PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

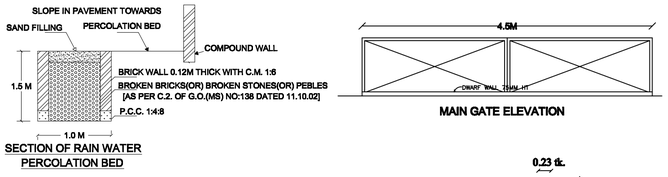
ISSUING AUTHORITY
DTCP

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.

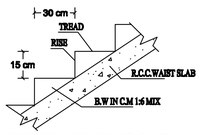
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

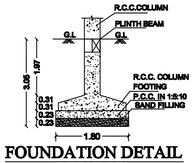


SECTION OF RAIN WATER PERCOLATION BED

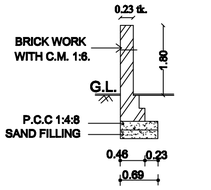
MAIN GATE ELEVATION



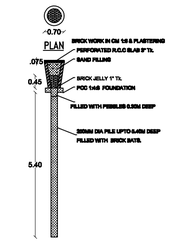
SECTION OF STAIRCASE



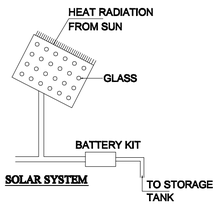
FOUNDATION DETAIL
(DETAILS B)



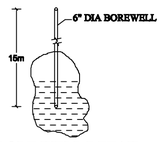
SECTION OF COMPOUND WALL



RAINWATER PERCOLATION PIT



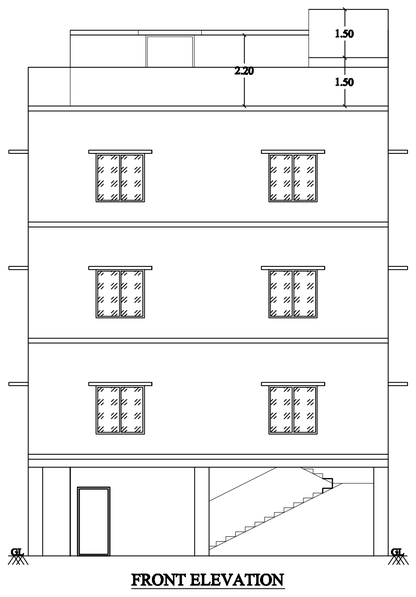
SOLAR SYSTEM



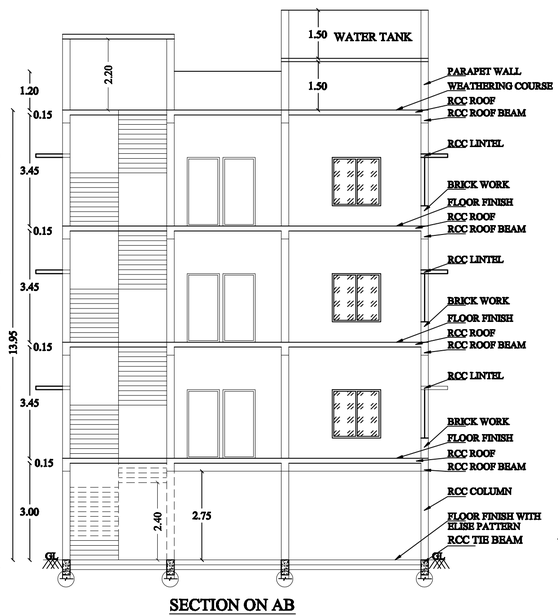
BORE WELL DETAIL

NOTE:

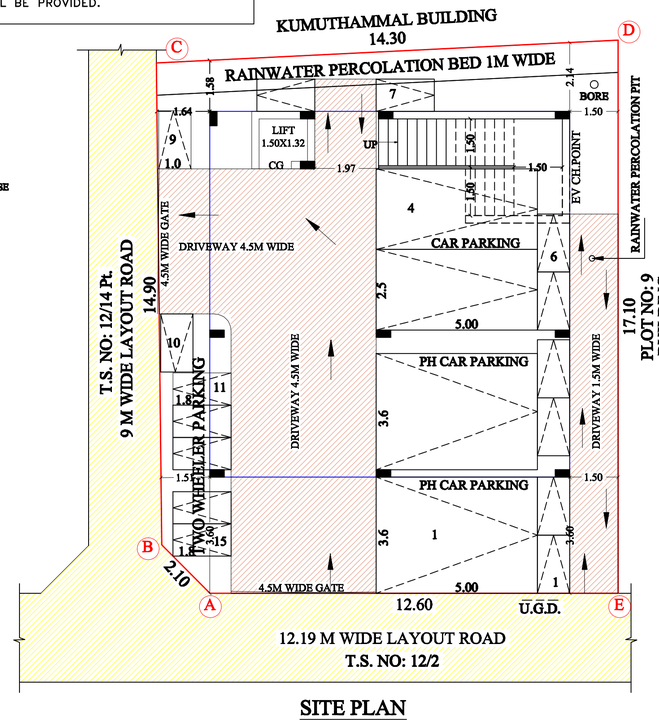
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.



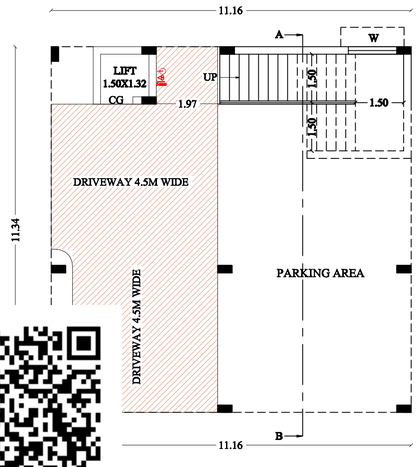
FRONT ELEVATION



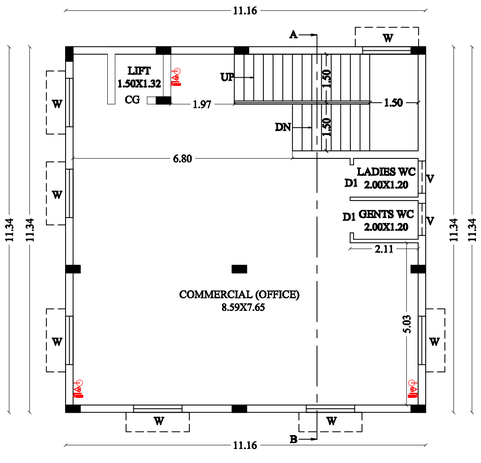
SECTION ON AB



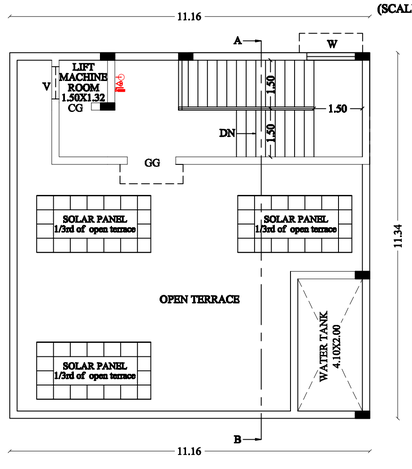
SITE PLAN
(SCALE 1:100)



STILT FLOOR PLAN
(PARKING)



TYPICAL FLOOR PLAN
FIRST, SECOND & THIRD FLOOR PLAN



TERRACE FLOOR PLAN

Special Condition:-

The building must be used for same purpose for which the approval has been obtained.

