PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

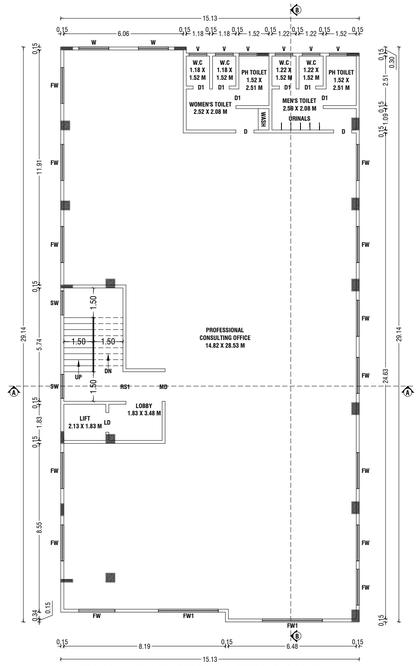
ISSUING AUTHORITY
DTCP

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

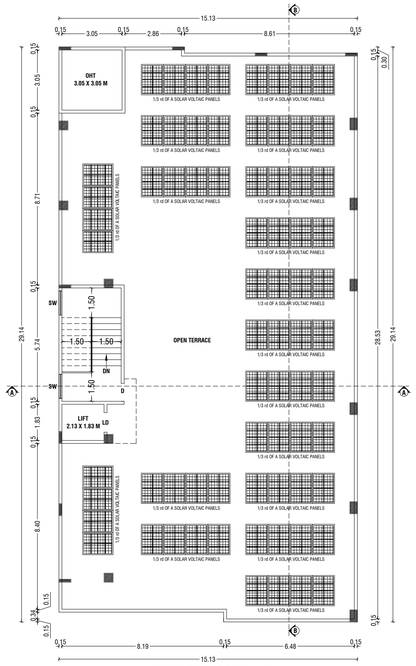
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

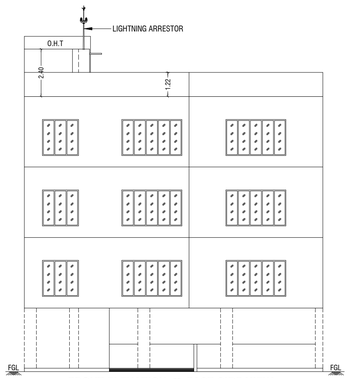
hello@verified.realestate
+91 9996 12 9996
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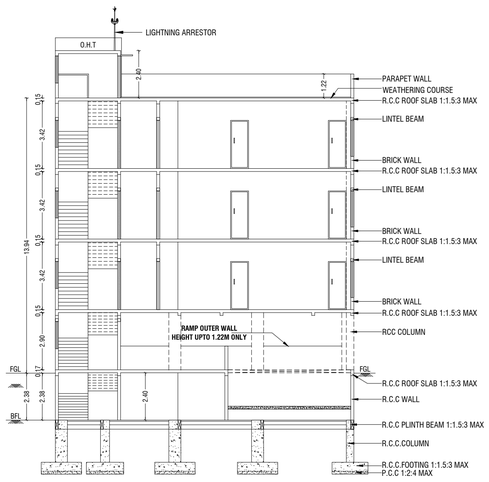
TYPICAL - FIRST, SECOND & THIRD FLOOR PLAN



TERRACE FLOOR PLAN



FRONT ELEVATION @ EAST SIDE VIEW



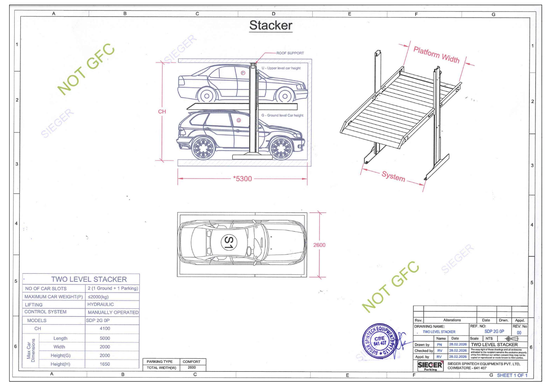
SECTION - AA @ WEST SIDE VIEW

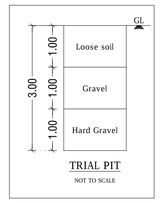
FIRE EXTINGUISHER	: FE
EMERGENCY ALARM	: EA

ONLINE APPLICATION NO : SWP/BPA/773333/2026

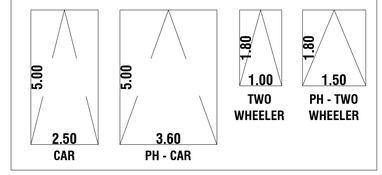
SWP / SITE APPROVAL : L.P / CLPA NO : 201/2026

