PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

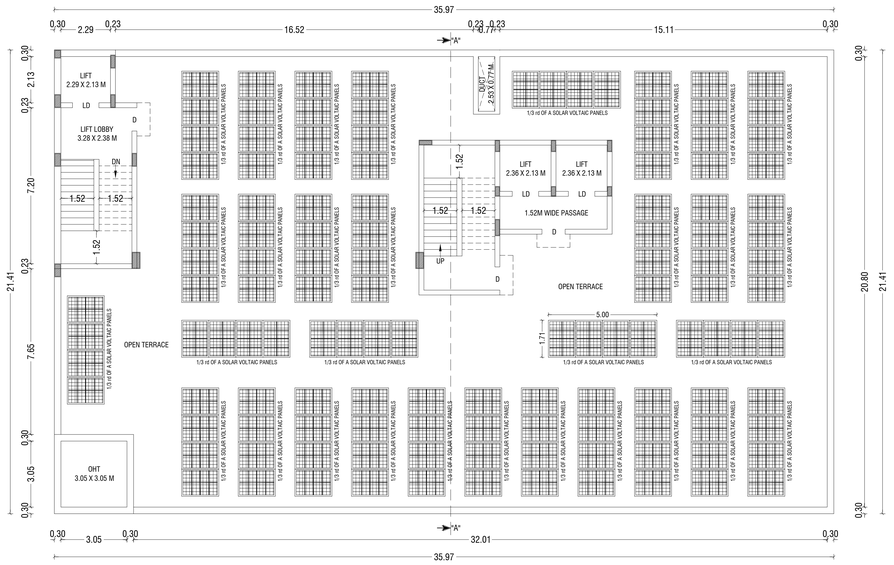
ISSUING AUTHORITY
DTCP

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

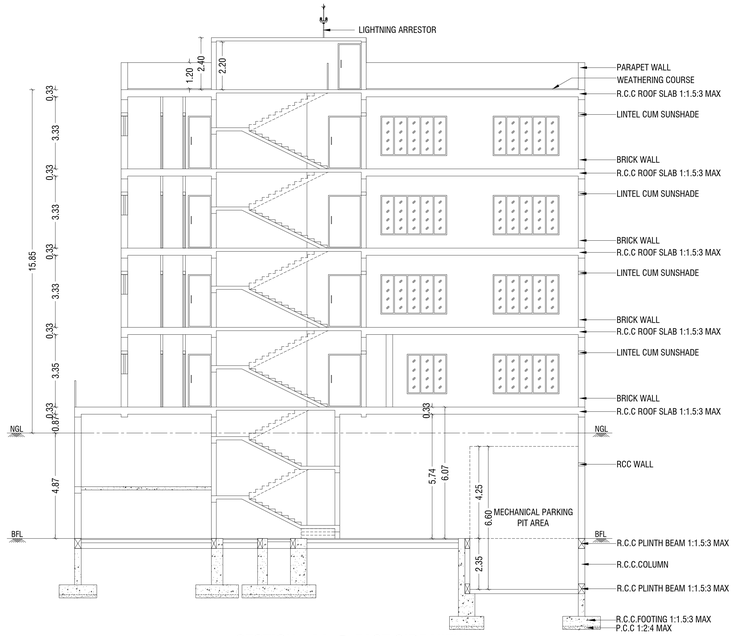
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

