PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

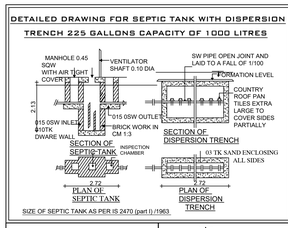
ISSUING AUTHORITY
DTCP

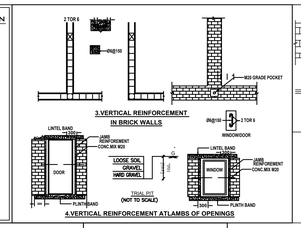
The approval as the planning authority issued it, reproduced in full behind this page.

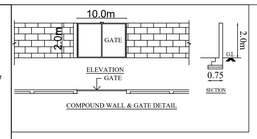
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

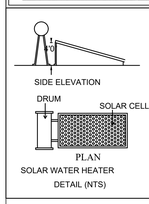
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

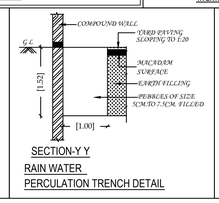
hello@verified.realestate
+91 9996 12 9996
verified.realestate

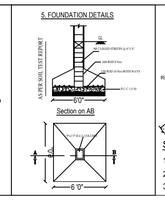


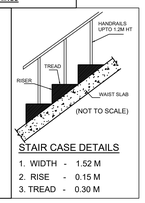






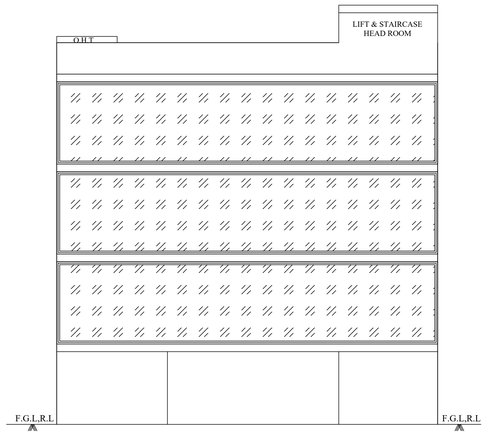




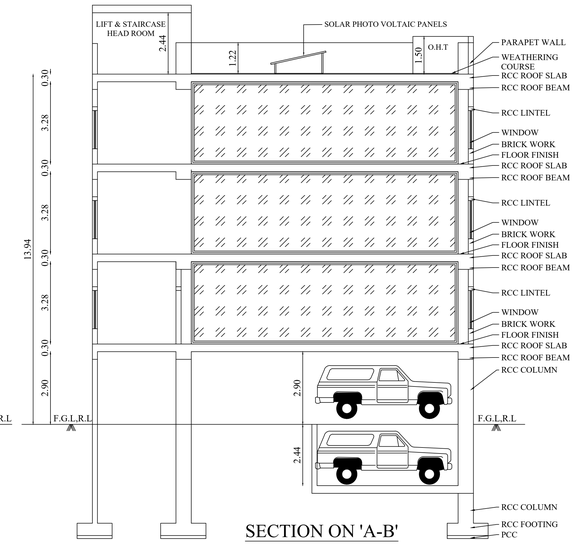


Applicant Name : Mrs.T.R.K.SARASUWATHI
Online Application No : SWP/BPA/810408/2026
Site Boundary Shown as "A to F"

