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™
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DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING(PROFESSIONAL CONSULTING OFFICE) AT R.S.NO: 777/46, KALAPATTI (EAST) VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION, COIMBATORE DISTRICT.

SCALE 1:100 | ALL DIMENSIONS ARE IN METER

APPLICANT : N.P.K.S LOGU

AREA DETAILS

AREA OF THE SITE = 320.88Sq.m(As Per Document)

AREA OF THE SITE = 321.00Sq.m(As Per Patta)

SUPERIMPOSED AREA OF THE SITE = 319.81Sq.m

BUILDING AREA STATEMENT

FLOOR DETAILS	FLOOR USE	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	FLOOR AREA (SQ.M)
BASEMENT FLOOR	PARKING	-	198.06	198.06
STILT FLOOR	PARKING	-	198.06	198.06
FIRST FLOOR	COMMERCIAL	198.06	-	198.06
SECOND FLOOR	COMMERCIAL	198.06	-	198.06
THIRD FLOOR	COMMERCIAL	102.94	-	102.94
	RESIDENTIAL	95.12	-	95.12
TERRACE FLOOR HEADROOM AND LIFT	-	-	32.39	32.39
TOTAL BUILT UP AREA		**594.18**	**428.51**	**1022.69**

PERMISSIBLE ALLOWABLE FSI = 2.0

FSI = TOTAL FSI AREA / SITE AREA = 594.18 / 319.81 = 1.85 < 2.00

JOINERY DETAILS

MD	DOOR	1.22 x 2.13
D	DOOR	1.22 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.70 x 2.13
O	OPEN	1.22 x 2.13
W	WINDOW	1.73 x 1.50
V	VENTILATOR	0.81 x 0.76
LD	LIFT DOOR	0.91 x 2.13

NOTES:-

1. Rain Water Harvesting System to be Provided.
2. Solar Energy System to be Provided.
3. W/C water to be connected with Septic Tank.
4. Fire Resistance to be Provided.
5. Emergency alarm to be provided. EA
6. Structure is Designed Safely For Earthquake Resistance.
7. First Aid Box with all Equipment to be provided.
8. Mechanical Ventilation provided.(whether it is used)
9. Drinking water provided DW

LEGEND:

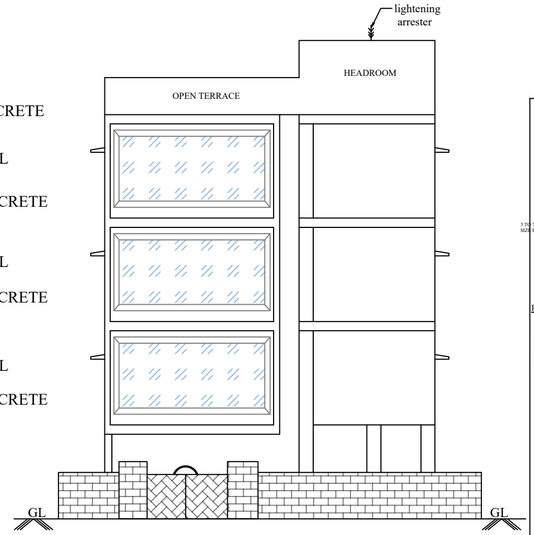
- SITE BOUNDARY (A,B,C,D)
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- EXISTING ROAD
- EV - CHARGING POINT

PLANNING PERMISSION

Application No:SWP/BPA/0758450/2026/TCP
Planning Permission No: 318/2026
LP/CLPA No: 249 /2026

