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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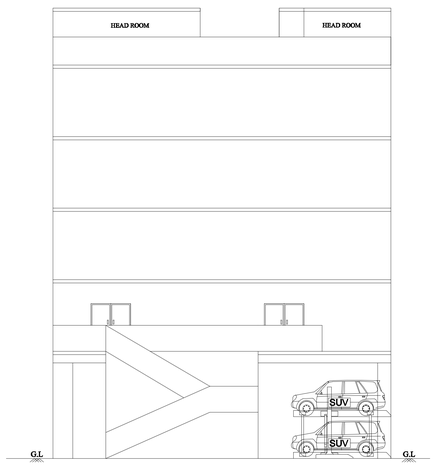
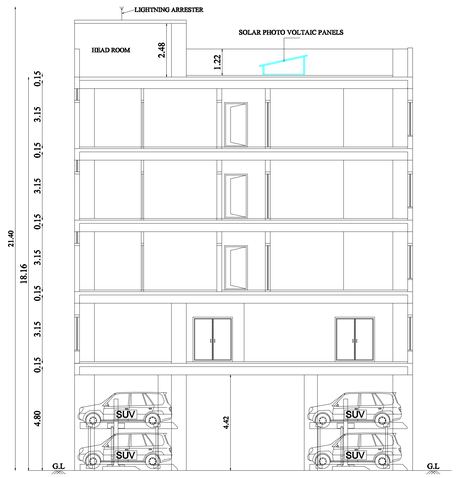


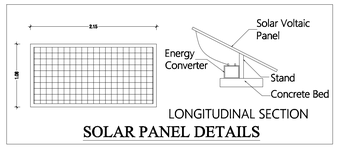
NORTH SIDE ELEVATION



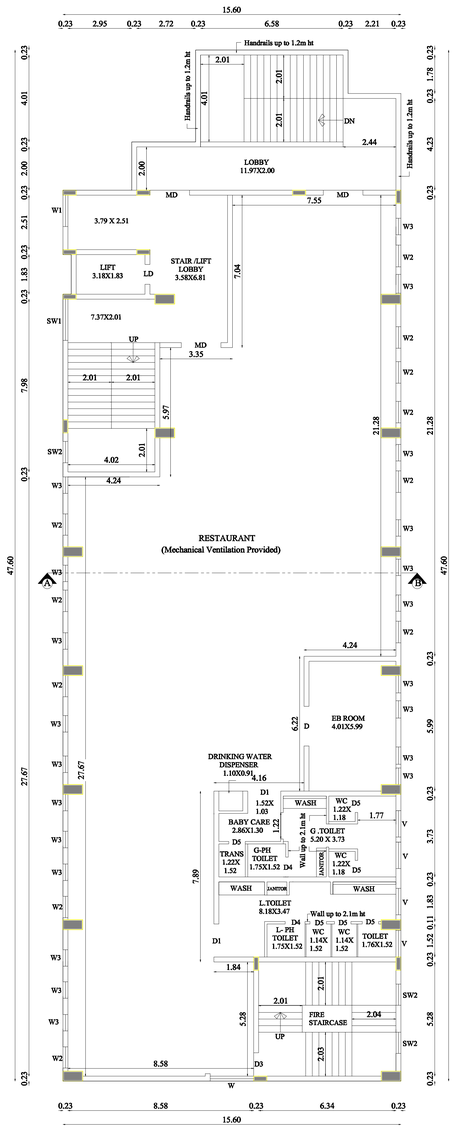
SECTION ON 'A-B'

FLOOR NAME	USAGE	FSI Area (in Sqm)	Non - FSI Area (in Sqm)	Total Builtup Area (in Sqm)
STILT FLOOR	PARKING	-	703.92	703.92
FIRST FLOOR	RESTAURANT	703.92	-	703.92
SECOND FLOOR	ROOMS	640.95	-	640.95
THIRD FLOOR	ROOMS	640.95	-	640.95
FOURTH FLOOR	ROOMS	640.95	-	640.95
HEAD ROOM		-	84.18	84.18
TOTAL		2626.77	788.10	3414.87

