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
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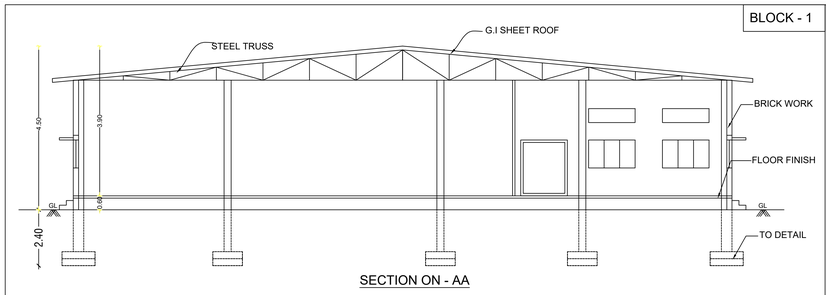
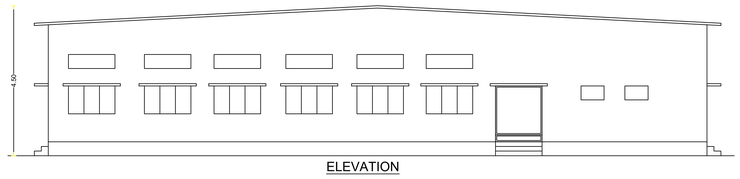
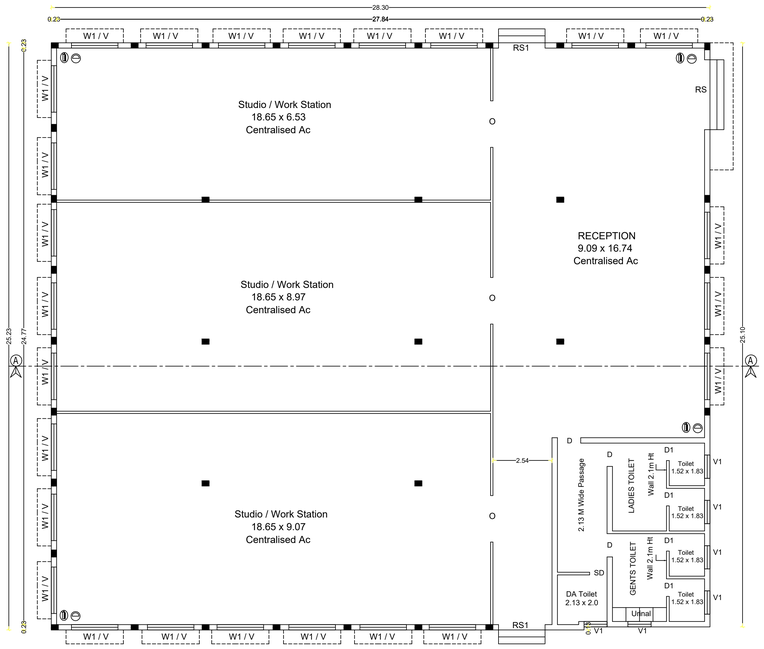
BLOCK - 1



SECTION ON - AA



ELEVATION

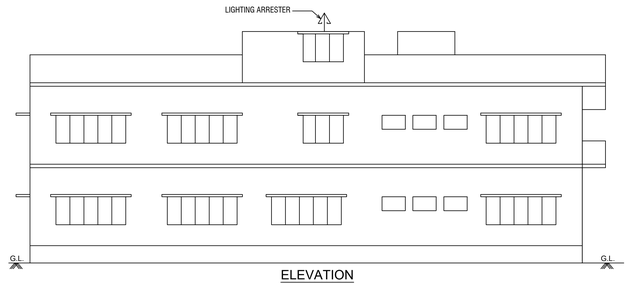


PLAN

ONLINE APPLICATION No. SWP/BPA/813739/2026
LP / CLPA . No - 388 / 2026
PLANNING PERMISSION No. 495 / 2026

e-signed
Joint Director / Member Secretary (I/C),
District Town and Country Planning office
Coimbatore District

BLOCK - 2



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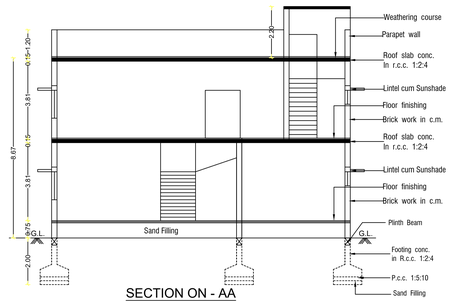

