PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

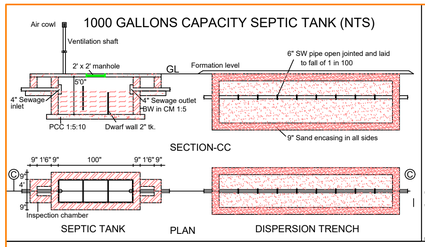
ISSUING AUTHORITY
DTCP

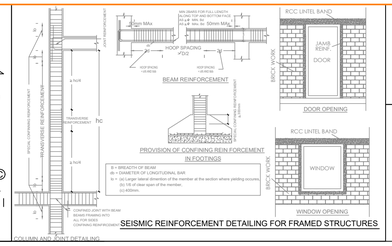
The approval as the planning authority issued it, reproduced in full behind this page.

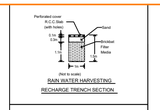
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

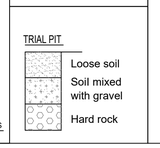
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

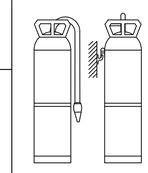
hello@verified.realestate
+91 9996 12 9996
verified.realestate





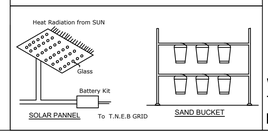




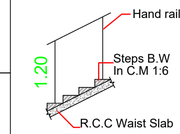


FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.



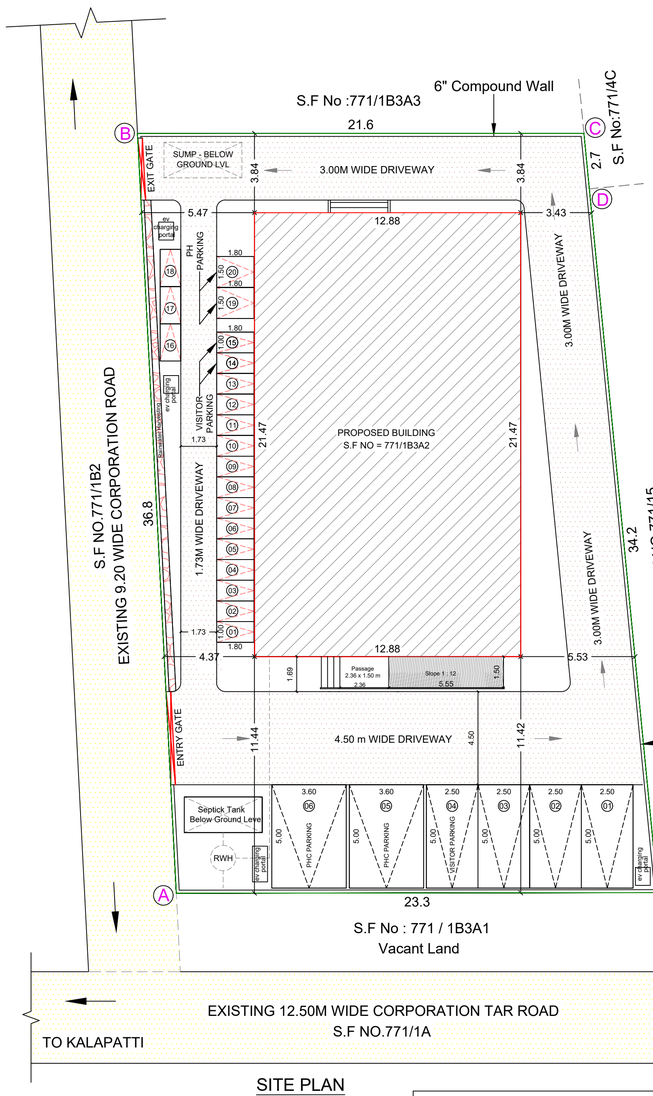
STAIRCASE DETAILS
(NOT TO SCALE)



