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™
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , TYPICAL FIRST, SECOND , THIRD & TERRACE FLOOR BUSSINESS OFFICE BUILDING IN S.F.No : 460 / 1A2 & 461 / 2B2B OF VADAVILLAGE VILLAGE, PERUR TALUK, COIMBATORE CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO : SWP/BPA/801054/2026

AREA DETAILS	Sq.FT	Sq.m
AS PER DOCUMENT	3244.0	301.37
AS PER PATTA	3239.96	301.00

PROPOSED BUILDING AREA

FLOORS	F.S.I Area (Sq.m)	Non F.S.I	Total Built up Area (Sq.m)
STILT FLOOR	----	163.04	163.04
FIRST FLOOR	163.04	----	163.04
SECOND FLOOR	163.04	----	163.04
THIRD FLOOR	163.04	----	163.04
TERRACE FLOOR	----	31.78	31.78
TOTAL	489.12	194.82	683.94

F.S.I = 489.12 / 301.00= 1.62 < 2

PARKING STANDARDS AS PER TNCDBR 2019

OFFICE	1 car space for every 100 sq.m of floor area or part thereof & 1 two wheeler space for every 25 sqm of floor area or part thereof

DESCRIPTION	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
OFFICE (489.12 x 75%) = (366.84/100 Sq m) + (Visitor's parking 10%)	4 + 10% No's	5 No's	15 + 2 No's	17 No's

LEGENT

- SITE BOUNDARY
- EXISTING ROAD
- DRIVE WAY
- PROPOSED BUILDING

APPLICANT

STRUCTURAL ENGINEER

Er. M. BALAJI, M.E., (STRUCT
Reg. No. LPA/SE/GR-1/19/04/037
SAI STRUCTURAL DESIGNS
KALLURI NAGAR, PEELAMEDU,
COIMBATORE-641 004.
Cell : 98944-44949
Email : saistructuraldesigns@gmail.com

REGISTERED ENGINEER
Er.R.RAGUPATHY
LPA / RE / GR - I / 01 / 2026

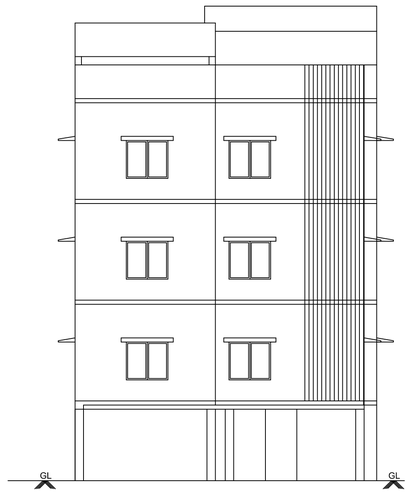
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No. 54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell. 91-97902 33332
LBS No : GR11.057.2019.LPA/RE/GR-I/01/2026

BUILDING PERMISSION NO : DTCP/ C.L.P.A No : 465 / 2026

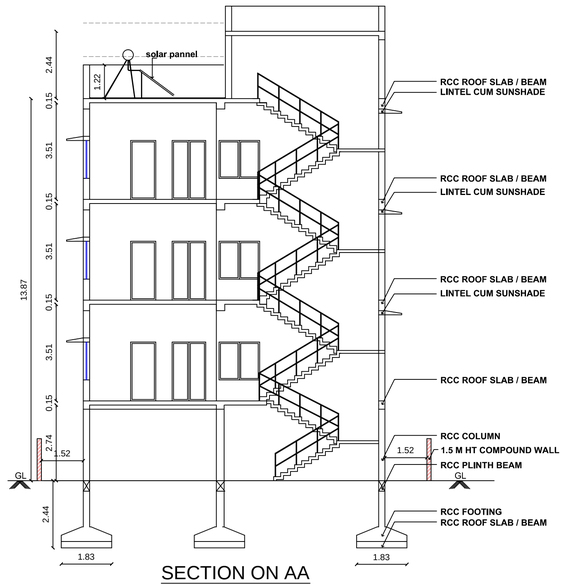
PLANNING PERMISSION NO : DTCP /PP No : 587 / 2026

(This Planning Permission is valid for a period of 8years from e-sign)

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

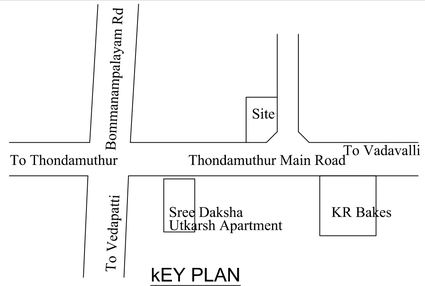


ELEVATION

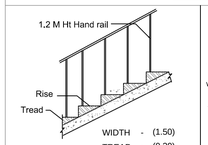


SECTION ON AA

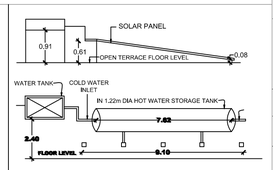




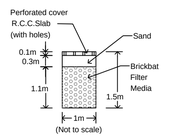
kEY PLAN



STAIR-CASE - 1
(NOT TO SCALE)

