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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Approval Details:
Online Application No : SWP/BPA/857340/2026
Site Approval
LP/ CLPA No : 551/ 2026
Planning Permission No : 699/ 2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF STILT/GROUND, FIRST & SECOND FLOOR BUSINESS OFFICE / PROFESSIONAL CONSULTING BUILDING IN S.F.No: 521/ 30B, AT COVAI - TRICHY NH ROAD, SULUR TOWN PANCHAYAT, SULUR TALUK , COIMBATORE DISTRICT.

APPLICANT: Mr.L.M.SAKTHIVEL., S/o.Mr.MUTHUSAMY.,

ALL DIMENSIONS ARE IN METRE.

ONLINE APPLICATION No: SWP/BPA/857340/2026, Dt:25.05.2026

AREA DETAILS	SQ.M
AREA OF THE SITE (As per Document)	416.00
AREA OF THE SITE (As per patta, FMB)	416.00
AREA OF THE SITE(Superimposed)	408.96

FLOORWISE BREAKUP DETAILS

NAME OF THE BUILDING	NET FSI AREA(in Sqm)	NON FSI(in Sqm) (Deduction)	TOTAL BUILT UP AREA(in Sqm)
GROUND FLOOR	--	256.74	256.74
FIRST FLOOR	256.74	--	256.74
SECOND FLOOR	256.74	--	256.74
TERRACE FLOOR	--	26.27	26.27
TOTAL	513.48	283.01	796.49

FLOOR SPACE INDEX(FSI) = F.S.I AREA / AREA OF THE SITE
= 513.48 / 408.96 = 1.125 < 2.0

HEIGHT OF THE BUILDING = 10.66m

JOINARY DETAILS

D	DOOR	1.07 x 2.13
D1	DOOR	0.76 x 2.13
W	WINDOW	1.07 x 1.37
V	VENTILATOR	1.00 x 0.76

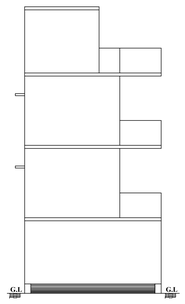
PARKING DETAILS

TOTAL OFFICE AREA = 513.48 Sqm

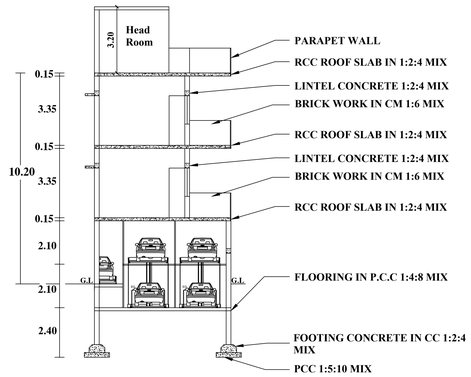
513.48 x 75 % = 385.11 Sqm

	Two Wheeler Parking		Car Parking	
	Required	Provided	Required	Provided
Every 100 Sqm 1 Car			4 Nos	
Every 25 Sqm 1 Two Wheeler	16 Nos			
	16 Nos		4 Nos	
	18 Nos (16 x10%)	20 Nos	5 Nos (4 x10%)	5 Nos

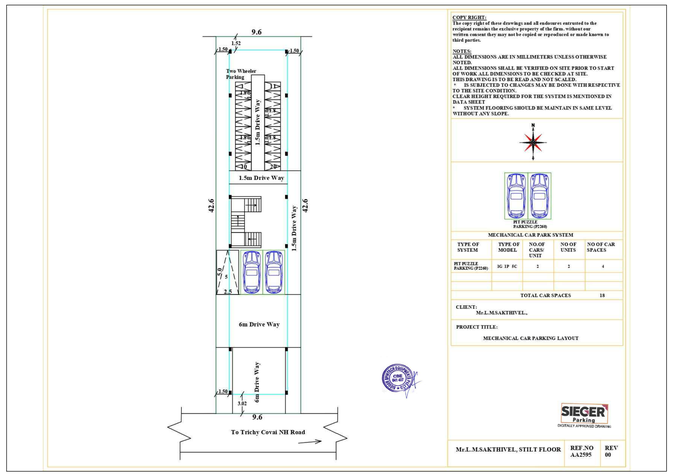
(PHYSICALLY HANDICAPPED PARKING INCLUDED)