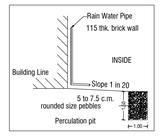
SWP / PLANNING PERMISSION NO : 251/2026

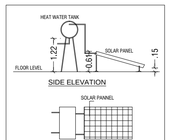




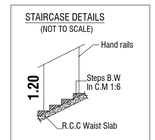
PARKING SIZES:



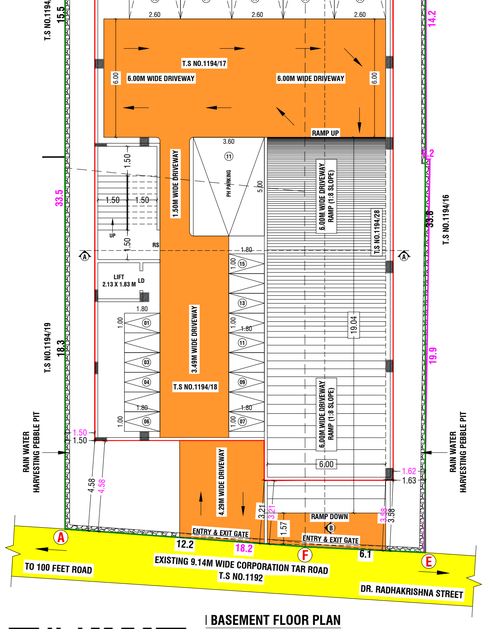




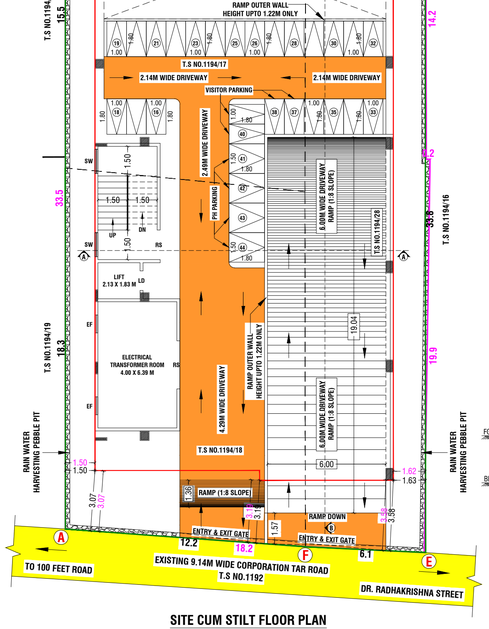
STAIRCASE DETAILS
(NOT TO SCALE)



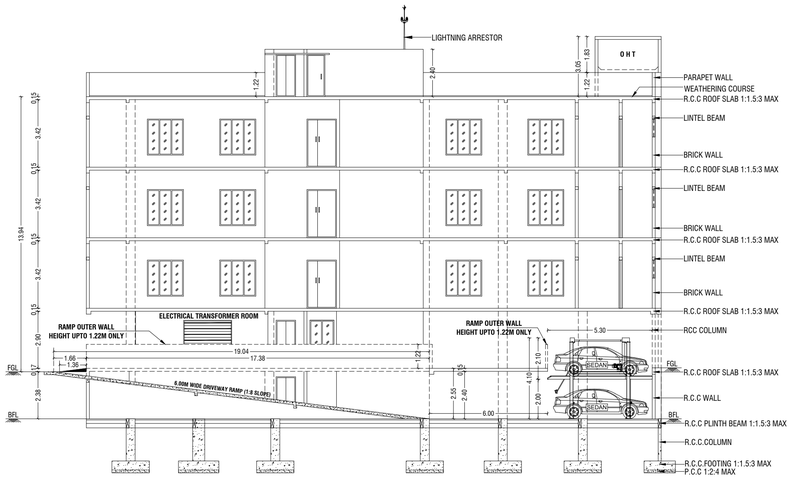
WIDTH : 1.52
TREAD : 0.30
RISE : 0.13 / 0.16



