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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Application No.: SWP/BPA/838935/2026
Site Boundary Showing "A to D"
LP / CLPA No.:381/2026
Planning Permission No.:486/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE COMMERCIAL(PROFESSIONAL CONSULTING OFFICE)BUILDING IN FIRST AND SECOND FLOOR & RESIDENTIAL BUILDING IN THIRD FLOOR IN T.S.No.995/2,BLOCK No.25,WARD No.H, NEW DOOR No. 31, (OLD DOOR No.45) COWLEY BROWN ROAD, COIMBATORE OLD TOWN, COIMBATORE CORPORATION.

COIMBATORE SANCTIONED T.P. SCHEME No.4

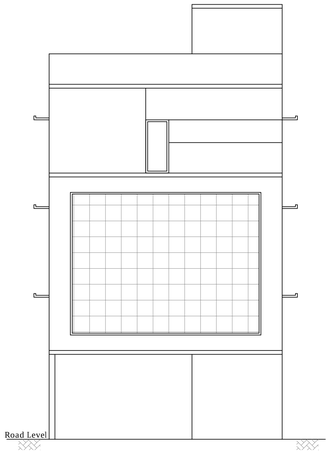
COMMERCIAL AND RESIDENTIAL BUILDING

MASTER PLAN LAND USE : COMMERCIAL

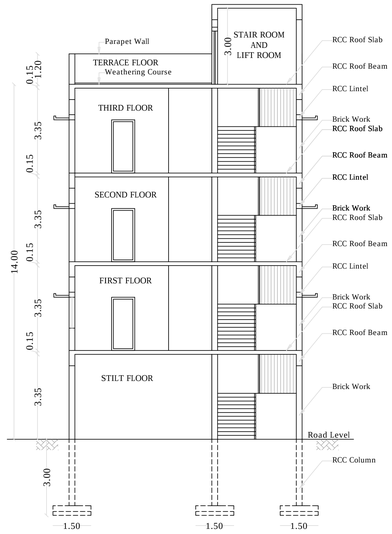
ONLINE APPLICATION No. : SWP/BPA/838935/2026

N

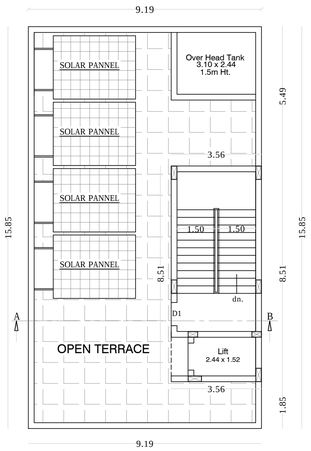
SCALE = 1:100



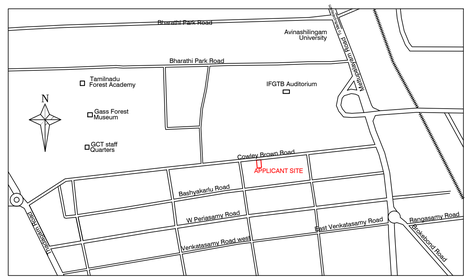
FRONT ELEVATION



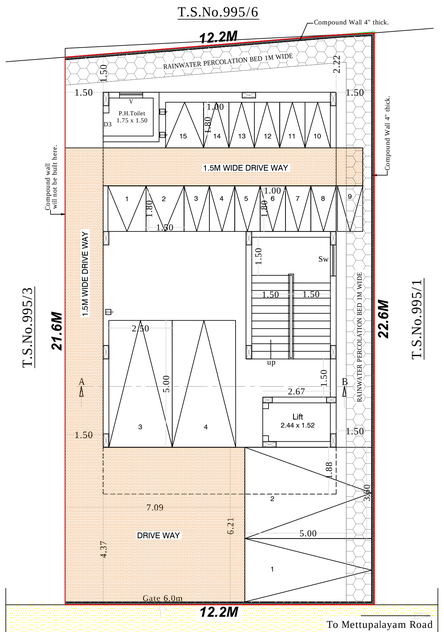
SECTION ON "A-B"



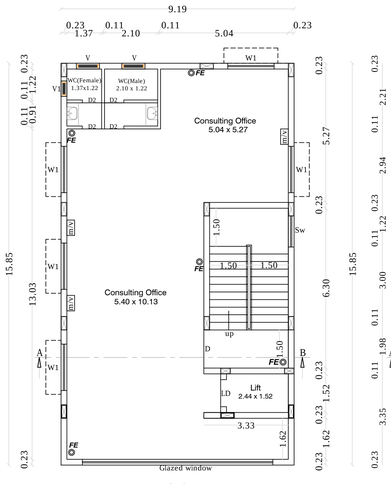
TERRACE FLOOR PLAN



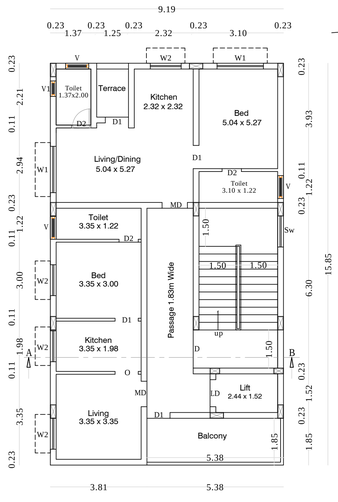
KEY PLAN (NOT TO SCALE)



