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,
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Chennai 600 097, India

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Online Application No : SWP/BPA/844095/2026

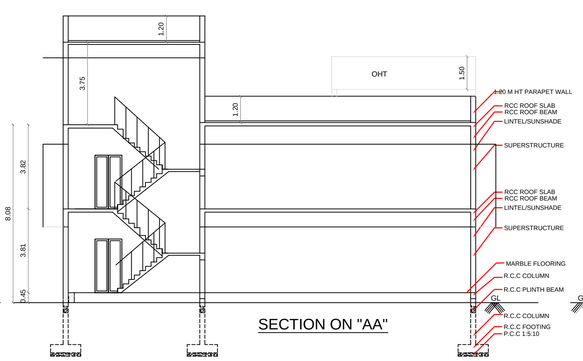
PLANNING PERMISSION NO : DTCP /PP No : 514 / 2026

LP/CLPA No : 405 / 2026

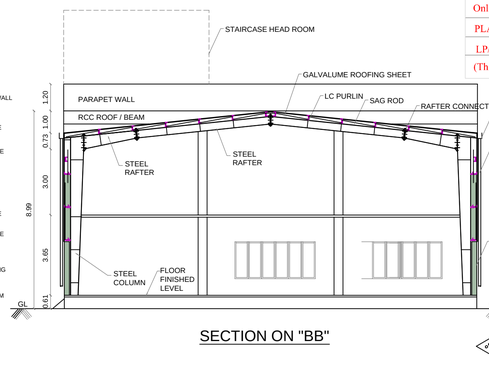
(This Planning Permission is valid for a period of 8years from e-sign)



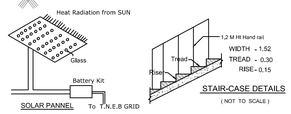
FRONT ELEVATION

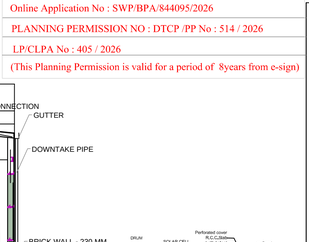


SECTION ON "AA"



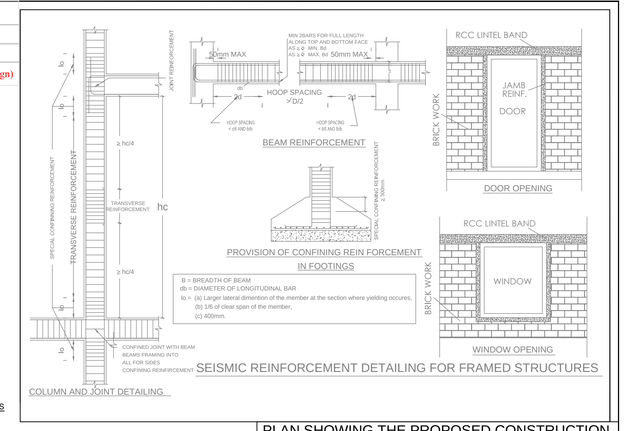
SECTION ON "BB"