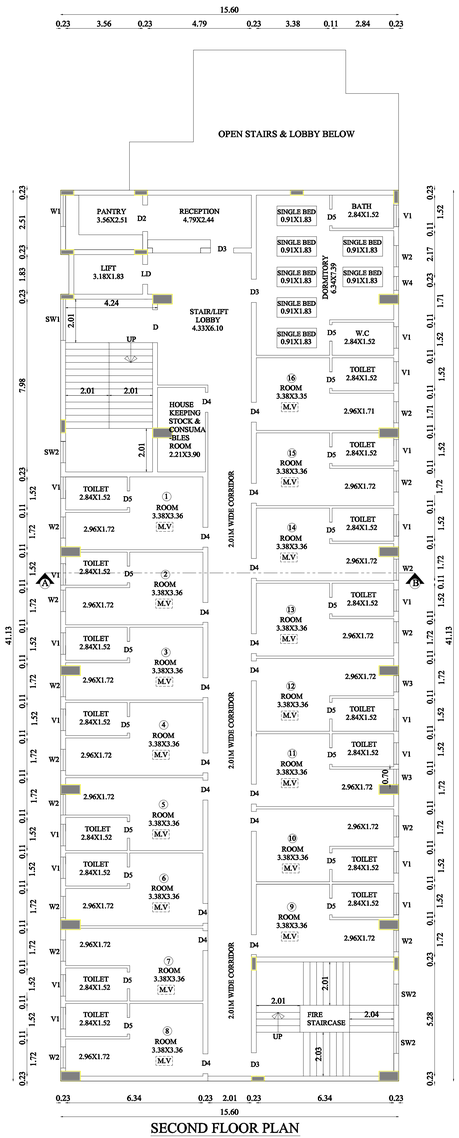
LP/CLPA No. 341/2026
PLANNING PERMISSION No. 433/2026
(This Planning Permission is valid for a period of 8 years from e-sign)



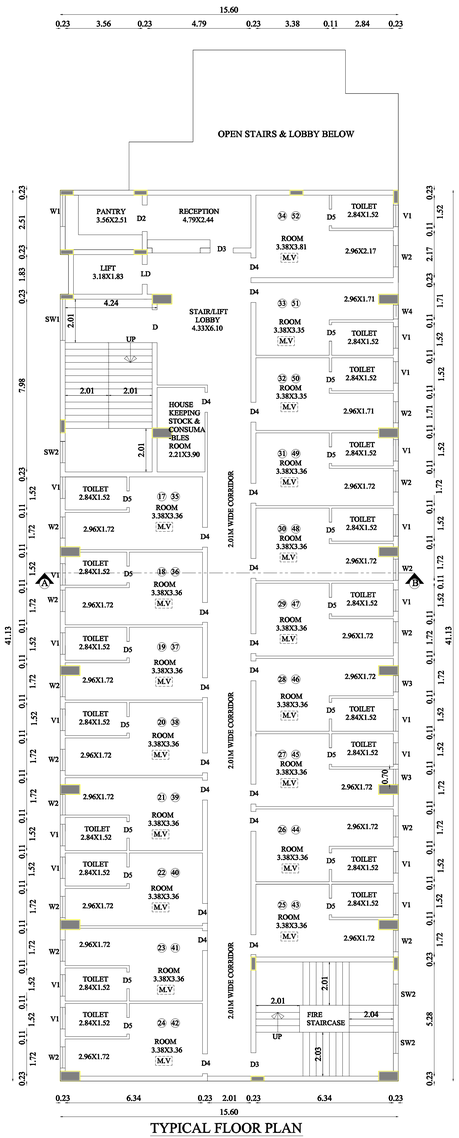
SOLAR PANEL DETAILS



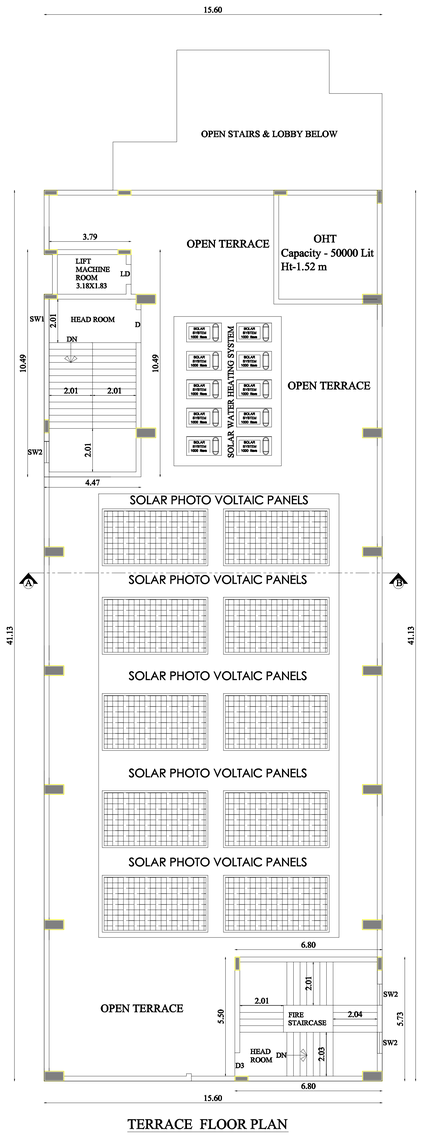
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL FLOOR PLAN
(THIRD & FOURTH FLOORS)



