PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

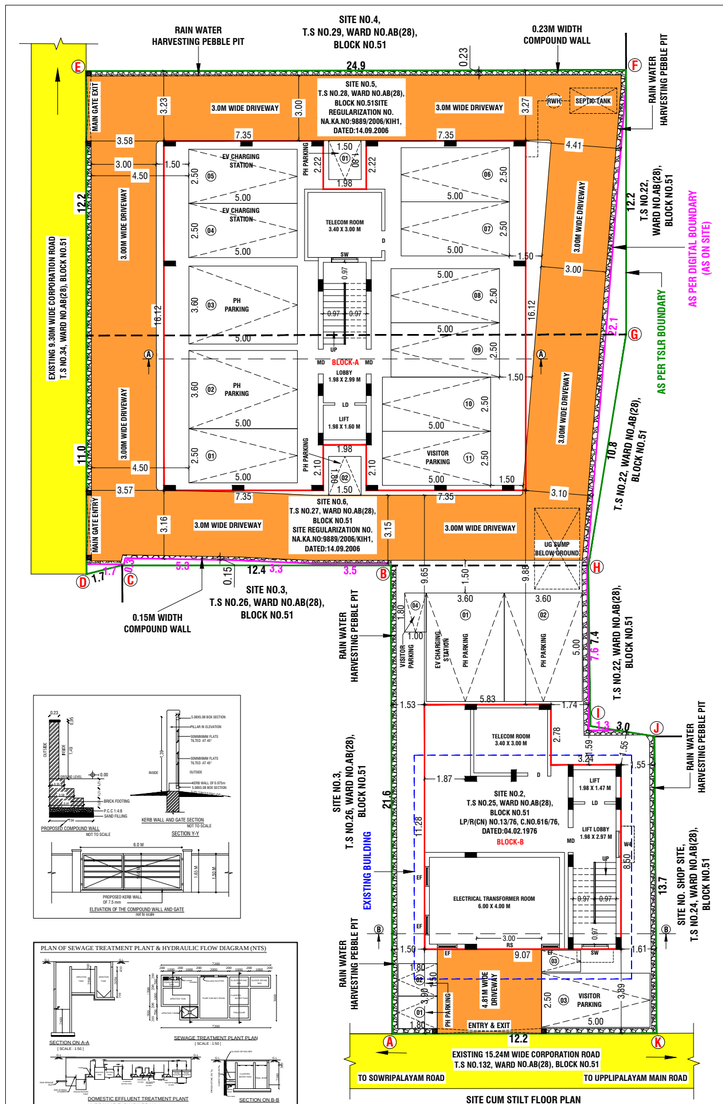
ISSUING AUTHORITY
DTCP

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

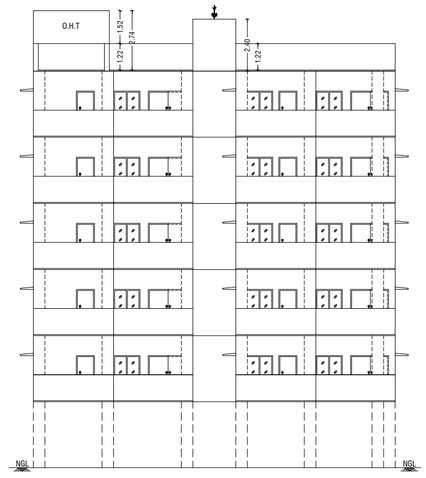
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