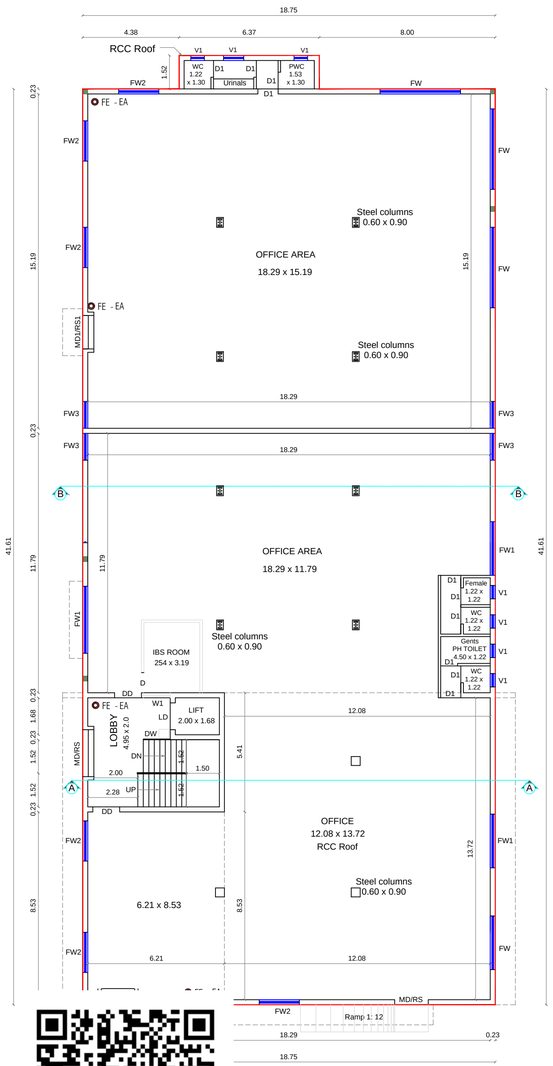




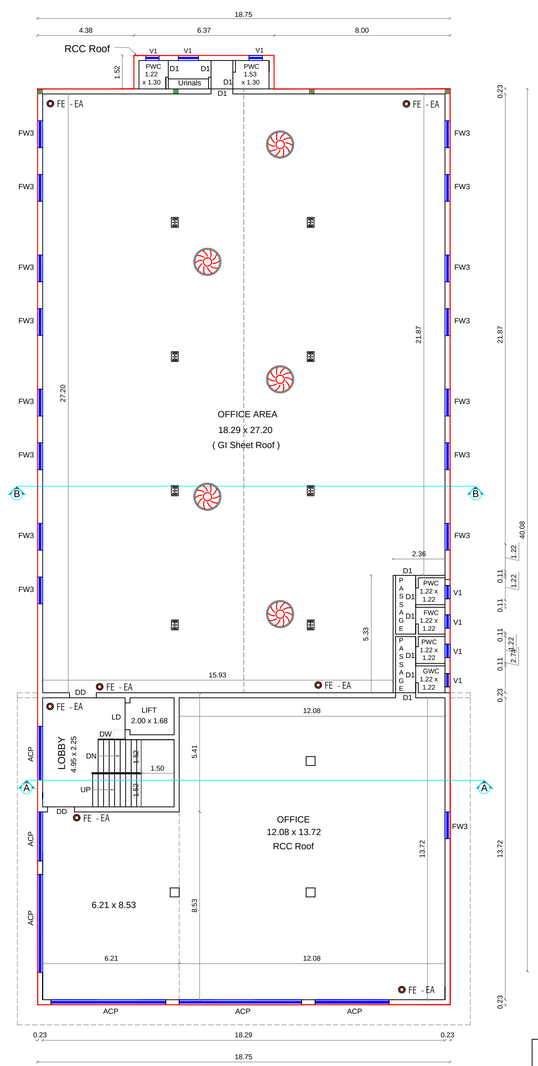
STAIR-CASE DETAILS

(NOT TO SCALE)

