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.

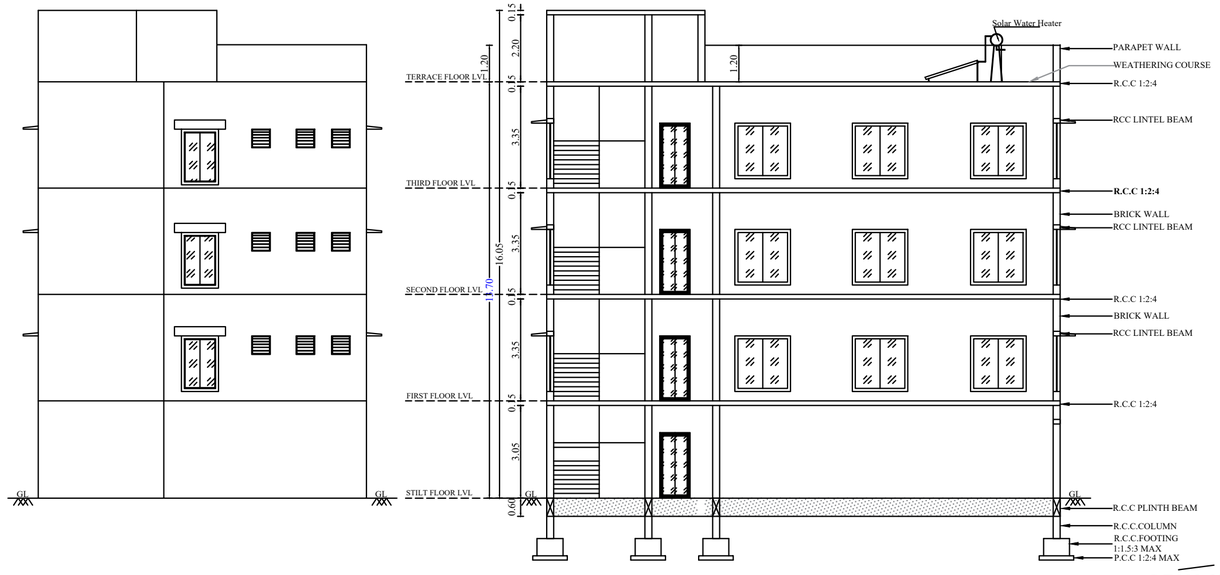
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

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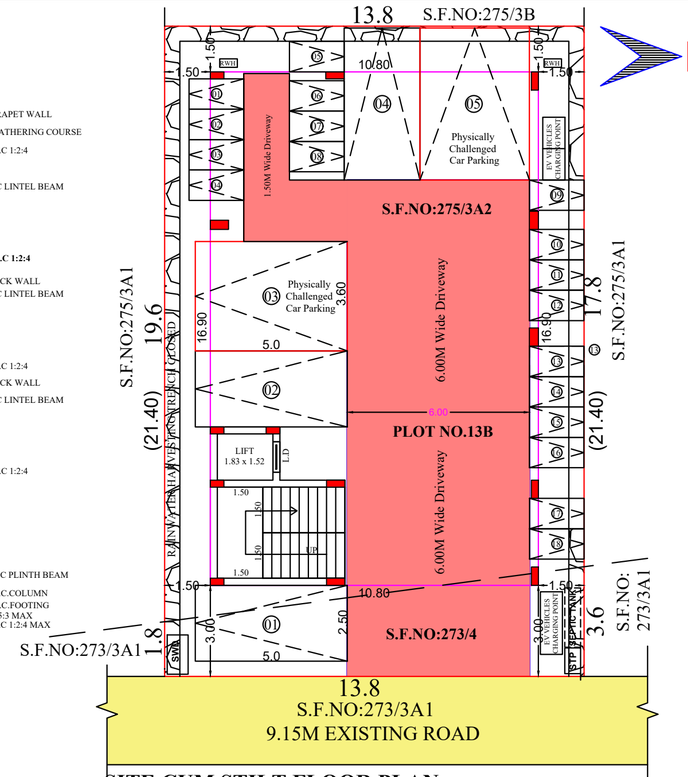
**Special Condition:** Building shall be used only for the approved use. If anything found another use occupied in the building, necessary enforcement action will be taken as per section 56&57 of TNTCP Act,1971.

