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

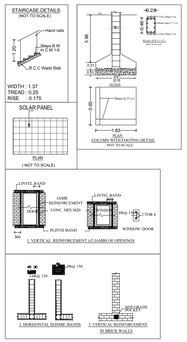
hello@verified.realestate
+91 9996 12 9996
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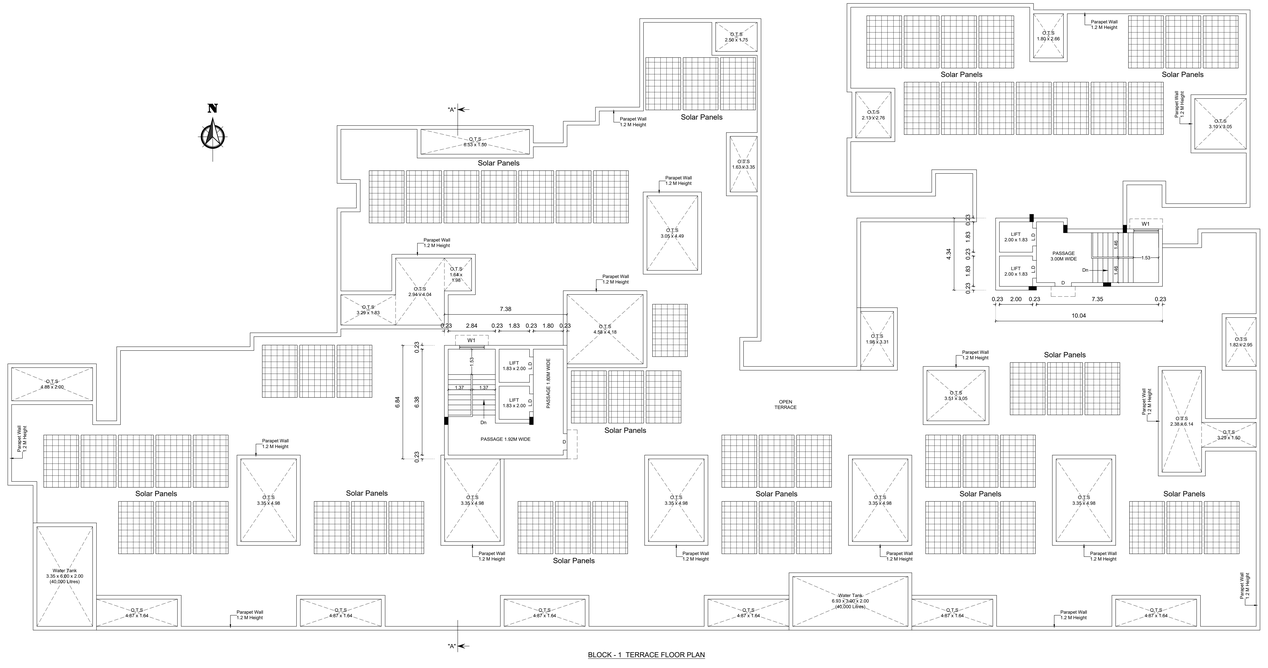


BLOCK - 1 ELEVATION

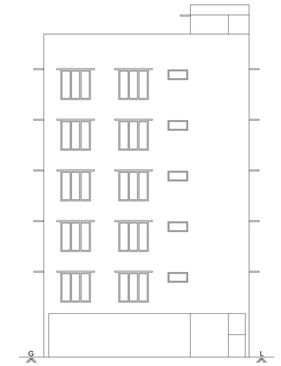


BLOCK - 1 SECTION ON "AB"

