PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

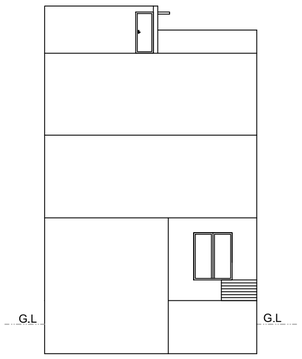
ISSUING AUTHORITY
DTCP

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

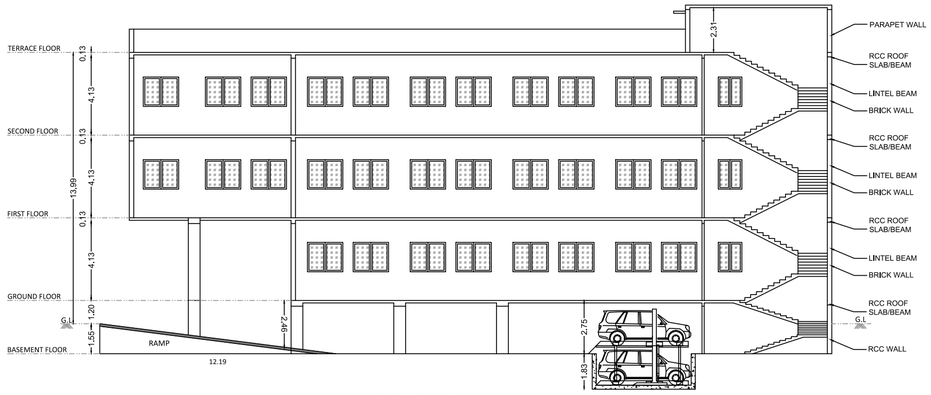
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

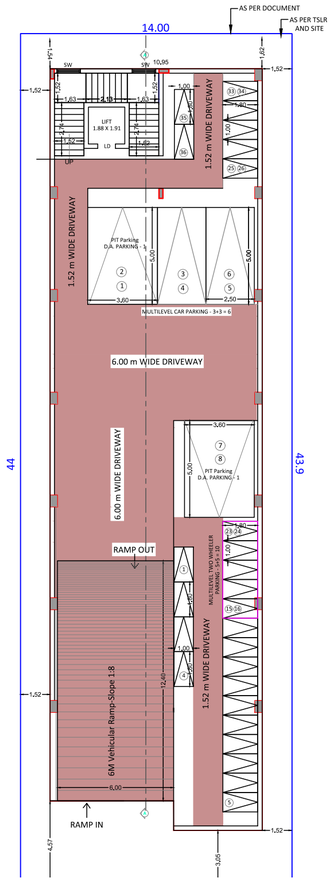
hello@verified.realestate
+91 9996 12 9996
verified.realestate

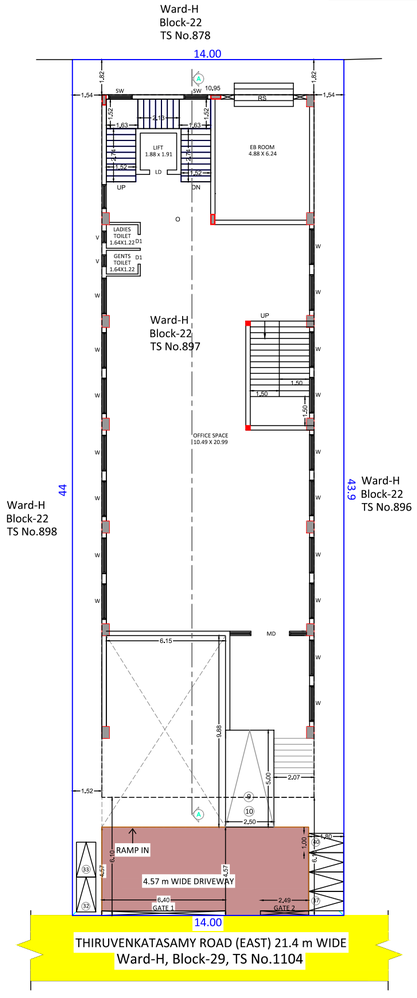


ELEVATION

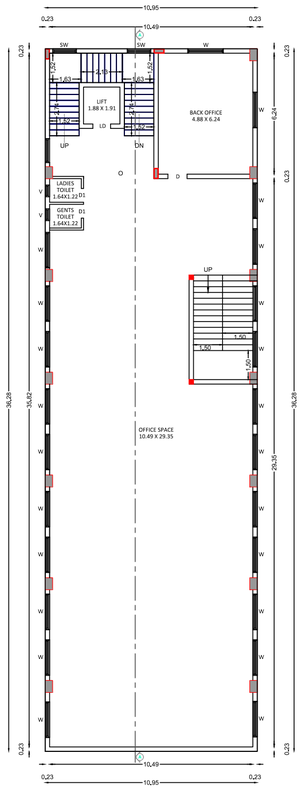


SECTION A-A

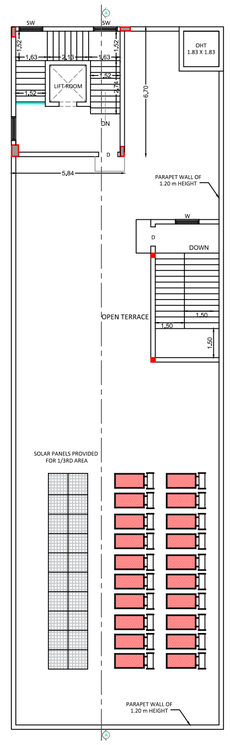




GROUND FLOOR PLAN



TYPICAL FLOOR PLAN - 1 &2



TERRACE FLOOR PLAN

ONLINE APPLICATION NO : SWP/BPA/834168/2026
APPLICANT NAME : ANANDA NARAYANAN AND RAJAVALLIYAPPAN
SWP / SITE APPROVAL / L.P/CLPA NO : 450 /2026
SWP / PLANNING PERMISSION NO : 570 /2026

