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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# PLAN SHOWING THE PROPOSED COMMERCIAL AUTO MOBILE WORKSHOP CUM OFFICE BUILDING IN T.S. No : 4782/2 & 4783 WARD No : WARD [J] ANUPPERPALAYAM, BLOCK No : 46 AT AMMANKULAM ROAD, KRISHNARAYAPURAM VILLAGE, COIMBATORE CORPORATION.

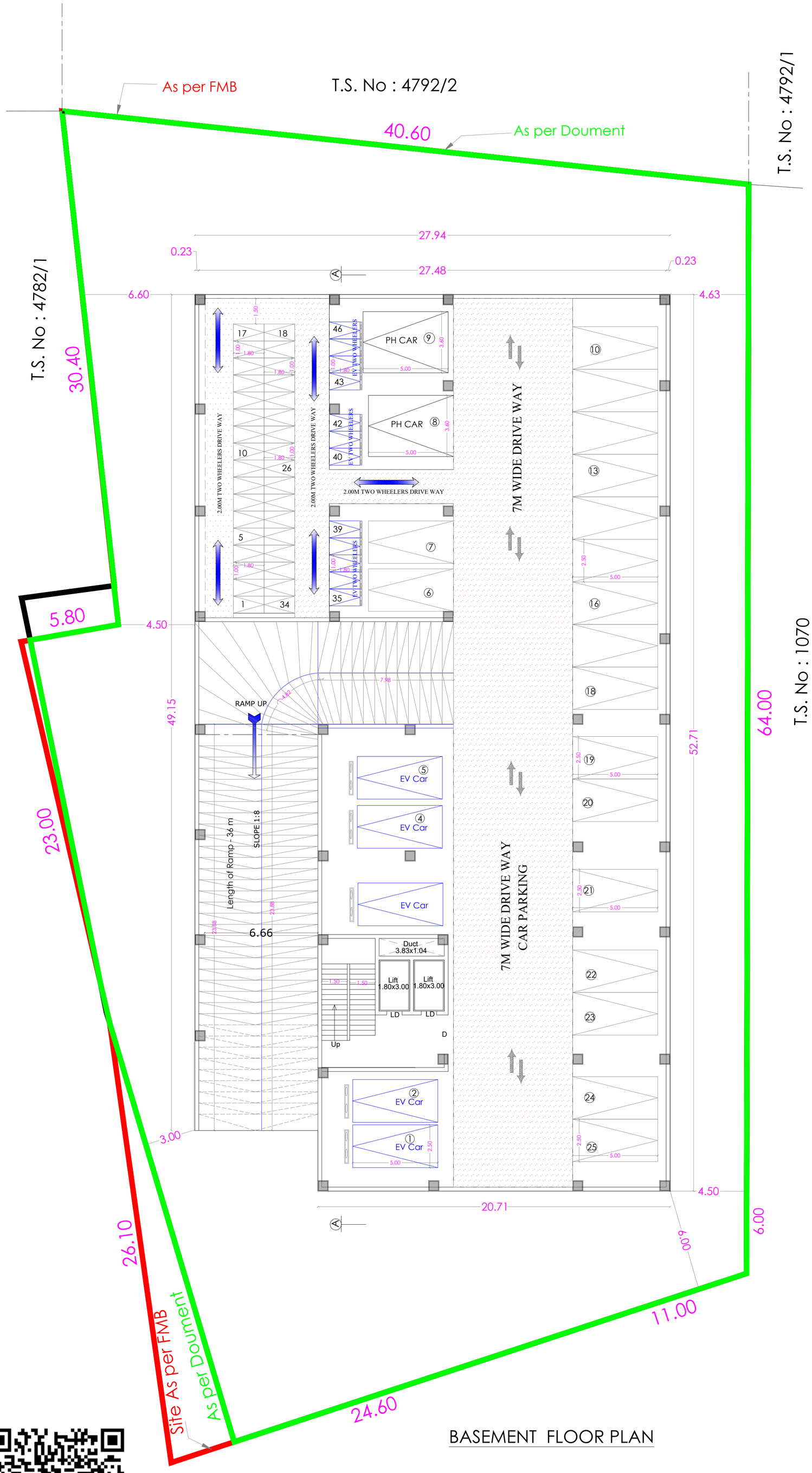
SCALE : 1 : 100

N

ONLINE APPLICATION No: SWP/BPA/850728 / 2026

BUILDING PERMISSION NO : LP/CLPA No.393/2026

PLANNING PERMISSION NO : 502/2026




BASEMENT FLOOR PLAN

## AREA STATEMENT

| FLOOR NAME | F.S.I. Sqm | Non. F.S.I. Sqm | TOTAL Area |
|---|---|---|---|
| BASEMENT FLOOR | ----- | 1446.95 | 1446.95 |
| GROUND FLOOR | 1446.95 | ----- | 1446.95 |
| FIRST FLOOR | 1421.82 | ----- | 1421.82 |
| SECOND FLOOR | 480.71 | ----- | 480.71 |
| TERRACE FLOOR | ----- | 65.57 | 65.57 |
| TOTAL FSI AREA | 3349.48 | 1512.52 | 4862.00 |

| | |
|---|---|
| TOTAL F.S.I. AREA | 3349.48 Sqm |
| HEIGHT OF THE BUILDING | 12.00 m |

## SCHEDULE OF JOINERY

METRE

| | | |
|---|---|---|
| RS | ROLLING SHUTTER | 5.20 x 2.40 |
| RS1 | ROLLING SHUTTER | 5.20 x 2.40 |
| RS2 | ROLLING SHUTTER | 4.93 x 2.40 |
| RS3 | ROLLING SHUTTER | 4.53 x 2.40 |
| MD | MAIN DOOR/WINDOW | 4.80 x 2.10 |
| LD | LIFT DOOR | 1.00 x 2.10 |
| DD | DOOR | 1.80 x 2.10 |
| D | DOOR | 2.40 x 2.10 |
| D1 | DOOR | 1.20 x 2.10 |
| D2 | DOOR | 1.00 x 2.10 |
| D3 | DOOR | 0.76 x 2.10 |
| D4 | DOOR | 1.60 x 2.10 |
| D5 | DOOR | 2.29 x 2.40 |
| W | WINDOW | 1.80 x 1.50 |
| V | VENTILATOR | 1.00 x 0.60 |
| V1 | VENTILATOR | 2.00 x 0.60 |
| MV | MECHANICAL VENTILATION PROVIDE | |

