PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

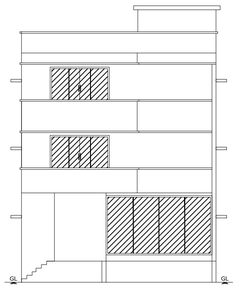
ISSUING AUTHORITY
DTCP

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

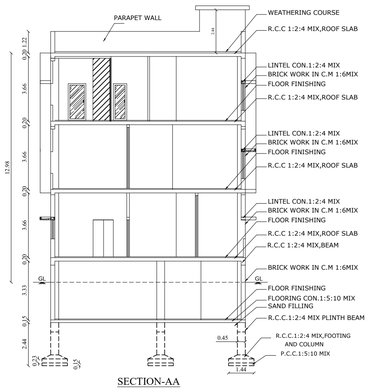
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

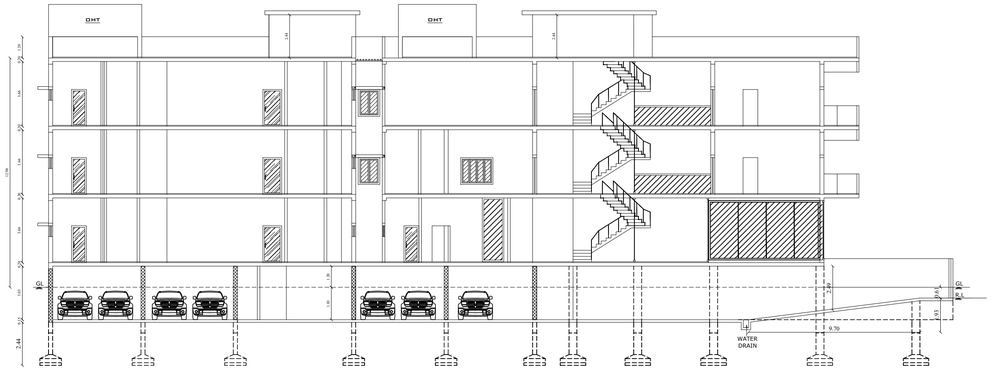
hello@verified.realestate
+91 9996 12 9996
verified.realestate



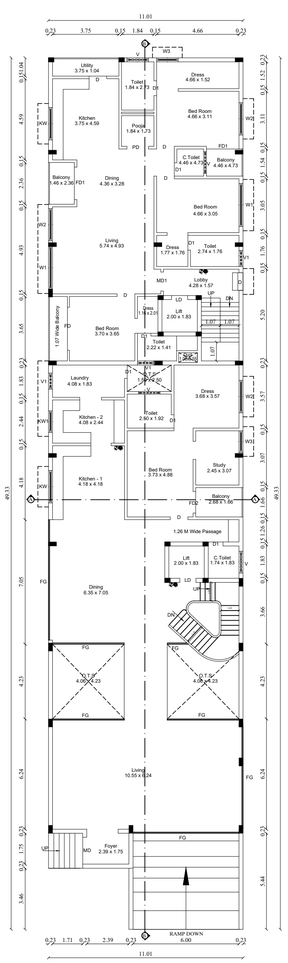
FRONT ELEVATION



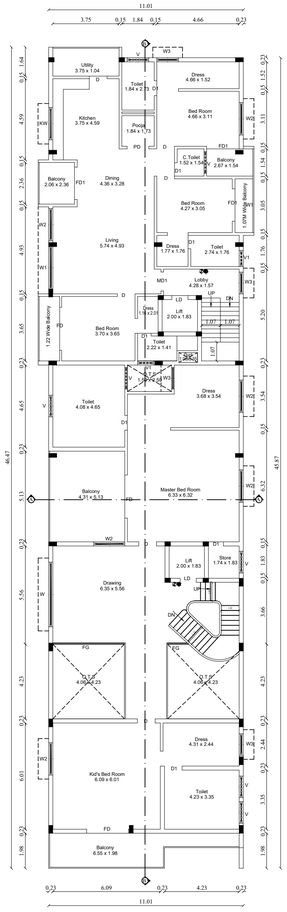
SECTION-AA



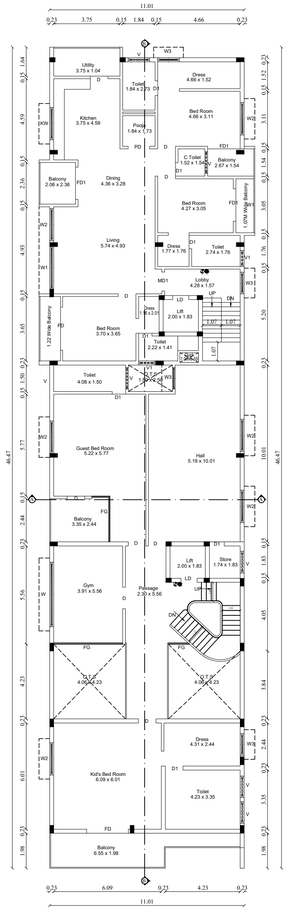
SECTION - BB
(Section Details of Ramp , Staircase & Car Parking)



