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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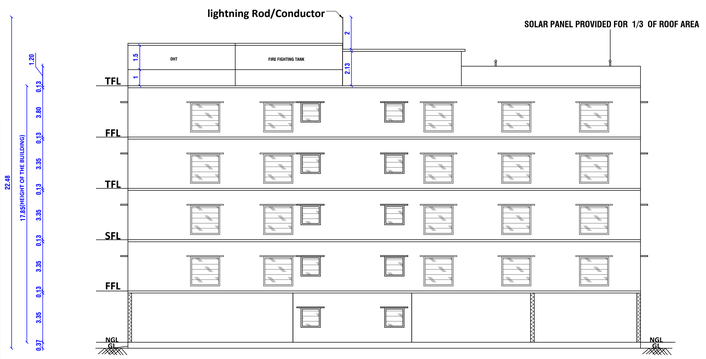
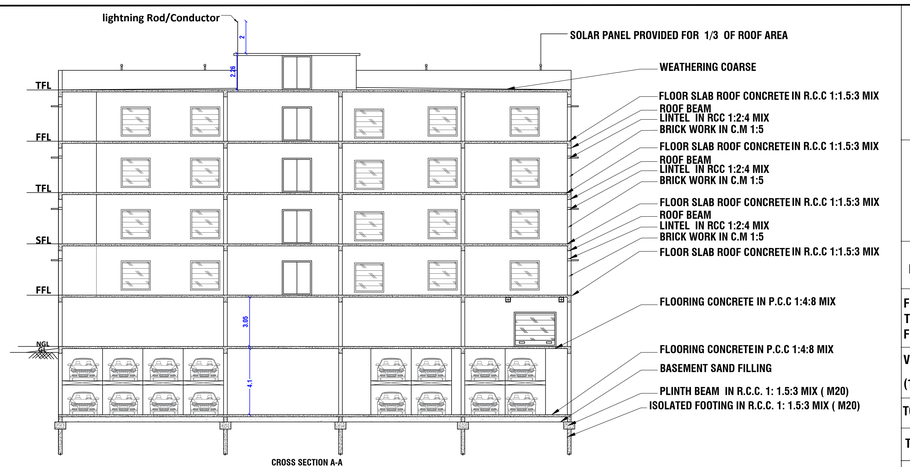
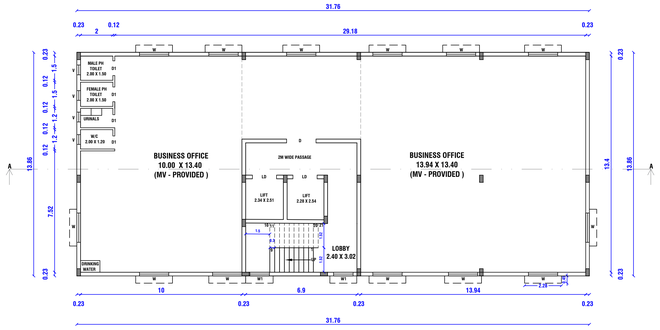
SCALE 1: 100





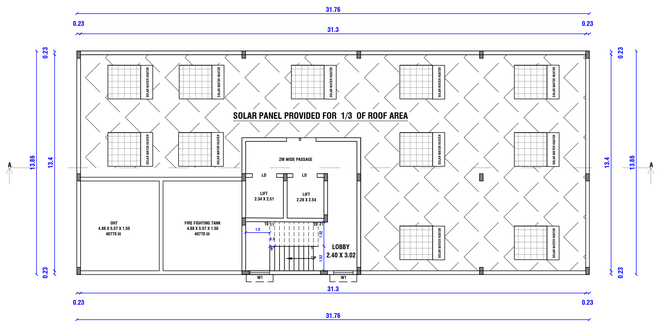
CROSS SECTION A-A

SOUTH SIDE ELEVATION



PRO. FIRST, SECOND, THIRD AND FOURTH FLOOR PLAN

(TYPICAL FLOOR PLAN)