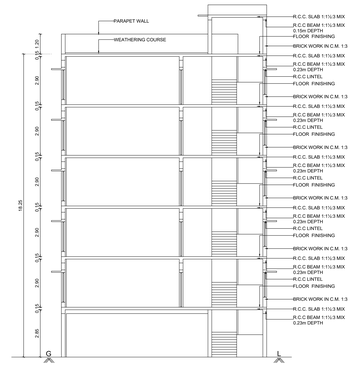




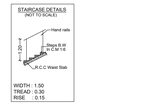
BLOCK - 1 TERRACE FLOOR PLAN

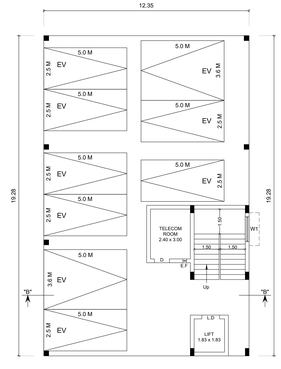


BLOCK - 2 ELEVATION

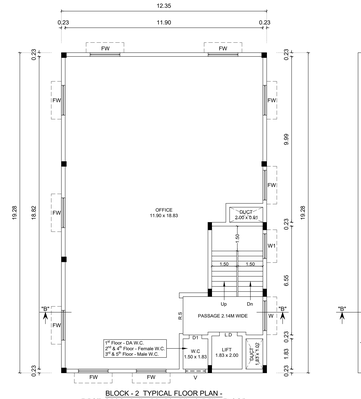


BLOCK - 2 SECTION ON "BB"

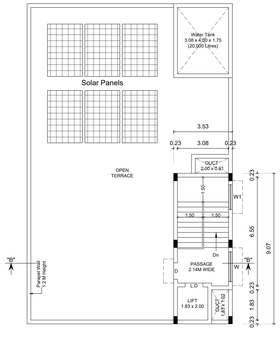




BLOCK - 2 STILT FLOOR PLAN



BLOCK - 2 TYPICAL FLOOR PLAN -
FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR



BLOCK - 2 TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MIXED (COMMERCIAL AND RESIDENTIAL) GROUP DEVELOPMENT BUILDINGS IN S.F.No: 25/1A, 25/1B, 28/1B2, 28/3 & 49/2B, THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

All Dimensions are in Meter

BUILDING AREA DETAILS :-	In Sq.M.		
FLOOR NAME	F.S.I Area	Non F.S.I Area	Total Area
BLOCK - A			
HEAD ROOM	-	85.48	85.48
BLOCK - B			
STILT FLOOR	9.10	229.11	238.21
FIRST FLOOR	234.53	3.68	238.21
SECOND FLOOR	234.53	3.68	238.21
THIRD FLOOR	234.53	3.68	238.21
FOURTH FLOOR	234.53	3.68	238.21
FIFTH FLOOR	234.53	3.68	238.21
HEAD ROOM	-	29.48	29.48

JOINERY DETAILS:-		Metre
R.S	ROLLING SHUTTER	2.14 X 2.67
D	DOOR	1.00 x 2.10
D1	DOOR	0.84 x 2.10
L.D	LIFT DOOR	1.07 x 2.10
FW	FRENCH WINDOW	1.80 x 1.80
W1	WINDOW	1.50 x 1.37
V	VENTILATOR	1.20 x 0.60

NOTE:-
1. Mechanical Ventilation to be Provided where ever necessary.
2. G.O.18 M.A.&W.S Dated - 04.02.2019 Annexure - IV Part - I (1) - Parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above rounded to the nearest whole number where number of dwelling units exceeds six.

Online Application Number - SWP/BPA/756012/2026
Applicant Name : CONFIANCE BUSINESS SOLUTIONS

For CONFIANCE BUSINESS SOLUTIONS

Partner

LAND OWNER / APPLICANT

Dr. K. DEEPAK, M.E.,
Assistant Professor (SG)
Reg. No. 2016/GEO/0001
Coimbatore - 35.
Mobile : 9486004726

REGISTERED GEOTECHNICAL ENGINEER

A. SHANMUGA R.E., M.I.E.,
Chartered Civil Engg. in CEDA &
Regd. Struct Engg Coimbatore DTCP
98 CEA / 45 / 2022

REGISTERED CONSTRUCTION ENGINEER

A. SHANMUGA R.E., M.I.E.,
Chartered Civil Engg. in CEDA &
Regd. Struct Engg Coimbatore DTCP
98 CEA / 45 / 2022

REGISTERED STRUCTURAL ENGINEER

Dr. A. WALTER JEFF MAX, M.E.,
Reg. No. 2021/ARC/0000000000
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Architect
49-B, 1st Floor, Sarojini Colony,
100 Feet Road, Ganapathy, Coimbatore - 12
Mob : 93447 28488