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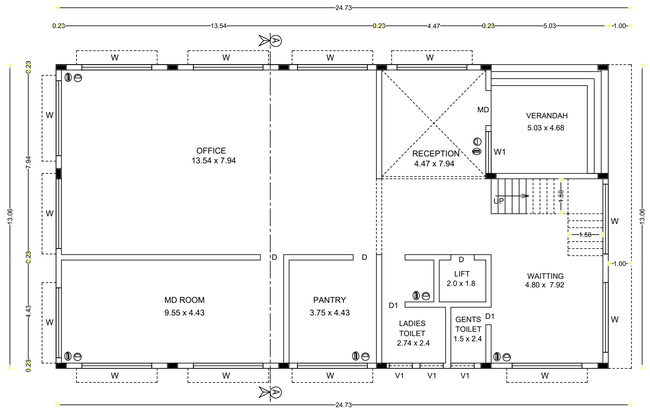
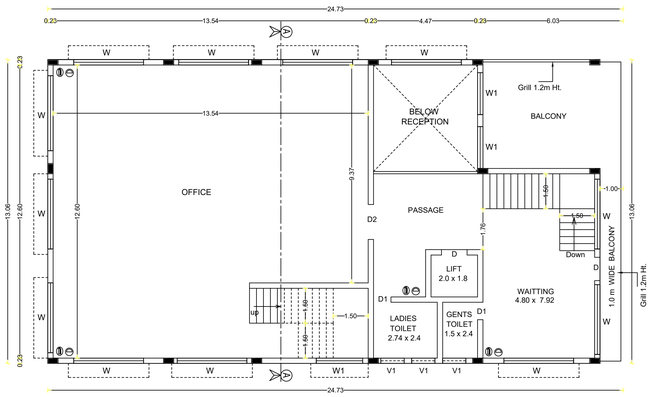
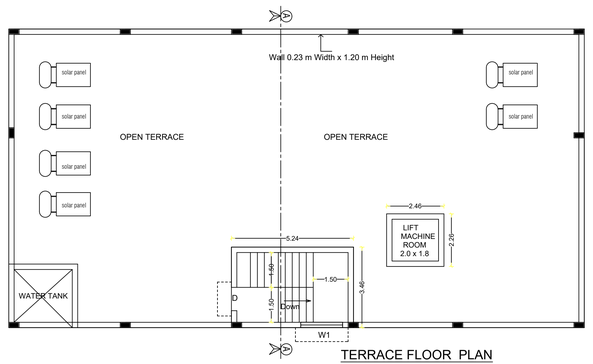


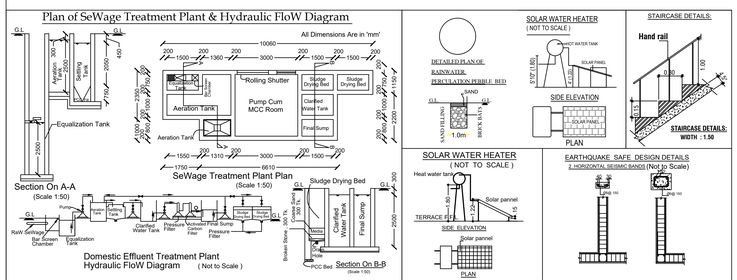
GROUND FLOOR PLAN

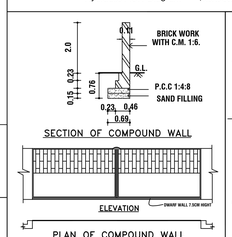


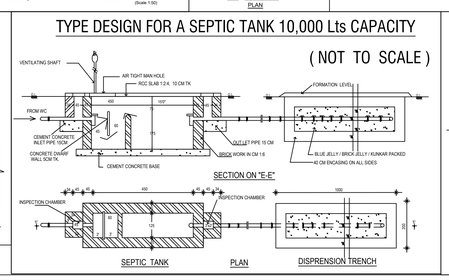
FIRST FLOOR PLAN

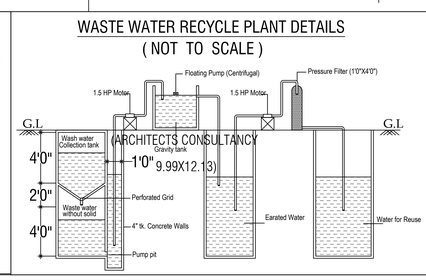


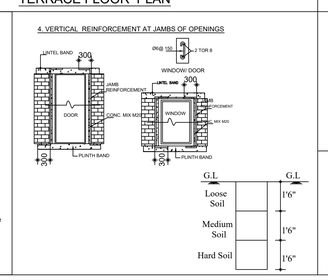
TERRACE FLOOR PLAN











SHEET No. 2 / 2

PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF GI SHEET ROOF & R.C.C. ROOF COMMERCIAL CONSULTING OFFICE BUILDING IN S.F. No. 562 / 1B6B1B1 & 562 / 1B7B2A, OF SARKARSAMAKULAM VILLAGE & TOWN PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

