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.

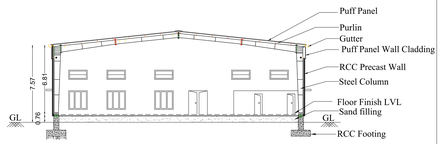
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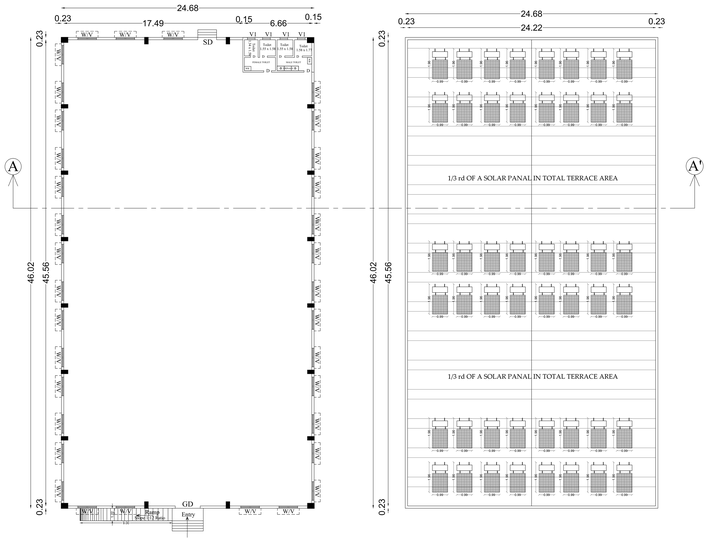
ONLINE APPLICATION NO : SWP/BPA/796870/2026
SWP/LP/C.L.P.A NO : 238/2026
SWP/BP/PP NO : 303/2026



FRONT ELEVATION

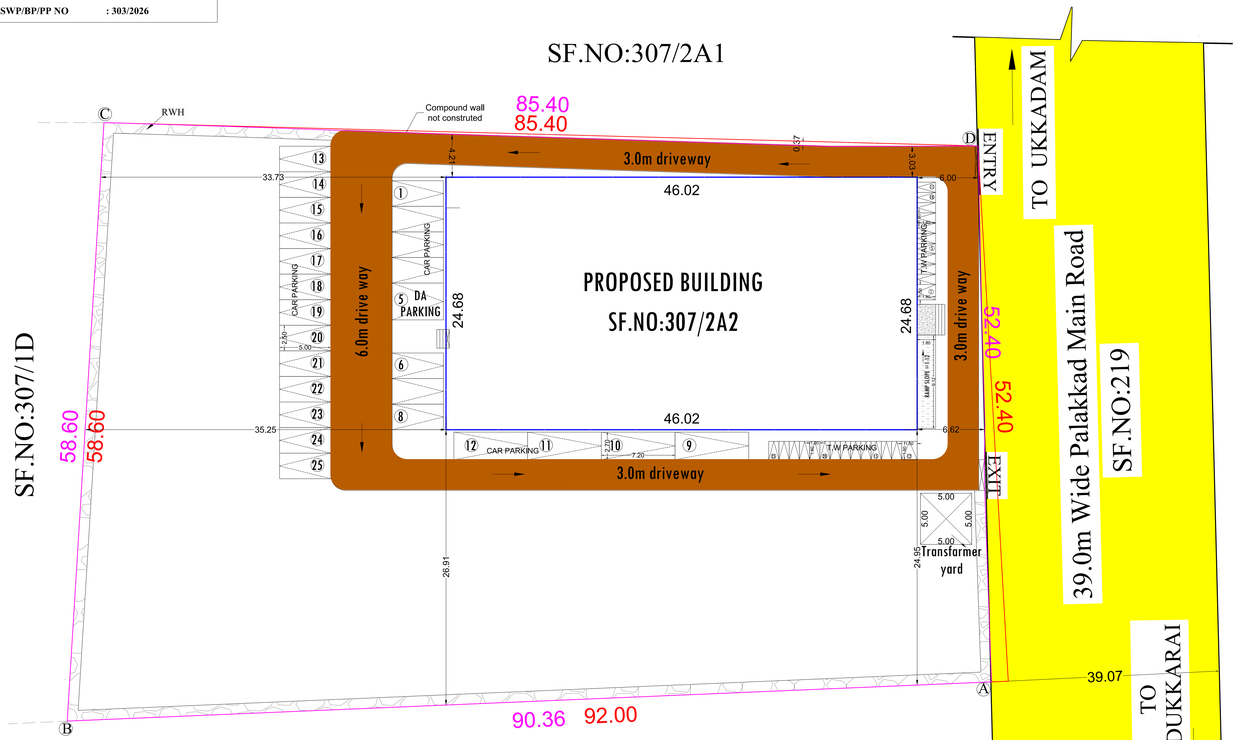


SECTION - AA'