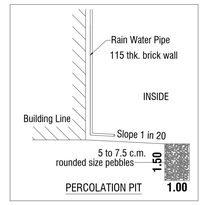
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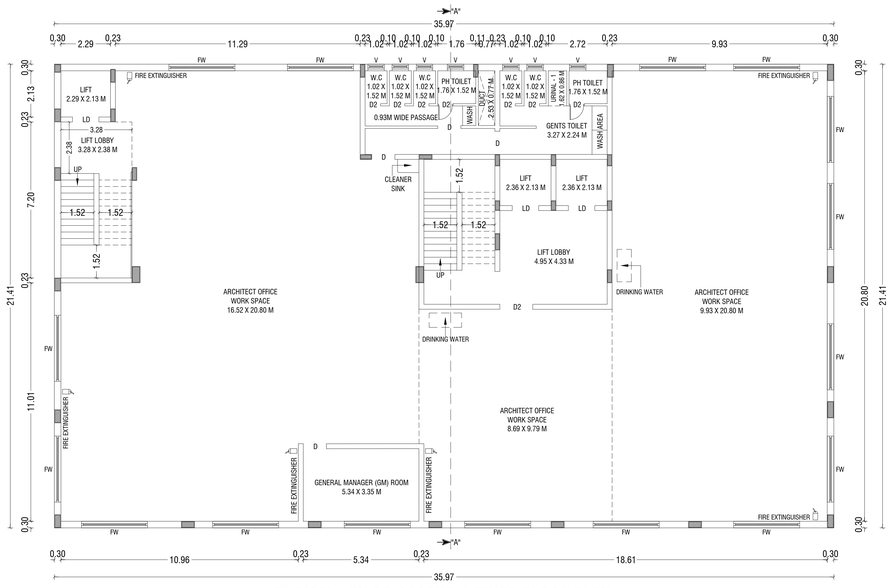


TERRACE FLOOR PLAN

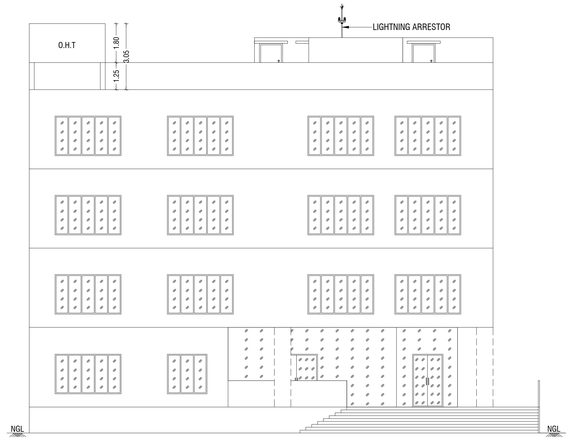


SECTION - AA @ EAST SIDE VIEW

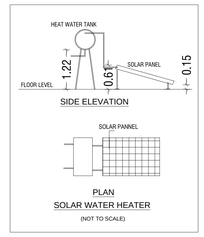


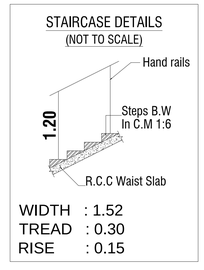


TYPICAL - FIRST, SECOND & THIRD FLOOR PLAN



FRONT ELEVATION @ EAST SIDE VIEW





DETAIL BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (OFFICE) BUILDING IN S.F.NO: 210/2A2 & 211/1A5 AT KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
COMMERCIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/761808/2026

APPLICANT NAME: Mrs.C.REVATHI

NOTE :-

MASTER PLAN 2041 LAND USE
KALAPATTI VILLAGE - INDUSTRIAL USE

AREA DETAILS:-		IN SQM	IN ACRE
AREA OF SITE AS PER PATTA	=	2086.00 Sqm	0.515 Acre
AREA OF SITE AS PER DOCUMENT	=	2023.74 Sqm	0.500 Acre

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	BASEMENT FLOOR	64.30	714.50	778.80
2	GROUND FLOOR	776.90	1.90	778.80
3	FIRST FLOOR	768.10	1.90	770.00
4	SECOND FLOOR	768.10	1.90	770.00
5	THIRD FLOOR	768.10	1.90	770.00
6	TERRACE FLOOR (HEADROOM + OHT)	-	98.60	98.60
	TOTAL AREA	3145.50	820.70	3966.20

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	3.05 X 2.44
MD1	MAIN DOOR	2.44 X 2.44
D	DOOR	1.07 X 2.44
D1	DOOR	0.76 X 2.44
D2	DOOR	1.52 X 2.44
LD	LIFT DOOR	1.28 X 2.44
W	WINDOW	1.83 X 1.37
FW	FRENCH WINDOW	3.05 X 1.83
V	VENTILATOR	0.76 X 0.91

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING ARRESTOR PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV - MECHANICAL VENTILATION PROVIDED NECESSARY.

