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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EXITING BUILDING APPROVED AREA DETAILS:

FLOOR NAME	NET FSI AREA	COVERED PARKING	DEDCUTION	NON FSI AREA Lifts and Fire Escapes	TOTAL BUILT UPAREA
STILT FLOOR	-	336.29	-	23.78	360.07
FIRST FLOOR	353.73	-	2.42	3.93	360.07
SECOND FLOOR	353.73	-	2.42	3.93	360.07
THIRD FLOOR	353.73	-	2.42	3.93	360.07
FOURTH FLOOR	353.73	-	2.42	3.93	360.07
TOTAL	1414.92	336.29	9.68	39.48	1800.35
TERRACE FLOOR					43.59

EXITING BUILDING APPROVED DETAILS:

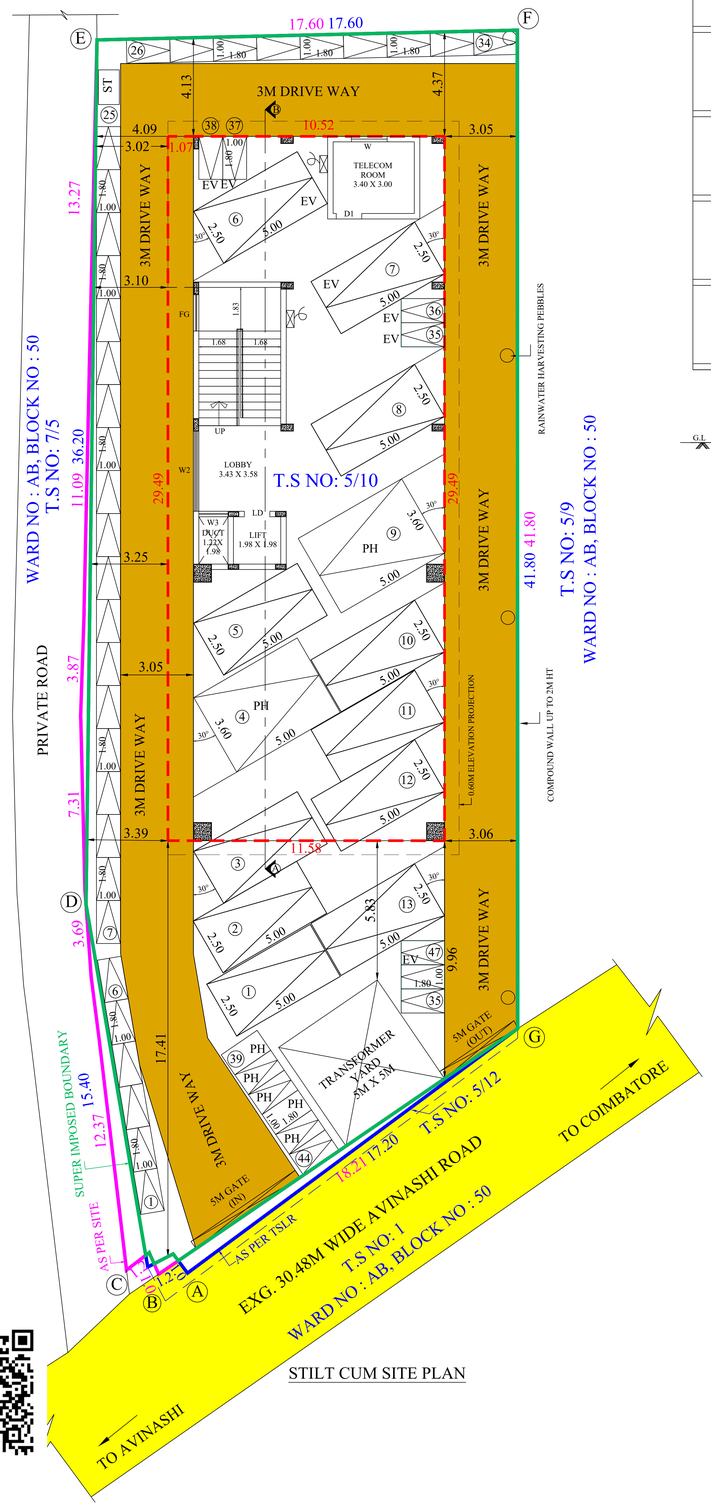
Reference File No:
Coimbatore LPA File No:1815/2018/LPA Dated:31.03.2021
Coimbatore LPA Planning Permission No: 153/2021
L.P/CLPA No: 107/2021

Coimbatore Corporation:
Online Application No:162/CP/22-23/0028455 Dated:11.10.2022
Coimbatore Corporation B.A.No:162/BPA/2022/03519
Coimbatore Corporation B.L.No:162/BL/2022/04/027/03265