Master plan land use - Commercial

Scale - 1:100
All Dimension are in Meter

N

AREA DETAILS			SQ.M.
TOTAL AREA OF THE SITE (A,B,C,D)			2040.00
Floor Name	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Area in Sq.m
Block - 1 GI Sheet Roof			
Exi.Ground Floor	713.30	-	713.30
Block - 2 R.C.C. Roof			
Pro.Ground Floor	322.83	-	322.83
Pro.First Floor	322.83	-	322.83
Pro.Head Room	-	23.69	23.69
Total	1358.96	23.69	1382.65

JOINERY DETAILS		IN METER
RS	Rolling Shutter	3.00 x 2.10
MD	Main Door	1.50 x 2.10
D	Door	1.00 x 2.10
D1	Door	0.75 x 2.10
D2	Door	1.50 x 2.10
O	Open	2.00 x 2.10
W	Window	3.00 x 1.20
W1	Window	2.00 x 1.50
V	Ventilator	2.00 x 0.60
V1	Ventilator	1.20 x 0.60

Notes :
- Solid Waste Infrastructure
- Fire Extinguisher
- Multi Type Fire Fighter

NOTES:

1. ALL DIMENSIONS ARE IN METRE
2. ⊖ - MULTI TYPE FIRE FIGHTER
3. (F) - FIRE EXTINGUISHER
4. MV MECHANICAL VENTILATION TO BE PROVIDED

Applicant

Ar. T. DINESH KUMAR, M.Arch
Registered Architect Grade-I (RA)
CA/2017/80991
Reg.No: Coimbatore LPA/RA/GR-I/006/2024
Regd.Engineer

Er. R. SATHISHKUMAR
M.E.(Geotech)., M.I.G.S., A.M.I.E., M.I.S.T.E.,
Registered Geotechnical Engineer
Reg. No: Coimbatore District/GTE/01/2025
No: 17/25-B, Annur Road, Karumathampatti
Coimbatore - 641 659
Ph: 0422-3592569 Mob: +91 9597262815
Geo. Tech Engineer

S. ARUN KUMAR, ME., (Struct.)
Coimbatore LPA/SE/GR-II/069/2024
METIS STRUCTURES
9 B - Lakshmi Garden, Sankara College Road,
Sukkrampatti, Coimbatore - 35.
GSTIN : 33AAAFM8507P1ZT
Regd. Structural Engineer