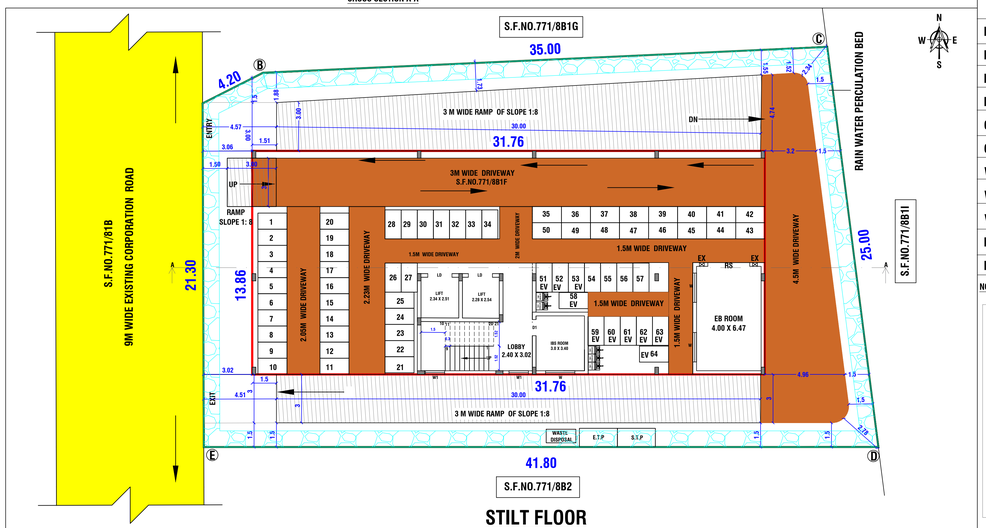


PRO. TERRACE FLOOR PLAN

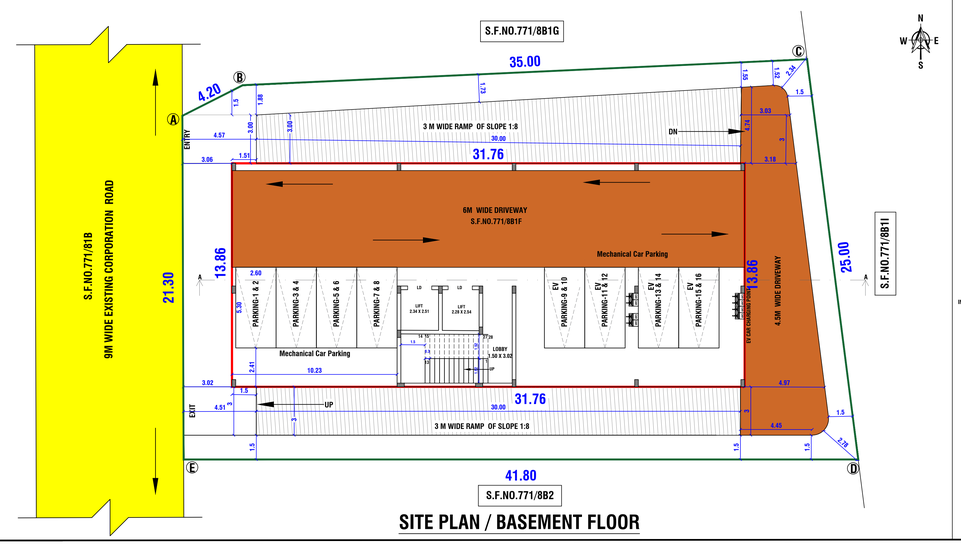
(TYPICAL FLOOR PLAN)

SANITARY DETAILS

DESCRIPTION	REQUIRED	PROVIDED
MALE		
URINALS = 07-20 PERSONS	02 NOS	08 NOS
PH TOILET	01 NOS	04 NOS
FEMALE		
PH TOILET	01 NOS	04 NOS
DRINKING WATER FOUNTAINS	03 NOS	04 NOS
COMMON TOILET		
W/C = 0-25 PERSONS	01 NOS	04 NOS



