PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

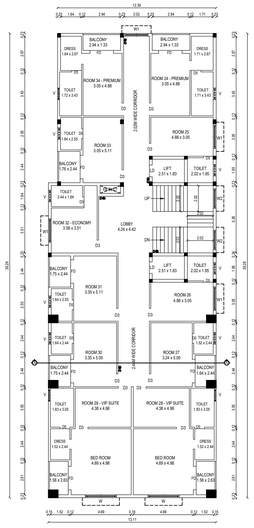
ISSUING AUTHORITY
DTCP

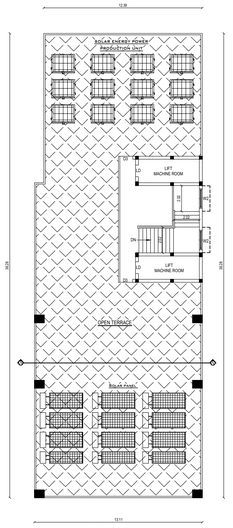
The approval as the planning authority issued it, reproduced in full behind this page.

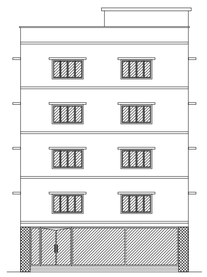
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

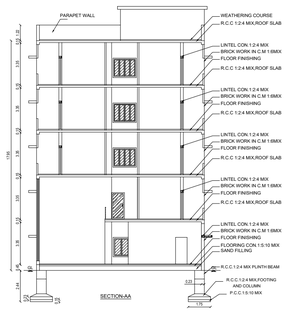
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

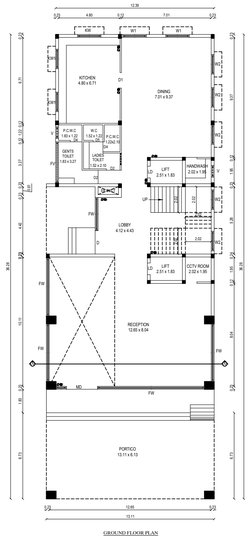
hello@verified.realestate
+91 9996 12 9996
verified.realestate