## STAIRCASE DETAILS

WIDTH - 1.00m & 1.50 m

TREAD - 0.30 m

RISE - 0.15 m




A.SHANAVAZ M.E., M.I.E.,
Chartered Civil Engg. M-150843-6
Regd. Struct Engg.Coimbatore DTCP
SE/GR-I/45/2025

STRUCTURAL ENGINEER

For A B T LIMITED
S.Elavazhagan
Company Secretary

APPLICANT

C. NATARAJAN, B.E.,
Consulting Engineer
NAVEEN ASSOCIATES
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Gandhipuram, Coimbatore - 641 012
COIMBATORE LPA / RE /
GR-I / 003 / 2024

REGISTERED ENGINEER

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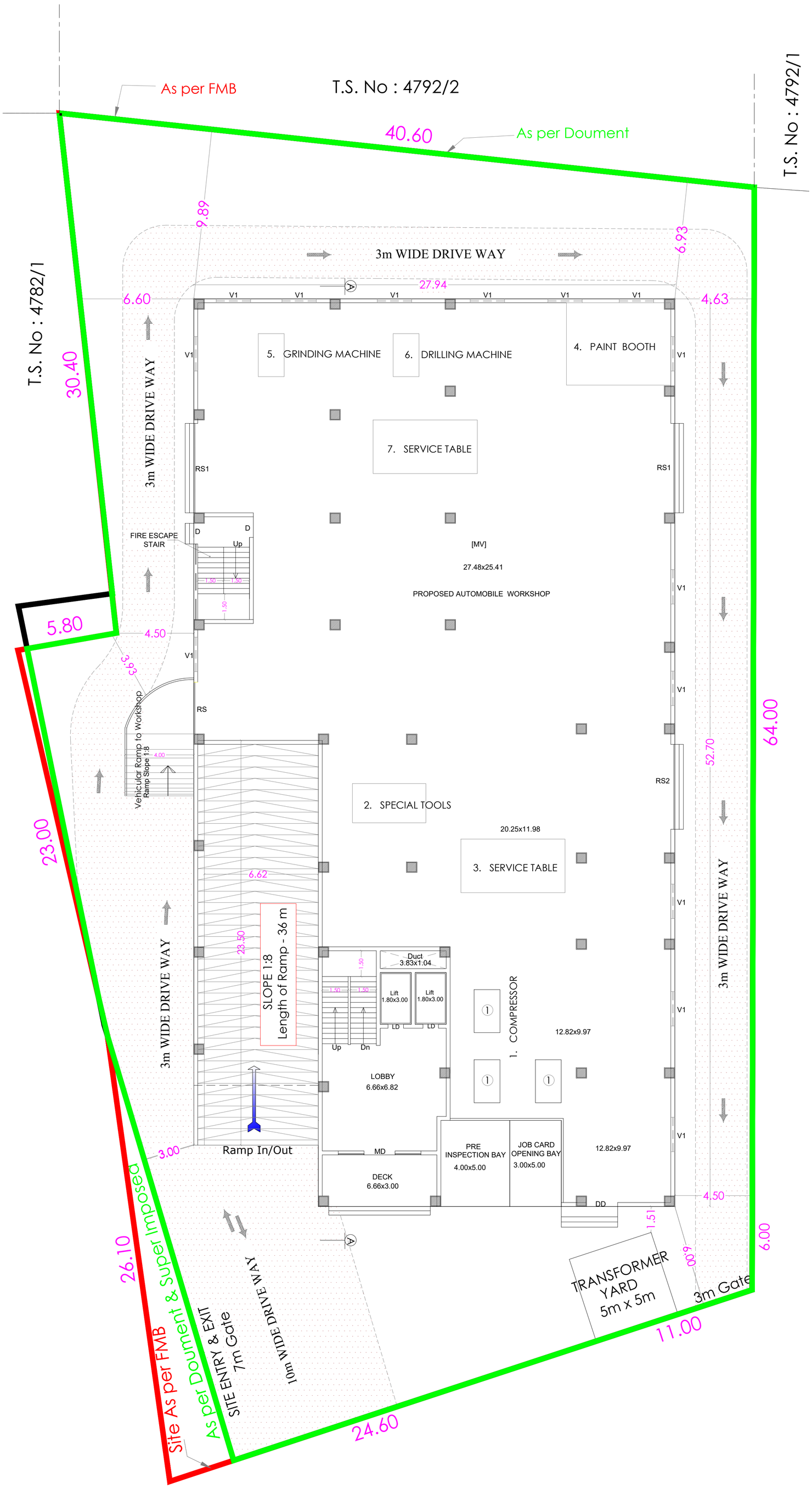
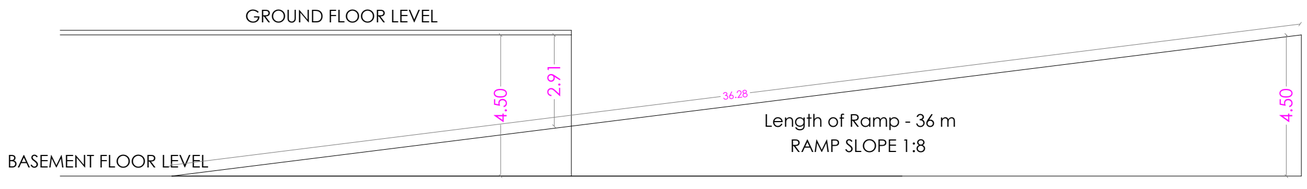



