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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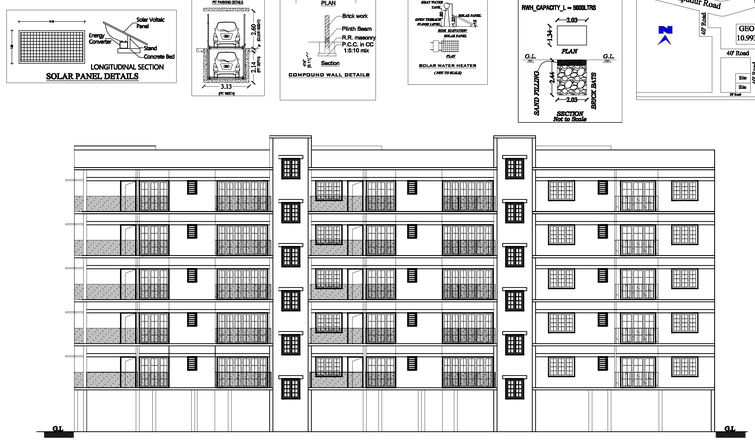
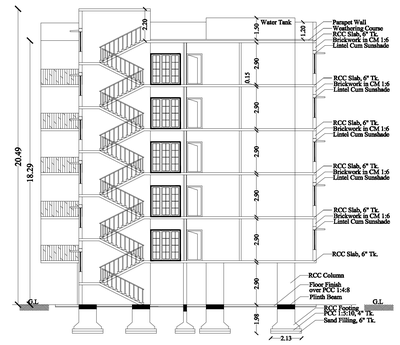
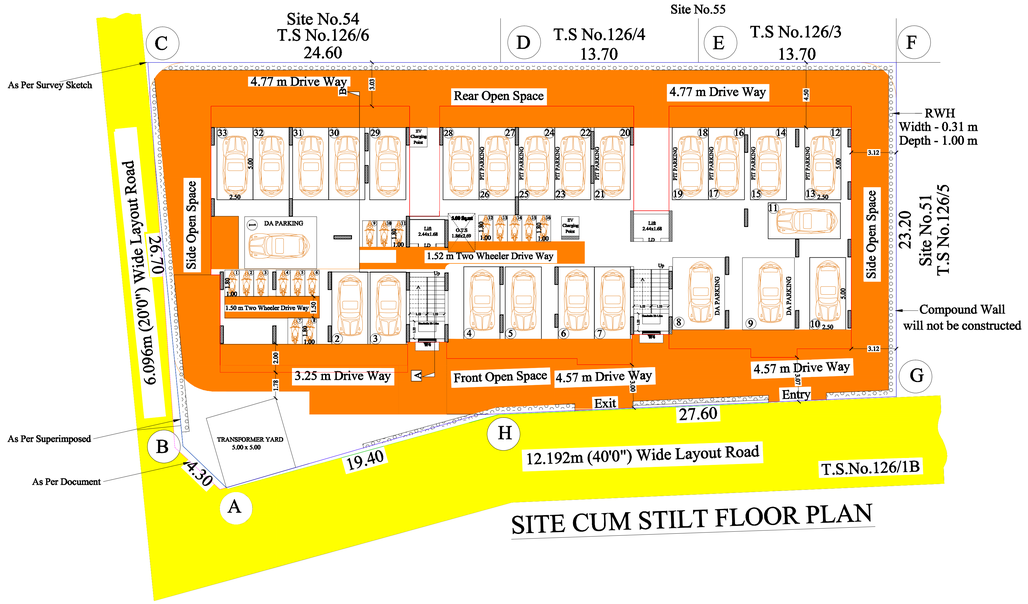


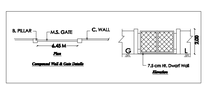
East Side Elevation

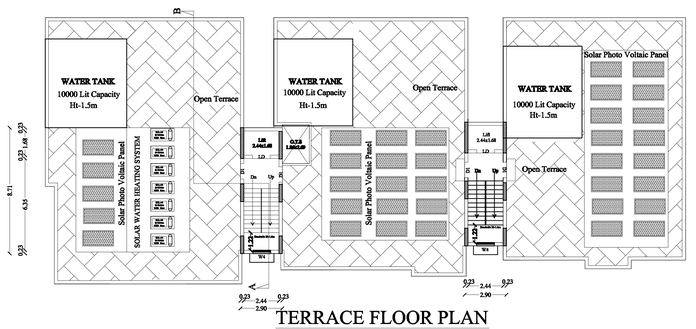


Section On "AB"

