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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Chennai 600 097, India

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ONLINE APPLICATION No. SWP/BPA/799449/2026
LP / CLPA . No - 263 / 2026
PLANNING PERMISSION No. 340 / 2026

e-signed
Joint Director / Member Secretary (I/C),
District Town and Country Planning office
Coimbatore District

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST FLOOR PROFESSIONAL CONSULTING OFFICE BUILDING & SECOND , THIRD FLOOR RESIDENTIAL BUILDING , IN WARD NO : C (3) , BLOCK No: 09 , T.S.No : 527 / 17 , SAVITHRI NAGAR, COIMBATORE VILLAGE, CENTRAL ZONE , COIMBATORE CORPORATION.

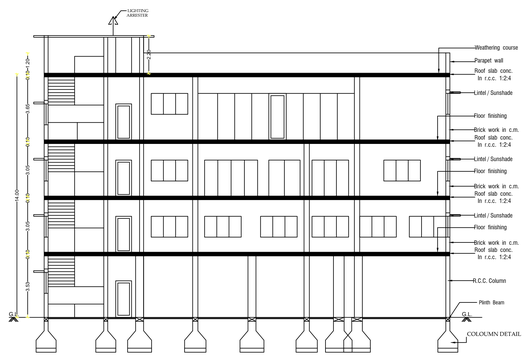
SCALE 1 : 100

All Dimensions are in Meter

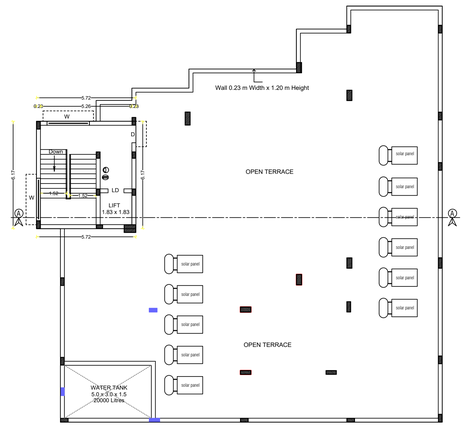
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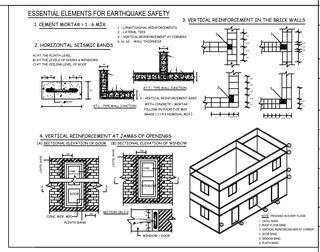
ELEVATION



SECTION ON 'AA'



TERRACE FLOOR PLAN (HEAD ROOM PLAN)



BUILDING AREA DETAILS

SITE AREA DETAILS :-

AS PER DOCUMENT (A,B,C,D,E,F,G) - 794.18 Sq.M.
AS PER TSLR (A,B,C,D,E,F,G) - 765.00 Sq.M.

FLOOR NAME	F.S.I Area	Non F.S.I Area	Total Area
STILT FLOOR (Parking)	28.81	435.73	464.54
FIRST FLOOR (Commercial)	464.54	-	464.54
SECOND FLOOR (Residential)	464.54	-	464.54
THIRD FLOOR (Residential)	464.54	-	464.54
HEAD ROOM	-	35.25	35.25
TOTAL BUILTUP AREA	1422.43	470.98	1893.41

FLOOR SPACE INDEX

FSI = 1422.43 / 765.00 = 1.859

Building Height = 14.00 M

JOINERY DETAILS		IN METER	JOINERY DETAILS		IN METER
MD	Main Door	1.50 x 2.10	FW	French Window	3.90 x 2.10
D	Door	1.00 x 2.10	FW1	French Window	2.00 x 2.10
D1	Door	0.75 x 2.10	FW2	French Window	1.80 x 2.10
RS	Rolling Shutter	1.50 x 2.10	FW3	French Window	3.05 x 2.10
W	Window	1.80 x 1.20	V	Ventilator	2.00 x 0.60
W1	Window	2.10 x 1.20	V1	Ventilator	1.00 x 0.60
W2	Window	1.50 x 1.20			

