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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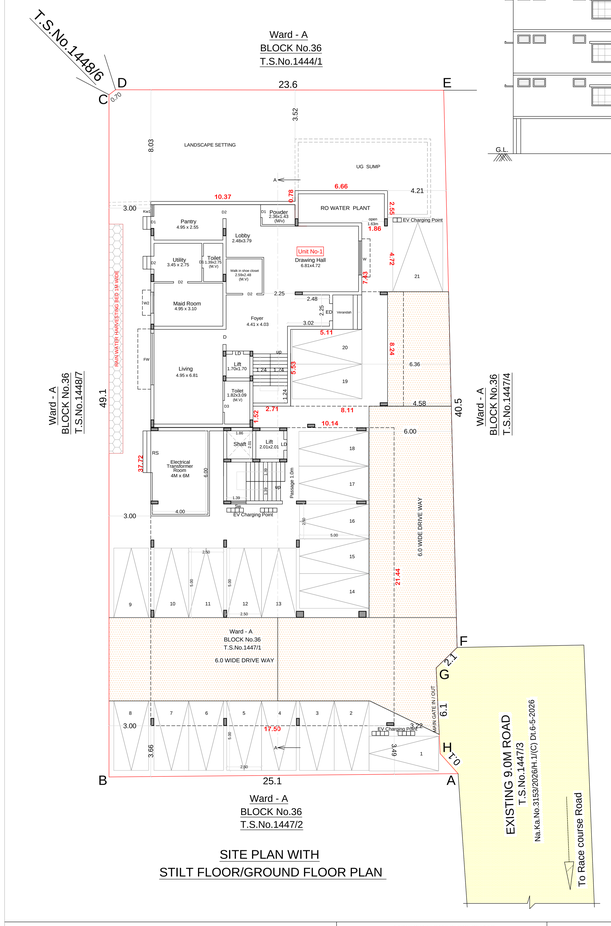
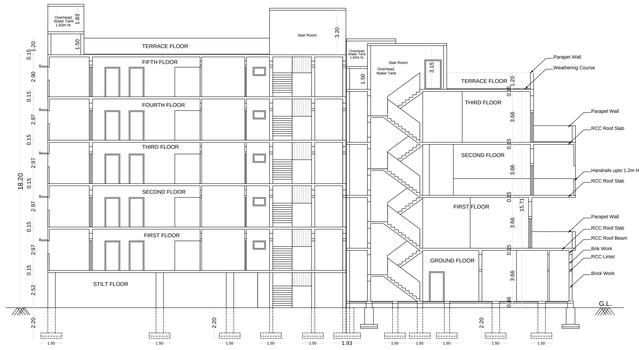
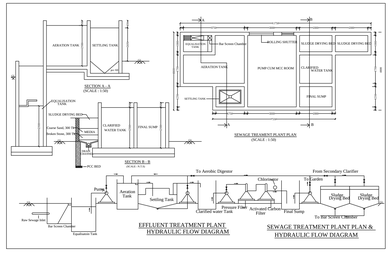


EAST SIDE ELEVATION



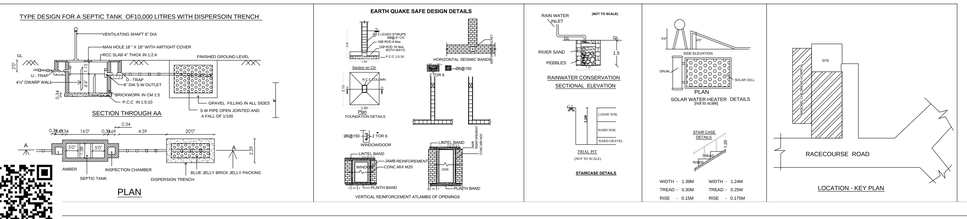
SECTION ON A-A



SITE PLAN WITH
STILT FLOOR/GROUND FLOOR PLAN



FIRST FLOOR PLAN | SECOND FLOOR PLAN | THIRD FLOOR PLAN | TYPICAL - FOURTH ,FIFTH FLOOR PLAN | TERRACE FLOOR PLAN



PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL APARTMENT&INDIVIDUAL VILLA BUILDING IN T.S.No.1447/1, BLOCK-36, WARD-A, ANUPPERPALAYAM VILLAGE, RACECOURSE,CENTRAL ZONE, COIMBATORE CORPORATION.

