PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

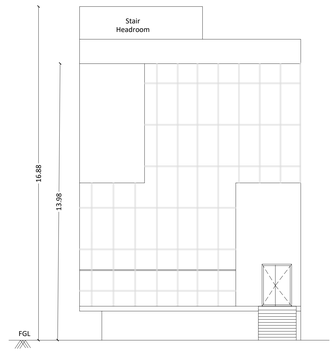
ISSUING AUTHORITY
DTCP

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

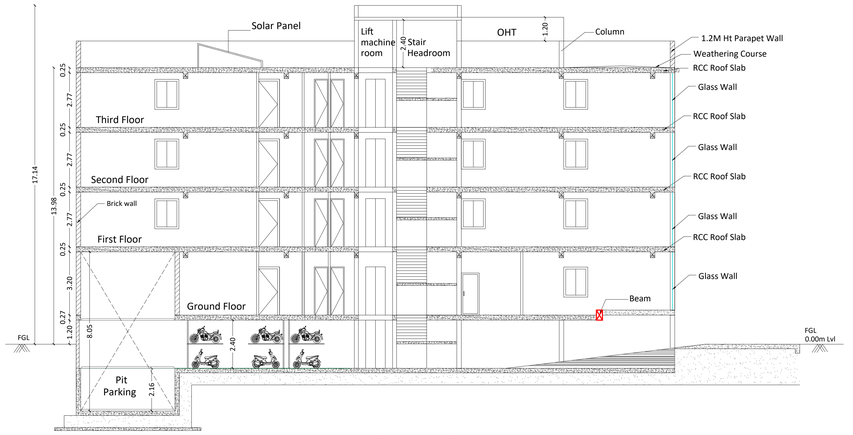
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

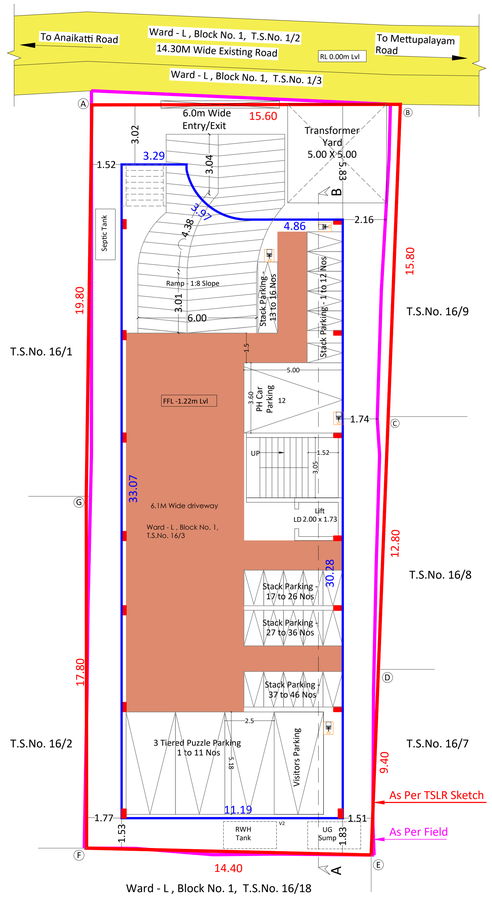
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North Side Elevation

