PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

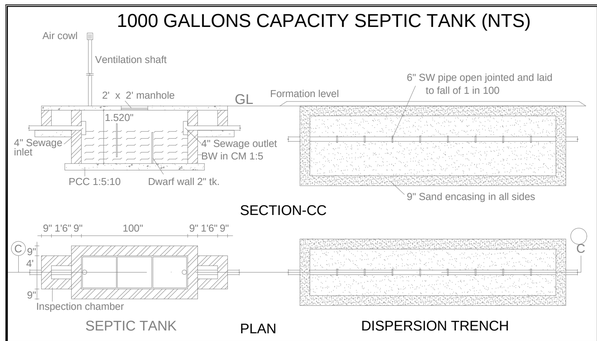
ISSUING AUTHORITY
DTCP

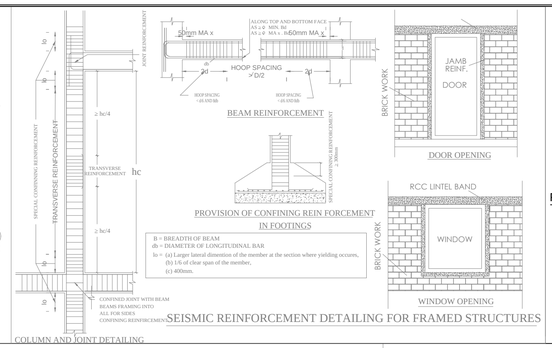
The approval as the planning authority issued it, reproduced in full behind this page.

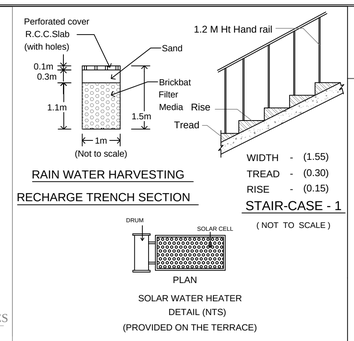
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

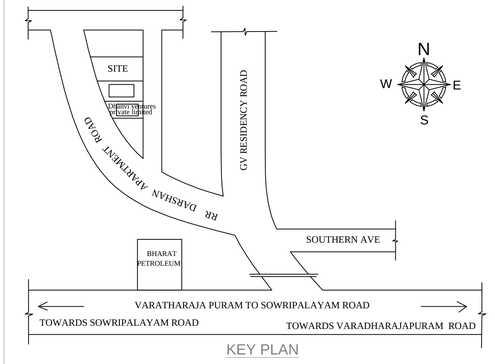
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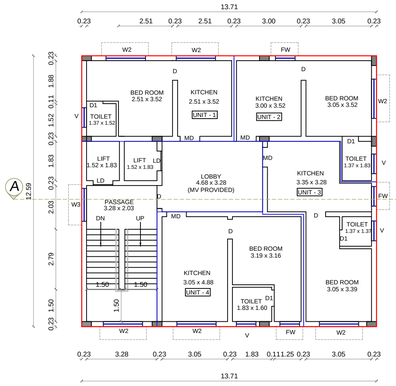
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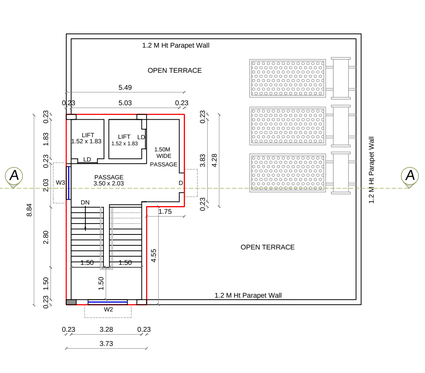
SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
RAIN WATER PIT	

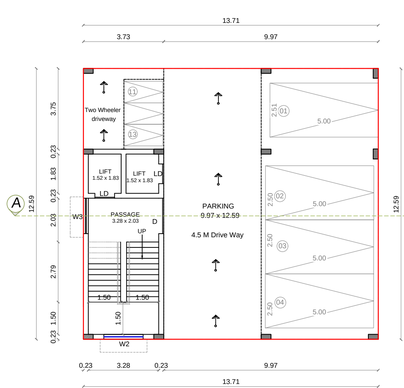
No OF DWELLING UNIT : 04

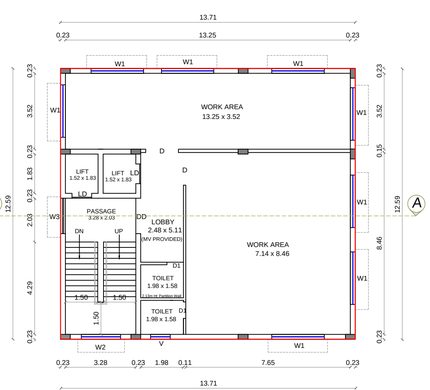
UNIT - 01	28.20 S.q.m
UNIT - 02	29.47 Sq.m
UNIT - 03	32.53 Sq.m
UNIT - 04	36.11 Sq.m

