Verified RealEstate™

REFERENCE
SWP/BPA/801116/2026

ISSUED
02 September 2026

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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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL OFFICE CUM RESIDENTIAL BUILDING IN TS.NO.1519, BLOCK NO.42, WARD NO.K, SANGANOOR VILLAGE, COIMBATORE CORPORATION / DISTRICT.

APPLICATION NO.SWP/BPA/801116/2026/TCP

SCALE:- 1" = 8' (or) 1 : 100

N

AREA DETAILS:-

AREA AS PER TSLR REPORT = 382.00 SQM

AREA AS PER TSLR SKETCH = 382.00 SQM

AREA OF PROPOSED CONSTRUCTION:-

FLOOR DETAILS	FSI (SQM)	NON FSI AREA (SQM)	TOTAL BUILTUP AREA (SQM)
GROUND FLOOR OFFICE	193.42	---	193.42
FIRST FLOOR RESIDENTIAL	61.61	---	61.61
TERRACE FLOOR		19.94	19.94
TOTAL	255.03	19.94	274.97

AREA OF SITE OPEN SPACE = 188.58 SQM

F.S.I = 255.03 / 382.00 (<=2.0) = 0.668

O.S.R REQUIRED = 38.20 SQM (10.00%)

* Amount will be paid equivalent to the guideline value for above OSR Area

JOINERY DETAILS:-

Description	SYM	In Metre
Rolling Shutter	RS	3.05 X 3.05
Door	MD	1.07 X 2.13
Door	D	0.91 X 2.13
Door	D1	0.76 X 2.13
Open	O	3.00 X 2.13
Window	W1	1.22 X 1.37
Kitchen Window	KW	1.22 X 0.76
Ventilator	V	0.76 x 0.76

PARKING REQUIREMENTS:-

Ground Floor Commercial Office Area = 173.48 Sqm

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

		Required	Provided
Car	-	2	3
Two Wheeler	-	7	7

Residential Use:-

* Floor area above 50 sq.m and upto 75 sq.m = 1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit.

Dwelling unit area Details:-

First Floor Room-1 = 63.03 Sqm = 1 Two wheeler

Totally 3 Cars + 8 Two Wheeler Required (same Provided)

Worker Details:- 3 Female and 2 Male Staff

COLOUR INDEX:-

Site boundary As per TSLR :

Existing Road :

Pro. Construction :

Pro. Drive way :

RWH Trench :

Online application No. : SWP/BPA/801116/2026

LP/CLPA No. : **511 /2026**

Planning Permission No. : **652 /2026**

NOTE:-

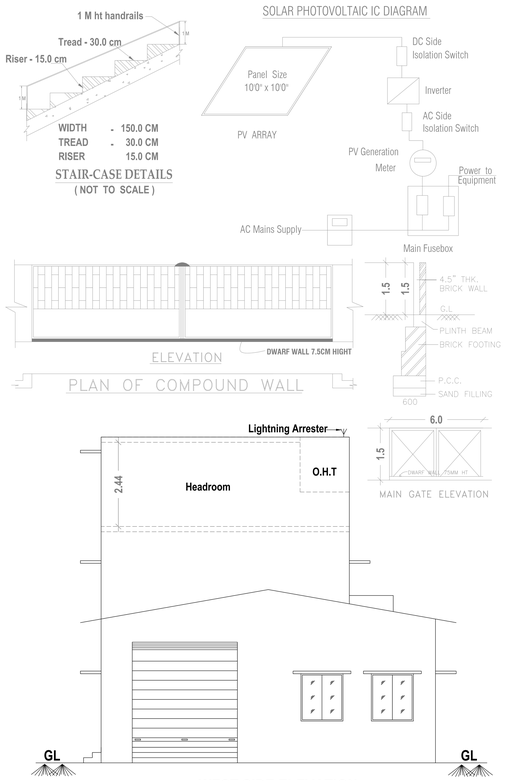
* All Measurements are in metre
* West side Compound Wall Provided upto 1.5m Ht. 3 Sides Exg. Compound wall Will be retained.
* Sump & Septic Tank Provided.
* Rainwater Percolation Trench Provided
* Lightning Arrester & Solar Panel Provided

