PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

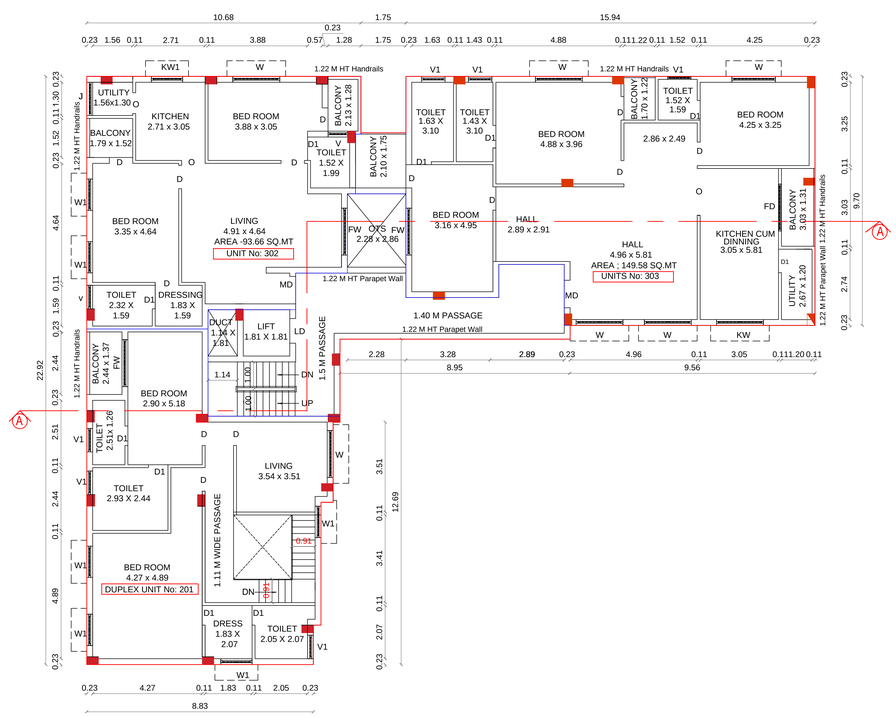
ISSUING AUTHORITY
DTCP

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

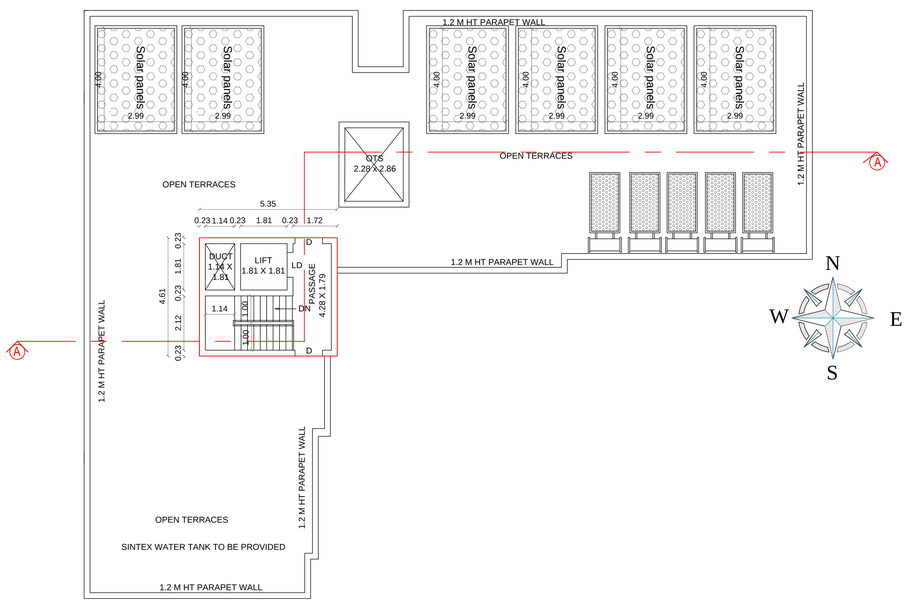
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

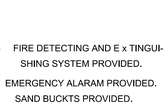
hello@verified.realestate
+91 9996 12 9996
verified.realestate



