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.

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Chennai 600 097, India

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ONLINE APPLICATION NO:SWP/BPA/816857/2026
SWP/SITE APPROVAL : LP/CLPA.NO: 444/2026
SWP/PLANNING PERMISSION NO:563/2026
PLANNING PERMISSION PERIOD: 20.07.2026 to 19.07.2034

Special Condition: Building shall be used only for the approved use. If anything found another use occupied in the building, necessary enforcement action will be taken as per section 56&57 of TNTCP Act,1971.

PLAN SHOWING THE PROPOSED R.C.C CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + THREE FLOORS COMMERCIAL (PRIVATE OFFICE) BUILDING IN T.S.NO 7/4, BLOCK 01, WARD NO.AA(27) SOWRIPALAYAM, COIMBATORE CORPORATION, AT COIMBATORE SOUTH TALUK AND COIMBATORE DISTRICT.

As per Master Plan Land use Details 2041 -Industrial

COMMERCIAL OFFICE BUILDING

ALL DIMENSION ARE IN METER

APPLICANT :
Mr.T. VIJAYAMOHAN

SCALE : - 1:200

SITE AREA DETAILS:-	SQ.M
AS PER DOCUMENT AREA	1068.10
AS PER TSLR/ SKETCH AREA	1068.10
NET SITE AREA	1068.10

BUILDING AREA DETAILS:-(SQ.M)

Sl.NO	DESCRIPTION	FSI AREA	NON-FSI AREA	BUILD UP AREA
1.	**Block -1 : Commercial office**			
	Basement Floor	-	603.38	603.38
	Ground Floor	483.63	-	483.63
	First floor	603.38	-	603.38
	Second floor	603.38	-	603.38
	Third floor	270.29	-	270.29
	Terrace floor	-	46.95	46.95
	Total	1960.68	650.33	2611.01
Floor Space Index (F.S.I)		1960.68/ 1068.10		1.835
Open Space Reservation Area (OSR)		106.81Sq.m (10.00%)		

SCHEDULE OF JOINERY DETAILS

SYM.	DESCRIPTION	IN METER
MD	MAIN DOOR	3.00 X 2.44
D	DOOR	2.13 X 2.44
D1	DOOR	0.76 X 2.14
D2	DOOR	0.91 X 2.14
LD	LIFT DOOR	0.91 X 2.14
SD	SWING OUT DOOR	0.91 X 2.13
W	WINDOW	1.83 X 2.13
V	VENTILATOR	0.91 X 0.61
EF	EXHAUST FAN	1.00 X 0.60

PARKING DETAILS:-

DESCRIPTION	SIZE	REQUIRED	PROVIDED
Car Parking	2.50 X 5.00	FSI Area = 1960.68*75% / 1470.51 / 100.00 =14.70+1 No's =15.70 No's	16 No's (Including PH)
Two Wheeler Parking	1.00 X 1.80	FSI Area = 1960.68*75% / 1470.51 / 25.00 = 58.82 +6 No's = 64.82 No's	67 No's (Including PH)

SANITARY DETAILS:-

Based on TNCDBR-2019 - Page No.110 - Annexure - X
[Rule No.52(2) b] - Table:1-Sanitation Requirements
(Total Strength of the Unit - 40 Members (30 Men & 10 Women)

MALE	REQUIRED	PROVIDED
Water closet with Ablution Taps	2	8
Urinals	2	18
FEMALE		
Water closet with Ablution Taps	3	12
Drinking Water Foundation	4	4
Washing Taps	4	4
Cleaners sink	4	4
PH water closet	-	6

LEGEND:

As per tslr (A,B,C,D,F,G.) :
As per site :
Proposed building :
Existing road :
Master Plan road widening :

Maximum height of the building - 14.47 Mt

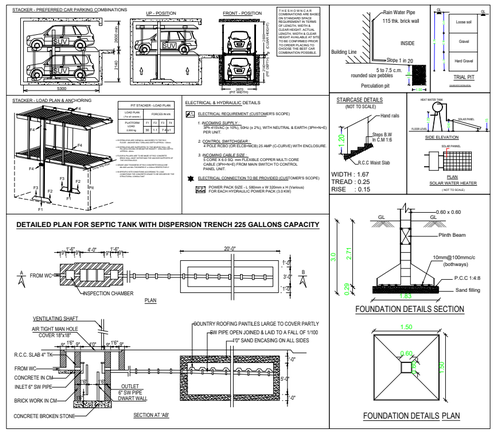
19/01/26
HAMSARAJ. G, B.E.,(Civil)
Registered Engineer
Regd. No.: DTCP/RE/Gr.II/12/2025
1/27, Vellampalayam, Kalapatti
Coimbatore-641048. Mob: 9943521580

