PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

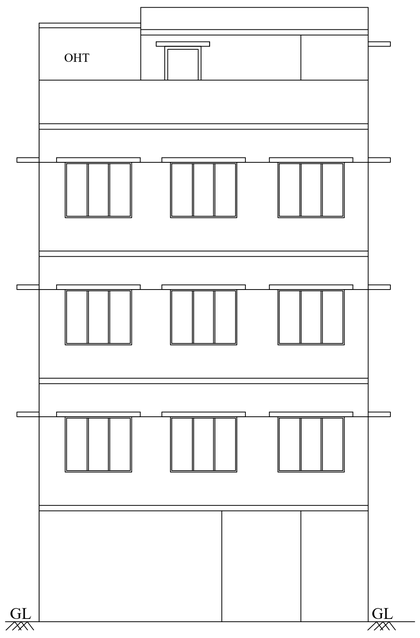
ISSUING AUTHORITY
DTCP

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

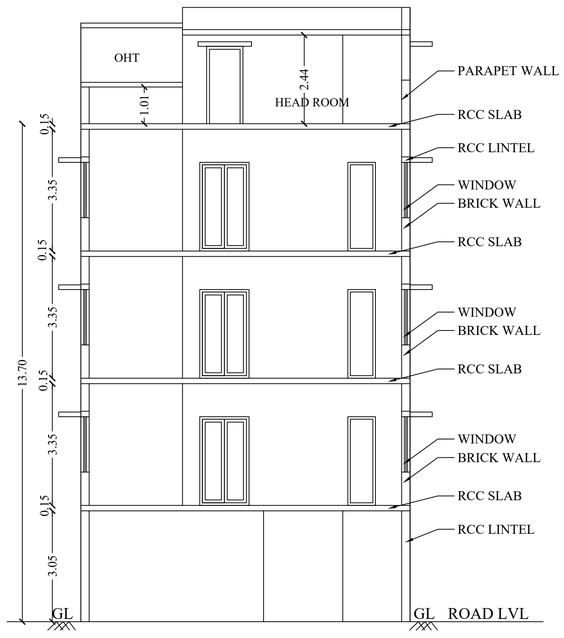
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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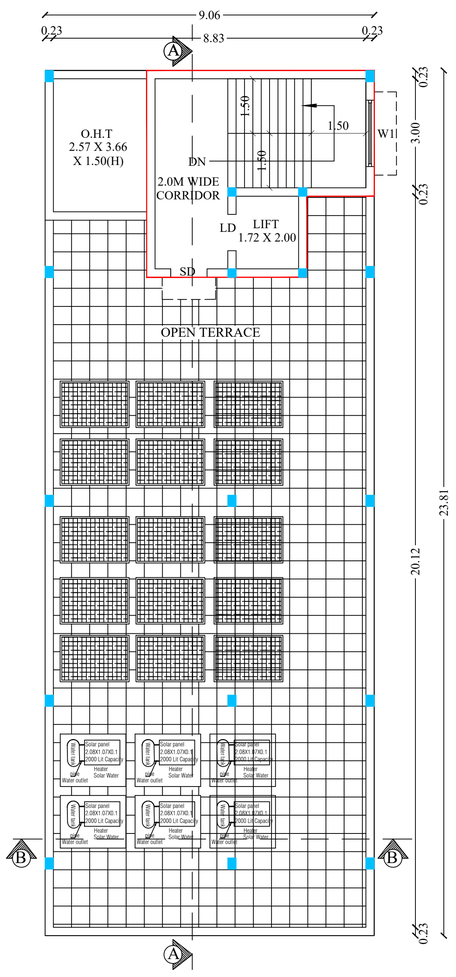
ELEVATION