PLAN SHOWING THE REVISED PLAN FOR THE APPROVED PLAN - PROPOSED OFFICE BUILDING AT Ward-H, Block-22, T.S.No.897, (THIRUVENKATASAMY ROAD (EAST), R.S PURAM), COIMBATORE CORPORATION, COIMBATORE DISTRICT

EXISTING APPROVAL DETAILS:

LPA PP NO: 46/2021, DATE: 11.02.2021
FSI AREA - 1160.96SQM
NON FSI AREA - 321.62SQM
TOTAL BUILT UP AREA - 1187.80SQM

MASTER PLAN LAND USE: COMMERCIAL

SCALE - 1:100 **(ALL DIMENSIONS ARE IN METER)**

AREA DETAILS	SQ.M	SQ.FT
AS PER DOCUMENT	619.65	6670
AS PER TSLR	616.50	6636

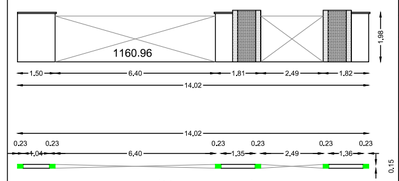
EXISITNG APPROVAL AREA DETAILS

FLOOR DETAILS	FSI AREA	NON FSI AREA	TOTAL BUILTUP AREA
STILT FLOOR	-	317.78	317.78
GROUND FLOOR	290.24	0.96	291.20
FIRST FLOOR	290.24	0.96	291.20
SECOND FLOOR	290.24	0.96	291.20
HEADROOM	-	-	23.00
TOTAL	1160.96	321.62	1187.80

AREA DETAILS

FLOOR DETAILS	FSI AREA	NON FSI AREA	TOTAL BUILTUP AREA
BASEMENT FLOOR	33.00	387.95	420.95
GROUND FLOOR	331.96	-	331.96
FIRST FLOOR	397.29	-	397.29
SECOND FLOOR	397.29	-	397.29
TOTAL	1159.54	387.95	1547.49

COMPOUND WALL DETAILS:



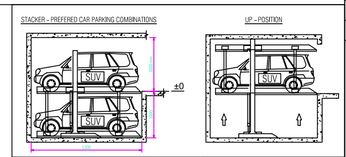
(Not to scale)

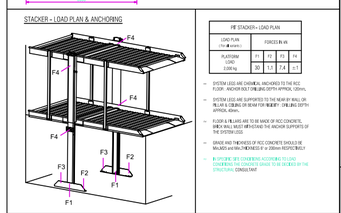
FSI DETAILS:

$$\frac{1159.54}{615.50} = 1.88 \text{ (FSI)}$$

PARKING DETAILS:

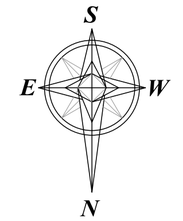
PARKING	REQUIRED	PROVIDED	TOTAL
CARS	9	9	10
VISITORS	1	1	
TWO WHEELERS	35	35	39
VISITORS	4	4	





INDEX:

EXISTING ROAD
PROPOSED BUILDING
DRIVE WAY
SITE BOUNDARY



N.Rajavalliyappan

APPLICANT

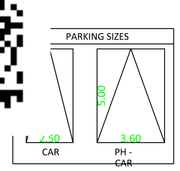
J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE LPA/RE/GR-1/038/2024
REGISTERED ENGINEER GRADE-1
13A, SM Tower, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.

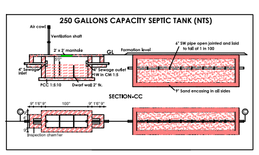
REGISTERED ENGINEER

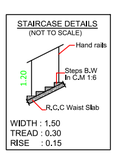
J. PREM KUMAR
B.E. (CIVIL), M.E. (STRUCTURES)
COIMBATORE LPA/SE/GR-1/016/2024
REGISTERED STRUCTURAL ENGINEER GRADE-1
13A, SM Tower, 1st Floor, Jawahar Nagar,
Raja Annamalai Road, Saibaba Colony, Coimbatore - 641 043.

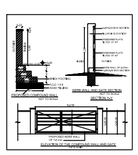
REGISTERED STRUCTURAL ENGINEER

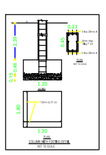
JOINT DIRECTOR / MEMBER SECRETARY
DISTRICT TOWN AND COUNTRY
PLANNING OFFICE
COIMBATORE DISTRICT

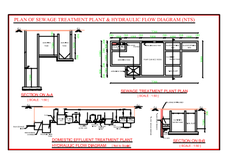


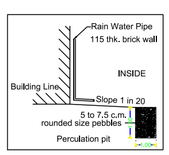


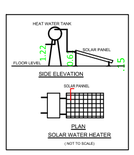












SHEET NO - 01/01

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.