**ONLINE APPLICATION NO:SWP/BPA/837529/2026**
**SWP/PLANNING PERMISSION NO:555/2026**
**PLANNING PERMISSION PERIOD: 16.07.2026 to 16.07.2034**

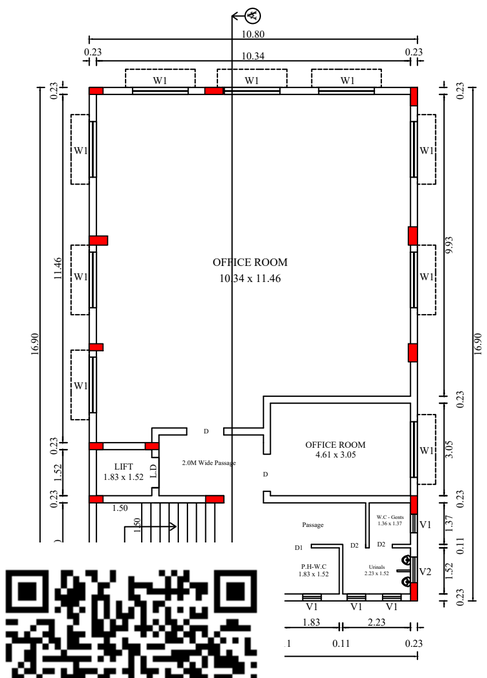



## FRONT SIDE ELEVATION

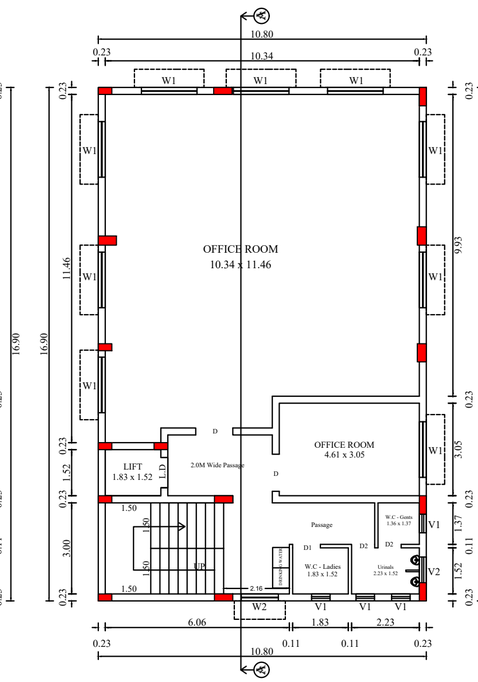
## SECTION ON AA'