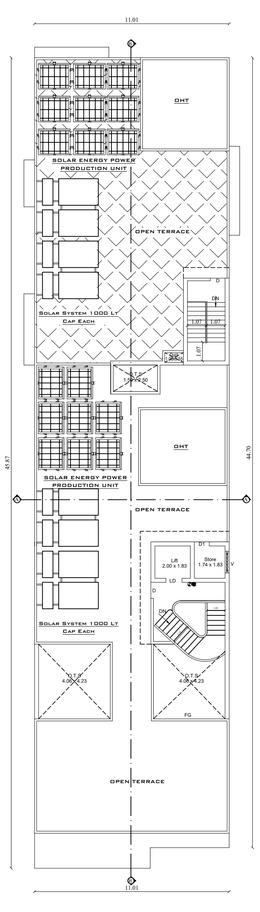
GROUND FLOOR PLAN



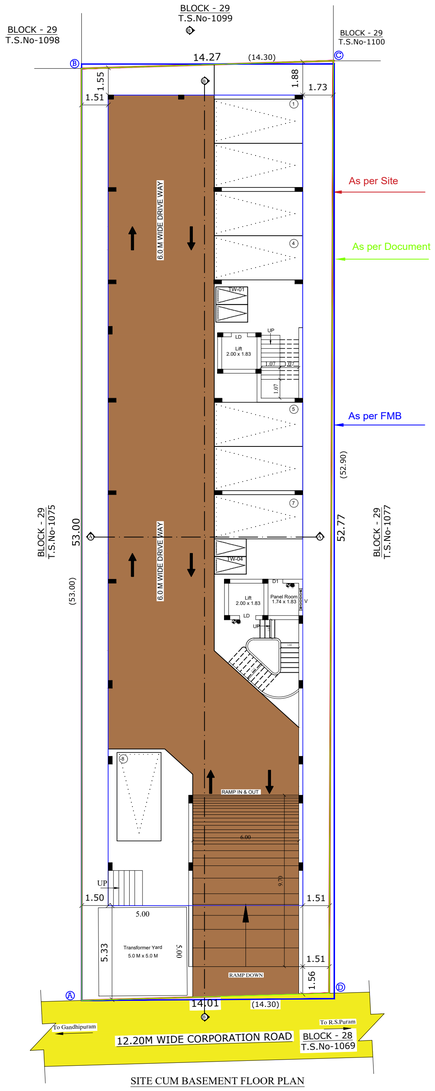
FIRST FLOOR PLAN



SECOND FLOOR PLAN

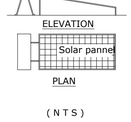


TERRACE FLOOR PLAN

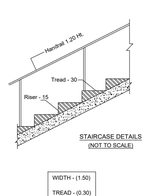


SITE CUM BASEMENT FLOOR PLAN

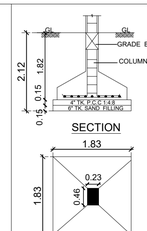




SOLAR WATER HEATER



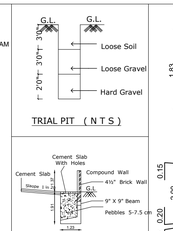
STAIRCASE DETAILS (NOT TO SCALE)



SECTION

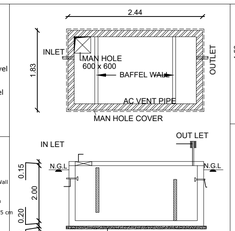
PLAN

FOUNDATION DETAIL

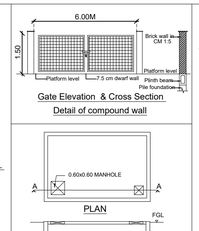


TRIAL PIT (N T S)

(NOT TO SCALE)



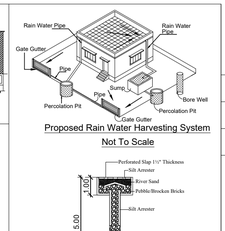
Septic Tank Details



Gate Elevation & Cross Section

Detail of compound wall

U.G. SUMP



Proposed Rain Water Harvesting System

Not To Scale

PERCOLATION PIT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN T.S.No - 1076, WARD No - H, BLOCK No - 29 , COIMBATORE CORPORATION , COIMBATORE DISTRICT.

