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,
OMR Thoraipakkam,
Chennai 600 097, India

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SHEET NO : 1/1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF CONFERENCE HALL BUILDING IN IN S. F. NO: 354/ 1A1A AND 355/ 4A1A1 OF THONDAMUTHUR VILLAGE AND TOWN PANCHAYAT, PERUR TALUK AND COIMBATORE DISTRICT.

ALL DIMENSIONS ARE IN METER SCALE 1:400

ONLINE APPLICATION No. : SWP/BPA/876669/2026
APPROVED VIDE : LP/ CLPA No. 530/2026
PLANNING PERMISSION NO : 673/ 2026

APPLICANT NAME : Mrs. A. GEETHA

2041 MASTER PLAN LAND USE : RESIDENTIAL

SITE AREA DETAILS	SQ.MT	ACRE
SITE AREA AS PER DOCUMENT	2004.00	0.4950
SITE AREA ASPER PATTA 'ABCD' PATTA NO: 4616 (1487.0 Sqm + 515.0 Sqm)	2002.00	0.4947

PROPOSED BUILDING - AREA DETAILS

FLOOR NAME	FSI AREA (Sq. m)	NON - FSI AREA (Sq. m)	TOTAL BUILTUP AREA (Sq. m)
BLOCK - 1 STILT FLOOR	-	489.20	489.20
FIRST FLOOR	489.20	-	489.20
SECOND FLOOR	489.20	-	489.20
HEADROOM	-	48.08	48.08
BLOCK - 2 TOILET - GROUND FLOOR	39.57	-	39.57
TOTAL AREA	1017.97	537.28	1555.25

COLOR INDEX

SITE BOUNDARY
PROPOSED BUILDING
DRIVE WAY
EXISTING ROAD

Notes:
SOLID WASTE INFRASCTRUCTURE
FIRE EXTINGUISHER
MULTI TYPE FIRE FIGHTER

NOTES:
FLOOR SPACE INDEX (FSI) = 1017.97/ 2002 = 0.51 < 2.0
BUILDING HEIGHT = 13.50 mt

OSR AREA:
APPLICANT PAID 10% OF THE OSR AREA FEES AS PER THE RULE.

PARKING DETAILS PARKING AREA DESCRIPTION	COMMERCIAL HALL- AREA	REQUIRED	PROVIDED
1 car space for every 50 sq.m	570.0	12 No'S	15 Nos (Including PH)
1 two wheeler space for every 50 sq.m	570.0	12 No'S	15 No'S

SPECIAL CONDITION: THE BUILDING SHALL BE USED ONLY FOR THE PURPOSE FOR WHICH PLANNING PERMISSION HAS BEEN GRANTED. IF IT IS USED FOR ANY OTHER PURPOSE, THE PLANNING PERMISSION SHALL BE DEEMED CANCELLED AND ACTION WILL BE INITIATED UNDER SECTIONS 56 AND 57 OF THE TOWN AND COUNTRY PLANNING ACT, 1971, WITHOUT PRIOR NOTICE, TREATING IT AS UNAUTHORIZED CONSTRUCTION.

OWNER/ APPLICANT

Er. K. JAMUNA, B.E. (Structural Engineer)
PRAJA CONSTRUCTIONSS
BBA, KALLU RAMASAMY THEVAR STREET,
IRUGUR, COIMBATORE - 641103.
Coimbatore LPA / SE / GR - II / 1954/18 / 2019 - 2024

REGISTERED
STRUCTURAL ENGINEER

R.SATHISHKUMAR, M.E (Geotech)., M.I.G.S, M.I.S.T.E
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GTE /19/04/002
No: 17/25-B, Annur Road, Karumathampatti,
Coimbatore - 641 659.
Ph: 0422-4399772, Mob: +91 9597262815