SCALE = 1:100
RESIDENTIAL BUILDING

ONLINE APPLICATION No.
SWP/BPA/877674/2026

SITE AREA DETAILS: SQM

AS PER DOCUMENT -	--	1214.78
AS PER T.S.L.R.	--	1193.00
SUPER IMPOSED PLOT AREA	--	1204.45

AREA DETAILS:

FLOOR NAME	F.S.I. in sqm.	NON F.S.I. Parking in sqm.	TOTAL in sqm.
GROUND FLOOR	241.87	397.54	638.64
FIRST FLOOR	652.68	---	652.68
SECOND FLOOR	642.89	---	642.89
THIRD FLOOR	644.61	---	644.61
FOURTH FLOOR	367.57	---	367.57
FIFTH FLOOR	367.57	---	367.57
HEAD ROOM	---	61.20	61.20
TOTAL	2917.19	458.74	3375.93

REFERENCE:-

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
FLOOR AREA RATIO	2917.19/1193	2.60 Permissible - 2.0 + Premium FSI 30%	Normal Permissible FSI - 2.00 Premium FSI - 0.445 = 2.445
PARKING AREA	CAR	19Nos. 2Nos.(visitors parking)	21Nos.

EACH FLAT AREA AND PARKING DETAILS:

Description	Units Name	Dwelling in Nos.	Flat Area in Sqm.	Car Parking Provided in Nos.
Individual House (Ground+3Floors)	(A)	1	1011.48	4Nos.
FIRST FLOOR	(B)	2	288.52	3Nos.
SECOND FLOOR	(C)	3	288.52	3Nos.
THIRD FLOOR	(D)	4	288.52	3Nos.
FOURTH FLOOR	(E)	5	288.52	3Nos.
FIFTH FLOOR	(F)	6	288.52	3Nos.
		Total Unit - 6Nos. Visitor Parking		19Nos. 2Nos.
				21Nos.

SCHEDULE OF JOINERY:-

ED,D	Door	1.22 x 2.30	W0	Window	4.95 x 1.80
MD	Door	1.83 x 2.30	W	Window	2.52 x 1.80
D1	Door	0.85 x 2.30	W1	Window	1.86 x 1.80
D2	Door	0.91 x 2.30	W2	Window	1.52 x 1.80
D3	Door	0.76 x 2.30	W3	Window	0.91 x 1.50
Fw	Window	4.33 x 1.80	W4	Window	3.00 x 1.80
Fw1	Window	1.87 x 2.30	W5	Window	1.22 x 1.80
Fw2	Window	1.22 x 2.30	Sw	Window	1.07 x 1.52
Fw3	Window	0.96 x 2.30	Kw1	Window	0.78 x 2.00
Fw4	Window	3.90 x 1.80	V	Ventilator	0.91 x 0.61
			RS	Rolling Shutter	3.00 x 2.40

COLOUR INDEX
SITE BOUNDARY -
EXISTING ROAD -
PROPOSED BUILDING
DRIVE WAY -

ALL DIMENSIONS ARE IN METER

Application No.: SWP/BPA/877674/2026
Site Boundary "A to H"
L.P./(C.L.P.A) No.: 473/2026
Planning Permission No.: 600/2026

Er. R.SATHISHKUMAR
M.E.(Biotech)., M.I.G.S., A.M.I.E., M.I.S.T.E.,
Registered Geotechnical Engineer
Reg. No: Coimbatore District/GTE/01/2025
No: 17/25-B, Amur Road, Karumathampatti
Coimbatore - 641 659
Ph: 0422-3592569 Mob: +91 9597262815
REG. GEO-TECH ENGINEER

ARCHITECT
BISWAJIT PAUL, B., ARCH.,
REG. ARCHITECT No. CA/2004/32754
REG. CONSTRUCTION ENGINEER

V. RAVI B.E.,
REGISTERED CONSTRUCTION ENGINEER
COIMBATORE LPA/CE/031/2024
REG. CONSTRUCTION ENGINEER

Er. S. JAGADISH KANNAN M.Tech(Struct. Eng.), M.E. MBA.,
CHARTERED CIVIL ENGINEER (ID: 41/2004/2)
REGISTERED STRUCTURAL ENGINEER
PLOT NO. 12, SRI VENKATESA NAGAR,
P.N. PUDUR, (V.) DABIL NAGAR, PALLADAM(TK),
COIMBATORE - 641 664.
REG. STRUCTURAL ENGINEER

For SPAN ESUTECH VENTURES PVT LTD
AUTHORISED SIGNATORY
APPLICANT

DATE:7-8-2026

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.