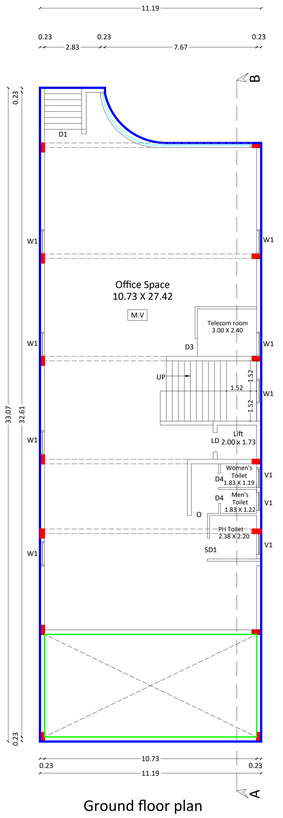


Section - AB

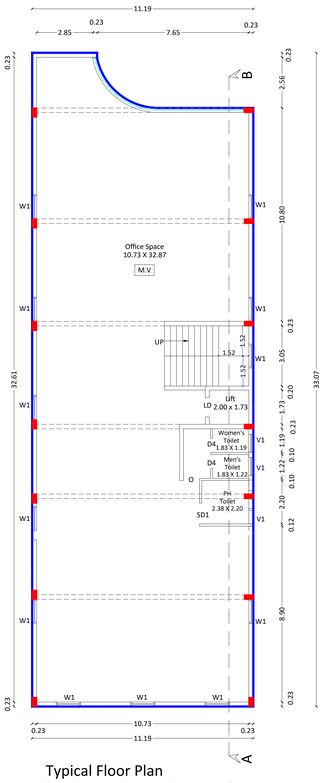


Ward - L , Block No. 1, T.S.No. 16/18

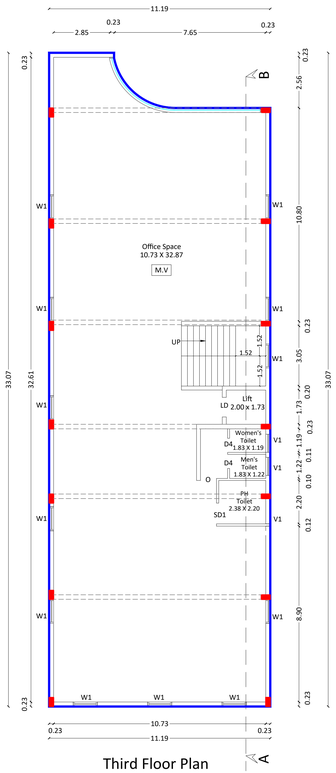
Basement cum Site plan



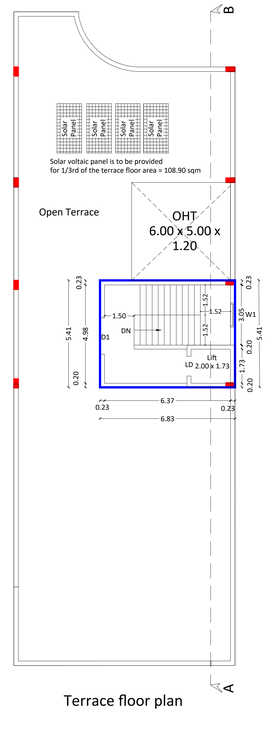
Ground floor plan



Typical Floor Plan
(First and Second floor plan)

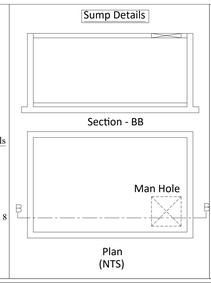


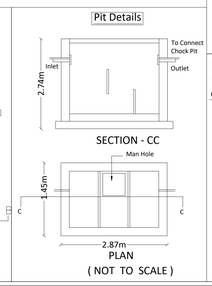
Third Floor Plan

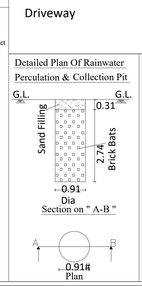


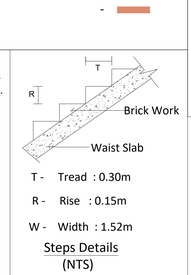
Terrace floor plan

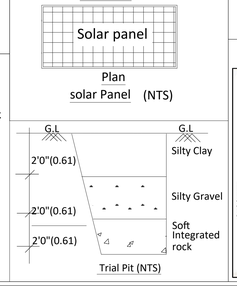


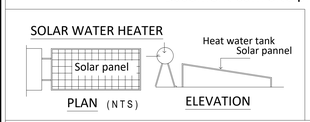












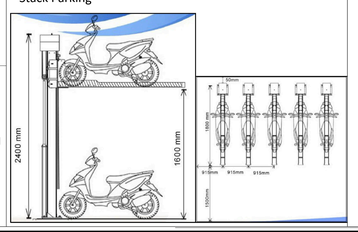
Reference:

- Site Boundary as per Field -
- Site Boundary as per FMB -
- Proposed Building -
- Existing Road -
- Driveway -

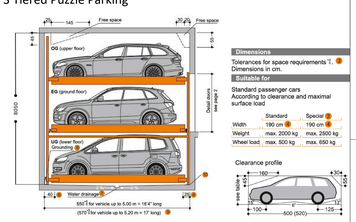
Floor Space Index Calculation:

FSI = FSI Area / Site Area
=1344.00 / 560.386 = 2.398
Permissible FSI = 2.0 = 2.398 >2.0
Premium FSI = 2.398-2.0 = 0.398
Excess FSI Area = 223.03 sqm
Height of the Building = 13.98m

Stack Parking



3 Tiered Puzzle Parking



Compound wall will not be constructed
around the building

Plan showing the proposed construction of Office Building in S.F.No. 16/1 Part, Ward No. L, Block No.1, TS.No.16/3 of Telungupalayam Village, Coimbatore North Taluk, Coimbatore District and Corporation - Central zone
Land use as Per Masterplan 2041 : Residential

Title:
Site Plan, Basement Floor, Ground Floor, First Floor, Second Floor, Third Floor, Terrace Floor Plan, Section and Elevation

N
Scale - 1:100

Site Area Details:

Area as per TSLR extract	- 560.800 Sq.mt
Area as per Document	- 560.386 Sq.mt

Building Area Details

Floor	FSI Area (in Sqm)	Non FSI area (in Sqm)	Total Area (in Sqm)
Basement	0.00	349.91	349.91
Ground	294.27	55.64	349.91
First	349.91	0.00	349.91
Second	349.91	0.00	349.91
Third	349.91	0.00	349.91
Terrace	0.00	36.95	36.95
Total	1344.00	442.50	1786.50

Joinery Details

Symbol	Description	Size in Meter
D1	Door	1.83 x 2.44
D2	Door	1.65 x 2.44
D3	Door	0.96 x 2.44
D4	Door	0.71 x 2.44
LD	Lift Door	1.00 x 2.44
O	Opening	0.91 x 2.44
RS1	Rolling Shutter	3.00 x 2.44
SD1	Sliding Window	1.05 x 2.44
W1	Window 1	1.22 x 1.52
V1	Ventilator	0.91 X 0.61
V2	Ventilator	0.61 X 0.61

M.V indicates Mechanical Ventilation

Parking Details

Description	Car Parking (Annexure-IV)		Two Wheeler Parking (Annexure-IV)	
	Required	Provided	Required	Provided
Office Area = 1346.45 sq.m. (1Car Parking Space for every 100 sq.m and 1 Two Wheeler Parking Space for every 25 sq.m of Floor Area) 75% of FSI area	(1346.45/100)*0.75 - 10 Nos	11	(1346.45/25)*0.75 = 40 Nos	42
Visitors Parking=10% of Number of Provide Parking	1	1	4	4
Total	11 Nos	12 Nos	44 Nos	46 Nos

Applicant Name : C Sasikala
Online Building Application No : SWP/BPA/0800500/2026
Site Approval LP/CLPA No. : LP/CLPA No.411/2026
Planning Permission No. : 522/2026

Er. S. PRABHAVATHI
M.E(Geotech)., M.I.G.S., A.M.I.E
REGISTERED CONSTRUCTION ENGINEER
Reg. No: Coimbatore LPA / CE / 010 / 2024
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New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9600558700

Construction Engineer

Er.S.K.Arun Kamaraj 27/3/26
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Structural Engineer

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COA No. CA / 2013 / 59945 - 30/3/26
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6th Cross Entrance, Saibaba Colony,
Coimbatore - 641 043
P : 98767 [illegible] E : [illegible]@warparchitects.com

Architect

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

Verified RealEstate
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Chennai 600 097, India
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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.