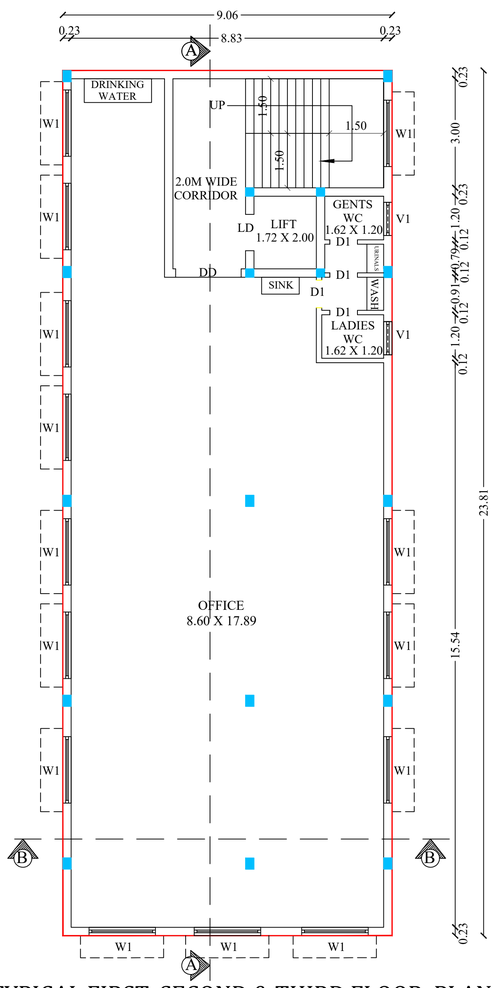
SECTION ON BB



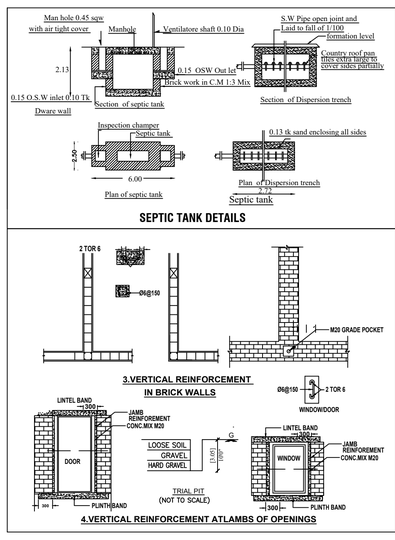
SECTION ON AA



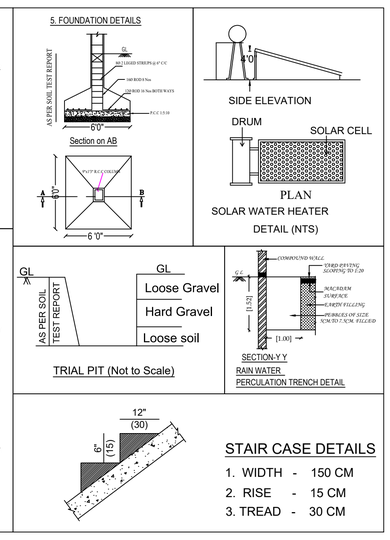
TERRACE FLOOR PLAN

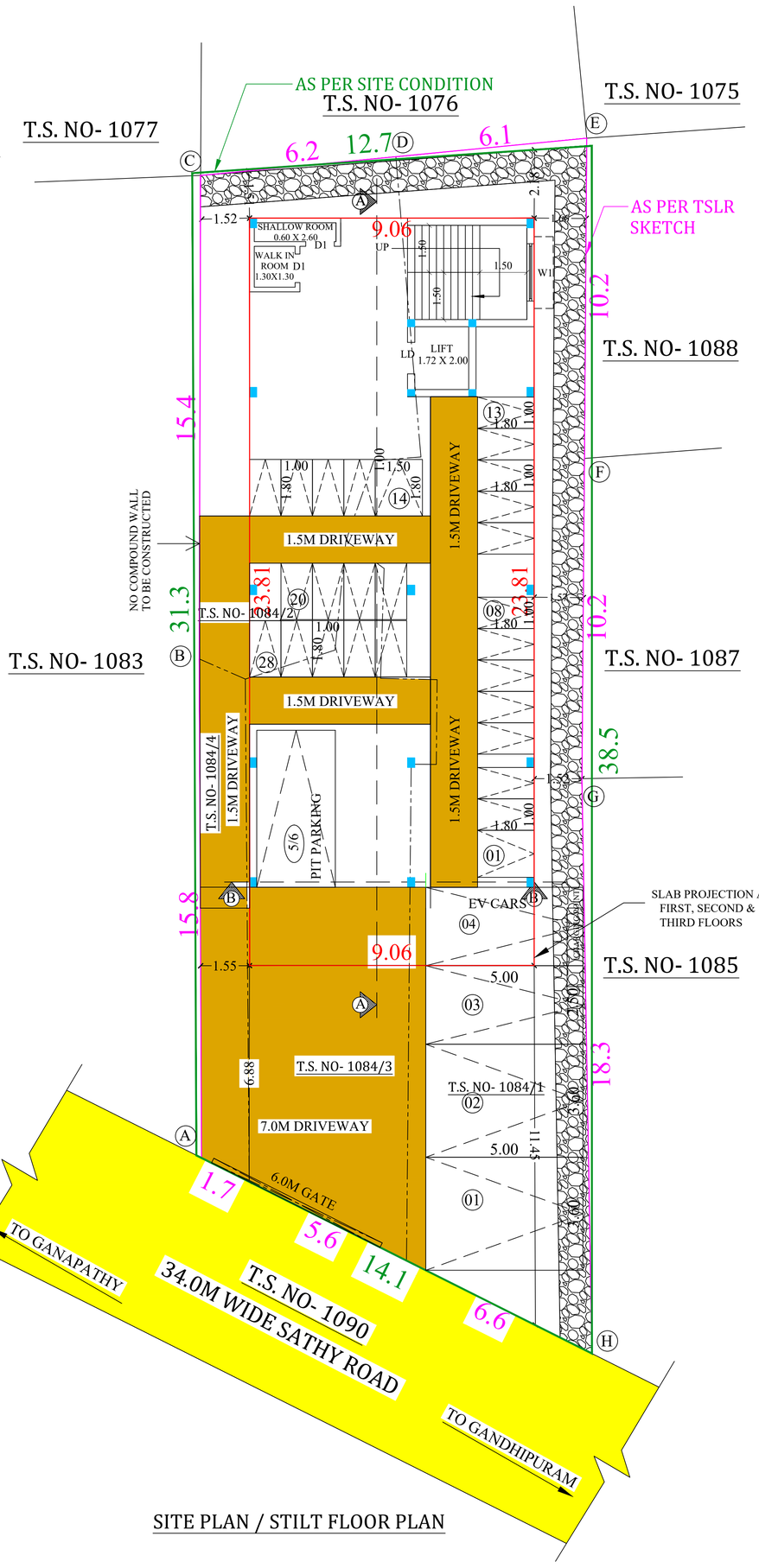


TYPICAL FIRST, SECOND & THIRD FLOOR PLAN



SEPTIC TANK DETAILS





SITE PLAN / STILT FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND & THIRD FLOOR COMMERCIAL OFFICE BUILDING IN T.S. NOS: 1084/1, 1084/2, 1084/3 & 1084/4, BLOCK NO:30, WARD NO: K(11)-SANGANOOR AT GANAPATHY VILLAGE, COIMBATORE NORTH TALUK & COIMBATORE DISTRICT.

COIMBATORE 2041 MASTERPLAN
LANDUSE - COMMERCIAL USE ZONE

North

Scale 1 : 100

Online Application Number - SWP/BPA/779842/2026

SWP/SITEAPPROVAL/DTCP/ LP / C.L.P.A No : 217 / 2026
SWP/DTCP/PLANNING PERMISSION NO : 273 / 2026

AREA DETAILS:

AREA AS PER DOCUMENT : 422.00 Sqm
AREA AS PER TSLR : 422.00 Sqm
AREA AS AT SITE : 441.08 Sqm

Floor Name	FSI Area (Sqm)	Non-FSI Area (Sqm)	Total Built up Area (Sqm)
STILT FLOOR	-	215.61	215.61
FIRST FLOOR	215.61	-	215.61
SECOND FLOOR	215.61	-	215.61
THIRD FLOOR	215.61	-	215.61
TERRACE FLOOR	-	31.49	31.49
TOTAL	646.83	247.10	893.93

Floor Space Index, FSI = 646.83 / 422.00 = 1.532

Height of the Building = 13.70M

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
DD	DOUBLE DOOR	1.83 X 2.13
SD	STEEL DOOR	1.07 X 2.44
D1	DOOR 1	0.76 X 2.13
LD	LIFT DOOR	1.07 X 2.13
W1	WINDOW	1.83 X 1.52
V	VENTILATOR	0.91 X 0.61

PARKING DETAILS

TOTAL OFFICE AREA = 646.83 Sq.m X 75 % = 485.12 Sq.m

COMMERCIAL OFFICE AREA = 485.12 Sq.m	TWO WHEELER PARKING		CAR PARKING	
