NO'S	11 NO'S
TOTAL TWO WHEELER	FLOOR AREA [1130.75 / 25] X 0.75 = 38	38 NO'S	40 NO'S

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
D	DOOR	1.22 X 2.44
TD	TOILET DOOR	0.91 X 2.44
LD	LIFT DOOR	0.91 X 2.44
W	WINDOW	2.44 X 1.83
V	VENTILATOR	0.61 X 0.91
MV	MECHANICAL VENTILATOR	

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED CONSTRUCTION ENGINEER

Er.S.PRADEEP, B.E.,M.I(STI)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/RAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9585000604
REGISTERED STRUCTURAL ENGINEER

Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED ENGINEER Grade-II,
Reg.No:Coimbatore District/RS/GR-II/36/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Mas Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED ENGINEER / ARCHITECT

ONLINE APPLICATION NO : SWP/BPA/751335/2026
SWP / SITE APPROVAL : L.P / CLPA.NO :515/2024
REVISED PLANNING PERMISSION NO : 258/2026

NOTE:-
* ALL DIMENSIONS ARE IN METRE
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* ST PROVIDED IN SW CORNER.
* LIGHTNING ARRESTER PROVIDED IN THE ROOF.
* FIRE DETECTING AND EMERGENCY ALARAM PROVIDED.

Er.P.MOHANKUMAR,M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN.NO:CLPA/GTE/19/05/004
SRI KRISHNA GEOTECH
44/3, Subramaniya Udaiyar Street
Telugupalayam,Coimbatore - 641 039
+919944370917,e-mail: mohaan.civil@gmail.com
REGISTERED GEOTECH ENGINEER

Power Holder For
JJ Goutham & JJ Sripal Challani
(R.J. Jayantilal)
OWNER / 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

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.