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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PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING IN S.F.NO:193/1A1B, 193/1A1C & 193/1A1A2B, SITE NO : 4, 5 & 6 AT "THIRUMALAI NAGAR", SOMAYAMPALAYAM VILLAGE & PANCHAYAT, COIMBATORE NORTH TALUK, COIMBATORE DISTRICT.

Regularized Site Approval no:

Site 4, 5 & 6 :- NAA.KAA.NO : 1369/24/A1 Dated:25.08.2025

2041 MASTER PLAN LAND USE : RESIDENTIAL USE

TOTAL AREA OF THE SITE (As per Document)	659.24 Sqm
TOTAL AREA OF THE SITE (As per Patta)	659.00 Sqm

Sl.NO	FLOOR DETAILS	F.S.I Area (sqm)	Non F.S.I Area (sqm)	Total Built-up Area (sqm)
1	Ground Floor	139.27	307.75	447.02
2	First Floor	432.32	14.70	447.02
3	Second Floor	432.32	14.70	447.02
4	Third Floor	432.32	14.70	447.02
5	Staircase Headroom	-	27.22	27.22
	TOTAL	1436.23	379.07	1815.30

$$FSI = \frac{1436.23}{659.24}$$

FSI = 2.179 > 2

(0.179 PREMIUM FSI)

SCALE = 1:100
All dimensions are in metre

No of Dwelling Units = 15 Nos

Asper TNCDBR 2019 - Rule No:35, Explanation 2(24 b) - Premium FSI charges shall not be collected for the excess FSI area over and above normally permissible FSI area for affordable housing projects.

Reference :

SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING

Notes :

FE — Fire Extinguisher
RWH — Rainwater Harvesting
EF — Exhaust Fan
EV — Electrical Vehicle Charging Point

JOINERY DETAILS

SYMBOL	JOINERY NAME	SIZE IN METRE
RS	ROLLING SHUTTER	1.83 x 2.13
ED	ENTRANCE DOOR	1.06 x 2.13
SD	SLIDING DOOR	1.00 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
FW	FRENCH WINDOW	1.83 x 1.83
FW1	FRENCH WINDOW	1.22 x 1.83
FW2	FRENCH WINDOW	1.68 x 1.83
W	WINDOW	1.83 x 1.22
W1	WINDOW	1.22 x 1.22
W2	WINDOW	0.76 x 1.22
O	OPEN	0.91 x 2.13
V	VENTILATOR	0.91 x 0.91
V1	VENTILATOR	0.61 x 0.91

Applicant

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED CONSTRUCTION ENGINEER
Reg. No: Coimbatore LPA / CE / 009 / 2024
No: 400, Bharathiyar Road,
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Mob: +91 9363115772

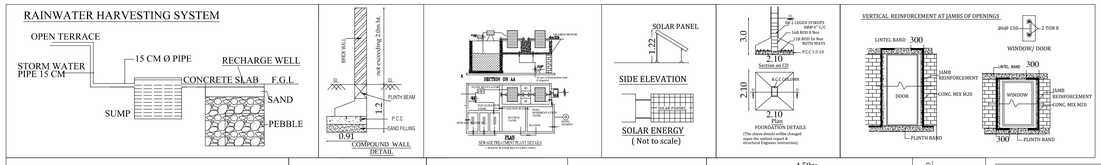
Registered Construction Engineer

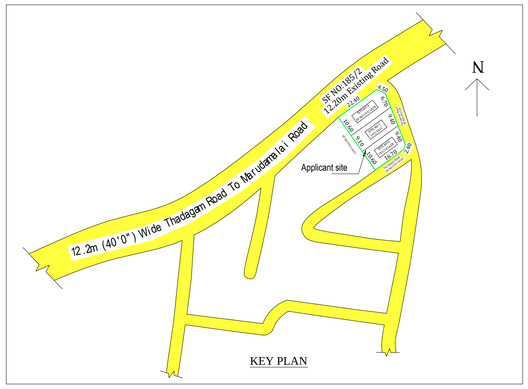
Er. M. ELANGO, M.E.(struct.,)AMIE
Coimbatore LPA/SE/GR-II 001/2024
CHARTERED ENGINEER AM170590-6
No.16, 2nd Floor, Bharathi Colony Main Road
Peelamedu, Coimbatore- 641 004

