PP APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

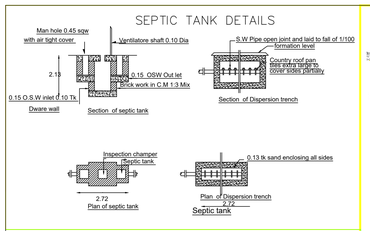
ISSUING AUTHORITY
**DTCP**

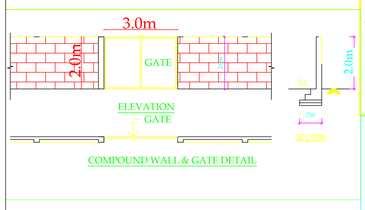
The approval as the planning authority issued it, reproduced in full behind this page.

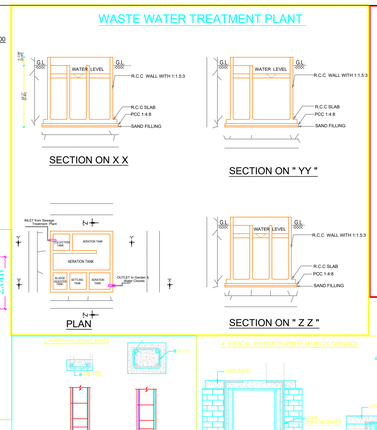
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

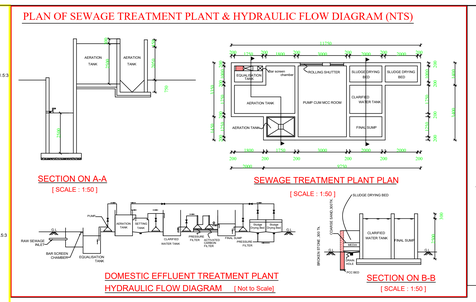
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

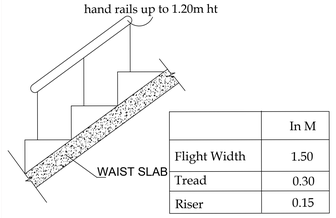
hello@verified.realestate
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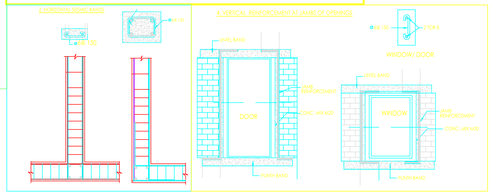




| | In M |
|---|---|
| Flight Width | 1.50 |
| Tread | 0.30 |
| Riser | 0.15 |

| Floor Name | Total Built up Area | Non FSI Area: Covered Parking Deduction | Total FSI Area |
|---|---|---|---|
| STILT FLOOR | 696.77 | 696.77 | - |
| FIRST FLOOR | 696.77 | - | 696.77 |
| SECOND FLOOR | 696.77 | - | 696.77 |
| THIRD FLOOR | 696.77 | - | 696.77 |
| FOURTH FLOOR | 696.77 | - | 696.77 |
| HEAD ROOM | 63.49 | 63.49 | - |
| TOTAL AREA | 3547.35 | 760.26 | 2787.09 |