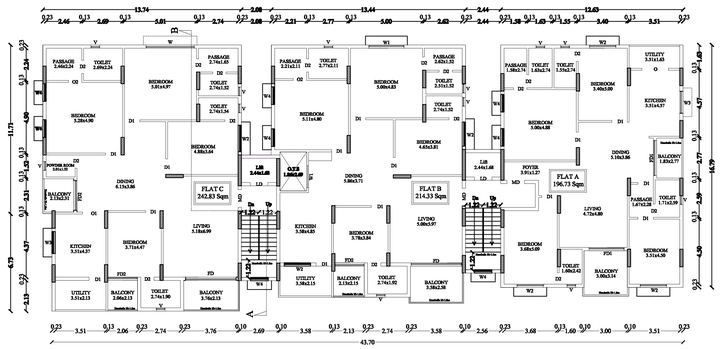


SITE CUM STILT FLOOR PLAN

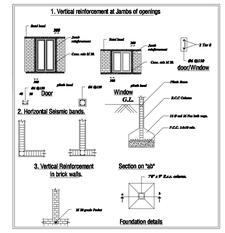


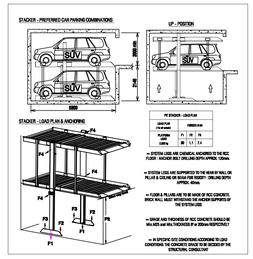


TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN
(First, Second, Third, Fourth & Fifth Floor)





DWELLING UNIT AREA DETAILS

Total No of Dwelling-15 Units

FLOOR NAME	UNIT NO	AREA IN Sqm	CAR PARKING	TWO WHEELER
I	FLAT A	174.41	2	-
	FLAT B	190.01	2	-
	FLAT C	204.64	2	2
II	FLAT A	174.41	2	-
	FLAT B	190.01	2	-
	FLAT C	204.64	2	2
III	FLAT A	174.41	2	-
	FLAT B	190.01	2	-
	FLAT C	204.64	2	2
IV	FLAT A	174.41	2	-
	FLAT B	190.01	2	-
	FLAT C	204.64	2	2
V	FLAT A	174.41	2	-
	FLAT B	190.01	2	-
	FLAT C	204.64	2	2
TOTAL 15 DWELLINGS			30	8

CAR PARKING REQUIRED = 30 + 10% (30) [Visitors Parking] = 33 Nos
CAR PARKING PROVIDED = 33 Nos
TWO WHEELER PARKING REQUIRED = 8 Nos
TWO WHEELER PARKING PROVIDED = 8 Nos

NOTE:
1 Car Space for every 75 Sqm
Visitors Parking = 10% of required cars

EXISTING APPROVAL DETAILS

BP/CLPA No. 187/2026

PLANNING PERMISSION NUMBER: 232/2026

PROFESSIONAL DETAILS BASED ON FORM C

REGISTERED CONSTRUCTION ENGINEER	REGISTERED STRUCTURAL ENGINEER	REGISTERED ARCHITECT	APPLICANTS
Er. T.S. MADHUMITHA LPA/CE/21/2025 18/5/26 T.S. MADHUMITHA, M.E., (Const.Mgmt.) CONSTRUCTION ENGINEER 59, Sairam Nivas, First Floor, Bharathi Nagar 3rd Street, Ramanathapuram, Coimbatore - 641 045. Mob : 96 59 71 20 20 LPA/CE/21/2025	Er. M.MANOJ KUMAR LPA/SE/GR - I/048/2025 18/05/2026 Er. M. MANOJKUMAR, M.E.(Structs), STRUCTURAL ENGINEER 1681, Trichy Road, Ramanathapuram, Coimbatore - 641 045. Cell : 97 90 65 63 62 LPA / SE / Gr.I / 48 / 2025	For SQUARETREE ARCHITECTS G. Aashish Ranka Proprietor/Manager	1. RITIN KOTHARI 2. NITIN KOTHARI 3. VIPIN KOTHARI 4. MADHUBALA KOTHARI 5. PUJA KOTHARI 6. SEEMA KOTHARI 7. KUSHBOO KOTHARI

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

REVISED PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND, THIRD, FOURTH AND FIFTH FLOOR RESIDENTIAL BUILDING AT SITE NO.52 & 53, PARK AVENUE, T.S.WARD NO. G (7), BLOCK NO.6, T.S.NO. 126/8 & 126/12, (OLD T.S.NO. 126/1 PART), KUMARAPALAYAM VILLAGE, COIMBATORE CORPORATION.

