PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

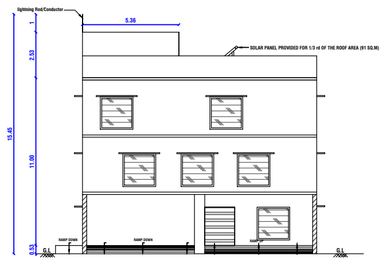
The approval as the planning authority issued it, reproduced in full behind this page.

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

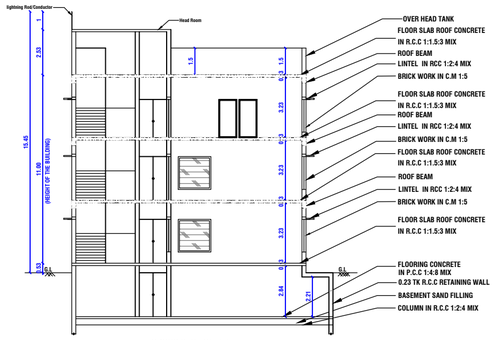
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Chennai 600 097, India

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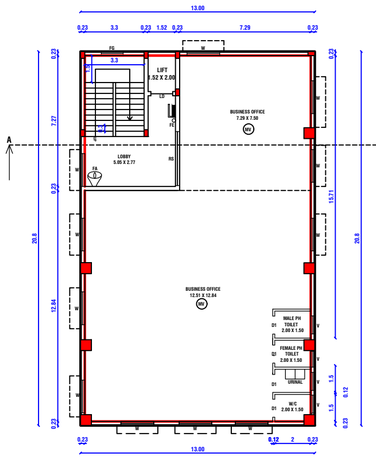
SCALE 1: 100