16/05/26
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064
REGISTERED STRUCTURAL ENGINEER

16/05/26
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 Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED CONSTRUCTION ENGINEER

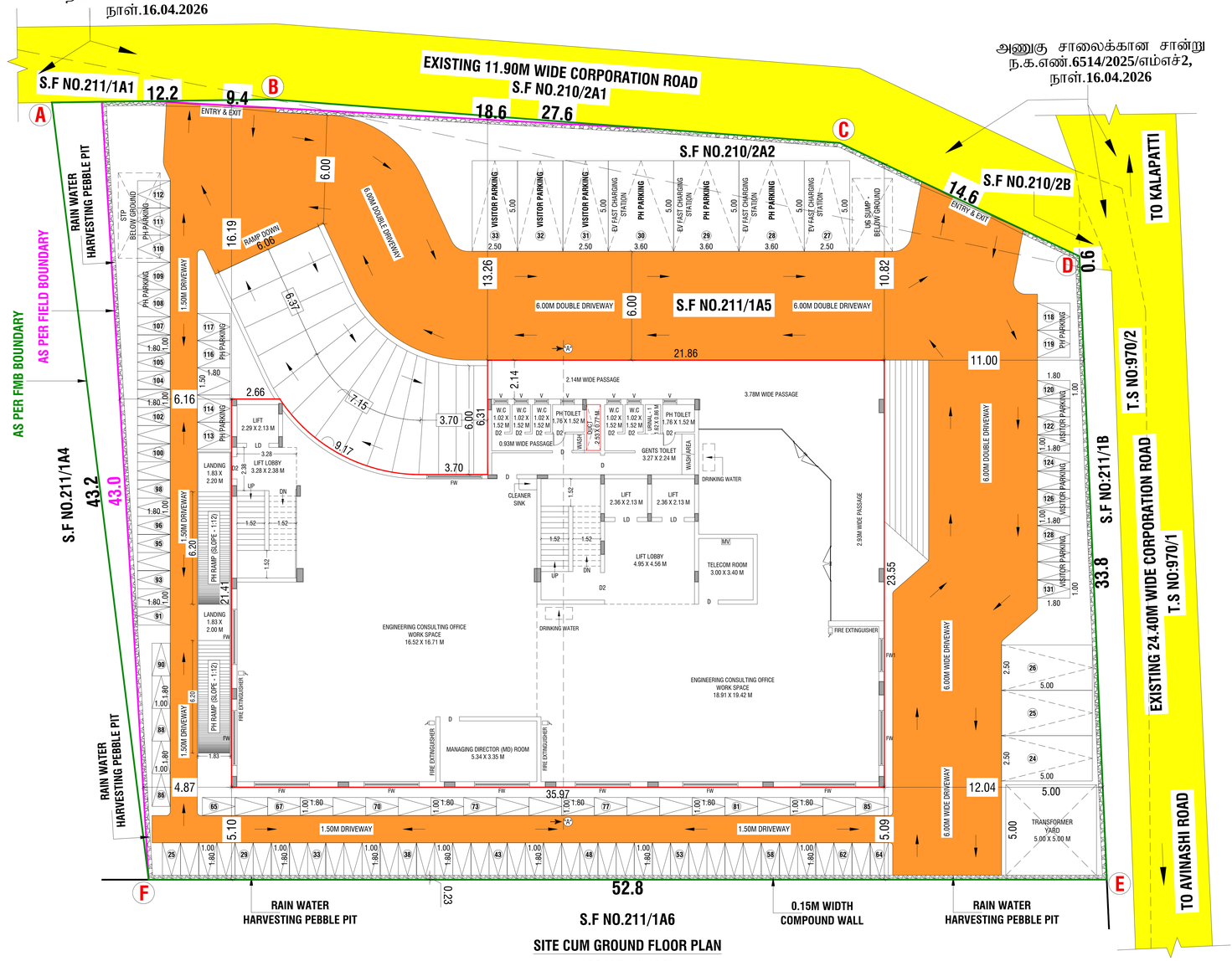
16/05/26
Er.S.PRADEEP, B.E.,M.E(ST)
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Reg.No:DTCP/NAMAKKAL/RE-II/003/2022
SRI RATHNA ASSOCIATES
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REGISTERED ENGINEER / ARCHITECT

