PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

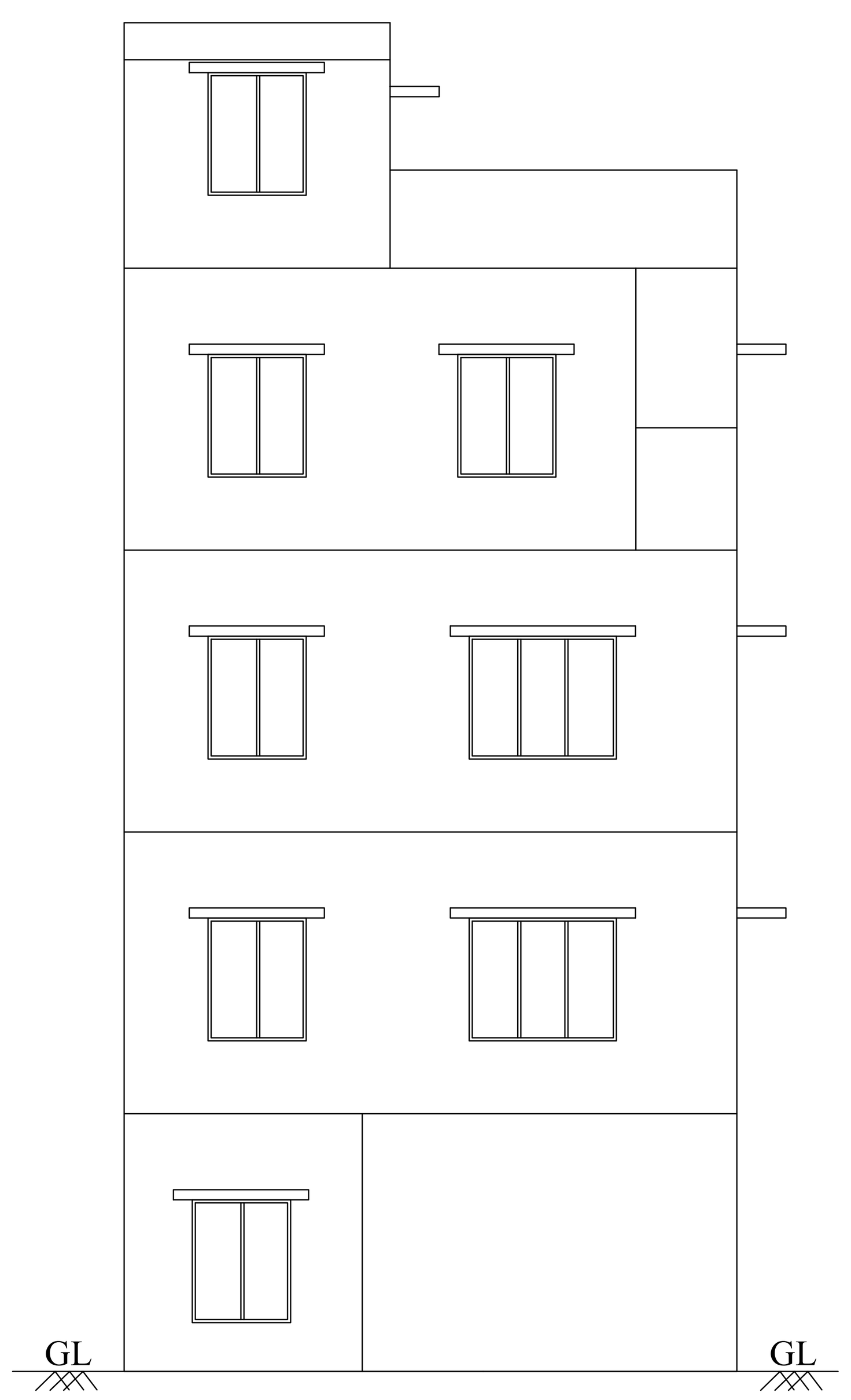
ISSUING AUTHORITY
DTCP

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

