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

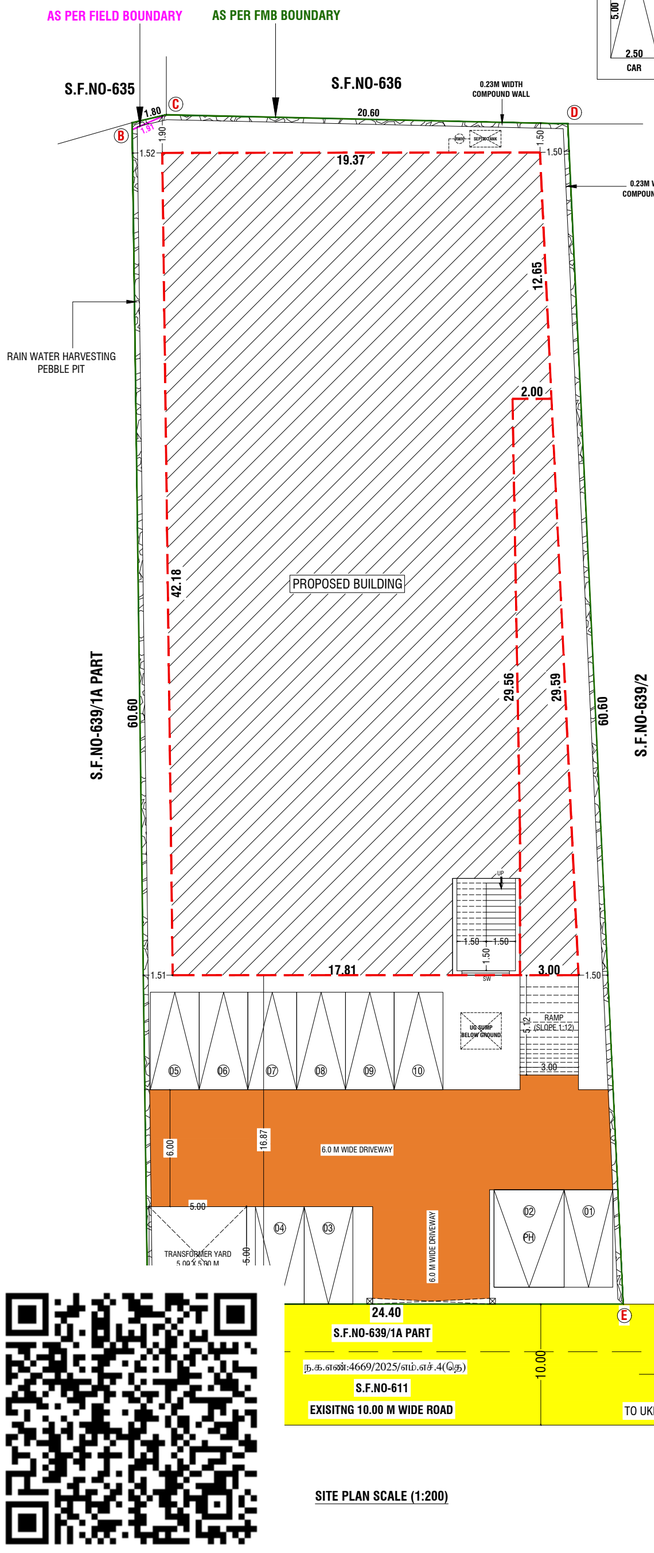
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+91 9996 12 9996
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PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF A COMMERCIAL (AUTOMOBILE SHOWROOM) BUILDING IN SF.NO: 639/1B AT KUNIYAMUTHUR VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

SCALE :- 1:100
COMMERCIAL BUILDING

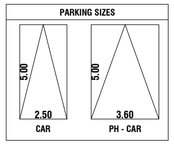
N

ONLINE APPLICATION NO:SWP/BPA/868602/2026
APPLICANT NAME: MR.MOHAMED ELIYAS AND THREE OTHERS

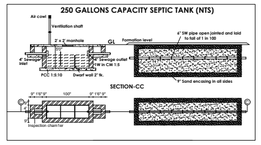


SITE PLAN SCALE (1:200)

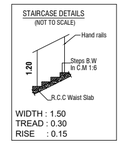
PARKING SIZES

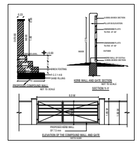


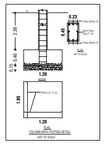
250 GALLONS CAPACITY SEPTIC TANK (NTS)

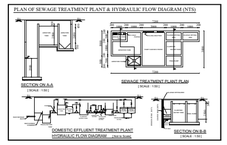


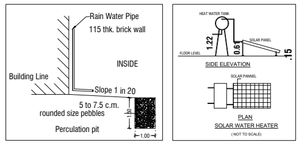
STAIRCASE DETAILS
(NOT TO SCALE)



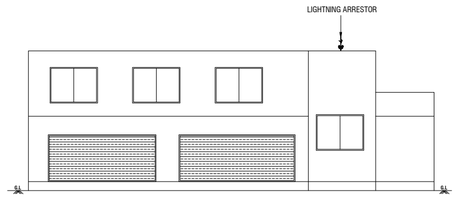








ONLINE APPLICATION NO : SWP/BPA/868602/2026
SWP / SITE APPROVAL / L.P/CLPA NO :468/2026
SWP / PLANNING PERMISSION NO :591/2026