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MIXED (COMMERCIAL AND RESIDENTIAL) GROUP DEVELOPMENT BUILDINGS IN S.F.No: 25/1A, 25/1B, 28/1B2, 28/3 & 49/2B, THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

SCALE 1 : 100

BLOCK - A

All Dimensions are in Meter

N

PROPOSED BUILDING BLOCK - 1 DWELLING AREA DETAILS

FLOOR	DWELLING NO. &	AREA IN SQ.M.
TYPICAL FLOOR	A	123.80
	B	125.36
	C	122.39
	D	94.90
	E	100.74
	F	99.66
	G	99.66
	H	99.66
	I	99.66
	J	139.29
	K	124.74
	L	96.42
	M	121.61
	N	91.09

BUILDING AREA DETAILS :- In Sq.M.

FLOOR NAME	F.S.I Area	Non F.S.I Area	Total Area
BLOCK - A			
STILT FLOOR	42.13	2069.87	2112.00
FIRST FLOOR	1834.85	277.15	2112.00
SECOND FLOOR	1834.85	277.15	2112.00
THIRD FLOOR	1834.85	277.15	2112.00
FOURTH FLOOR	1834.85	277.15	2112.00
FIFTH FLOOR	1834.85	277.15	2112.00

No. Of Dwellings in Block - A = 70

JOINERY DETAILS:-

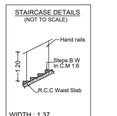
		Metre
R.G.S	ROLLING GRILL SHUTTER	3.00 x 2.65
M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.84 x 2.10
L.D	LIFT DOOR	1.07 x 2.10
O	OPEN	1.00 x 2.10
W	WINDOW	1.80 x 1.37
W1	WINDOW	1.50 x 1.37
V	VENTILATOR	1.20 x 0.60
V1	VENTILATOR	0.90 x 0.60

NOTE:-

1. Mechanical Ventilation to be Provided where ever necessary.
2. G.O.18 M.A.&W.S Dated - 04.02.2019 Annexure - IV Part - I (1) - Parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above rounded to the nearest whole number where number of dwelling units exceeds six.

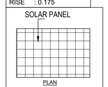
Online Application Number - SWP/BPA/756012/2026
Applicant Name : CONFIANCE BUSINESS SOLUTIONS

STAIRCASE DETAILS (NOT TO SCALE)

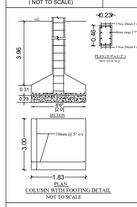


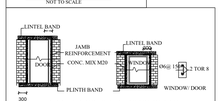
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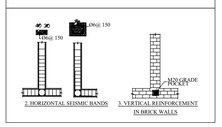
SOLAR PANEL



PLAN
(NOT TO SCALE)







BLOCK - 1 TYPICAL FLOOR PLAN -
FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR

BLOCK - 1 STILT FLOOR PLAN

for CONFIANCE BUSINESS SOLUTIONS
Partner
LAND OWNER / APPLICANT

Dr.RATHIVEERAM.E (GEOTECH.MDE)
GEOTECHNICAL ENTINEER
GTA-FCSI-NC-FAOTER/0524
SR.KRISHNA GEOTECH
40/2,Ephraim's Manor Street,
Telugupalayam,Coimbatore - 641 028
+91(944)7287 and krishna@yahoo.com
REGISTERED GEOTECHNICAL ENGINEER

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Registered Construction Engineer (RCE)
Reg No : CBE / LPA/CCE/2/2024
Coimbatore - 35.
Mobile : 9095888636
REGISTERED CONSTRUCTION ENGINEER

