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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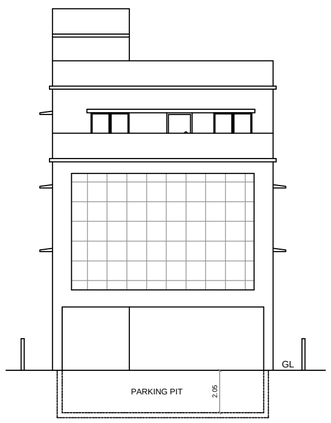
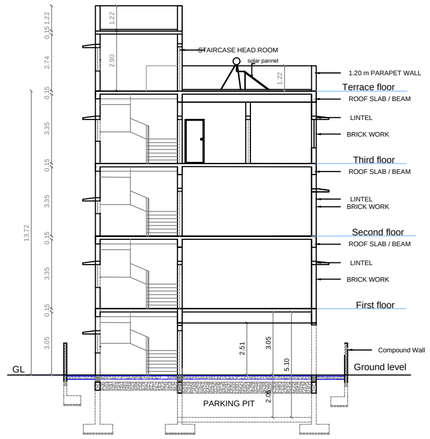
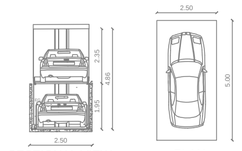


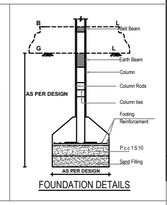
ELEVATION



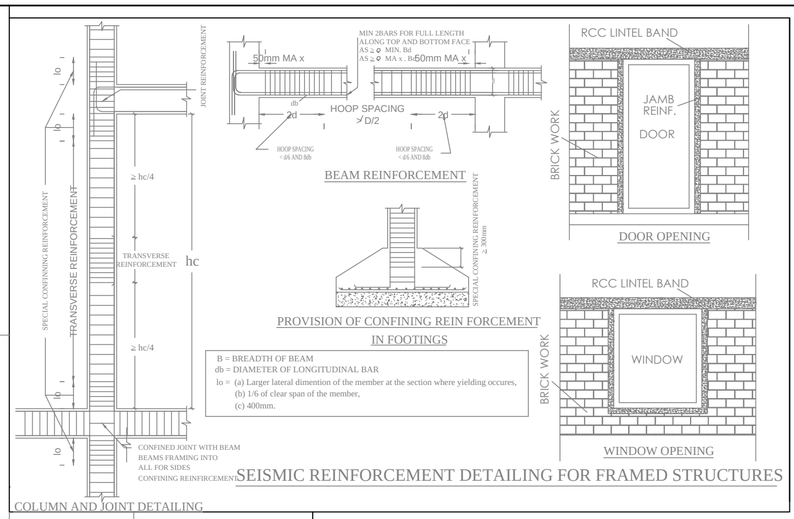
SECTION ON "AA"

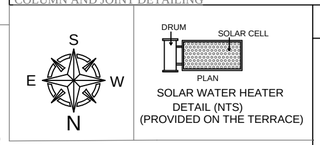


Solar Panels

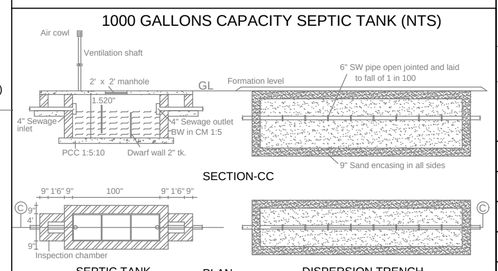


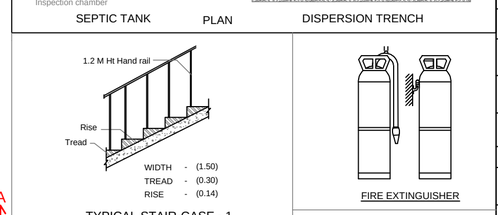
FOUNDATION DETAILS





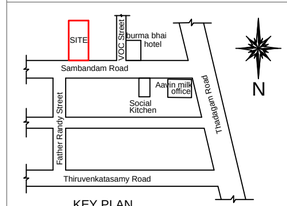
SOLAR WATER HEATER DETAIL (NTS) (PROVIDED ON THE TERRACE)