16/05/26
Er. M.Yuvaraj M.E., MIGS.,
Registered Geotechnical Engineer
(Reg. No.: CGLRGN/RGTE/2019/06/004)
REGISTERED GEOTECH ENGINEER

OWNER / APPLICANT

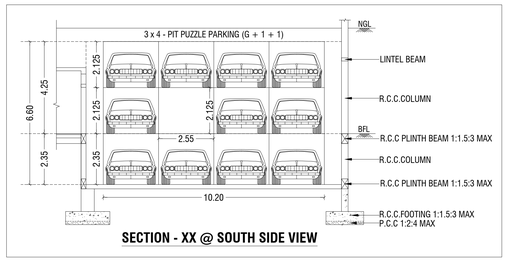
SHEET NO : 03/03

அணுகு சாலைக்கான சான்று
ந.க.எண்.6514/2025/எம்எச்2,
நாள்.16.04.2026

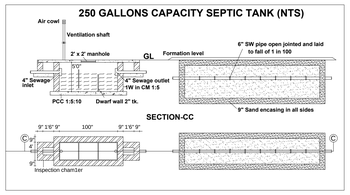


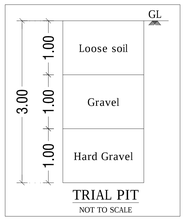
S.F NO.211/1A6

SITE CUM GROUND FLOOR PLAN
(SCALE - 1:100)

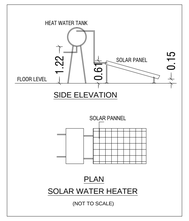


SECTION - XX @ SOUTH SIDE VIEW





TRIAL PIT
NOT TO SCALE

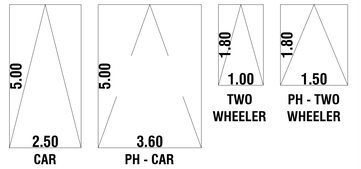


PLAN
SOLAR WATER HEATER
(NOT TO SCALE)

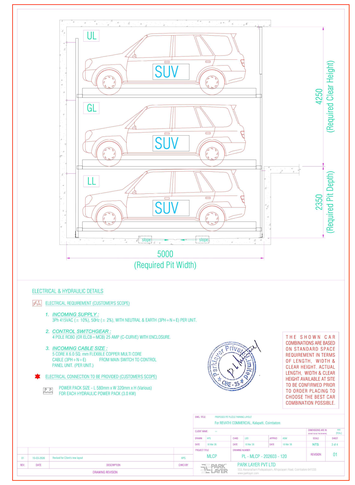
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* SUMP AND FIRE SUMP PROVIDED.
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* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV - MECHANICAL VENTILATION PROVIDED NECESSARY.

