PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

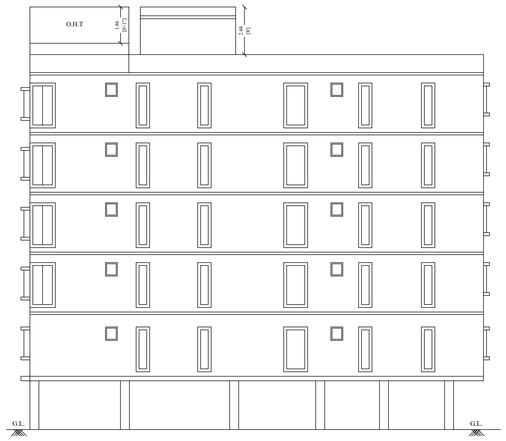
ISSUING AUTHORITY
DTCP

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

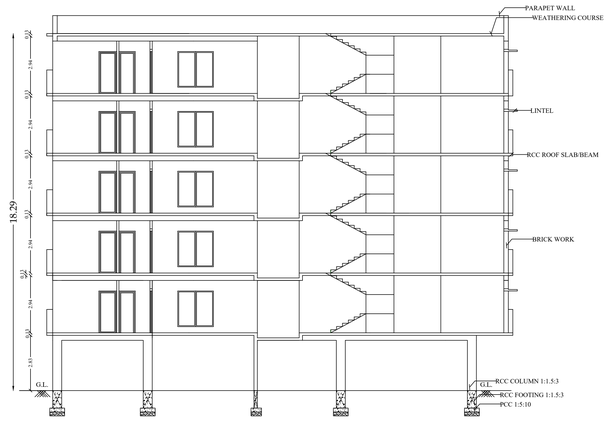
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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3/350/2 Mettukuppam,
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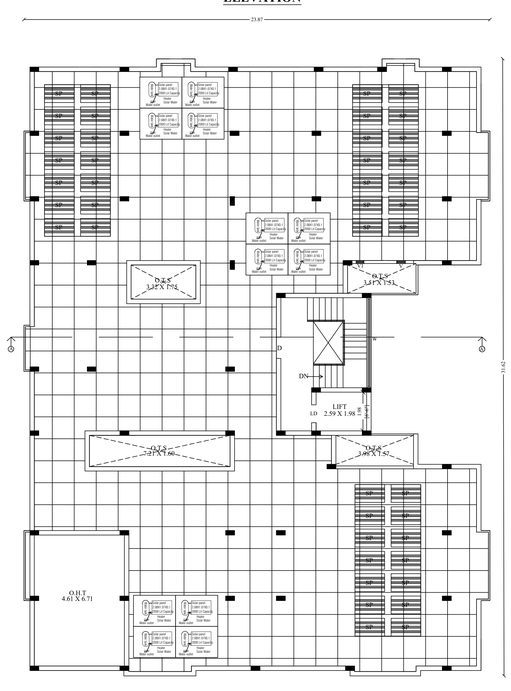
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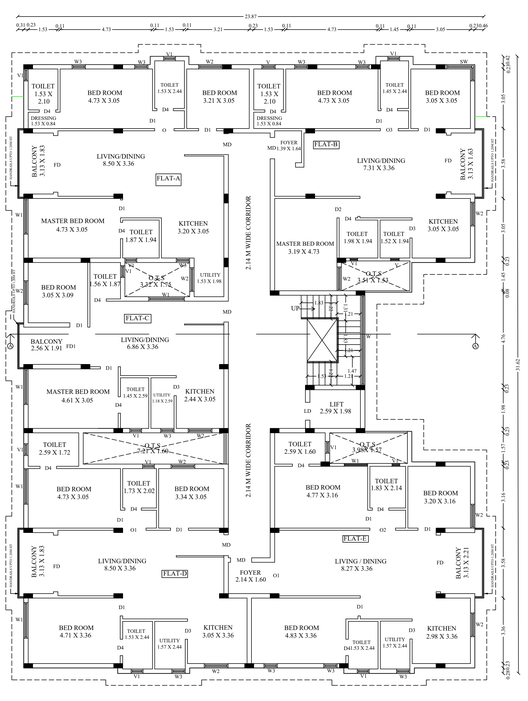
ELEVATION



