PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

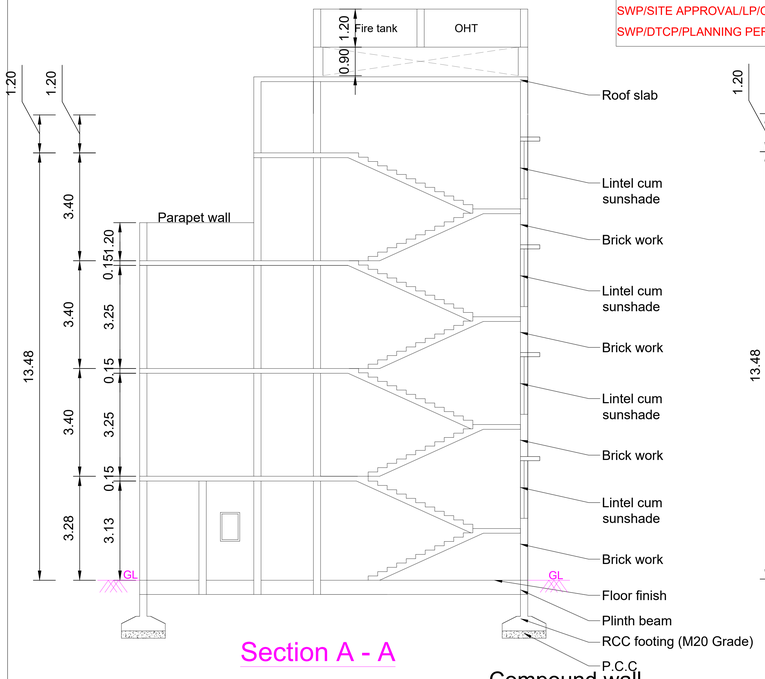
The approval as the planning authority issued it, reproduced in full behind this page.

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

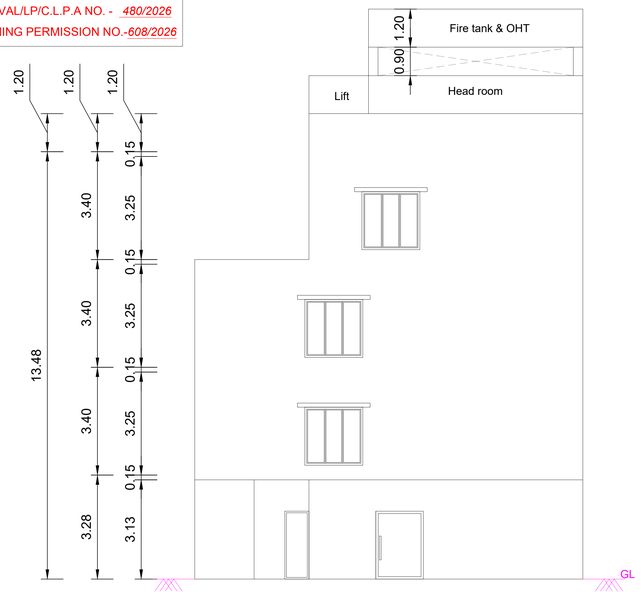
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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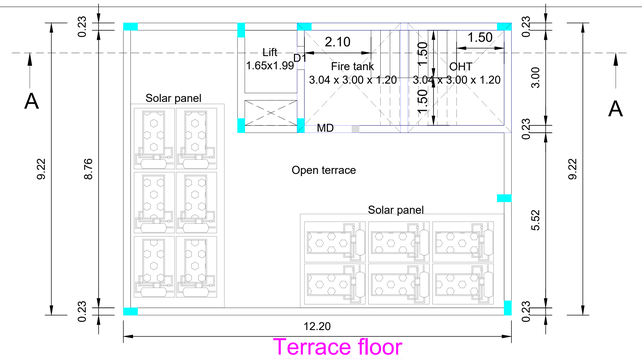
ONLINE APPLICATION NO-*SWP/BPA/836596/2026*
SWP/SITE APPROVAL/LP/C.L.P.A NO. - *480/2026*
SWP/DTCP/PLANNING PERMISSION NO.-*608/2026*