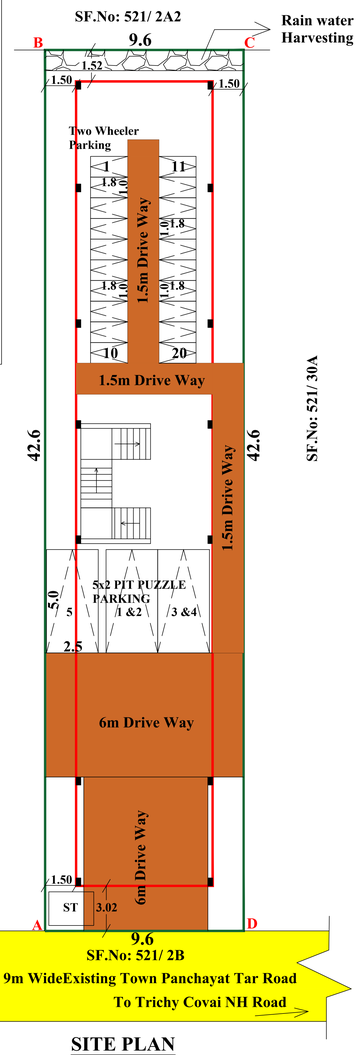


ELEVATION

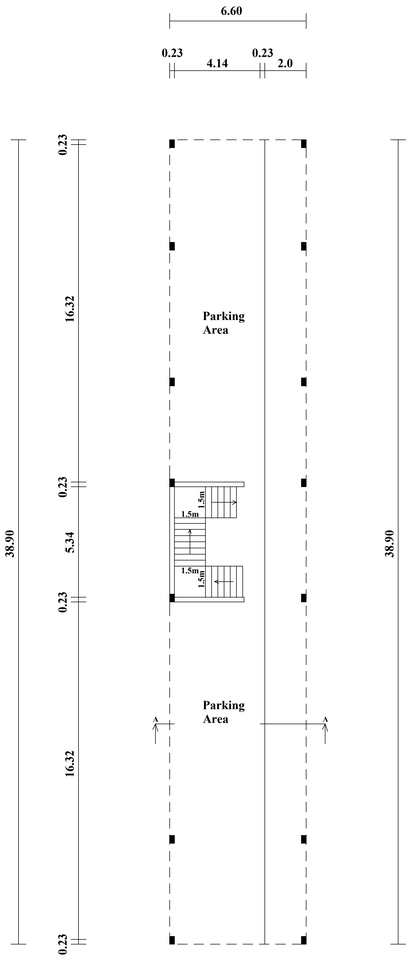


SECTION ON "AA"

