PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

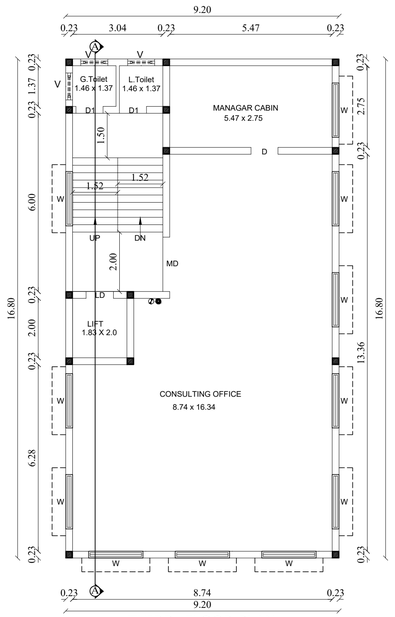
ISSUING AUTHORITY
DTCP

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

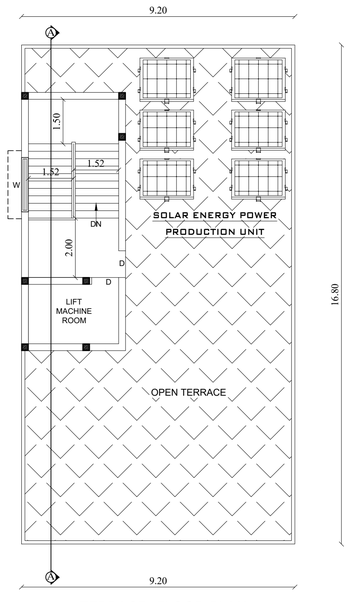
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

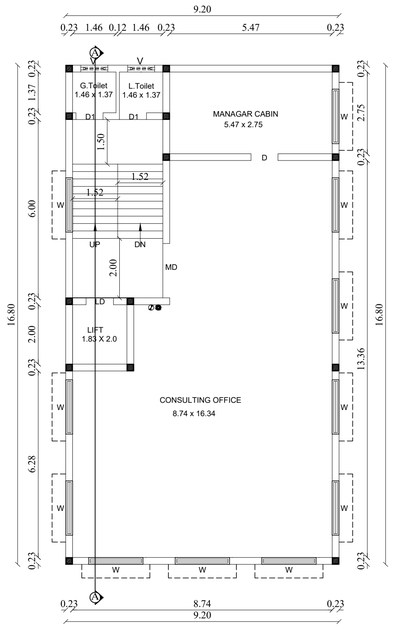
hello@verified.realestate
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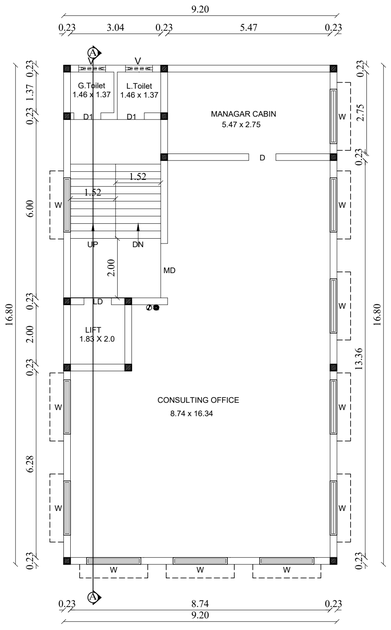
THIRD FLOOR PLAN