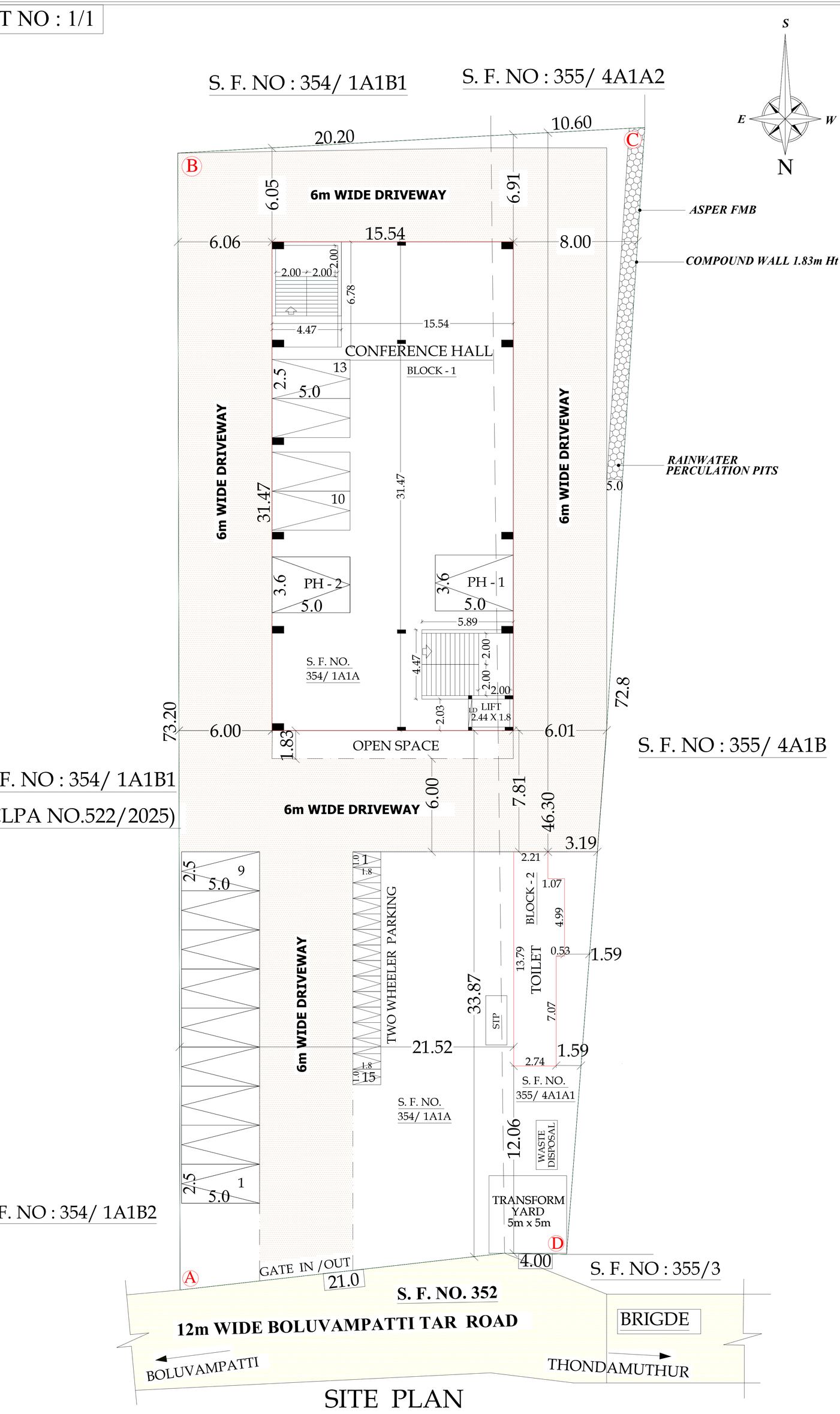
REGISTERED
GEO TECHNICAL ENGINEER

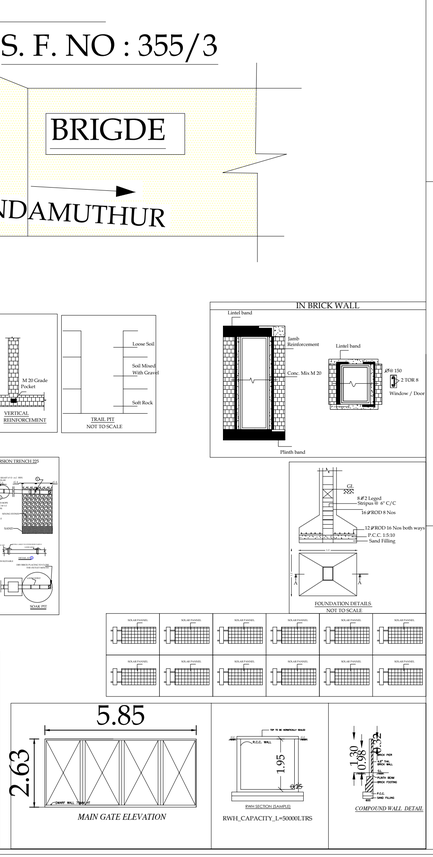
Er. S. RAJADURAI, D.C.R.E.,
(Registered Construction Engineer)
CREATIVE ARCHITECT
4/10, Abi Complex, Near Bus Stop
Narasimmanaickenpalayam, Coimbatore-641 031
Cell : 98943 39206 Off : 80129 36402
Coimbatore LPA / CE / 013 / 2022

REGISTERED
CONSTRUCTION ENGINEER

Er. K. KAVITHA, BE., (Registered Engineer)
S PRANEET CONSTRUCTION
Site No : 3, Kannapiran Nagar,
Civil Aerodrome Post, SIHS Colony,
Coimbatore-641 014. Ph : 98944 45783
Coimbatore District/RE/GR-I/19/2025-30

REGISTERED ENGINEER/
REGISTERED ARCHITECT



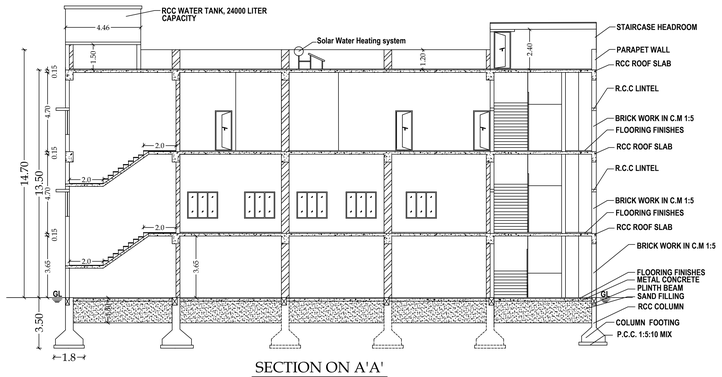


SHEET NO : 2/1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF CONFERENCE HALL BUILDING IN S. F. NO: 354/ 1A1A AND 355/ 4A1A1 OF THONDAMUTHUR VILLAGE AND TOWN PANCHAYAT, PERUR TALUK AND COIMBATORE DISTRICT.