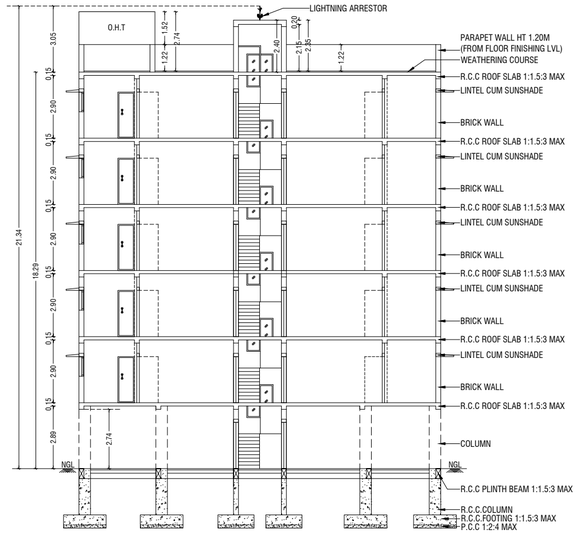
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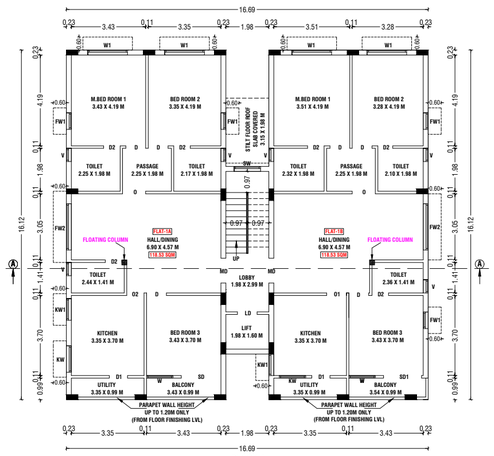
SITE CUM STILT FLOOR PLAN
(SCALE - 1:100)



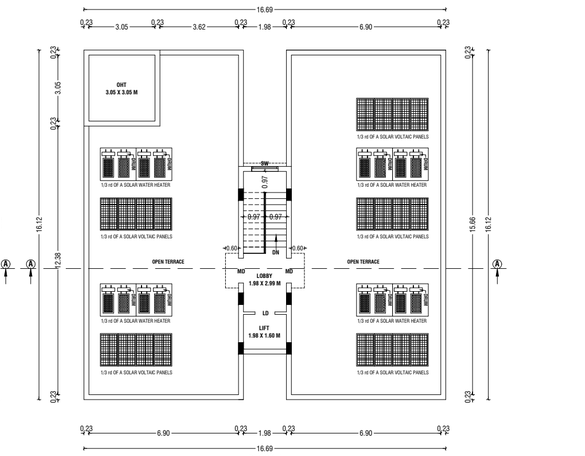
FRONT ELEVATION @ EAST SIDE VIEW



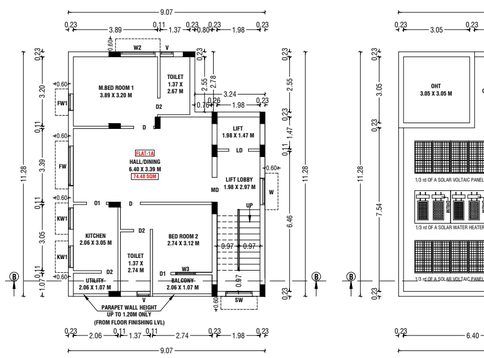
SECTION - AA @ WEST SIDE VIEW



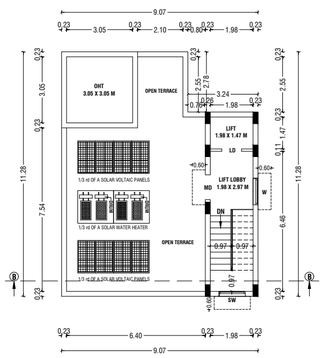
BLOCK-A
TYPICAL - FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN



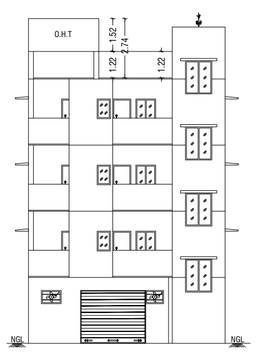
BLOCK-A
TERRACE FLOOR PLAN



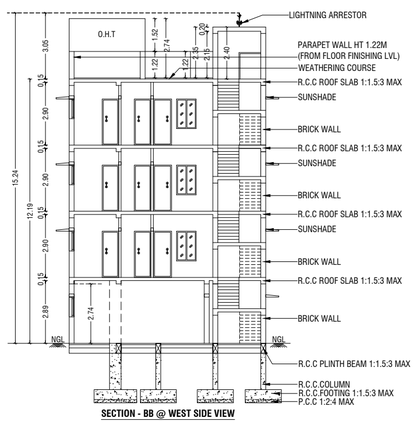
BLOCK-B
TYPICAL - FIRST, SECOND & THIRD FLOOR PLAN



BLOCK-B
TERRACE FLOOR PLAN

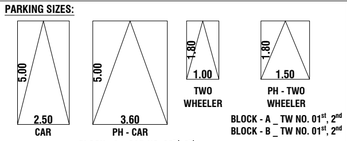


FRONT ELEVATION @ EAST SIDE VIEW



SECTION - BB @ WEST SIDE VIEW

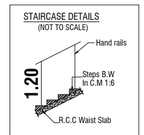
PARKING SIZES:



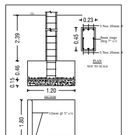
BLOCK - A _ CAR NO. 02nd, 3rd
BLOCK - B _ CAR NO. 01st, 2nd

BLOCK - A _ TW NO. 01st, 2nd
BLOCK - B _ TW NO. 01st, 2nd

STAIRCASE DETAILS
(NOT TO SCALE)



WIDTH : 0.97
TREAD : 0.28
RISE : 0.16



FIRE EXTINGUISHER : FE

EMERGENCY ALARM : EA

NOTE:-

* ALL DIMENSIONS ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* MV-MECHANICAL VENTILATION PROVIDED.
* EF - EXHAUST FAN PROVIDED FOR ELECTRICAL ROOM.

AREA DETAILS:-

S.NO	DESCRIPTION	AS PER DOCUMENT		AS PER TSLR	
		SQM	ACRE	SQM	ACRE
01	SITE NO.2, T.S NO.25, WARD NO.AB(28), BLOCK NO.51 LP/R(CN) NO: 13/76, C.NO: 616/76, DATED: 04.02.1976	236.90	0.058	238.00	0.058
02	SITE NO.5, T.S NO.28, WARD NO.AB(28), BLOCK NO.51 SITE REGULARIZATION NO: NA.KA.NO:9889/2006/KIH1, DATED: 14.09.2006	298.22	0.074	299.00	0.074
03	SITE NO.6, T.S NO.27, WARD NO.AB(28), BLOCK NO.51 SITE REGULARIZATION NO: NA.KA.NO:9889/2006/KIH1, DATED:14.09.2006	259.20	0.064	258.00	0.064
	TOTAL AREA	794.32	0.196	795.00	0.197

PARKING & DWELLING AREA DESCRIPTION:- (BLOCK-A)

S.NO & FLOOR NAME		01		02		03		04		05		TOTAL
		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		
DWELLING NO'S & AREA SQM		1A	1B	2A	2B	3A	3B	4A	4B	5A	5B	10 FLAT
		118.53	118.53	118.53	118.53	118.53	118.53	118.53	118.53	118.53	118.53	1185.30
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	10
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	01										01
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	11
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	01										

PARKING & DWELLING AREA DESCRIPTION:- (BLOCK-B)

S.NO & FLOOR NAME		01	02	03	TOTAL
		FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	
DWELLING NO'S & AREA SQM		1A	2A	3A	03 FLAT
		74.48	74.48	74.48	223.44
NO'S OF PARKING REQUIRED	CAR	01		01	02
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	01			01
NO'S OF PARKING PROVIDED	CAR	01		01	03
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	01			
NO'S OF PARKING REQUIRED	TW	01	01	01	03
NO'S OF 10% VISITOR PARKING REQUIRED	TW	01			01
NO'S OF PARKING PROVIDED	TW	01	01	01	04
NO'S OF 10% VISITOR PARKING PROVIDED	TW	01			

ONLINE APPLICATION NO : SWP/BPA/807096/2026
SWP / SITE APPROVAL : L.P / CLPA NO : 415/2026
SWP / PLANNING PERMISSION NO : 527/2026

COLOUR INDEX:-

BOUNDARY OF THE SITE	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
PROPOSED DRIVEWAY	:
AS PER FILED BOUNDARY	:

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	3.00 X 2.44
MD	DOOR	1.14 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
D2	DOOR	0.84 X 2.13
LD	LIFT DOOR	0.91 X 2.13
O	OPEN	1.07 X 2.13
O1	OPEN	0.91 X 2.13
O2	OPEN	0.80 X 2.13
W	WINDOW	1.22 X 1.52
W1	WINDOW	1.83 X 1.52
W2	WINDOW	1.60 X 1.52
W3	WINDOW	0.91 X 1.52
FW	FRENCH WINDOW	1.83 X 1.83
FW1	FRENCH WINDOW	0.76 X 1.83
FW2	FRENCH WINDOW	2.13 X 1.83
SW	STAIRCASE WINDOW	1.22 X 1.37
KW	KITCHEN WINDOW	1.22 X 1.37
KW1	KITCHEN WINDOW	0.99 X 1.07
V	VENTILATOR	0.61 X 0.91