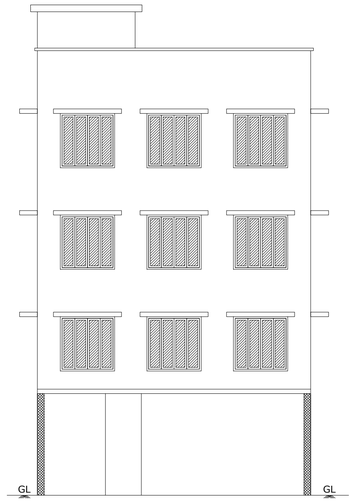
TERRACE FLOOR PLAN



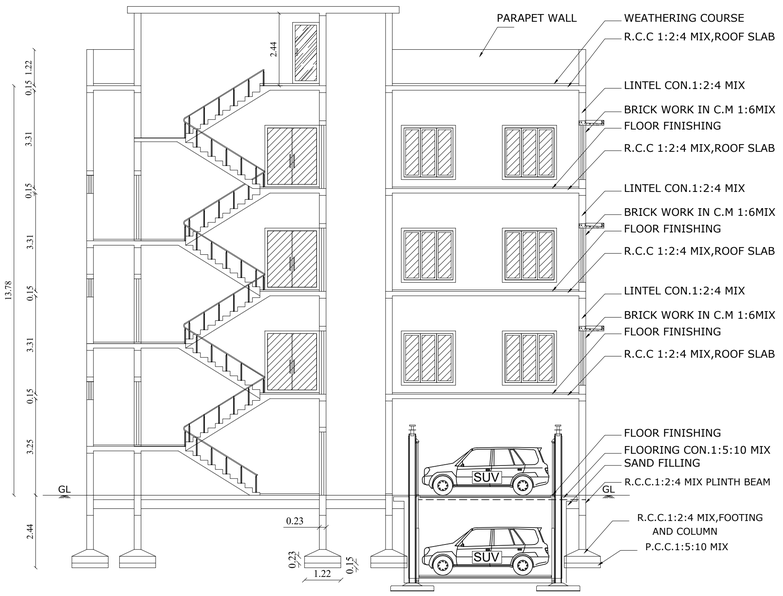
FIRST FLOOR PLAN



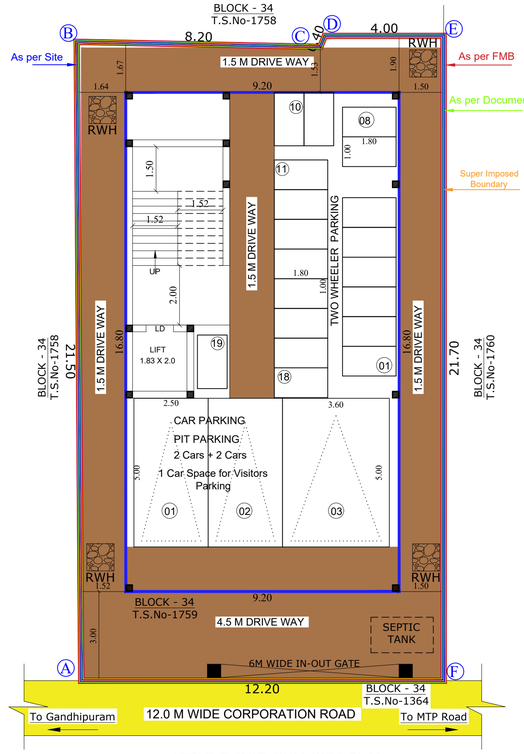
SECOND FLOOR PLAN



FRONT ELEVATION



SECTION-AA



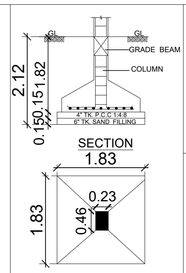
STILT FLOOR CUM SITE PLAN



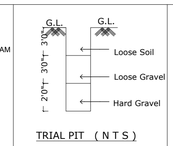


STAIRCASE DETAILS (NOT TO SCALE)

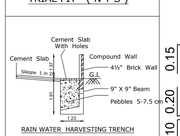
WIDTH - (1.50)
TREAD - (0.30)
RISE - (0.15)



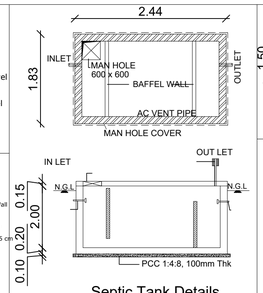
FOUNDATION DETAIL



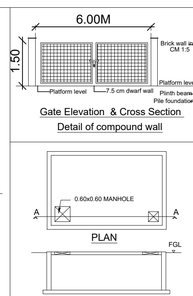
TRIAL PIT (N T S)



RAIN WATER HARVESTING TRENCH (NOT TO SCALE)



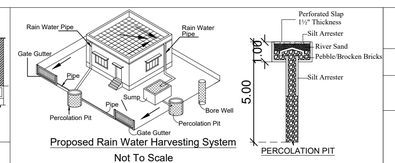
Septic Tank Details



Gate Elevation & Cross Section

Detail of compound wall

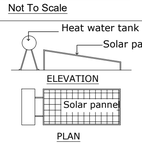
U.G. SUMP



Proposed Rain Water Harvesting System

Not To Scale

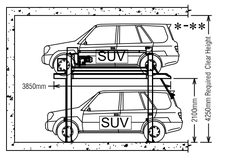
PERCOLATION PIT



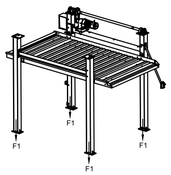
SOLAR WATER HEATER

(N T S)

STACKER - PREFERRED CAR PARKING COMBINATIONS



STACKER - LOAD PLAN & ANCHORING



STACKER - LOAD PLAN	
LOAD PLAN (For all variants)	FORCES IN kN
PLATFORM LOAD 2,000 kg	F1
	8.6

