PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

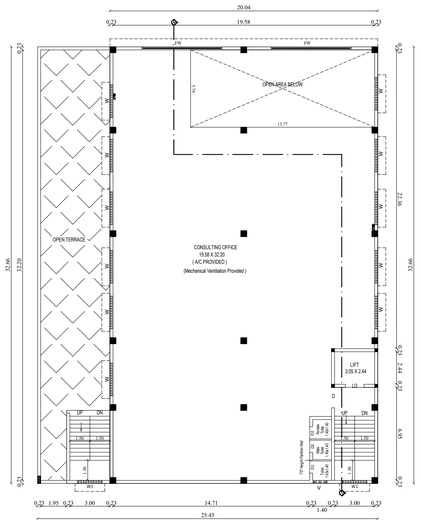
ISSUING AUTHORITY
DTCP

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

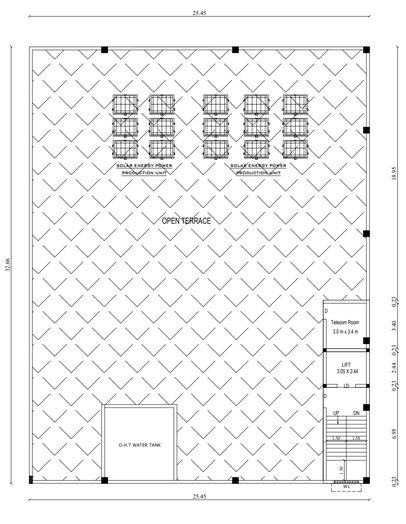
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

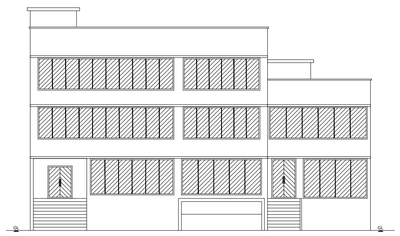
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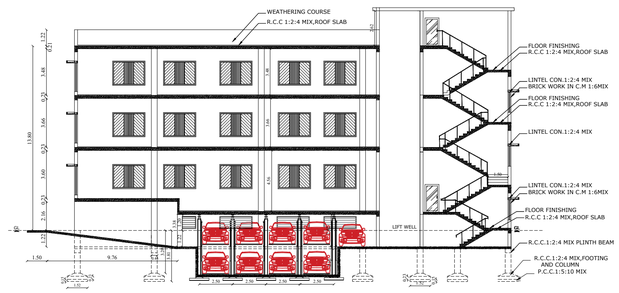
SECOND FLOOR PLAN



