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.

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (OFFICE BUILDING) AT TOWN SURVEY NO:-997/1,997/3 AND 997/4 OF BLOCK -25, COWLEY BROWN ROAD, WARD H-WEST ZONE, COIMBATORE CORPORATION .

MASTER PLAN LAND USE : RESIDENTIAL

Owner / Applicant : Mrs.APARNA RADHAKRISHNAN

Online Application No:SWP/BPA/759938/2026

SCALE : 1 : 100

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS:

As per Document : 645.00 Sqm

T.S.NO.997/1 : 87.50 Sqm
T.S.NO.997/3 : 321.00 Sqm
T.S.NO.997/4 : 236.50 Sqm
Total area : 645.00 Sqm

As per TSLR : 645.00 sq.m

SUPERIMPOSED SITE AREA : 645.00 Sq.m

AREA DETAILS

FLOOR AREA DETAILS	FSI Area (Sq.m)	non-FSI /Duct Area (Sq.m)	Construction Area (Sq.m)
STILT FLOOR	-	412.67	412.67
FIRST FLOOR	412.67	-	412.67
SECOND FLOOR	412.67	-	412.67
THIRD FLOOR	125.21	-	125.21
TERRACE FLOOR	-	27.30	27.30
TOTAL AREA	950.55	439.97	1390.52

HEIGHT OF THE BUILDING =13.85m

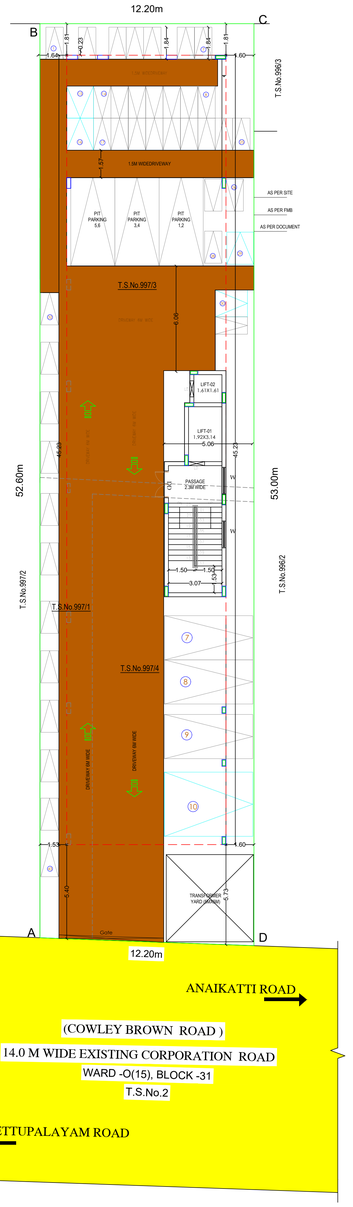
FSI Area = 950.55 / 645.00 = 1.47

PARKING DETAILS (FSI Area + 10% Extra = 950.55 + 95.05) = 1045.60 Sq.m	Required	Provided
CAR PARKING EVERY 100 Sqm	9	9
DA CAR PARKING	1	1
TWO WHEELER SPACE EVERY 25 Sqm	38	39
DA TWO WHEELER	4	4

Mechanical Ventilation to be Provided where ever necessary

COLOUR INDEX:-

Boundary of the Site :
Existing Road :
Driveway :
Rainwater Percolation Trench :

