PP APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

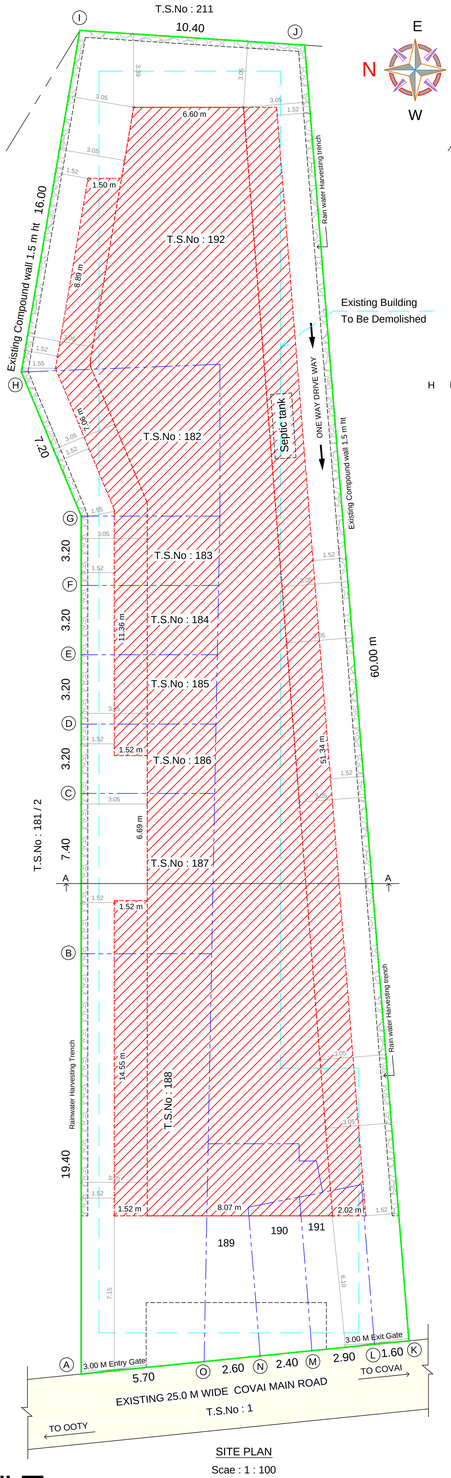
ISSUING AUTHORITY
**DTCP**

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.

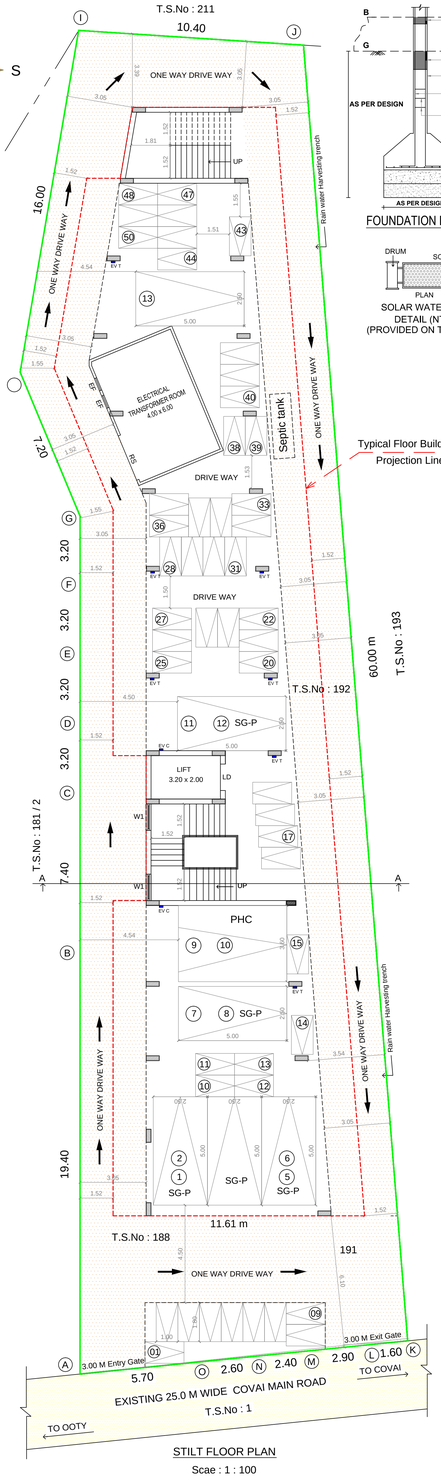
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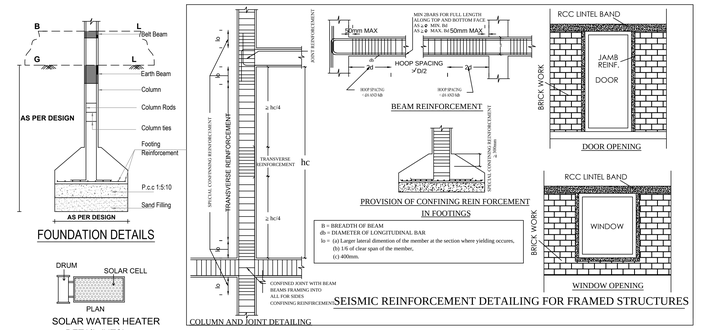