COLOUR INDEX:-
EXISTING ROAD
SITE BOUNDARY
PROPOSED BUILDING
DRIVEWAY

PARKING DETAILS

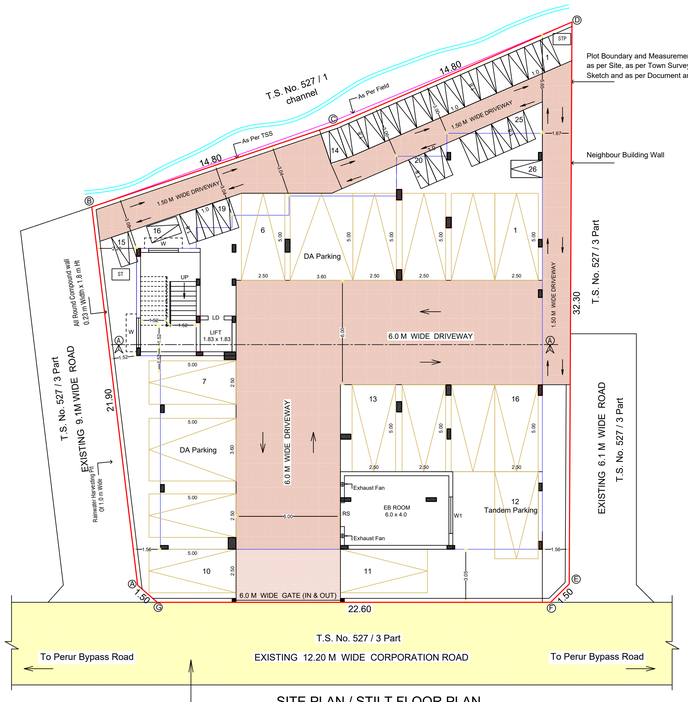
PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	CORPORATION NORMS
1	Professional Consulting Office Building	1 car spacefor the every 100 sq.m 1 two wheeler space for the every 25 sq.m

DESCRIPTION	Car Parking		Two wheeler	
	Required	Provided	Required	Provided
COMMERCIAL - 464.54 / 100.00	5 Nos	5 Nos	19 Nos	26 Nos

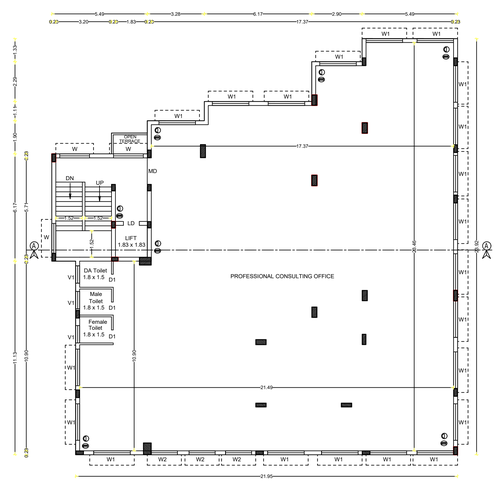
S.No	DESCRIPTION	CORPORATION NORMS
2	Residential Building	Above 75 Sq. Mtrs upto 150 Sq.Mtrs

DESCRIPTION	Car Parking		Two wheeler	
	Required	Provided	Required	Provided
Residential	11 Nos	11 Nos	-	-