THIRD FLOOR PLAN

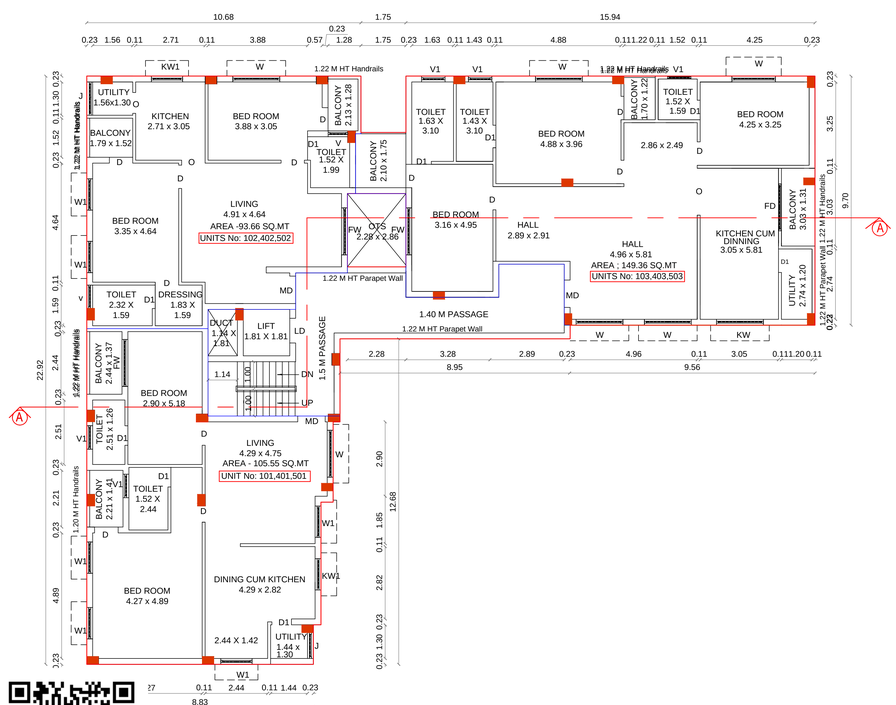


TERRACES FLOOR PLAN

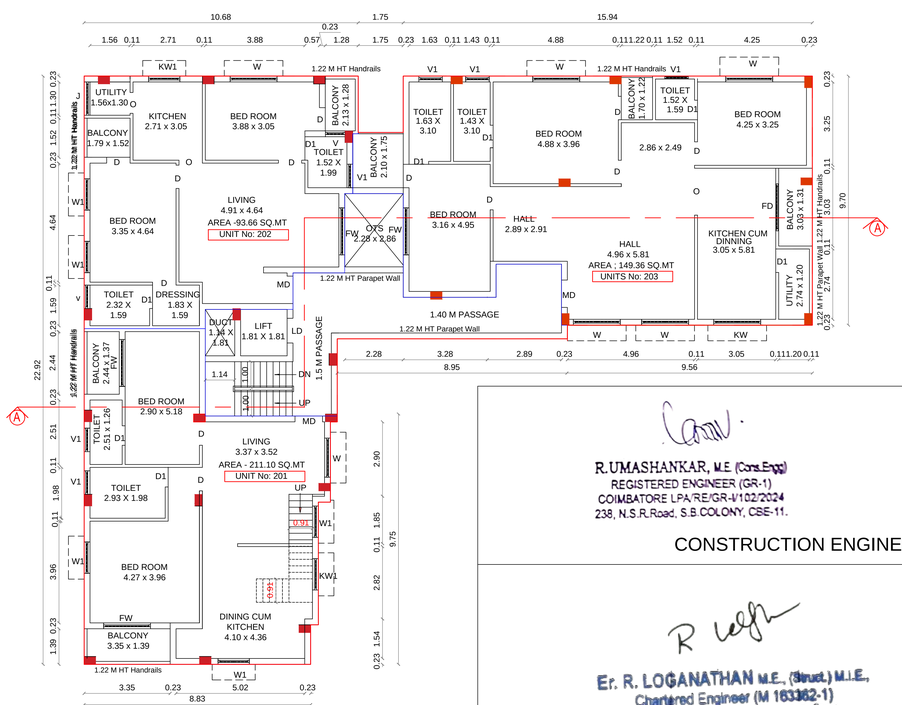


FE :- FIRE DETECTING AND E x TINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.