SITE PLAN

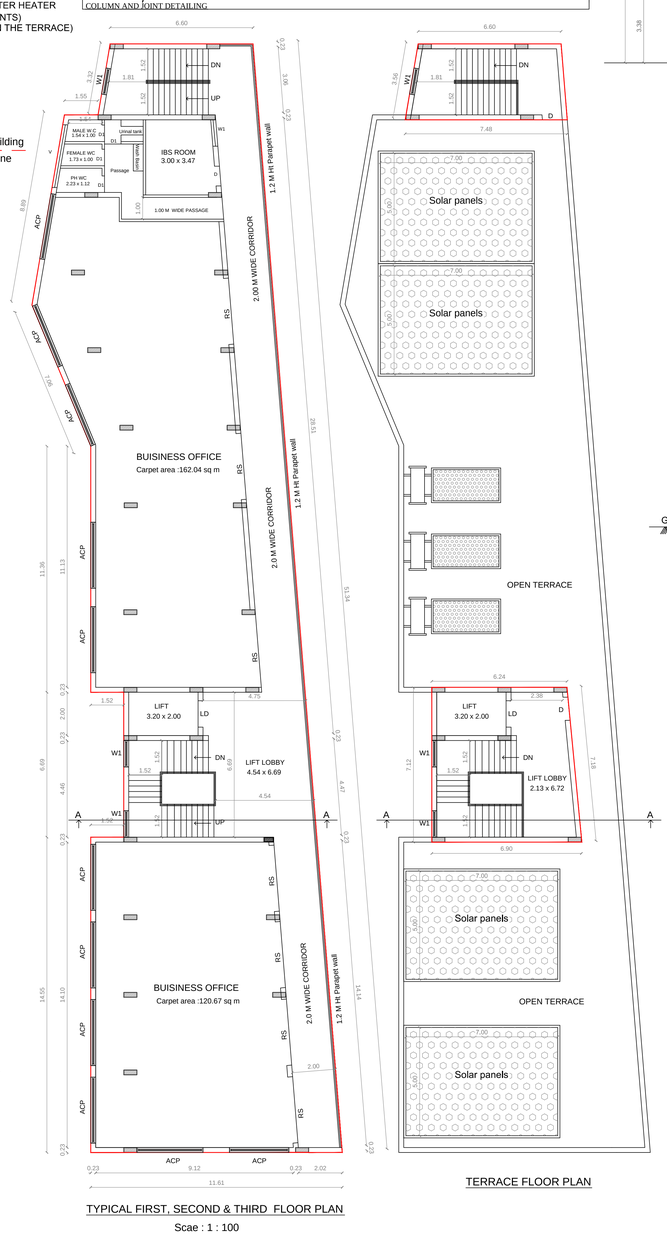
Scae : 1 : 100



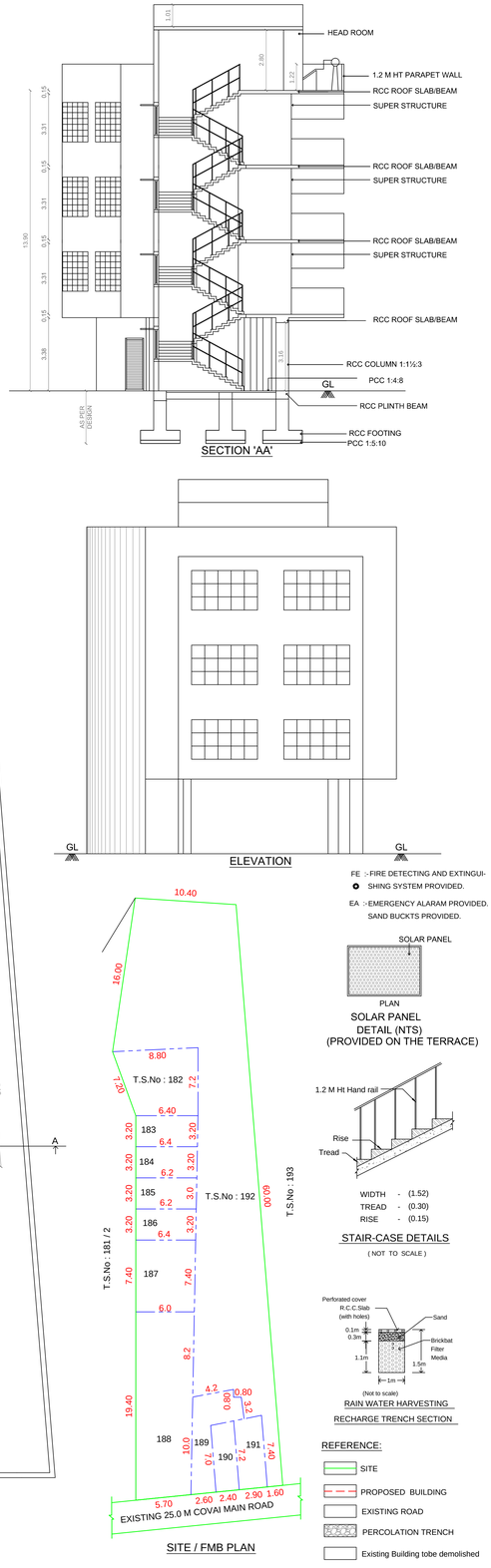

STILT FLOOR PLAN

Scae : 1 : 100




Scae : 1 : 100







REFERENCE:

- SITE
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH
- Existing Building tobe demolished

FE :-FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :-EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND, THIRD & TERRACES FLOOR OFFICE BUILDING IN T.S.No : 182,183,184,185,186,187,188,189, 190,191 & 192, WARD No : C- CHIKKADASA, PALAYAM, BLOCK No : 23, COVAI MAIN ROAD, METTUPALAYAM MUNICIPALITY, COIMBATORE DISTRICT.

Existing Approval No:SWP/BP/DTCPR(C) No: 34/2024

Existing Site Approval No: SWP/LP/R(C) No: 194/2024

## AREA DETAILS

| | |
|---|---|
| AREA OF THE SITE (As per TSLR) | 812.00 Sq m |
| AREA OF THE SITE (As per Document) | 804.75 Sq m |
| AREA OF THE SITE (As Super impose A-O) | 807.60 Sq m |

AREA DETAILS AS PER TSLR

| T.S.No. | IN Sq m |
|---|---|
| 182 | 55.0 |
| 183 | 20.0 |
| 184 | 19.5 |
| 185 | 18.0 |
| 186 | 20.0 |
| 187 | 46.0 |
| 188 | 113.0 |
| 189 | 30.0 |
| 190 | 18.5 |
| 191 | 22.0 |
| 192 | 450.0 |
| TOTAL AREA | 812.0 |