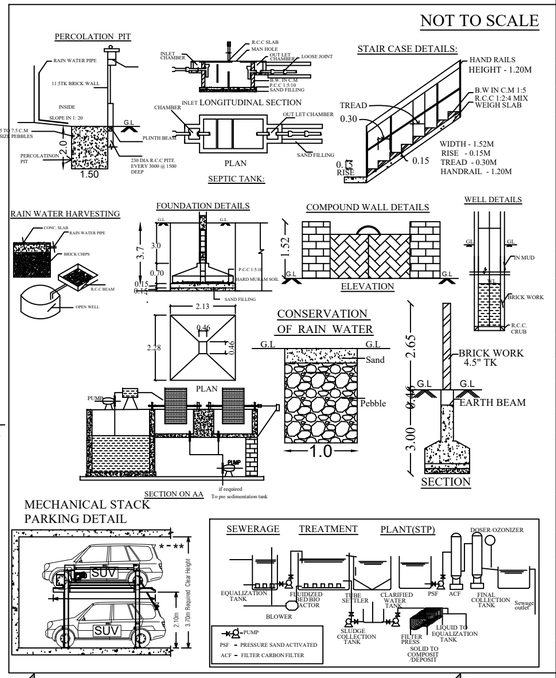


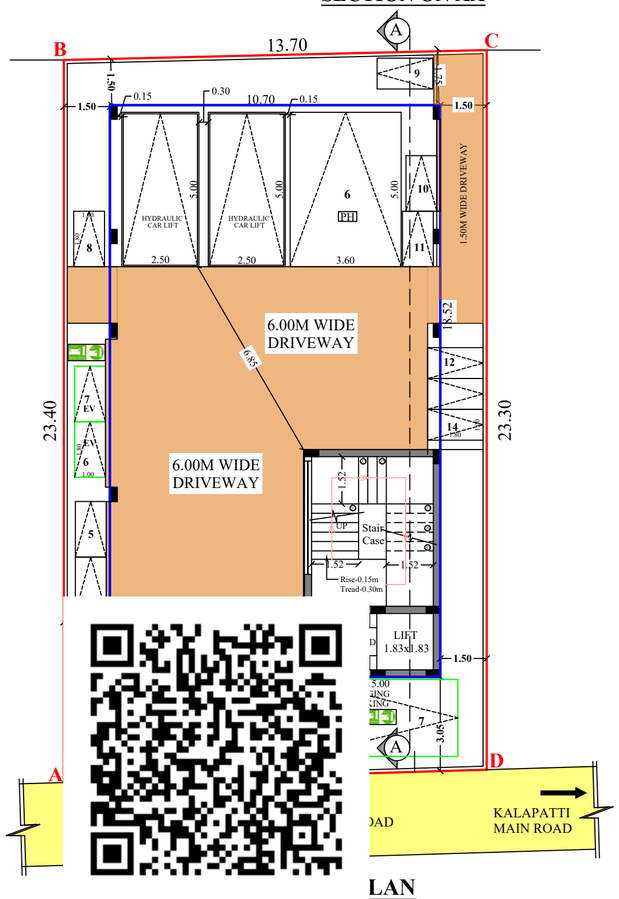
SECTION ON AA



NORTH SIDE ELEVATION

NOT TO SCALE





SITE PLAN

FIRST FLOOR & SECOND FLOOR (TYPICAL FLOOR)

THIRD FLOOR PLAN

TERRACE FLOOR PLAN

Er.S.K Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
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Reg Coimbatore LPA/RE/GR.I/024/2024
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STRUCTURAL ENGINEER

