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

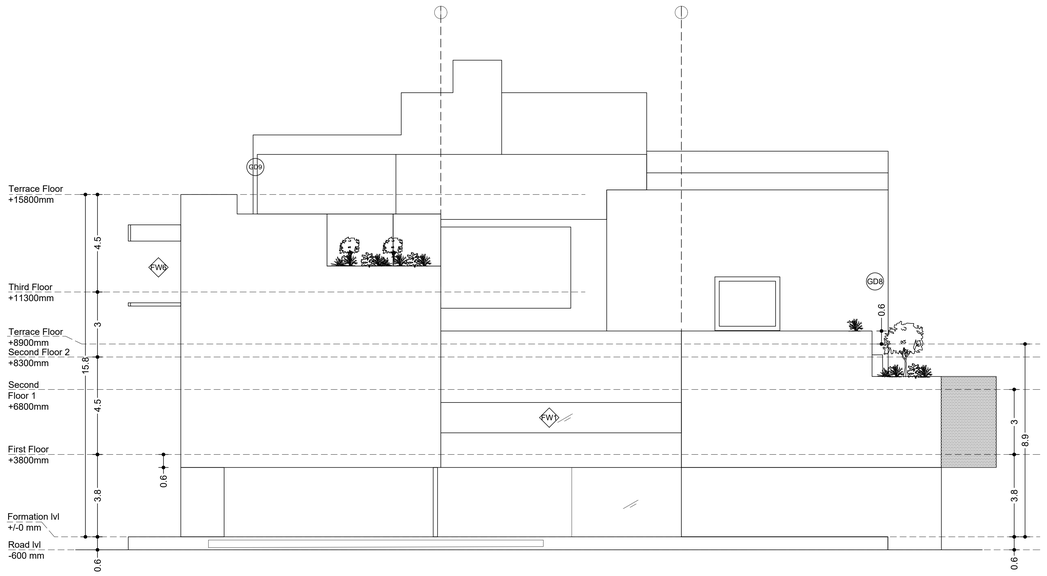
hello@verified.realestate
+91 9996 12 9996
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND, FIRST, SECOND, THIRD, FOURTH FLOOR AND HEAD ROOM PROJECT NILGIRI TAHR BUILDING IN WARD No : I(9), BLOCK No : 24, T.S.No: 8/2, 9/2, 10/2, 26/2, 27/2 & 28/2, ANUPARPALAYAM VILLAGE, COIMBATORE NORTH TALUK, CENTRAL ZONE, COIMBATORE CORPORATION.

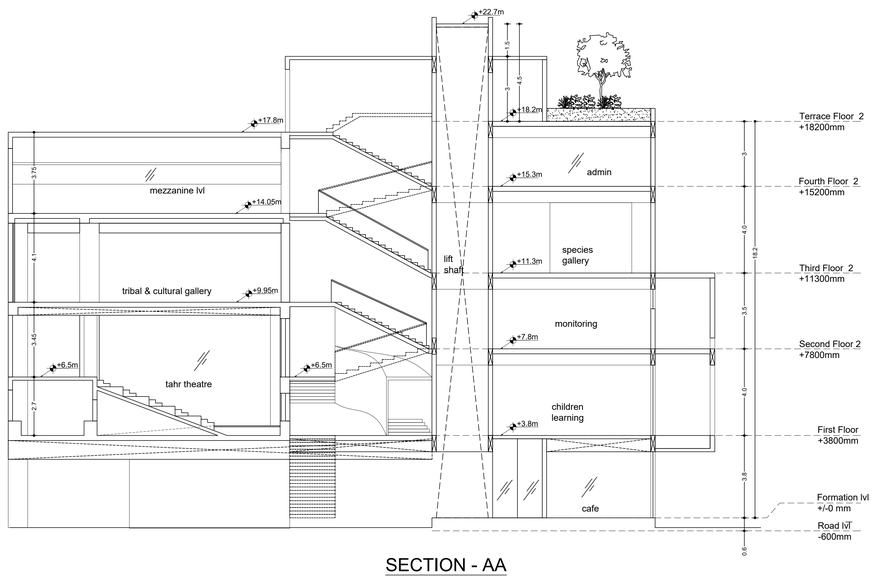
ALL DIMENSIONS ARE IN METER
SCALE 1 : 100
ONLINE APPLICATION NO : SWP/BPA/778501/2026