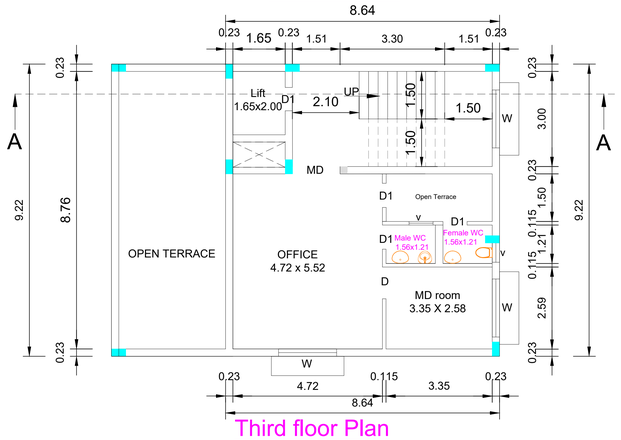
Section A - A



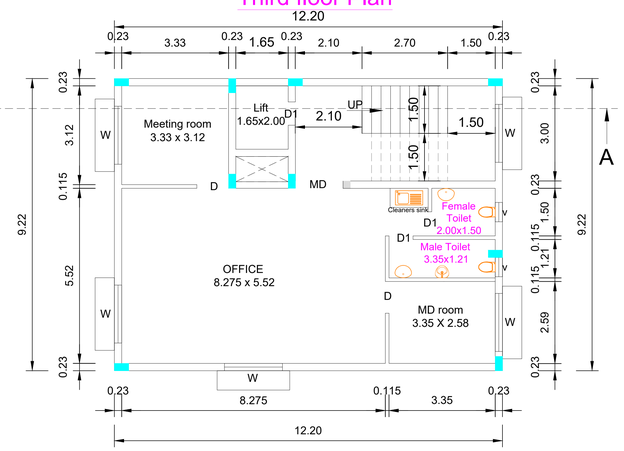
Elevation



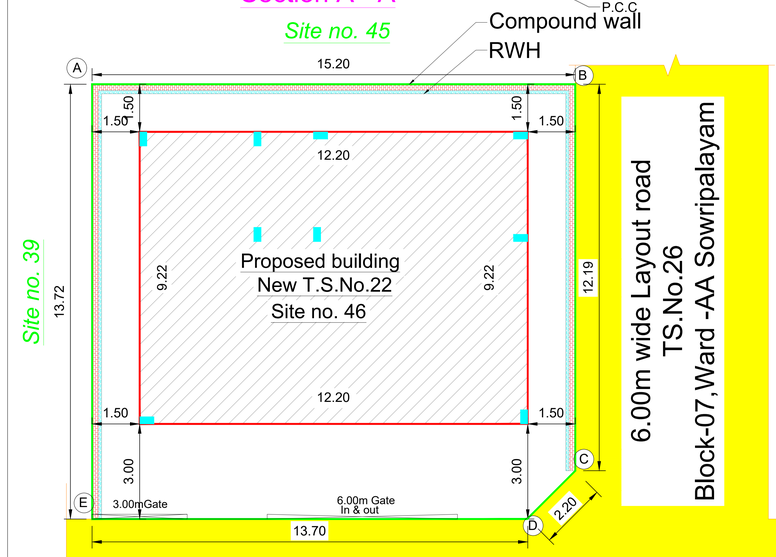
Terrace floor



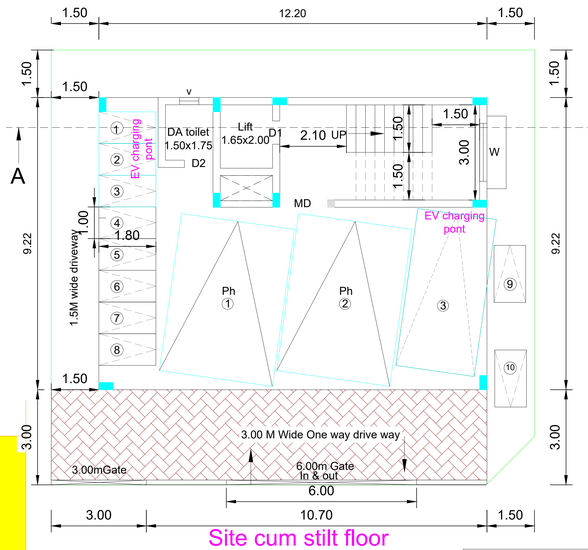
Third floor Plan



Typical - First , Second floor Plan



Site floor



Site cum stilt floor

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF STILT,FIRST,SECOND,THIRD FLOOR PROFESSIONAL CONSULTING OFFICE BUILDING IN NEW TS.NO. 22, WARD NO- (AA)-27,BLOCK NO-7, OLD TS NO. 410/PART, SITE-NO-46,TIRUPATHI VENKATASALAPATHY NAGAR, SOWRIPALAYAM VILLAGE, NORTH ZONE, WARD NO-27, COIMBATORE CORPORATION.

LAYOUT APPROVED BY:-LPH / D.D.T.P (CNR) NO:- 2 / 1974.

