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

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT, STILT, FIRST & SECOND FLOOR COMMERCIAL SHOP & PROFESSIONAL CONSULTING OFFICE BUILDING IN APPROVED LAYOUT L.P/R(CN). NO- 280/79 SHOP SITE (S.F. NOs:582/1A2, 587/1B2) & SITE NO-77 (S.F. NOs:582/1A1B, 587/1B1B) AND UNAPPROVED LAYOUT SITE NO-14 PART (S.F. NO: 582/3A2) AT KALAPATTI WEST VILLAGE, COIMBATORE NORTH TALUK & COIMBATORE DISTRICT.

COIMBATORE 2041 MASTERPLAN
LANDUSE - RESIDENTIAL USE ZONE

North

Scale 1 : 100

Online Application Number - SWP/BPA/812470/2026

APPROVAL DETAILS:

SWP/SITEAPPROVAL/DTCP/ LP / C.L.P.A No : 369 / 2026
SWP/DTCP/PLANNING PERMISSION NO : 471 / 2026

AREA DETAILS:

AREA AS PER DOCUMENT : 581.01 Sqm
AREA AS PER PATTA : 581.00 Sqm
AREA AS AT SITE : 589.31 Sqm

| FLOOR NAME | FSI (Sq.m) | NON FSI (Sq.m) | TOTAL AREA (Sq.m) |
|---|---|---|---|
| BASEMENT FLOOR | - - - - | 396.94 | 396.94 |
| STILT FLOOR | - - - - | 396.94 | 396.94 |
| FIRST FLOOR | 395.64 | 1.30 | 396.94 |
| SECOND FLOOR | 165.54 | 1.30 | 166.84 |
| TOTAL | 561.18 | 796.48 | 1357.66 |

FLOOR SPACE INDEX = 561.18 / 581.01 = 0.952

HEIGHT OF THE BUILDING = 12.65M

JOINERY DETAILS

| NAME | DESCRIPTION | SIZE |
|---|---|---|
| RS | ROLLING SHUTTER | 3.05 X 2.44 |
| RS-1 | ROLLING SHUTTER-1 | 3.00 X 2.44 |
| MD | MAIN DOOR | 1.52 X 2.44 |
| LD | LIFT DOOR | 1.00 X 2.44 |
| D | DOOR | 1.00 X 2.44 |
| D1 | DOOR 1 | 0.76 X 2.44 |
| W | WINDOW | 2.44 X 1.83 |
| V | VENTILATOR | 1.83 X 0.61 |
| V1 | VENTILATOR | 0.91 X 0.61 |
| EF | EXHAUST FAN | 0.61M DIA |

PARKING DETAILS

| | | TWO WHEELER PARKING | | CAR PARKING | |
|---|---|---|---|---|---|
| | | Required | Provided | Required | Provided |
| OFFICE Area : 167.24 Sqm | Every 100 Sqm 1 Car | - | 43 | 02 | 09 |
| | Every 25 Sqm 1 Two Wheeler | 07 | | - | |
| | VISITORS PARKING | 01 (07x10%) | | 01 (02x10%) | |
| SHOP Area : 393.94Sqm | Every 50 Sqm 1 Car excluding first 50 Sqm | - | | 06 (inc. PH) | |
| | Every 50 Sqm 1 T.W. excluding first 50 Sqm | 07 (inc. PH) | | - | |
| TOTAL | | 15 | | 09 | |

Note:
- Existing Road
- Proposed Building
- Site Boundary / Plot Boundary
- FMB Boundary
- Rain Water Harvesting

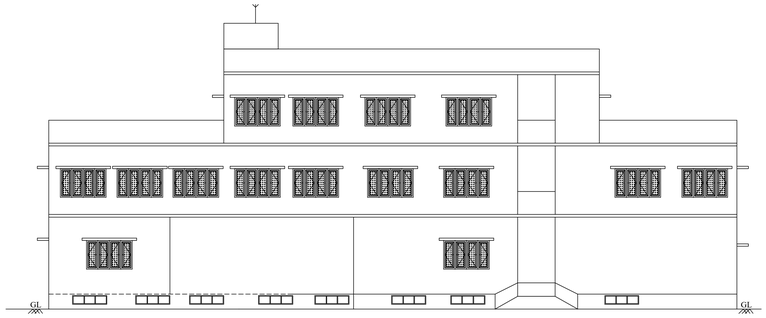
R.MAHESH Applicant

H.N. KRISHNAKUMAR, M.Arch., CA/2015/73097, Coimbatore District/CE/07/2025, GK ASSOCIATES, No.803, 100 Feet Road, Gandhipuram, Coimbatore - 641 012, Ph : 0422-4220046, Mob: 99442-11111
Construction Engineer

