PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

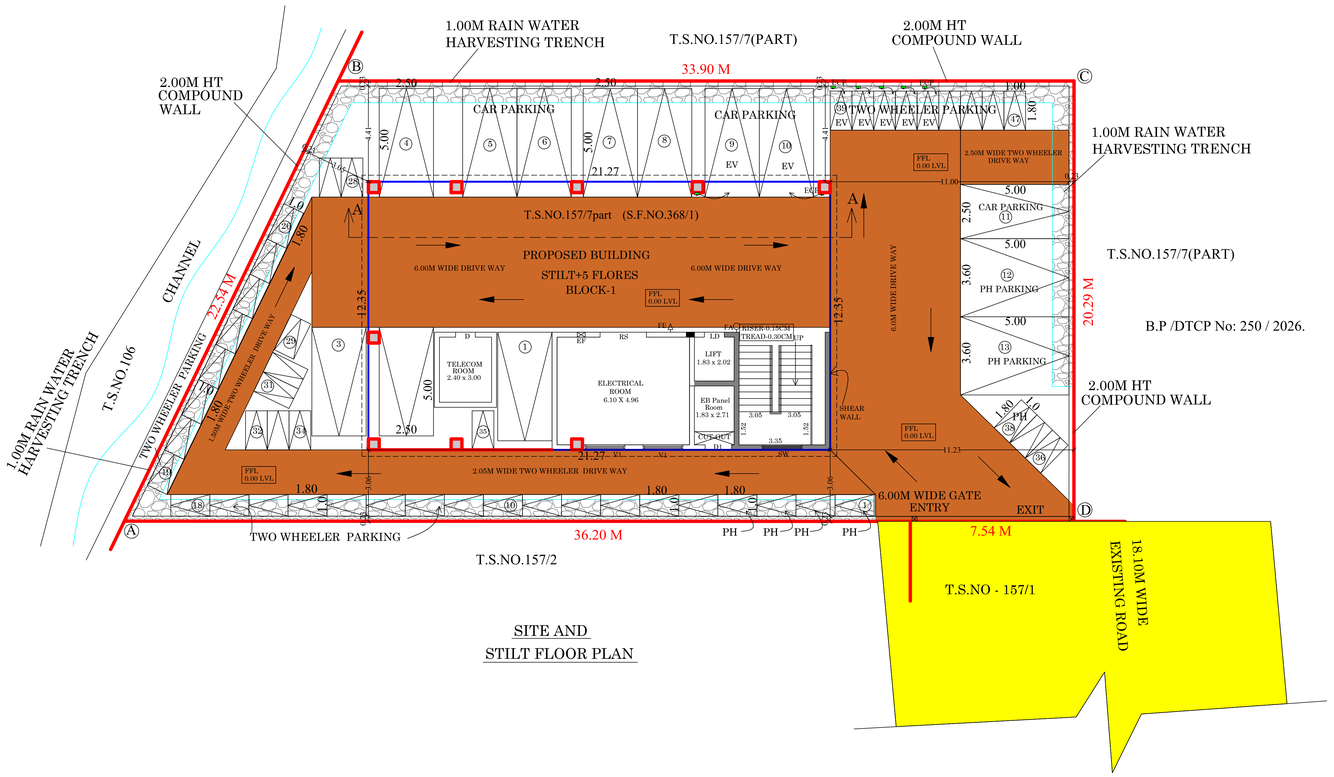
ISSUING AUTHORITY
DTCP

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,
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SITE AND
STILT FLOOR PLAN

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

PLANNING PERMISSION

APPLICATION NO: - SWP/BPA/820555/2026

LP/CLPA NO: 283/2026

PLANNING PERMISSION NO: 365/2026

N
W E
S

SHEET NO :1

(SCALE - 1:100)

SITE AND STILT PLAN SHOWING THE PROPOSED CONSTRUCTION OF "PROFESSIONAL CONSULTING OFFICE BUILDING" IN T.S.NO :157/7(PART),BLOCK 11, WARD - AG UPPILIPALAYAM, COIMBATORE CORPORATION SOUTH PART (U), COIMBATORE TALUK, COIMBATORE DISTRICT.