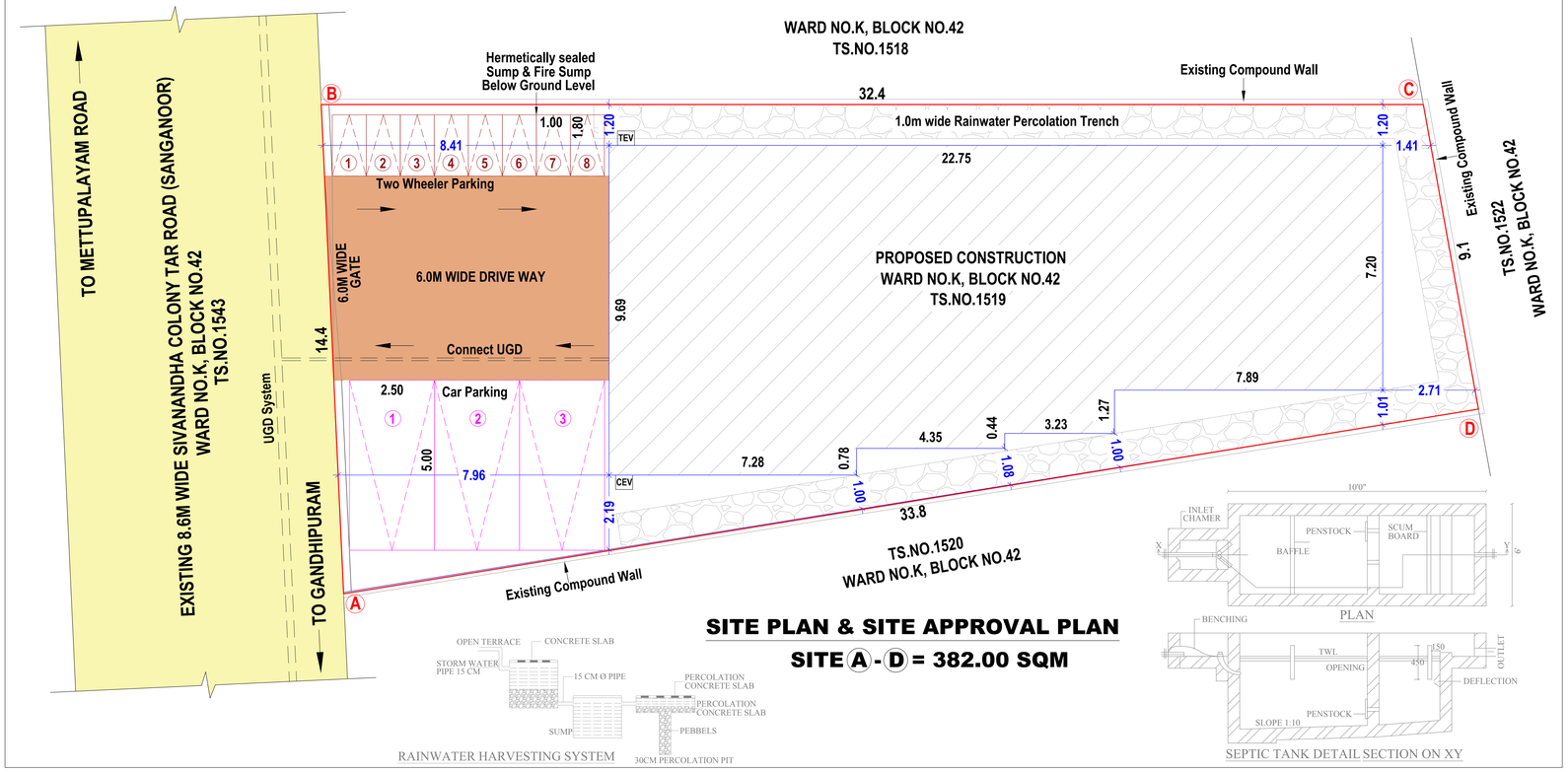
B. SENTHILKUMAR, M.E.(Structural)
Registered Construction Engineer
Coimbatore Reg. No: CE/019/2022
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255
CONSTRUCTION ENGINEER