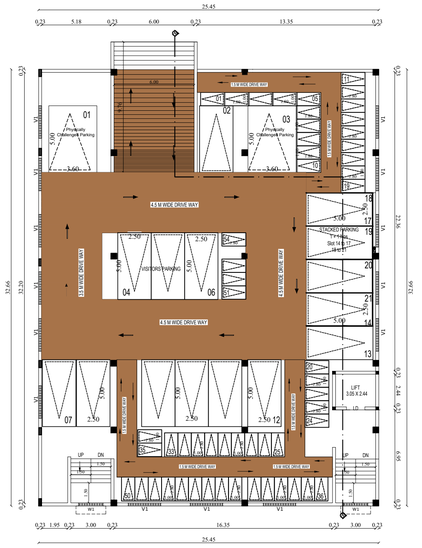
TERRACE FLOOR PLAN



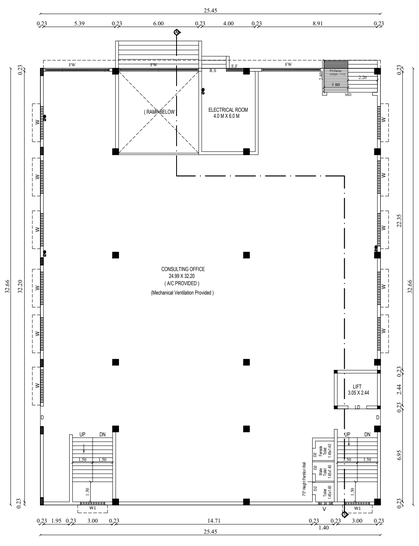
FRONT ELEVATION



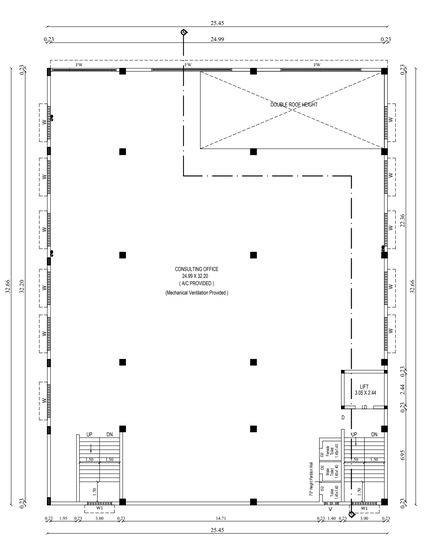
SECTION :- 'AA'



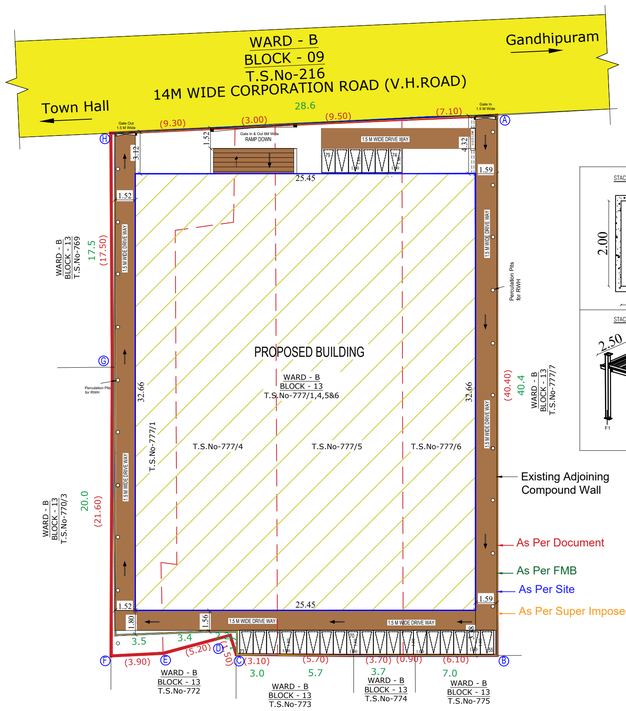
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN

STAIRCASE DETAILS

WIDTH -	(1.50 m)
TREAD -	(0.30 m)
RISE -	(0.17 m)

FOUNDATION DETAIL

TRIAL PIT (N T S)

RAIN WATER HARVESTING TRENCH
(NOT TO SCALE)

Gate Elevation & Cross Section
Detail of compound wall

PLAN

SECTION - AA

U.G. SUMP

Proposed Rain Water Harvesting System
Not To Scale

PERCOLATION PIT

SOLAR WATER HEATER
(N T S)

BUILDING PERMISSION NO : BP/CLPA No. 464 /2026

PLANNING PERMISSION NO : PP No. 586 /2026

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

ONLINE APPLICATION NO : SWP/BPA/869362/2026

STRUCTURAL ENGINEER

Er. S.YUVARAJ, M(Eng),AMIE,AIV,MISE,MIGS,MIITA(Arb).,
Regn.No.: Coimbatore/SE/GR-II/04/2025
#674/1, Avinashi Road, R.G.Pudur, Chinniyampalayam,
Coimbatore (Dt). Ph: 99437 41272

(Coimbatore District/SE/GR-11/04/2025)

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF PRIVATE OFFICE BUILDING IN WARD No - B,BLOCK No - 13, T.S.No - 777 / 1, 4 , 5 & 6 (OLD T.S.NO - 777/1&2), COIMBATORE CORPORATION (Central Zone), COIMBATORE DISTRICT.