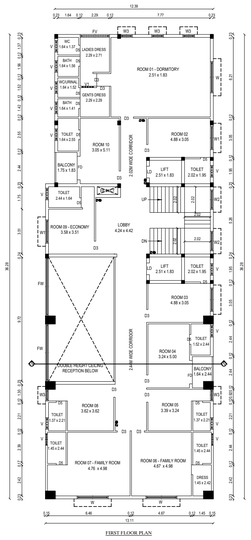


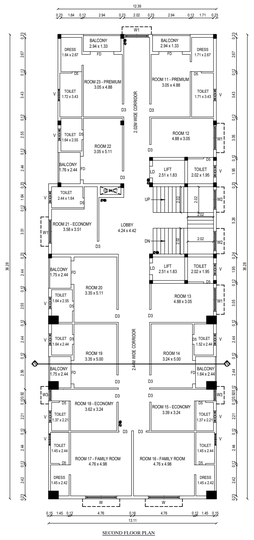


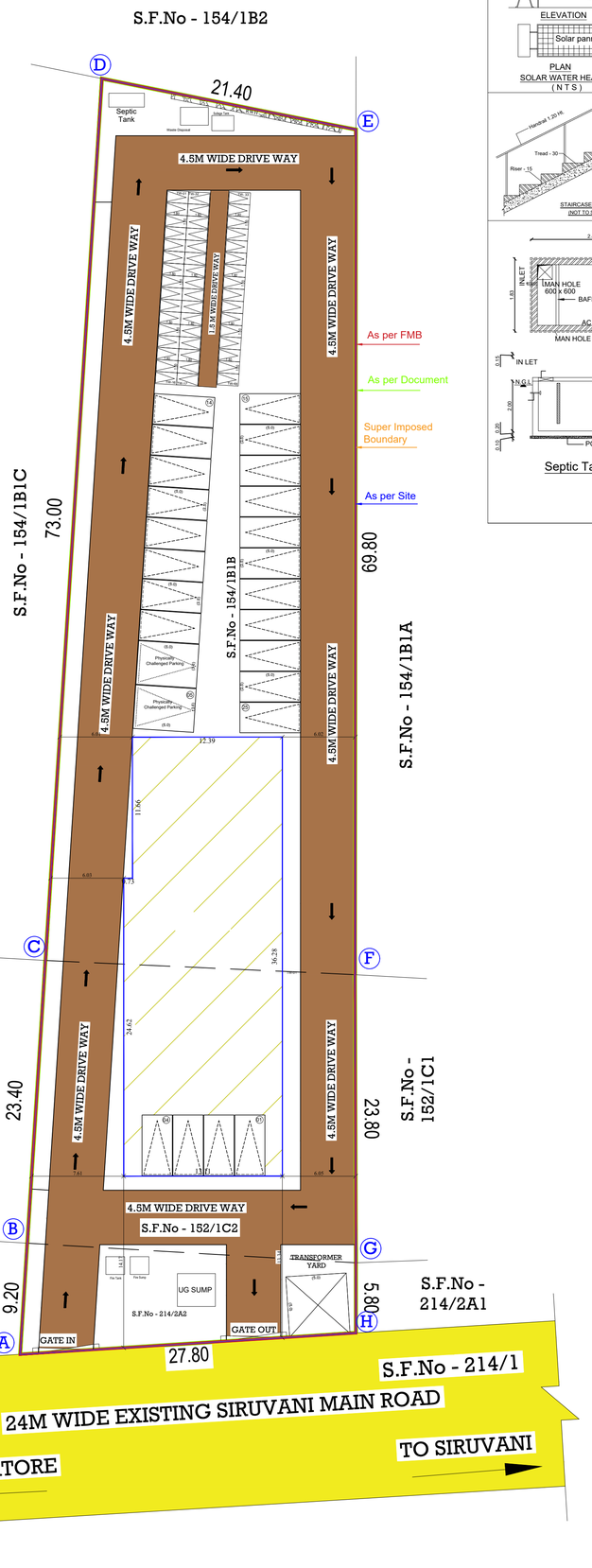


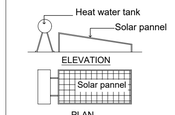


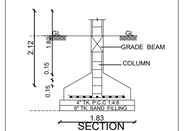


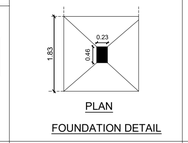


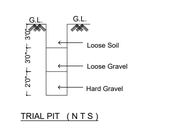


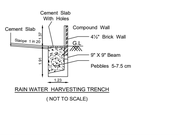


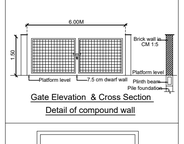


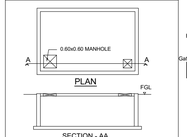


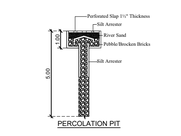














DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF UN STARRED HOTELS COMMERCIAL BUILDING IN S.F.No - 152/1C2, 154/1B1B & 214/2A2 MADHAVARAYAPURAM VILLAGE , PERUR TALUK , COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO : SWP/BPA/7746 40/2026

N

AREA DETAILS

DESCRIPTION	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	2531.00	27243.68
SITE AREA AS PER FMB	2531.00	27243.68
SUPER IMPOSED SITE AREA	2531.00	27243.68

MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT

PROPOSED BUILDING AREA DETAILS

Floor Name	Total Build-Up Area (In Sq.M)	Non FSI Area Area (In Sq.M)	Total F.S.I Area (In Sq.M)
Ground Floor	467.11	105.19	361.93
First Floor	467.11	49.67	417.44
Second Floor	467.11	-	467.11
Third Floor	467.11	-	467.11
Fourth Floor	467.11	-	467.11
Terrace Floor	64.53	64.53	-
Total	2400.08	219.39	2180.70

FSI Calculation

Floor Space Index (FSI) - 2180.70 / 2531.00 = 0.862

BUILDING HEIGHT :-

BUILDING HEIGHT - 17.95 M

NOTE :-
* All Measurements area in Meters.
* All round Compound Wall Provided.
* Sump & Septic Tank Provided.
* Rain water Percolation Trench Provided.

PARKING DETAILS:-

Description	Required	Provided
Car	22 Nos	25 Nos
Two Wheeler	44 Nos	48 Nos
DA Car	02 Nos	02 Nos
DA Two Wheeler	02 Nos	04 Nos

PARKING CALCULATION :-

1 Car Space for Every 10 Guest Rooms and for the Non-Room Area, 1 Car Space for Every100sq.m of Floor Area or Part Thereof and 1 Two Wheeler Space for Every 50sq.m of Floor Area or Part Thereof. For Restaurants in These Hotels – Same as That Specified For Restaurants Specified Above.

Car: 2180.70 / 100.00 = 21.80
Two Wheeler: 2180.70 / 50.00 = 43.61

JOINERY DETAILS

Sym.	DESCRIPTION	IN METER	IN FEET
MD	Main Door	2.44x3.05	8'0"x10'0"
D	Door	1.83x2.14	6'0"x7'0"
D1	Door	1.22x2.14	4'0"x7'0"
D2	Door	1.07x2.14	3'6"x7'0"
D3	Door	1.00x2.14	3'3"x7'0"
D4	Door	0.91x2.14	3'0"x7'0"
D5	Door	0.76x2.14	2'6"x7'0"
LD	Lift Door	0.91x2.14	3'0"x7'0"
W	Window	2.44x2.44	8'0"x8'0"
W1	Window	1.83x1.52	6'0"x5'0"
W2	Window	1.52x1.52	5'0"x5'0"
W3	Window	0.91x1.52	3'0"x5'0"
KW	Kitchen Window	1.83x1.07	6'0"x3'6"
KW1	Kitchen Window	1.52x1.07	5'0"x3'6"
V	Ventilator	0.91x0.61	3'0"x2'0"
FD	French Door		
FW	French Window		
FV	French Ventilator		

FE - Fire Extinguisher EA - Emergency Alarm

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

Mr.MUTHUKUMAR — APPLICANT

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 /RA/Gr-I/04/025) — REGISTERED ARCHITECT

Er. S.YUVARAJ, M.E(Str.),AMIE,AIV,MISE,MICS,MIITI&M,
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) — STRUCTURAL ENGINEER

Er. S.YUVARAJ, M.E(Str.),AMIE,AIV,MISE,MICS,MIITI&M(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) — REGISTERED ENGINEER

E-Signed
Joint Director / Member Secretary (I/C),
District Town and Country Planning office
Coimbatore District

ONLINE APPLICATION NO: SWP/BPA/774640/2026

SWP/LP/R(C)No. 70 /2026

SWP/BP/DTCPR(C)No.36/2026

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.