JOINERY DETAILS: METER

| | |
|---|---|
| MD- MAIN DOOR | 1.52 x 2.10 |
| RS- ROLLING SHUTT | 3.05 x 2.10 |
| ACP - WINDOW | 3.05 x 2.10 |
| D - DOOR | 0.91 x 2.10 |
| D1 - DOOR | 0.76 x 2.10 |
| LD - LIFT DOOR | 0.91 x 2.10 |
| W - WINDOW | 1.83 x 1.52 |
| W1 - WINDOW | 1.22 x 1.37 |
| V - VENTILATOR | 3.05 x 0.61 |

## Existing Approved Building Area Details :

| Floor Details | Built-up In Sq M | NON FSI Park+OTS+H | NON FSI | FSI In Sq M |
|---|---|---|---|---|
| AREA OF STILT FLOOR | 314.89 | 290.89 | --- | 24.00 |
| AREA OF FIRST FLOOR | 314.89 | --- | 22.72 | 292.17 |
| AREA OF SECOND FLOOR | 314.89 | --- | 22.72 | 292.17 |
| AREA OF THIRD FLOOR | 314.89 | --- | 22.72 | 292.17 |
| AREA OF FOURTH FLOOR | 122.40 | --- | 24.27 | 98.13 |
| TOTAL AREA | 1381.96 | 290.89 | 92.43 | 998.64 |

FSI : $\frac{998.64}{804.75}$ = 1.24

## Proposed Building Area Details :

| Floor Details | Built-up In Sq M | NON FSI Park+OTS+H | NON FSI | FSI In Sq M |
|---|---|---|---|---|
| AREA OF STILT FLOOR | 502.66 | 478.66 | --- | 24.00 |
| AREA OF FIRST FLOOR | 502.66 | --- | 6.40 | 496.26 |
| AREA OF SECOND FLOOR | 502.66 | --- | 6.40 | 496.26 |
| AREA OF THIRD FLOOR | 502.66 | --- | 6.40 | 496.26 |
| AREA OF TERRACE FLOOR | 71.73 | --- | 71.73 | --- |
| TOTAL AREA | 2082.37 | 478.66 | 90.93 | 1512.78 |

FSI : $\frac{1512.78}{804.75}$ = 1.88

## PARKING STANDARDS AS PER TNCDBR 2019

| DESCRIPTION | NORMS |
|---|---|
| OFFICE | 1 car space for every 100 sq.m of floor area or part thereof & 1 two wheeler space for every 25 sqm of floor area or part thereo |

| DESCRIPTION | Car Parking Required | Car Parking Provided | Two Wheeler Required | Two Wheeler Provided |
|---|---|---|---|---|
| OFFICE (1512.78 X 75%) (1134.59 / 100 Sqm) | 12 No's | 12 No's | 45 No's | 45 No's |
| 10% Visitors parking | 1 No's | 1 No's | 5 No's | 5 No's |

PLANNING PERMISSION :

ONLINE APPLIATION No : SWP / BPA /776947/ 2025

SITE BOUNDARY SHOWN AS "A TO O "

SWP/LP/R(C) No: 34/2024,

SWP/BP/DTCPR(C)No: 45 / 2026

( It is Revised On SWP/BP/DTCPR(C)No: 194/2024 )

NOTE : ALL DIMENSIONS ARE IN FEET [METRE]

SCALE 1 : 100

APPLICANT

Er. M. ELANGO, M.E(Struct.,)AMIE
Coimbatore - LICENSE-GR-II/19/04/023
CHARTERED ENGINEER
No 16 2nd floor Bharathi Colony Main Road
Peelamedu Coimbatore - 641 004

STRUCTURAL ENGINEER

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 : GR11.057.2019.LPA/RE/GA-1/01/2019

REGISTERED 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

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# 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.