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.

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3/350/2 Mettukuppam,
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Chennai 600 097, India

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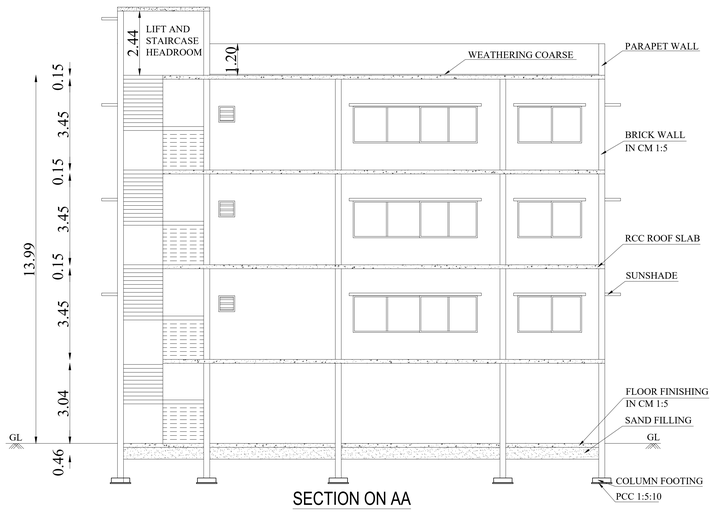
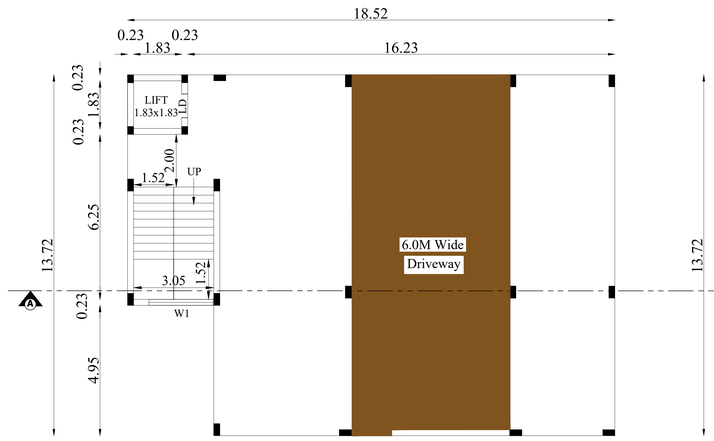


