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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Site Plan cum Detailed Plan Showing the Proposed Stilt Floor ,First Floor, Second Floor and Third Floor of R.C.C Roof Residential Apartment Building in S.F. No. 949/4 (Old SF No.949/1E1A), Site No.34 at Palani Krishna Garden Phase-II, Kalapatti (East) Village, Coimbatore North Taluk, Coimbatore Corporation East Zone.

OCCUPANCY : RESIDENTIAL
SUB-OCCUPANCY : APARTMENT

N

SITE APPROVED DETAILS:-
Single Site Regularized : ROC No.6940/2022/H1(E) dt.11.10.2022

Scale:- 1:100
All Dimensions are in "Meter"

SITE AREA DETAILS	SQ.M.
SITE AS PER DOCUMENT	557.41
SITE AS PER PATTA	557.00
SUPER IMPOSED AREA	556.93

BUILDING AREA DETAILS :-

FLOOR DETAILS	FSI Area(Sq.m)	Non FSI Area (Sq.m)		Covered Area (Sq.m)
		Parking +Head Room	OTS	
STILT FLOOR	33.00	334.50	-	367.50
FIRST FLOOR	359.18	-	8.32	367.50
SECOND FLOOR	359.18	-	8.32	367.50
THIRD FLOOR	359.18	-	8.32	367.50
HEAD ROOM	-	12.58	-	12.58
TOTAL AREA	1110.54	347.08	24.96	1482.58

FSI - PLINTH AREA / SITE AREA = 1110.54 / 557.00 = 1.994

PC - PLOT COVERAGE AREA / SITE AREA = 367.50 / 557.00 = 0.66

PARKING REQUIREMENTS: (as per TNCDBR-2019)
1 Car Parking for Two Dwelling Unit (within 50Sq.m to 75 Sq.m.)
1 Car Parking for One Dwelling Unit above 75 Sq.m.
Visitor Car Parking : 10% of the total Parking

DWELLING UNIT AREA AND PARKING DETAILS:

BLOCK	FLOOR	Dwelling Unit (Flat)	Dwelling Unit Area	Car Parking Parking Required	Two Wheeler Parking Required
BLOCK- 1	TYPICAL-1,2,3	A-1,2,3	74.85	3	6
BLOCK- 1	TYPICAL-1,2,3	B-1,2,3	74.94		
BLOCK- 1	TYPICAL-1,2,3	C-1,2,3	83.89	3	3
BLOCK- 1	TYPICAL-1,2,3	D-1,2,3	87.93	3	3
		Visitor Parking (10%)		1	2
		Total		10	14
		Parking Provide		10	14

Notes :
- Solid Waste Infrasctructure
- Fire Extinguisher
- Multi Type Fire Fighter

COLOUR INDEX
- Site Boundary -
- Proposed Building -
- Approach Road -
- Drive way -

JOINERY DETAILS

	In Mtr.
MD - DOOR	1.07 X 2.14
D - DOOR	0.91 X 2.14
D1 - TOILET DOOR	0.76 X 2.14
O - KITCHEN OPEN	0.91 X 2.14
W - WINDOW	1.22 X 1.37
W1 - WINDOW	1.52 X 1.37
W2 - WINDOW	1.83 X 1.37
SW - STAIR WINDOW	1.52 X 0.91
V - VENTILATOR	0.91 X 0.76
LD - LIFT DOOR	1.00 X 2.14
RS - Rolling Shutter	3.00 X 2.75
Exhaust Fan	0.30 X 0.30

APPROVED DETAILS :-

Online Application Number :
SWP/BPA/0829886/2026

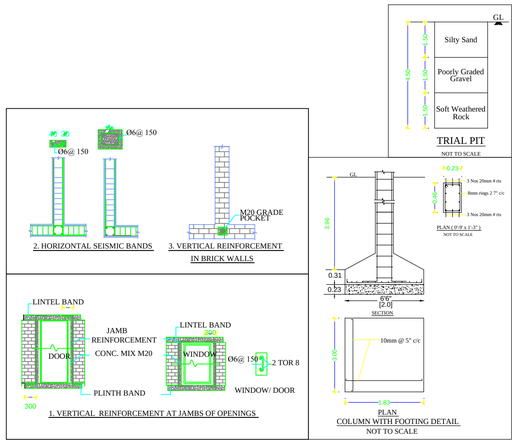
DTCP Approved Number :
LP/CLPA No.394/2026
Planning Permission No.503/2026