JOINERY DETAIL:-

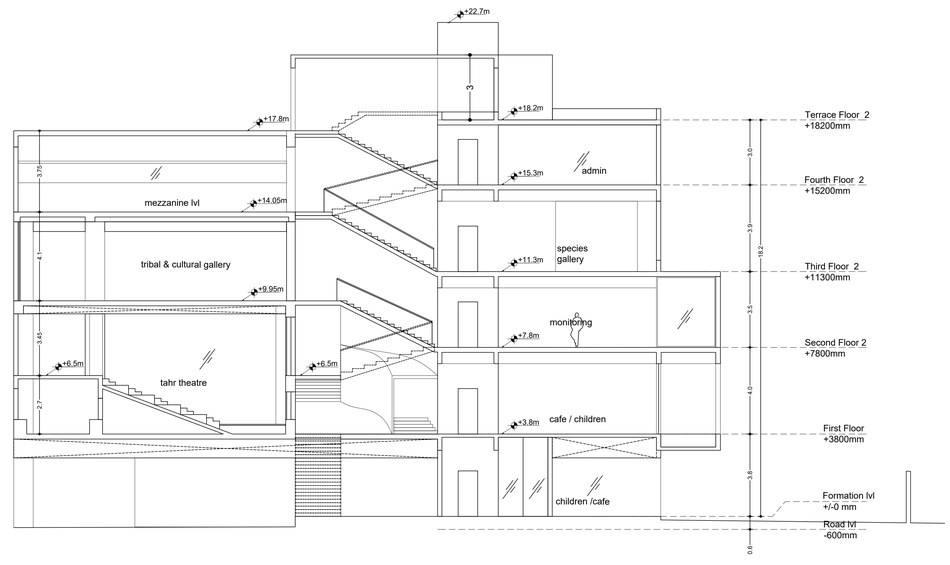
Tag	Size	nos.
GD1	2000 x 2850	1
D1	1000 x 2400	4
GD11	10205 x 3050	1
GD12	7060 x 3050	1
FW12	3270 x 3050	1
D15	1860 x2850	1
FW10	4055 x 3050	1
D2	750 x 2400	1
D3	1500 x 2400	2
GD3	2000 x 2400	2
GD4	8400 x3250	1
GD5	3250 x 4000	1
SW1	3250 x 6050	1
FW1	9000 x 2400	1
FW7	13350 x 6840	1
FW8	7800 x 5250	1
FW11	1200 x 1000	1
O1	4000 x 3250	1
O2	7670 x 3250	1
WD3	2000x2400	2
D4	1500 x 2400	4
GD6	6000 x 2750	1
FW2	7800 x 2750	1
FW3	2850 x 2580	1
GD3	2000 x 2400	1
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GD9	8400 x 2770	1
GD10	2000 x 2770	1
FW7	6840 x 13350	1



FRONT ELEVATION



SECTION - AA



SECTION - BB

PROJECT DIRECTOR
PROJECT NILGIRI TAHR
COIMBATORE - 641 043.
APPLICANT

S. SANGEETA, M.E., M.I.E.,
STRUCTURAL ENGINEER,
CMDA REG. No. SE/GR/2/19/04/084
"MOUNT VIEW", THIRD FLOOR,
No. 64, MOUNT ROAD, GUINDY,
CHENNAI-600 032. PH: 9940388755
STRUCTURAL ENGINEER

CHIEF ARCHITECT

PLANNING CLEARANCE No : 03/2026

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

e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District.

