PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

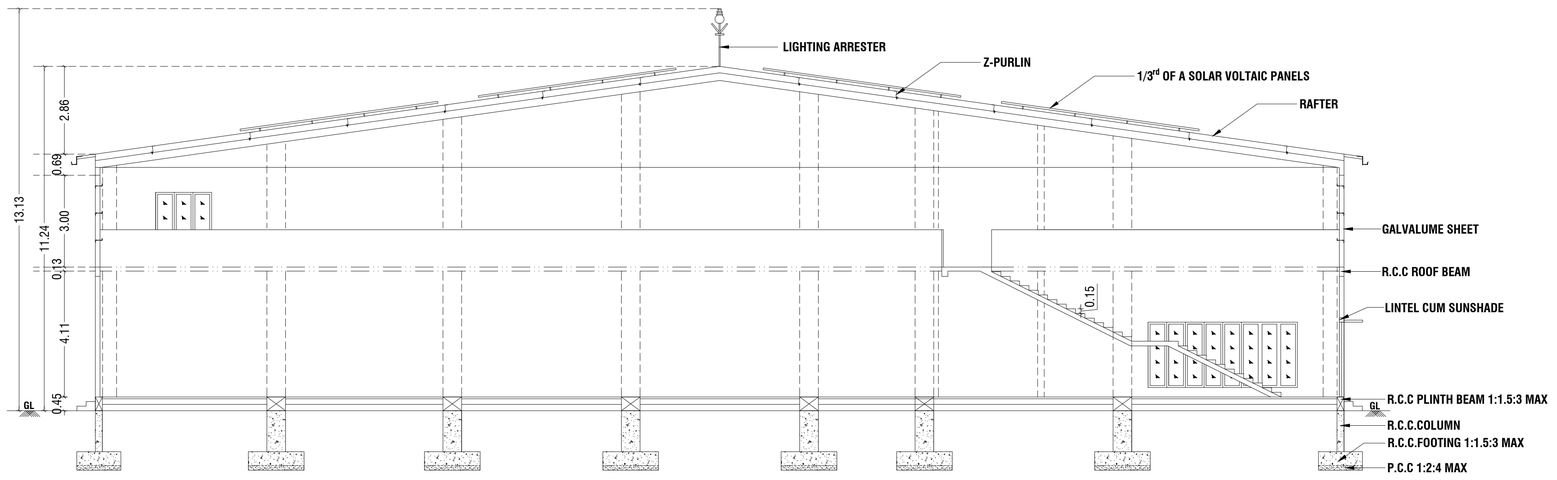
ISSUING AUTHORITY
DTCP

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

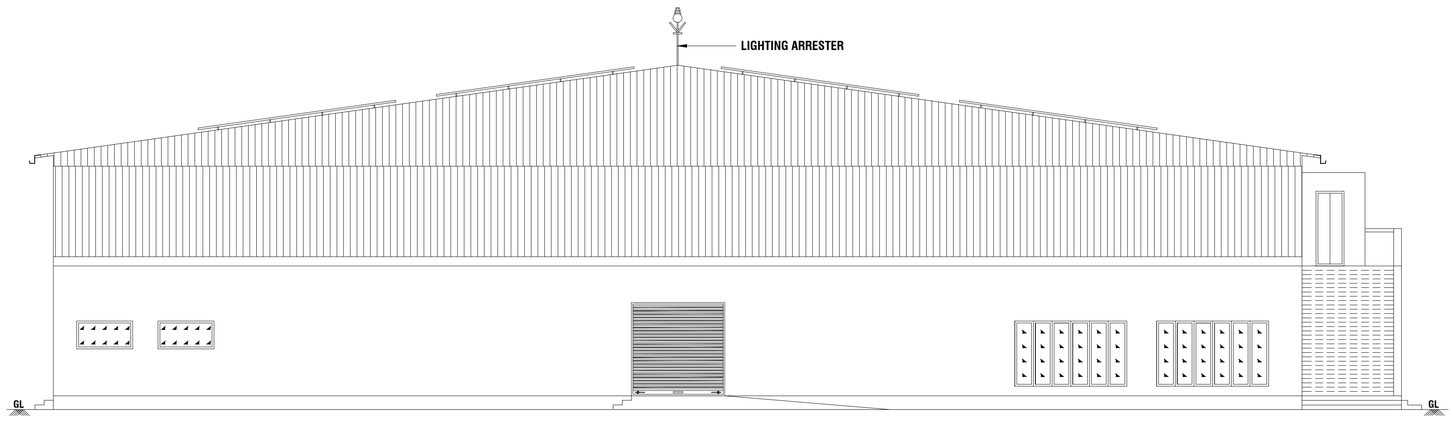
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