LAND USE AS PER MASTER PLAN 2041 : RESIDENTIAL

ALL DIMENSIONS ARE IN METER
SCALE 1:150
ONLINE APPLICATION NO. SWP/BPA/0838924/2026

REFERENCE

- PLOT BOUNDARY (Survey Sketch) -
- PROPOSED BUILDING -
- EXISTING ROAD -
- DRIVEWAY -
- PLOT BOUNDARY (As Per Document) -
- PLOT BOUNDARY (As Per Superimposed) -

N

AREA OF THE SITE

AREA OF THE SITE (AS PER TSLR) = 1293.00 Sqm
AREA OF THE SITE (AS PER DOCUMENT) = 1293.01 Sqm
AREA OF THE SITE (SUPERIMPOSED) = 1282.54 Sqm
AREA OF THE SITE ("ABCDEFGH") = 1282.54Sqm

S.No.	T.S.No.	Area (Sqm)
1	126/8	653.10
2	126/12	639.90
	TOTAL	1293.00

PROPOSED BUILT-UP AREA DETAILS

FLOOR DETAILS	FSI (Sqm)	Non FSI (Sqm) Stair & Lift	TOTAL (Sqm)
STILT FLOOR	-	732.43	732.43
FIRST FLOOR	703.43	29.00	732.43
SECOND FLOOR	703.43	29.00	732.43
THIRD FLOOR	703.43	29.00	732.43
FOURTH FLOOR	703.43	29.00	732.43
FIFTH FLOOR	703.43	29.00	732.43
TERRACE FLOOR	-	50.02	50.02
TOTAL	3517.15	927.45	4444.60

FSI CALCULATION

FSI= TOTAL FSI/PLOT AREA =3517.15/1282.54 = 2.742 > 2
PREMIUM FSI REQUIRED = 0.742
PLOT COVERAGE (P.C)
P.C = {(TOTAL GROUND FLOOR AREA/PLOT AREA)x100}
= (732.43/1282.54)x100
= 57.11%

JOINERY DETAILS

LD : Lift Door	4'0" x 7'0"	1.07m x 2.14m	FD1 : French Door	5'0" x 7'0"	2.14m x 2.14m
M.D/Main Door	4'0" x 7'0"	1.22m x 2.14m	FD2 : French Door	6'9" x 7'0"	2.44m x 2.14m
D1 : Door	3'6" x 7'0"	1.07m x 2.14m	W: Window	11'0" x 4'6"	3.35m x 1.37m
D2 : Door	3'0" x 7'0"	0.91m x 2.14m	W1: Window	8'0" x 4'6"	2.44m x 1.37m
O : Open	6'0" x 7'0"	1.83m x 2.14m	W2: Window	6'0" x 4'6"	1.83m x 1.37m
O1 : Open	5'0" x 7'0"	1.52m x 2.14m	W3: Window	5'0" x 4'6"	1.52m x 1.37m
O2 : Open	3'0" x 7'0"	0.91m x 2.14m	W4: Window	4'0" x 4'6"	1.22m x 1.37m
FD : French Door	11'6"x 7'0"	3.51m x 2.14m	V: Ventilator	2'0" x 3'0"	0.61m x 0.91m

SPECIAL CONDITION

The Building must be used for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiated under 56 and 57 of Town And Country Planning Act - 1971 without prior and 57 of Town And Country Planning Act - 1971 without prior notice, considered as unauthorized construction.

BP/CLPA No. 187/2026

PLANNING PERMISSION NUMBER:397/2026 (It revises P.P No.232/2026)
(This Planning Permission is valid for a period of 8 years from e-sign)

e-signed
Joint Director/ Member Secretary,
Coimbatore District

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.