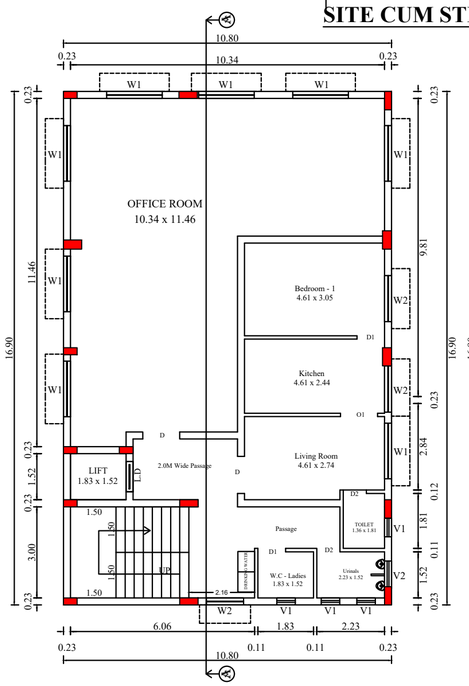

## SITE CUM STILT FLOOR PLAN



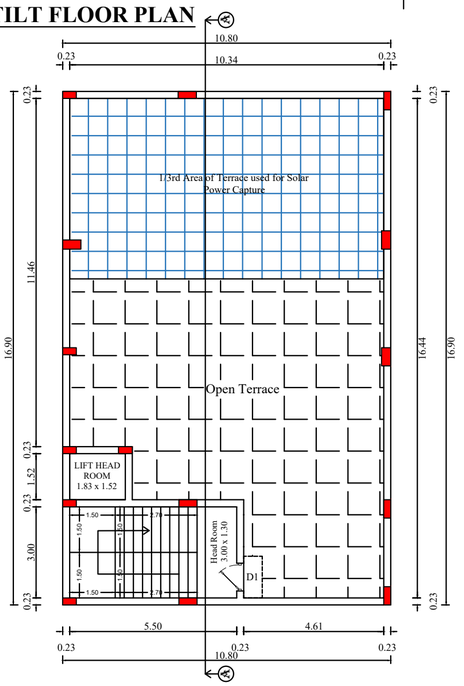

## PLAN




## SECOND FLOOR PLAN



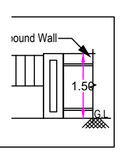

## THIRD FLOOR PLAN

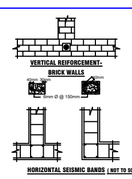


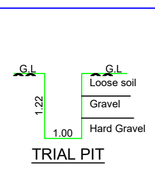

## TERRACE FLOOR PLAN



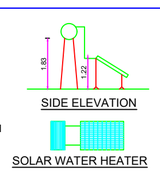
**Details of Main Gate**



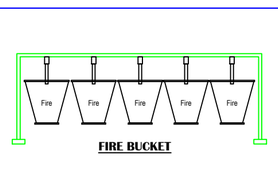



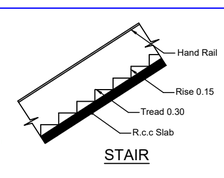

TRIAL PIT



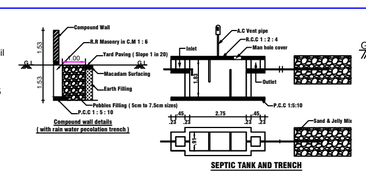

SOLAR WATER HEATER

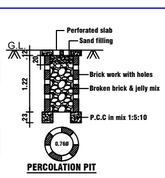



**FIRE BUCKET**




STAIR




PERCOLATION PIT

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL PRIVATE OFFICE AND RESIDENTIAL BUILDING IN SF.No.273/4 & 275/3A2 (SITE NO:13-B OF APPROVED LAYOUT L.P/R(CPN) NO: 254/1987) AT SARAVANAMPATTI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION& DISTRICT.**

**LAND USE - RESIDENTIAL USE**

**SCALE 1 : 100** **ALL DIMENSIONS ARE IN METERS**

### SITE AREA DETAILS

| | Sq.m. | Sq.ft. |
|---|---|---|
| Area Of The Site ( As per Document ) | 292.64 | 3150.00 |
| Area Of The Site ( As per Patta ) | 293.00 | 3150.00 |
| **Area Of The Site ( Superimposed Area )** | **292.64** | **3150.00** |

### BUILDING AREA DETAILS

| Floor Name | FSI Area ( Sq.m.) | Non FSI Area ( Sq.m.) | Builtup Area ( Sq.m.) |
|---|---|---|---|
| Stilt Floor | 0 | 182.45 | 182.45 |
| First Floor | 182.45 | 0 | 182.45 |
| Second Floor | 182.45 | 0 | 182.45 |
| Third Floor (Commercial) | 134.75 | 0 | 134.75 |
| Third Floor (Residential) | 47.70 | 0 | 47.70 |
| Terrace Floor Area | 0 | 24.62 | 24.62 |
| **TOTAL** | **547.35** | 207.07 | 754.42 |

### F.S.I

Floor Space Index $= \frac{547.35}{293.00} = 1.87$

### PARKING REQUIREMENT DETAILS

CAR / TWO WHEELER PARKING CALCULATION 75% OF FSI AREA
TOTAL FSI AREA - 547.35 SQ.M
75% FSI AREA - 410.51SQ.M

| Description | Required | Provided |
|---|---|---|
| D.A Car Parking | 0 | 2 |
| Car Parking | 4 | 4 |
| D.A Two Wheeler Parking | 2 | 2 |
| Two Wheeler Parking | 16 | 18 |

### JOINERY DETAILS

| | | | | | |
|---|---|---|---|---|---|
| LD | Lift Door | 0.91 x 2.10 | W1 | Window | 1.83 x 1.50 |
| D | Door | 1.22 x 2.10 | W2 | Window | 1.22 x 1.50 |
| D1 | Door | 0.91 x 2.10 | W3 | Stair Window | 0.91 x 1.50 |
| D2 | Door | 0.76 x 2.10 | SW1 | Stair Window | 2.74 x 1.50 |
| V1 | Ventilator | 0.61 x 0.91 | | | |

### NOTE

FE : Fire Extinguisher Provided
EA: Emergency Alarm Provided

### REFERENCE

PROPOSED SITE AS PER FIELD
PROPOSED SITE AS PER FMB
PROPOSED BUILDING
EXISTING ROAD
DRIVEWAY

APPLICANT

Er.P.KULANTHAIVEL., M.E., Ph.D., (Soil)
Registered Geotechnical Engineer (RGTE)
Reg. No : 04 / 2025 / RGTE / EDTCP
Chartered Engineer, Reg.No : AM1686057
Licensed Building Surveyor
Ph.No : +91 95249 57886

GEO TECHNICAL ENGINEER

RAMA RAM SHANKAR B.Tech.,M.E.,
REGISTERED STRUCTURAL ENGINEER GRADE - II
DTCP Registration No. RSE.GR-II 2022/10/003
No. 15/1/7/2, Sivanantha Nagar, Palanichettipatti
Theni (Dt) - 625 531. Mobile No: 9481953909

STRUCTURAL ENGINEER

Er. R. RAVIBHARATH, B.E.,CIVIL
DTCP Registered Engineers Grade-II-(Reg)
Reg. No: RE.GR-11-2021/10/023
RP CONSTRUCTIONS
# 465/5, Maruthi Complex,
Convent School Opp. THENI-625 531.
Cell: 8056578242, 6380486848

REGISTERED ENGINEER

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.