RAMP SECTION

## AREA STATEMENT

| FLOOR NAME | F.S.I. Sqm | Non. F.S.I. Sqm | TOTAL Area |
|---|---|---|---|
| BASEMENT FLOOR | ----- | 1446.95 | 1446.95 |
| GROUND FLOOR | 1446.95 | ----- | 1446.95 |
| FIRST FLOOR | 1421.82 | ----- | 1421.82 |
| SECOND FLOOR | 480.71 | ----- | 480.71 |
| TERRACE FLOOR | ----- | 65.57 | 65.57 |
| TOTAL FSI AREA | 3349.48 | 1512.52 | 4862.00 |

| | |
|---|---|
| TOTAL F.S.I. AREA | 3349.48 Sqm |
| HEIGHT OF THE BUILDING | 12.00 m |

## SCHEDULE OF JOINERY

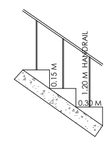
| | | METRE |
|---|---|---|
| RS | ROLLING SHUTTER | 5.20 x 2.40 |
| RS1 | ROLLING SHUTTER | 5.20 x 2.40 |
| RS2 | ROLLING SHUTTER | 4.93 x 2.40 |
| RS3 | ROLLING SHUTTER | 4.53 x 2.40 |
| MD | MAIN DOOR/WINDOW | 4.80 x 2.10 |
| LD | LIFT DOOR | 1.00 x 2.10 |
| DD | DOOR | 1.80 x 2.10 |
| D | DOOR | 2.40 x 2.10 |
| D1 | DOOR | 1.20 x 2.10 |
| D2 | DOOR | 1.00 x 2.10 |
| D3 | DOOR | 0.76 x 2.10 |
| D4 | DOOR | 1.60 x 2.10 |
| D5 | DOOR | 2.29 x 2.40 |
| W | WINDOW | 1.80 x 1.50 |
| V | VENTILATOR | 1.00 x 0.60 |
| V1 | VENTILATOR | 2.00 x 0.60 |
| MV | MECHANICAL VENTILATION PROVIDE | |

## STAIRCASE DETAILS

WIDTH - 1.00m & 1.50 m

TREAD - 0.30 m

RISE - 0.15 m

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REGISTERED ENGINEER

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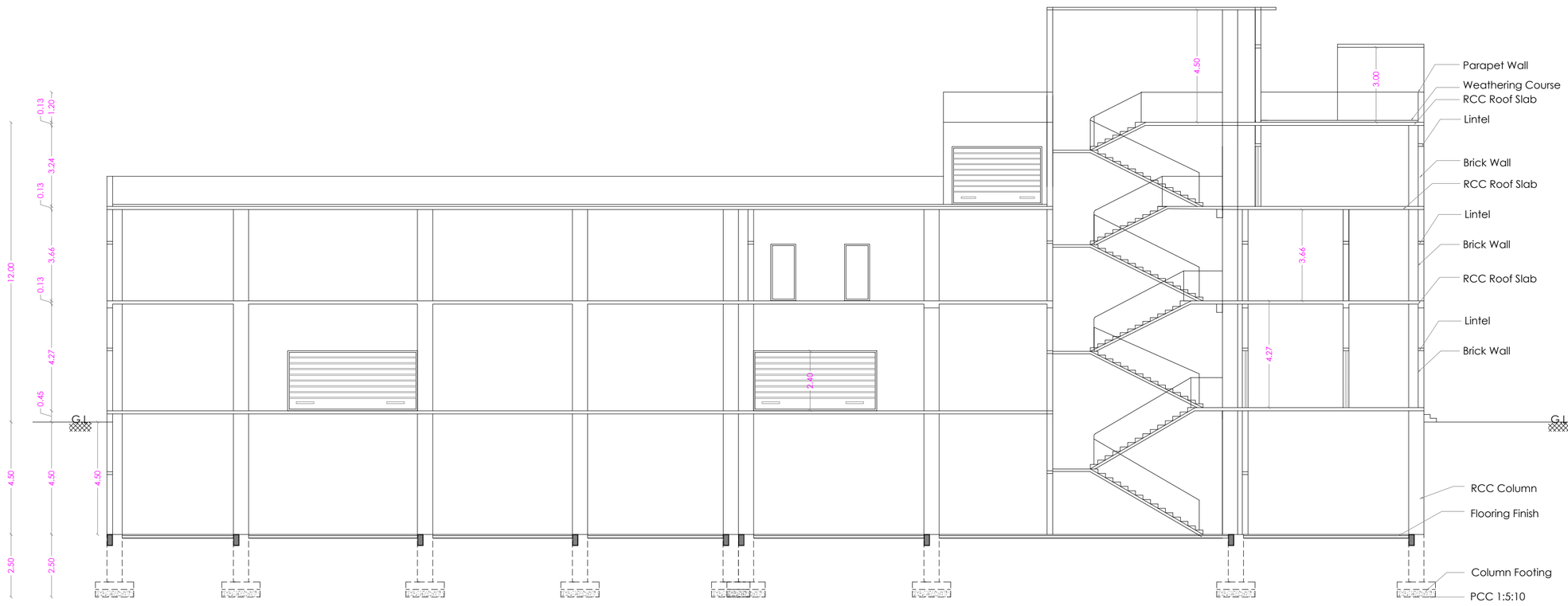


