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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OMR Thoraipakkam,
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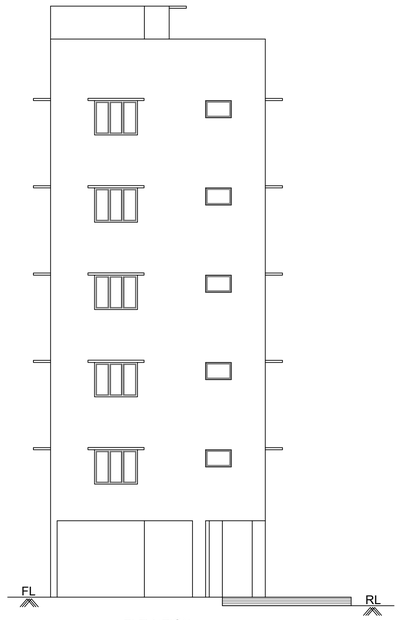
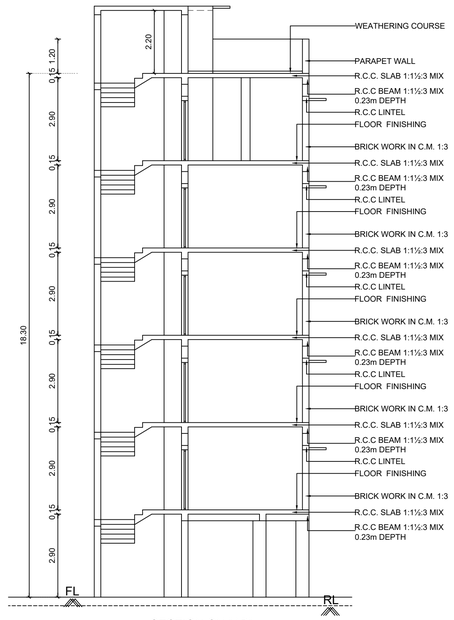
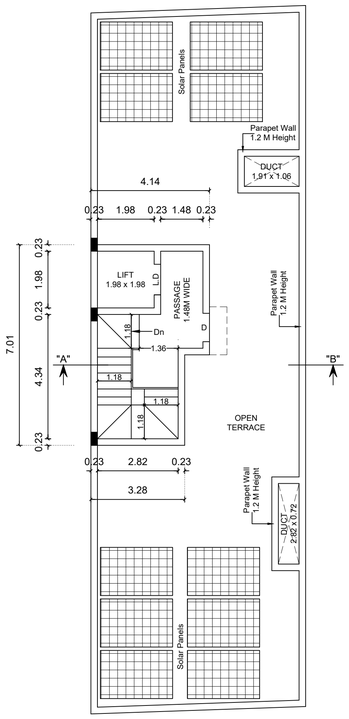


ELEVATION

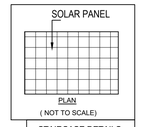


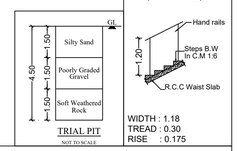
SECTION ON "AB"

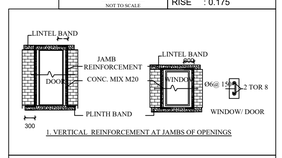


TERRACE FLOOR PLAN

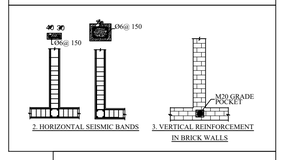
PROPOSED BUILDING DWELLING AREA DETAILS			
S.No.	FLOOR	DWELLING NO. & AREA IN SQ.M.	
1	FIRST FLOOR	A	73.75
		B	83.14
2	SECOND FLOOR	A	73.75
		B	83.14
3	THIRD FLOOR	A	73.75
		B	83.14
4	FOURTH FLOOR	A	73.75
		B	83.14
5	FIFTH FLOOR	A	155.89

