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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LAYOUT APPROVED No :
L.P./D.T.P. No : 255/2003

PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING IN SITE No: 112, T.S. No : 58/6 [OLD S.F. No : 94], WARD No : W GANAPATHY [23], BLOCK No : 13, AT SRI VARI RAMAKRISHNA GARDEN, GANAPATHY VILLAGE, COIMBATORE CORPORATION.

COMMERCIAL BUILDING USE FOR CONSULTING OFFICE

MASTER PLAN LAND USE : COMMERCIAL

ONLINE APPLICATION No : SWP/BPA/865449/2026

ALL DIMENSION ARE IN METER
SCALE - 1:100

N

REFERENCE

SITE BOUNDARY — DRIVE WAY

EXISTING ROAD — PROPOSED BUILDING

AREA DETAILS :

Sl.No	DESCRIPTION	SQM
1)	SITE AREA AS PER DOCUMENT [2460 Sft]	228.54
	SITE AREA AS PER TSLR (A) - (D)	228.50
	(MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT)	

PROPOSED BUILT UP AREA

FLOOR NAME	FSI Area SQM	Non FSIArea SQM	Total Area SQM	Usage
STILT FLOOR	----	127.91	127.91	Parking
FIRST FLOOR	116.40	----	116.40	Commercial
SECOND FLOOR	116.40	----	116.40	Commercial
THIRD FLOOR	66.61	----	66.61	Commercial
TERRACE FLOOR	----	42.00	42.00	Head Room
TOTAL all Floors	299.41	169.91	469.32	

TOTAL F.S.I AREA 299.41 Sqm

HEIGHT OF THE BUILDING 13.80 m

FLOOR SPACE INDEX = 299.41 / 228.50 = 1.31

PARKING DETAILS

COMMERCIAL CAR PARKING

Car Parking	:-	299.41 x 0.75 / 100 sqm	=	3 Nos.
Two Wheelers Parking	:-	299.41 x 0.75 / 25 sqm	=	9 Nos.
Visitors Car Parking	:-		=	1 No.
Visitors Two Wheelers Parking	:-		=	1 No.
Total Car Parking	:-		=	4 No.
Total Two Wheelers Parking	:-		=	10 No.

S.I.No	DESCRIPTION	PROVIDED
1)	CAR PARKING SPACE	5 No's
2)	TWO WHEELER PARKING SPACE	10 No's

SCHEDULE OF JOINERY

		METRE
LD	LIFT DOOR	0.91 x 2.10
D	DOOR	0.91 x 2.10
D1	DOOR	0.76 x 2.10
W1	WINDOW	1.52 x 1.50
W2	WINDOW	0.91 x 1.50
FW	FRENCH WINDOW	0.91 x 2.10
V1	VENTILATOR	0.91 x 0.60

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.

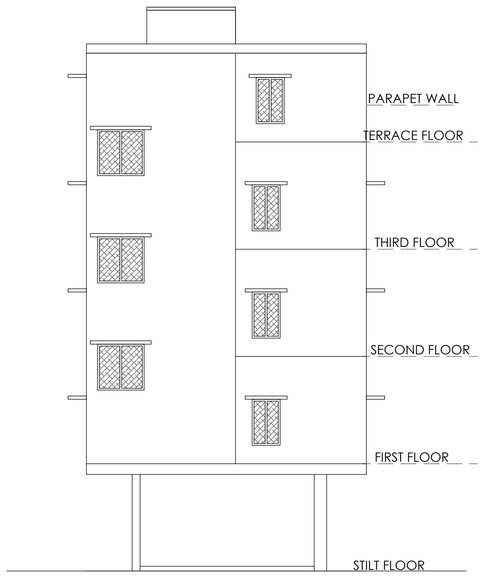
L.P. CLPA / No : 452/2026

PLANNING PERMISSION NO : 574/2026

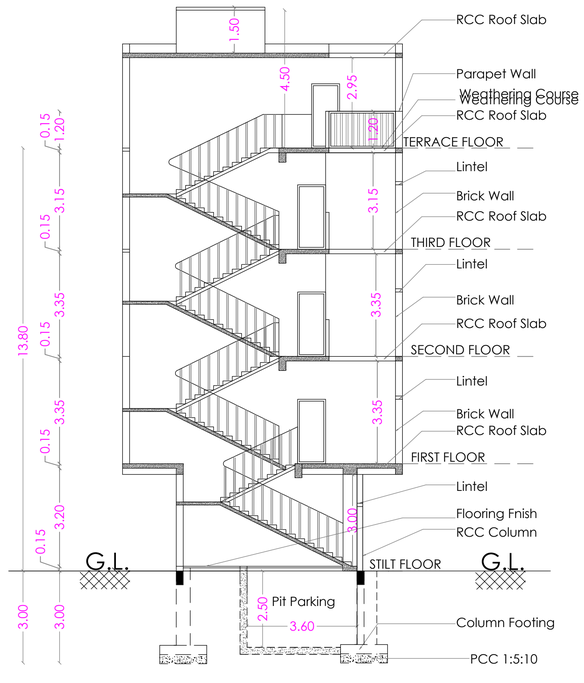
PROFESSIONAL DETAILS BASED ON FROM C

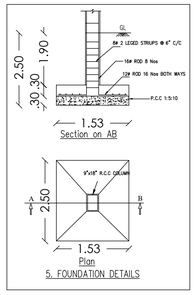
REGISTRED ENGINEER	Er.C. NATARAJAN LPA/RE/GR-1/19/03/002	12/6/26
APPLICANT	Mrs. Vasanthi Raghu	