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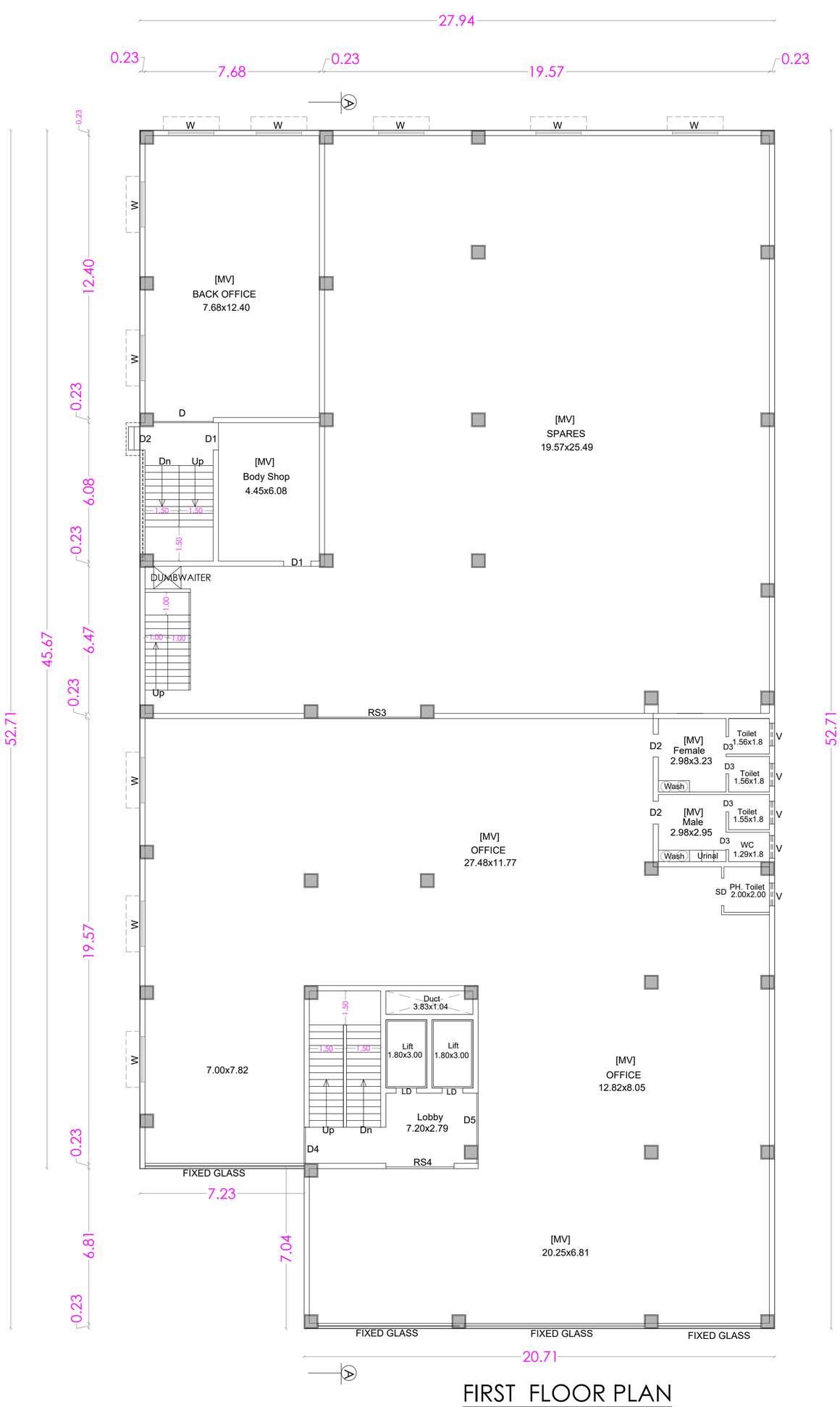


## FIRST FLOOR PLAN

### AREA STATEMENT

| FLOOR NAME | F.S.I. Sqm | Non. F.S.I. Sqm | TOTAL Area |
|---|---|---|---|
| BASEMENT FLOOR | ----- | 1446.95 | 1446.95 |
| GROUND FLOOR | 1446.95 | ----- | 1446.95 |
| FIRST FLOOR | 1421.82 | ----- | 1421.82 |
| SECOND FLOOR | 480.71 | ----- | 480.71 |
| TERRACE FLOOR | ----- | 65.57 | 65.57 |
| TOTAL FSI AREA | 3349.48 | 1512.52 | 4862.00 |

| | |
|---|---|
| TOTAL F.S.I. AREA | 3349.48 Sqm |
| HEIGHT OF THE BUILDING | 12.00 m |

### SCHEDULE OF JOINERY

METRE

| | | |
|---|---|---|
| RS | ROLLING SHUTTER | 5.20 x 2.40 |
| RS1 | ROLLING SHUTTER | 5.20 x 2.40 |
| RS2 | ROLLING SHUTTER | 4.93 x 2.40 |
| RS3 | ROLLING SHUTTER | 4.53 x 2.40 |
| RS4 | ROLLING SHUTTER | 3.00 x 2.40 |
| MD | MAIN DOOR/WINDOW | 4.80 x 2.10 |
| LD | LIFT DOOR | 1.00 x 2.10 |
| DD | DOOR | 1.80 x 2.10 |
| D | DOOR | 2.40 x 2.10 |
| D1 | DOOR | 1.20 x 2.10 |
| D2 | DOOR | 1.00 x 2.10 |
| D3 | DOOR | 0.76 x 2.10 |
| D4 | DOOR | 1.60 x 2.10 |
| D5 | DOOR | 2.29 x 2.40 |
| SD | SWING DOOR | 1.20 x 2.40 |
| W | WINDOW | 1.80 x 1.50 |
| V | VENTILATOR | 1.00 x 0.60 |
| V1 | VENTILATOR | 2.00 x 0.60 |
| MV | MECHANICAL VENTILATION PROVIDE | |