TERRACE FLOOR PLAN

FLOOR PLANS	SHEET NO - 1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESTAURANT & UNSTARRED HOTEL BUILDING IN S.F.NO: 473/2B2 AT KARUMATHAMPATTY MUNICIPALITY/VILLAGE, SULUR TALUK & COIMBATORE DISTRICT.

North

Scale 1 : 100

AREA DETAILS:

AREA OF THE SITE : 3035.00 Sqm

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.83 X 2.44
LD	LIFT DOOR	0.91 X 2.13
D	DOOR	1.83 X 2.13
D1	DOOR 1	1.52 X 2.13
D2	DOOR 2	1.22 X 2.13
D3	DOOR 3	1.07 X 2.13
D4	DOOR 4	0.91 X 2.13
D5	DOOR 5	0.76 X 2.13
SW	STAIRCASE WINDOW	3.13 X 1.52
SW1	STAIRCASE WINDOW 1	1.91 X 1.52
SW2	STAIRCASE WINDOW 2	0.98 X 1.52
W1	WINDOW 1	1.45 X 1.52
W2	WINDOW 2	0.98 X 1.52
W3	WINDOW 3	0.80 X 1.52
W4	WINDOW 4	0.64 X 1.52
V1	VENTILATOR 1	1.00 X 0.61

All dimensions are in metre

FIRE EXTINGUISHER

FIRE EXTINGUISHER AND MECHANICAL VENTILATION (M.V) IS PROVIDED IN ALL FLOORS

T.S. MADHUMITHA, M.E.,(Const.Mgmt.)
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59, Sairam Nivas, First Floor,
Bharathi Nagar 3rd Street,
Ramanathapuram, Coimbatore - 641 045.
Mob : 96 59 71 20 20
LPA/CE/21/2025