PARKING SIZES:



ONLINE APPLICATION NO : SWP/BPA/761808/2026
SWP / SITE APPROVAL : L.P / CLPA NO : 310/2026
SWP / PLANNING PERMISSION NO : 398/2026

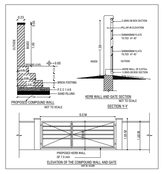




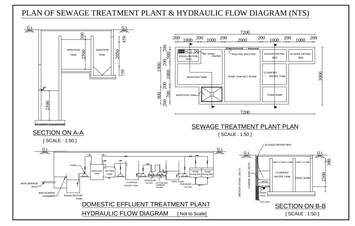


STAIRCASE DETAILS
(NOT TO SCALE)

WIDTH : 1.52
TREAD : 0.30
RISE : 0.15



PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)



SITE & DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (OFFICE) BUILDING IN S.F.NO: 210/2A2 & 211/1A5 AT KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100
COMMERCIAL BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/761808/2026
APPLICANT NAME: Mrs.C.REVATHI

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AREA OF SITE AS PER PATTA	=	2086.00 Sqm	0.515 Acre
AREA OF SITE AS PER DOCUMENT	=	2023.74 Sqm	0.500 Acre

OSR DETAILS:-
OSR AREA = 2086.00 Sqm X 10% = 208.60 Sqm
* OSR PAID BY AS PER GUIDELINE VALUE

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	BASEMENT FLOOR	64.30	714.50	778.80
2	GROUND FLOOR	776.90	1.90	778.80
3	FIRST FLOOR	768.10	1.90	770.00
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5	THIRD FLOOR	768.10	1.90	770.00
6	TERRACE FLOOR (HEADROOM + OHT)	-	98.60	98.60
	TOTAL AREA	3145.50	820.70	3966.20

F.S.I CALCULATION AS PATTA AREA:-
F.S.I (3145.50 / 2023.74) = 1.554 < 2.0 [MAX. PERMISSIBLE FSI]

BUILDING HEIGHT :-
BUILDING HEIGHT = 15.85 Mt

PARKING AREA DETAILS:-
TOTAL BUILDUP AREA = 3966.20 SQM X 75%
= 2974.65 SQM

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	2974.65 SQM / 100 SQM	30 NO'S	33 NO'S (INCLUDE PH & 10% VISITOR & EV PARKING)
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF WORKSHOP FLOOR AREA	2974.65 SQM / 25 SQM	119 NO'S	131 NO'S (INCLUDE PH & 10% VISITOR & EV PARKING)

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	3.05 X 2.44
MD1	MAIN DOOR	2.44 X 2.44
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W	WINDOW	1.83 X 1.37
FW	FRENCH WINDOW	3.05 X 1.83
V	VENTILATOR	0.76 X 0.91

COLOUR INDEX:-

AS PER FMB BOUNDARY	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
PROPOSED DRIVEWAY	:
AS PER FIELD BOUNDARY	:

16/05/26
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064
REGISTERED STRUCTURAL ENGINEER