### STAIRCASE DETAILS

WIDTH - 1.00m & 1.50 m

TREAD - 0.30 m

RISE - 0.15 m




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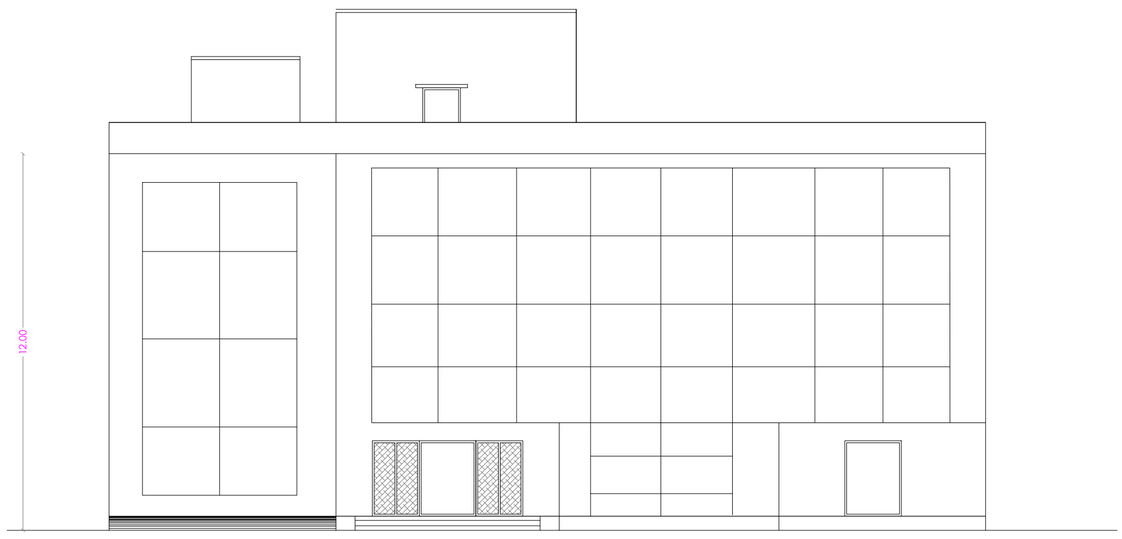
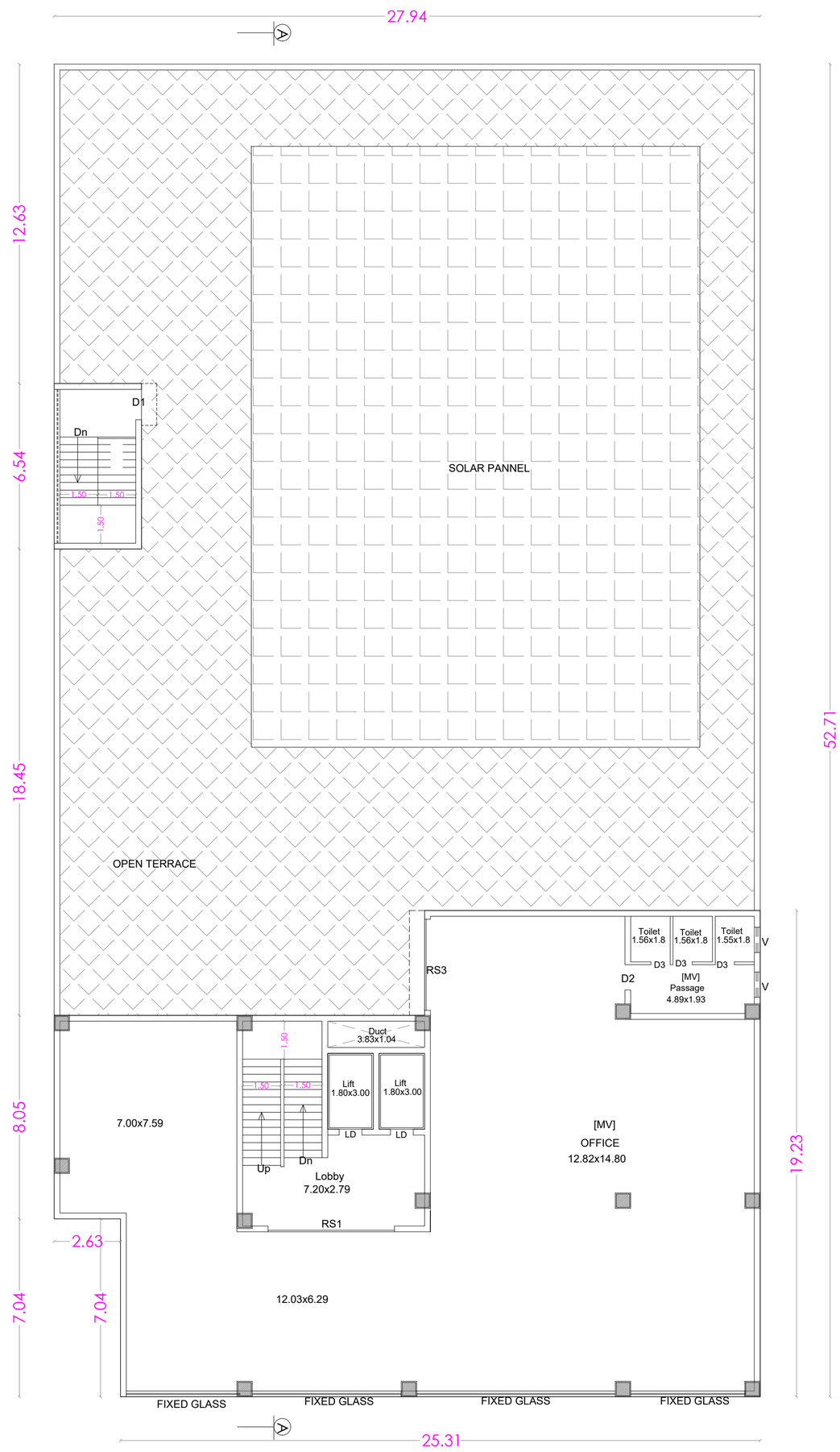