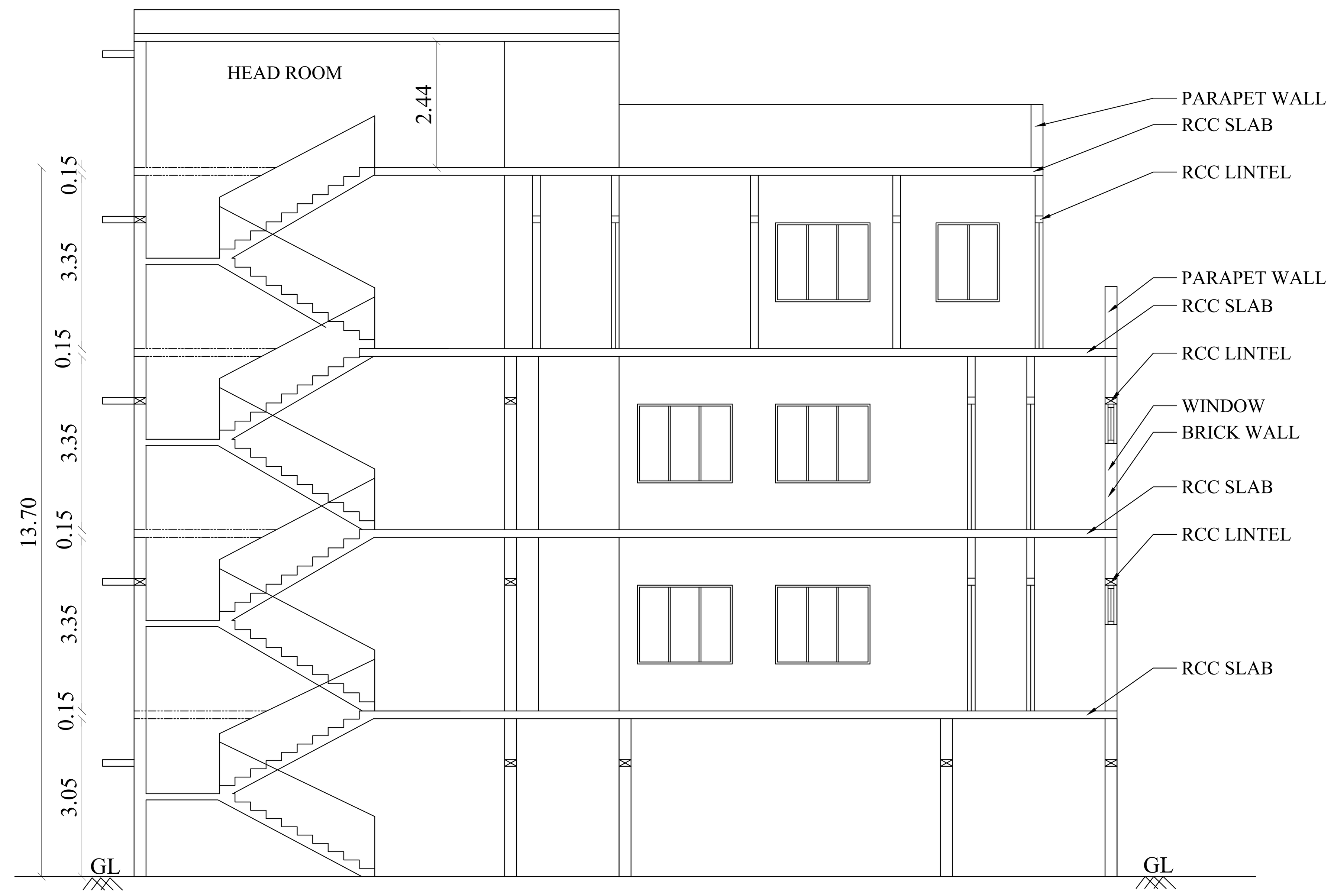
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
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