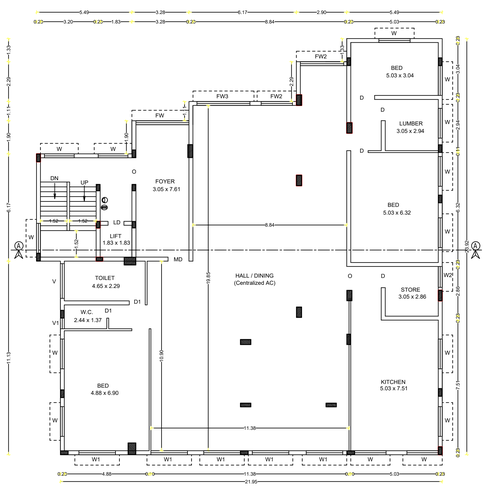


SITE PLAN / STILT FLOOR PLAN

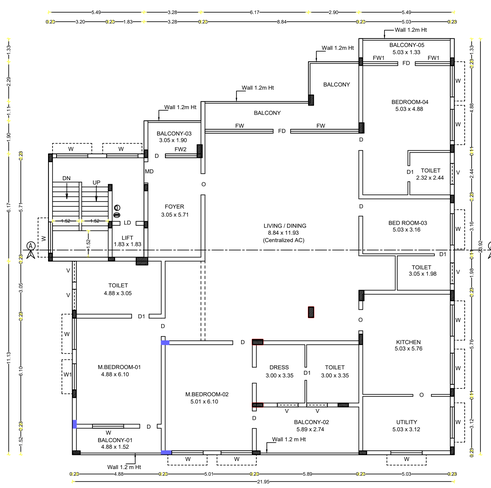
Road certificate issued by Assistant Commissioner, Central zone, Coimbatore Corporation
Vide ROC No.1390/2026/H1(C) Date -15.04.2026



FIRST FLOOR PLAN

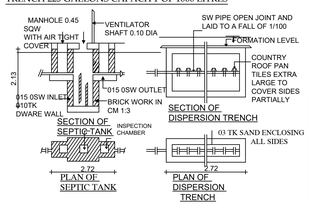


SECOND FLOOR PLAN

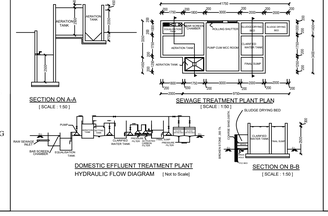


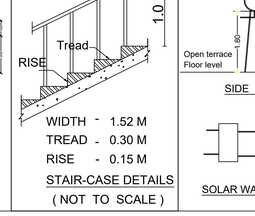
THIRD FLOOR PLAN

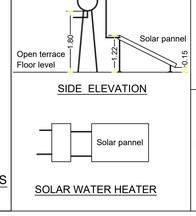
DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES

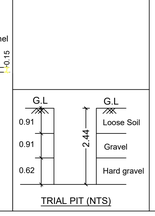


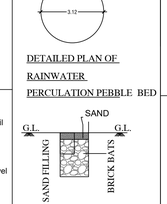
PLAN OF SEWAGE TREATMENT PLANT & HYDRAULIC FLOW DIAGRAM (NTS)





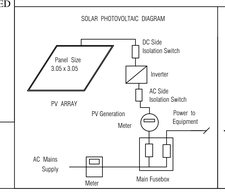


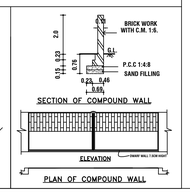




NOTES:

1. ALL DIMENSIONS ARE IN METRE
2. ⊖ - MULTI TYPE FIRE FIGHTER
3. (F) - FIRE EXTINGUISHER
4. MV MECHANICAL VENTILATION TO BE PROVIDED





SANITATION REQIREMENTS			
Total Numbers of Employees - 20 Nos			
	15 Male Employees	Reqired	Provided
	5 Female Employees		
Description			
Water Closet	Male (1 for 25 Persons)	1	1
	Female (1 for 15 Persons)	1	1
Urinals	Male (1 for 20 Persons)	1	1
Wash Basin	Male (1 for 25 Persons)	1	1
	Female (1 for 25 Persons)	1	1
Drinking Water	(1 for 100 Persons)	1	1
DA Toilet	Male (10% of Total Requirement)	1	1
	Female (10% of Total Requirement)	1	1

LAND OWNER / APPLICANT

M. LOGANATHAN, ME (HON'S), STRUCT
CHARTERED ENGINEER VALUER, STRUCTURAL ENGINEER
LPA RE / GR-1 / 014 / 2024
LPA SE / GR-1 / 074 / 2024
LPA CE / 043 / 2024
123, Sparcade, Sarojini Street, Ram Nagar, Coimbatore - 641 009.
Cell : 98430 76865

REGISTERED CONSTRUCTION ENGINEER

Er.D.Murugesan M.E(Struc),M.I.E.,A.I.V.,
Structural Engineer Grade-1 (SE)
Reg No: Coimbatore-Dist./SE/GR-1/43/2025
B-10, Meenakshi Nagar, Kovaipudur,
Coimbatore - 641 042.

REGD.STRUCTURAL ENGINEER

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/RE/GR-II/02/2021
APEL ASSOCIATES
85-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589

REGISTERED ENGINEER / 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.