Registered Construction Engineer

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LPA/REG:I/0109/2024

Registered Engineer

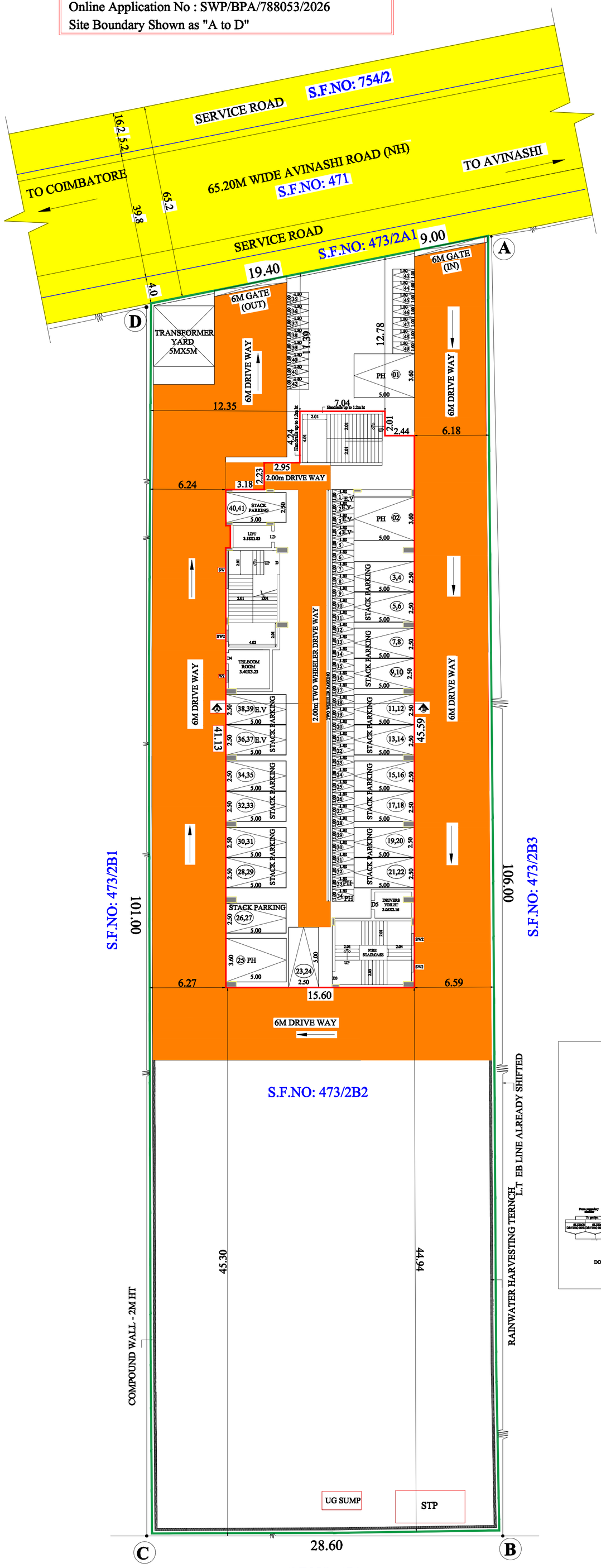
For ABINAV RESIDENCY LLP

Applicant

e-signed
Joint Director/ Member Secretary,
Coimbatore District

LP/CLPA No. 341/2026
PLANNING PERMISSION No. 433/2026
(This Planning Permission is valid for a period of 8 years from e-sign)

Applicant Name : M/s. ABINAV RESIDENCY LLP
Online Application No : SWP/BPA/788053/2026
Site Boundary Shown as "A to D"



STILT CUM SITE PLAN

SANITARY REQUIREMENTS DETAILS				
	MALE (100 Nos)	FEMALE (60 Nos)	TOTAL REQUIRED	TOTAL PROVIDED
W.C	100/15 = 7	60/12 = 5	12	61
URINALS	100/20 = 5		05	20
WASH BASIN	100/15 = 7	60/12 = 5	12	40
DRINKING WATER FOUNTAIN	4		04	06

SITE PLAN	SHEET NO - 2/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESTAURANT & UNSTARRED HOTEL BUILDING IN S.F.NO: 473/2B2 AT KARUMATHAMPATTY MUNICIPALITY/VILLAGE, SULUR TALUK & COIMBATORE DISTRICT.

North

Scale 1 : 200

AREA DETAILS:

AREA OF THE SITE : 3035.00 Sqm

FLOOR NAME	USAGE	FSI Area (in Sqm)	Non - FSI Area (in Sqm)	Total Builtup Area (in Sqm)
STILT FLOOR	PARKING	-	703.92	703.92
FIRST FLOOR	RESTAURANT	703.92	-	703.92
SECOND FLOOR	ROOMS	640.95	-	640.95
THIRD FLOOR	ROOMS	640.95	-	640.95
FOURTH FLOOR	ROOMS	640.95	-	640.95
HEAD ROOM		-	84.18	84.18
TOTAL		2626.77	788.10	3414.87

FLOOR SPACE INDEX (F.S.I)

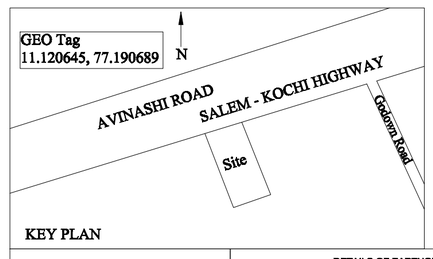
FLOOR SPACE INDEX = Total F.S.I / Site Area = 2626.77 / 3035.00 = 0.865

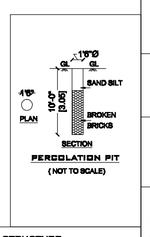
PARKING DETAILS

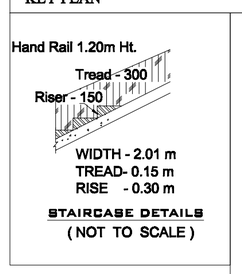
RESTAURANT SPACE AREA = 703.92 Sqm
TOTAL NO. OF GUEST ROOM = 52 Nos.
TOTAL NON-ROOM AREA = 621.24 Sqm