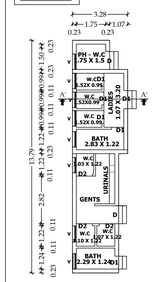


ELEVATION



SECTION ON A'A'

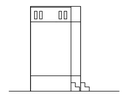
BLOCK - 2



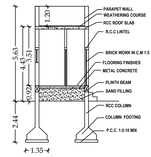
TOILET - GROUND FLOOR

BLOCK 2

TOILET BLOCK



ELEVATION



SECTION ON A'A'

ONLINE APPLICATION No. : SWP/BPA/876669/2026

APPROVED VIDE : LP/ CLPA No. 530/2026

PLANNING PERMISSION NO : 673/ 2026

SCALE:- 1:100

COMMERCIAL BUILDING

LAND USE : RESIDENTIAL

APPLICATION NAME: Mrs. A. GEETHA



AREA DETAILS:-	IN SQM	IN ACRE
AREA OF SITE AS PER FMB/ PATTA (ABCD)	2002.00 Sqm	0.4947 Acre
AREA OF SITE AS PER DOCUMENT	2004.00 Sqm	0.4950 Acre

PROPOSED BUILDING AREA DETAILS:-

FLOOR NAME	FSI AREA (Sq. m)	NON - FSI AREA (Sq. m)	TOTAL BUILTUP AREA (Sq. m)
BLOCK - 1			
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BLOCK - 2			
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TOTAL AREA	1017.97	537.28	1555.25