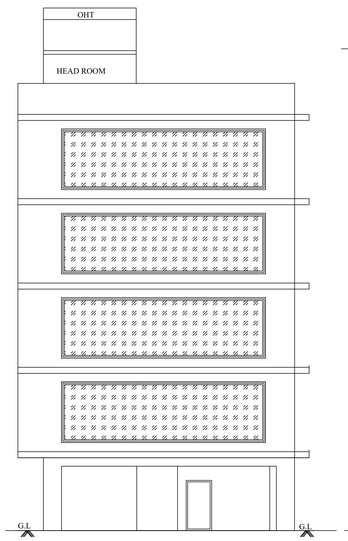
Applicant Name : Mr.R.VENUGOPAL
Online Application No : SWP/BPA/829268/2026
Site Boundary Shown as "A to G"

Building Permission No : L.P/CLPA No. 347/2026
Planning Permission No : 442/2026

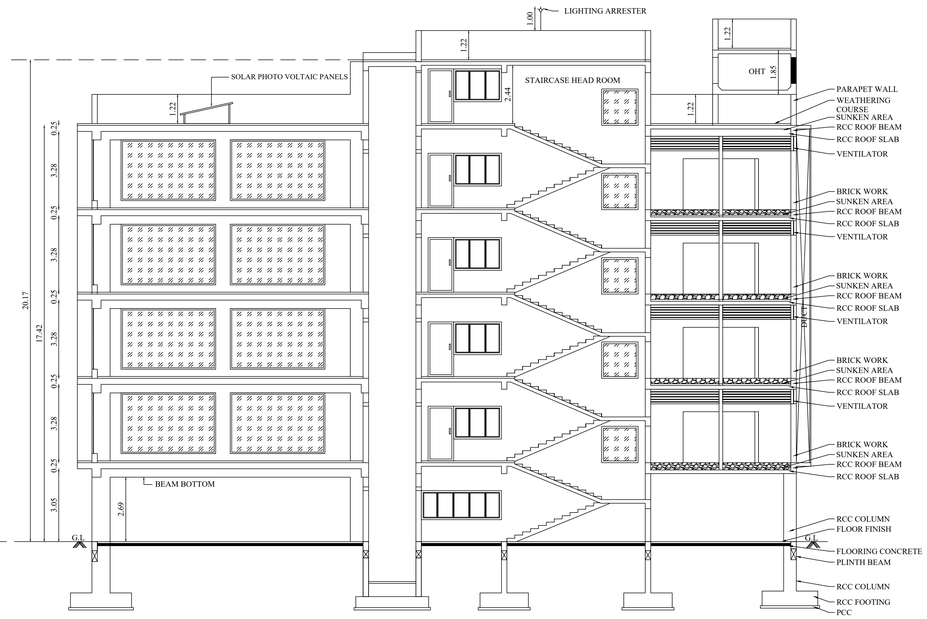
WARD NO : AB, BLOCK NO : 50
T.S NO: 5/9



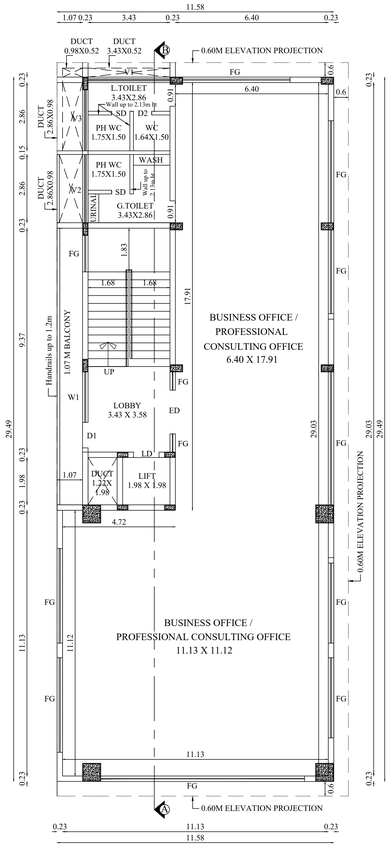
STILT CUM SITE PLAN



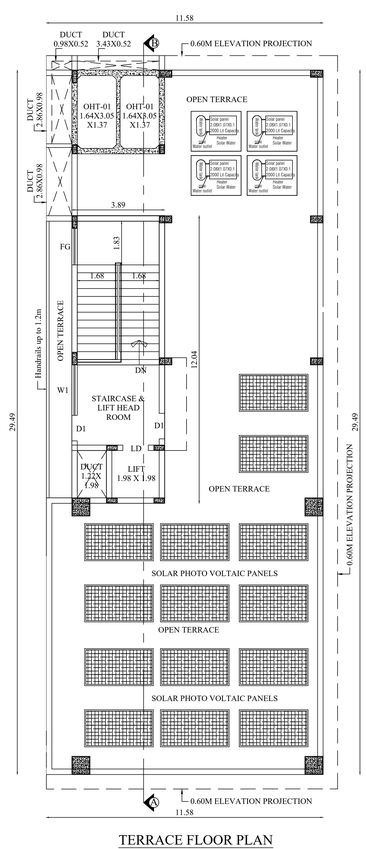
FRONT ELEVATION



SECTION ON 'A-B'



TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD & FOURTH FLOOR)



TERRACE FLOOR PLAN

REVISED PLANNING PERMISSION FOR THE PROPOSED CONSTRUCTION OF COMMERCIAL (BUSINESS OFFICE / PROFESSIONAL CONSULTING OFFICE) BUILDING IN WARD NO : AB, BLOCK NO : 50, T.S.NO : 5/10 AT SOWRIPALAYAM VILLAGE, NORTH ZONE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION.

North

Scale 1 : 100

AREA DETAILS:

AREA OF THE SITE : 791.00 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
STILT FLOOR	13.36	328.18	341.54
FIRST FLOOR	333.54	-	333.54
SECOND FLOOR	333.54	-	333.54
THIRD FLOOR	333.54	-	333.54
FOURTH FLOOR	333.54	-	333.54
HEAD ROOM	-	43.59	43.59
TOTAL	1347.52	371.77	1719.29

FLOOR SPACE INDEX = $\frac{1347.52}{791.00}$ = 1.703

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
ED	ENTRANCE DOOR	1.83 X 2.36
LD	LIFT DOOR	1.07 X 2.36
D1	DOOR 1	1.07 X 2.36
D2	DOOR 2	0.76 X 2.13
SD	SWING DOOR	0.90 X 2.13
W	WINDOW	1.50 X 1.22
W1	WINDOW 1	2.00 X 1.22
W2	WINDOW 2	3.35 X 1.37
V1	VENTILATOR 1	3.43 X 0.61
V2	VENTILATOR 2	2.86 X 0.61
V3	VENTILATOR 3	2.55 X 0.61
FG	FIXED GLASS	

All metric dimensions are in metre

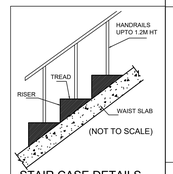
—— FIRE EXTINGUISHER

PARKING DETAILS

Total Office Area = 1334.16 Sqm
1334.16 X 75% = 1000.62 Sqm

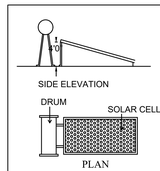
	TWO WHEELER PARKING		CAR PARKING	
	Required	Provided	Required	Provided
Every 100 Sqm 1 Car	-		10	
Every 25 Sqm 1 Two Wheeler	41		-	
	41		11	
Visitor's Parking (01%)	05		02	
TOTAL	46	47	13	13

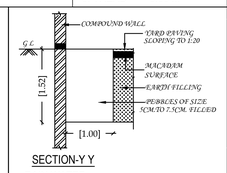
PARKING NAME	Required	Provided
PH CAR PARKING	02 Nos.	02 Nos.
PH WHEELER PARKING	05 Nos.	05 Nos.
EV CAR PARKING	02 Nos.	02 Nos.
EV TWO WHEELER PARKING	05 Nos.	05 Nos.

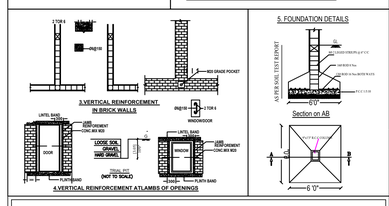


STAIR CASE DETAILS

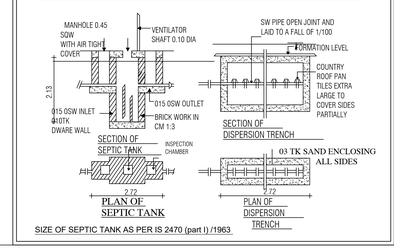
1. WIDTH - 1.68 M
2. RISE - 0.15 M
3. TREAD - 0.30 M







DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES



Note:

- Existing Road
- Site Boundary (A,B,C.. & G)
- Proposed Building

G. PRAKASH, BE, L.B.S.,
CIVIL ENGINEER
403, K.M Towers 2nd Floor,
Binny Compound 2nd Street
Kumaran Road, TIRUPUR - 641 601
PH 0421 2247926

Registered Engineer

S. ARUN KUMAR, ME., (Struct.)
Coimbatore LPA/SE/GR-I/066/2024
METIS STRUCTURES
9,9-1,Lakshmi Garden, Sankara College Road,
Saravanampatti, Coimbatore - 35.
GSTIN : 33AAXFM8597P1ZT

Structural Engineer

(R.VENUGOPAL)
Applicant

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.