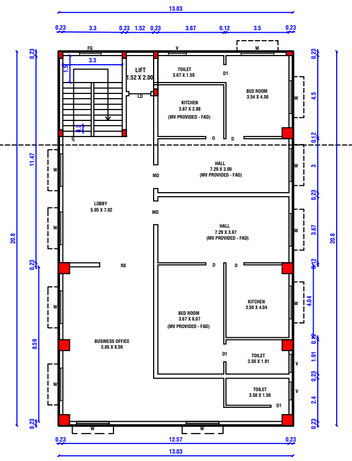
FRONT ELEVATION



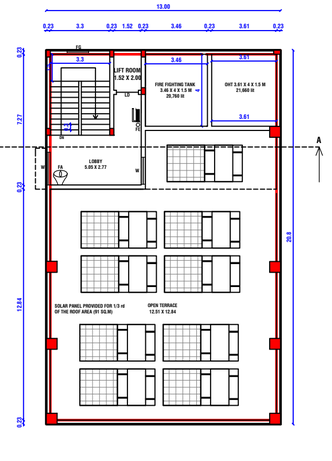
CROSS SECTION A-A



PRO. FIRST FLOOR PLAN

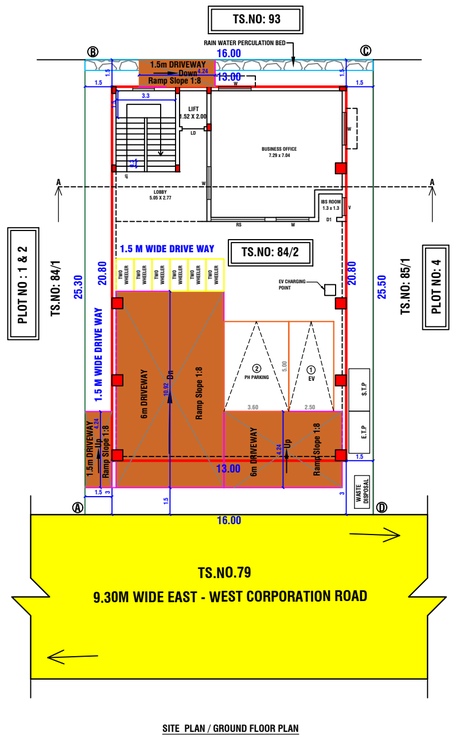


PRO. SECOND FLOOR PLAN



PRO. TERRACE FLOOR PLAN

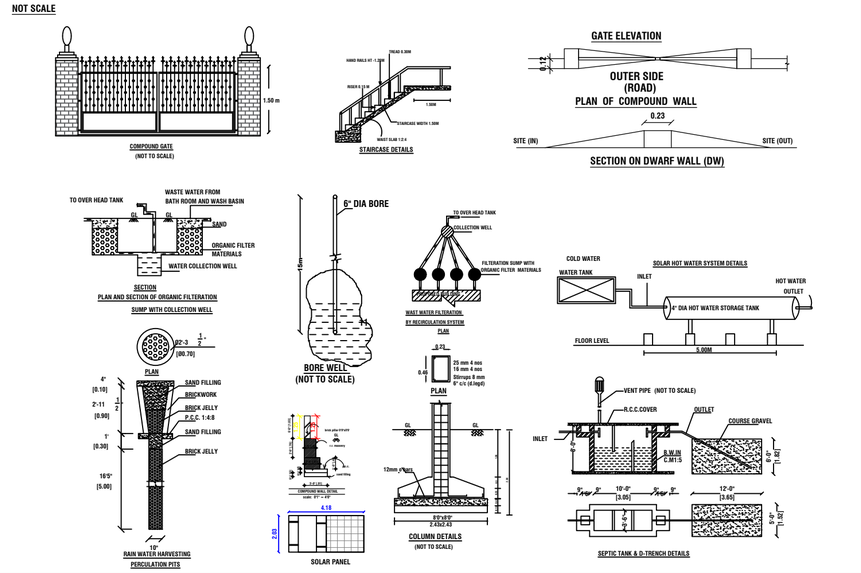
SCALE 1: 100



SITE PLAN / GROUND FLOOR PLAN

PRO. BASEMENT FLOOR PLAN

NOT SCALE

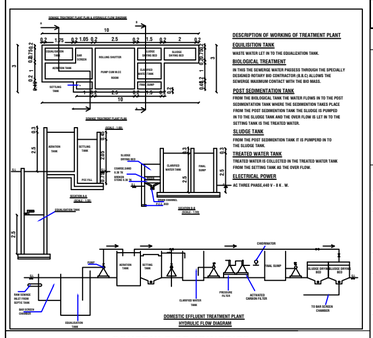


PLANNING PERMISSION

APPLICATION NO:SWP/BPA/761750/2026

LP/CLPA No: 282/2026

Planning Permission No: 364/2026



SCHEDULE OF JOINERIES:-

REFERENCE		IN METER
RS	ROLLING SHUTTER	3.00 X 2.13
D1	DOOR	1.00 X 2.13
LD	LIFT DOOR	1.52 X 2.13
W	WINDOW	1.82 X 1.82
W1	WINDOW	1.22 X 1.22
V	VENTILATOR	1.00 X 0.61
FG	FIXED GLASS	1.21 X 2.13

SANITARY DETAILS:-	REQUIRED	PROVIDED
MALE		
URINALS = 07-20 PERSONS	01 NOS	02 NOS
PH TOILET	01 NOS	01 NOS
FEMALE		
PH TOILET	01 NOS	01 NOS
DRINKING WATER FOUNTAINS	03 NOS	03 NOS
COMMON TOILET		
W/C = 0-25 PERSONS	01 NOS	02 NOS

PARKING CALCULATION FOR RESIDENTIAL AREA :-

1 TWO WHEELER FOR EVERY 25 SQ.MT OF FLOOR AREA

1 CAR FOR EVERY 75 SQ.MT OF FLOOR AREA

FLOOR NAME	DWELLING UNIT	AREA	NO.OF CARS	NO.OF TWO WHEELER
SECOND FLOOR	UNIT-I	61.73	-	1
	UNIT-II	79.08	1	-
TOTAL			1	1

PARKING CALCULATION FOR BUSINESS OFFICE AREA :-

1 TWO WHEELER FOR EVERY 25 SQ.MT OF FLOOR AREA

1 CAR FOR EVERY 100 SQ.MT OF FLOOR AREA (75%)

FLOOR NAME	TOTAL BUSINESS OFFICE	NO.OF CARS	NO.OF TWO WHEELER
GROUND AND FIRST FLOOR SECOND FLOOR	374.25 (75% Of Area)	4	15
VISITORS PARKING (10% OF TOTAL PARKING)		1	2
TOTAL NO OF REQUIRED PARKING		6	18
TOTAL NO OF PROVIDED PARKING		6	22

SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. ROOF COMMERCIAL (BUSINESS OFFICE) CUM RESIDENTIAL BUILDING IN BASEMENT, GROUND, FIRST AND SECOND FLOORS IN TS.NO.84/2, (S.F.Nos : 54/1pt, 11pt, 12pt) AT UPPILIPALAYAM VILLAGE, WARD-AF, BLOCK NO-17, COIMBATORE CORPORATION SOUTH PART TOWN, COIMBATORE CITY MUNICIPAL CORPORATION, COIMBATORE SOUTH TALUK AND COIMBATORE DISTRICT.

SITE AREA DETAILS	
AREA OF THE SITE AS PER PATTA	- 404.80 SQMT
AREA OF THE SITE AS PER DOCUMENT	- 404.82 SQMT
AREA OF THE SITE AS PER SITE	- 406.40 SQMT

BUILT UP AREA DETAILS

Floor Details	Floor use	FSI (Sqm)	Non FSI Area (Sqm)	Total Built up Area (sq.m)
Basement Floor	Parking	--	324.00	324.00
Ground Floor	Commercial	97.73	--	271.04
	Parking	--	173.31	
First Floor	Commercial		--	271.04
Second Floor	Commercial	130.23	--	271.04
	Residential	140.81		
Lift and head room area		--	40.58	40.58
TOTAL		639.81	537.89	1177.70

FSI = FLOOR SPACE INDEX

$$FSI = \frac{\text{FSI AREA}}{\text{TOTAL SITE AREA}}$$

$$FSI = \frac{639.81}{404.80}$$

$$= 1.58$$

PERCENTAGE OF SITE COVERAGE REFERENCE :-

$$= \frac{\text{TOTAL AREA OF GF}}{\text{SITE AREA}} \times 100$$

$$= \frac{271.04}{404.80} \times 100 = 66.95\%$$

EXISTING ROAD SHOWN IN -

BOUNDARY SHOWN IN -

PRO.BUILDING SHOWN IN -

DRIVEWAY -

RAIN WATER PERCULATION BED -

NOTE:

- ALL DIMENSIONS ARE IN METER
- EXHAUST FAN/ FRESH AIR DUCT [MECHANICAL VENTILATION] TO BE PROVIDED
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED.
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDENING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
- FE- FIRE SAFETY MEASURES PROVIDED.
- FA- FIRE ALARM PROVIDED
- EMERGENCY ALARM PROVIDED.
- 1/3 rd AREA (91 SQ.M) OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC PANELS
- LIGHTENING PROTECTION TO BE PROVIDED.
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
- SOLID WASTE DISPOSAL TUB TO BE PROVIDED.
- DRINKING WATER FACILITIES AS PER CORPORATION NORMS PROVIDED.
- INSTALLATION OF CCTV UNITS PROVIDED.
- MV - MECHANICALLY VENTILATION PROVIDED(FRESH AIR DUCT).

APPLICANT:

REGISTERED CONSTRUCTION ENGINEER

Er.M.ARUNKUMAR B.E.,
Registered Construction Engineer
DTCP-Reg.no. RCE/001/KRR/JAN/2024
No : 17, Sengunthapuram First Cross,
Behind Hotel Royal Grand, Karur- 2.
Mob : 98432 21499

REGISTERED STRUCTURAL ENGINEER

Er.S.ELAMATHI M.TECH (Struc)., AMIE. MISE
Dist. Panel Engineer Class1A(G1/16558/2017)
DTCP Regd.Structural Engineer Grade-1
Reg. No : RSE/Gr-1/004/KARUR/OCT/2024
Chief Exective,
COGIPRO DESIGN AND CONSTRUCTION
9/832/1, Rasi Nagar, Chinna Andankovil Road
Opp to Rasi Apartment. Karur 639 002.

REGISTERED ENGINEER

Er.A.R.RAM PRASANTH B.E.AMIE.,
Registered Engineer
DTCP-Reg.no. RE/Gr-I/KRR/June2024/008
KCMC-Reg.no. 082/LS/2019/00002
No : 17, Sengunthapuram First Cross,
KARUR - 639 002.
Mob : 96987 12221, office : 9698612221

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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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.