SITE AND DETAILS BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT (13 DWELLINGS UNIT) BUILDING IN OLD S.F NOS. 451/1 & 461/2, SITE NOS.2, 5 & 6, NEW T.S NOS.25, 27 & 28, WARD NO.AB(28)-SOWRIPALAYAM, BLOCK NO.51 AT RAMANATHAPURAM VILLAGE, COIMBATORE SOUTH TALUK / EAST ZONE, COIMBATORE CORPORATION / DISTRICT.

SCALE :- 1:200
RESIDENTIAL APARTMENT BUILDING

N

ONLINE APPLICATION NO: SWP/BPA/807096/2026

APPLICANT NAME: M/s.INDIA BUILDERS (CHENNAI) LIMITED, Mr.P.HARI KUMAR DEV (POWER AGENT) & FOUR OTHERS

NOTE :-

MASTER PLAN 2041 LAND USE
SOWRIPALAYAM VILLAGE - RESIDENTIAL USE

AREA DETAILS:-

		IN SQM	IN ACRE
AREA OF SITE AS PER TSLR EXTRACT	=	795.00 Sqm	0.196 Acre
AREA OF SITE AS PER DOCUMENT	=	794.32 Sqm	0.196 Acre

PROPOSED BUILDING AREA DETAILS:- (BLOCK-A)

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	-	260.43	260.43
2	FIRST FLOOR	254.19	-	254.19
3	SECOND FLOOR	254.19	-	254.19
4	THIRD FLOOR	254.19	-	254.19
5	FOURTH FLOOR	254.19	-	254.19
6	FIFTH FLOOR	254.19	-	254.19
7	TERRACE FLOOR	-	33.38	33.38
	TOTAL AREA	1270.95	293.81	1564.76

PROPOSED BUILDING AREA DETAILS:- (BLOCK-B)

S.No	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	28.78	64.48	93.26
2	FIRST FLOOR	93.26	-	93.26
3	SECOND FLOOR	93.26	-	93.26
4	THIRD FLOOR	93.26	-	93.26
5	TERRACE FLOOR	-	33.00	33.00
	TOTAL AREA	308.56	97.48	406.04
	GRAND TOTAL (BLOCK-A & B)	1579.51	391.29	1970.80

F.S.I CALCULATION AS PATTA AREA:-

F.S.I (1579.51 / 794.32) = 1.988 < 2.00 [MAX. PERMISSIBLE FSI]

BUILDING HEIGHT:-

BUILDING HEIGHT = 18.29 Mt

PARKING DETAILS :-	REQUIRED 10% PH (incl)	10% VISITOR REQUIRED	PROVIDED
NO OF TOTAL CAR PARKING (BLOCK-A)	10 NOS	01 NOS	11 NOS
NO OF TOTAL CAR PARKING (BLOCK-B)	02 NOS	01 NOS	03 NOS
NO OF TOTAL TW PARKING (BLOCK-A)	02 NOS	NA	02 NOS
NO OF TOTAL TW PARKING (BLOCK-B)	03 NOS	01 NOS	04 NOS

22/06/26
N. RAGGUL M.E.
Registered Geo Technical Engineer,
GTE / 001 / 2021
District Town & Country Planning Office,
COIMBATORE.
REGISTERED GEOTECH ENGINEER

22/06/26
Er.S.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg.No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9944774799
REGISTERED CONSTRUCTION ENGINEER

22/06/26
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9655008064
REGISTERED STRUCTURAL ENGINEER

22/06/26
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED ENGINEER Grade-II,
Reg.No:DTCP/NAMAKKAL/RE-II/003/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar, Ganapathy, Coimbatore - 641 006. Phone : 9655008064
REGISTERED ENGINEER / ARCHITECT

For India Builders (Chennai) Limited
General Manager
OWNER / 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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.