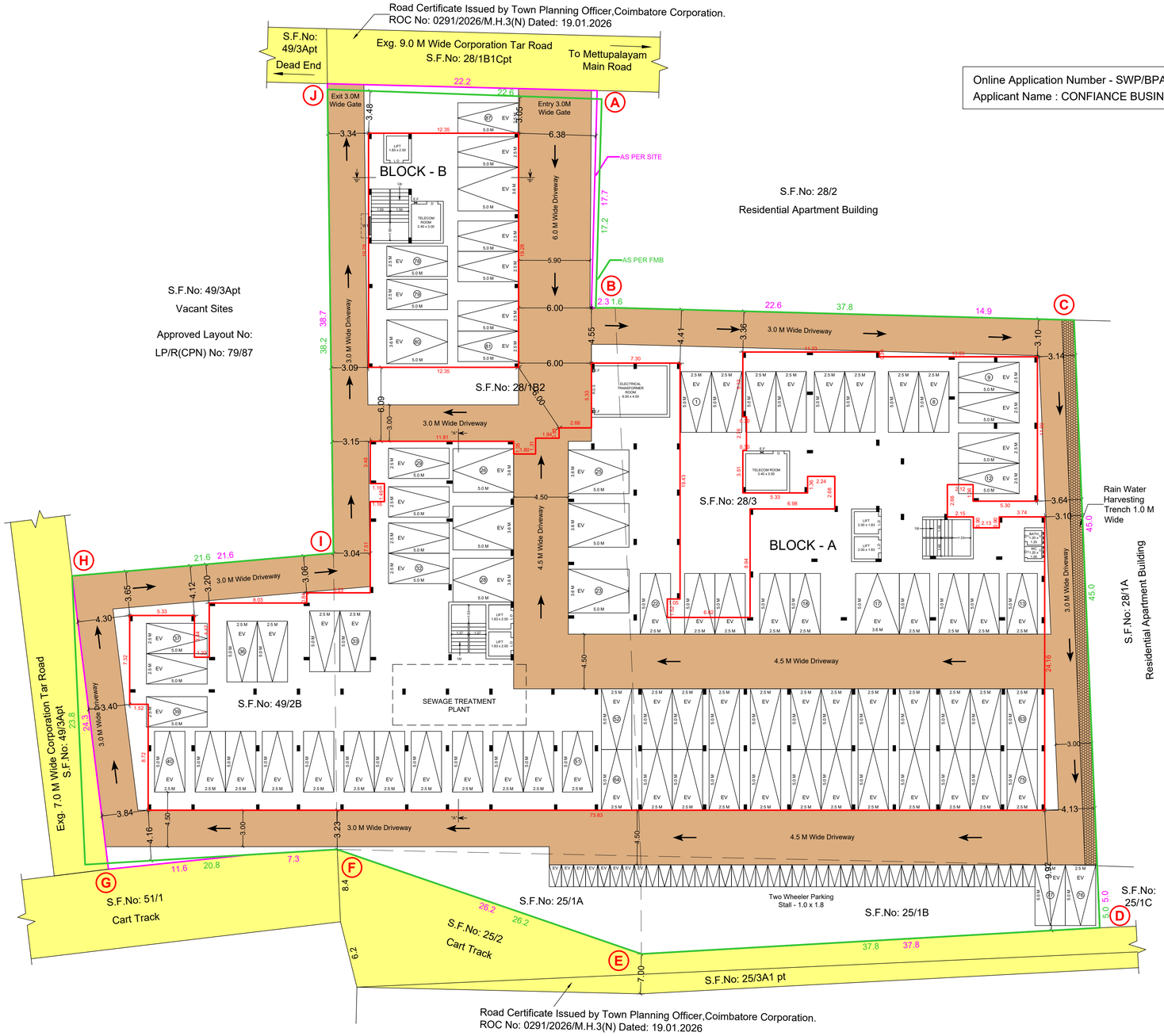
A. SHANAVAZ M.E., M.I.E.,
Chartered Civil Engg. in 15066 0 4
Regd. Structural Engineer, Coimbatore DTCP
SE / GR II / 47/2023
REGISTERED STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. 2022 (7)(7)/(3)/24-S.S(2)/2021
APEL ASSOCIATES
#1, Ground Floor, Sri Ram Complex,
100 Post Road, Gandhipuram, Coimbatore – 12
Mob : 93667 18589
REGISTERED ENGINEER

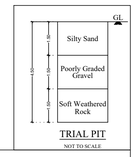
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF MIXED (COMMERCIAL AND RESIDENTIAL) GROUP DEVELOPMENT BUILDINGS IN S.F.No: 25/1A, 25/1B, 28/1B2, 28/3 & 49/2B, THUDIYALUR VILLAGE, COIMBATORE NORTH TALUK, NORTH ZONE, COIMBATORE CORPORATION.