MASTER PLAN LAND USE - RESIDENTIAL & COMMERCIAL

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO : SWP/BPA/869362/2026
APPLICANT NAME : Mr.ANIL K KOTHARI ,Mr. SRIPAL KOTHARI

N

AREA DETAILS

DESCRIPTION	SQ.M	SQ.FT
SITE AREA AS PER DOCUMENT	1122.04	12077.75
SITE AREA AS PER FMB	1134.50	12211.76
SITE AREA AS PER SITE	1122.04	12077.75

MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT

BUILDING AREA DETAILS -

Floor Name	Total F.S.I Area (In Sq.M)	Non FSI Area (In Sq.M)	Total Build-UP Area **(In Sq.M)**
Basement Floor	-	831.32	831.32
Ground Floor	831.32	-	831.32
First Floor	831.32	-	831.32
Second Floor	574.82	-	574.82
Terrace Floor	-	65.09	65.09
TOTAL	2237.46	896.41	3133.87

FSI Calculation
Floor Space Index (FSI) - 2237.46 / 1122.04 = 1.99

BUILDING HEIGHT - 13.80 M

JOINERY DETAILS

Sym.	DESCRIPTION	IN METER	IN FEET
MD	Main Door	1.83x2.14	6'0"x7'0"
D	Door	0.91x2.14	3'0"x7'0"
D1	Door	0.76x2.14	2'6"x7'0"
W	Window	2.44x1.83	8'0"x6'0"
W1	Window	1.83 x1.52	6'0"x5'0"
V	Ventilator	0.91x0.61	3'0"x2'0"
V1	Ventilator	2.44x 0.91	8'0"x3'0"
R.S	Rolling Shutter	2.00 x 3.05	6'6"x10'0"
E.F	Exhaust Fan		
FW	French Window 3.05M Height		

FE - Fire Extinguisher
EA - Emergency Alarm

PARKING DETAILS
Total FSI Area =2237.46 Sq.M
Parking Spaces Required = Calculated for 75% of the total Plinth Area.
75% of the total plinth area = 1726.91 Sq.M.
1 Car Space For Every 100 sq.m of Floor Area.
1 Two Wheeler Space For Every 25 sq.m of Floor Area.

Car Parking Needed :
No. Of Car Parkings Reqd. = 18
Visitors Parking = 02
Provided:
No. Of Car Parkings Provd. = 19
DA Parking = 02

Two Wheeler Parking Needed :
No. Of Two Wheeler Parking Reqd. = 70
Visitors Parking = 07
Provided:
No. Of Two Wheeler Parkings Provd. (Including DA Parking) = 79

COLOR INDEX :
- Existing Road
- Site Boundary As Per FMB
- Site Boundary As Per Document
- Site Boundary As Per Site
- Super Imposed Boundary
- Proposed Building
- Drive Way

NOTE :-
* All Measurements area in Meters.
* All round Compound Wall Provided.
* Sump & Septic Tank Provided.
* Rain water Percolation Trench Provided.
* Mechanical Ventilation Provided.

APPLICANT

REGISTERED ARCHITECT

Ar. V. SRINATH,
Reg. No: Coimbatore/RA/GR-I/04/2025
#674/1, Avinashi Road, R.G.Pudur, Chinniyampalayam,
Coimbatore (Dt). Ph : 99437 41272

(Coimbatore LPA/RA/Gr-I/19/04/018)

REGISTERED ENGINEER

Er. S.YUVARAJ, M(Eng),AMIE,AIV,MISE,MIGS,MIITA(Arb).,
Regn.No.: Coimbatore RE/GR-I/26/2025
#674/1, Avinashi Road, R.G.Pudur, Chinniyampalayam,
Coimbatore (Dt). Ph : 99437 41272

(Coimbatore District/CE/04/2025)

e-signed
Joint Director / Member Secretary (I/C),
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
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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.