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.

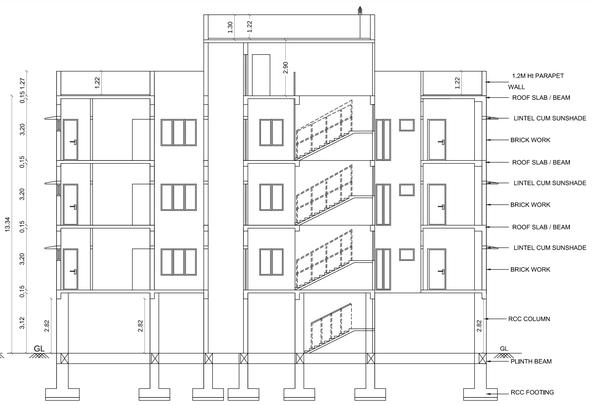
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

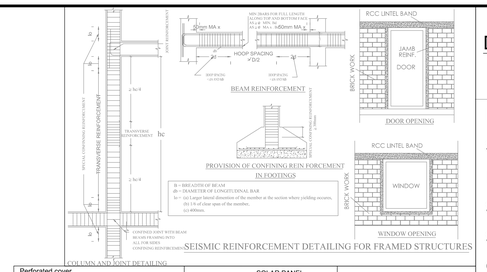
hello@verified.realestate
+91 9996 12 9996
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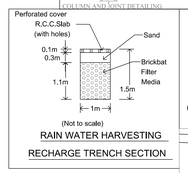


