Verified RealEstate™

REFERENCE
SWP/BPA/873520/2026

ISSUED
16 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 13/1 and 2 more

Sowripalayam, Coimbatore South taluk

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

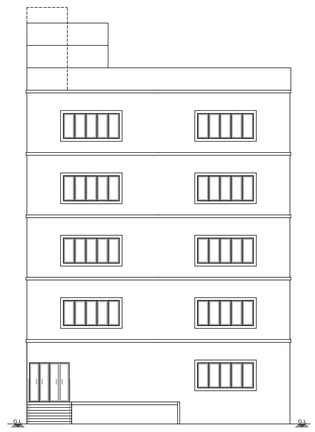
The approval as the planning authority issued it, reproduced in full behind this page.

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

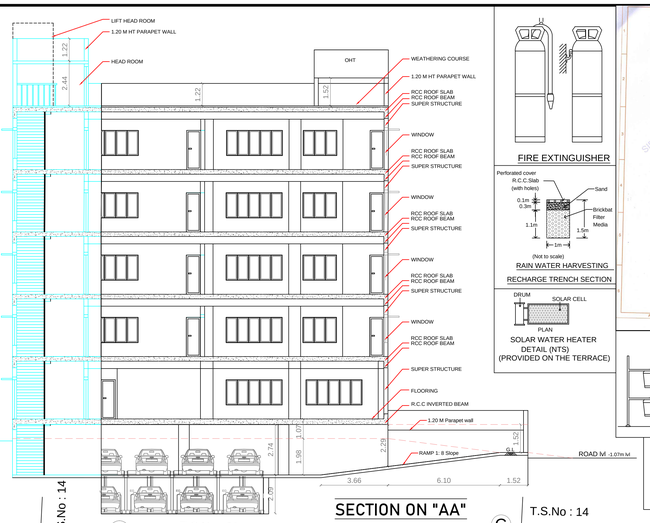
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

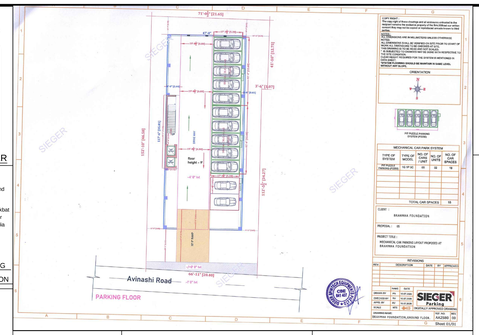


ELEVATION





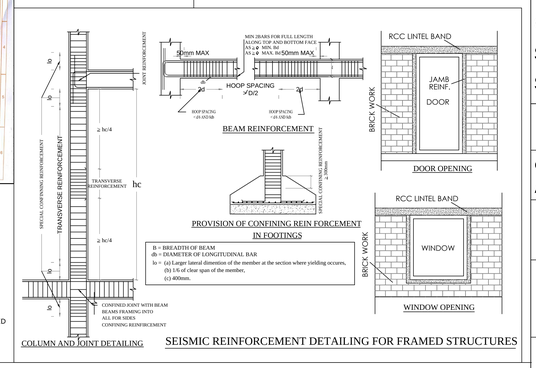
SECTION ON "AA"

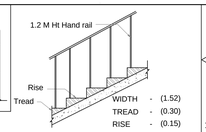


FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

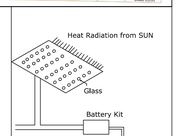
EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.

PLANNING PERMISSION :
ONLINE APPLIATION No : SWP / BPA /873520 / 2026
SITE BOUNDARY SHOWN AS "A TO F "
PLANNING PERMISSION No : 747/2026
SITE APPROVAL No: LP/CLPA No: 590/2026





TYPICAL STAIR-CASE - 1
(NOT TO SCALE)

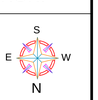


PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL (BUSINESS OFFICE) BUILDING IN T.S.No : 13 / 1 & 13 / 2 , BLOCK No : 4, WARD No: AB (28) SOWRIPALAYAM, OLD S.F.No: 279/1 PT, AT AVINASHI ROAD, SOWRIPALAYAM VILLAGE, COIMBATORE SOUTH TALUK, COIMBATORE CORPORATION.