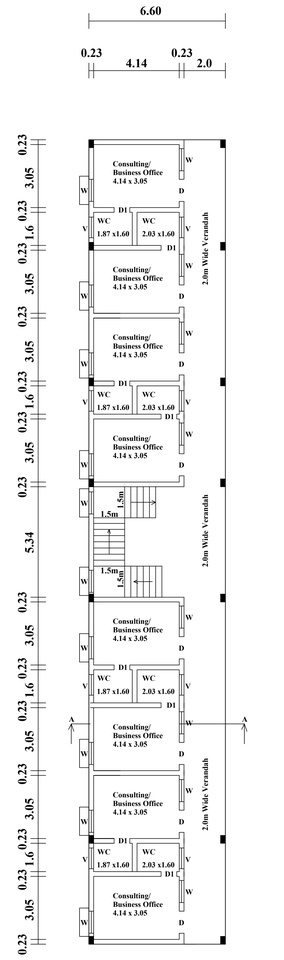




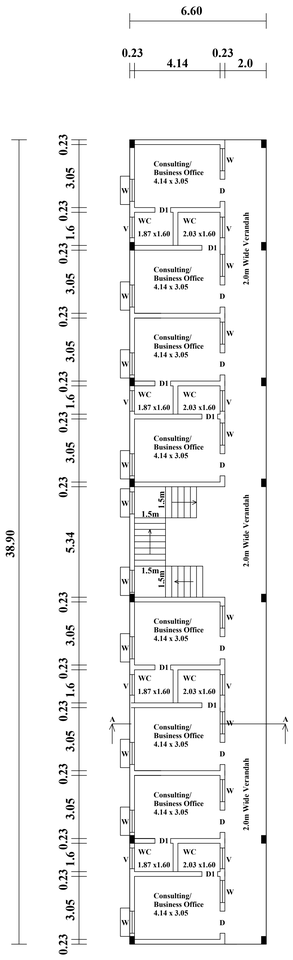
SITE PLAN (SCALE 1:100)



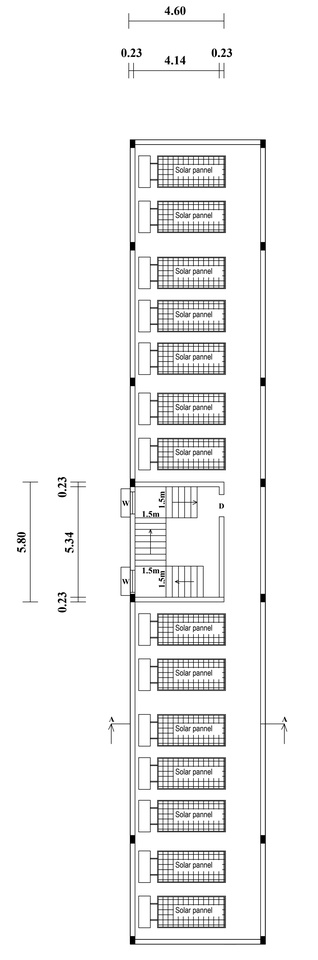
STILT/GROUND FLOOR PLAN



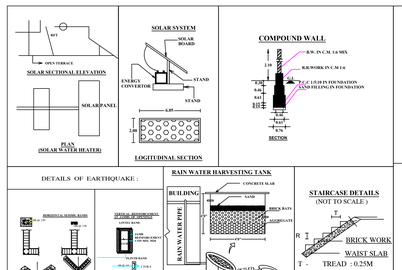
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



COLOUR INDEX

- SITE BOUNDARY
- BUILDING
- EXISTING ROAD
- DRIVE WAY

Er.P.KULANTHAIVEL., M.E., Ph.D., (Geo)
Registered Geotechnical Engineer (RCTE)
Reg. No : 04 / 2025 / RGTE / EDTCP
Chartered Engineer, Reg.No : AM1686057
Licensed Building Surveyor
Ph.No : +91 95249 57886

Geo Tech Engineer.

Er.S. ANANDAN BE.,A.M.I.E.,A.I.V.C.Eng.,
Registered Structural Engineer
RSE/Gr-II/001/KRR/MAR-2023
108-Kalki Complex, I[st] Floor,
Karur Road, Vellakovil - 638 111.
Cell : 98654 77345.

Structural Engineer.

Er.S.ANANDAN BE.A.M.I.E.,A.I.V.C.,Eng.,
DTCP Registered Construction Engineer,
RCE/003/Karur/April/2025,
108,Kalki Complex, I st Floor,
Karur Road, Vellakovil-638 111,
Cell:- 98654 77345.

Construction Engineer.

Applicant.

Er. P. PRABHAKARA BASKARAN, B.E.,
Registered Engineer Grade-II
Reg. No. TD/RE/Gr-II/2024/12/016
No. 5/5F. Indian Bank I Floor, Rajaji Street,
Kangayam-638701. Tiruppur (Dt) TN.

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

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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.