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



ELEVATION



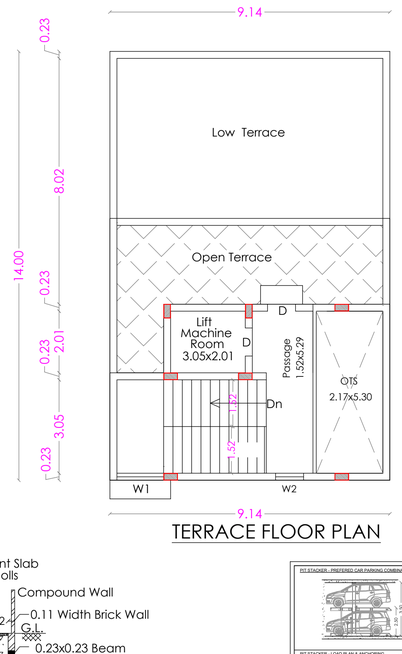


STAIRCASE DETAILS

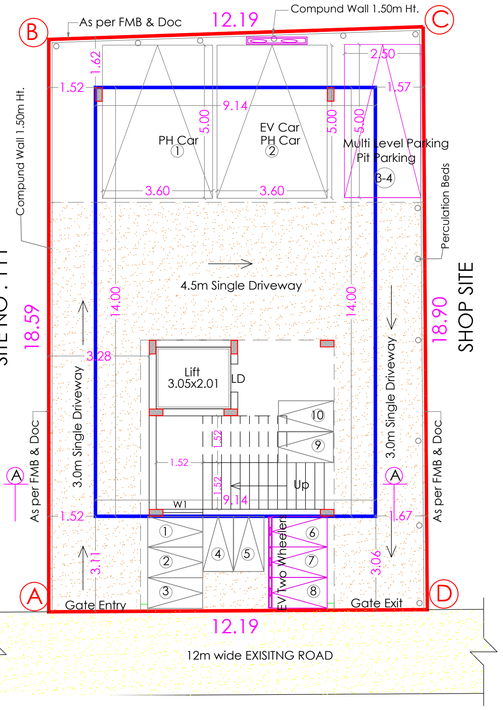
WIDTH - 1.52 m

TREAD - 0.30 m

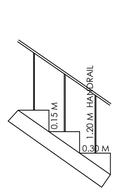
RISE - 0.15 m



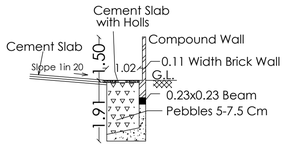
TERRACE FLOOR PLAN



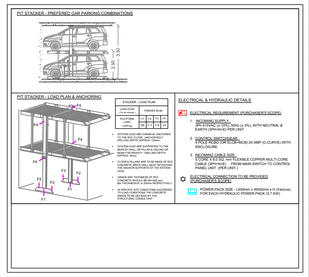
UM STILT FLOOR PLAN

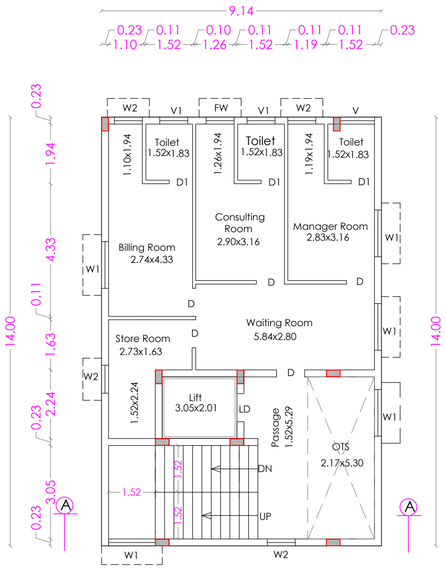


SECTION ON A A

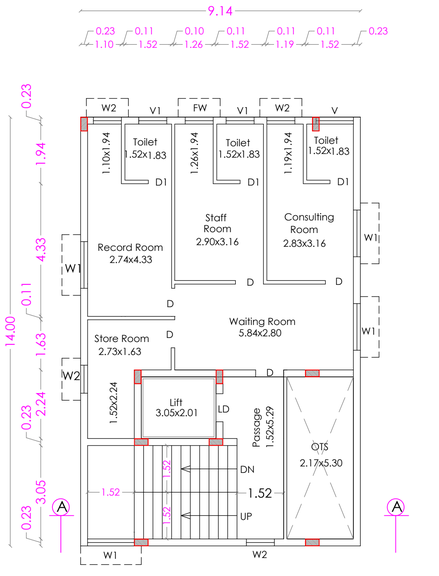


RAIN WATER PERCOLATION BED & COMPOUND WALL

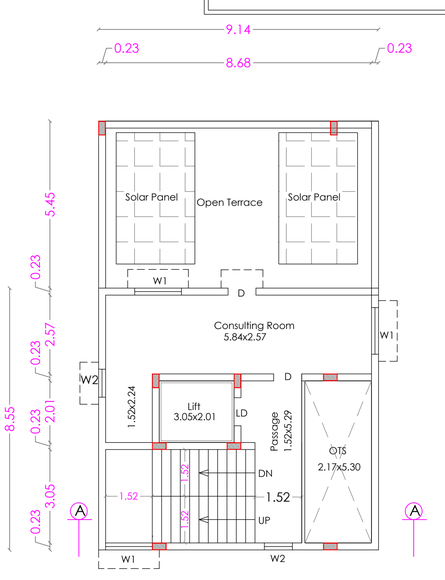




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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.