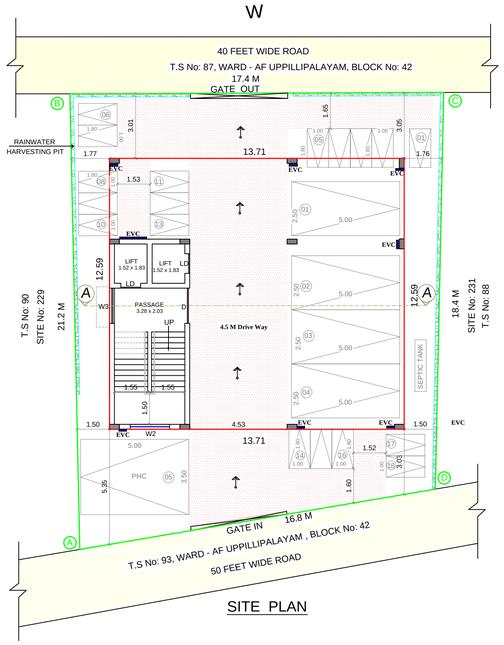
JOINERY DETAILS:			METER
MD	-	MAIN DOOR	1.50 x 2.10
DD	-	DOUBLE DOOR	1.50 x 2.10
D	-	DOOR	1.50 x 2.10
D1	-	DOOR 1	0.76 x 2.10
LD	-	LIFT DOOR	0.91 x 2.10
W1	-	WINDOW 1	3.66 x 1.37
W2	-	WINDOW 2	1.52 x 1.37
W3	-	WINDOW 2	1.52 x 1.37
FW	-	FRENCH WINDOW	1.52 x 1.37
V	-	VENTILATOR	2.44 x 0.61
MV	-	MECHANICAL VENTILATION	











DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT , TYPICAL FIRST & SECOND FLOOR COMMERCIAL OFFICE BUILDING & THIRD FLOOR RESIDENTIAL BUILDING IN OLD S.F No: 139/P,T.S No: 89,WARD - AF UPPILIPALAYAM BLOCK No: 42 - G.V. RESIDENCY, SITE No: 230, UPPILIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION.

LAYOUT APPROVED No: LP /D.T.P No: 102/89

Dated : 06.02.1989

REVISED LAYOUT APPROVED No: L.P./D.T.P No: 760/92

Dated : 30.07.1992.

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

ONLINE APPLICATION NO : SWP/ BPA/ 860692 / 2026

AREA DETAILS	Sq.m
SITE AREA AS PER DOCUMENT	336.22
SITE AREA AS PER FMB (ABCDEFG)	333.00

(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)

PROPOSED BUILT-UP AREA

DESCRIPTION	F.S.I Area (Sq.m)	Non F.S.I Parking + Ots Head room	Total Covered Area (Sq.m)
STILT FLOOR AREA	----	172.61	172.61
FIRST FLOOR AREA (COMMERCIAL)	172.61	----	172.61
SECOND FLOOR AREA(COMMERCIAL)	172.61	----	172.61
THIRD FLOOR AREA (RESIDENTIAL)	172.61	----	172.61
TERRACE FLOOR AREA	----	40.51	40.51
TOTAL	517.83 +	213.12	= 730.95

F.S.I = 517.83 / 333.00 = 1.55 < 2

PARKING STANDARDS AS PER TNCDBR 2019

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
RESIDENTIAL	1 two wheeler space for every floor area above 25 and upto 50sqm

DESCRIPTION	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
OFFICE (345.22 x 75%) = (258.91/100 Sq m) + (Visitor's parking 10%)	3 + 10% No's	4 No's	13 No's	13 No's
RESIDENTIAL (Area of all dwelling units between 25 - 50 Sq.m + 10% of visitor's parking)	NIL	NIL	5 No's	5 No's
TOTAL	4 No's	5 No's	18 No's	18 No's

APPLICANT

ILAMURUGU KARUNAKARAN
AND V. PONNURAJ (OWNERS)
T.BALAMANI (POA)

T.Balamani

STRUCTURAL ENGINEER
Er. M. PONRAJ
LPA / SE / GR - II / 16 / 2025

Er. M PONRAJ M.E.(Struct), M.I.E. C.Eng (INDIA),
REGD. STRUCTURAL ENGINEER (GRADE-II)
CBE / SE / GR-II / 16 / 2025
M-1763868 (SEI)
No 107, 100 FEET SCHEME ROAD,
DHANALAKSHMI NAGAR, NEW SIDHAPUDUR,
COIMBATORE - 641 044

REGISTERED ENGINEER
Er.R.RAGUPATHY
LPA / RE / GR - II / 011 / 2024

Er.R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54,1st Floor,Bharathi Park 7th Cross,Near ICICI Bank,
GCT, Coimbatore - 641 043,Cell: 91-97002 33332
LBS No : GR11.057.2015.LPA/RE/GR-II/011/2024

ONLINE APPLICATION NO : SWP/ BPA/ 860692 / 2026

SITE APPROVAL NO : LP / CLPA No : 422 / 2026

BUILDING PLANNING PERMISSION NO : 537 / 2026

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

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

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.