PARKING DETAILS:-

PARKING	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M FLOOR AREA(75%) 1019.53 75% OF FSI AREA INCLUDING 10% EV CARS	11 Nos	
VISITOR CAR PARKING-10%	2 Nos	13 Nos
TOTAL		13 Nos
INCLUDING PHYSICALLY CHALLENGED - (2 Nos) = 13 Nos		
1 TWO WHEELER SPACE FOR EVERY 25 SQ.M FLOOR AREA(75%) 1019.53 75% OF FSI AREA INCLUDING 10% EV TWO WHEELER	41 Nos	
VISITOR TWO WHEELER -10%	5 Nos	47 Nos
TOTAL		47 Nos
INCLUDING PHYSICALLY CHALLENGED - (5 Nos) = 47 Nos		

SITE AREA DETAILS

AREA OF THE SITE - 787.43 sq.m

PROPOSED BUILDING AREA DETAILS

FLOOR DETAILS	FLOOR USE	FSI SQ.M	NON FSI SQ.M	TOTAL AREA SQ.M
STILT FLOOR	PARKING	45.43	217.36	262.79
FIRST FLOOR	COMMERCIAL	262.79	-	262.79
SECOND FLOOR	COMMERCIAL	262.79	-	262.79
THIRD FLOOR	COMMERCIAL	262.79	-	262.79
FORTH FLOOR	COMMERCIAL	262.79	-	262.79
FIFTH FLOOR	COMMERCIAL	262.79	-	262.79
HEAD ROOM	COMMERCIAL	-	35.54	35.54
TOTAL AREA		1359.38	252.90	1612.28

FLOOR SPACE INDEX= $\frac{1359.38}{787.43}$ = 1.72>2

PLOT COVERAGE = $\frac{283.33}{787.43}$ X100 = 35.98%

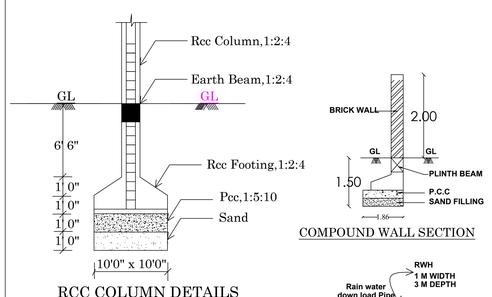
WORKING STAFFS	
GENTS STAFF	75
LADIES STAFF	25
TOTAL STAFF	100

SANITATION REQUIREMENTS

S.no	SANITARY DETAILS	DETAILS	MALE 75 persons REQUIRED (In Nos)	MALE 75 persons PROVIDED (In Nos)	FEMALE 25 persons REQUIRED (In Nos)	FEMALE 25 persons PROVIDED (In Nos)
1.	WATER CLOSET	STAFF MALE ONE FOR EVERY 25 PERSONS OR PART THEREOF, EXCEEDING 15 (INCLUDING EMPLOYEES AND AND CUSTOMERS)	03	05	-	-
		STAFF FEMALE FOR FEMALE PERSONNEL 1 FOR EVERY 15 PERSONS OR PART THEREOF, EXCEEDING 10.	-	-	02	05
2.	ABLUTION TAP	ONE IN EACH W.C	05		05	
3.	WASHING TAPS	ONE FOR EVERY 25 PERSONS OR PART THEREOF	03	08	01	07
4.	DRINKING WATER	ONE FOR EVERY 100 PERSONS WITH A MINIMUM OF ONE ON EACH FLOOR	5		10	
5.	URINALS	4 FOR 71-100 PERSONS	04	10	-	-