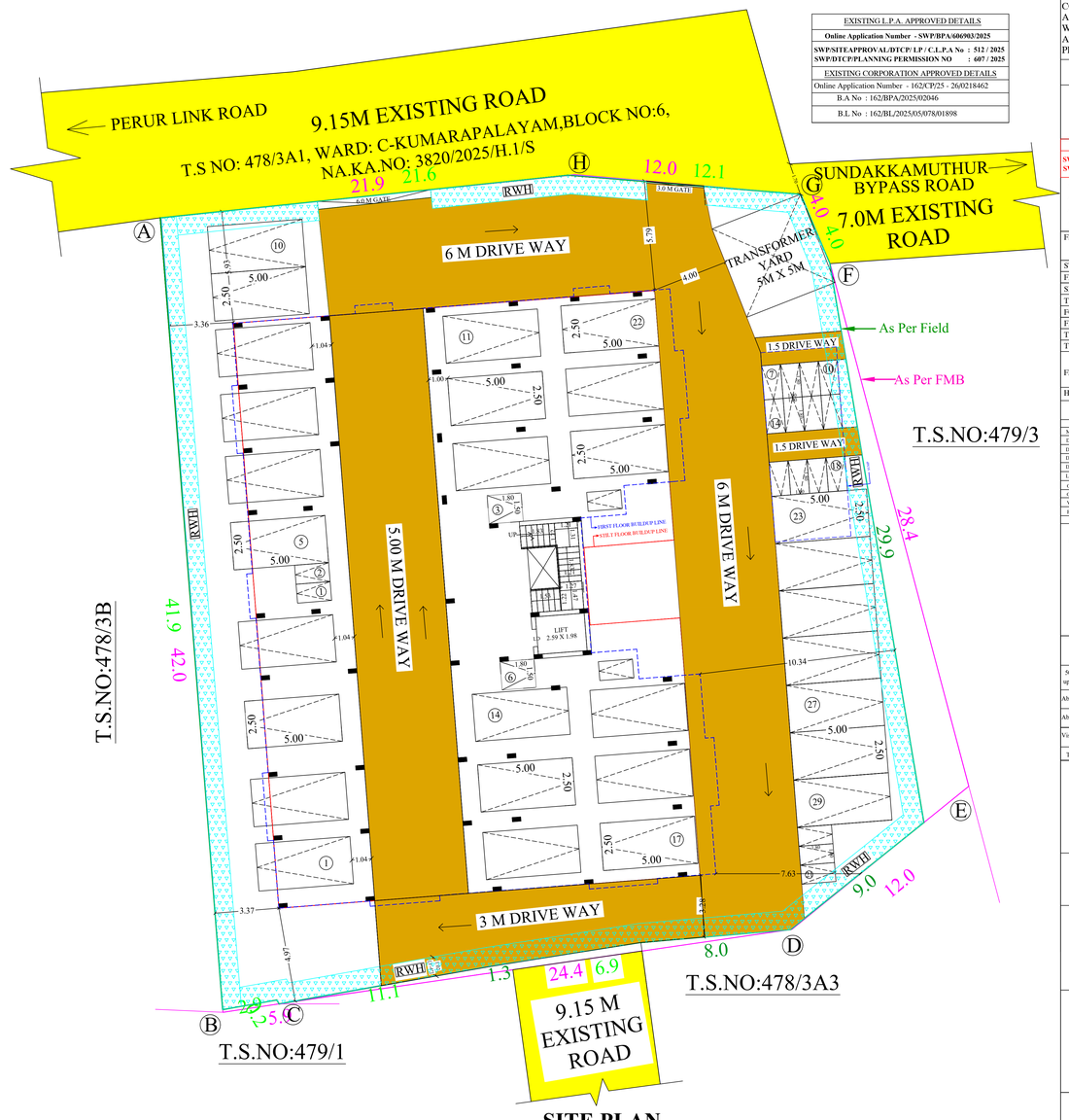
SECTION A-A'

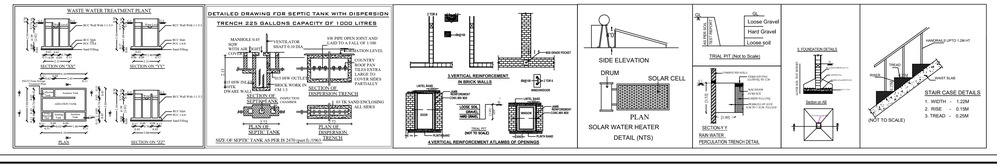


TERRACE FLOOR PLAN



TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN





EXISTING L.P.A. APPROVED DETAILS
Online Application Number - SWP/BPA/606903/2025
SWP/SITEAPPROVAL/DTCP/ LP / C.L.P.A No : 512 / 2025 **SWP/DTCP/PLANNING PERMISSION NO : 607 / 2025**
EXISTING CORPORATION APPROVED DETAILS
Online Application Number - 162/CP/25 - 26/02218462
B.A No : 162/BPA/2025/02046
B.L No : 162/BL/2025/05/078/01898