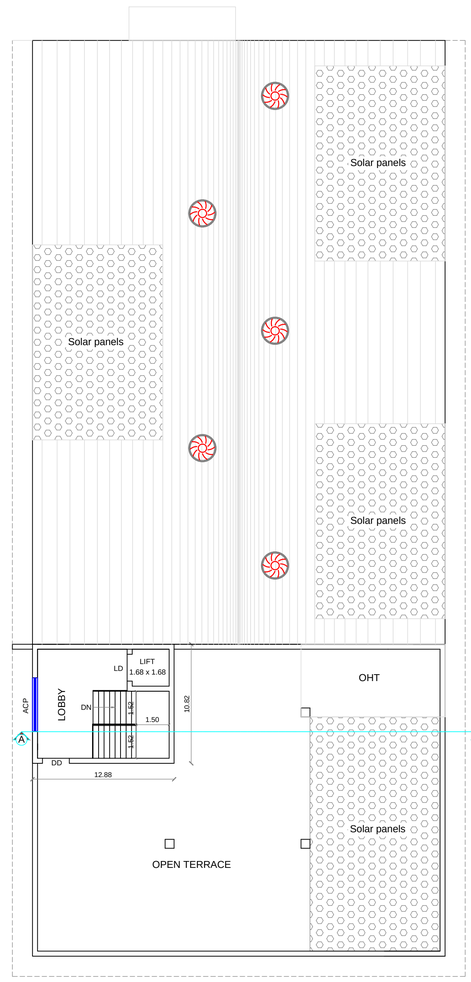




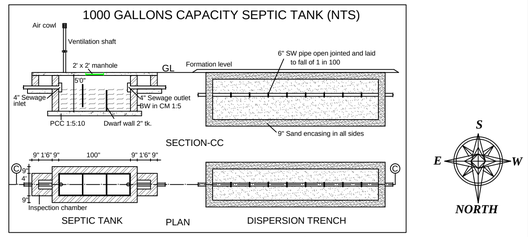
GROUND FLOOR PLAN

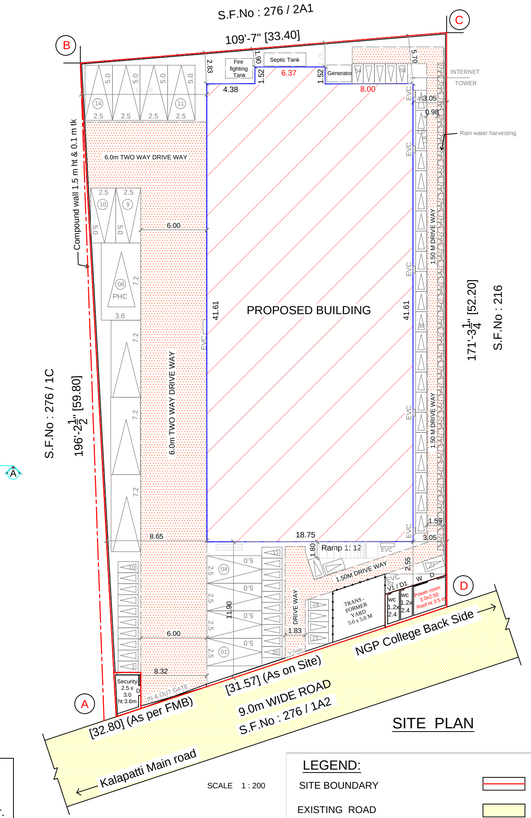


REVISED FIRST FLOOR PLAN



TERRACE FLOOR PLAN





SITE PLAN

SCALE 1 : 200

PLAN SHOWING THE PROPOSED CONSTRUCTION OF EXISTING, REVISED & ADDITIONAL R.C.C ROOF GROUND FLOOR & R.C.C CUM GALVALUME SHEET FIRST FLOOR & TERRACE FLOOR COMMERCIAL OFFICE IN S.F.No : 276 / 1B, KALAPATTY WEST VILLAGE, COIMBATORE NORTH TALUK COIMBATORE CORPORATION KALAPATTY DD PLAN No : 11

NAME OF THE APPLICANT : S. RAJEEV

SITE AREA DETAILS :

Area of Site (as on Patta)	=	1771.00 Sq.m
Area of Site (as on Document)	=	1750.00 Sq.m
Area of Site (as on Site)	=	1750.00 Sq.m

Existing Approved Area Details:

ONLINE APPLICATION No : SWP / BPA / 010545 / 2023
PLANNING PERMISSION No : 518 / 2023 DATED : 14/09/2023
L.P / C.L.P.A No : 447 / 2023 DATED : 14/09/2023
B.A No : 162/BPA/2023/06040 DATED : 03/01/2024
B.L No : 162/BL/2024/02/008/00026 DATED : 03/01/2024
PLANNING PERMISSION No : 009/2024/MH2E DATED : 03/01/2024

Existing area details	Total Built up	Non FSI Area	Net FSI
AREA OF GROUND FLOOR	789.24	---	789.24
AREA OF FIRST FLOOR	180.00	---	180.00
TOTAL AREA	969.24	---	969.24

Revised area details	Total Built up	Non FSI Area	Net FSI
AREA OF GROUND FLOOR	789.40	---	789.40
AREA OF FIRST FLOOR	789.40	---	789.40
AREA OF TERRACE FLOOR	139.36	139.36	---
AREA OF TOILET	16.63	16.63	---
AREA OF SECURITY	8.58	8.58	
TOTAL AREA	1743.37	164.57	1578.80

S.No 1) Exi FSI= 969.24 / 1750.00 = 0.55 Rev FSI = 1578.80 / 1750.00 = 0.90

PARKING STANDARDS AS PER TNCDBR 2019

DESCRIPTION	NORMS
OFFICE	1 car space for every 100 sq.m of floor area or part thereof & 1 two wheeler space for every 25 sqm of floor area or part thereof

DESCRIPTION	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
OFFICE (1578.80 x 75%)	12 + 2 No's	14 No's	48 + 10% No's	54 No's

ALL DIMENSIONS ARE IN METER

SCALE 1 : 100

JOINERY DETAILS:	METER		METER
MD - Main Door	2.44 x 3.00	FW2 - French Window	2.42 x 2.10
MD1 - Main Door	1.52 x 3.00	FW3 - French Window	1.22 x 1.83
DD - Double Door	1.52 x 3.00	V1 - Ventilator	0.91 x 0.61
D1 - Door	0.79 x 2.13	ACP - Alco panel window	5.50 x 2.13
FW1 - French Window	3.00 x 2.13		

Er.R.RAGUPATHY
Consulting Civil Engineer & Contractor B.Lisc
No1 SK 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank, GCT, Coimbatore - 641 041, Cell : 91 97907 32332
LIC No : 18011 (BE) 22/11 / A / 4/93/09 - 97/19/20

APPLICANT

Er.R.RAGUPATHY
LPA / RE / GR - I / 01 / 2026
REGISTERED ENGINEER

e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District

SANITATION REQUIREMENTS : (Per office Max numbers - 20 only)

Water closet	One for every 25 persons - Provided 2 Nos
Drinking Water Fountain	One for every 100 persons with a minimum of one on each floor.
Wash basin	One for every 25 persons - Provided 2 Nos
Urinals	1 for 7-20 persons - Provided 2 Nos
Cleaners' Sink	One per floor minimum - Provided 1 Nos

LEGEND:

SITE BOUNDARY	
EXISTING ROAD	
REVISED BUILDING	
RAIN WATER PERCULATON TRENCH	

EVC - Electrical Vehicle Charging Point

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

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
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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.