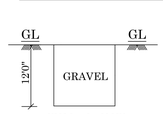
OFFICE USE

NOTE :-
FA - FIRE ALARM
FE - FIRE EXTINGUISHER
ECP (ELECTRIC CHARGING POINT -

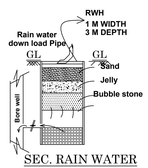


RCC COLUMN DETAILS

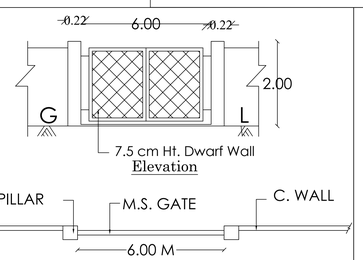
COMPOUND WALL SECTION



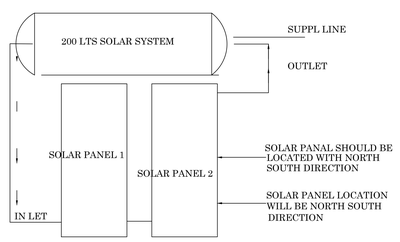
TRIAL PIT



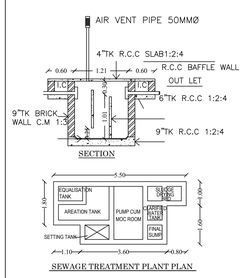
SEC. RAIN WATER HARVEST PIT

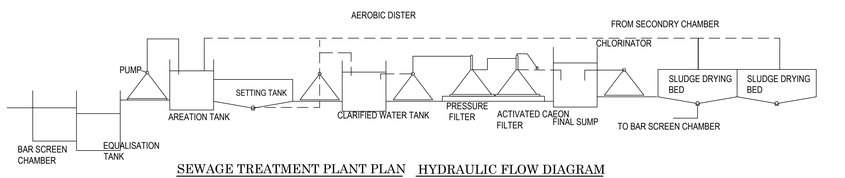


Compound Wall & Gate Details



200 LTS SOLAR SYSTEM





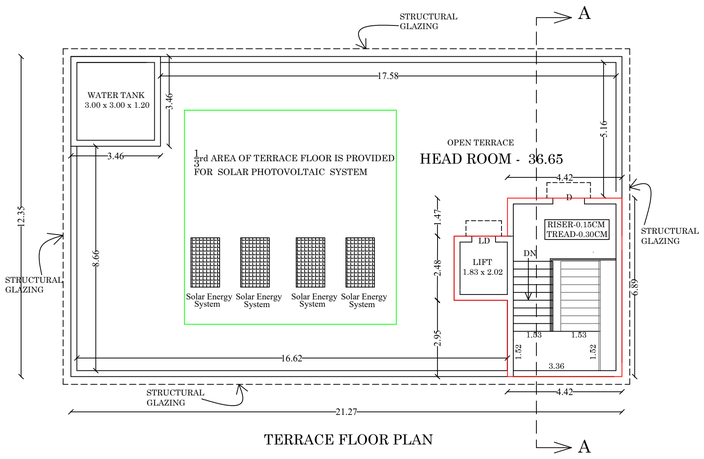
SEWAGE TREATMENT PLANT PLAN HYDRAULIC FLOW DIAGRAM

N.Bala
Er.N.BALACHANDER,DCE.,
PLAN CENTER
Registration Construction Engineer No: CE/51/2024/DTCP/MADURAI
No.25, South Street, Near Amma Mess
Tallakulam, Madurai-2. Ph.8220044943
CONSTRUCTION ENGINEER

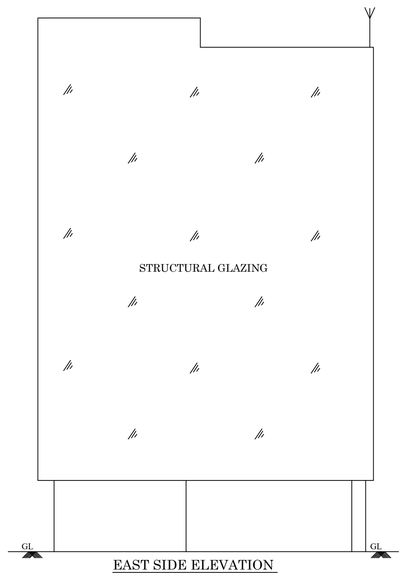
For JAYA BAALAJI PROMOTERS PRIVATE LIMITED
P. Mallika
Director
APPLICANT

MAHESH B.Arch
Architect & Interior Designers
CA Reg No :- CA/1994/26143
LPA Reg No :- Coimbatore LPA/BA/GR-I/20/01/005
Phone :- 9952337331
Email :- sksthsons@sukthsonsarchs.com
ARCHITECT

S. SAJEESH
M.E. (Structural Engineering)
Structural Engineer Grade - I (SE)
CLPA Reg. CBE LPA/SE/GR - I/053/2024
No:13, Kumaran Nagar, V.K. Road
Coimbatore - 641 035.
sajeeshsivan@gmail.com
STRUCTURAL ENGINEER