ELEVATION




SECOND FLOOR PLAN

## AREA STATEMENT

| FLOOR NAME | F.S.I. Sqm | Non. F.S.I. Sqm | TOTAL Area |
|---|---|---|---|
| BASEMENT FLOOR | ----- | 1446.95 | 1446.95 |
| GROUND FLOOR | 1446.95 | ----- | 1446.95 |
| FIRST FLOOR | 1421.82 | ----- | 1421.82 |
| SECOND FLOOR | 480.71 | ----- | 480.71 |
| TERRACE FLOOR | ----- | 65.57 | 65.57 |
| TOTAL FSI AREA | 3349.48 | 1512.52 | 4862.00 |

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|---|---|
| TOTAL F.S.I. AREA | 3349.48 Sqm |
| HEIGHT OF THE BUILDING | 12.00 m |

## SCHEDULE OF JOINERY

METRE

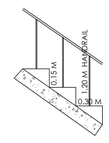
| | | |
|---|---|---|
| RS | ROLLING SHUTTER | 5.20 x 2.40 |
| RS1 | ROLLING SHUTTER | 5.20 x 2.40 |
| RS2 | ROLLING SHUTTER | 4.93 x 2.40 |
| RS3 | ROLLING SHUTTER | 4.53 x 2.40 |
| MD | MAIN DOOR/WINDOW | 4.80 x 2.10 |
| LD | LIFT DOOR | 1.00 x 2.10 |
| DD | DOOR | 1.80 x 2.10 |
| D | DOOR | 2.40 x 2.10 |
| D1 | DOOR | 1.20 x 2.10 |
| D2 | DOOR | 1.00 x 2.10 |
| D3 | DOOR | 0.76 x 2.10 |
| D4 | DOOR | 1.60 x 2.10 |
| D5 | DOOR | 2.29 x 2.40 |
| W | WINDOW | 1.80 x 1.50 |
| V | VENTILATOR | 1.00 x 0.60 |
| V1 | VENTILATOR | 2.00 x 0.60 |
| MV | MECHANICAL VENTILATION PROVIDE | |

## STAIRCASE DETAILS

WIDTH - 1.00m & 1.50 m

TREAD - 0.30 m

RISE - 0.15 m

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STRUCTURAL ENGINEER

For A B T LIMITED
S.Elavazhagan
Company Secretary

APPLICANT

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COIMBATORE LPA / RE /
GR-I / 003 / 2024

REGISTERED ENGINEER

SHEET No : 6

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SCALE : 1 : 100

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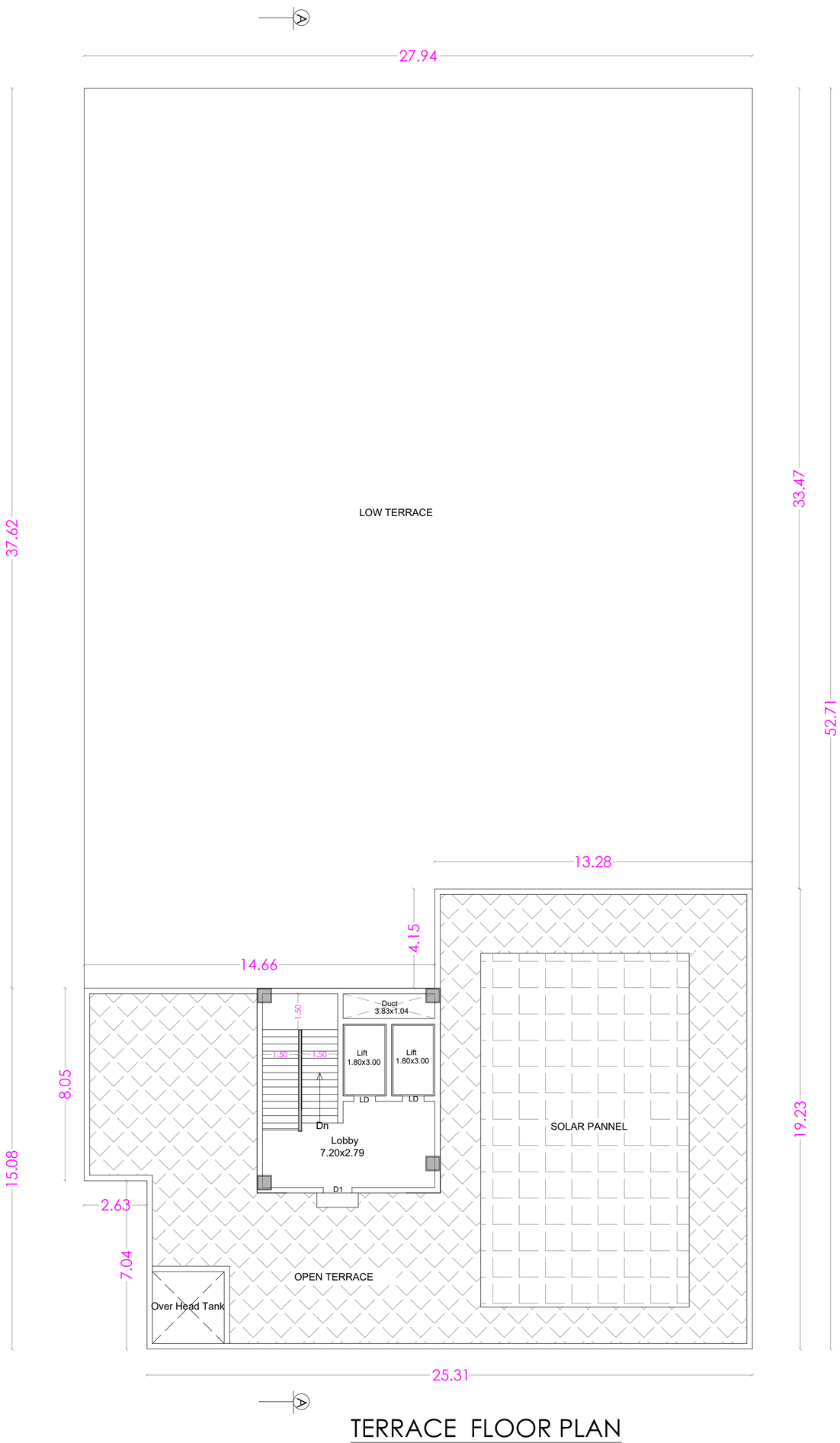