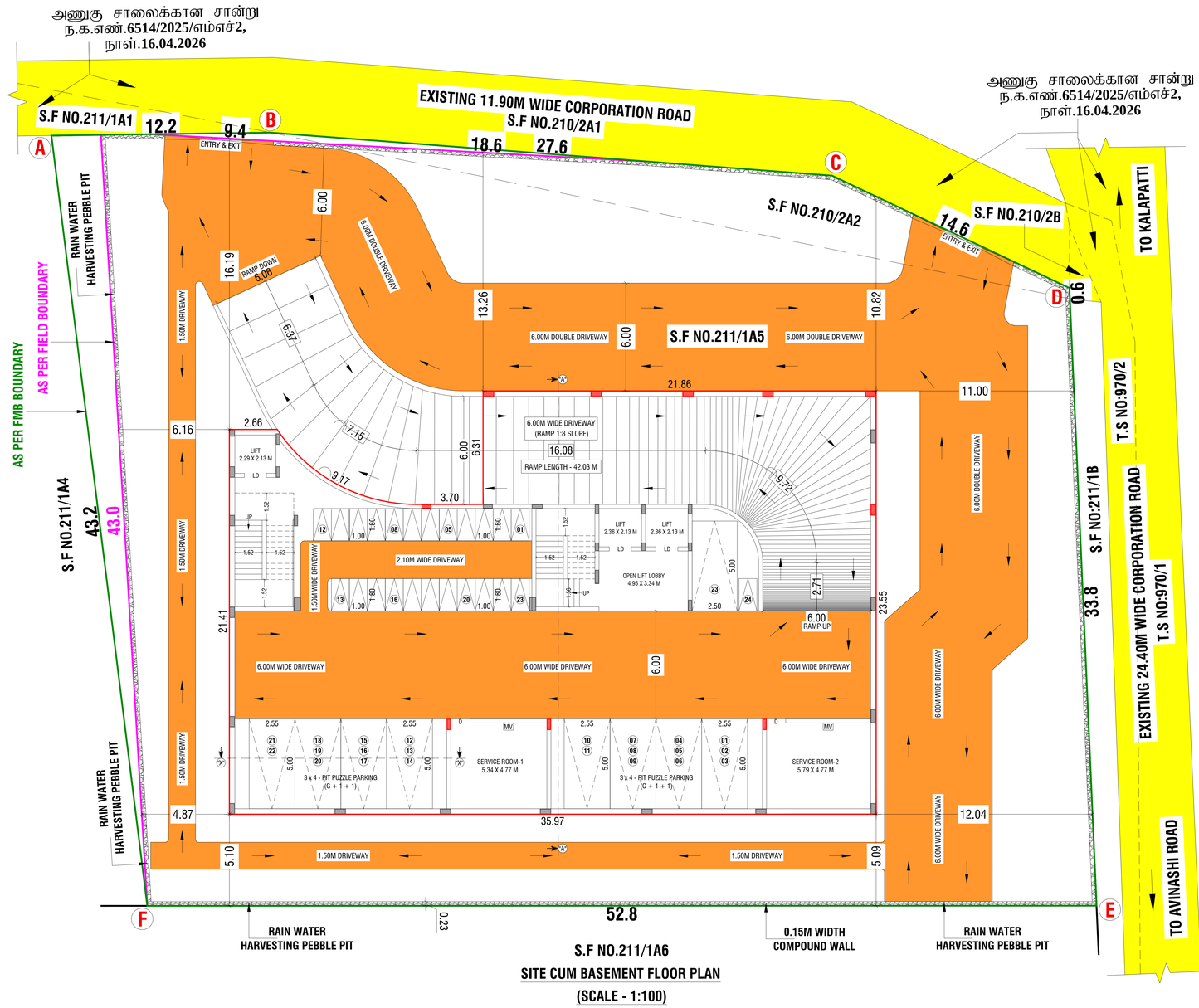
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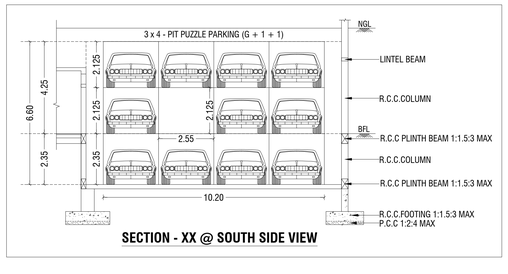
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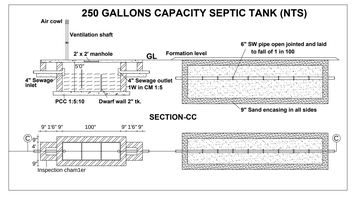
S.F NO.211/1A6

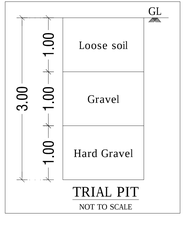
SITE CUM BASEMENT FLOOR PLAN

(SCALE - 1:100)