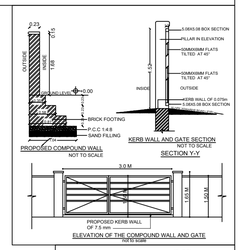


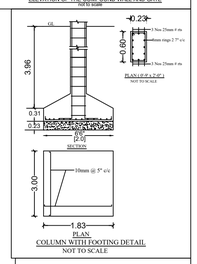


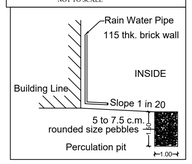


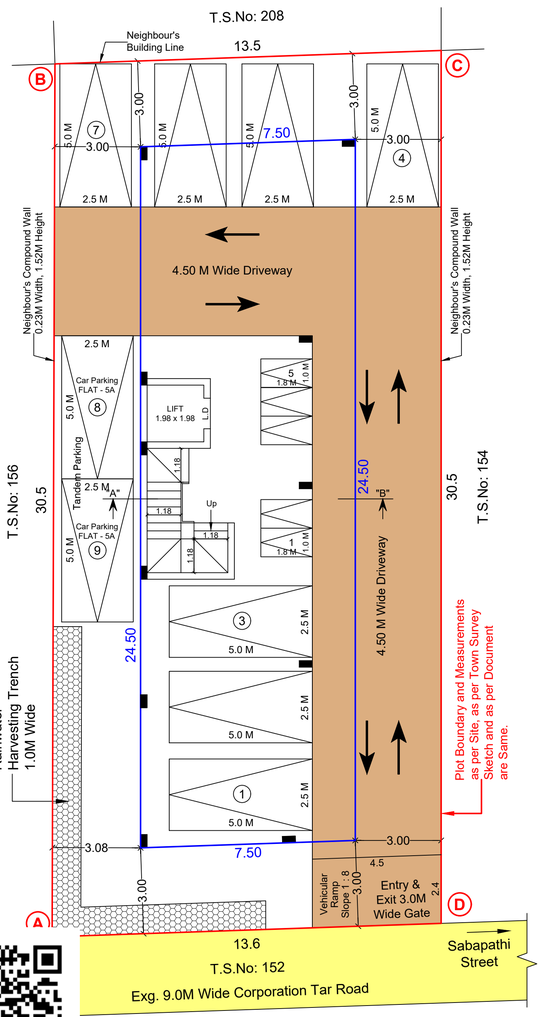
1. VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS



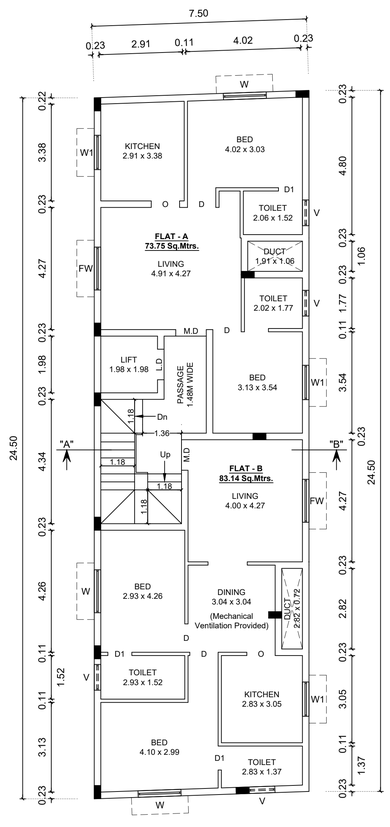




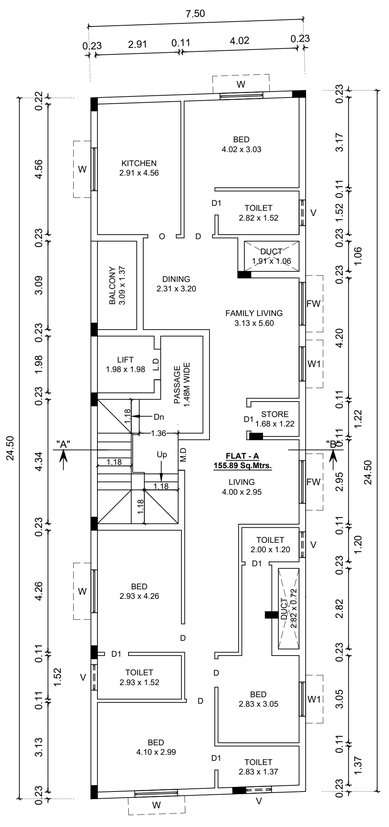




SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN - FIRST, SECOND, THIRD & FOURTH FLOOR