	Required	Provided	Required	Provided
Every 100 Sqm - 1 Car	-	27 (inc PH)	05	06 (inc PH)
Every 25 Sqm 1- T.W	19		-	
Visitors Parking	02 (19x10%)		01 (05x10%)	
TOTAL	21		06	

SANITARY REQUIREMENTS DETAILS

GENTS = 20 Nos , LADIES = 20 Nos & Total = 40 Nos

		REQUIRED	PROVIDED
WATER CLOSET: One for every 25 persons or part thereof, exceeding 15 (including employees and customers). For female personnel 1 for every 15 persons or part thereof, exceeding 10.	GENTS	20/25 = 01	06
	LADIES	20/15 = 02	
	TOTAL	03 Nos	
DRINKING WATER FOUNTAIN: One for every 100 persons with a minimum of one on each floor.	01 X 3floors = 3 Nos		3 Nos
WASH BASIN: One for every 25 persons or part thereof.	40/25 = 2 Nos		2 Nos
URINALS: 1 for 7-20 persons	1 Nos		1 Nos
CLEANER'S SINK: One per floor minimum, preferably in or adjacent to sanitary rooms.	01 X 3floors = 3 Nos		3 Nos

Note:

- Existing Road
- Site boundary
- Fmb boundary
- Proposed Building
- Driveway

Applicant

R.N. KRISHNAKUMAR, M.Arch.,
CA/2015/73097
LPA/CE/19/07/089
GK ASSOCIATES
No: 603, 100 Feet Road, Gandhipuram,
Coimbatore-641 012.
Ph: 0422-4220046, Mob: 99442-11111

Construction Engineer

R. Prakash, M.E., (Structural)
Coimbatore District/SE/GR-1/10/2025
GK ASSOCIATES
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Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 97503-40046

Structural Engineer

R.N. KRISHNAKUMAR, M.Arch.,
CA/2015/73097
LPA/CE/19/07/089
GK ASSOCIATES
No: 603, 100 Feet Road, Gandhipuram,
Coimbatore-641 012.
Ph: 0422-4220046, Mob: 99442-11111

Architect

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.