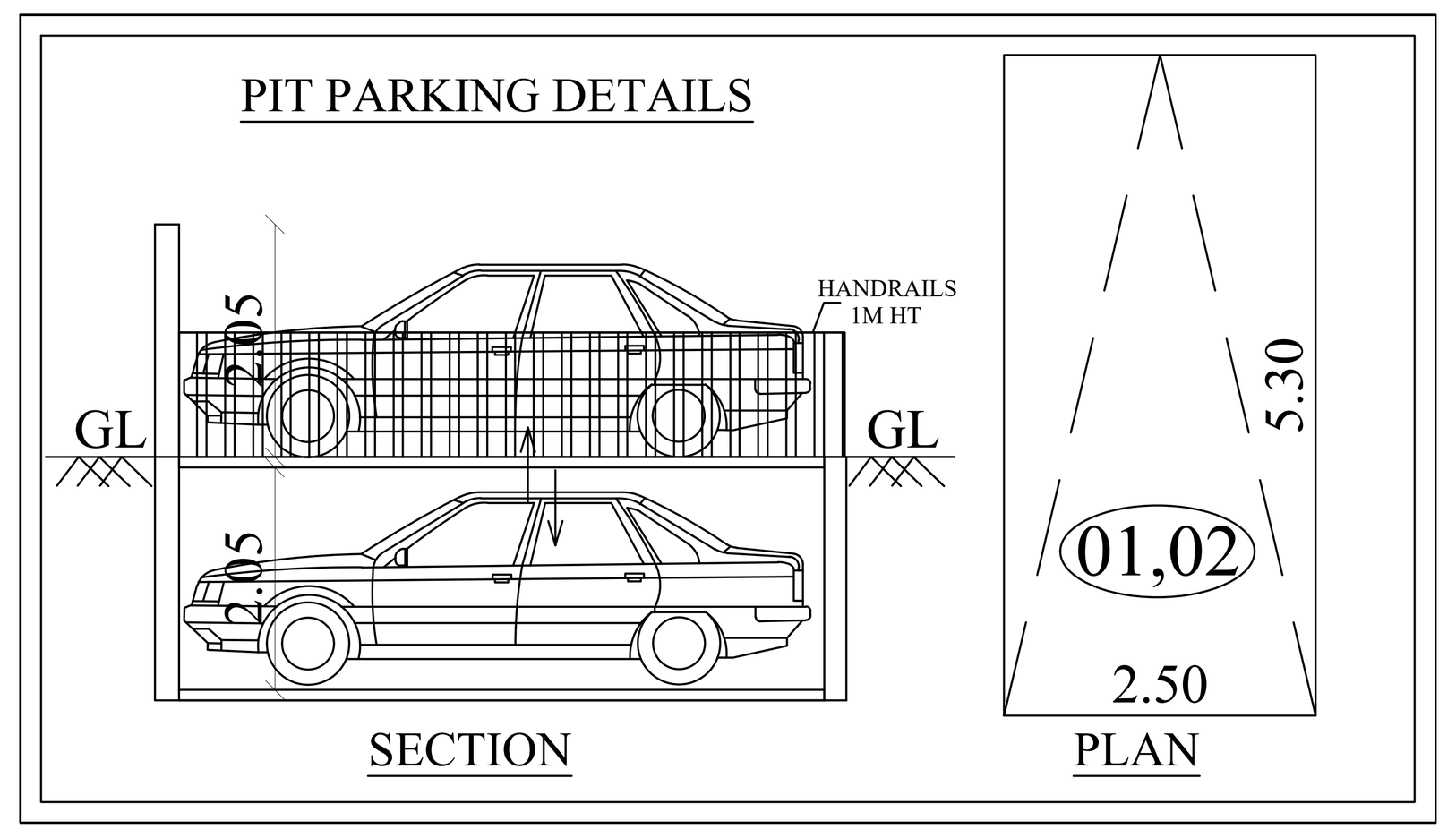
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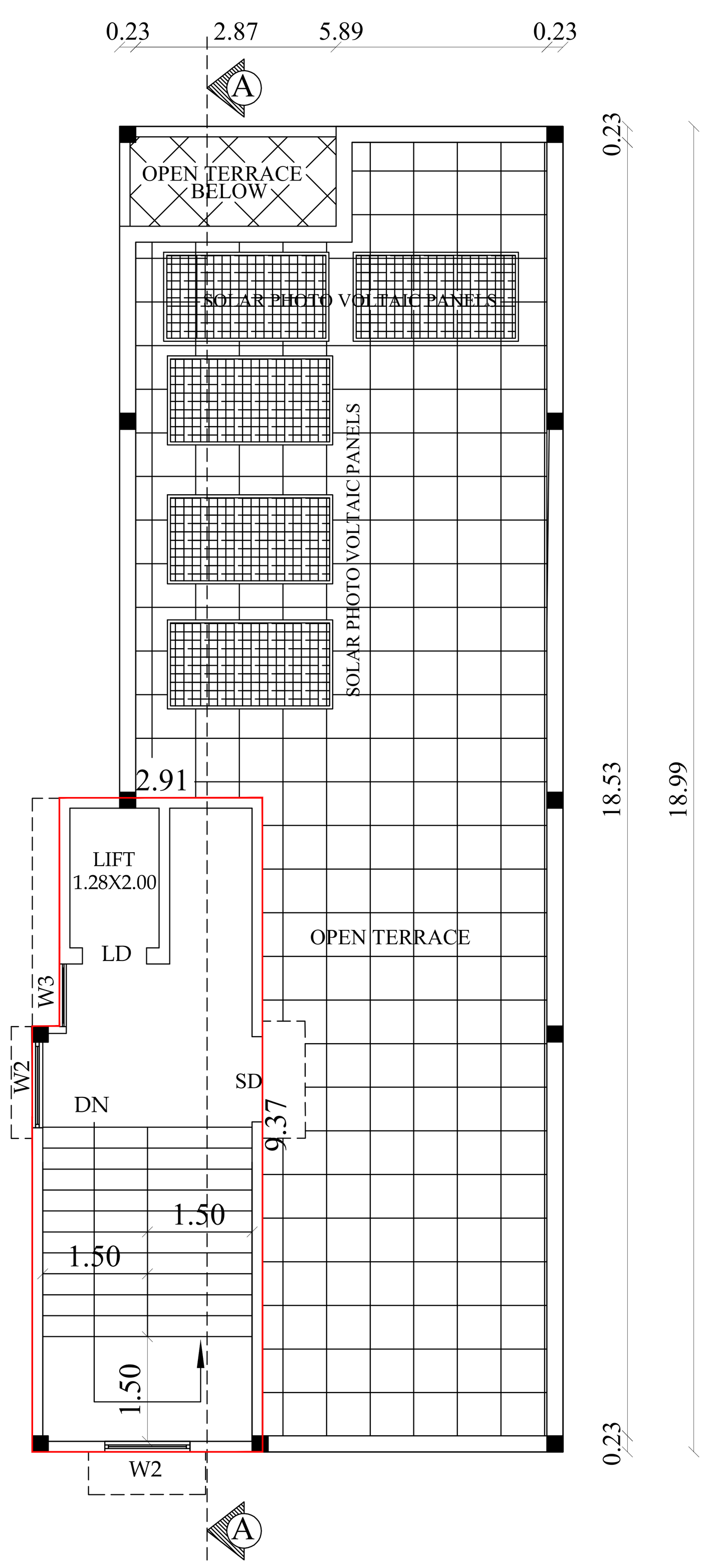