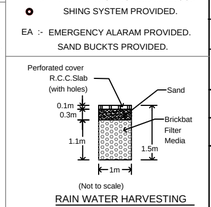




FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

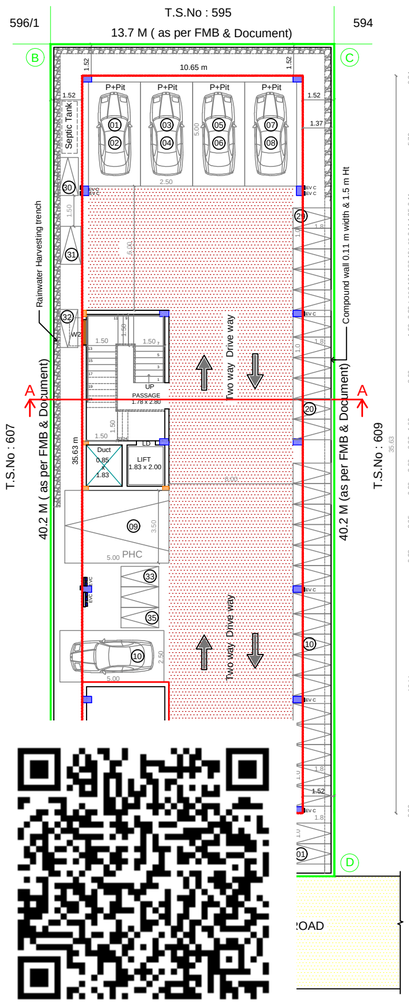
EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.



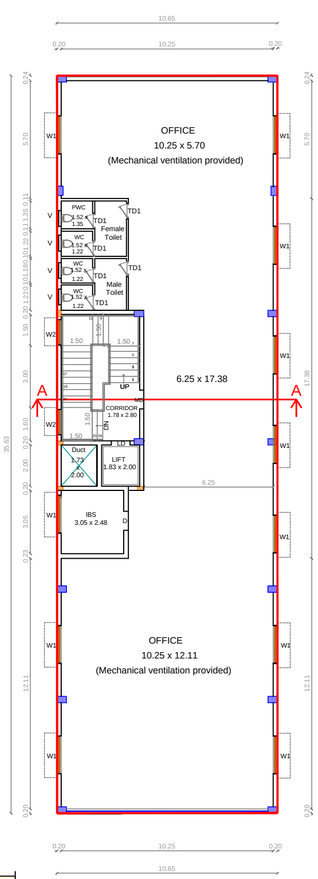


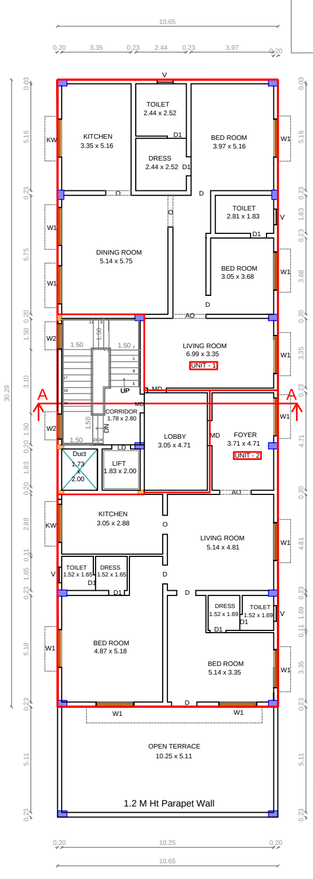
PROFESSIONAL DETAILS BASED ON FORM C

APPLICANT CHANDRA SHEKHAR AGARWALA	Chandra Shekhar Agarwala
STRUCTURAL ENGINEER Er.M.BALAJI LPA / SE / GR - I / 19 / 04 / 037	Er. M. BALAJI, M.E., (STRUCT Reg. No. LPA/SE/GR-I/19/04/037 SAI STRUCTURAL DESIGNS KALLURI NAGAR, PEELAMEDU, COIMBATORE-641 004. Cell : 98944-44949 Email saistructuraldesigns@gmail.com.
REGISTERED ENGINEER Er.R.RAGUPATHY LPA / RE / GR - II / 011 / 2024	Er. R. RAGUPATHY BE., Consulting Civil Engineer & Contractor & Lbs No.54,1st Floor,Bharathi Park 7th Cross,Near ICICI Bank, GCT, Coimbatore - 641 043,Cell: 91-97892 23332 LBS No : GR11.057.2015,LPA/RE/GR-II/011/2024