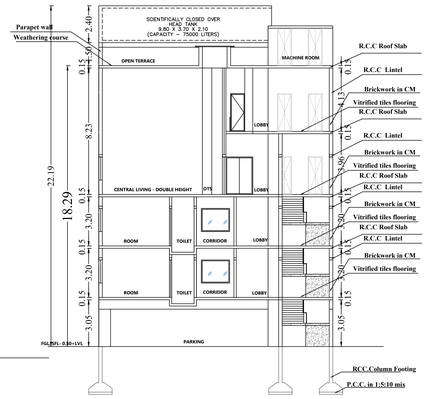




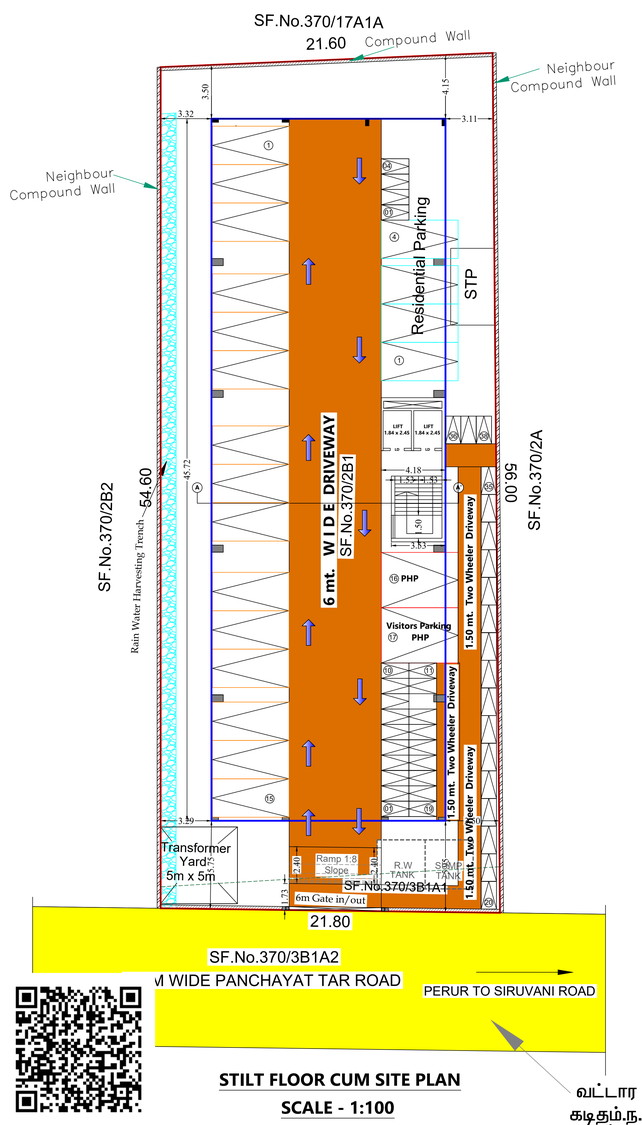





ELEVATION

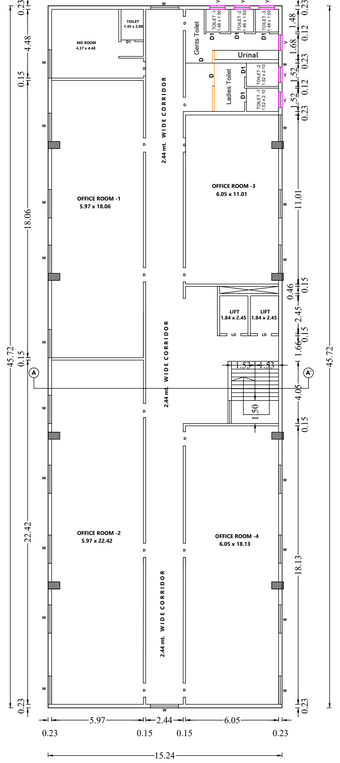



SECTION A-A



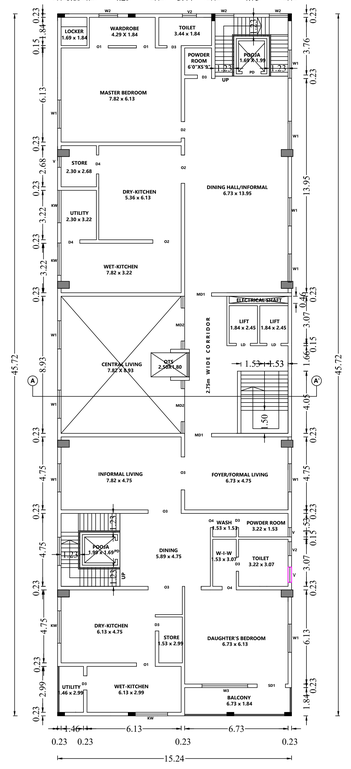

STILT FLOOR CUM SITE PLAN

SCALE - 1:100

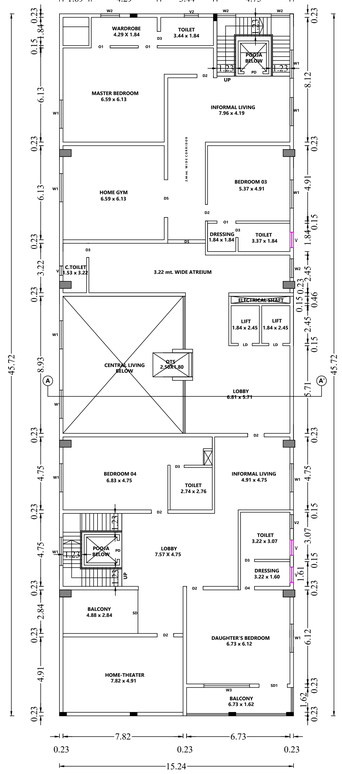



TYPICAL FLOOR PLAN

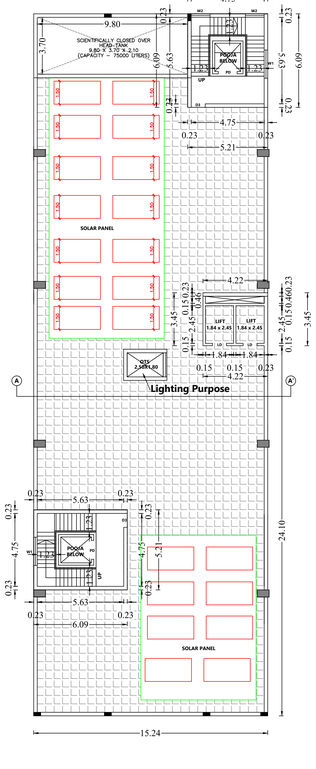
FIRST AND SECOND FLOOR




THIRD FLOOR




FOURTH FLOOR




TERRACE FLOOR

வட்டார வளர்ச்சி அலுவலர் தொண்டாமுத்தூர் அவர்களின் கடிதம்.ந.க.எண்.1041/2020/ஆ3- நாள்: 30.04.2026 ன் மூலம் அனுகுசாலையாக அமைந்துள்ளதாக சான்று அளிக்கப்பட்டுள்ளது.

# Site Plan Showing The Proposed Construction Of Commercial Office cum Residential Building In S.F.No: 370/2B1, & 3B1A1 At Perur Chettipalayam Village & Panchayat, Perur Taluk, Coimbatore District.

North — Scale 1:200

Online Application Number : SWP/BPA/841381/2026

MASTER PLAN : RESIDENTIAL LAND USE

AREA DETAILS

| DESCRIPTION | SQ.M |
|---|---|
| SITE AREA AS PER DOCUMENT | 1214.06 |
| SITE AREA AS PER FMB (PATTA) | 1214.00 |
| SUPER IMPOSED SITE AREA | 1214.19 |
| MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT | |

Joinery's Details

| Description of works | In Meter |
|---|---|
| D - Door | 0.92 x 2.44 |
| D1 - Door | 1.07 x 2.44 |
| D2 - Bed Door | 1.07 x 2.44 |
| D3 - Door | 0.92 x 2.44 |
| D4 - Door | 1.22 x 2.44 |
| O1 - Opening | 1.22 x 2.44 |
| O2 - Opening | 1.84 x 2.44 |
| O3 - Opening | 2.15 x 2.44 |
| O4 - Opening | 0.92 x 2.44 |
| LD - Lift Door | 0.92 x 2.44 |
| SD - Sliding Door | 2.84 x 2.44 |
| SD1 - Sliding Door | 1.84 x 2.44 |
| W & W1 - Window | 1.84 x 1.50 |
| W2 - Window | 1.23 x 1.50 |
| W3 - Window | 2.98 x 1.50 |
| KW - Window | 2.11 x 1.50 |
| V - Ventilator | 0.61 x 0.61 |
| V2 - Ventilator | 0.91 x 0.61 |

All metric dimensions are in metre