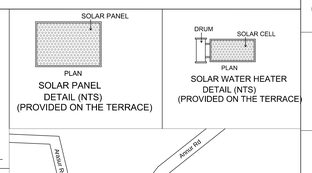
SOUTH SIDE ELEVATION Scale 1: 100

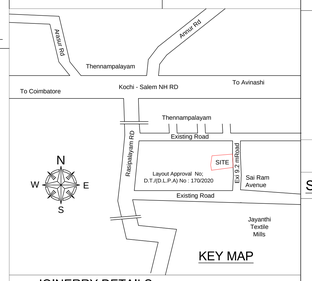


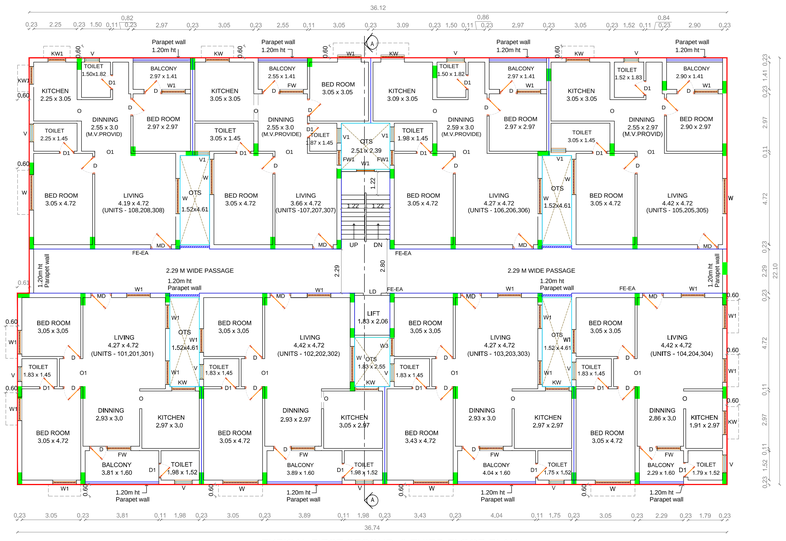
SECTION 'AA' Scale 1: 100



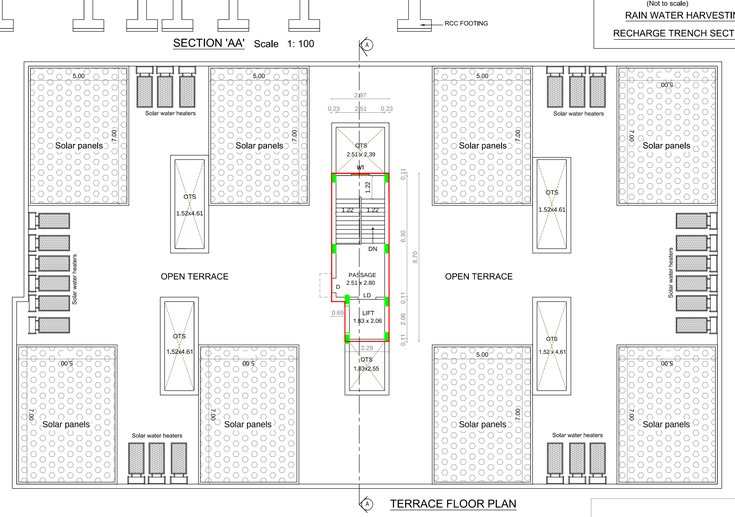


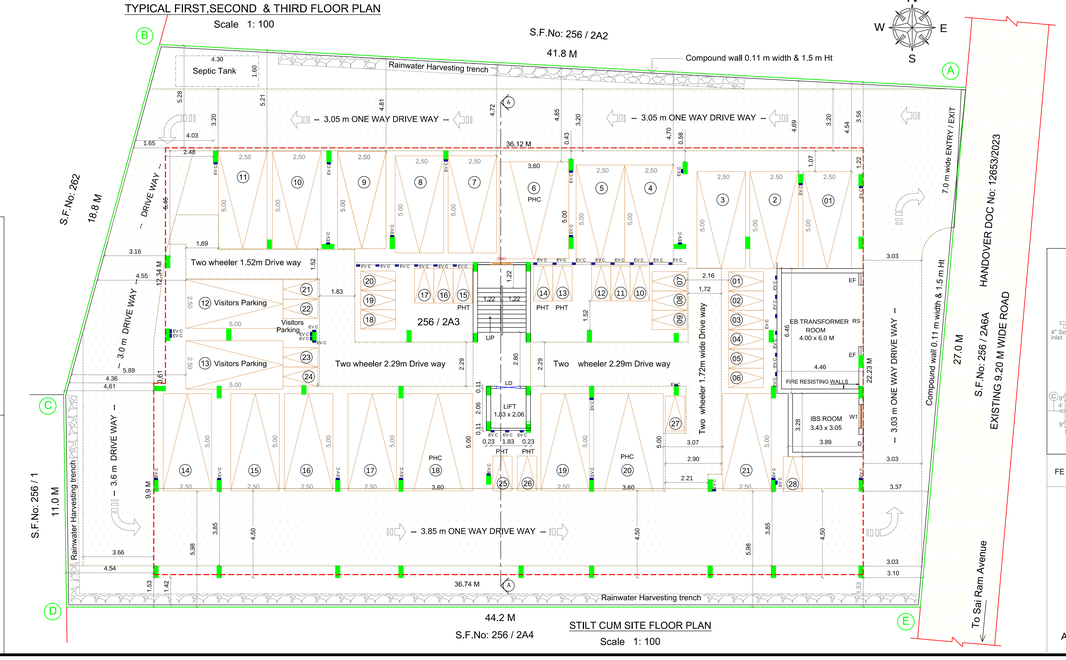




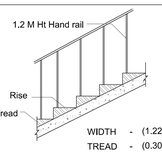


TYPICAL FIRST,SECOND & THIRD FLOOR PLAN
Scale 1: 100





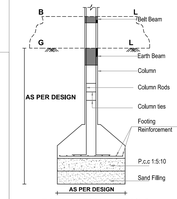
STILT CUM SITE FLOOR PLAN
Scale 1: 100

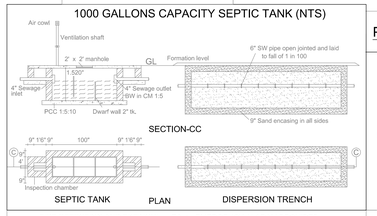


WIDTH - (1.22)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE - 1

(NOT TO SCALE)