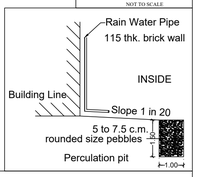
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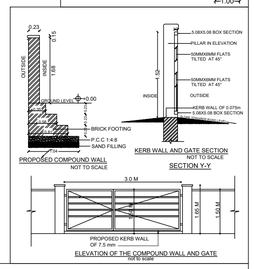
All Dimensions are in Meter

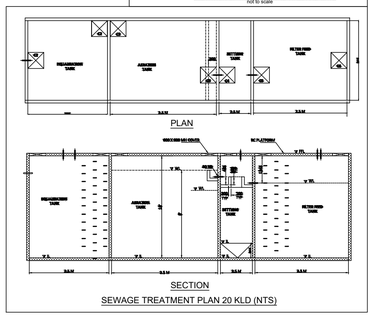


Online Application Number - SWP/BPA/756012/2026
Applicant Name : CONFIANCE BUSINESS SOLUTIONS









SITE AREA DETAILS :-

AS PER DOCUMENT	- 4067.10 Sq.M.
AS PER PATTA	- 4000.00 Sq.M.

BUILDING AREA DETAILS :-

FLOOR NAME	In Sq.M. F.S.I Area	Non F.S.I Area	Total Area
BLOCK - A - RESIDENTIAL APARTMENT BLDG. (Dwelling Units = 70 Nos.)			
STILT FLOOR	42.13	2069.87	2112.00
FIRST FLOOR	1834.85	277.15	2112.00
SECOND FLOOR	1834.85	277.15	2112.00
THIRD FLOOR	1834.85	277.15	2112.00
FOURTH FLOOR	1834.85	277.15	2112.00
FIFTH FLOOR	1834.85	277.15	2112.00
HEAD ROOM	-	85.48	85.48
BLOCK - B - COMMERCIAL BUILDING			
STILT FLOOR	9.10	229.11	238.21
FIRST FLOOR	234.53	3.68	238.21
SECOND FLOOR	234.53	3.68	238.21
THIRD FLOOR	234.53	3.68	238.21
FOURTH FLOOR	234.53	3.68	238.21
FIFTH FLOOR	234.53	3.68	238.21
HEAD ROOM	-	29.48	29.48
TOTAL BUILTUP AREA	10398.13	3818.09	14216.22

FLOOR SPACE INDEX:-

FSI = 10398.13 / 4000.00 = 2.600 > 2.000

PREMIUM FSI = 2.600 - 2.000 = 0.600 (2398.13 Sq.M)

PARKING DETAILS:-

DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers Reqd. Including DA	No. Of Two Wheelers Provd. Including DA	No. Of Cars Reqd. Including DA	No. Of Cars Provd. Including DA
BLOCK - A					
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	70	-	-	70	70
BLOCK - B					
75% of Consulting Office FSI area	886.31	36	36	9	9
Visitor's Parking 10%	-	4	4	8	11
Total No. Of Parkings	-	40	40	87	87

COLOUR INDEX:-

- EXG. ROAD
- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVEWAY

Er.P.MOHANKUMAR,M.E.,(GEOTECH.),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN No:C.FAG/TE/0082024
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Telagapalayam,Coimbatore - 641 039
+919842752917,mail: mohan.civil@gmail.com

REGISTERED GEOTECHNICAL ENGINEER

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Chartered Civil Engg. M- 150843-6
Regd. Struct Engg.Coimbatore DTCP
SE/GR-I/45/2025

REGISTERED STRUCTURAL ENGINEER

For CONFIANCE BUSINESS SOLUTIONS
Partner

LAND OWNER / APPLICANT

Er. N. DEEPAK., B.E.,
Registered Construction Engineer (CE)
Reg No: CBE LPA/CE/837/2024
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Mobile : 9003206639

REGISTERED CONSTRUCTION ENGINEER

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/REGR-II/302/2021
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B5-G, 1st Floor, Aanya Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589

REGISTERED 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

Verified RealEstate
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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.