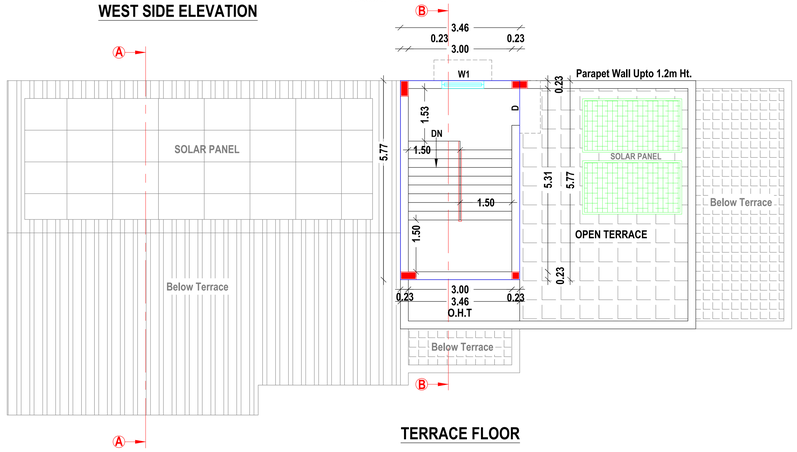
OWNER / APPLICANT

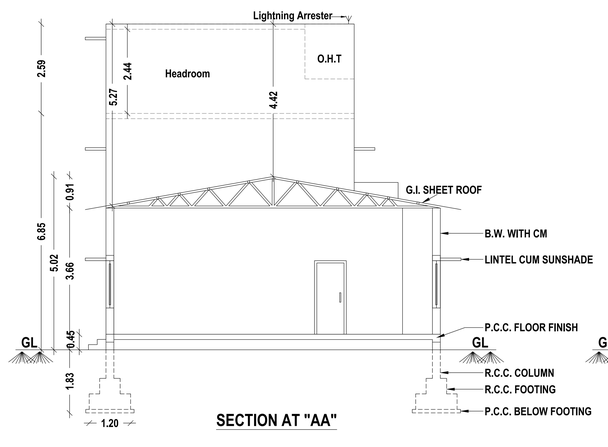
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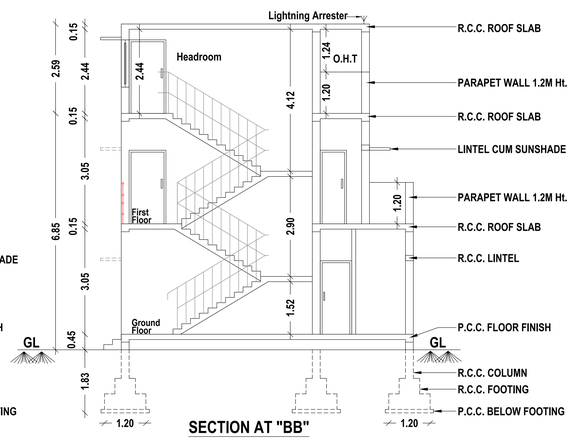
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STRUCTURAL ENGINEER

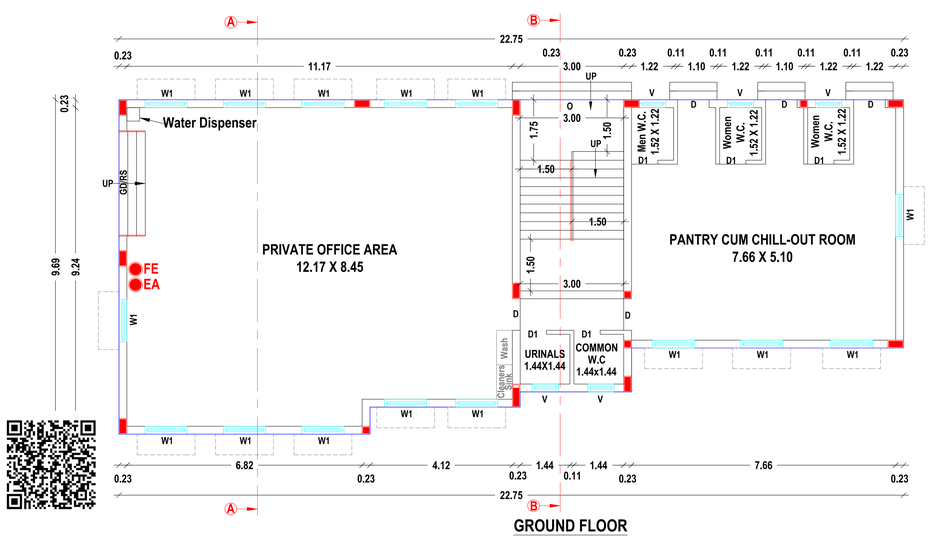


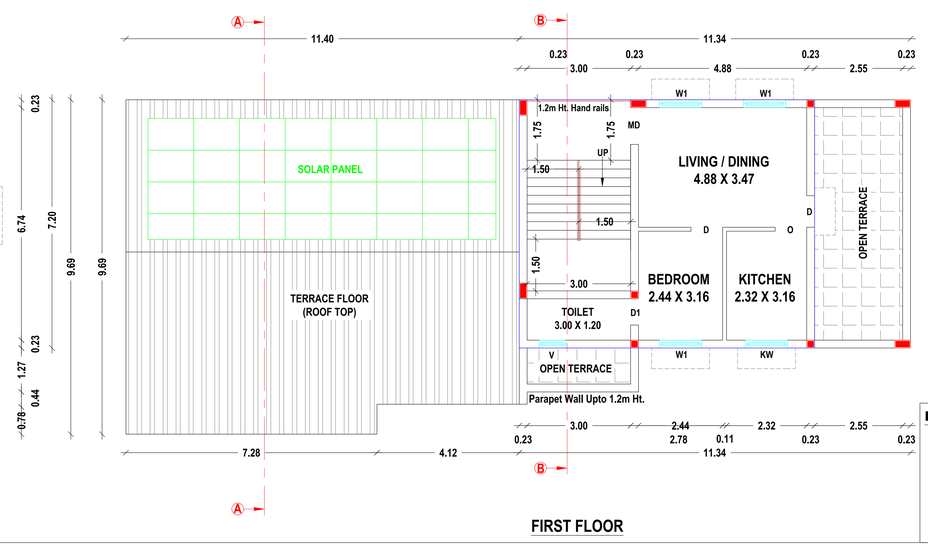












THE LANDLENS SUITE

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.