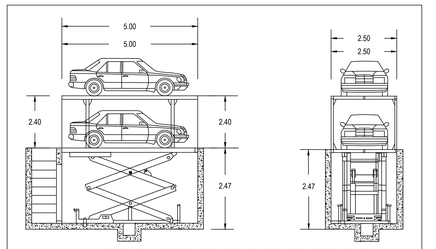


STILT FLOOR CUM SITE PLAN

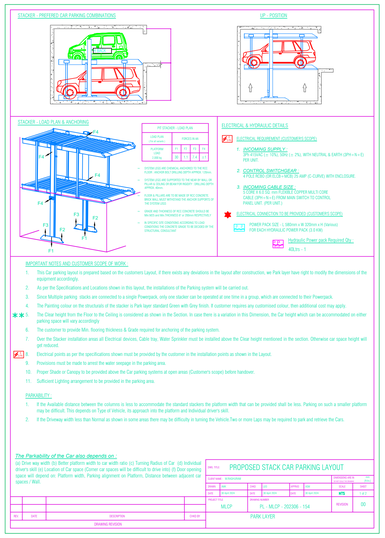


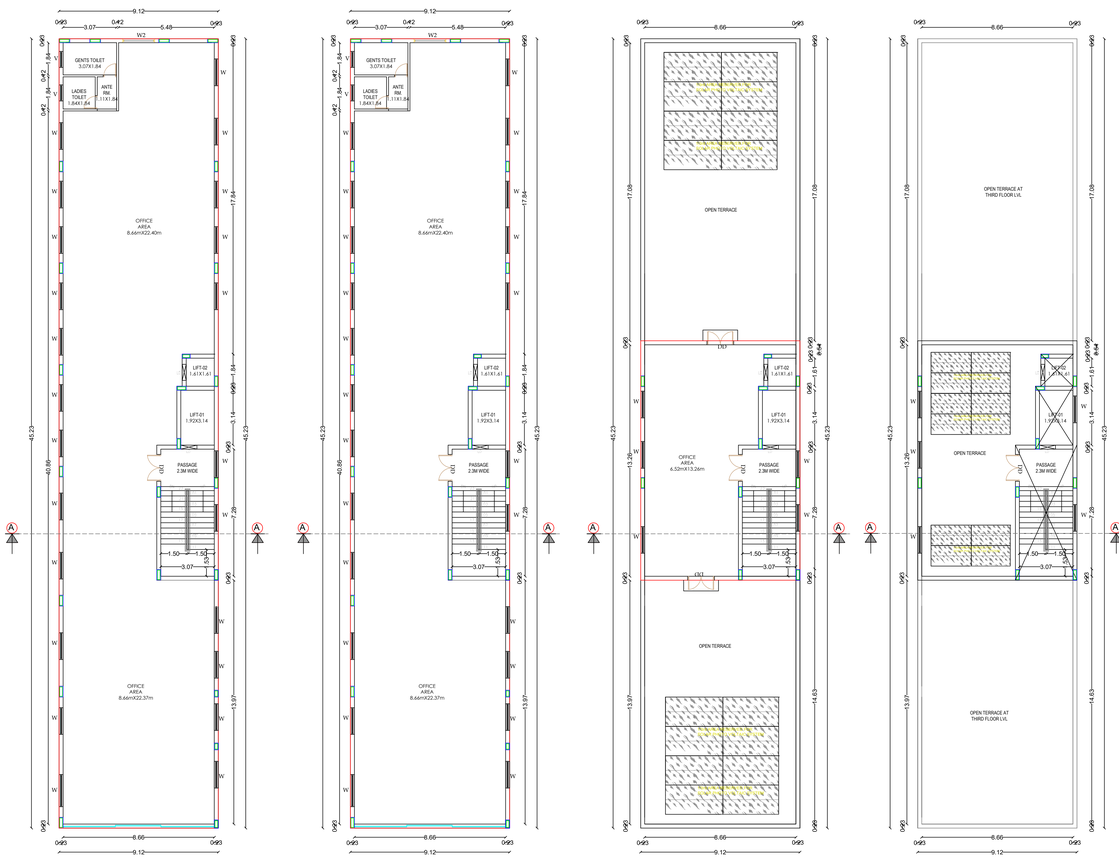
NORTH SIDE ELEVATION

SECTION-A-A



PIT PARKING CROSS SECTION





FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

TERRACE FLOOR PLAN

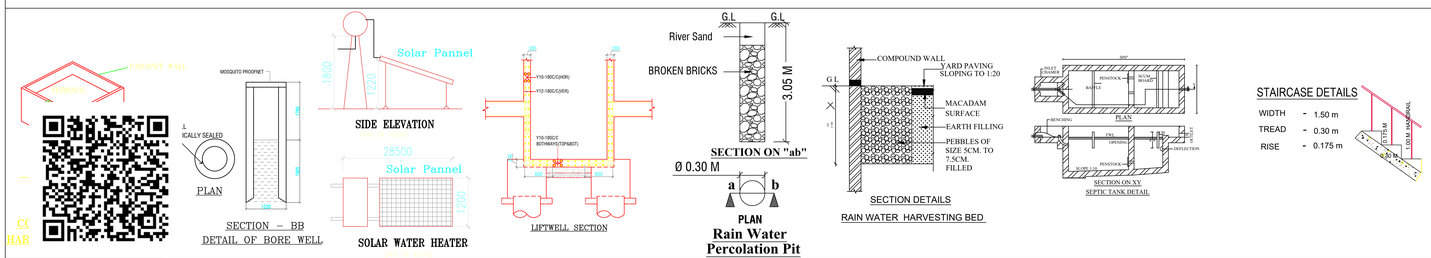
JOINERY DETAILS		
Sym.	DESCRIPTION	SIZE
DD	DOUBLE DOOR	1.22X 2.44
LD	LIFT DOOR	0.92 X 2.44
D	DOOR	0.91 X 2.44
D1	DOOR 1	0.76 X 2.44
W	WINDOW	2.45 X 1.68
W1	WINDOW 1	1.23 X 1.68
W1	WINDOW 1	1.84 X 1.68
V	VENTILATOR	0.76 X 0.61

FIRE ALARAM SYSTEM
FIRE WATER PIPE
FE FIRE FIGHTING EQUPEMENTS

Online Application Number : SWP/BPA/759938/2026

SWP/ SITE APPROVAL /DTCP/ L.P/C.L.P.A No: 110/2026

SWP/ DTCP/ PLANNING PERMISSION No: 131/2026



Er.S. POORNIMA, B.Tech., M.Tech (Struct)
Construction Engineer
Reg. No. LPA / CE / 025 / 2022
1/313, J.Palanisamy Nagar, Malumichampatti,
Coimbatore - 641 050.
Ph: 95733 45002, 99599 55325

CONSTRUCTION ENGINEER

B. Samikannan, B.E.,(Civil),M.I.E.(I).
Registered Structural Engineer
SE/GR-I/FDTCP/21/17/001
45, Boyer Street-1,
Singanallur (Post),
Coimbatore - 641 005.
Cell: 94437-53642, 63697-10045

STRUCTURAL ENGINEER

ARUN PRASAD.P B.Arch.,M.Plan.,
Registered Architect
Reg No: CA/98/22509
ARUN & ASSOCIATES
Architects & Planners
1289,Trichy Road,Coimbatore-

REGISTERED ENGINEER (or) ARCHITECT

R.Aparna 09/01/2026

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

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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.