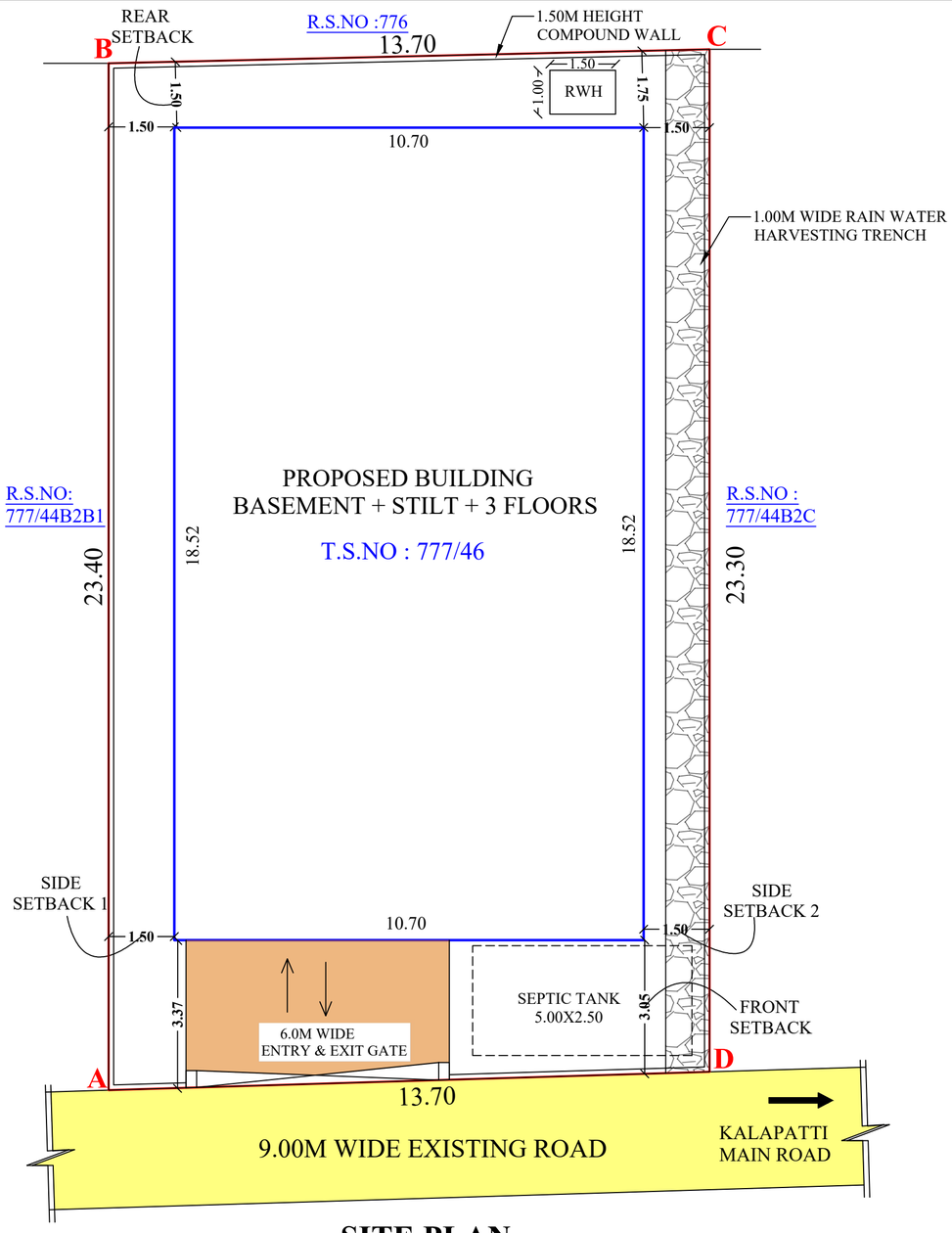
PRADEEP ARUMUGAM. M
(Founder & Partner)
COA No. CA/2013/59945
#5, Barathi Park Main Road, 6th Cross Entrance,
Saibaba Colony, Coimbatore - 641 043
Phone : 0422 - 422 0322 / 88707 88530

ARCHITECT

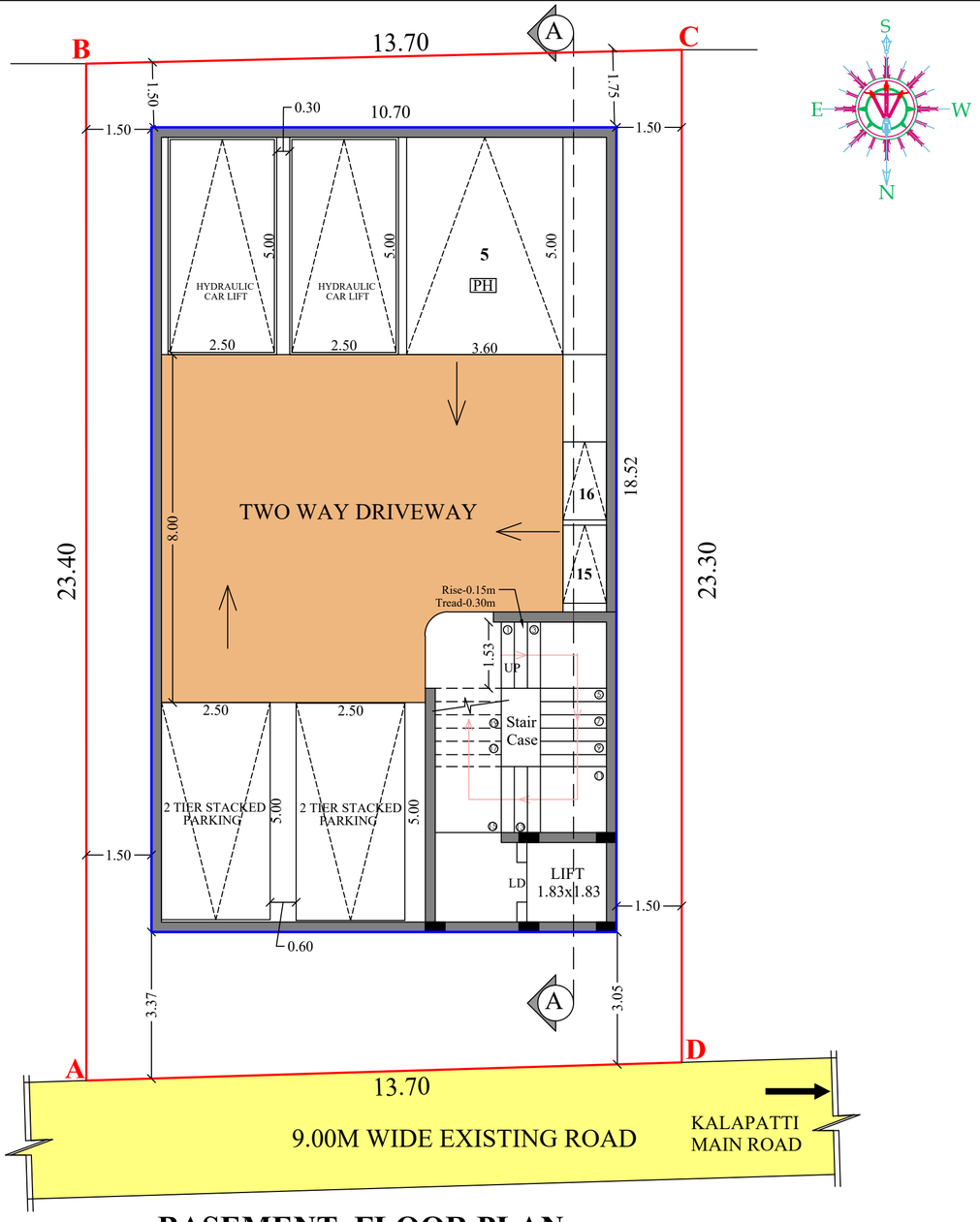
Er. V.SUREYA PRAKASH B.E.,
REGISTERED ENGINEER GRADE-I
018/2024/RE-GR-I/DTCP/MADURAI
219, First Floor, Kannadhasan Street,
S.S.Colony, Madurai-16. Ph: 7373969777