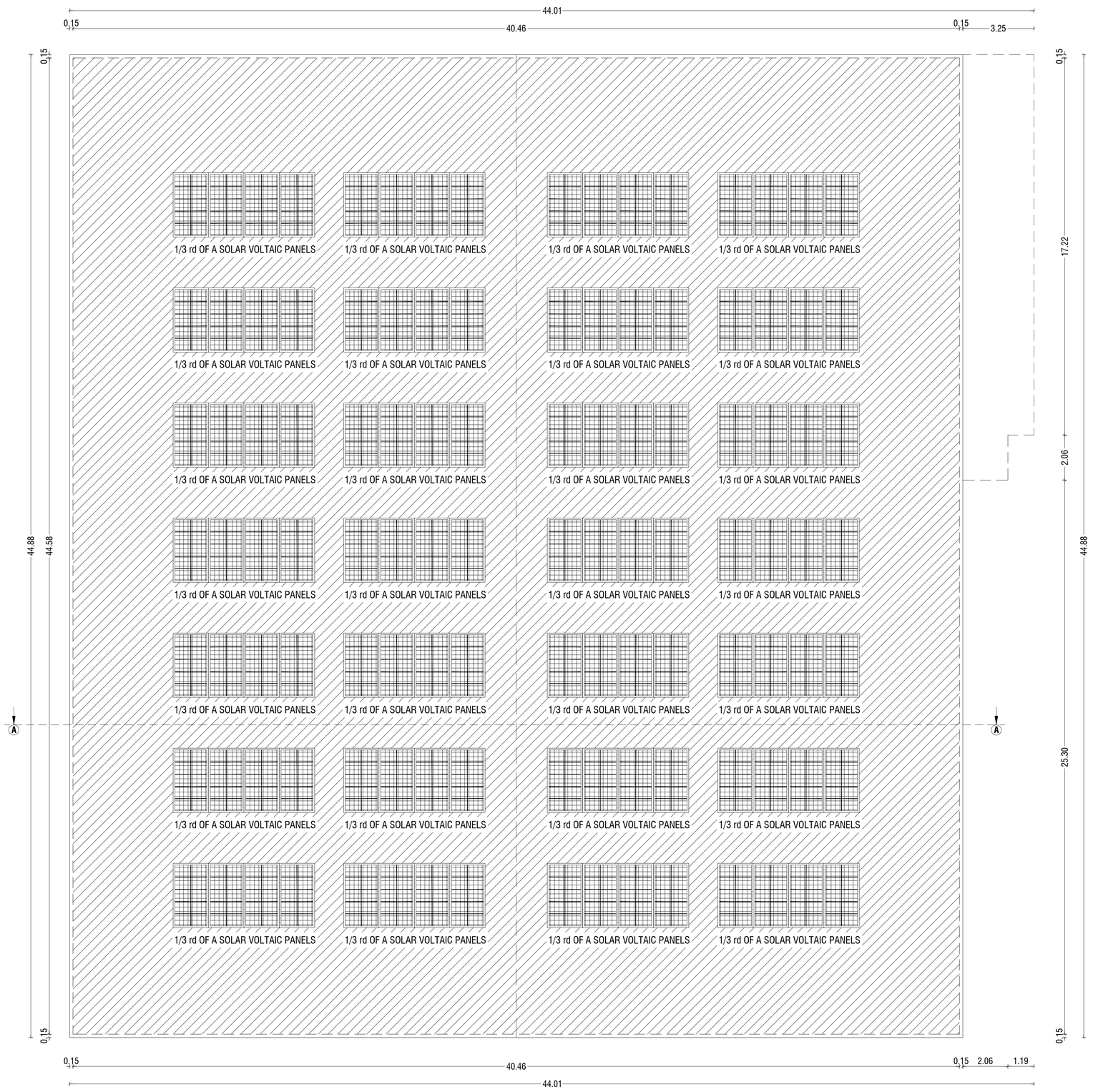
hello@verified.realestate
+91 9996 12 9996
verified.realestate