ELEVATION

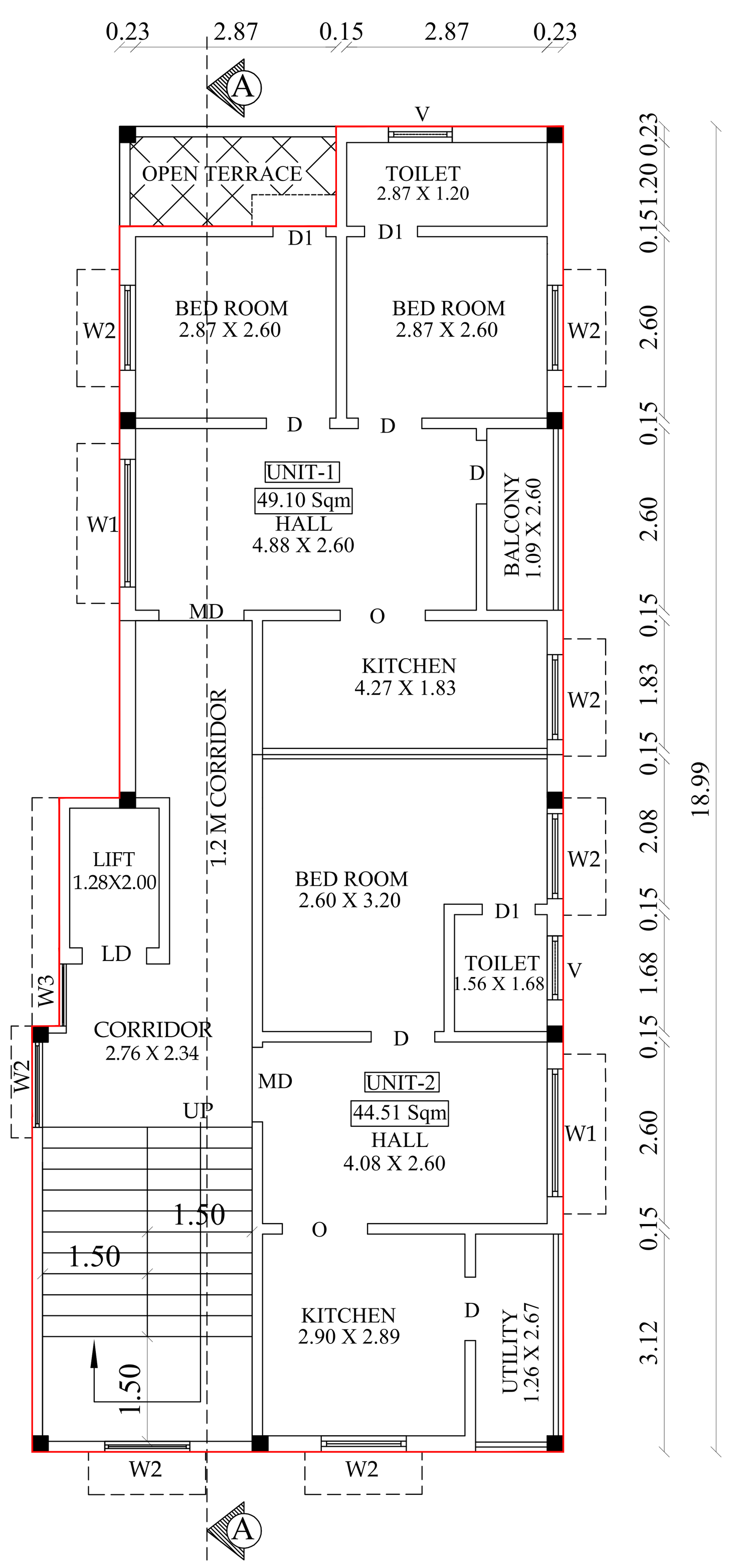


SECTION ON AA

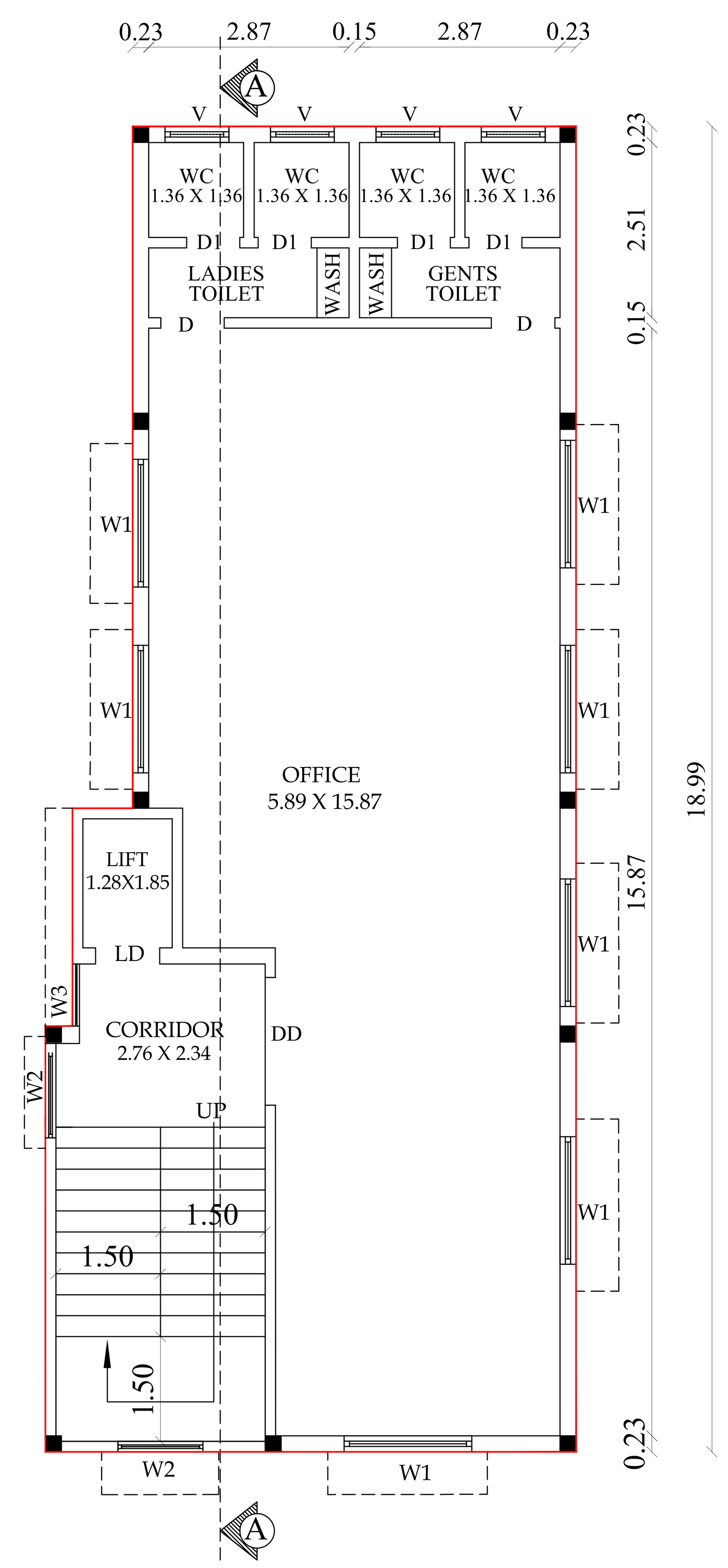




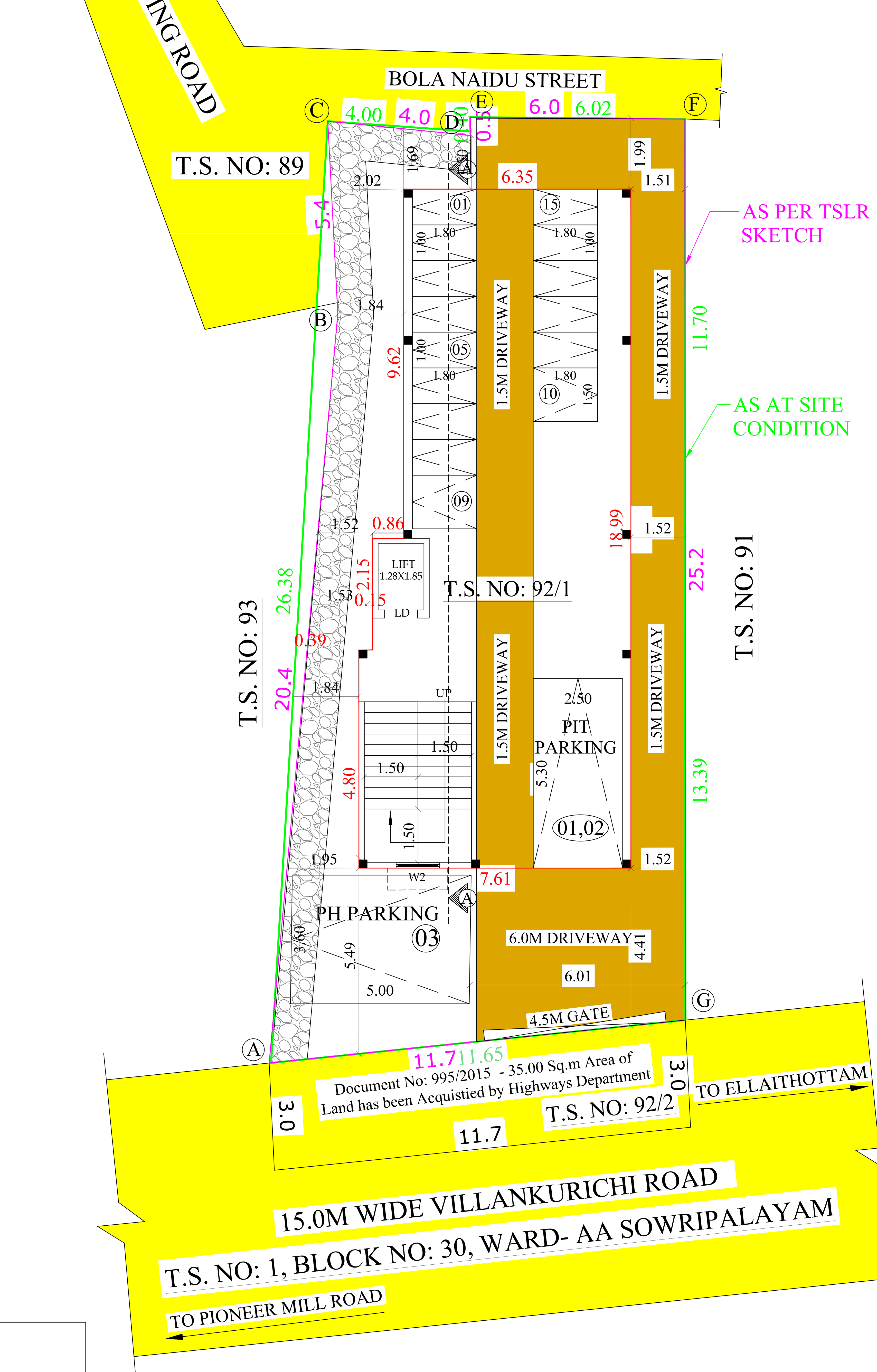
TERRACE FLOOR PLAN



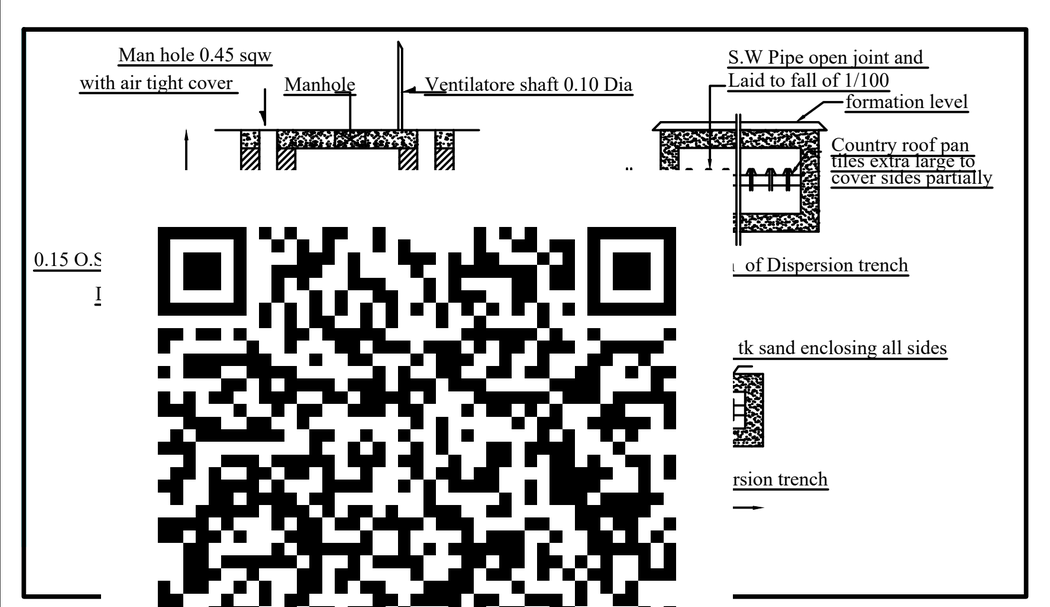
THIRD FLOOR PLAN

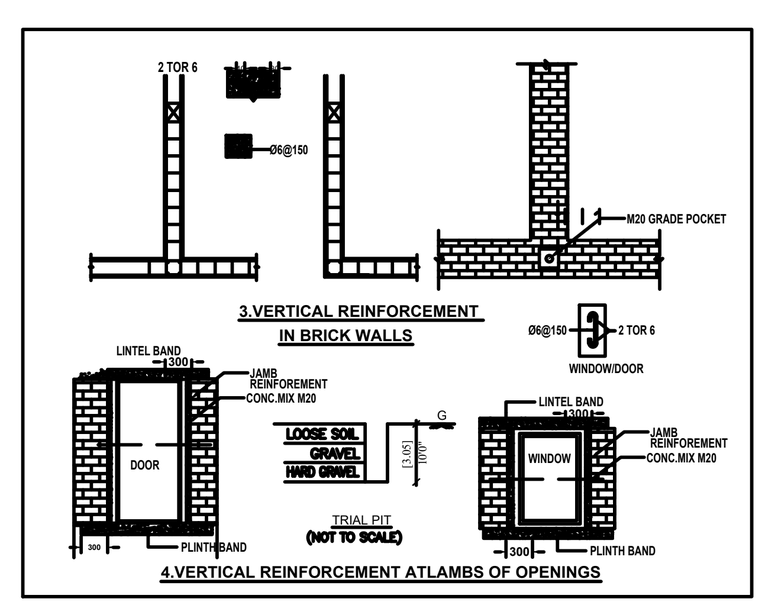


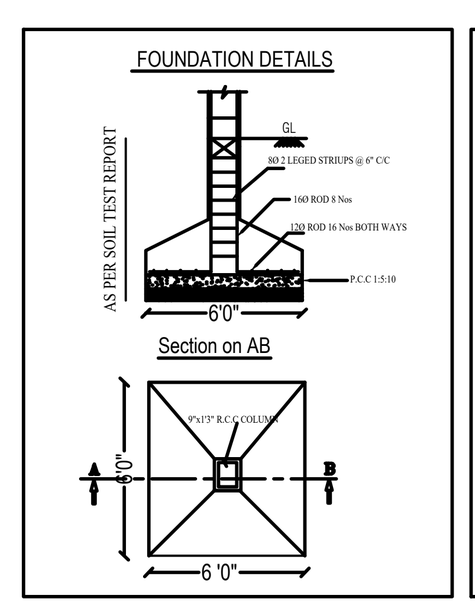
TYPICAL FIRST & SECOND FLOOR PLAN

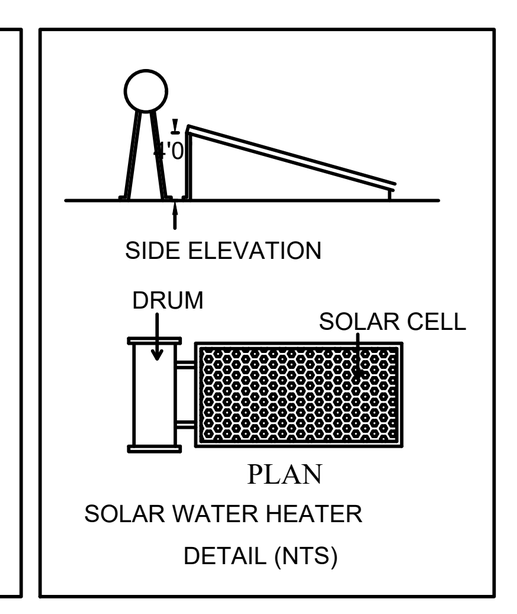


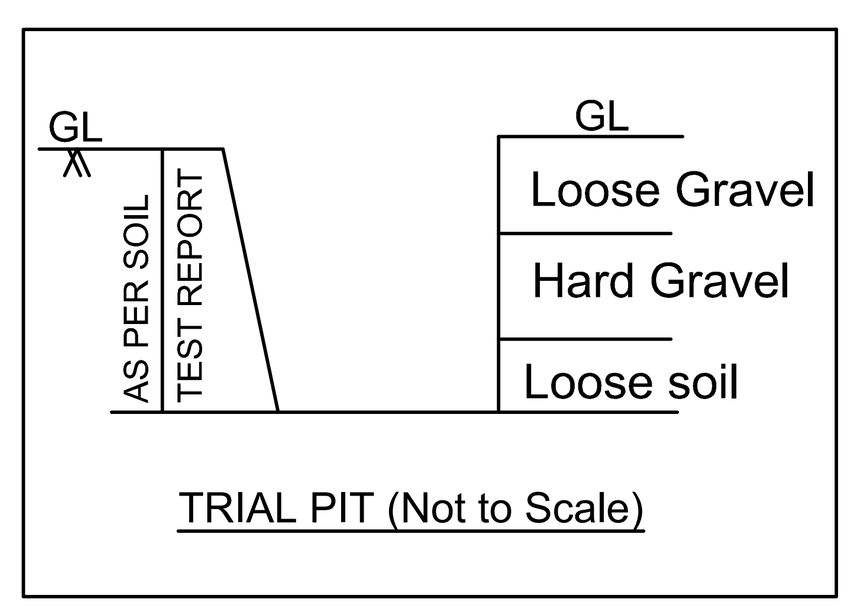
SITE PLAN / STILT FLOOR PLAN

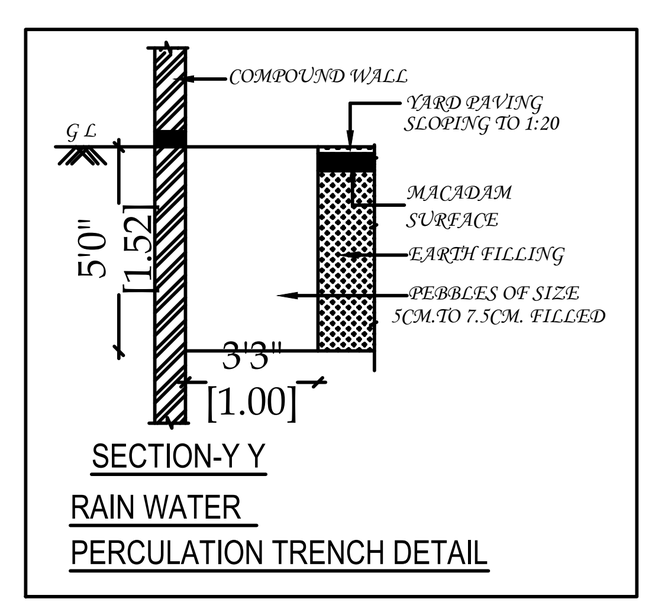


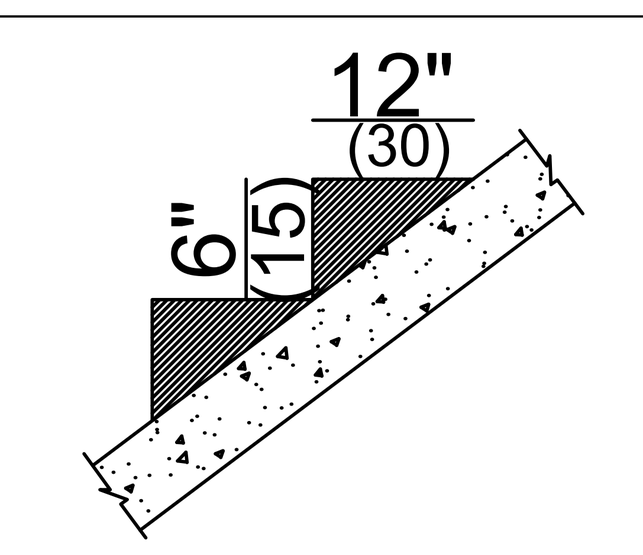












STAIR CASE DETAILS

1. WIDTH - 150 CM
2. RISE - 15 CM
3. TREAD - 30 CM