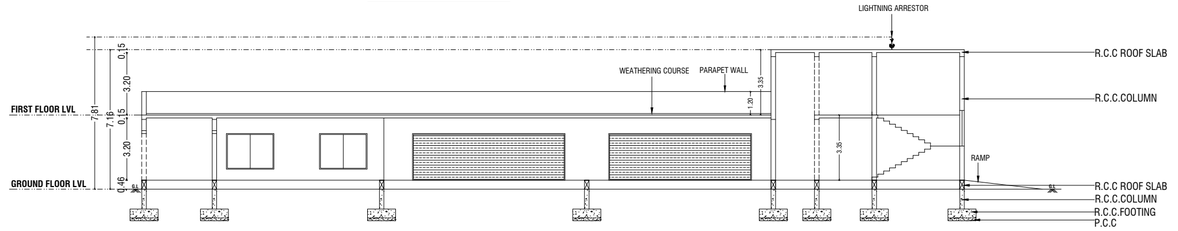
ELEVATION @ SOUTH SIDE

FIRE EXTINGUISHER : FE
EMERGENCY ALARM : EA

COLOUR INDEX:-

BOUNDARY OF THE SITE	:
EXISTING ROADS	:
PROPOSED CONSTRUCTION	:
PROPOSED DRIVEWAY	:

NOTE:-
*ALL DIMENSIONS ARE IN METER.
*RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
*ALL ROUND COMPOUND WALL PROVIDED.
*S.T.P PROVIDED IN THE SW CORNER OF THE SITE.
*SUMP AND FIRE SUMP PROVIDED.
*FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
*EMERGENCY ALARM PROVIDED.
*SAND BUCKETS PROVIDED.
*O.H.T PROVIDED IN TERRACE FLOOR PLAN.
*MV-MECHANICAL VENTILATION PROVIDED.



SECTION "AA"@ EAST SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREA DETAILS:-

		IN SQM
AREA OF SITE AS PER PATTA	=	1417.00 Sqm
AREA OF SITE AS PER DOCUMENT	=	1417.00 Sqm
AREA OF SITE AS PER SITE	=	1420.17 Sqm

OSR DETAILS:-
OSR AREA = 1417.00 Sqm X 10% = 141.70 Sqm
* OSR PAID BY AS PER GUIDELINE VALUE

NOTE :-
MASTER PLAN 2041 LAND USE
KUNIYAMUTHUR VILLAGE - RESIDENTIAL LAND USE

ALREADY APPROVED DETAILS:-

NOTE:- (APPROVED BUILDING DETAILS)
PLANNING PERMISSION ISSUED BY COIMBATORE DTCP
ONLINE APPLICATION NO:SWP/BPA/700847/2025 DATED:21.01.2026
SWP/SITE APPROVAL/L.P/CLPA NO: 37/2026
SWP/PLANNING PERMISSION NO:47/2026

FLOOR	ALREADY APPROVED DETAILS			AS PER REVISED PLAN		
	FSI AREA (Sq.mt)	NON-FSI AREA (Sq.mt)	TOTAL AREA (Sq.mt)	FSI AREA (Sq.mt)	NON-FSI AREA (Sq.mt)	TOTAL AREA (Sq.mt)
GROUND FLOOR	718.80	-	718.80	848.35	-	848.35
FIRST FLOOR	-	-	-	142.03	11.30	153.33
TERRACE FLOOR	-	37.92	756.72	-	-	-
TOTAL AREA	718.80	37.92	756.72	990.38	11.30	1001.68

F.S.I CALCULATION AS PER SITE AREA:-

F.S.I (990.38/1417.00) = 0.70

BUILDING HEIGHT :-

HEIGHT OF THE BUILDING = 7.16 Mt

PARKING DETAILS	PARKING CALCULATION	REQUIRED (INCLUDE VISITOR & PH PARKING)	PROVIDED
TOTAL CAR	FLOOR AREA [990.38 / 100] X 0.75 = 09	09 NO'S	10 NO'S

JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
RS	ROLLING SHUTTER	3.05 X 2.44
D	DOOR	0.91 X 2.44
TD	TOILET DOOR	0.76 X 2.44
LD	LIFT DOOR	1.22 X 2.44
W	WINDOW	2.44 X 1.83
SW	STAIRCASE WINDOW	1.83 X 1.83
V	VENTILATOR	0.91 X 0.91

29.07.26
Er.P.MOHANKUMAR.M.E.,(GEOTECH),MIGS
GEOTECHNICAL ENGINEER
CLPA REGN No:CLPA/GTE/035/2024
SRI KRISHNA GEOTECH
44/3,Subramaniya Udayar Street,
Telugupalayam,Coimbatore - 641 039
+91 94437 76617 email: mohan.ckm@gmail.com

REGISTERED GEOTECH ENGINEER

29/07/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED CONSTRUCTION ENGINEER
Reg. No:Coimbatore District/CE/12/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED CONSTRUCTION ENGINEER

29/07/26
Er.S.PRADEEP, B.E.,M.E(ST)
REGISTERED STRUCTURAL ENGINEER Grade-II,
Reg. No:DTCP/NAMAKKAL/RSE-II/001/2022
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9655008064

REGISTERED STRUCTURAL ENGINEER

29/07/26
Er.J.RATHNAKUMAR B.E.,CIVIL.,
REGISTERED ENGINEER Grade-II,
Reg. No:Coimbatore District/RE/GR-II/36/2025
SRI RATHNA ASSOCIATES
No.55/2A, Near Ganapathy Fire Station, Gandhi Maa Nagar,
Ganapathy, Coimbatore - 641 006. Phone : 9944774799

REGISTERED ENGINEER / ARCHITECT

OWNER / APPLICANT

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
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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.