SCALE 1: 100
COMMERCIAL BUILDING

ONLINE APPLICATION No: SWP/BPA/873520/2026

APPLICANT NAME: Mrs.MINI PRIYA & Mr.ANISH KRISHNA



NOTE:-
MASTER PLAN 2041 LAND USE
SOWRIPALAYAM VILLAGE - COMMERCIAL USE

AREA DETAILS :-

	IN SQM	IN ACRE
TOTAL AREA AS PER TSLR	1004.0 Sq.m	0.248 ACRE
TOTAL AREA AS ON SITE (ABCDEF)	970.98 Sq.m	0.239 ACRE

OSR DETAILS :-
OSR AREA - 1004.00 Sqm X 10 % = 100.40 Sqm
SITE AREA NOW AND BEFORE 1980 IS SAME AREA, SO OSR NOT APPLICABLE

PROPOSED BUILDING AREA DETAILS :-

S.No	FLOOR	Total Built up	Non FSI Area	Net FSI
1	BASEMENT	513.16	513.16	----
2	GROUND FLOOR	513.16	----	513.16
3	FIRST FLOOR	513.16	----	513.16
4	SECOND FLOOR	513.16	----	513.16
5	THIRD FLOOR	513.16	----	513.16
6	FOURTH FLOOR	513.16	----	513.16
7	TERRACE FLOOR	60.88	60.88	----
	TOTAL AREA	3139.84	574.04	2565.80

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

FSI = 2565.80 / 970.98 = 2.64 (Premium FSI Provided)

BUILDING HEIGHT = 18.18 MT

PARKING STANDARDS AS PER TNCDBR 2019

S.No	DESCRIPTION	NORMS
1)	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

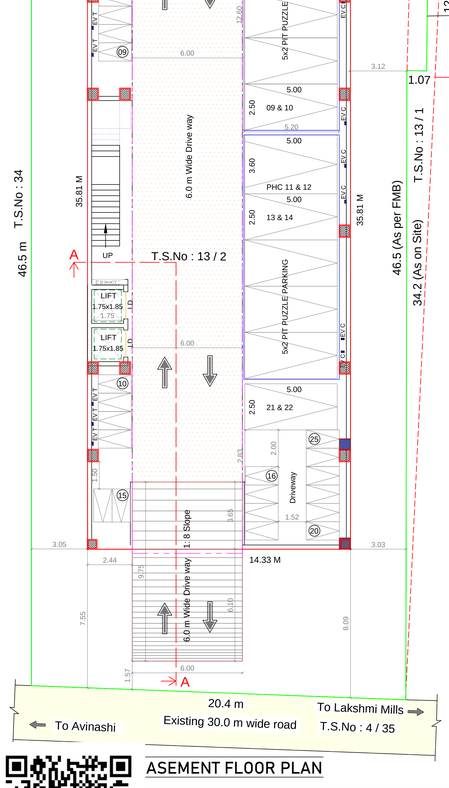
DESCRIPTION	Car Parking		Two Wheeler	
	Required	Provided	Required	Provided
OFFICE (2565.8 x 75%) = (1924.35 / 100 Sq m) + (Visitor's parking 10%)	20 + 10% No's	22 No's	77 + 10% No's	86 No's

JOINERRY DETAILS :-

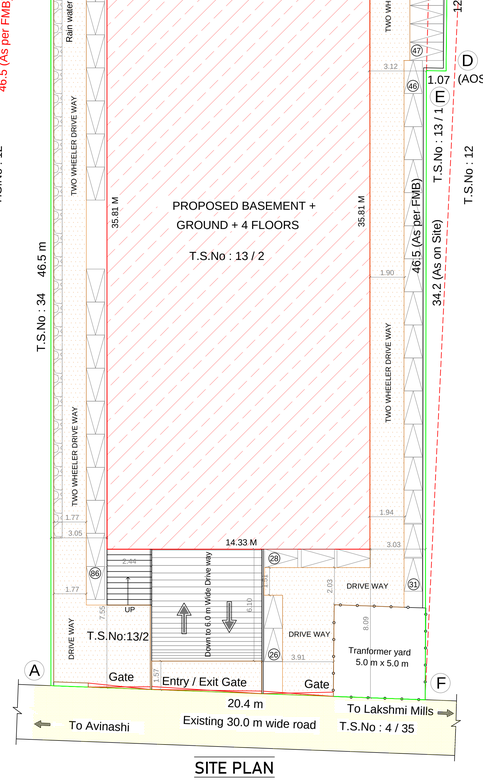
M.D	MAIN DOOR	1.83 x 2.10
LD	LIFT DOOR	1.47 x 2.10
D	DOOR	1.00 x 2.10
D1	TOILET DOOR	0.75 x 2.10
W	WINDOW	3.05 x 1.83
W1	WINDOW	1.83 x 1.83
V	VENTILATORE	0.91 x 0.61