- SYSTEM LEGS ARE CHEMICAL ANCHORED TO THE RCC FLOOR - M16 ANCHOR BOLT, ANCHOR BOLT DRILLING DEPTH APPROX. 125mm.
- FLOOR ARE TO BE MADE OF RCC CONCRETE.
- GRADE AND THICKNESS OF RCC CONCRETE SHOULD BE Min.M25 and Min.THICKNESS 6" or 200mm RESPECTIVELY
- IN SPECIFIC SITE CONDITIONS & ACCORDING TO LOAD CONDITIONS THE CONCRETE GRADE TO BE DECIDED BY THE STRUCTURAL CONSULTANT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF PRIVATE OFFICE BUILDING IN T.S.No - 1759 , WARD No - H , BLOCK No- 34 , COIMBATORE CORPORATION, COIMBATORE DISTRICT.

MASTER PLAN LAND USE - RESIDENTIAL

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO : SWP/BPA/770390/2026

N

AREA DETAILS

DESCRIPTION	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	260.12	2799.93
SITE AREA AS PER FMB	260.00	2798.64
SUPER IMPOSED SITE AREA	260.12	2799.93

MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT

BUILDING AREA DETAILS -

Floor Name	Total Build-UP Area **(In Sq.M)**	Non FSI Area (In Sq.M)	Total F.S.I Area (In Sq.M)
Stilt Floor	154.56	154.56	-
First Floor	154.56	-	154.56
Second Floor	154.56	-	154.56
Third Floor	154.56	-	154.56
Terrace Floor	30.41	30.41	-
TOTAL	648.65	184.97	463.68
Floor Spce Index (FSI)	-	463.68 / 260.00	= 1.783
Total Building Height	-	13.78 M	

JOINERY DETAILS

Sym.	DESCRIPTION	IN METER	IN FEET
MD	Main Door	1.83x2.14	6'0"x7'0"
D	Door	0.91x2.14	3'0"x7'0"
D1	Door	0.76x2.14	2'6"x7'0"
W	Window	1.83x1.83	6'0"x6'0"
V	Ventilator	0.91x0.61	3'0"x2'0"

FE - Fire Extinguisher

EA - Emergency Alarm

PARKING CALCULATION

- 1 Car Space For Every 100 sq.m of Floor Area.
- 1 Two Wheeler Space For Every 25 sq.m of Floor Area.

Car: 463.68 / 100.00 = 4.63

Two Wheeler: 463.68 / 25.00 = 18.54

PARKING DETAILS:-

Description	Required	Provided
Car	5 Nos	5 Nos
Two Wheeler	19 Nos	19 Nos
DA Car	01 Nos	01 Nos

NOTE :-

* All Measurements area in Meters.
* All round Compound Wall Provided.
* Sump & Septic Tank Provided.
* Rain water Percolation Trench Provided.
* Mechanical Ventilation Provided.

COLOR INDEX :

- Existing Road
- Site Boundary As Per FMB
- Site Boundary As Per Document
- Site Boundary As Per Site
- Super Imposed Boundary
- Proposed Building
- Drive Way
- RWH

APPLICANT

Mr.VINOD BABULAL MANDOT

REGISTERED ARCHITECT

V. S. 9/9/25
Ar. V. SRINATH,
Reg. No: Coimbatore/RA/GR-I/04/2025
#674/1, Avinashi Road, R.G.Pudur, Chinniyampalayam,
Coimbatore (Dt). Ph : 99437 41272
(Coimbatore LPA/RA/Gr-I/19/04/018)

STRUCTURAL ENGINEER

Er. S.YUVARAJ, ME(Str).,AMIE,AIV,MISE,MIGS,MIITT(Arb),
Regn.No.: Coimbatore/SE/GR-II/04/2025
#674/1, Avinashi Road, R.G.Pudur, Chinniyampalayam,
Coimbatore (Dt). Ph: 99437 41272
(Coimbatore District/SE/GR-11/04/2025)

CONSTRUCTION ENGINEER

Er. S.YUVARAJ, ME(Str).,AMIE,AIV,MISE,MIGS,MIITT(Arb),
Regn.No.: Coimbatore / CE / 04 / 2025
#674/1, Avinashi Road, R.G.Pudur, Chinniyampalayam,
Coimbatore (Dt). Ph: 99437 41272
(Coimbatore District/CE/04/2025)

BUILDING PERMISSION NO : BP/CLPA No. 212 /2026

PLANNING PERMISSION NO : PP No. 266 /2026

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

ONLINE APPLICATION NO : SWP/BPA/770390/2026

e-signed
Joint Director / Member Secretary (I/C),
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
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.