NOTES:

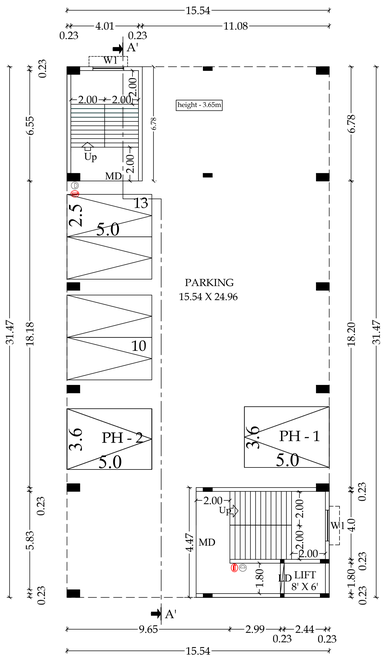
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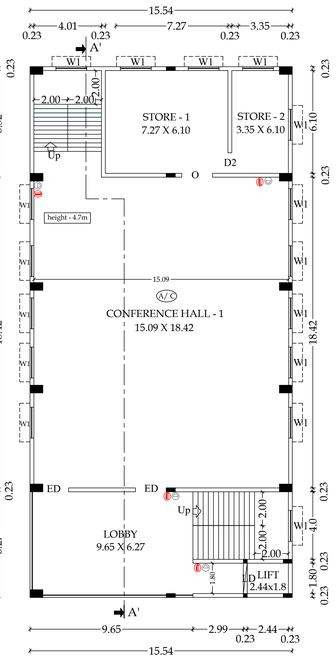
JOINERY DETAILS:-

SYM	JOINERY DETAILS	SIZE IN METER
MD	DOOR	3.50 X 2.44
ED	DOOR	1.83 X 2.44
D	DOOR	1.00 X 2.44
D2	DOOR	1.22 X 2.44
D1	TOILET DOOR	0.84 X 2.44
FD	FRONT DOOR	1.60 X 2.44
LD	LIFT DOOR	1.83 WIDTH
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.83 X 1.52
V	VENTILATOR	091 X 0.61



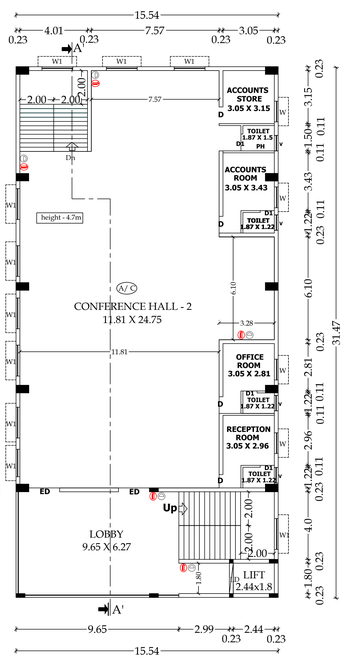
STILT FLOOR PLAN

BLOCK 1



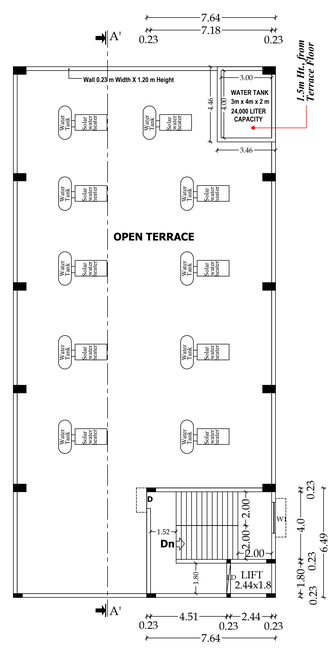
FIRST FLOOR PLAN

BLOCK 1



SECOND FLOOR PLAN

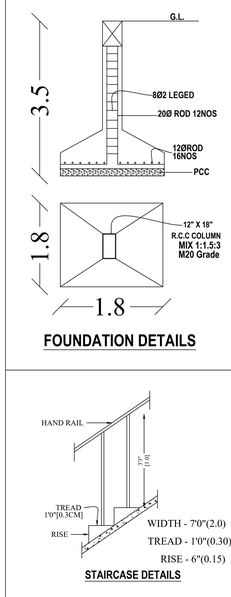
BLOCK 1



HEADROOM FLOOR PLAN

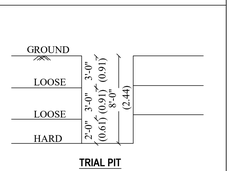
(TERRACE FLOOR)