ENGINEER

APPLICANT



SITE PLAN



BASEMENT FLOOR PLAN

SHEET NO :1/2

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CAR PARKING DETAIL:

DESCRIPTION	AS PER RULE 39(5) Annexure - IV OF TNCDBR, 2019		CAR PARKING REQUIRED	CAR PARKING PROVIDED			TOTAL
				Stack Car	PH-Car	EV-Car	
COMMERCIAL BUILDING (1ST And 2ND FLOOR)	1 CAR SPACE FOR EVERY 100.00 SQ.M OF FLOOR AREA Visitors Car Parking and PH Parking, EV Parking	FLOOR AREA / 100 = 499.06 / 100 = 5Nos = 5x75% = 4nos = 4+2 = 6nos	7	4	2	1	7
RESIDENTIAL BUILDING (3RD FLOOR)	1 CAR SPACE FOR EVERY 75.00 SQ.M OF DWELLING UNIT AREA	Dwelling Unit Area / 75 = 95.12 / 75 = 1Nos = 1Nos					

TWO WHEELER PARKING DETAIL:

DESCRIPTION	AS PER RULE 39(5) Annexure - IV OF TNCDBR, 2019		TWO WHEELER PARKING REQUIRED	TWO WHEELER PROVIDED			TOTAL
				T.WH	PH-T.WH	EV-T.WH	
COMMERCIAL BUILDING (1ST And 2ND FLOOR)	1 TWO WHEELER SPACE FOR EVERY 25.00 SQ.M OF FLOOR AREA Visitors TwoWheeler Parking and EV Parking	FLOOR AREA / 25 = 499.06 / 25 = 20Nos = 20x75% = 15nos = 15+1= 16nos	16	12	2	2	16

SANITARY CALCULATION

SANITARY DETAILS:-	TOTAL NUMBER OF PERSONS -20 NOS			
	SANITATION REQUIREMENT FOR EDUCATIONAL BUILDING			
SANITARY UNIT	MALE-10 NOS	FEMALE-10 NOS	REQUIRED	PROVIDED
MALE WATER CLOSET	ONE FOR 25 MALE		1	2
FEMALE WATER CLOSET	ONE FOR 15 FEMALE		1	2
DRINKING WATER FOUNTAIN	ONE FOR EVERY 50 PUPILS		1	2
WASH BASIN	ONE FOR EVERY 40 PUPILS		1	2
URINALS	ONE FOR EVERY 20 PUPILS		1	2
CLEANER SINK	ONE FOR FLOOR MINIMUM		1	1

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LEGEND:

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PROPOSED BUILDING
PROPOSED DRIVEWAY
EXISTING ROAD

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Reg: Coimbatore LPA/SE/GR-I/034/2024
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ENGINEER

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

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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.