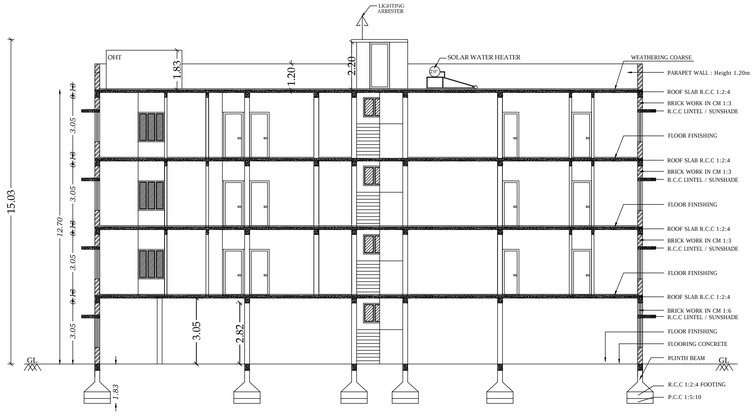
K.Jagadeeshkumar

APPLICANT

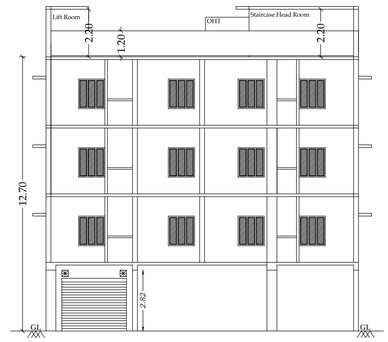
K.R. LOGANATHAN, D.C.E.,
Registered Engineer
NIRMA CONSULTANCY
54, Eighth Street, Gandhipuram,
Coimbatore -12, Ph: 9944553381
Coimbatore LPA/RE/Gr.III/013/2024
Coimbatore Corporation/RE/Gr.III/109/2019

REGISTERED ENGINEER



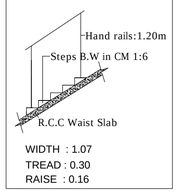


SECTION ON A-A

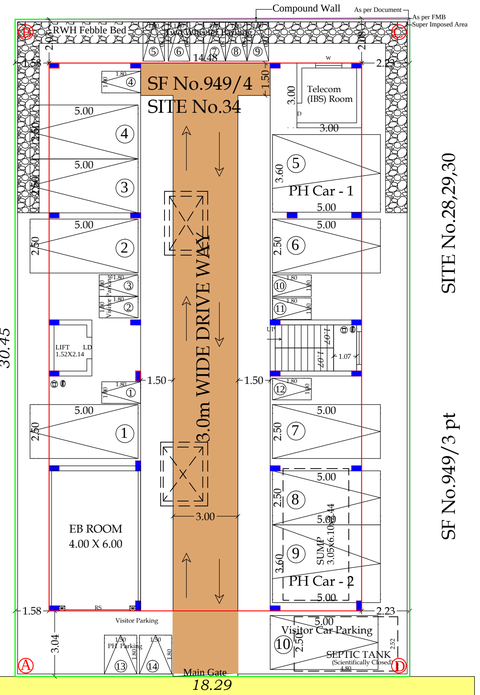


FRONT ELEVATION

STAIRCASE DETAILS
(Not to Scale)



SF No.949/3 pt SITE No.33

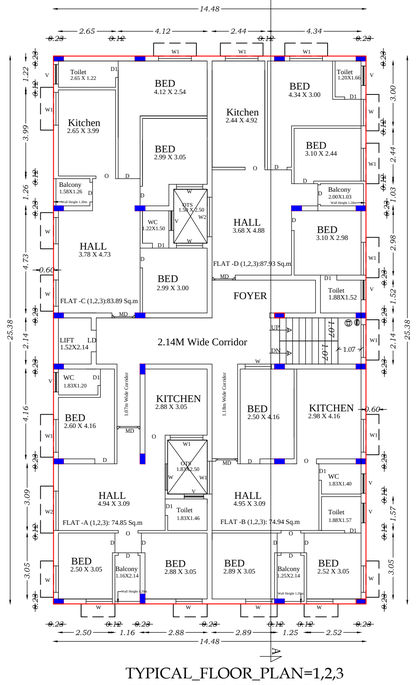


SF No.949/3 pt

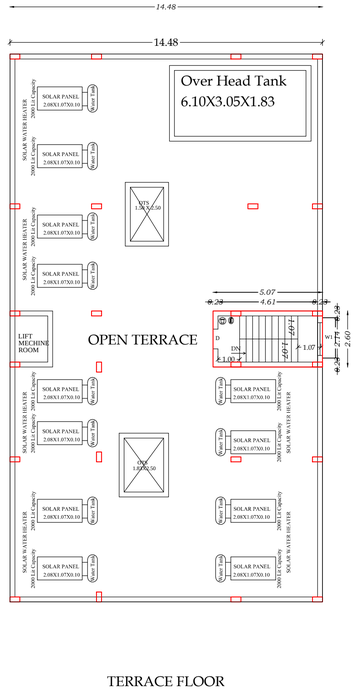
7.0m Wide Layout Road

Road Gift Document No.297/2007
Road Maintenance Letter ROC NO.895/2026/MH2

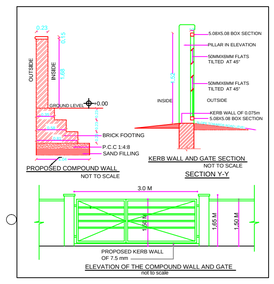
SITE CUM STILT FLOOR PLAN

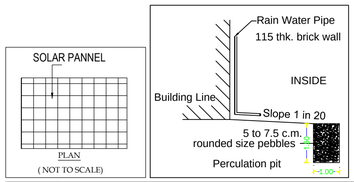


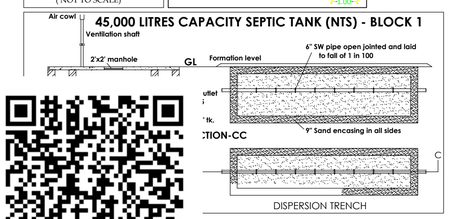
TYPICAL_FLOOR_PLAN=1,2,3
(FIRST,SECOND,THIRD FLOOR)



TERRACE FLOOR







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.