Master plan land use zone = Residential

North

ALL DIMENSION ARE IN METER

AREA DETAILS:-

AS AT SITE	= 207.87 SqM
AS PER TSLR	= 218.00 SqM
AS PER DOCUMENT	= 207.82 SqM

AREA DETAILS:-	FSI AREA (In Sqm)	NON-FSI AREA (In Sqm)	TOTAL AREA (In Sqm)
STILT FLOOR (Parking)	-	112.80	112.80
FIRST FLOOR (Commerical)	111.11	-	111.11
SECOND FLOOR(Commerical)	111.11	-	111.11
THIRD FLOOR (Commerical)	70.27	-	70.27
TERRACE (Vacant)	-	28.00	28.00
TOTAL	292.49	140.80	433.29

FLOOR SPACE INDEX = 292.49 / 207.82 =1.407

JOINERY DETAILS

NAME	DESCRIPTION	SIZE
MD	MAIN DOOR	1.50 X 2.14
D	DOOR	1.00 X 2.14
D1	DOOR	0.76 X 2.14
D2	DOOR	0.91 X 2.14
W	WINDOW	1.83 x 1.83
V	VENTILATION	0.61 X 0.91

PARKING DETAILS

FSI Area	= 292.49 Sqm
75 % * 292.49Sqm	= 219.36sqm
1 car for every 100 Sqm	= 02 Nos + 10% Visitors
	= ***03 Nos***
1 Two wheeler for 25Sqm	= 9 Nos + 10% Visitors
	= ***10 nos***

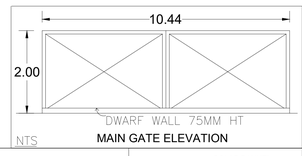
PARKING NAME	REQUIRED		PROVIDED		TOTAL PROVIDED
	DA	REGULAR	DA	REGULAR	
CAR	2	1	2	1	3
TWO WHEELER	1	09	1	09	10

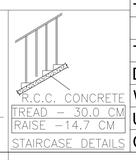
NOTE :-

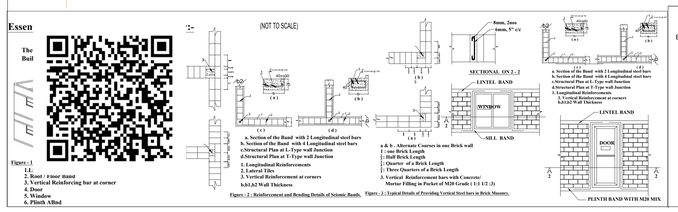
- EXISTING ROAD
- SITE BOUNDRY A,B,C,D,E
- PROPOSED BUILDING
- DRIVEWAY

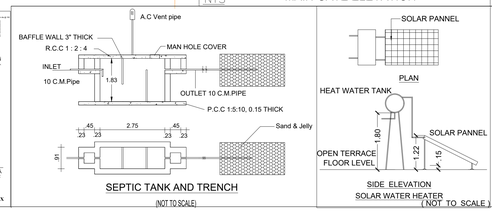
Mechanical Ventilation to be provided wherever necessary

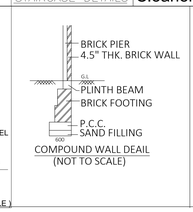
	First floor		Second floor		Third floor		Total provided
Male count (Customers + Employees)	15		15		05		35
Female count (Customers +Employees)	10		10		01		21
	Required	Provided	Required	Provided	Required	Provided	
Toilet (Bath + WC)	=1+1=2	=1+1=2	=1+1=2	=1+1=2	=1+1=2	=1+1=2	6
Drinking water	1	1	1	1	1	1	3
Wash basin	1	2	1	2	1	2	6
Urinal	1	1	1	1	1	1	3
Cleaners sink	1	1	1	1	1	1	3

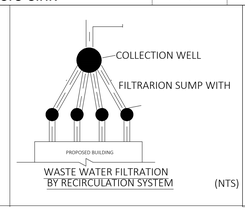


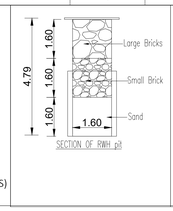


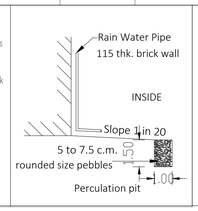


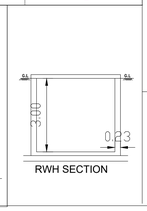












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3/358, Anu Ilanchi Nagar, Karamampettai, Tiruppur - 641 402.
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Coimbatore District DTCP Office
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Coimbatore - 641 015.
Cell No : 95979 40205

REGISTERED ENGINEER

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.