Special Condition:
The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

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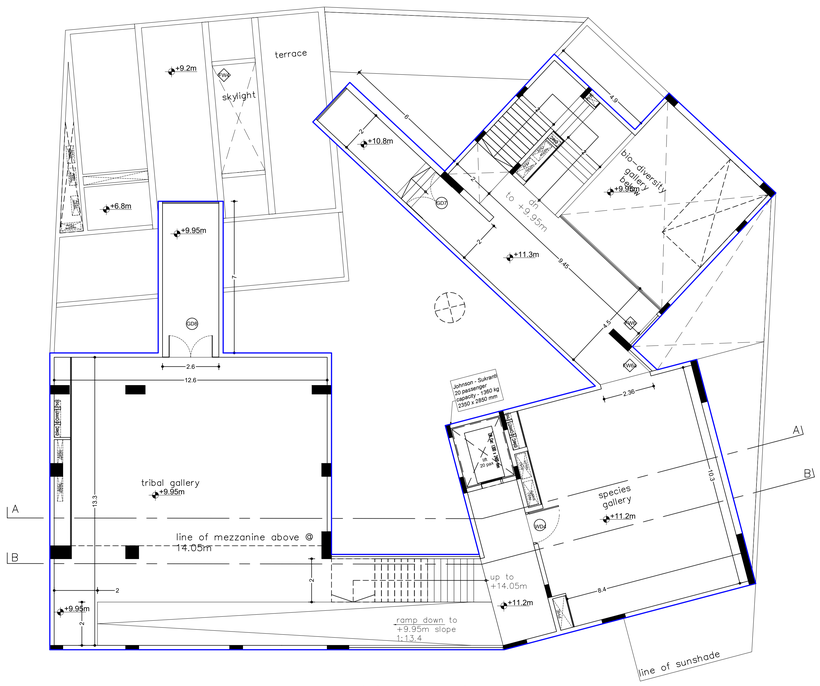
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PROPOSED BUILTUP AREA

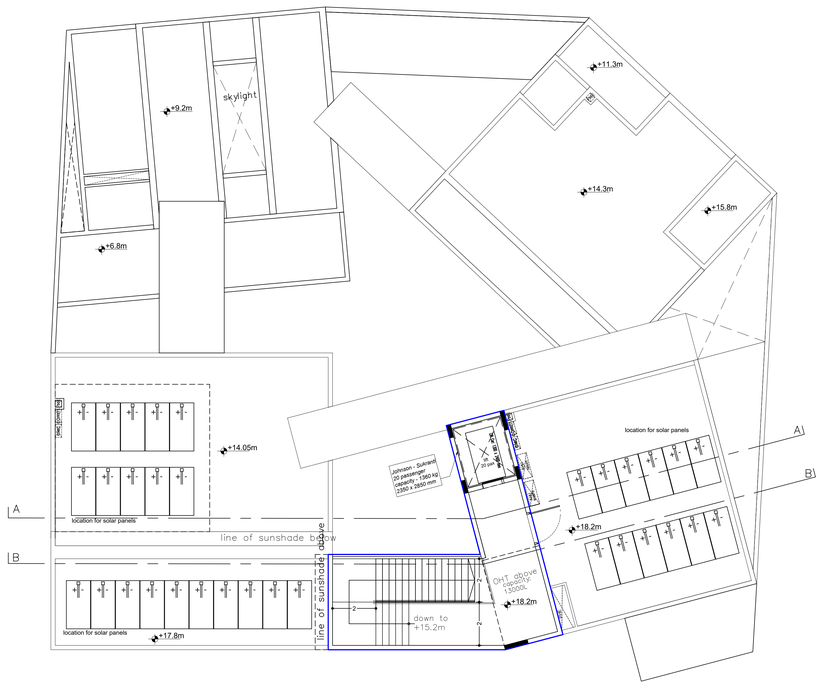
SL NO.	DESCRIPTION	F.S.I AREA (SQ.M.)	NON F.S.I AREA (SQ.M.)	TOTAL (SQ.M.)
3)	SECOND FLOOR AREA	351.72	-	351.72
4)	THIRD FLOOR AREA	434.65	-	434.65
5)	FOURTH FLOOR AREA	247.25	-	247.25
6)	TERRACE FLOOR AREA	-	68.87	68.87