REGISTERED ENGINEER

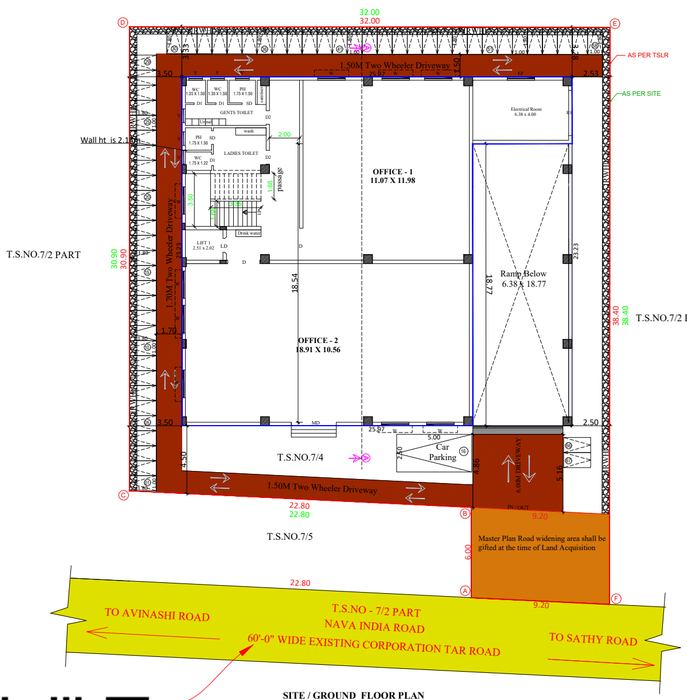
19/01/26
R.SABARIMANIKANDAN M.E (Civil)
Registered Structural Engineer
Reg. No: DTCP/SE/Gr.I/2017/2022
S/o RAMSA AGOSCARTUS
46, RAJIVA GANDHI ROAD, CBE - 641 018.

REGISTERED STRUCTURAL ENGINEER

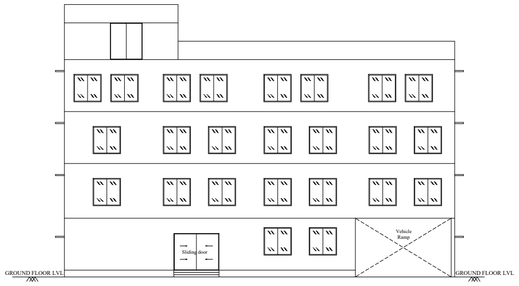
APPLICANT / OWNER



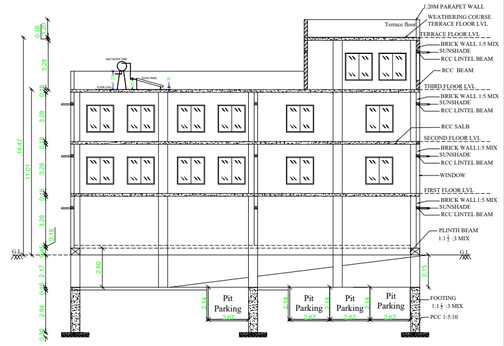
T.S.NO.7/2 PART



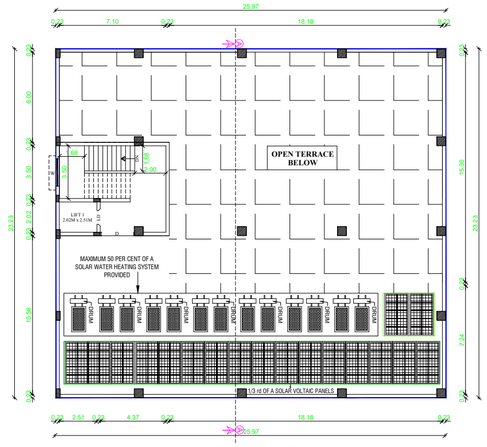
SITE / GROUND FLOOR PLAN



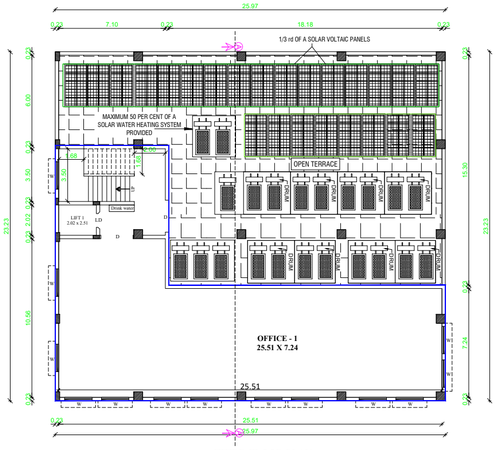
SOUTH SIDE ELEVATION



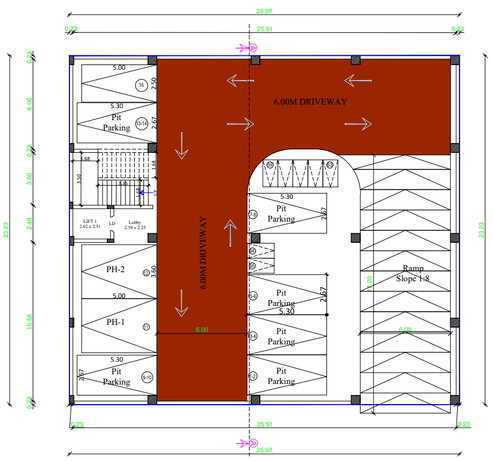
SECTION ON A - A



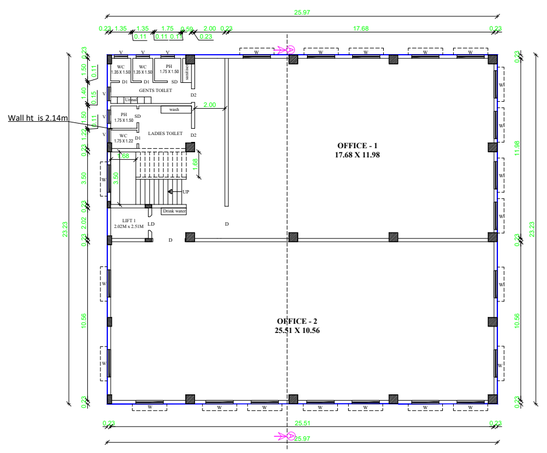
TERRACE FLOOR PLAN



THIRD FLOOR PLAN



BASEMENT FLOOR PLAN



TYPICAL FIRST AND SECOND 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

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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.