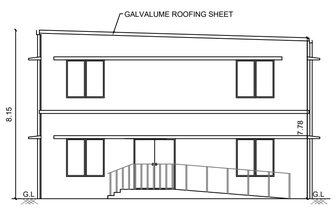
WIDTH : 1.50
TREAD : 0.30
RISE : 0.15

JOINERY DETAILS:-

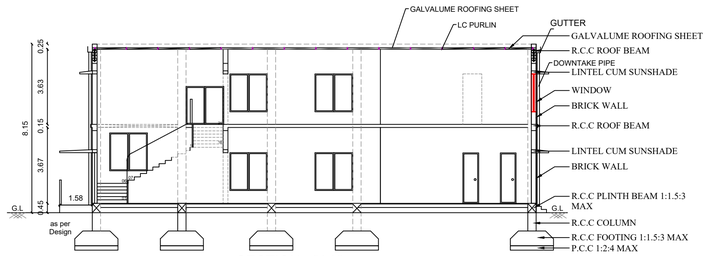
DESCRIPTION		IN METER
MD	MAIN DOOR	(2.00 x 2.44)
D1	DOOR	(0.76 x 2.44)
AO	ARCH OPEN	(6.00 x 2.44)
AO1	ARCH OPEN	(2.51 x 2.44)
O1	OPEN	(0.91 x 2.44)
W	WINDOW	(1.83 x 1.83)
W1	WINDOW	(1.80 x 1.83)
V	VENTILATOR	(0.92 x 0.92)



SITE PLAN
SCALE - 1:100



ELEVATION



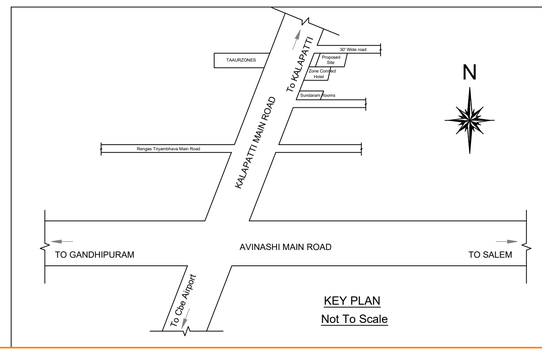
SECTION - "AA"



GROUND FLOOR PLAN

FIRST FLOOR PLAN





KEY PLAN
Not To Scale

NOTE 1:-

1. ALL DIMENSIONS ARE IN METRE.
2. ALL THE DOORS & WINDOWS ARE OPENABLE OUTWARDS ONLY.
3. MINIMUM MOVING SPACE IS 0.61 M LEFT AROUND ALL THE MACHINERIES.
4. ALL WINDOWS ARE PLACED 0.91 M ABOVE FLOOR LEVEL.
5. SCALE 1:100

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

REGISTERED GEO-TECH ENGINEER

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL (PROFESSIONAL CONSULTING OFFICE) BUILDING IN S.F.No : 771 / 1B3A2 AT KALAPATTI (EAST) VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION / DISTRICT.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION No : SWP / BPA / 816425 / 2026

N

REFERENCE:

SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING

SITE AREA DETAILS	S.F.No	AREA DETAILS
AREA DETAILS AS PER FMB / PATTA	771 / 1B3A2	850.00 Sq.m
AREA DETAILS AS PER DOCUMENT	771 / 1B3A2	849.87 Sq.m

10% OSR CALCULATION :-

OSR AREA = 850.00 Sq.m x 10% = 85.00 Sq.m
OSR PAID AS PER GUIDELINE VALUE

S.NO	FLOOR NAME	FSI AREA (Sq.m)	NON-FSI AREA (Sq.m)	TOTAL BUILDUP AREA (Sq.m)
1	GROUND FLOOR	276.53	---	276.53
2	FIRST FLOOR	219.32	57.21	276.53
TOTAL AREA		495.85	57.21	553.06

FSI CALCULATION :-

FSI : $\frac{495.85}{849.87} = 0.583 < 2.0$

PARKING AREA DETAILS :-

FSI AREA = 495.85 Sq.m x 75 %
= 371.89 Sq.m

PARKING AREA DESCRIPTION :-	REQUIRED	PROVIDED
CAR PARKING (371.89 / 100 Sq.m)	04 No's	06 No's (INCLUDE PH & VISITOR)
TWO WHEELER PARKING - (371.89 / 25 Sq.m)	15 No's	20 No's (INCLUDE PH & VISITOR)

NOTE : ALL DIMENSIONS ARE IN METRE
SCALE - 1 : 100

BUILDING PERMISSION No : LP / CLPA No : 312 / 2026

PLANNING PERMISSION No : 400 / 2026

(This Planning Permission is valid for a period of 8 years from e-sign)

APPLICANT

B.Samyuktha, B.E., (Civil)
Registered Engineer
Regd No:COIMBATORE DISTRICT/RE/GR.II/50/2025
3/470, INGGO COLONY COIMBATORE - 641 022
Mob:63852 00668

REGISTERED ENGINEER

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.