M. JOGANARAYANA, ME (CIVIL) STRUCTURE
Regd. Construction Engineer

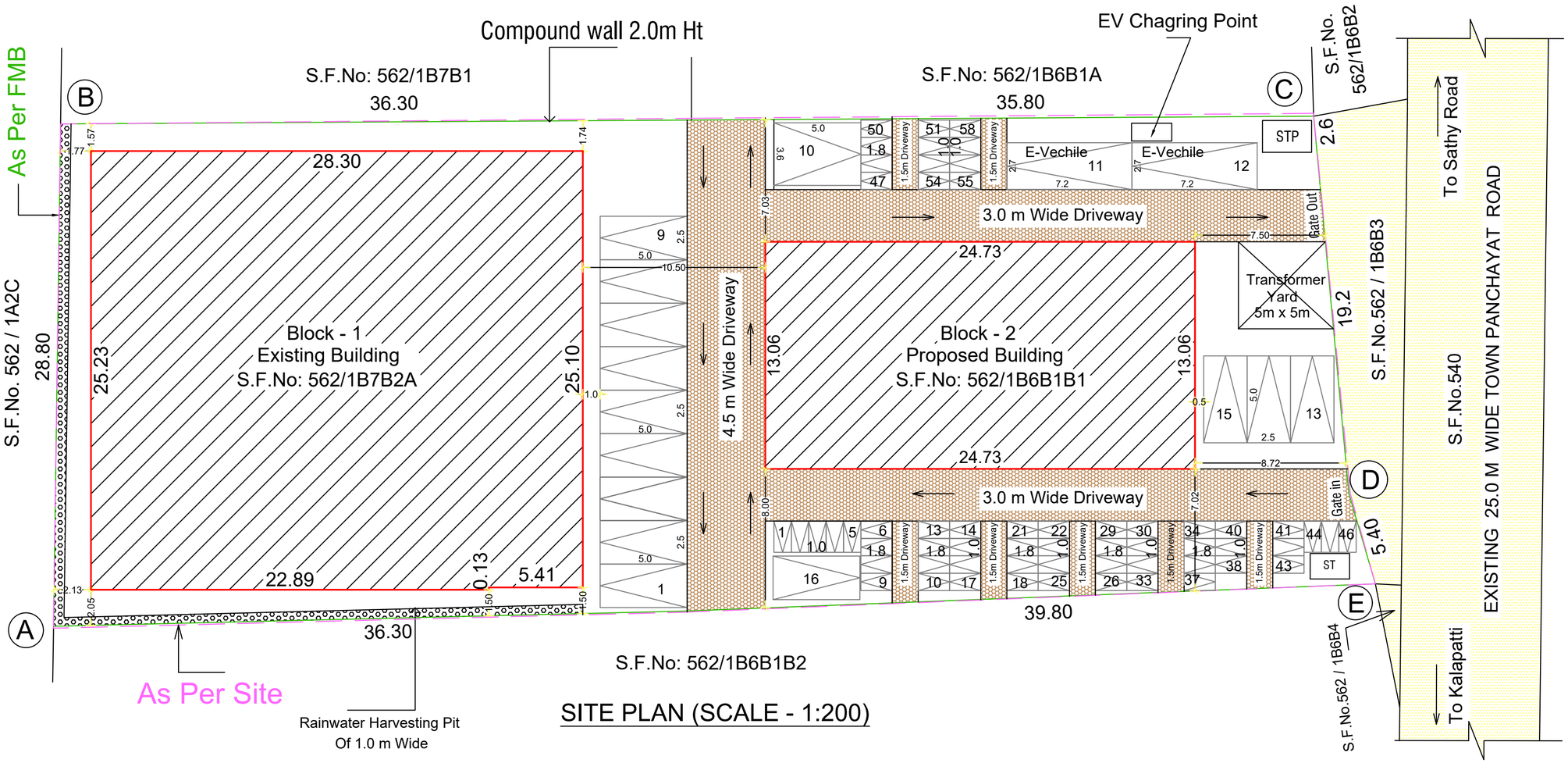
SHEET No. 1 / 2

SITE PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF GI SHEET ROOF & R.C.C. ROOF COMMERCIAL CONSULTING OFFICE BUILDING IN S.F. No. 562 / 1B6B1B1 & 562 / 1B7B2A, OF SARKARSAMAKULAM VILLAGE & TOWN PANCHAYAT, ANNUR TALUK, COIMBATORE DISTRICT.

Master plan land use - Commercial

Scale - 1:200
All Dimension are in Meter

N



SITE PLAN (SCALE - 1:200)

AREA DETAILS	SQ.M.
TOTAL AREA OF THE SITE (A,B,C,D)	2040.00

Floor Name	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Area in Sq.m
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Exi.Ground Floor	713.30	-	713.30
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Pro.Ground Floor	322.83	-	322.83
Pro.First Floor	322.83	-	322.83
Pro.Head Room	-	23.69	23.69
Total	1358.96	23.69	1382.65

Notes :

FLOOR SPACE INDEX (FSI) = 1358.96 / 2040.00 = 0.666 < 2.00

BUILDING HEIGHT (Block -1) = 4.50 m

BUILDING HEIGHT (Block -2) = 8.67 m

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	CORPORATION & PANCHAYAT NORMS
1	Professional Consulting Office Building	1 car spacefor the every 100 sq.m 1 two wheeler space for the every 25 sq.m

DESCRIPTION	Car Parking		Two wheeler	
	Required	Provided	Required	Provided
COMMERCIAL - 1358.96 / 100.00	14 Nos	14 Nos	55 Nos	58 Nos
Visitors parking - 10%	2 Nos	2 Nos	-	-

REFERENCE

SITE BOUNDARY

PROPOSED BUILDING

DRIVEWAY

EXISTING ROAD

Applicant

Ar. T. DINESH KUMAR. M.Arch
Registered Architect Grade-I (RA)
CA/2017/80991
Reg No: Coimbatore LPA/RA/GR-I/006/2024

Regd.Engineer

Er. R. SATHISHKUMAR
M.E.(Geotech), M.I.G.S., A.M.I.E., M.I.S.T.E.,
Registered Geotechnical Engineer
Reg. No: Coimbatore District/GTE/01/2025
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METIS STRUCTURES
9-9 - Lakshmi Garden, Sankara College Road,
Sunnyampatti, Coimbatore - 35.
GSTIN : 33AAXFM8597P1ZT

Regd. Structural Engineer

Regd. Construction Engineer

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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.