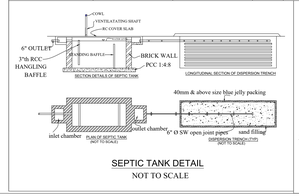
GROUND FLOOR

TERRACE FLOOR

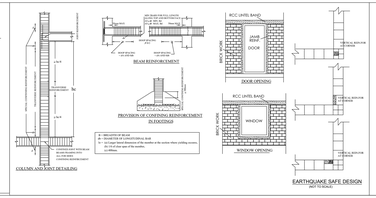


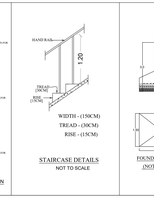
SITE PLAN

SANITATION REQUIREMENT PROVIDED					
Male counts - 50		Female counts -30			
Sanitation Units/	Required		Available		
	Gents	Ladies	Gents	Ladies	
Water Closet	2	2	2	2	OK
Drinking Water	1		2		OK
Wash Basin	2		2		OK
Urinal's	3		3		OK

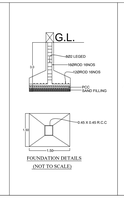


SEPTIC TANK DETAIL
NOT TO SCALE

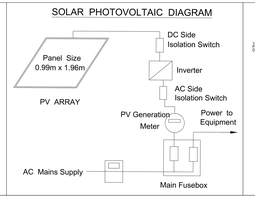


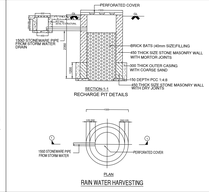


STAIRCASE DETAILS
NOT TO SCALE



FOUNDATION DETAILS
(NOT TO SCALE)





RAIN WATER HARVESTING

THE PLAN SHOWING THE PROPOSED G.I SHEET ROOF COMMERCIAL BUILDING (SHOPS/SHOPPING CENTRES) IN S.F.NO : 307/2A2, AT KUNIYAMUTHUR VILLAGE, PERUR TALUK,COIMBATORE CORPORATION SOUTH ZONE, COIMBATORE DISTRICT.

2041-Masterplan use : Commercial

SCALE : 1 : 100
All Linear Measurements Values Are in Metres.

N

AREA DETAILS:

DESCRIPTION		IN SQM
AS PER DOCUMENT	-	4897.00
AS PER FMB	-	4897.00
AS PER SITE	-	4845.71

DESCRIPTION	FSI Area in Sqm	NON- FSI Area in Sqm	TOTAL Area Sqm
Block - 1	1135.96	--------	1135.96
TOTAL AREA	1135.96	--------	1135.96

F.S.I CALCULATION AS PER DOCUMENT :-

F.S.I (1135.96/4897.00) * 0.23

F.S.I = 0.23 < 2.0 | HEIGHT OF BUILDING = 7.57 M

JOINERY DETAILS:

SYM		DESCRIPTION		DIMENSION
RS	-	ROLLING SHUTTER	-	2.44 X 2.44
SD	-	STEEL DOOR	-	1.83 X 2.44
D	-	DOOR	-	0.75 X 2.14
W	-	WINDOW	-	1.83 X 2.14
V	-	VENTILATOR	-	0.75 X 0.75

PARKING DETAILS:

SHOPS,SHOPING CENTRES,DEPARTMENT STORES,SUPERMARKETS

	REQUIRED	PROVIDED
CAR PARKING	22	25
T.W PARKING	22	25

1Car space and 1Two wheeler space for every 50 sqm or part thereof excluding the first 50sqm.
Excluding the 50sqm area = 1085.96sqm.

REFERENCE :

SITE BOUNDARY AS PER FMB :
SUPER IMPOSED SITE AREA :
PROPOSED BUILDING :
PROPOSED DRIVEWAY :
EXISTING ROAD :

FOR HINDUSTHAN STEEL CASTINGS
MANAGING PARTNER

APPLICANT

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str),MIE,ATV,FICC,C.Engg, P.E(ECI)
Registered Engineer /Grade -I
CMDA-RE/(SR)/2022/08/392
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REGISTERED ENGINEER

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CLPA/CE/007/2024
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REGISTERED CONSTRUCTION ENGINEER

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REGISTERED STRUCTURAL ENGINEER

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.