If used for any purpose other than the approved use, the planning permission will be deemed to be canceled, action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considered as unauthorized construction

Site Approval LP/CLPA No : 434/2026

Planning Permission No : 552/2026

This Planning permission is valid for a period of 8 years from the date of e-sign

e-signed
Member secretary / Joint Director(FAC)
Coimbatore Local Planning Authority,
District Town and Country planning Office,
Coimbatore District

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL (OFFICE) BUILDING IN SHOP SITE, (L.P/D.T.C.P NO:159/1988), SUBRAMANIYAN AVENUE AT T.S. NO: 12/15 (OLD S.F. NO: 234 PT.), WARD - Y, BLOCK NO: 01, VILLANKURUCHI VILLAGE, EAST ZONE, COIMBATORE CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

File No. : SWP/BPA/859226/2026
Applicant Name : D VINESH KUMAR

REFERENCE:

Existing Road
Site Boundary
Proposed Building
Driveway

N

SCHEDULE OF JOINERIES:

REFERENCE	METER
MD – MAIN DOOR	2.00 x 2.13
GG – GRILL GATE	1.06 x 2.20
CG – COLLAPSIBLE GATE	1.20 x 2.13
SD – SLIDING DOOR	1.00 x 2.13
D – FLUSH DOOR	0.91 x 2.13
W – GLAZED WINDOW	1.50 x 1.50
V – VENTILATOR	1.00 x 1.00

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per Document)	238.29
PLOT AREA (as per FMB)	238.30
SUPER IMPOSED PLOT AREA	237.79

PLOT AREA (minimum of above shall be taken into account)

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	STILT FLOOR AREA	–	126.55	126.55
2)	FIRST FLOOR AREA	126.55	–	126.55
3)	SECOND FLOOR AREA	126.55	–	126.55
4)	THIRD FLOOR AREA	126.55	–	126.55
5)	HEAD ROOM AREA	–	31.21	31.21
6)	TOTAL AREA	379.65	157.76	537.41
7)	VACANT AREA	–	–	155.01

PLOT COVERAGE = 133.25 / 237.79 X 100 = 53.21 %
F.S.I = 379.65/237.79 = 1.596 < 2.0

PARKING DETAILS FOR BUSINESS OFFICE

1)	a) CAR PARKING (379.65 X 0.75 / 100) = 2.84 SAY 3 Nos b) 10% OF VISITOR CAR PARKING = 3 X 10% = 0.3 SAY 1 No
2)	a) TWO WHEELER PARKING (379.65 X 0.75 / 25) = 11.38 SAY 12 Nos b) 10% OF VISITOR TWO WHEELER PARKING = 12 X 10% = 1.2 SAY 2 Nos

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING SPACE	04 NOS	04 NOS
TWO WHEELER PARKING SPACE	14 NOS	15 NOS

PROFESSIONAL DETAILS BASED ON FORM–C

APPLICANT	Vinish
REGISTERED ARCHITECT	Er.R.Karthick Raja, M.Tech(Struct)., Registered Engineer Grade-II Reg. No. RE.Gr-II/DTCP/Trichy/August-202580 Ponmalai, Trichy - 620 004. Cell : 81225 50059.
STRUCTURAL ENGINEER	Er.R.Karthick Raja, M.Tech(Struct)., Registered Structural Engineer Grade-I Reg. No. RSE.Gr-I/DTCP-Trichy/August-202581 Ponmalai, Trichy - 620 004. Cell : 81225 50059.
GEO–TECH EXPERT	Dr. S. Santhamil Kumar, Ph.D, M.E., M.Sc., MBA., Registered Geo-technical Engineer - No.GE/2019/0001 700, Plot No.28, OLD Rajaji Nagar, Near New Bus Stand, Thanjavur - 613 005. Cell : 9443787000 Email : santhamilkumar@yahoo.co.in
SITE SUPERVISION ENGINEER	Er.S.BASKAR, Reg. Construction Engineer REC/DTCP/Trichy / Sep-2024 / 056 THIRU ASSOCIATES 15A First Street, Kanthappuram, E.Pudur Trichy-620 012. Cell:9994011773

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.