JOINERY DETAIL:-

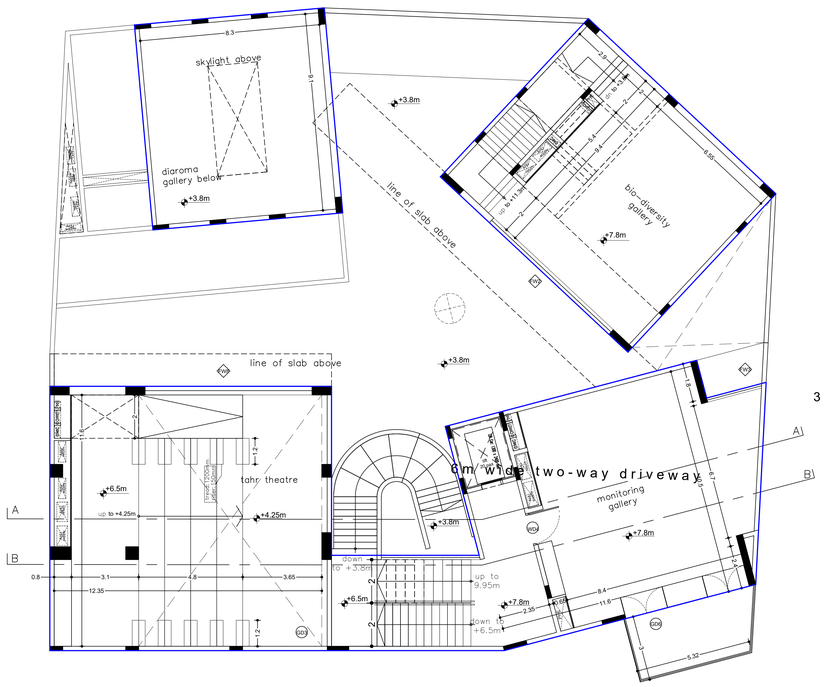
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FW7	6840 x 13350	1



THIRD FLOOR PLAN @ 11.5

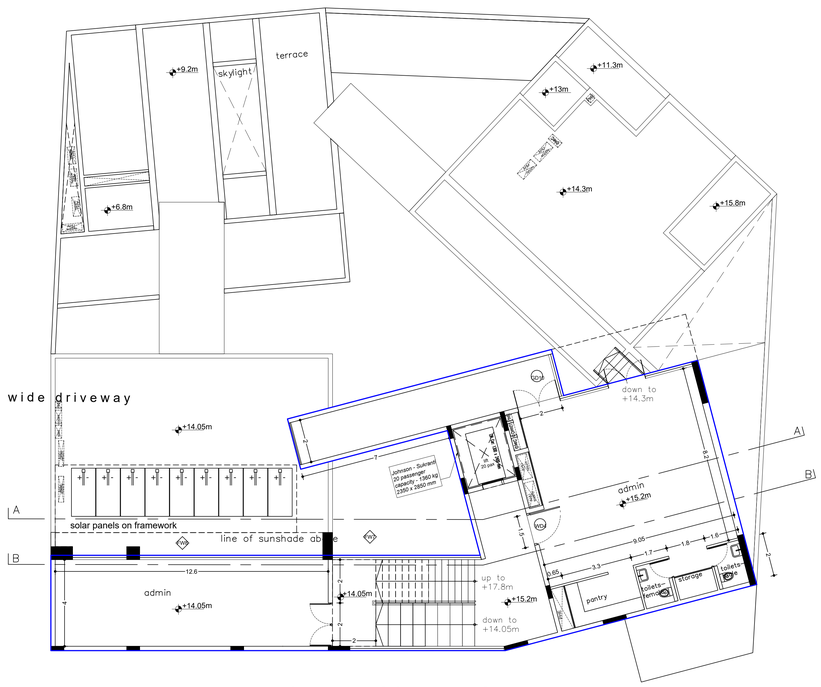


TERRACE FLOOR PLAN @ 20m



SECOND FLOOR PLAN @8.5m

3.8m wide driveway



FOURTH FLOOR PLAN @ 15.5m

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PROJECT DIRECTOR
PROJECT NILGIRI TAHR
COIMBATORE - 641 043.