TYPICAL FIRST, FOURTH & FIFTH FLOOR PLAN



SECOND FLOOR PLAN

PLAN SHOWING THE REVISED PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN T.S.No :161/4,162/56 BLOCK : 11, WARD: L - SANAGNOOR, SITE No: 58, RAGUPATHI LAYOUT No: 2, SANGANOOR VILLAGE, COIMBATORE CORPORATION. COIMBATORE T.P.SCHEME No: 06

ONLINE APPLICATION No: SWP/BPA/836078/2026

APPLICANT NAME : Thiagarajan Kuppusamy & Chandra (Owners) & M/s. Sukra Property Developers (Poa)

SITE AREA DETAILS :

SHEET No: 2/2

	AREA DETAILS
AREA OF SITE AS ON TSLR	828.60 Sq.m
AREA DETAILS AS PER DOCUMENT	823.60 Sq.m
SUPER IMPOSED AREA	819.56 Sq.m

NOTE : ALL DIMENSIONS ARE IN METRE

SCALE 1 : 100

JOINERRY DETAILS

MD	- MAIN DOOR	1.07 x 2.10
D	- BED ROOM DOOR	1.00 x 2.10
D1	- DOOR	0.76 x 2.10
LD	- LIFT DOOR	0.90 x 2.10
FW / D	- FRENCH WINDOW/DOOR	1.52 x 2.00
FW1	- FRENCH WINDOW	1.22 x 1.83
W	- WINDOW	1.83 x 1.37
W1	- WINDOW	1.22 x 1.37
KW1	- KITCHEN WINDOW	1.22 x 1.07
V	- VENTILATOR	0.76 x 0.61
V1	- VENTILATOR	0.91 x 0.61
J	- JOLLY	2.00 x 0.61
RS	- ROLLING SHUTTER	1.83 x 2.49
EF	- EXHAUST FAN	

R.UMASHANKAR, M.E (Const.Engg)
REGISTERED ENGINEER (GR-1)
COIMBATORE LPA/RE/GR-I/102/2024
238, N.S.R.Road, S.B.COLONY, CSE-11.

CONSTRUCTION ENGINEER

For SUKRA PROPERTY DEVELOPERS (P) LTD
ARULMOZHI VARMAN
DIRECTOR

APPLICANT

Er. R. LOGANATHAN M.E., (Struct.) M.I.E.,
Chartered Engineer (M 183362-1)
Coimbatore LPA/SE/GR-I/19/04/33

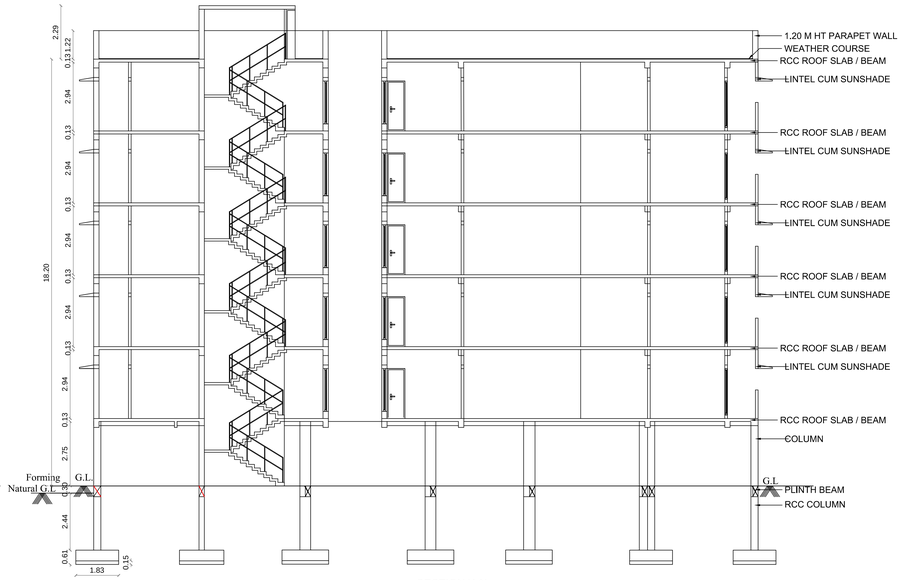
STRUCTURAL ENGINEER

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No. 54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell. 91-97902 33332
LBS No : GR/1.057.2019.LPA/RE/GR-I/01/2020