TERRACE FLOOR PLAN

## AREA STATEMENT

| FLOOR NAME | F.S.I. Sqm | Non. F.S.I. Sqm | TOTAL Area |
|---|---|---|---|
| BASEMENT FLOOR | ----- | 1446.95 | 1446.95 |
| GROUND FLOOR | 1446.95 | ----- | 1446.95 |
| FIRST FLOOR | 1421.82 | ----- | 1421.82 |
| SECOND FLOOR | 480.71 | ----- | 480.71 |
| TERRACE FLOOR | ----- | 65.57 | 65.57 |
| TOTAL FSI AREA | 3349.48 | 1512.52 | 4862.00 |

| | |
|---|---|
| TOTAL F.S.I. AREA | 3349.48 Sqm |
| HEIGHT OF THE BUILDING | 12.00 m |

## SCHEDULE OF JOINERY

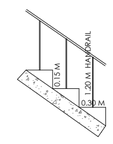
| | | METRE |
|---|---|---|
| RS | ROLLING SHUTTER | 5.20 x 2.40 |
| RS1 | ROLLING SHUTTER | 5.20 x 2.40 |
| RS2 | ROLLING SHUTTER | 4.93 x 2.40 |
| RS3 | ROLLING SHUTTER | 4.53 x 2.40 |
| MD | MAIN DOOR/WINDOW | 4.80 x 2.10 |
| LD | LIFT DOOR | 1.00 x 2.10 |
| DD | DOOR | 1.80 x 2.10 |
| D | DOOR | 2.40 x 2.10 |
| D1 | DOOR | 1.20 x 2.10 |
| D2 | DOOR | 1.00 x 2.10 |
| D3 | DOOR | 0.76 x 2.10 |
| D4 | DOOR | 1.60 x 2.10 |
| D5 | DOOR | 2.29 x 2.40 |
| W | WINDOW | 1.80 x 1.50 |
| V | VENTILATOR | 1.00 x 0.60 |
| V1 | VENTILATOR | 2.00 x 0.60 |
| MV | MECHANICAL VENTILATION PROVIDE | |