Registered Structural Engineer

Er. S. PRABHAVATHI
M.E(Geotech), M.I.G.S., A.M.I.E
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Mob: +91 9600558700

Registered Engineer

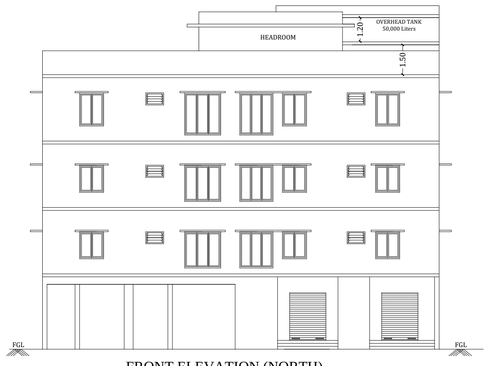


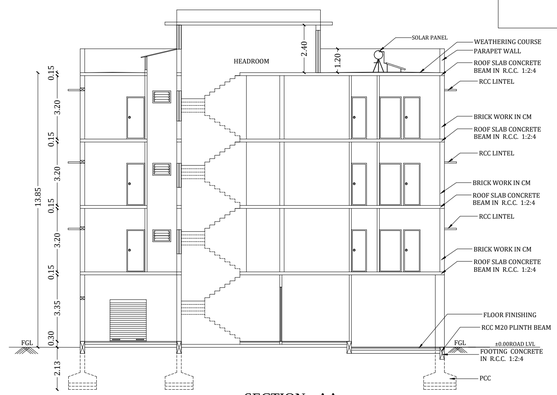


Online Application No : SWP/BPA/870539/2026
Site Approval LP/CLPA No : 517/2026
Planning Permission No : 659/2026

DWELLING AREA & PARKING DESCRIPTION (RESIDENTIAL AREA)

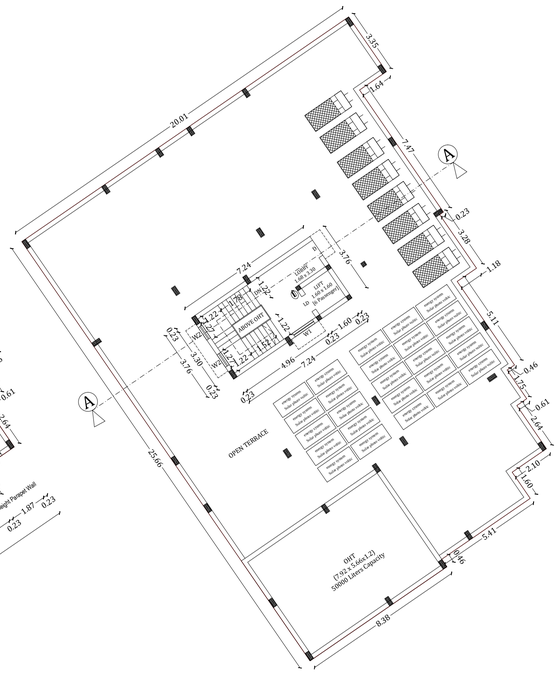
S.NO & FLOOR NAME		FIRST FLOOR					SECOND FLOOR					THIRD FLOOR					TOTAL
FLAT NAME		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	15 UNITS
FLAT AREA (SQM)		89.97	85.57	38.78	76.02	77.91	89.97	85.57	38.78	76.02	77.91	89.97	85.57	38.78	76.02	77.91	1841.25 SQM
NO'S OF PARKING REQUIRED [10% PH PARKING (Incl)]	TW	1	1	-	1	1	1	1	-	1	1	1	1	-	1	1	12
	CAR	1		-	1		1		-	1		1		-	1		6
NO'S OF 10% VISITOR PARKING REQUIRED	TW	2															2
	CAR	1															1
TOTAL PARKING REQUIRED	TW	14															14
	CAR	7															7
TOTAL PARKING PROVIDED @ 10% PH & VISITOR PARKING	TW	14															14
	CAR	7															7











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.