LAND USE - RESIDENTIAL

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO : SWP/BPA/778063/2026

N

AREA DETAILS

DESCRIPTION	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	759.75	8178.00
SITE AREA AS PER TSLR	758.50	8164.49
SUPER IMPOSED SITE AREA	744.93	8018.43
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT		

PROPOSED BUILDING AREA DETAILS

Floor Name	Total F.S.I Area (In Sq.M)	Deduction Area	Non FSI Area Covered Parking	Total Build-Up Area (In Sq.M)
Basement Floor	-	-	505.20	505.20
Ground Floor	456.87	36.00	-	492.87
First Floor	473.52	36.00	-	509.52
Second Floor	473.52	36.00	-	509.52
Terrace Floor	-	-	40.58	40.58
Total	1403.91	108.00	545.78	2057.69

FSI Calculation — Floor Space Index (FSI) - 1403.91 / 758.50 = 1.850

BUILDING HEIGHT - 12.98 M

DWELLING DETAILS:-

Unit No	Floor Name	Unit Area
1	GROUND FLOOR	266.61 SQ.MT
	FIRST FLOOR	273.51 SQ.MT
	SECOND FLOOR	273.51 SQ.MT
2	GROUND FLOOR	190.26 SQ.MT
3	FIRST FLOOR	200.01 SQ.MT
4	SECOND FLOOR	200.01 SQ.MT

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	7 Nos	8 Nos
Two Wheeler	4 Nos	4 Nos

JOINERY DETAILS

Sym.	DESCRIPTION	IN METER	IN FEET
MD	Main Door	1.52x2.14	5'0"x7'0"
MD1	Main Door	1.07x2.14	3'6"x7'0"
FD	French Door	2.44x3.66	8'0"x12'0"
FD1	French Door	1.83x3.66	6'0"x12'0"
D	Door	1.07x2.14	3'6"x7'0"
D1	Door	0.84x2.14	2'9"x7'0"
PD	Door	1.22x2.14	4'0"x7'0"
LD	Door	0.91x2.14	2'0"x7'0"
W	Window	3.66x1.52	12'0"x5'0"
W1	Window	2.44x1.52	8'0"x5'0"
W2	Window	1.83x1.52	6'0"x5'0"
W3	Window	1.22x1.52	4'0"x5'0"
KW	Kitchen Window	1.83x0.91	6'0"x3'0"
KW1	Kitchen Window	1.22x0.91	4'0"x3'0"
V	Ventilator	0.91x0.61	3'0"x2'0"
V1	Ventilator	0.61x0.61	2'0"x2'0"

FG-Fixed glass window, 3.35 m height, running the full length of the wall

FE - Fire Extinguisher EA - Emergency Alarm

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

RAKESH METHA — APPLICANT

Ar. V. SRINATH,
Reg. No: Coimbatore/RA/GR I/04/2025
#E7&1, Avinashi Road, R.G.Pudur, Chinniyampalayam,
Coimbatore (Dt). Ph : 99437 41272
(COIMBATORE LPA/RA/GR-I/04/2025) — REGISTERED ARCHITECT

Er. S.YUVARAJ, ME(Str)-I,AMIE,AIV,MISE,MICS,MIET(Arb)..
Regn.No.: Coimbatore/SE/GR-11/04/2025
#E7&1, Avinashi Road, R.G.Pudur, Chinniyampalayam,
Coimbatore (Dt). Ph: 99437 41272
(Coimbatore District/SE/GR-11/04/2025) — STRUCTURAL ENGINEER

Er. S.YUVARAJ, ME(Str)-I,AMIE,AIV,MISE,MICS,MIET(Arb)..
Regn.No.: Coimbatore / CE / 04 / 2025
#E7&1, Avinashi Road, R.G.Pudur, Chinniyampalayam,
Coimbatore (Dt). Ph: 99437 41272
(Coimbatore District/CE/04/2025) — CONSTRUCTION ENGINEER

BUILDING PERMISSION NO : BP/JD/DTCP (CD) No. 228/2026

PLANNING PERMISSION NO : PP/JD/DTCP (CD) No. 289/2026

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

ONLINE APPLICATION NO: SWP/BPA/778063/2026

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.