REVISED PLAN SHOWING THE CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN T.S NO: 478/3A2, WARD - C (KUMARAPALAYAM), BLOCK -6 AT KUMARAPALAYAM VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

COIMBATORE 2041 MASTERPLAN LANDUSE - RESIDENTIAL USE ZONE

North

Scale 1 : 100

Online Application Number - SWP/BPA/776822/2026

SWP/SITEAPPROVAL/DTCP/ LP / C.L.P.A No : 178 / 2026
SWP/DTCP/PLANNING PERMISSION NO : 222 / 2026

AREA DETAILS:

AREA AS PER DOCUMENT : 1377.73 Sqm
AREA AS PER TSLR : 1378.00 Sqm
AREA AS AT SITE : 1454.35 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)	No.of Dwelling units
STILT FLOOR	-	669.07	669.07	-
FIRST FLOOR	642.84	31.48	674.32	5
SECOND FLOOR	642.84	31.48	674.32	5
THIRD FLOOR	642.84	31.48	674.32	5
FOURTH FLOOR	642.84	31.48	674.32	5
FIFTH FLOOR	642.84	31.48	674.32	5
TERRACE FLOOR	-	35.34	35.34	-
TOTAL	3214.20	861.81	4076.01	25

FLOOR SPACE INDEX = $\frac{3214.20}{1377.73}$ = 2.33 (Premium FSI)

HEIGHT OF THE BUILDING = 18.29M

JOINERY DETAILS

DESCRIPTION	METERS	DESCRIPTION	METERS
MD - DOOR	1.09 X 2.13	OJ - OPEN	1.31 X 2.13
D1 - DOOR	0.92 X 2.13	OJ - OPEN	0.92 X 2.13
D2 - DOOR	0.99 X 2.13	W - WINDOW	4.61 X 1.83
D3 - DOOR	0.92 X 2.13	W1 - WINDOW	1.83 X 1.83
D4 - DOOR	0.84 X 2.13	W2 - WINDOW	1.22 X 1.83
LD - LIFT DOOR	0.92 X 2.13	W3 - WINDOW	0.69 X 1.83
O - OPEN	1.07 X 2.13	SW - WINDOW	2.30 X 1.83
O1 - OPEN	1.19 X 2.13	V - VENTILATION	0.69 X 0.60
V1 - VENTILATOR	0.61 X 1.83	FD - DOOR	2.90 X 2.13
FD1 - DOOR	1.91 X 2.13		

PARKING DETAILS

Dwelling Unit with Floor area above 75 Sq.m - 1 car space for every 75 Sq.m

DWELLING UNITS NAME	DWELLING UNIT AREA (Sqm)
A	115.47
B	118.25
C	83.00
D	120.63
E	120.60

Typical 1st to 5th Floor = (A,B,C,D & E) X 5 = 25 Nos

	DWELLING NUMBERS	TWO WHEELER PARKING Required	TWO WHEELER PARKING Provided	CAR PARKING Required	CAR PARKING Provided
50 sq.m and upto 75 sq.m	-	-	21	-	29
Above 75 Sqm	25	-		25	
Above 150 Sqm	-	-		-	
Visitors Parking 10 %		-		03 (25X10%)	
TOTAL	25	-		28	

Note:

- Existing Road
- Site Boundary (A,B,C,D,E,F,G & H)
- FMB Boundary
- Driveway
- RWH

Applicant

R.N. KRISHNAKUMAR, M.Arch.,
CA/2018/73097
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GK ASSOCIATES
No: 805, 100 Feet Road, Gandhipuram,
Coimbatore-641 012.
Ph: 0422-4220048, Mob: 99443-11111

Construction Engineer

R. Prakash, M.E., (Structures)
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Coimbatore - 641 012.
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Structural Engineer

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CA/2018/73097
UIN:ARC/2004/3158
GK ASSOCIATES
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Coimbatore-641 012.
Ph: 0422-4220048, Mob: 99443-11111

Architect / Engineer

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

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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.