FIFTH FLOOR PLAN

Special Condition:
The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

PARKING DETAILS:-					
DWELLING AREA	No. Of Dwellings	No. Of Two Wheelers		No. Of Cars	
		Reqd. Including	Provd. Including	Reqd. Including	Provd. Including
Below 75 Sq.Mtrs	4	4	4	2	2
Above 75 Sq.Mtrs upto 150 Sq.Mtrs	4	-	-	4	4
Above 150 Sq.Mtrs upto 225 Sq.Mtrs	1	-	-	2	2
Visitor's Parking 10%	-	1	1	1	1
Total No. Of Parkings	-	5	5	9	9

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN WARD NO: Q(17), BLOCK No: 5, T.S.No: 155, OLD S.F.No: 322 PT, SITE No: 16, SANGANUR VILLAGE, WEST ZONE, COIMBATORE CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE 1 : 100
ONLINE APPLICATION NO : SWP/BPA/810095/2026

REFERENCE:-
- SITE BOUNDARY
- EXISTING ROAD
- DRIVEWAY
- PROPOSED BUILDING

N

AREA DETAILS :-

DESCRIPTION	SQ.M.
SITE AREA AS PER DOCUMENT	408.77
SITE AREA AS PER TSS	413.00
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT	

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQ.M.)	NON F.S.I AREA (SQ.M.)	TOTAL (SQ.M.)
1)	STILT FLOOR AREA	-	183.74	183.74
2)	FIRST FLOOR AREA	179.68	4.06	183.74
3)	SECOND FLOOR AREA	179.68	4.06	183.74
4)	THIRD FLOOR AREA	179.68	4.06	183.74
5)	FOURTH FLOOR AREA	179.68	4.06	183.74
6)	FIFTH FLOOR AREA	179.68	4.06	183.74
7)	HEAD ROOM AREA	-	22.91	22.91
	TOTAL BUILTUP AREA	898.40	226.95	1125.35

FSI = 898.40 / 408.77 = 2.198
PREMIUM FSI = 2.198 - 2.000 = 0.198
TOTAL NO. OF DWELLINGS = 9

JOINERY DETAILS:-

		Metre
M.D	MAIN DOOR	1.07 x 2.10
D	DOOR	0.99 x 2.10
D1	DOOR	0.84 x 2.10
L.D	LIFT DOOR	0.91 x 2.10
O	OPEN	0.99 x 2.10
FW	FRENCH WINDOW	1.50 x 1.80
W	WINDOW	1.50 x 1.20
W1	WINDOW	1.20 x 1.20
V	VENTILATOR	0.90 x 0.60

Master Plan Land Use - Residential

PROFESSIONAL DETAILS BASED ON FORM C

APPLICANT	1.Mr. K.P. Prabhakar 2.Mr. Prabhakar Rajeshkumar 3.Mr. Rameshkumar Prabhakar 4.Mr. Rakesh Menon Prabhakar	1. 09/04/2026 2. 09/04/2026 3. 09/04/2026 4. 09/04/2026
REGISTERED ENGINEER	Er. A.WALTER JEFF MAX (CBE DTCP/RE/GR-II/02/2021)	09/04/2026
REGISTERED STRUCTURAL ENGINEER	Er. J. MANOJ KUMAR (CBE DT/SE/GR-I/35/2025)	09/04/2026
REGISTERED CONSTRUCTION ENGINEER	Er. N.DEEPAK (CBE DTCP/CE/032/2024)	09/04/2026
REGISTERED GEOTECHNICAL ENGINEER	Er. P.MOHANKUMAR (CBE LPA/GTE/008/2024)	09/04/2026

LP/CLPA No : 236/2026

PLANNING PERMISSION No : 301/2026

(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.

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.