SECTION - "AA" @ SOUTH SIDE VIEW



FRONT ELEVATION @ NORTH SIDE VIEW



SHEET ROOF FLOOR PLAN

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (PROFESSIONAL AND BUSINESS OFFICE) BUILDING IN S.F.NOS: 446/1B, 447/1B, 448/2B2 & 449/2B3 AT KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100

COMMERCIAL BUILDING

N

ONLINE APPLICATION NO : SWP/BPA/790244/2026

APPLICATION NAME : MR.K.HARISH KAPIL

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	6477.00 Sqm	1.60 Acre
AREA OF SITE AS PER DOCUMENT	=	6475.95 Sqm	1.60 Acre

PROPOSED BUILDING AREA DETAILS:-

S.No	FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	GROUND FLOOR	1898.47	-	1898.47
2	MEZZANINE FLOOR	949.23	-	949.23
	TOTAL AREA	2847.70	-	2847.70

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	MAIN DOOR	4.32 X 3.05
MD1	MAIN DOOR	2.44 X 3.05
RS1	ROLLING SHUTTER	3.05 X 3.05
D	DOOR	1.22 X 2.44
D1	DOOR	0.91 X 2.44
D2	DOOR	0.84 X 2.44
D3	DOOR	0.69 X 2.44
D4	DOOR	1.07 X 2.44
D5	DOOR	1.19 X 2.44
SLD	SLIDING DOOR	2.82 X 2.44
LD	LIFT DOOR	0.91 X 2.44
W	WINDOW	0.61 X 1.37
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	3.66 X 1.83
FW2	FRENCH WINDOW	4.88 X 1.83
FG	FIXED GLASS	5.55 X 1.83
V	VENTILATOR	1.83 X 0.91
V1	VENTILATOR	0.91 X 0.91

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE NW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* LIGHTNING ARRESTER PROVIDED IN THE ROOF.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV - MECHANICAL VENTILATION TO BE PROVIDED WHERE EVER NECESSARY.

15/05/26
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GEOTECHNICAL ENGINEER
CLPA REGN. No: CLPA/GTE/009/2024
GEODESIGN INDIA PRIVATE LIMITED
D.No.40, H.No.29, 8th Street, K.K.Pudur,
Coimbatore - 641038.
+9198433 44488, E-mail: geodesign123@gmail.com

REGISTERED GEOTECH ENGINEER

15/05/26
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REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
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Ganapathy, Coimbatore - 641 006. Phone : 9944774799

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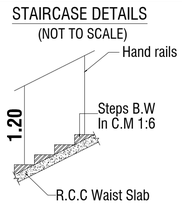
REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

SHEET NO: 03/03

STAIRCASE DETAILS
(NOT TO SCALE)



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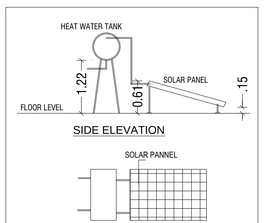
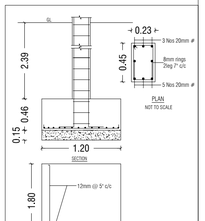
TREAD : 0.30
RISE : 0.14 / 0.15





BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (PROFESSIONAL AND BUSINESS OFFICE) BUILDING IN S.F.NOS: 446/1B, 447/1B, 448/2B2 & 449/2B3 AT KALAPATTI (WEST) VILLAGE, COIMBATORE NORTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:100