STILT FLOOR



SITE PLAN / BASEMENT FLOOR

APPLICATION NO:SWP/BPA/805688/2026

SITE APPROVAL L.P./CLPA No. 425/2026

PLANNING PERMISSION NO : 541/2026

PARKING CALCULATION FOR BUSINESS OFFICE AREA :-

1 TWO WHEELER FOR EVERY 25 SQ.MT OF FLOOR AREA

1 CAR FOR EVERY 100 SQ.MT OF FLOOR AREA

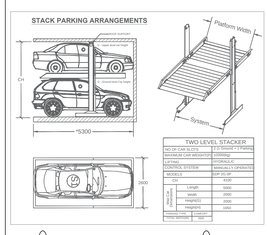
(75 % OF THE PARKING IS PROVIDED)

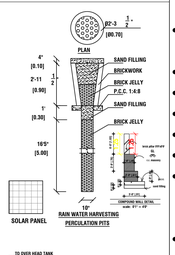
FLOOR NAME	TOTAL BUSINESS OFFICE	NO.OF CARS	NO.OF TWO WHEELER
FIRST, SECOND, THIRD&FOURTH FLOOR	1804.99	14	55
VISITORS PARKING (10% OF TOTAL PARKING)		2	8
TOTAL NO OF REQUIRED PARKING		16	63
TOTAL NO OF PROVIDED PARKING		8+8 NOS EV	54+10 NOS EV

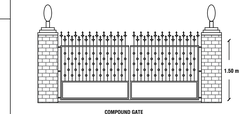
SCHEDULE OF JOINERIES:-

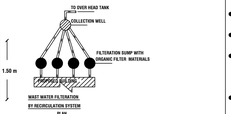
REFERENCE		IN METER
RS	ROLLING SHUTTER	3.00 X 2.13
D1	DOOR	1.00 X 2.13
LD	LIFT DOOR	1.52 X 2.13
O	OPENING	1.21 X 2.13
O1	OPENING	2.44 X 2.13
W	WINDOW	1.82 X 1.82
W1	WINDOW	1.21 X 1.21
V	VENTILATOR	1.00 X 0.61
FG	FIXED GLASS	1.21 X 2.13
EX	EXHAUSTED FAN	0.30 X 0.30

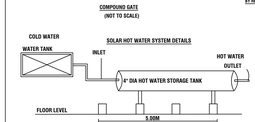
NOT SCALE

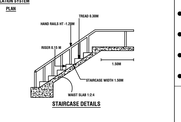


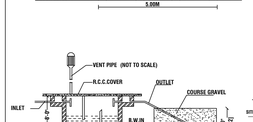


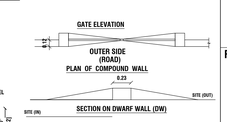


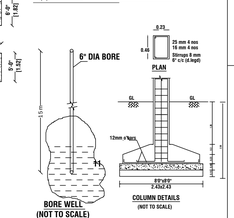












SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. ROOF "BUSINESS OFFICE" IN BASEMENT, STILT, FIRST, SECOND, THIRD AND FOURTH FLOORS IN S.F.NO.771/8B1F, AT KALLAPATTI EAST VILLAGE, COIMBATORE CITY MUNICIPAL CORPORATION, COIMBATORE NORTH TALUK AND COIMBATORE DISTRICT.