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND FLOOR COMMERCIAL OFFICE BUILDING & THIRD FLOOR RESIDENTIAL BUILDING OF NATHAM SITE IN WARD NO: AA-SOWRIPALAYAM, BLOCK NO: 27, T.S.NO: 92/1, OLD S.F.NOS: 443 & 444 AT SOWRIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK & COIMBATORE DISTRICT.

COIMBATORE MASTERPLAN 2041
LANDUSE - RESIDENTIAL USE ZONE
CONTINOUS BUILD UP AREA (CBA)

North | Scale 1 : 100

Online Application Number - SWP/BPA/782816/2026

SWP/SITEAPPROVAL/DTCP/ LP / C.L.P.A No : 358 / 2026
SWP/DTCP/PLANNING PERMISSION NO : 457 / 2026

AREA DETAILS:

DOCUMENT AREA	:	311.97 Sqm
LAND ACQUISTION AREA	:	35.00 Sqm
REMAINING AREA	:	276.97 Sqm
AREA AS PER TSLR	:	240.00 Sqm
AREA AS AT SITE	:	277.07 Sqm

Floor Name	FSI Area (Sqm)	Non-FSI Area (Sqm)	Total Built up Area (Sqm)
STILT FLOOR (PARKING)	-	130.98	130.98
FIRST FLOOR (COMMERCIAL)	130.98	-	130.98
SECOND FLOOR (COMMERCIAL)	130.98	-	130.98
THIRD FLOOR (RESIDENTIAL)	126.68	-	126.68
TERRACE FLOOR	-	29.64	29.64
TOTAL	388.64	160.62	549.26

Floor Space Index FSI = 388.64 / 240.00 = 1.619
Height of the Building = 13.70M

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
DD	DOUBLE DOOR	1.83 X 2.13
MD	MAIN DOOR	1.07 X 2.44
SD	STEEL DOOR	1.07 X 2.44
D	DOOR	0.90 X 2.13
D1	DOOR 1	0.76 X 2.13
O	OPEN	1.22 X 2.13
LD	LIFT DOOR	1.07 X 2.13
W1	WINDOW 1	1.83 X 1.52
W2	WINDOW 2	1.22 X 1.52
W3	WINDOW 3	0.90 X 1.52
V	VENTILATOR	0.91 X 0.61

PARKING DETAILS