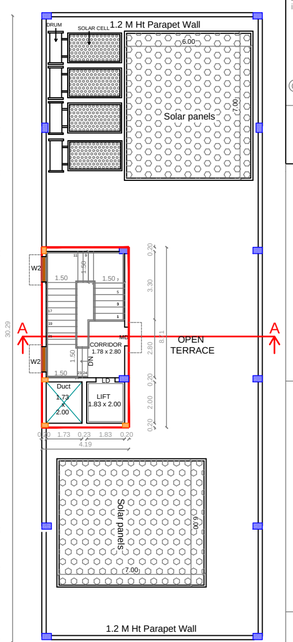


TYPICAL FIRST & SECOND FLOOR PLANS





THIRD FLOOR PLAN



TERRACE FLOOR PLAN

JOINERY DETAILS	
RS - ROLLING SHUTTER	3.00 x 2.10
M.D - MAIN DOOR	2.44 x 2.10
D - DOOR	0.91 x 2.10
D1 - DOOR	0.76 x 2.10
LD - LIFT DOOR	0.90 x 2.10
AO - ARCH OPEN	1.52 x 2.10
O - OPEN	0.90 x 2.10
W - WINDOW	1.83 x 1.52
W1 - WINDOW 1	1.22 x 1.52
W2 - WINDOW 2	1.22 x 1.52
W3 - WINDOW 3	1.22 x 1.52
KW - KITCHEN WINDOW	1.22 x 1.52
V - VENTILATOR	0.61 x 0.91

IBS - In Building Solutions EVC - Electric Charging point
M.V - Mechanical Ventilation EF - Exhaust Fan

REFERENCE:
- SITE BOUNDARY
- EXISTING ROAD
- DRIVE WAY
- PROPOSED BUILDING

RESIDENTIAL UNIT AREA	
TOTAL DWELLING UNIT - 02 No's	
DWELLING UNIT	AREA in Sq.m
UNIT - 1	144.03
UNIT - 2	126.15

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , FIRST & SECOND FLOOR BUSINESS OFFICE BUILDING & THIRD FLOOR RESIDENTIAL BUILDING IN T.S.No : 608, BLOCK No : 16, WARD - WARD-H COIMBATORE OLD TOWN VILLAGE, SAMBANTHAM ROAD COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION .

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

ONLINE APPLICATION NO : SWP / BPA / 814513 / 2026

N

AREA DETAILS

Sl.No	DESCRIPTION	Sq.m
1)	SITE AREA AS PER DOCUMENT	550.74
	SITE AREA AS PER FMB	551.50
	(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)	

PROPOSED BUILT-UP AREA

SL No.	DESCRIPTION	F.S.I Area (Sq.m)	Non F.S.I Parking + Head room	Total Covered Area (Sq.m)
	STILT FLOOR AREA	26.54	352.91	379.45
1)	FIRST FLOOR AREA	379.45	----	379.45
2)	SECOND FLOOR AREA	379.45	----	379.45
3)	THIRD FLOOR AREA	322.58	----	322.58
4)	HEAD ROOM AREA	---	36.49	36.49
	TOTAL 1108.02 + 389.40			1497.42

F.S.I = 1108.02 / 550.74 = 2.0

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	NORMS
1)	OFFICE	1 car space for every 100 sq.m of floor area or part thereof & 1 two wheeler space for every 25 sqm of floor area or part thereof
2)	RESIDENTIAL	1 Car space for Floor area for 75 - 150 Sq.m Floor Area

DESCRIPTION	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
OFFICE (785.44 /100) = 8	8 No's	8 No's	31 No's	31 No's
RESIDENTIAL 2 Dwelling units (75 - 150 Sq.m) -2	2 No's	2 No's	NIL	NIL
VISITOR'S PARKING 10%	1 No's	1 No's	4 No's	4 No's
TOTAL PARKING	11 No's	11 No's	35 No's	35 No's

PLANNING PERMISSION :

ONLINE APPLIATION No : SWP / BPA / 814513 / 2026

SITE BOUNDARY SHOWN AS "A TO D "

ALL DIMENSIONS ARE IN METER

SCALE 1 : 100

BUILDING PERMISSION NO : CLPA No: 317 / 2026

PLANNING PERMISSION NO : 405 / 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

Verified RealEstate
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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.