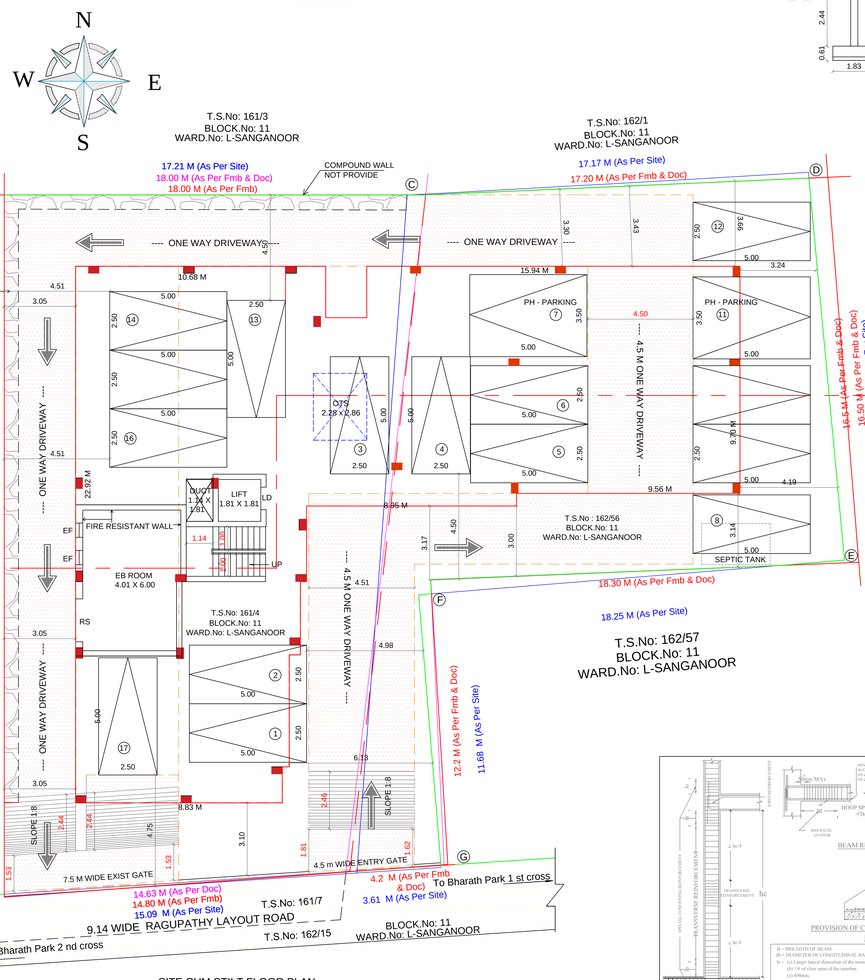
REGISTERED ENGINEER



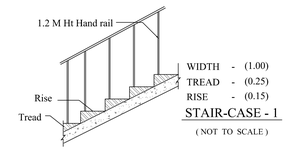
ELEVATIION



SECTION 'AA'

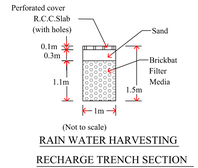


SITE CUM STILT FLOOR PLAN



STAIR-CASE - 1

(NOT TO SCALE)



(Not to scale)

RAIN WATER HARVESTING

RECHARGE TRENCH SECTION

REFERENCE:

- SITE
- PROPOSED BUILDING
- EXISTING ROAD
- PERCOLATION TRENCH

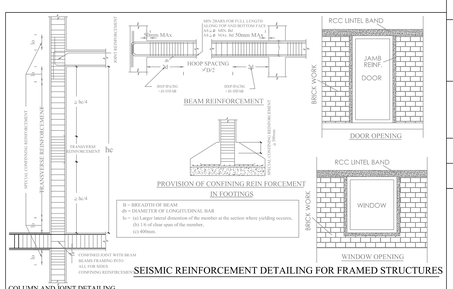
FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

DWELLING UNIT DETAILS

DWELLING	FIRST	SECOND	THIRD	FOURTH	FIFTH
UNIT - 101	105.55				
UNIT - 102	93.66				
UNIT - 103	149.36				
Duplex UNIT - 201		105.55	105.55		
UNIT - 202		93.66			
UNIT - 203		149.36			
UNIT - 302			93.66		
UNIT - 303			149.36		
UNIT - 401				105.55	
UNIT - 402				93.66	
UNIT - 403				149.36	
UNIT - 501					105.55
UNIT - 502					93.66
UNIT - 503					149.36

TOTAL NO OF DWELLINGS : 14 Nos



COLUMN AND JOINT DETAILING

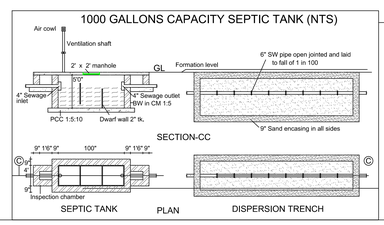
SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES

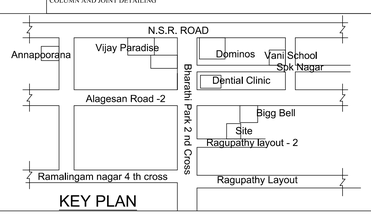
PARKING STANDARDS AS PER TNCDBR 2019 - Corporation areas

Description	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
1 (Duplex unit) Dwelling Above 150 Sq.mt - 225 Sq.mt 13 Dwelling Above 75 Sq.mt	15 Nos	15 Nos	NA	NA
Visitors parking 10%	2 Nos	2 Nos	NA	NA
TOTAL	17 Nos	17 Nos	NA	NA

CERTIFICATE :

1. CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
2. BATH ROOM & WAS BASIN WATER IS CONNECTED TO PERCOLAION PIT FOR GROUND WATER RECHARGE. PROPOSED CONSTRUCTION AS PER PLAN.
3. SOLAR WATER HEATING SYSTEM IS PROVIDED IN THE BUILDING CONSTRUCTION AS PER PLAN.