JOINERRY DETAILS	
M.D - MAIN DOOR	1.07 x 2.10
D - DOOR	0.91 x 2.10
D1 - DOOR	0.76 x 2.10
LD - LIFT DOOR	0.90 x 2.10
FW - FRENCH WINDOW / DOOR	1.22 x 2.00
FW1- FRENCH WINDOW	0.76 x 3.00
W - WINDOW	1.83 x 1.52
W1 - WINDOW	1.22 x 1.52
KW - KITCHEN WINDOW	1.22 x 2.00
KW1 - KITCHEN WINDOW	0.91 x 2.00
RS - ROLLING SHUTTER	3.00 x 2.75
V - VENTILATOR	0.61 x 0.91

EF - EXHAUST FAN , EV C - Electric Charging point

M.V - MECHANICAL VENTILATION

AREA OF THE DWELLING UNITs	Plinth Area
Dwelling - 101,201 & 301	86.46 Sq m
Dwelling - 102,202 & 302	87.00 Sq m
Dwelling - 103,203 & 303	87.81 Sq m
Dwelling - 104,204 & 304	79.08 Sq m
Dwelling - 105,205 & 305	85.65 Sq m
Dwelling - 106,206 & 306	83.25 Sq m
Dwelling - 107,207 & 307	77.19 Sq m
Dwelling - 108,208 & 308	80.68 Sq m

TOTAL NO's DWELLINGS : 3 x 8 = 24 Nos

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

SURVEYOR / ASST.DRAUGHTS MAN

ARCHITECTURAL / PLANNING ASSISTANT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND & THIRD FLOOR RCC ROOF RESIDENTIAL APARTMENT BUILDING IN S.F.No : 256 / 2A3 , ARASUR VILLAGE PANCHAYAT , SULUR PANCHAYAT UNION & SULUR TALUK , COIMBATORE DISTRICT .

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

ONLINE APPLICATION NO : SWP/BPA/ 765445 / 2026

N

REFERENCE:

SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING

AREA DETAILS

Sl.No	DESCRIPTION	Sq.m
1)	SITE AREA AS PER DOCUMENT	1174.00
	SITE AREA AS PER FMB	1174.00
	SUPER IMPOSED SITE AREA (ABCDE)	1237.00
	(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)	

PROPOSED BUILT-UP AREA

SL No.	DESCRIPTION	F.S.I Area (Sq.m)	Non F.S.I Parking + Head room	Non F.S.I OTS	Total Covered Area (Sq.m)
1)	STILT FLOOR AREA	41.57	762.91	----	804.48
2)	FIRST FLOOR AREA	771.78	----	32.70	804.48
3)	SECOND FLOOR AREA	771.78	----	32.70	804.48
4)	THIRD FLOOR AREA	771.78	----	32.70	804.48
5)	HEAD ROOM AREA	---	24.45	----	24.45
	TOTAL	2356.91	+ 787.36	+ 98.10	3242.37

F.S.I = 2356.91 / 1174.00 = 2.01 (Primium FSI Provided - 0.01)

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	PANCHAYAT AREA NORMS			
1)	RESIDENTIAL	CAR PARKING		TWO WHEELER	
RESIDENTIAL Above 75 sqm to 100 sqm		REQUIRED	PROVIDED	REQUIRED	PROVIDED
8 Nos x 3 Floors = 24 Nos / 2 = 12 Nos		12 nos	19 nos	24 nos	25 Nos
(VISITOR'S PARKING 10%)		2 nos	2 nos (12 & 13)	3 nos	3 Nos (20 to 22)
TOTAL PARKING		14 nos	21 nos	27 nos	28 Nos

Special Condition:
The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

SITE APPROVAL NO : L.P/CLPA No: 345/2026

PLANNING PERMISSION NO : 438 / 2026

(This Planning Permission is valid for a period of 8years from e-sign)

PROFESSIONAL DETAILS BASED ON FORM C

STRUCTURAL ENGINEER

Er. M. SABARINAND, M.E.(Struct)
Structural Engineer Grade (SE)
Reg. No. SE / GR-I / 001 / 2023
5/163B, Dhaivanai, Annur Road, Arasur(Po)
Coimbatore - 641 407
Cell: 97910 33173

ARCHITECT / ENGINEER

Ar.

CA/2006/

REGISTERED ENGINEER

Er.R.RAGUPATHY

LPA / RE / GR - I / 01 / 2026

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell: 91-97902 33332
LBS No. GRII.057.2019 LPA/RE/GR-II/19/04/008

APPLICANT

e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District

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.