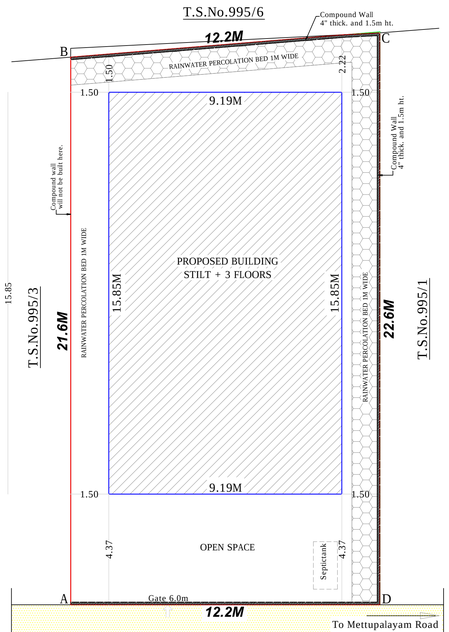
SITE/STILT FLOOR PLAN



TYPICAL FLOOR PLAN
(FIRST FLOOR AND SECOND FLOOR)



THIRD FLOOR PLAN



SITE PLAN

SITE AREA DETAILS:

AS PER DOCUMENT -- 271.27sqm (or) 2920sft.

AS PER TSLR -- -- 270.5sqm.

Description	FSI Area in Sqm.	NON-FSI Area in Sqm.	Total Builtup Area in Sqm.
STILT FLOOR (Parking)	---	145.69	145.69
FIRST FLOOR (Consulting Office)	145.69	---	145.69
SECOND FLOOR (Consulting Office)	145.69	---	145.69
THIRD FLOOR (Residential)	143.31	---	143.31
HEAD ROOM	---	30.28	30.28
	434.69	175.97	610.66

FLOOR SPACE INDEX:- $\frac{434.69}{270.05}$ = 1.61

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
CAR PARKING 1st and 2nd Floor-Consulting Office	291.38/100 10% Visitors Parking	3 1	4 Nos.
TWO WHEELER 1st and 2nd Floor-Consulting Office	291.38/25	12	15 Nos.
TWO WHEELER 3rd Floor Residential	>50sqm. - 2 unit	2	
	10% Visitors Parking	1	

COLOUR INDEX

SITE BOUNDARY -

EXISTING ROAD -

PROPOSED BUILDING -

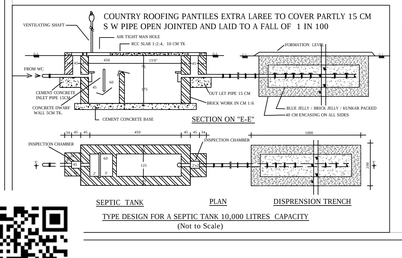
ELECTRIC VEHICLE CHARGING POINT - EVCP

SCHEDULE OF JOINERY:-

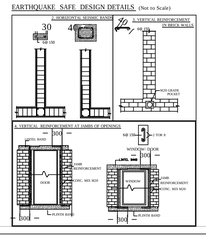
D	Door	1.50 x 2.10	W1	Window	1.83 x 1.22
MD	Door	1.00 x 2.10	W2	Window	1.22 x 1.22
D1	Door	1.00 x 2.10	Sw	Window	1.22 x 1.22
D2	Door	0.76 x 2.10	V	Ventilator	0.91 x 0.61
D3	Door	0.91 x 2.10	V1	Ventilator	0.61 x 0.91

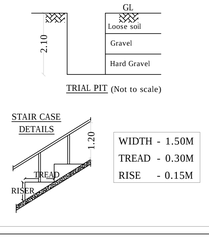
◎ FIRE EXTINGUISHER PROVIDED

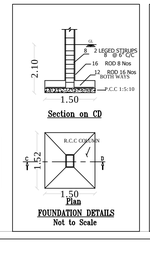
ALL DIMENSIONS ARE IN METER

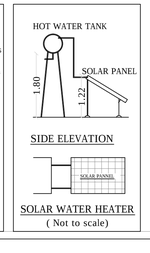


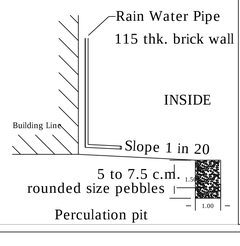
TYPE DESIGN FOR A SEPTIC TANK 10,000 LITRES CAPACITY
(Not to Scale)

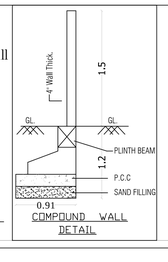












7 m c k 20/5/26
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REG. STRUCTUTAL ENGINEER

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CLPA REGN. No: CLPA/GTE/069/2026
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REG. GEO TECH.ENGINEER

15/5/26
Er. V. SANTHOSHKUMAR. BE
DTCP - REGISTERED ENGINEER
Reg. No: RE-GP-III/05/2021/CDTCP
SS ASSOCIATES
No: 17A/63 Lakshmipuram, Ganapathy,
Coimbatore-641 006
Ph: 88282 90796, 79931 9 9885
REG. ENGINEER

APPLICANT/OWNER

Dt.12-6-2026

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.