Capacity of the septic tank-450 Glns
Horizontal Distance From Elec If Any - Nil

Scale:
Plan, Elevation, Section,1:100 — Site Plan 1:100

All metric dimensions are in metre
Capacity of the septic tank-450 Glns
Horizontal Distance From Elec If Any - Nil

Floor Space Index = 2787.09 /1214.0 = 2.29

Parking Details:

Residential Building: 1393.54 Sq.m
Single Dwelling more then 300 Sq.m of Floor Area So the Parking Requirement is 4 Cars and 4 Two Wheller.
Office Building: 835.91 Sq.m
1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof

| | Required | Provided |
|---|---|---|
| Two - Wheeler | -- | -- |
| Car Parking | 13 NOS | 21 NOS |
| Two Wheeler Parking | 40 NOS | 42 NOS |

Note:

Existing Road
Site boundary
Pro. Building
Pro. Driveway

**APPROVAL DETAILS:**

**SITE APPROVAL NO : CLPA No. 380 / 2026**

**PLANNING PERMISSION NO : PP No. 485 / 2026**

R.SATHISHKUMAR M.E (Geotech), M.I.G.S, M.I.S.T.E
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GTE /109/04/002
No: 17/25-5, Annur Road, Karumathampatti,
Coimbatore - 641 659.
Ph: 0422-4399772, Mob: +91 9597262015

Registered Geo - Technical Engineer

Er. R. SRITHAR RAJ, DCE, BE.,
CIVIL ENGINEER & Licence Building Surveyor
42, Nehru Street, Fossan Palayam,
Coimbatore - 641 003.
Coimbatore LPA/CE/005/2024

Register Construction Engineer

J. Chandran, M.E., (Stru)., MIE
Structural Engineering,
DTCP/SE/GR-1/09/2026
142 Ramalingam Colony,
Coimbatore - 641 043

Register Structural Engineer

Applicant

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), AIV., MIE., MISTE
REGISTERED ENGINEER
Reg. No: Coimbatore LPA / RE / GR-I / 006 / 2022
D. No: 400, Bharathiyar Road
New Sidhapudur, Coimbatore - 641 044.

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+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.