APPLICANT

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STRUCTURAL ENGINEER

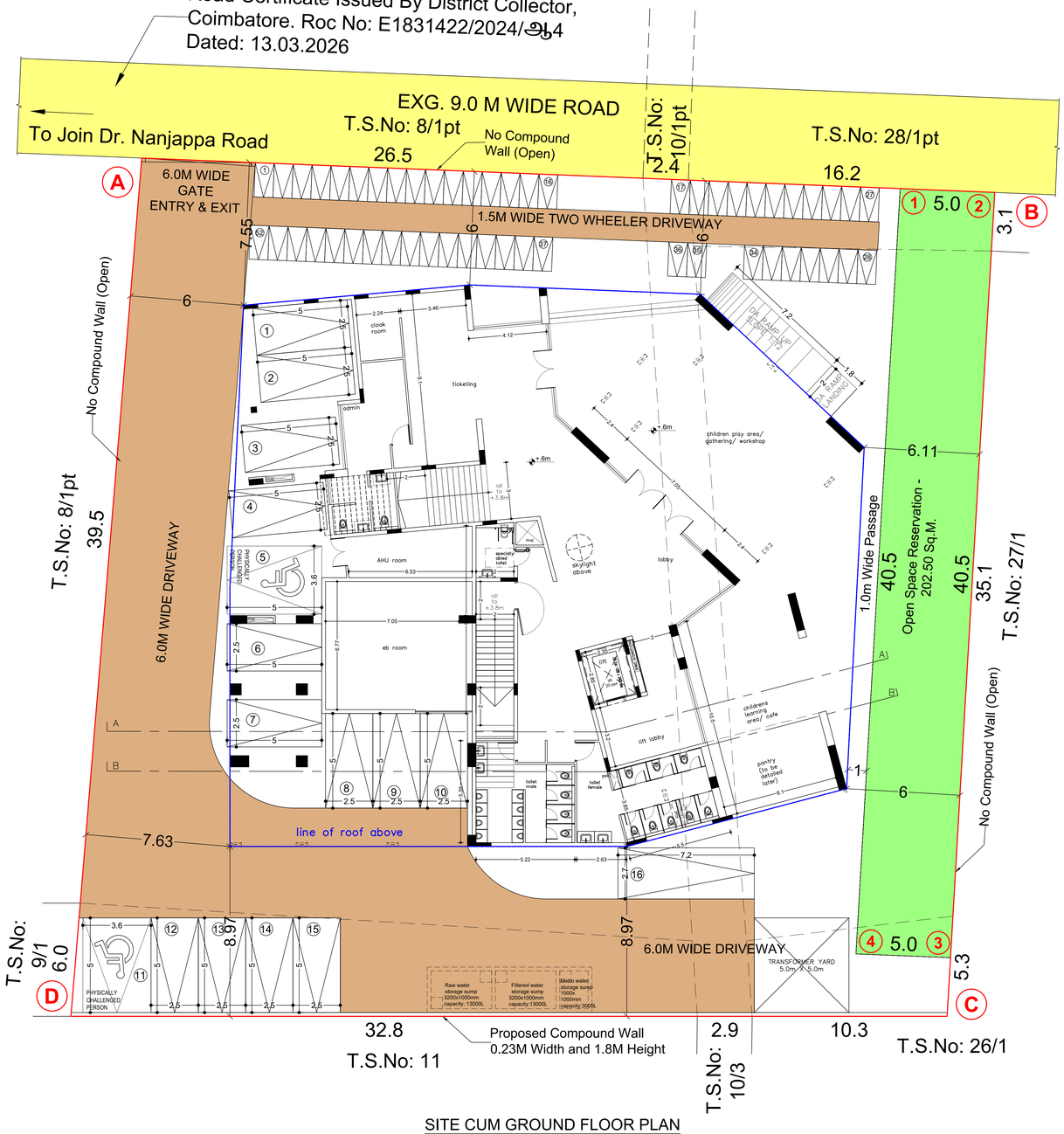
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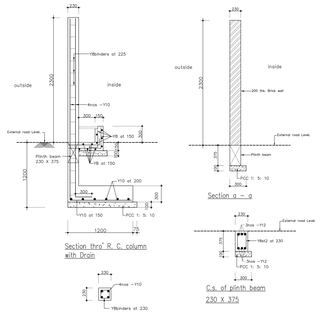
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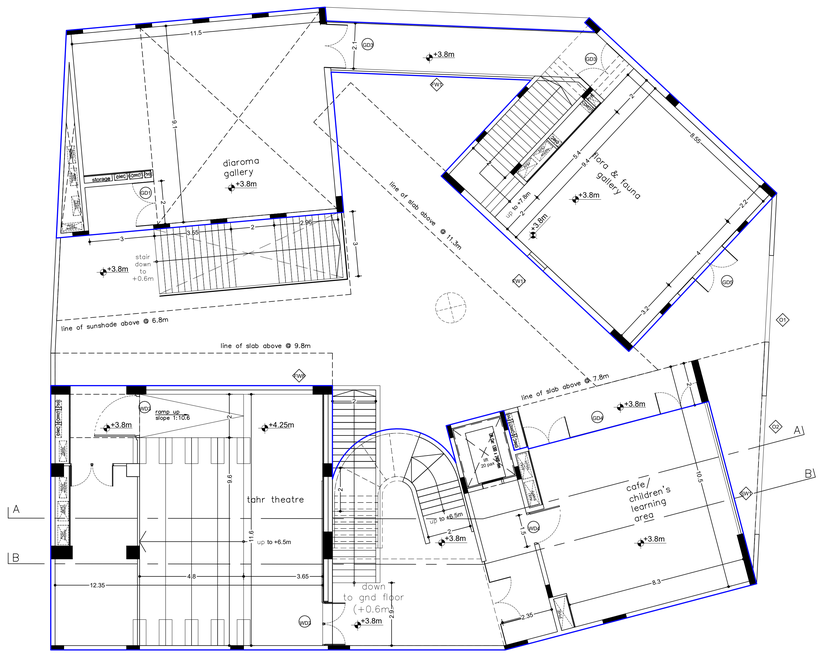
e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District.