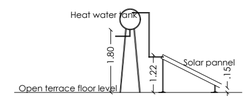
## STAIRCASE DETAILS

WIDTH - 1.00m & 1.50 m

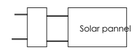
TREAD - 0.30 m

RISE - 0.15 m




Side elevation




SOLAR WATER HEATER

A.SHANAVAZ M.E., M.I.E.,
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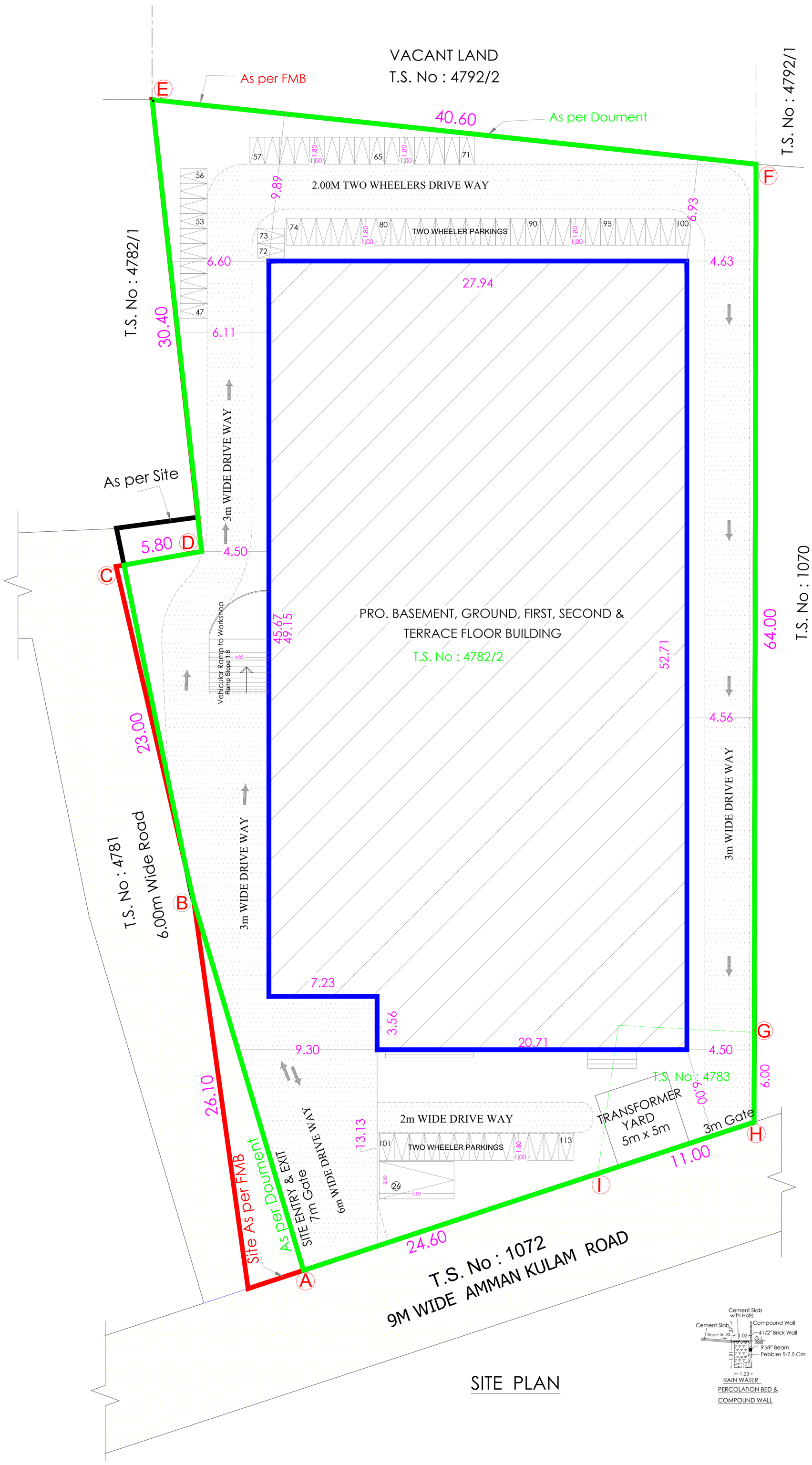
COIMBATORE LPA / RE /
GR-I / 003 / 2024

REGISTERED ENGINEER

| T.S. No : | T.S.L.R. Hect.Are |
|---|---|
| T.S. No : 4782/2 | 0.2629.0 |
| T.S. No : 4783 | 0.0075.0 |
| TOTAL | 0.2704.0 |




SITE PLAN




RAIN WATER
PERCOLATION BED &
COMPOUND WALL

SHEET No: 1

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MASTER PLAN USAGE : RESIDENTIAL

ROAD WIDTH - 9.00M
So Land Use Taken as Commercial

ALL DIMENSION ARE IN METER
SCALE - 1:100

N

REFERENCE

SITE BOUNDARY | DRIVE WAY
EXISTING ROAD | PROPOSED BUILDING

AREA DETAILS :

| SI.No | DESCRIPTION | SQM |
|---|---|---|
| 1) | SITE AREA AS PER DOCUMENT [31725 Sft] | 2947.32 |
| | SITE AREA AS PER TSLR (A) - (I) | 2704.00 |
| | SUPER IMPOSED PLOT AREA | |

(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)

PROPOSED BUILDING AREA DETAILS:-

| FLOOR NAME | F.S.I. Sqm | Non. F.S.I. Sqm | TOTAL Area |
|---|---|---|---|
| BASEMENT FLOOR | ----- | 1446.95 | 1446.95 |
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| SECOND FLOOR | 480.71 | ----- | 480.71 |
| TERRACE FLOOR | ----- | 65.57 | 65.57 |
| TOTAL FSI AREA | 3349.48 | 1512.52 | 4862.00 |

TOTAL F.S.I AREA 3349.48 Sqm

HEIGHT OF THE BUILDING 12.00m

FLOOR SPACE INDEX = 3349.48 / 2704.00 = 1.23

| REQUIRED PARKING CALCULATION : | 10% Visitors | TOTAL |
|---|---|---|
| Ground Floor [Automobile] | | |
| Car Parking :- 1446.95 x 0.75 / 150 sqm = 8 Nos. | 1 Nos. | 9 Nos. |
| Two Wheelers Parking :- 1446.95 x 0.75 / 25 sqm = 44 Nos. | 5 Nos. | 49 Nos. |
| First & Second Floor [Office] | | |
| Car Parking :- 1902.53 x 0.75 / 100 sqm = 15 Nos. | 2 Nos. | 17 Nos. |
| Two Wheelers Parking :- 1902.53 x 0.75 / 25 sqm = 58 Nos. | 6 Nos. | 64 Nos. |

PROVIDED PARKING DETAILS

| S.I.No | DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|---|
| 1) | CAR PARKING SPACE | 26 No's | 26 No's |
| 2) | TWO WHEELER PARKING SPACE | 113 No's | 113 No's |

Special Condition

The building must be use 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 initiate under 56 and 57 Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

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PLANNING PERMISSION NO : 502/2026

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REGISTRED ENGINEER

e-signed
Joint Director / Member Secretary,
District Town and Country Planning Office
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.