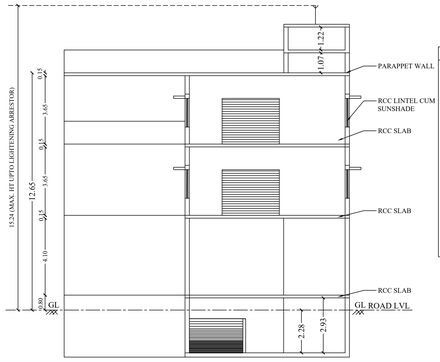
Er.S. KUMARAVEL M.E., Collector Panel Engineer Class IA L.No, 17/2020, Chartered Engineer M- 161124, Che. I PA/5/E/GB-II/2015 002, DESIGN ARCH, 95, Hope College, Peelamedu, Coimbatore-641004
Structural Engineer

MAHESH B.Arch, Architect & Interior Designers, CA Reg No :- CA/2019/74154, LPA Reg No :- Coimbatore/LPA-KA/GB-I/2861/065, Phone :- 9952333731, Email :- sixthsense@sixthsenarche.com
Architect

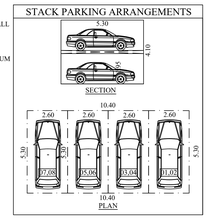
## ELEVATION




## SECTION ON C & D



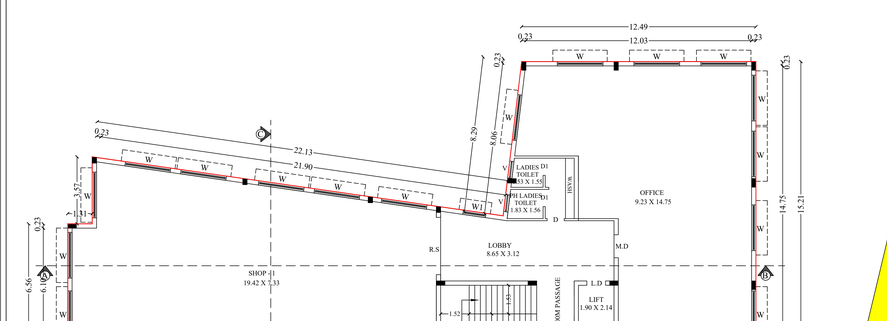

STACK PARKING ARRANGEMENTS



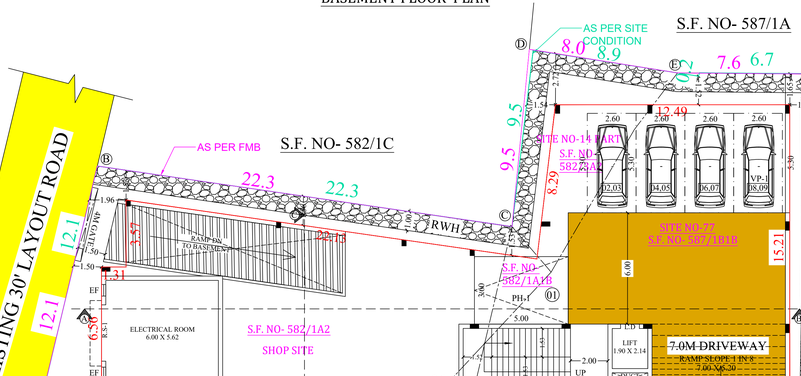

## AREA DETAILS:

| SL. NO | PLOT NO | S.F. NOs | EXTENT (Sqm) | APPROVAL DETAILS |
|---|---|---|---|---|
| 01 | SHOP SITE | 582/1A2 & 587/1B2 | 267.09 | LP/R(CN) NO: 280/79 |
| 02 | SITE NO-77 | 582/1A1B & 587/1B1B | 242.85 | LP/R(CN) NO: 280/79 |
| 03 | SITE NO-14 PART | 582/3A2 | 71.07 | UNAPPROVED SITE |
| | | TOTAL | 581.01 | |

## SECTION ON A & B




## TERRACE FLOOR PLAN




## SECOND FLOOR PLAN




## BASEMENT FLOOR PLAN




## FIRST FLOOR PLAN




## SITE PLAN / STILT FLOOR PLAN

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.