LEGEND:
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
RAIN WATER PERCULATON TRENCH

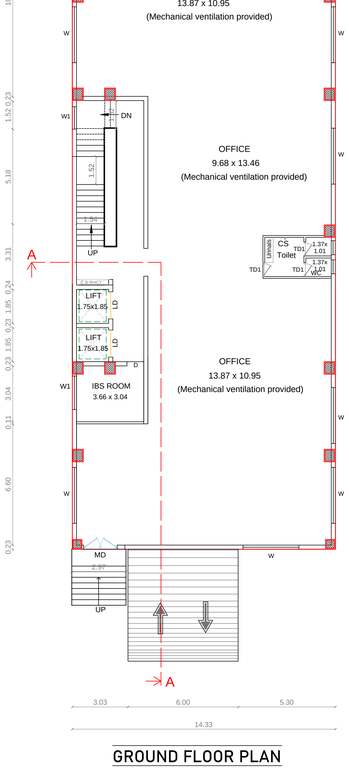
PROFESSIONAL DETAILS BASED ON FORM C



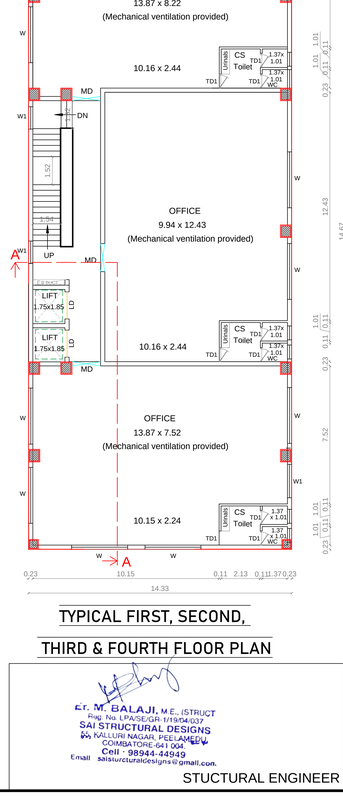
ASEMENT FLOOR PLAN



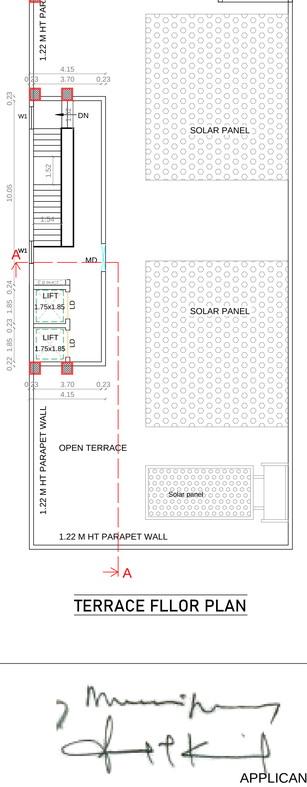
SITE PLAN



GROUND FLOOR PLAN



TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR PLAN



TERRACE FLLOR PLAN

Er. M. BALAJI, M.E., (STRUCT
Reg. No. LPA/SE/GR-1/19/54/07
SAI STRUCTURAL DESIGNS
KALLURI NAGAR, PEELAMEDU,
COIMBATORE-641 004.
Cell : 98944-44949
E-mail : saistructuraldesigns@gmail.com.

STUCTURAL ENGINEER

APPLICANT

MANIKANDAN ILANGO B.ARCH
M.COUNCIL CA/2005/39959

ARCHITECT

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No. 54, 1st Floor, Bharathi Park 7th Cross, Near ICICI Bank,
S.G.T. Coimbatore - 641 043. Cell : 91-97902 33332
LBS No : GR11.057.2019.LPA/RE/GR-I/01/2026

REGISTED ENGINEER

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.