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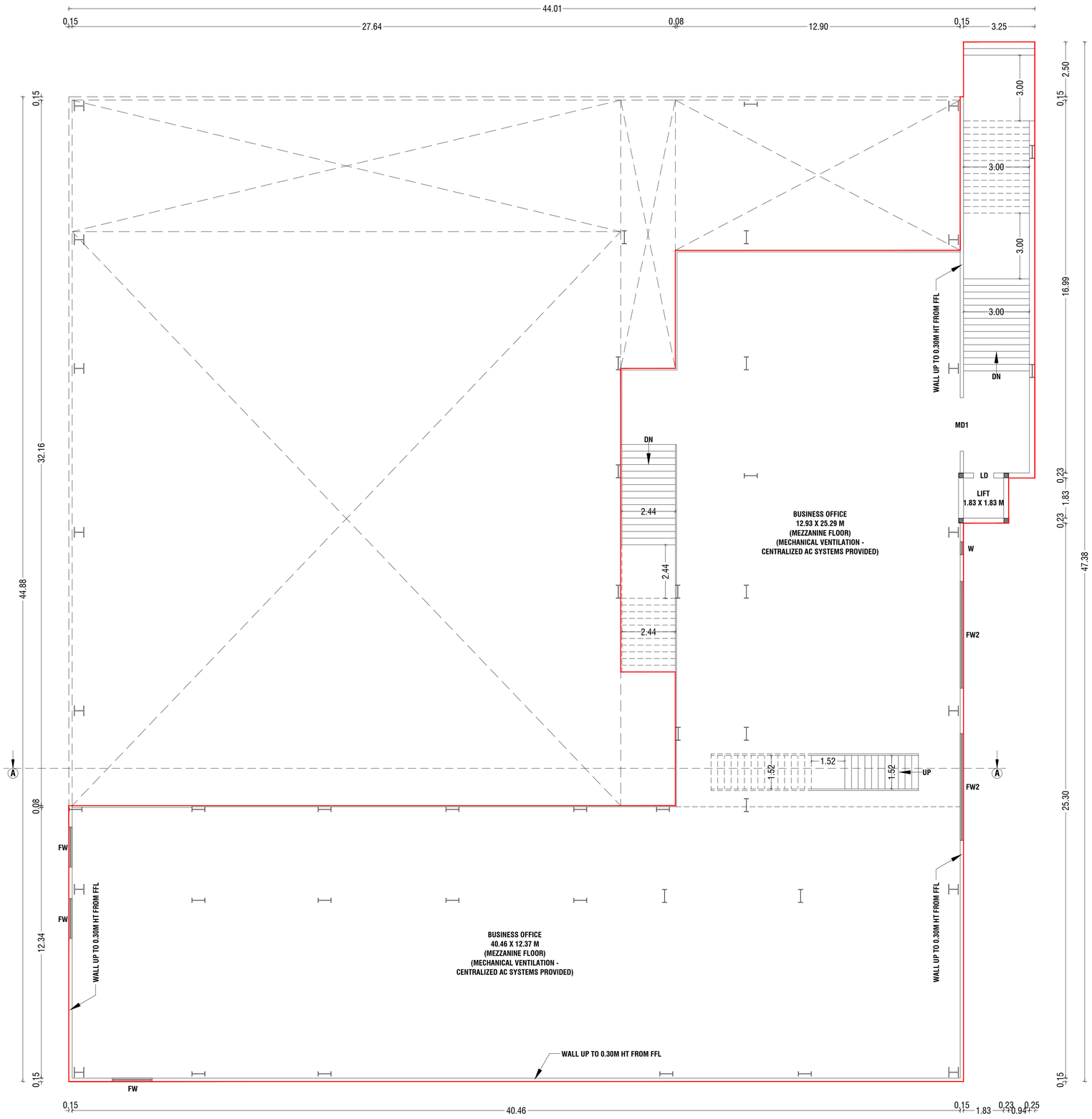
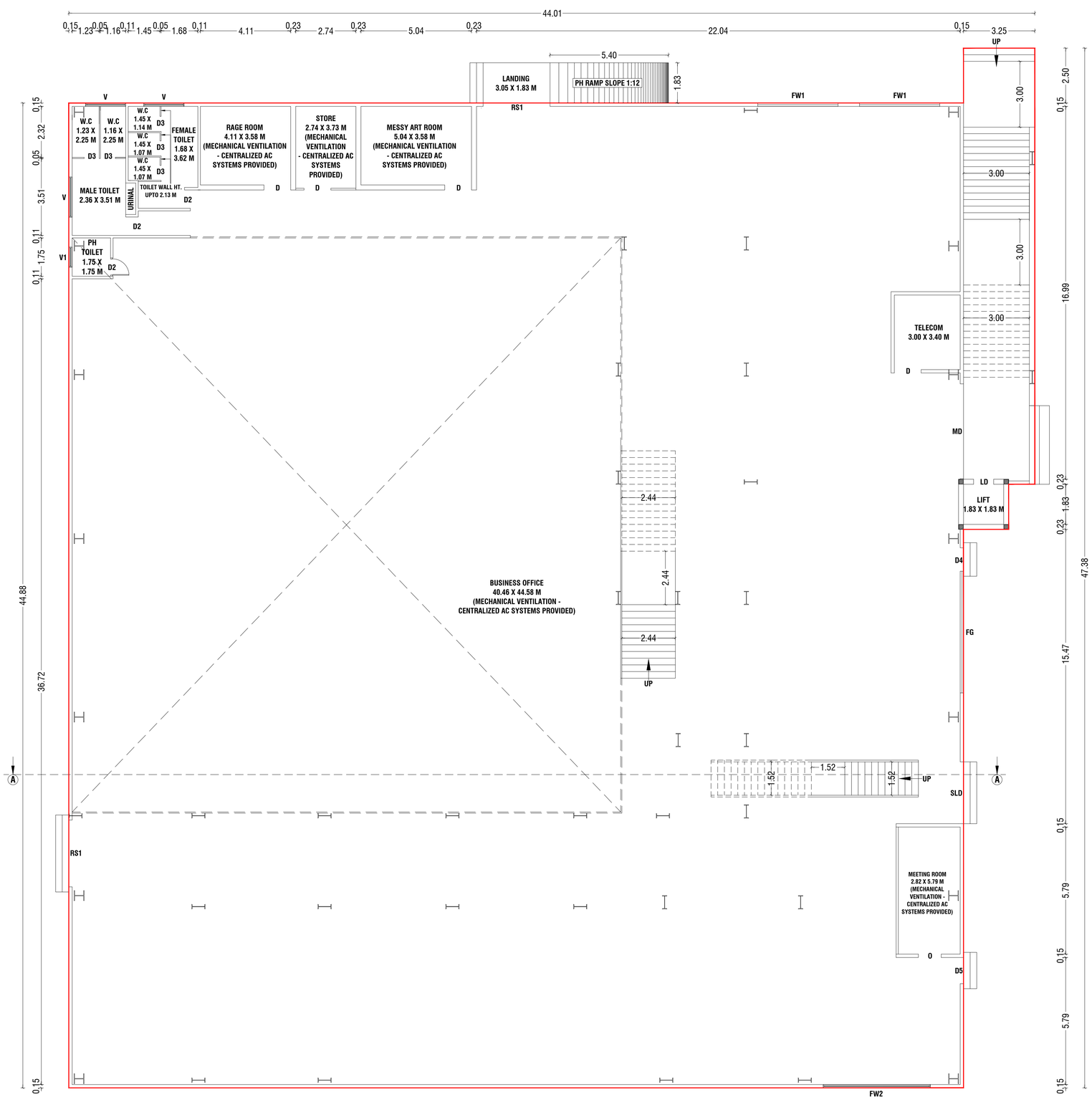
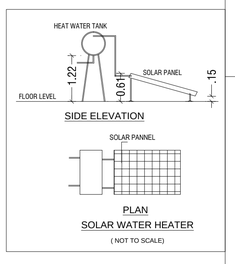


MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN



STAIRCASE DETAILS
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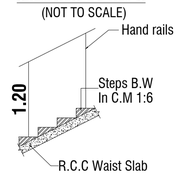

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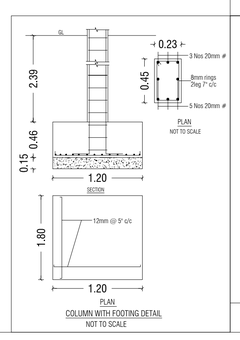

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REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

SHEET NO: 02/03

ONLINE APPLICATION NO : SWP/BPA/790244/2026

SWP / SITE APPROVAL : L.P / CLPA NO : 301/2026

SWP / PLANNING PERMISSION NO : 388/2026

PARKING AREA DETAILS:-

TOTAL BUILDUP AREA = 2847.70 SQM X 75%
= 2135.77 SQM

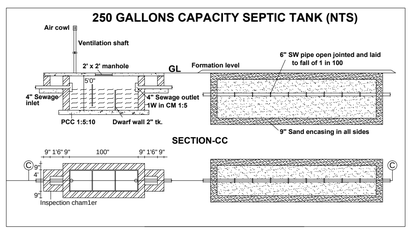
PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	2135.77 SQM / 100 SQM	22 NO'S	25 NO'S (INCLUDE PH & 10% VISITOR)
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M OF OFFICE FLOOR AREA	2135.77 SQM / 25 SQM	86 NO'S	95 NO'S (INCLUDE PH & 10% VISITOR)