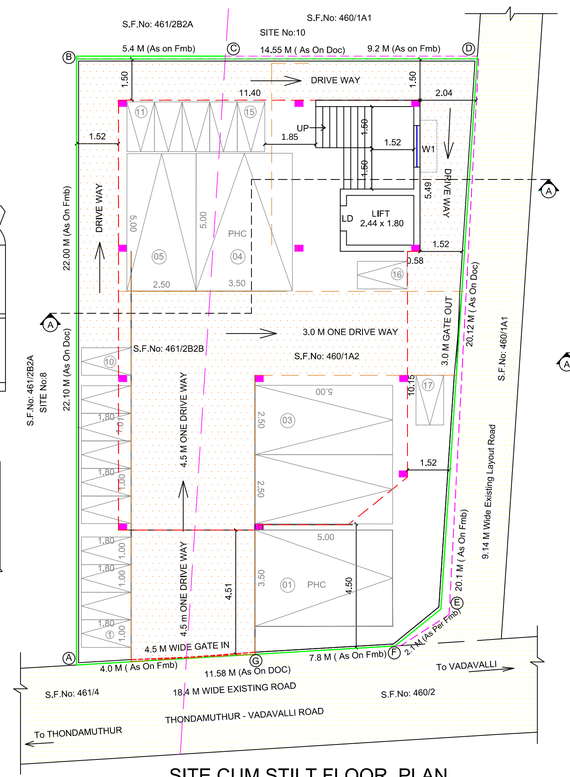


DETAILS OF SOLAR WAYER HEATING SYSTEM

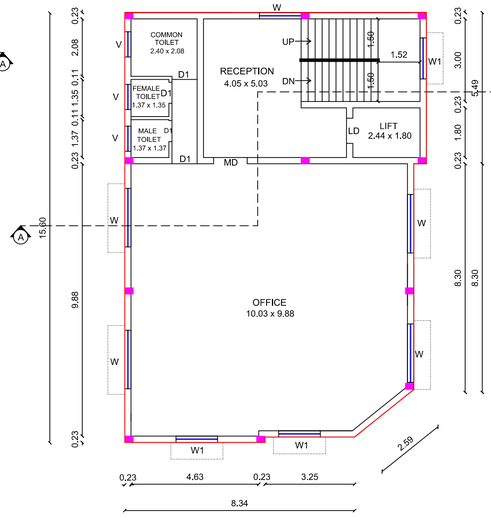


RAIN WATER HARVESTING
RECHARGE TRENCH SECTION

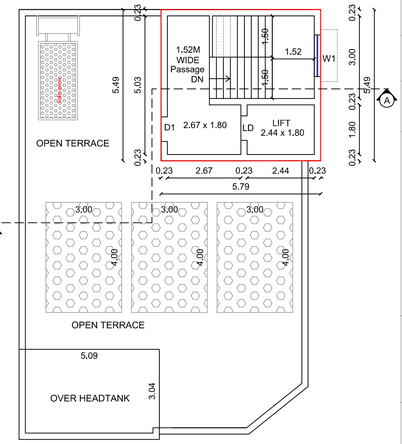
JOINERY DETAILS:			METER
D	-	DOOR	1.50 x 2.10
D1	-	DOOR 1	0.76 x 2.10
W1	-	WINDOW 1	2.44 x 1.37
W2	-	WINDOW 2	1.83 x 1.37
W3	-	WINDOW 3	1.52 x 1.37
LD	-	LIFT DOOR	0.91 x 2.10
V	-	VENTILATOR	2.44 x 0.61



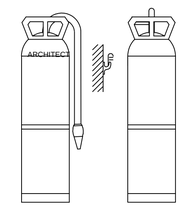
SITE CUM STILT FLOOR PLAN

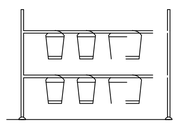


TYPICAL FIRST, SECOND & THIRD FLOOR PLAN



TERRACE FLOOR PLAN

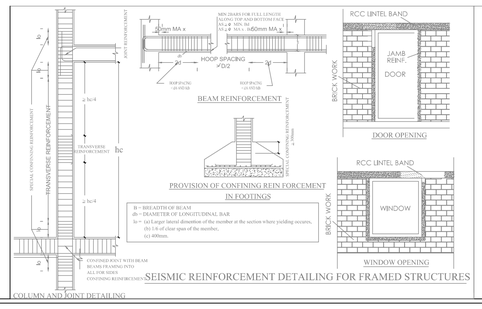


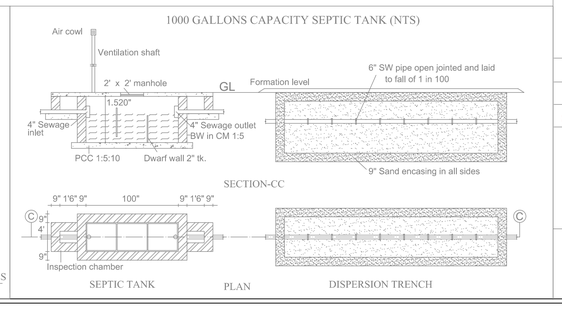


SAND BUCKET

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.





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.