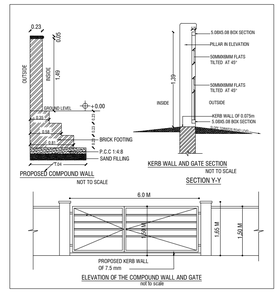
BASEMENT FLOOR PLAN
(SCALE - 1:100)

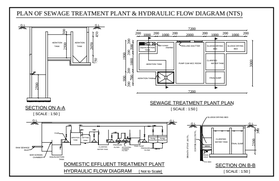


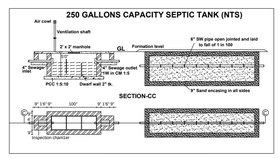
SITE CUM STILT FLOOR PLAN
(SCALE - 1:100)



SECTION - BB @ SOUTH SIDE VIEW







SITE & DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (PROFESSIONAL CONSULTING OFFICE) BUILDING IN T.S.NOS: 1194/17, 1194/18 & 1194/28, WARD NO:K(11), BLOCK NO:33 AT SANGANOOR VILLAGE, COIMBATORE NORTH TALUK / CENTRAL ZONE, COIMBATORE CORPORATION / DISTRICT.
SCALE :- 1:100 COMMERCIAL BUILDING
ONLINE APPLICATION NO: SWP/BPA/773333/2026
APPLICANT NAME: M/s.SVB CHITS INDIA PRIVATE LIMITED, REPRESENTED BY ITS DIRECTORS 1.Mr.S.BALAJI, 2.Mrs.S.VIJAYALAKSHMI

NOTE :-
MASTER PLAN 2041 LAND USE
SANGANOOR VILLAGE - RESIDENTIAL USE

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	618.50 Sqm	0.153 Acre
AREA OF SITE AS PER DOCUMENT	=	620.57 Sqm	0.153 Acre
SUPER IMPOSED PLOT AREA	=	620.60 Sqm	

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	BASEMENT FLOOR	-	420.80	420.80
2	STILT FLOOR	28.80	405.10	433.90
3	FIRST FLOOR	433.90	-	433.90
4	SECOND FLOOR	433.90	-	433.90
5	THIRD FLOOR	433.90	-	433.90
6	TERRACE FLOOR (HEADROOM + OHT)	-	36.10	36.10
	TOTAL AREA	1330.50	862.00	2192.50

F.S.I CALCULATION AS PATTA AREA:-

F.S.I
(1330.50 / 618.50) = 2.151 < 2.60

2.151 < 2.60, THEREFORE 0.151 PREMIUM FSI

BUILDING HEIGHT :-

BUILDING HEIGHT = 13.94 Mt

PARKING AREA DETAILS:-

TOTAL FSI AREA = 1330.50 SQM X 75%
= 997.88 SQM

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	997.88 SQM / 100 SQM	11 NO'S	11 NO'S (INCLUDE PH & 10% VISITOR)
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF OFFICE FLOOR AREA	997.88 SQM / 25 SQM	44 NO'S	44 NO'S (INCLUDE PH & 10% VISITOR)

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	2.44 X 3.05
RS1	ROLLING SHUTTER	1.50 X 2.44
D	DOOR	0.91 X 2.44
D1	DOOR	0.84 X 2.44
LD	LIFT DOOR	0.99 X 2.44
W	WINDOW	1.52 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	3.05 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
V	VENTILATOR	0.91 X 0.91
EF	EXHAUST FAN	--

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.

COLOUR INDEX:-

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

24/03/26
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

24/03/26
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/RAMAKKAL/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

24/03/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED ENGINEER Grade-II,
Reg.No:Coimbatore District/RE/GR-II/36/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED ENGINEER / ARCHITECT

03/26
Er. K.P. VETRISELVAN, M.E. (GEOTECH.), MIGS, MISTE...
GEOTECHNICAL ENGINEER
CLPA REGN. No CLPA/GTE/19/03/001
GEODESIGN INDIA PRIVATE LIMITED
D.No 40, N No 29 8th Street, K.K.Pudur,
Coimbatore - 641 038.
+91 90433 44488, E-mail: geodesign123@gmail.com
REGISTERED GEOTECH ENGINEER

For SVB CHITS INDIA PVT. LTD.
Managing Director
For SVB CHITS INDIA PVT. LTD.
S. Vijaya Laxmi
Director
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

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.