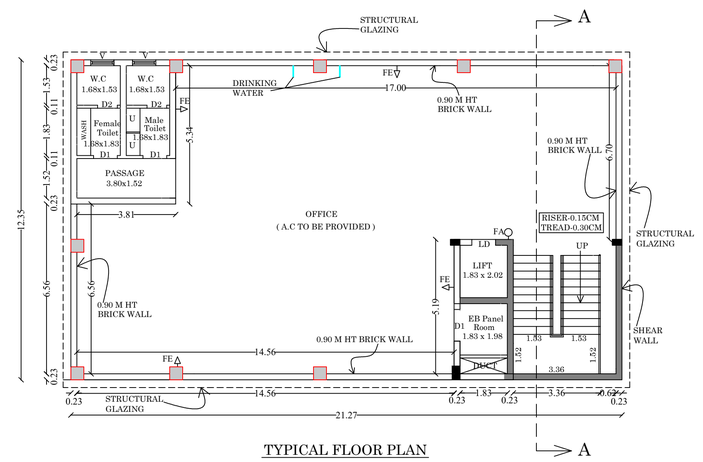


TERRACE FLOOR PLAN



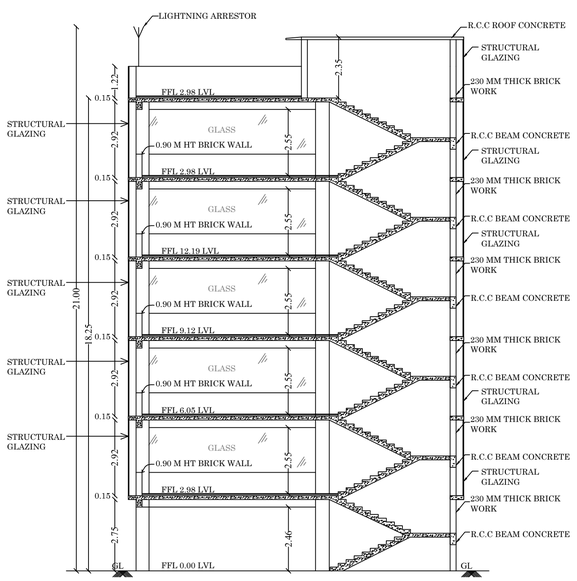
EAST SIDE ELEVATION

(BLOCK - 1)



TYPICAL FLOOR PLAN

(FIRST,SECOND,THIRD,FOURTH AND FIFTH FLOOR)



SECTION-AA

(BLOCK - 1)

SHEET NO :2

N

W E

S

(SCALE - 1:100)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "PROFESSIONAL CONSULTING OFFICE BUILDING" IN T.S.NO :157/7(PART),BLOCK 11, WARD - AG UPPILIPALAYAM, COIMBATORE CORPORATION SOUTH PART (U), COIMBATORE TALUK, COIMBATORE DISTRICT.

SITE AREA DETAILS

AREA OF THE SITE - 787.43 sq.m

JOINERY DETAILS		
M.D	MAIN DOOR	1.22 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
LD	LIFT DOOR	0.91 x 2.10
RS	ROLLING SHUTTER	2.10 x 2.10
SW	SLIDING WINDOW	1.83 x 1.22
V	VENTILATOR	0.90 x 0.90
V1	VENTILATOR	1.83 x 0.90

PROPOSED BUILDING AREA DETAILS

FLOOR DETAILS	FLOOR USE	FSI SQ.M	NON FSI SQ.M	TOTAL AREA SQ.M
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S. SAJEESH
M.E. (Structural Engineering)
Structural Engineer Grade - I (SE)
CLPA Reg.CBE LPA/SE/GR - I/053/2024
No:13, Kumaran Nagar, V.K.Road
Coimbatore - 641 035.
sajeeshsivan@gmail.com

STRUCTURAL ENGINEER

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PLAN CENTER
Registration Construction Engineer No:
CE/51/2024/DTCP/MADURAI
No.25, South Street, Near Amma Mess
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CONSTRUCTION ENGINEER

For JAYA BAALAJI PROMOTERS PRIVATE LIMITED

Director

APPLICANT

MAHESH B.Arch
Architect & Interior Designers
CA Reg No :- CA/1996/20243
LPA Reg No :- Coimbatore LPA/RA/GR-I/20/01/005
Phone :- 9952333731
Email :- sixthsense@sixthsensearche.com

ARCHITECT

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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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.