USEAGE	DESCRIPTION	TWO WHEELER PARKING Required	TWO WHEELER PARKING Provided	CAR PARKING Required	CAR PARKING Provided
OFFICE 261.98 Sq.m	1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof	10		2	
	Visitors Parking 10%	1 (10x10%)		1 (2x10%)	
RESIDENTIAL 49.35 Sqm	Floor area above 25 sq.m and upto 50 sq.m - 1 Two Wheeler space for every unit	1		-	
RESIDENTIAL 41.08 Sqm	Floor area above 50 sq.m and upto 75 sq.m- 1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit	1		-	
	TOTAL	14	15 (inc PH)	3	3 (inc PH)

Note:
- Existing Road
- Site boundary
- Proposed Building

DWELLINGS AREA DETAILS:-

FLOOR NAME	DWELLING REFERENCE	SINGLE / DUPLEX	AREA (Sqm)
FLOOR - 3	UNIT-1	SINGLE	49.10
FLOOR - 3	UNIT-2	SINGLE	44.51

D Dhanabalan.
S. [illegible]

Applicant

RNK 18/5/26
R.N. KRISHNAKUMAR, M.Arch.,
CA/2015/73097
Coimbatore District/CE/07/2025
GK ASSOCIATES
No.603, 100 Feet Road, Gandhipuram, Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 99442-11111

Construction Engineer

18/5/26
R. Prakash, M.E., (Structural)
Coimbatore District/SE/GR-1/10/2025
GK ASSOCIATES
No.603, 100 Feet Road, Gandhipuram,
Coimbatore - 641 012.
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Structural Engineer

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R.N. KRISHNAKUMAR, M.Arch.,
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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

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.