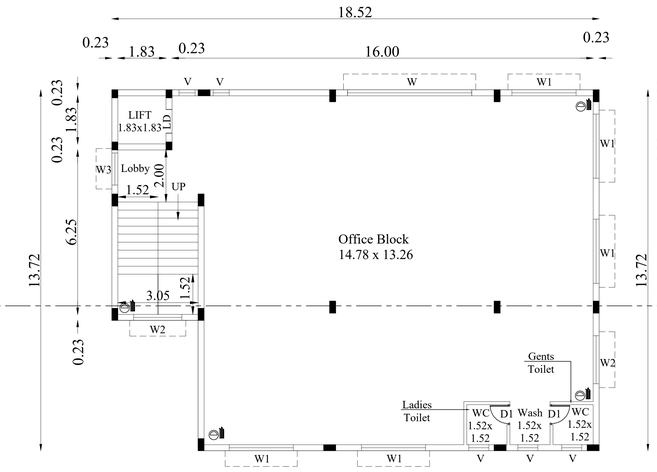
SECTION ON AA



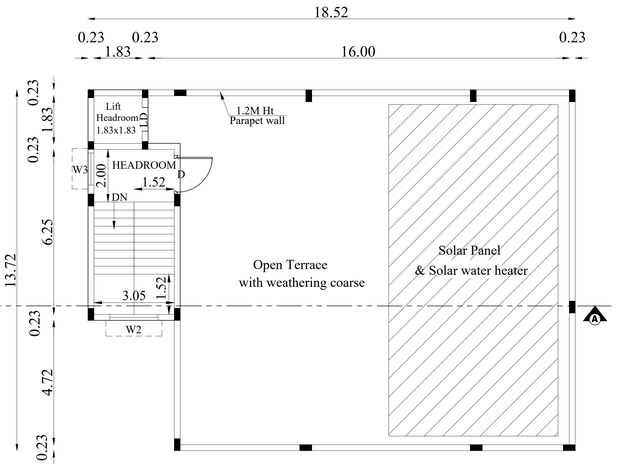
ELEVATION ON NORTH SIDE



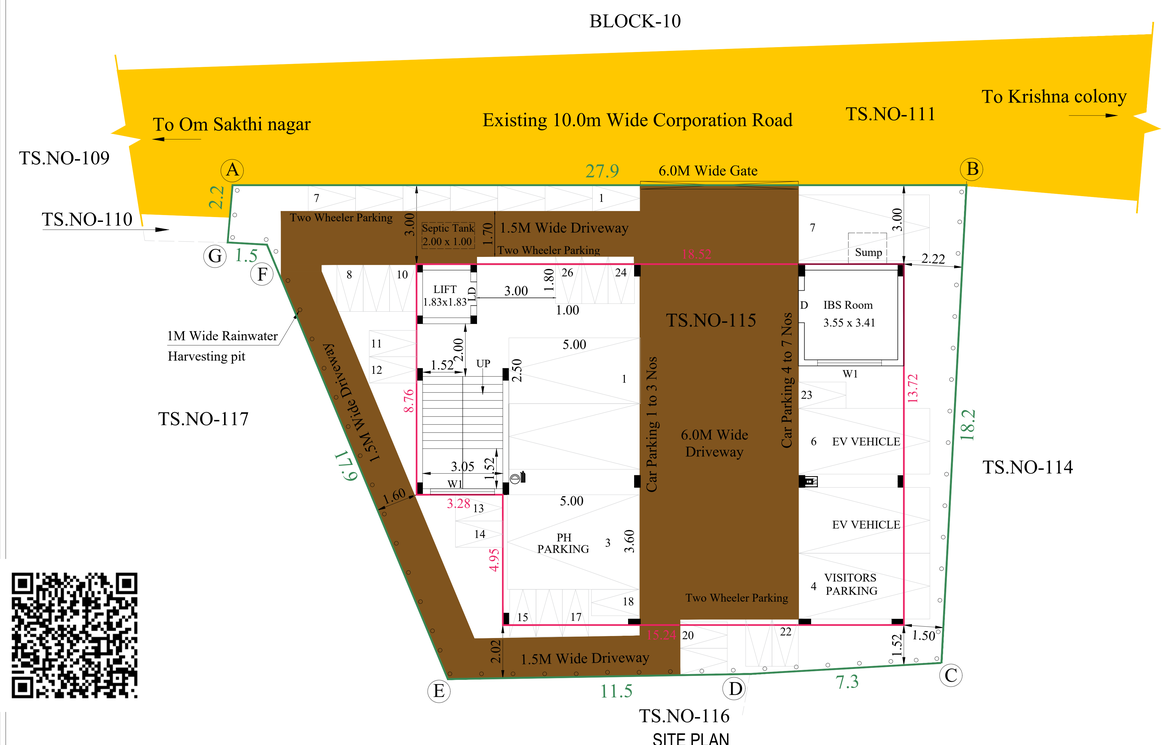
STILT FLOOR PLAN



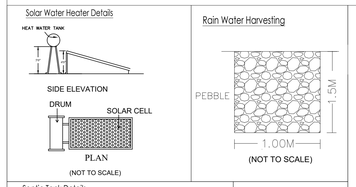
TYPICAL FIRST, SECOND & THIRD FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN



Old Approval details :-

Applicant Name : Jaganathan M

Online Building Application No : SWP/BPA/753989/2026

Site Approval LP/CLPA No : 176 / 2025

Planning Permission No : 218 / 2025

Revised Proposed Approval details :-

Applicant Name : Jaganathan M

Online Building Application No : SWP/BPA/842422/2026

Planning Permission No : 528/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING(OFFICE) IN T.S NO: 115, (SF.NO-184/3Apt) AT WARD : 29(AC), SOWRIPALAYAM, BLOCK NO : 8, COIMBATORE SOUTH TALUK, COIMBATORE DISTRICT.

SINGANALLUR DD PLAN - 22.

Scale 1:100

ALL DIMENSIONS ARE IN METERS

N

LAND AREA STATEMENT

AREA OF SITE AS PER TSLR	-	407.00 SQM
AREA OF SITE AS PER DOCUMENT	-	404.70 SQM

USE OF BUILDING : COMMERCIAL - OFFICE

BUILDING AREA STATEMENT

S.no	Area Details	FSI Area in Sqm	Non FSI Area in Sqm	Total Builtup area in Sqm
1.	STILT FLOOR	15.51	222.24	237.75
2.	FIRST FLOOR	237.75	-	237.75
3.	SECOND FLOOR	237.75	-	237.75
4.	THIRD FLOOR	237.75	-	237.75
5.	TERRACE FLOOR	-	28.23	28.23
	GRAND TOTAL	728.76	250.47	979.23

TOTAL FSI = $\frac{728.76}{407.00}$ = 1.790

HEIGHT OF THE BUILDING = 13.99M

Parking Details:

1 car required for every 100 sqm of 75% of FSI Area

1 Two wheeler required for every 25 sqm of 75% of FSI Area

75% of FSI Area = 728.76 x 75% = 546.57 sqm

No of cars required = $\frac{546.57}{100}$ = 5.47 ≃ 6 + 1 (10% Visitor's parking) = 7 Nos

No of TWs required = $\frac{546.57}{25}$ = 21.8 ≃ 22 + 3 (10% Visitor's parking) = 25 Nos

Description	Required	Provided
Car Parking	6 Nos	7 Nos
Two Wheeler Parking	25 Nos	26 Nos

JOINERY DETAILS :

INDEX	DESCRIPTION	SIZE IN M	INDEX	DESCRIPTION	SIZE IN M
D	Door	1.47 x 2.13	W1	Window	2.44 x 1.40
D1	Door	0.76 x 2.13	W2	Window	1.83 x 1.40
LD	Lift Door	0.91 x 2.13	W3	Window	1.22 x 1.40
W	Window	4.72 x 1.40	V	Ventilator	0.61 x 0.61

REFERENCE:

SITE BOUNDARY -

EXISTING ROAD -

PROPOSED BUILDING FOR APPROVAL -

PROPOSED DRIVEWAY -

Er. HARINI. P.S. ME.(Str)., MBA (HR).
Reg. No. Coimbatore LPA / SE / GR-I / 004 / 2022
PRIME PROPDOC CONSULTANTS PVT LTD
29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore 641 045.
Ph 7373371000
E mail : harini.propdoc@gmail.com.

Structural Engineer

Er. S.ARUL, B.E.,M.Sc. AMIE.,
DTCP Registered Engineer, Grade-II
Reg.No: TVM/RE Gr-II-02-2023
No: 56B/13B, Iyyankulam Street
THIRUVANNAMALAI - 606601
Cell: 9894607744

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

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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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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.