KEY PLAN

Er. R. LOGANATHAN M.E., (Struct.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-I/19004/033

STRUCTURAL ENGINEER

For SUKRA PROPERTY DEVELOPERS (P) LTD
R. Anbumathan
ARULMOZHI VARMAN
DIRECTOR

APPLICANT

R.UMASHANKAR, M.E (Cons.Engg)
REGISTERED ENGINEER (GR-1)
COIMBATORE LPA/RE/GR-I/102/2024
238, N.S.R.Road, S.S.COLONY, CBE-11.

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No. 54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
GCT, Coimbatore - 641 043, Cell : 91-97902 33332
LBS No : GR11.057.2019.LPA/RE/GR-I/01/2026

REGISTERED ENGINEER

PLAN SHOWING THE REVISED PROPOSED CONSTRUCTION OF STILT , FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR RESIDENTIAL APARTMENT BUILDING IN T.S.No :161/4,162/56 BLOCK : 11, WARD: L - SANAGNOOR,

SITE No: 58, RAGUPATHI LAYOUT No: 2,
SANGANOOR VILLAGE,
COIMBATORE CORPORATION.
COIMBATORE T.P.SCHEME No: 06

ONLINE APPLICATION No: SWP/BPA/836078/2026

APPLICANT NAME : Thiagarajan Kuppusamy &
Chandra (Owners) &
M/s. Sukra Property Developers (Poa)

SHEET No: 1/2

EXISTING PLANNING PERMISSION ;	REVISED PLANNING PERMISSION ;
ONLINE APPLIATION No :SWP/BPA/501508 /2025	ONLINE APPLIATION No :SWP/BPA/836078/2026
SITE BOUNDARY SHOWN AS "A TO D "	SITE BOUNDARY SHOWN AS "A TO G "
PLANNING PERMISSION No : 385/2025	PLANNING PERMISSION No : 604 / 2026
L.P./ C.L.P.A. No: 319/2025	L.P./ C.L.P.A. No: 476 / 2026

SITE AREA DETAILS :	AREA DETAILS
AREA OF SITE AS ON TSLR (161/4 & 162/56)	828.60 Sq.m
AREA DETAILS AS PER DOCUMENT	823.60 Sq.m
SUPER IMPOSED AREA (A-G)	819.56 Sq.m

FLOORWISE BREAKUP	Total Built Up	Non Fsi Area	Fsi Area Residential
EXISTING APPROVAL AREA DETAILS			
AREA OF STILT FLOOR	224.72	194.78	29.94
AREA OF FIRST FLOOR	224.72	2.20	222.52
AREA OF SECOND FLOOR	224.72	2.20	222.52
AREA OF THIRD FLOOR	224.72	2.20	222.52
AREA OF FOURTH FLOOR	224.72	2.20	222.52
AREA OF FIFTH FLOOR	224.72	2.20	222.52
AREA OF TERRACE FLOOR	24.66	24.66	----
TOTAL BUILT UP AREA	1372.98	230.44	1142.54
REVISED PROPOSED AREA DETAILS			
AREA OF STILT FLOOR	400.72	370.78	29.94
AREA OF FIRST FLOOR	400.72	8.58	392.14
AREA OF SECOND FLOOR	400.72	8.58	392.14
AREA OF THIRD FLOOR	400.72	8.58	392.14
AREA OF FOURTH FLOOR	400.72	8.58	392.14
AREA OF FIFTH FLOOR	400.72	8.58	392.14
AREA OF TERRACE FLOOR	26.26	26.26	----
TOTAL BUILT UP AREA	2430.58	439.94	1990.64

FSI : $\frac{1990.64}{817.38} = 2.435$

NORMAL PERMISSIBLE FSI = 2
NORMAL FSI AREA = 1634.76 Sq.mt
PREMIUM FSI AREA = 0.43
PREMIUM FSI AREA = 355.88 Sq.mt

NOTE : ALL DIMENSIONS ARE IN METRE

SCALE 1 : 100

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
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OMR Thoraipakkam,
Chennai 600 097, India
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+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.