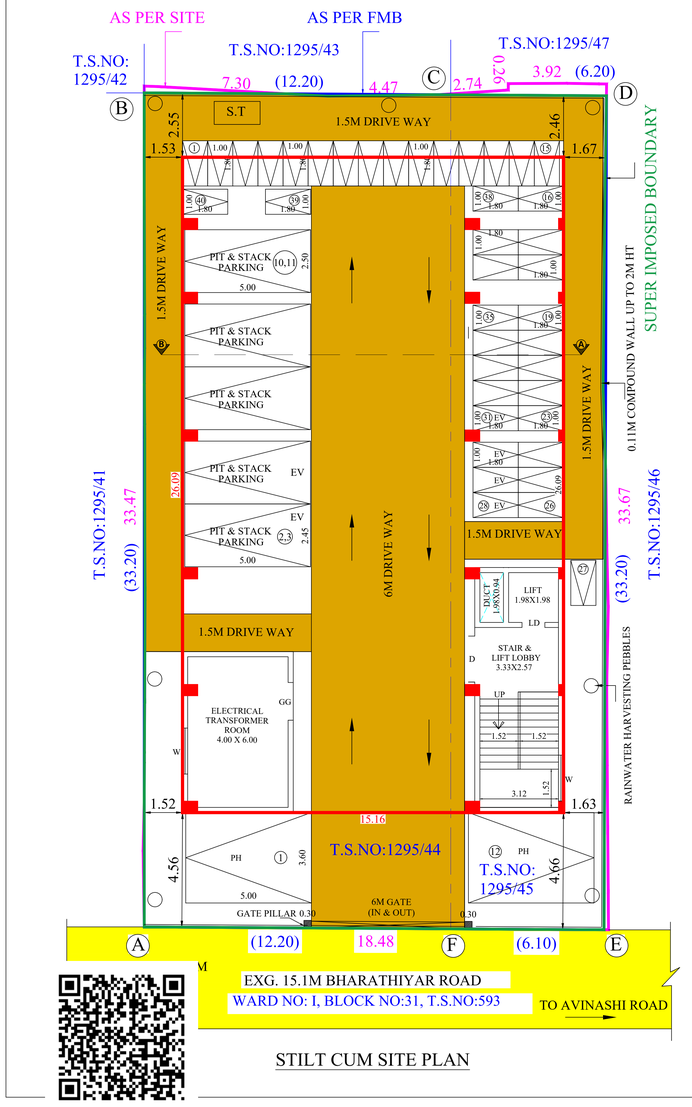
LP/CLPA No : 403/2026
Planning Permission No : 512/2026



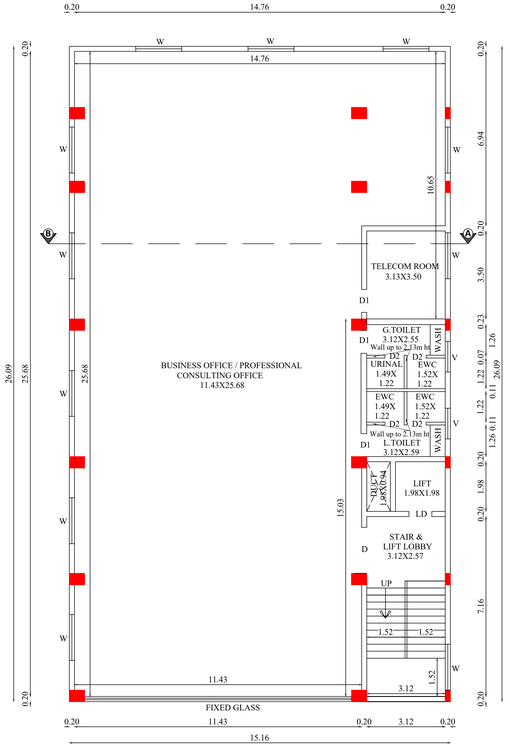
FRONT ELEVATION



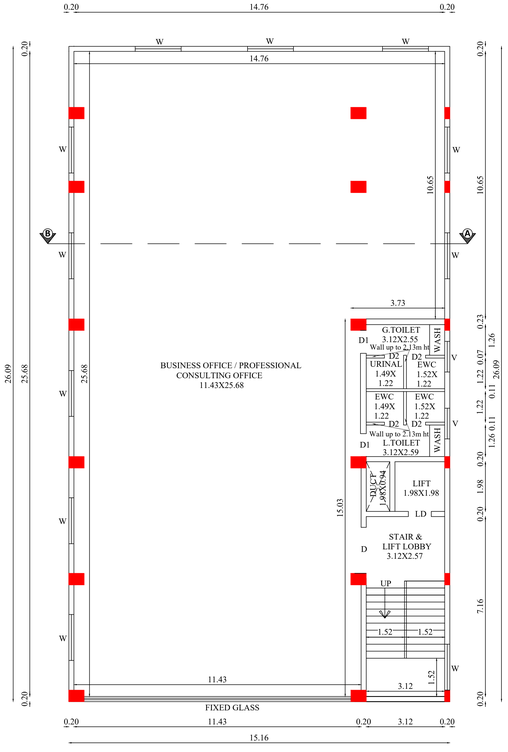
SECTION ON 'A-B'