BLOCK 1



FOUNDATION DETAILS

STAIRCASE DETAILS



TRIAL PIT

NOTES

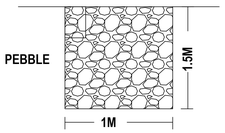
- SOLID WASTE INFRASCTRUCTURE
- FIRE EXTINGUISHER
- MULTI TYPE FIRE FIGHTER

COLOR INDEX:-

- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVEWAY
- EXISTING ROADS

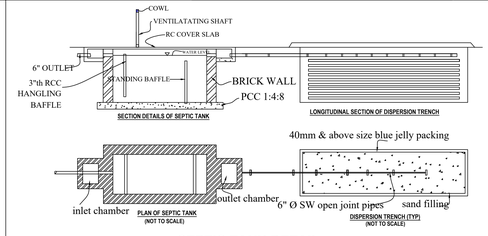
NOTES:-

ALL DIMENSIONS ARE IN METRE
ALL ROUND COMPOUND WALL PROVIDED
RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE
S.T.P PROVIDED IN THE SE CORNER OF THE SITE
SUMP AND FIRE SUMP PROVIDED
LIGHTNING CONDUCTOR PROVIDED IN THE ROOF
FIRE EXTINGUISHER & EMERGENCY ALARM IS PROVIDED



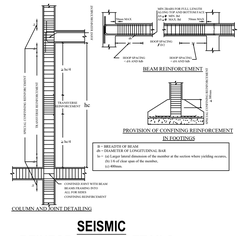
RAIN WATER HARVESTING DETAILS

(NOT TO SCALE)



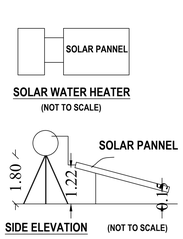
SEPTIC TANK DETAIL

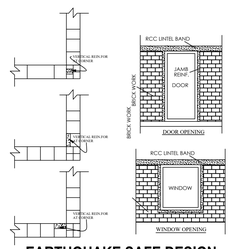
(NOT TO SCALE)



SEISMIC REINFORCEMENTDETAILS

(NOT TO SCALE)





EARTHQUAKE SAFE DESIGN

(NOT TO SCALE)

OWNER/ APPLICANT

REGISTERED STRUCTURAL ENGINEER

Er. K. JAMUNA, B.E., (Structural Engineer)
PRAJA CONSTRUCTIONSS
B/BA, KALLU RAMASAMY THEVAR STREET,
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Coimbatore LPA / SE / GR - III / 19/04/18 / 2019 - 2024

REGD. GEO TECHNICAL ENGINEER

R.SATHISHKUMAR, M.E (Geotech)., M.I.G.S, M.I.S.T.E
Registered Geotechnical Engineer
Reg No: Coimbatore LPA / GTE /19/04/002
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Coimbatore - 641 659.
Ph: 0422-4399772, Mob: +91 9597262815

REGISTERED CONSTRUCTION ENGINEER

Er. S. RAJADURAI, D.C.R.E.,
(Registered Construction Engineer)
CREATIVE ARCHITECT
4/10, Abi Complex, Near Bus Stop
Narasimmanaickenpalayam, Coimbatore-641 031
Cell : 98943 39206 Off : 80129 36402
Coimbatore LPA / CE / 013 / 2022

REGD. ENGINEER/ REGD. ARCHITECT

Er. K. KAVITHA, BE., (Registered Engineer)
S PRANEET CONSTRUCTION
Site No : 3, Kannapiran Nagar,
Civil Aerodrome Post, SIHS Colony,
Coimbatore-641 014. Ph : 98944 45783
Coimbatore District/RE/GR-I/19/2025-30

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