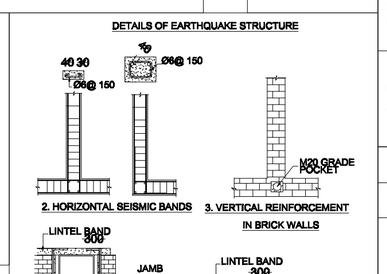
		TWO WHEELER PARKING Required	TWO WHEELER PARKING Provided	CAR PARKING Required	CAR PARKING Provided
FOR RESTAURANT	Every 50 Sqm 1 Car / Every 25 Sqm 1 Two Wheeler	29		15	
FOR GUEST ROOMS	1 Car Space for Every 10-Guest Rooms	-		06	
FOR NON-ROOM AREA	Every 100 Sqm 1 Car	-		07	
	Every 50 Sqm 1 Two Wheeler	13		-	
		42		28	
VISITOR'S PARKING 10%		05		03	
TOTAL		47	49	31	41

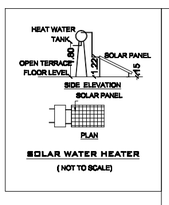
PH CAR PARKING PROVIDED : 3 Nos.
PH TWO WHEELER PARKING PROVIDED : 5 Nos.
EV PARKING PROVIDED : 4 Nos.
EV TWO WHEELER PARKING PROVIDED : 4 Nos.

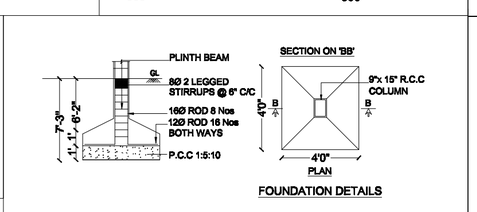


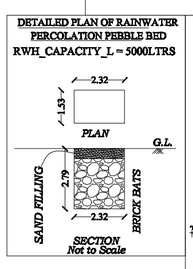


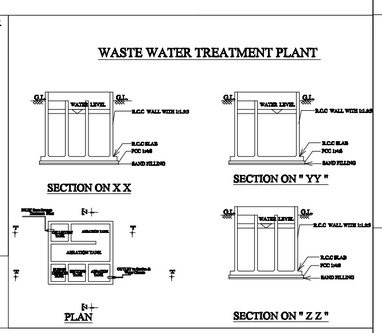


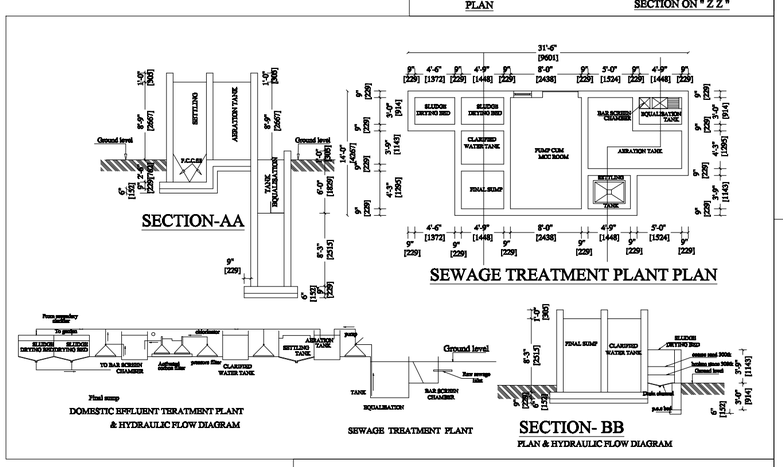


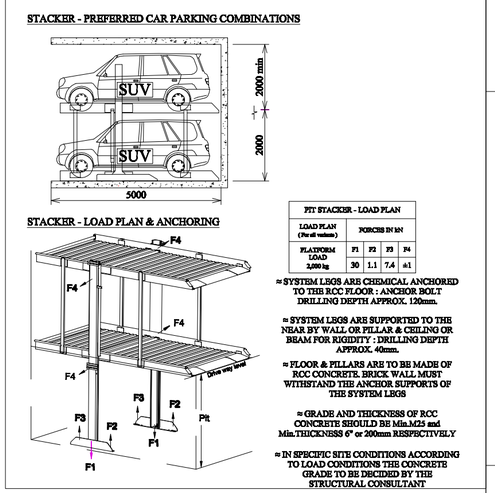


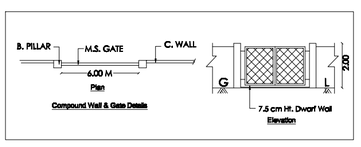












REFERENCE

- SITE BOUNDARY (A,B,C & D)
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVEWAY
- RAIN WATER HARVESTING

SPECIAL CONDITION

The Building must be used 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 initiated under 56 and 57 of Town And Country Planning Act - 1971 without priornotice, considered as unauthorized construction.

29/5/26
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For ABINAV RESIDENCY LLP

Applicant

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.