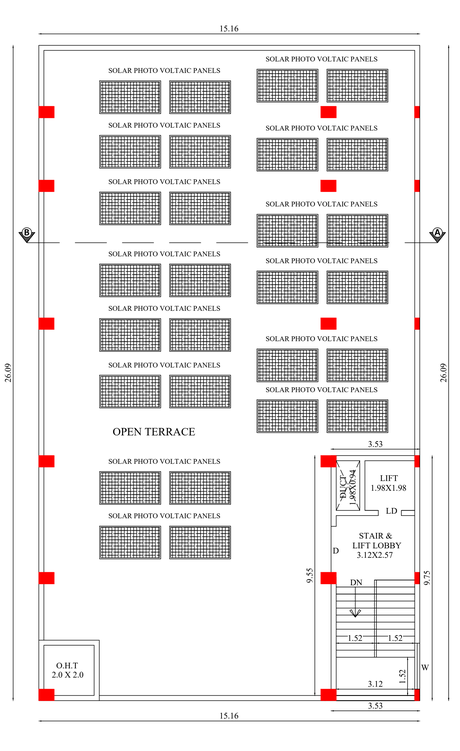
STILT CUM SITE PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
(SECOND & THIRD FLOOR)



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE / PROFESSIONAL CONSULTING OFFICE BUILDING IN WARD NO : K, BLOCK NO : 37, T.S.NO : 1295/44 & 1295/45 AT SANGANOOR VILLAGE, CENTRAL ZONE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

MASTER PLAN 2041 USE - COMMERCIAL

North

Scale 1 : 100

AREA DETAILS:

S.NO:	T.S.NO:	AREA in Sqm
1.	1295/44	405.00
2.	1295/45	203.00
	TOTAL	608.00

AS PER TSLR : 608.00 Sqm
AS PER DOCUMENT : 611.77 Sqm

AREA OF THE SITE : 608.00 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Buildup Area (in Sqm)
STILT FLOOR	28.23	367.30	395.53
FIRST FLOOR	393.69	-	393.69
SECOND FLOOR	393.69	-	393.69
THIRD FLOOR	393.69	-	393.69
HEAD ROOM	-	31.94	31.94
TOTAL	1209.30	399.24	1608.54

FLOOR SPACE INDEX = $\frac{1209.30}{608.00}$ = 1.989 < 2.00

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
D	DOOR	1.83 X 2.40
D1	DOOR 1	0.91 X 2.40
D2	DOOR 2	0.76 X 2.13
LD	LIFT DOOR	0.91 X 2.40
W	WINDOW	1.83 X 1.53
V	VENTILATOR	0.60 X 0.91

All metric dimensions are in metre

FIRE HOSE REEL
FIRE EXTINGUISHER

PARKING DETAILS
Total Office Area = 1181.07 Sqm
1181.07 x 75% = 885.80 Sqm

	TWO WHEELER PARKING		CAR PARKING	
	Required	Provided	Required	Provided
Every 100 Sqm 1 Car	-	40	09	12
Every 25 Sqm 1 Two Wheeler	36		-	
	36		09	
TOTAL	40 (36x10%)		10 (9x10%)	

(PHYSICALLY HANDICAPPED PARKING INCLUDED)

Note:
Site Boundary (A,B,C...& F)
Proposed Building
Existing Road

R.N. KRISHNAKUMAR, M.Arch., CA/2015/73097
Coimbatore District/CE/07/2025
GK ASSOCIATES
No.603, 100 Feet Road, Gandhipuram, Coimbatore - 641 012.
Ph : 0422-4220046, Mob: 99442-11111

Architect

KOVAIVANATHAN B.E.,M.E.,M.I.E.,M.I.Struct.
Coimbatore LPA/SE/GR-1/059/2024
Viswanathan Constructions Pvt Ltd
66-F, East Lokamanya Street
R.S. Puram, Coimbatore - 641 002.

Structural Engineer

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
3/350/2 Mettukuppam,
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.