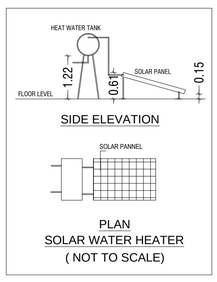
NOTE:-

TNCDBR RULE 55 (2) SHOULD BE FOLLOWED BY THE APPLICANT"RULE 55 (2)- NO EXISTING NATURAL OR MAN-MADE DRAINAGE SYSTEM SUCH AS CHANNEL, CANAL, NALLAH ETC. PASSING THROUGH THE SITE SHALL BE CLOSED. WHEN IT IS REALIGNED WITHIN THE SITE OPTIMIZING THE USABILITY OF THE SITE, DUE CARE SHALL BE TAKEN THAT ITS CARRYING CAPACITY OR VELOCITY OF FLOW IS NOT REDUCED AFFECTING THE UPSTREAM AND DOWNSTREAM SITES AND SUCH A REALIGNMENT SHALL BE DONE ONLY WITH PRIOR APPROVAL OF THE EXECUTIVE AUTHORITY OF THE LOCAL BODY.

NOTE :-

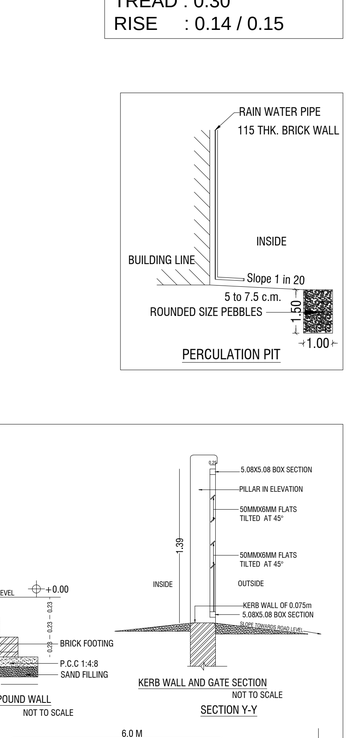
MASTER PLAN 2041 LAND USE
KALAPATTI VILLAGE - RESIDENTIAL, COMMERCIAL & INSTITUTIONAL USE

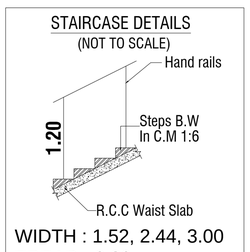


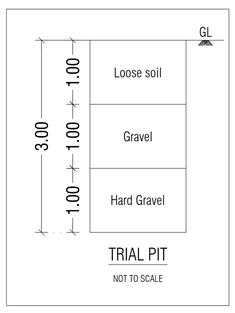


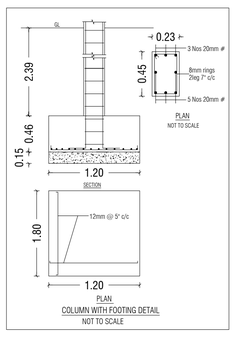
SITE PLAN
(SCALE - 1:200)

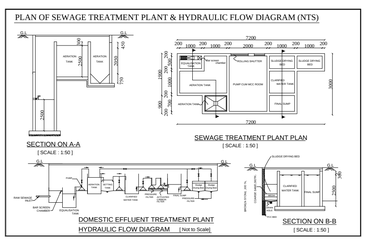
FIRE EXTINGUISHER	: FE
EMERGENCY ALARM	: EA











NOTE:-

* ELECTRIC VEHICLE CHARGING STATION PROVIDED @ (CAR PARKING NOS - 01st - 03th)

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OSR DETAILS:-

OSR AREA = 6477.00 Sqm X 10% = 647.70 Sqm
* OSR PAID BY AS PER GUIDELINE VALUE

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	TOTAL AREA	2847.70	-	2847.70

F.S.I CALCULATION AS PER DOCUMENT:-

F.S.I (2847.70 / 6475.95) = 0.439 < 2.0 [MAX. PERMISSIBLE FSI]

BUILDING HEIGHT :-

BUILDING HEIGHT = 11.24 Mt

JOINERY DETAILS:-

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COLOUR INDEX:-

AS PER TSLR BOUNDARY	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
PROPOSED DRIVEWAY	:
AS PER FIELD BOUNDARY	:

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OWNER / APPLICANT

SHEET NO: 01/03

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.