SITE AREA DETAILS	
AREA OF THE SITE AS PER PATTA	- 1052 SQMT
AREA OF THE SITE AS PER DOCUMENT	- 1053.18 SQMT
AREA OF THE SITE AS PER SITE	- 960.84 SQMT

BUILT UP AREA DETAILS

FLOOR CALCULATION BLOCK - 1	F.S.I. AREA in Sq.mt	NON F.S.I. AREA in Sq.mt	TOTAL BUILTUP AREA in Sq.mt
	BUSINESS OFFICE		
BASEMENT FLOOR	----	440.19	440.19
STILT FLOOR	44.23	395.96	440.19
FIRST FLOOR	440.19	----	440.19
SECOND FLOOR	440.19	----	440.19
THIRD FLOOR	440.19	----	440.19
FOURTH FLOOR	440.19	----	440.19
LIFT & HEAD ROOM AREA	----	62.41	62.41
TOTAL FLOOR	1804.99	909.60	2714.59

FSI = FLOOR SPACE INDEX

FSI = FSI AREA / TOTAL SITE AREA

FSI = 1804.99 / 960.84

= 1.87

PERCENTAGE OF SITE COVERAGE REFERENCE :-

= TOTAL AREA OF GF / SITE AREA X 100

= 440.19 / 960.84 X 100 = 45.81%

EXISTING ROAD SHOWN IN -

BOUNDARY SHOWN IN -

PRO.BUILDING SHOWN IN -

DRIVEWAY -

RAIN WATER PERCULATION BED -

NOTE:

- ALL DIMENSIONS ARE IN METER
- EXHAUST FAN/ FRESH AIR DUCT [MECHANICAL VENTILATION] TO BE PROVIDED
- STORM WATER DRAINAGE SYSTEM PROVIDED.
- RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED.
- BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDENING PURPOSE.
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
- FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
- FE- FIRE SAFETY MEASURES PROVIDED.
- FA- FIRE ALARM PROVIDED
- EMERGENCY ALARM PROVIDED.
- 1/3 rd AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO VOLTAIC PANELS
- LIGHTENING PROTECTION TO BE PROVIDED.
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
- SOLID WASTE DISPOSAL TUB TO BE PROVIDED.
- DRINKING WATER FACILITIES AS PER CORPORATION NORMS PROVIDED.
- INSTALLATION OF CCTV UNITS PROVIDED.
- SOLAR PANEL PROVIDED FOR 1/3 OF ROOF AREA
- MV - MECHANICALLY VENTILATION PROVIDED(FRESH AIR DUCT).
- EV CAR CHARGING POINT
- EV TWO WHEELER CHARGING POINT

APPLICANT:

P. SIVARAMAKUMAR, S/o PERIASAMY.

REGISTERED ENGINEER

Er.A.R.RAM PRASANTH B.E.AME.,
Registered Engineer
DTCP-Reg.no. RE/Gr-I/KRR/June2024/008
KCMC-Reg.no. 082/LS/2019/00002
No : 17, Senguntapuram First Cross,
KARUR - 639 002.
Mob : 96987 12221, office : 9698612221

REGISTERED STRUCTURAL ENGINEER

Er.S.ELAMATHI M.TECH (Struc)., AMIE. MISE
Dist. Panel Engineer Class1A(G1/16558/2017)
DTCP Regd.Structural Engineer Grade-1
Reg. No: RSE/Gr-1/004/KARUR/OCT/2024
Chief Exective,
COGIPRO DESIGN AND CONSTRUCTION
9/832/1, Rasi Nagar, Chinna Andankovil Road
Opp to Rasi Apartment. Karur 639 002.

REGISTERED CONSTRUCTION ENGINEER

Er.M.ARUNKUMAR B.E.,
Registered Construction Engineer
DTCP-Reg.no. RCE/001/KRR/JAN/2024
No : 17, Senguntapuram First Cross,
Behind Hotel Royal Grand, Karur- 2.
Mob : 98432 21499

REGISTERED GEOTECHNICAL ENGINEER

C.RAMAMOORTHY, M.E.
Registered Geotechnical Engineer
Reg No:RGTE DTCP/TRICHY/MAY2022/357.
No:7/263,F-19, Sennimalaipalayam,
Ganapathipalayam, Tirupur 641 605.
Ph:98940 26477/99522 73304.

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.