Road Certificate Issued By District Collector,
Coimbatore. Roc No: E1831422/2024/அ4
Dated: 13.03.2026



SITE CUM GROUND FLOOR PLAN





FIRST FLOOR PLAN @4m

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ALL DIMENSIONS ARE IN METER
SCALE 1 : 100
ONLINE APPLICATION NO : SWP/BPA/778501/2026

REFERENCE:-

- SITE BOUNDARY
- EXISTING ROAD
- DRIVEWAY
- PROPOSED BUILDING
- OPEN SPACE RESERVATION

N

SITE AREA DETAILS :-

DESCRIPTION	SQ.M.
SITE AREA AS PER G.O.	2023.00
SITE AREA AS PER TSS	2023.00
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT	

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQ.M.)	NON F.S.I AREA (SQ.M.)	TOTAL (SQ.M.)
1)	GROUND FLOOR AREA	431.21	479.14	910.35
2)	FIRST FLOOR AREA	583.14	-	583.14
3)	SECOND FLOOR AREA	351.72	-	351.72
4)	THIRD FLOOR AREA	434.65	-	434.65
5)	FOURTH FLOOR AREA	247.25	-	247.25
6)	TERRACE FLOOR AREA	-	68.87	68.87
	TOTAL BUILTUP AREA	2047.97	548.01	2595.98

FSI, PLOT COVERAGE AND OSR CALCULATIONS:-

a) FSI RATIO = 2047.97 / 2023.00 = 1.012
b) PLOT COVERAGE = (910.35 / 2023.00) x 100= 45.00 %
c) OSR = (202.50 / 2023.00) x 100= 10.01 %

PARKING CALCULATION:-

TOTAL FSI AREA = 2047.97 Sq.M.
75 % of BLOCK 1 TOTAL AREA= 2047.97 x (75/100) = 1535.98 Sq.M.
CAR PARKINGS REQUIRED (INCLUDING DA PARKING) = 1535.98 / 100 = 16 Nos.
CAR PARKINGS PROVIDED (INCLUDING DA PARKING) = 16 Nos.
TWO WHEELER PARKINGS REQUIRED (INCLUDING DA PARKING)
= 1535.98 / 30 = 52 Nos.
TWO WHEELER PARKINGS PROVIDED (INCLUDING DA PARKING) = 52 Nos.

Master Plan Land Use - Institutional

JOINERY DETAIL:-

Tag	Size	nos.
GD1	2000 x 2850	1
D1	1000 x 2400	4
GD11	10205 x 3050	1
GD12	7060 x 3050	1
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COIMBATORE - 641 043.

APPLICANT

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CHENNAI-600 032. PH: 9943581755

STRUCTURAL ENGINEER

MADHAVI PRABHAKARAN
CMDA REG NO 2004/CA/1199
84, RAMAKRISHNA ST, SOUTH MADA
ADYAR, CHENNAI - 600020. INDIA.

CHIEF ARCHITECT

PLANNING CLEARANCE No : 03/2026

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Joint Director / Member Secretary,
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
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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.