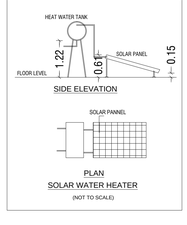
SECTION - XX @ SOUTH SIDE VIEW





TRIAL PIT

NOT TO SCALE



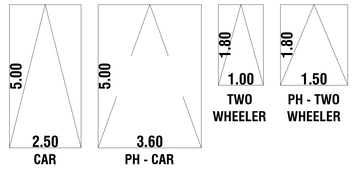
SOLAR WATER HEATER

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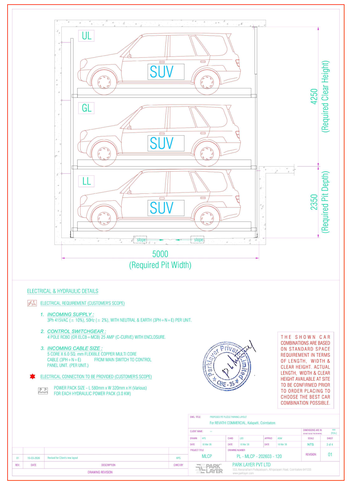
PARKING SIZES:

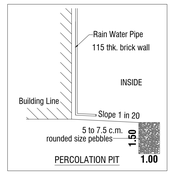


ONLINE APPLICATION NO : SWP/BPA/761808/2026

SWP / SITE APPROVAL : L.P / CLPA NO : 310/2026

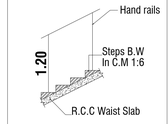
SWP / PLANNING PERMISSION NO : 398/2026





STAIRCASE DETAILS

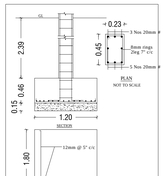
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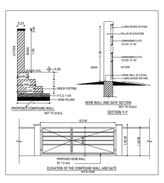


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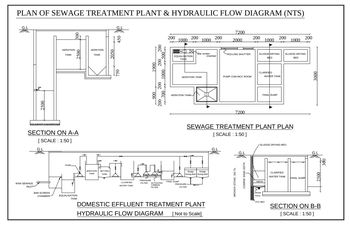
TREAD : 0.30

RISE : 0.15





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SCALE :- 1:100
COMMERCIAL BUILDING

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1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	2974.65 SQM / 100 SQM	30 NO'S	33 NO'S (INCLUDE PH & 10% VISITOR & EV PARKING)
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF WORKSHOP FLOOR AREA	2974.65 SQM / 25 SQM	119 NO'S	131 NO'S (INCLUDE PH & 10% VISITOR & EV PARKING)

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	3.05 X 2.44
MD1	MAIN DOOR	2.44 X 2.44
D	DOOR	1.07 X 2.44
D1	DOOR	0.76 X 2.44
D2	DOOR	1.52 X 2.44
LD	LIFT DOOR	1.28 X 2.44
W	WINDOW	1.83 X 1.37
FW	FRENCH WINDOW	3.05 X 1.83
V	VENTILATOR	0.76 X 0.91

COLOUR INDEX:-

AS PER FMB BOUNDARY :

EXISTING ROADS :

PROPOSED CONSTRUCTION :

PROPOSED DRIVEWAY :

AS PER FIELD BOUNDARY :

16/05/26

Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064

REGISTERED STRUCTURAL ENGINEER

16/05/26

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 Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED CONSTRUCTION ENGINEER

16/05/26

Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RE-II/003/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064

REGISTERED ENGINEER / ARCHITECT

INDIA GEOTECHNICAL ENGINEERS SOCIETY • SALEM-5 •

16/05/26

Er. M.Yuvaraj M.E., MIGS.,
Registered Geotechnical Engineer
(Reg. No.: CGLRGN/RGTE/2019/06/004)

REGISTERED GEOTECH ENGINEER

OWNER / APPLICANT

SHEET NO : 01/03

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.